

# Seminole County Community Meeting Notice

This courtesy notice is being sent to you as a property owner impacted by the proposed administrative rezone and future land use amendment.

**Community Meeting and  
Opportunity for Public Input  
May 16, 2023 6:00 pm  
St. Alban's Anglican Church, 3348 W State Rd 426, Oviedo, FL 32765**

The purpose of this meeting is to receive public input and make recommendations to the Seminole County Board of County Commissioners on the requested administrative future land use amendment and rezone requested by several property owners of Whealey Acres from a future land use designation of Commercial to Low Density Residential and rezone from A-1 to R-1A.

The Whealey Acres Subdivision is an antiquated plat, having been platted in 1957. The property contained in the subdivision currently has Commercial Future Land Use and A-1 (Agriculture) Zoning. The homes were permitted to be built on the subject lots since the lots are vested per the plat. In addition, some of the homes were built prior to the 1960's when zoning was established in Seminole County. Several current property owners signed a petition to request an administrative future land use map amendment and rezoning of their property to allow residential uses only.

Interested parties are encouraged to attend at this meeting and present written/oral input regarding these matters or submit written comments to Maya Athanas at [mathanas@seminolecountyfl.gov](mailto:mathanas@seminolecountyfl.gov).

**Q: Where is the community meeting being held?**

- A. The meeting will be held at St. Alban's Anglican Cathedral at 3348 W State Rd 426, Oviedo, FL 32765 on May 16<sup>th</sup>, 2023, at 6:00 pm.

**Q: What is the difference between Future Land Use and Zoning?**

- A. The Future Land Use designations indicate the general use for the property, and the amount of development allowed (total square feet for non-residential uses, and total dwelling units per acre for residential uses). The zoning for the property is more descriptive of the allowable uses on the property and contain regulations including building setbacks, parking requirements, and building heights.

**Q: What type of activity or development could take place on the subject site today without any change?**

- A. The County's Future Land Use Map indicates this property as Commercial land use, and the County's Zoning Map indicates this property is zoned A-1 (Agriculture). The subject properties have been developed as single-family residential, except for three (3) properties, which remain vacant.

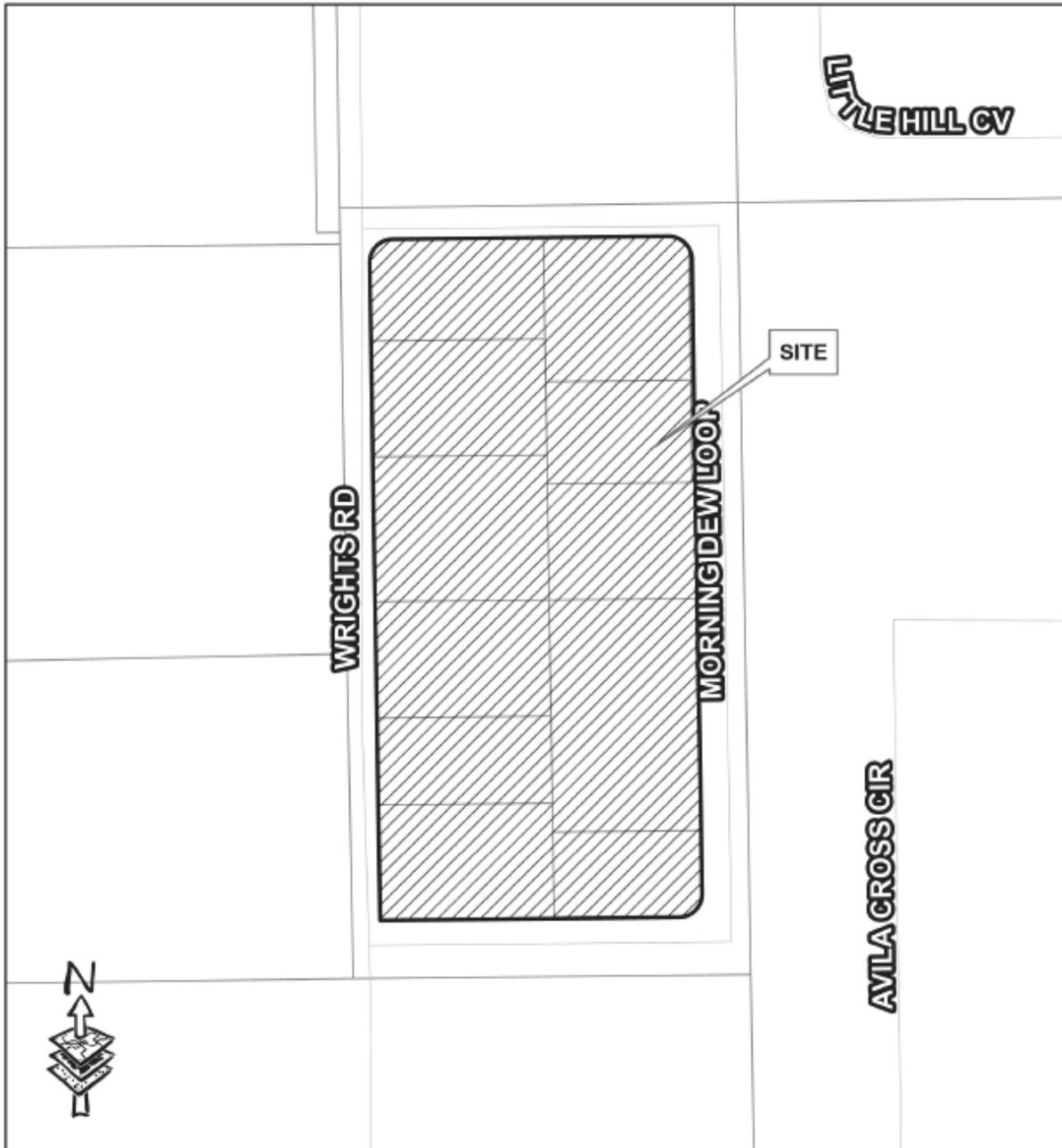
**Q: What type of development could be built if the Board of County Commissioners approves the request?**

