

Eagle Pass, LLC Rezoning Community Meeting Minutes

Subject: Rezoning of Parcel ID 20-21-31-5CB-0000-006B (Property A) and 20-21-31-5CB-0000-005A (Property B)

Date: October 14, 2024

Time: 6:00PM to 8:00PM

Location: Seminole County Sheriff's Office at 1225 E Broadway St., Oviedo, FL 32765

Attendees:

Larry Jordan - Eagle Pass, LLC

Giovanni Jordan– Eagle Pass, LLC

Clay Archey – 1780 W Chapman Rd, Oviedo, FL 32765

Kelly Coyle– 2050 Tatra Street, Oviedo, FL 32765

Matt Roberts – 2360 Mid Pine Ct, Oviedo, FL 32765

Meeting began at 6:32 PM once Matt Roberts and Kelly Coyle arrived and 30 minutes past the start time was reached with no other apparent attendees coming.

Larry Jordan began the meeting by describing the intentions for the property rezoning. He described that they had bought the property for his family and that they'd like to build a new office building on the SR 426 frontage of the southernmost parcel with a three-story climate-controlled storage facility behind it on that same parcel. The second parcel is the second phase of the project with the intent to either be storage flats (un-airconditioned) or warehousing depending on the demand. Larry Jordan described that they have an office in Oviedo that they are currently leasing and would like to have our own building which is intended for the southernmost property. Larry Jordan described they run a primarily residential construction and development company. Giovanni Jordan handed out copies of the survey to each attendee to show the locations of each of the intended uses for both parcels and Larry Jordan explained by pointing to the survey.

Clay Archey asked if the property to the east of Property B with frontage on SR 426 is owned by someone else. Kelly Coyle stated that it was owned by someone else and Larry Jordan confirmed.

Kelly Coyle asked what the North end of Property B will have as a barrier between the property and Chapman Road. Larry Jordan confirmed that there will be a fence or wall with a gate.

Clay Archey asked whether it will be an ingress/egress gate. Larry Jordan stated that the intent is for the gate on Chapman Road to be a secondary entrance and exit.

Matt Roberts Confirmed that his biggest concern is placing the primary entrance on Chapman Road as he is concerned with more traffic on West Chapman Road.

Larry Jordan also stated that they'd like to vacate the easement between Property A and B since the Alro Steel Corporation property vacated the easement on Eagle Pass Rd.

Kelly Coyle confirmed that his main concern was with apartments and that he knew that Matt Roberts was also concerned with more traffic on West Chapman Road due to the added traffic from Alro Metals. He stated that the main concern with the primary entrance to Property B was on Chapman Road then the traffic would increase greater.

Kelly Coyle, Matt Roberts, and Clay Archey all expressed concerns if the project was going to be a multifamily proposed project which it is not. The zoning that Eagle Pass LLC is going for will not allow multifamily.




Matt Roberts prefers a wall on the North end of Property B on West Chapman Road.

Meeting adjourned at 7:06PM. Larry Jordan and Giovanni Jordan stayed in the parking lot until 7:30 PM to ensure no others were coming.

Start: 6:32 PM
End: 7:06 PM

Eagle Pass, LLC Rezoning Community Meeting Sign-in Sheet

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| Name | Property Address | Phone Number | Email Address | Signature |
|--------------|--------------------------------------|--------------|------------------------------------|---|
| CLAY ARCHER | 1780 W CHAPMAN RD OVIDEO FL 32765 | 352 281 7511 | clayarcher@gmail.com |  |
| Kerry Coyle | 2050 TATUM STREET OVIDEO FL 32765 | 407-619-3291 | Coyle Kerry 00@gmail.com |  |
| Matt Roberts | 2360 Mid Pine Ct OVIDEO FL 32765 | 407-947-4474 | Matthewrobertsac@ BellSouth.net |  |
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| OwnerName | Address1 | Address2 | CityStateZip |
|---|---|----------------------------|------------------------------|
| 2461 WEST SR 426 LLC | 2461 W STATE ROAD 426 | STE 1061 | OVIEDO, FL 32765-4508 |
| 2461 WEST SR 426 LLC | C/O RATCLIFF, STEPHEN J | 751 E CHAPMAN RD | OVIEDO, FL 32765-9017 |
| ABCS PROPERTIES LLC | 2441 W STATE ROAD 426 | SUITE 2011 | OVIEDO, FL 32765-4515 |
| AMSDCELL STORAGE VENTURES XXXVI LLC | 20445 EMERALD PKWY | #220 | CLEVELAND, OH 44135-6009 |
| ARCHEY, CLAYTON H & ERIN H | | 1780 W CHAPMAN RD | OVIEDO, FL 32765-8065 |
| ARCHEY, ERIN H & CLAYTON H | | 1780 W CHAPMAN RD | OVIEDO, FL 32765-8065 |
| BLEVINS, ASHLEY & CHRISTOPHER | | 2320 CHURCH ST | OVIEDO, FL 32765-7627 |
| BUYUKYUMUKOGLU, GOKHAN | | 2321 IVY HARVEST PL | OVIEDO, FL 32765-7300 |
| CALEB N LUKAS IRREV TRUST & CECELIA C LUKAS IRREV TRUST | TRUST & STANLEY T LUKAS II IRREV TRUST | 1909 SLAVIA RD | OVIEDO, FL 32765-7622 |
| CANINE PROPERTIES OF ORLANDO LLC | | 512 EAGLETON COVE TRCE | PALM BCH GDNS, FL 33418-8496 |
| CHAPMAN PINES HOMEOWNERS ASSOCIATION INC | C/O EVERGREEN LIFESTYLES MANAGEMENT LLC | 2100 S HIAWASSEE RD | ORLANDO, FL 32835-6307 |
| CHAPMAN PINES HOMEOWNERS ASSOCIATION INC | 4901 VINELAND RD | STE 500 | ORLANDO, FL 32811-7300 |
| CNP ONE LLC | | 3011 W STATE ROAD 426 | OVIEDO, FL 32765-5863 |
| COYLE, KELLY A & TERESA A | | 2050 TATRA ST | OVIEDO, FL 32765-8839 |
| CRUCIAN PROPERTIES LLC | 2441 W STATE ROAD 426 | #2031 | OVIEDO, FL 32765-4515 |
| DIKEOU REALTY LLC | 1615 CALIFORNIA ST | #707 | DENVER, CO 80202-3705 |
| DOT/STATE OF FL | | 719 S WOODLAND BLVD | DELAND, FL 32720-6834 |
| DUNN, JACOB & MADELYN | | 2301 IVY HARVEST PL | OVIEDO, FL 32765-7623 |
| FAULK, BLONDELL S | | 2362 CHURCH ST | OVIEDO, FL 32765-7627 |
| FIGUEROA, ELIZABETH M & MOREL, ANTHONY J | | 2314 IVY HARVEST PL | OVIEDO, FL 32765-7624 |
| FPL FIBERNET LLC PROPERTY TAX - CTX/JB | C/O CROWN CASTLE FIBER | 4017 WASHINGTON RD PMB 353 | CANONSBURG, PA 15317-2510 |
| GLASS, GEORGE & KATHY | | 2306 IVY HARVEST PL | OVIEDO, FL 32765-7300 |
| GOODMAN, DOUG & SHELLY L | | 1693 BLOSSOM SOUND CT | OVIEDO, FL 32765-7613 |
| HAWES, JOSHUA L & KELSEY C | | 2322 LVY HARVEST PL | OVIEDO, FL 32765 |
| JIMENEZ, ANDY & MARTE-JIMENEZ, CAROLINE | | 1697 BLOSSOM SOUND CT | OVIEDO, FL 32765-7613 |
| JOHNSON, JONATHAN D & XING, YUAN | | 1689 BLOSSOM SOUND CT | OVIEDO, FL 32765-7613 |
| JUDITH M DUDA DEC OF TRUST | | 1721 REBEL RUN | OVIEDO, FL 32765-8042 |
| KITSMILLER, DONALD & MERCEDES | | 2318 IVY HARVEST PL | OVIEDO, FL 32765-7624 |
| LG DEVELOPMENT CORP | | 3100 E HIGH ST | JACKSON, MI 49203-3467 |
| LOG CABIN PROPERTIES LLC | | 702 GLADWIN AVE | FERN PARK, FL 32730-2004 |
| LUCAS, DANIEL J & NATALIE J | | 3324 OLD SOMERS CV | OVIEDO, FL 32765-9803 |
| LUTHERAN HAVEN | | 2041 W STATE ROAD 426 | OVIEDO, FL 32765-8548 |
| LUTHERAN HAVEN | | 2063 W STATE ROAD 426 | OVIEDO, FL 32765-8560 |
| LUTHERAN HAVEN NURS HOME & ASSISTED LIVING FACILITY LLC | FACILITY LLC | 1525 HAVEN DR | OVIEDO, FL 32765-7566 |
| MANCO, RONALD I & MY N | | 2350 CHURCH ST | OVIEDO, FL 32765-7627 |
| MASRI ZEDAN, AHMED A Y | | 2313 IVY HARVEST PL | OVIEDO, FL 32765-7623 |
| OVIEDO COMMERCE CENTER LLC | | PO BOX 8 | NEW SMYRNA, FL 32170-0008 |
| PARSONS, BRITTANY M | | 2305 IVY HARVEST PL | OVIEDO, FL 32765-7623 |
| PATRICIA SIDLIK FAMILY TRUST | | 1710 REBEL RUN | OVIEDO, FL 32765-8041 |
| PULTE HOME CO LLC | 4901 VINELAND RD | # 500 | ORLANDO, FL 32811-7300 |
| REBEL RUN LLC | | 1780 W CHAPMAN RD | OVIEDO, FL 32765-8065 |
| RICHARD & JOANNE KINGSLAND FAMILY TRUST | | 261 N GOLDENSPUR WAY | ORANGE, CA 92869-4429 |
| RING, JOSEPH L | | 2309 IVY HARVEST PL | OVIEDO, FL 32765-7623 |

ROBERTS, MATTHEW P & ROBERTS, MARK & ROBERTS,
SCHOENING INV LTD
ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC OF
TESINSKY, JOHN P & MARLENE
TESINSKY, JOHN P & TESINSKY, MICHAEL & TESINSKY,
TESINSKY, KENNETH J & CECILIA W
TRUONG FAMILY REV TRUST
VAN WORMER, ROBERT A & MARILYN
VU, LEHA T
VZ LIMITED LLC

WILLIAM L & ROBERTS, JOHN L
2441 W STATE ROAD 426
SLAVIA FL

MARLENE E

2360 MID PINE CT
STE 1071
2021 W STATE ROAD 426
2136 CHURCH ST
2136 CHURCH ST
2341 W STATE ROAD 426
2302 IVY HARVEST PL
2601 CONNECTION PT
2310 IVY HARVEST PL
2385 W STATE ROAD 426

OVIEDO, FL 32765-4603
OVIEDO, FL 32765-4515
OVIEDO, FL 32765-8524
OVIEDO, FL 32765-7627
OVIEDO, FL 32765-7627
OVIEDO, FL 32765-8828
OVIEDO, FL 32765-7623
OVIEDO, FL 32765-9089
OVIEDO, FL 32765-7623
OVIEDO, FL 32765-8828