- A. The request is to rezone to the R-1A (Single Family Dwelling) zoning designation, which allows single family dwelling units. The proposed Future Land Use of Low Density Residential would more accurately reflect the built community of single-family residential homes on the subject properties.

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## Location of Proposed Administrative Rezone and Future Land Use Amendment



Date: 4/24/2023

Name Z2023-009BandW

### **Community Meeting Summary 05/16/2023**

The meeting was held at St Alban's Anglican Church, 3348 W State Rd 426, Oviedo, FL 32765 on May 16<sup>th</sup>, 2023. Two people attended, a husband and wife: Ian and Tamara Dowling, who live at 5130 Morning Dew Loop, Oviedo Fl. They are owners of a parcel subject to the proposed administrative Future Land Use and rezone.



500' Adjacent Owners for Notification of Community Meeting

CONFIDENTIAL PER STATUTES 119.0711101 E 1ST ST SANFORD, FL 32771  
DOT/STATE OF FLA 719 S WOODLAND BLVD DELAND, FL 32720  
ELKHALDI, FERYAL 2710 WRIGHTS RD OVIEDO, FL 32765  
ST ALBANS CHURCH INC 3348 W STATE ROAD 426 OVIEDO, FL 32765  
GRAVES, STEVEN S & JOYCE C 2600 WRIGHTS RD OVIEDO, FL 32765  
HALL, TAURANCE & CHRISTINA 2630 WRIGHTS RD OVIEDO, FL 32765  
CENTRAL FL INDUSTRIAL LLC 31920 DEL OBISPO ST # 260 SAN JUAN CAPO, CA 92675  
CENTRAL FL INDUSTRIAL LLC 31920 DEL OBISPO ST # 260 SAN JUAN CAPO, CA92675  
T & M UNITED CORP 402 HIGH POINT DR COCOA, FL 32926  
SEMINOLE CO LOMA VISTA C/O CONCORD MGMNT LTD PO BOX 940279 MAITLAND, FL 32794  
NOMA WESTSTATE ACQUISITION LLC 650 S NORTH LAKE BLVD STE 450 ALTAMONTE SPG, FL 32701  
NOMA WESTSTATE ACQUISITION LLC 650 S NORTH LAKE BLVD STE 450 ALTAMONTE SPG, FL 32701