



**SEMINOLE COUNTY**  
**PLANNING & DEVELOPMENT DIVISION**  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 TELEPHONE: (407) 665-7371  
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000116  
 PM: Kaitlyn  
 REC'D: 9/12/24

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> <b>PRE-APPLICATION</b>	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

**PROJECT**

PROJECT NAME: SLAVIA STATION	
PARCEL ID #(S): 20-21-31-501-0000-0050	
TOTAL ACREAGE: 1.45	BCC DISTRICT: 1
ZONING: PD (EXPIRED)	FUTURE LAND USE: PD

**APPLICANT**

NAME: JAN B. POSTAVA	COMPANY: SLAVIA STATION, LLC	
ADDRESS: 723 BEAR CREEK CIRCLE		
CITY: WINTER SPRINGS	STATE: FL	ZIP: 32708-3892
PHONE: 225.803.7636	EMAIL: janbdavidson@gmail.com	

**CONSULTANT**

NAME: T.GRAY FRAZIER	COMPANY: TGF ARCHITECTURE, INC.	
ADDRESS: 137 EAST CRYSTAL LAKE AVE		
CITY: LAKE MARY	STATE: FL	ZIP: 32746
PHONE: 407.324.7423	EMAIL: tgraytgf@earthlink.net	

**PROPOSED DEVELOPMENT**

Brief description of proposed development: <u>MIXED COMMERCIAL</u>
<input type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input checked="" type="checkbox"/> REZONE <input checked="" type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL EXCEPTION

**STAFF USE ONLY**

COMMENTS DUE: <u>9/27</u>	COM DOC DUE: <u>10/3</u>	DRC MEETING: <u>10/9</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>on the west side of SR 426, south of Red Bug Rd</u>
W/S: <u>Seminole County</u>	BCC: <u>1: Dallari</u>	

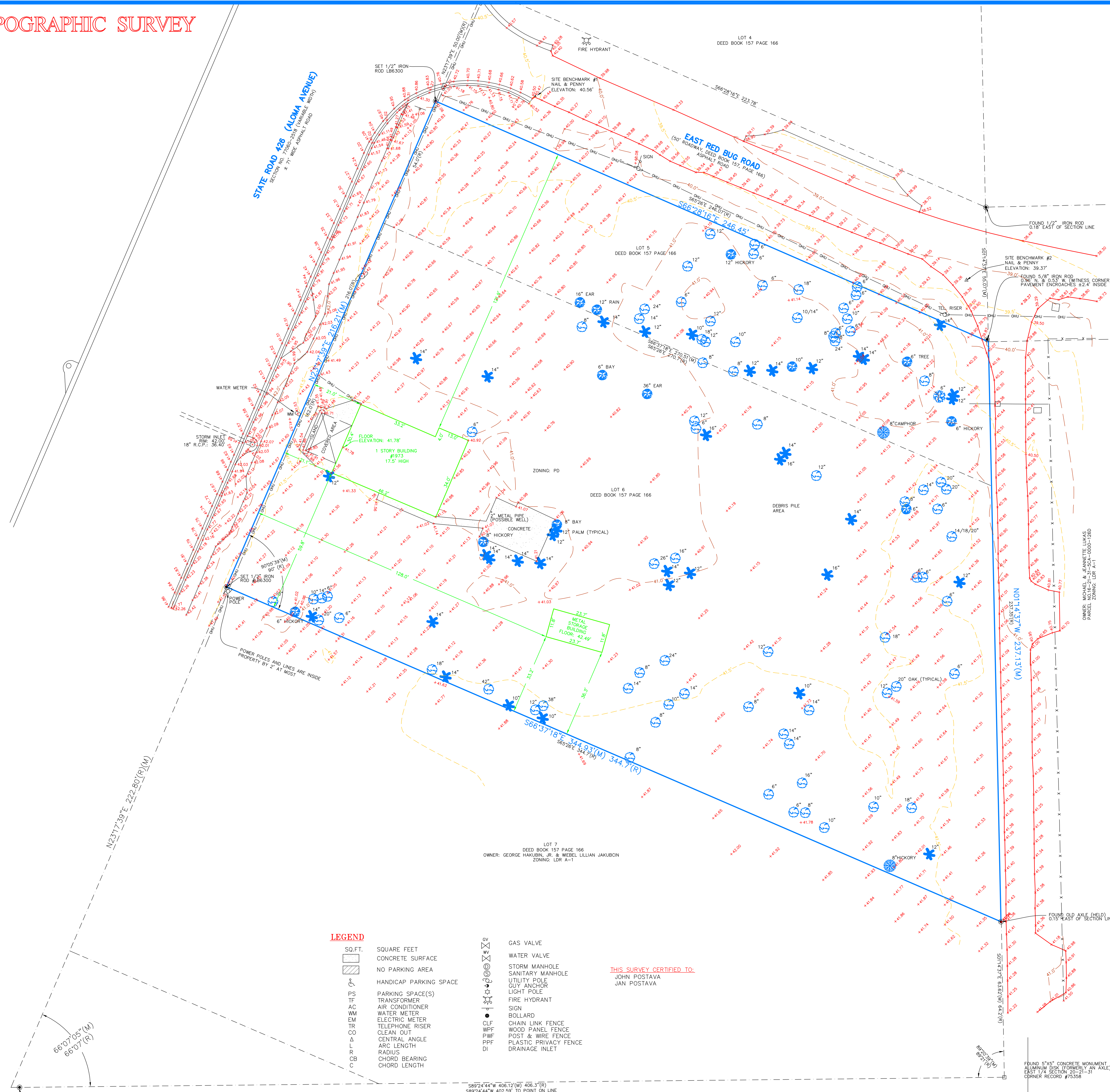
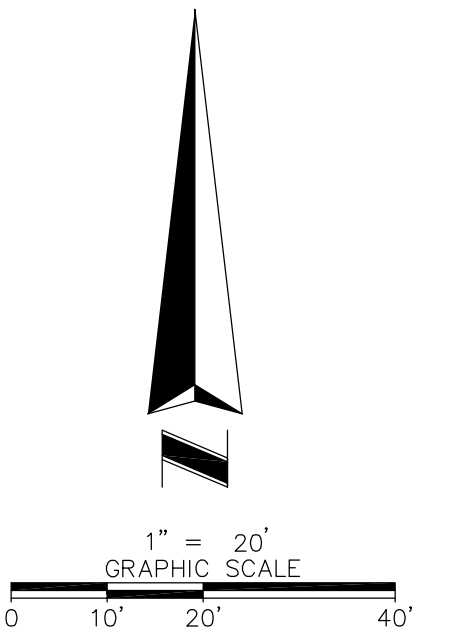
## NARRATIVE – SLAVIA STATION

The parcel (20-21-31-501-0000-0050) was previously rezoned by previous owners from A-1 to PUD (Obeda Property PUD) on 8.14.2007 per Seminole County Development Order 07-22000005. An additional amending SCBCC Ordinance No. 2007-30 changed the future land use from low density residential (LDR) to planned development (PD) on 8.14.2007, its present land use designation.

The five (5) year requirement for master development plan submittal has expired and the consequence PD zoning per SCLDC, Ch.30, Part 25, Sec. 30.446. Owner is requesting a “reinstatement” of PD zoning with intent to develop the property per the attached preliminary architectural site plan, SP-1.0 to satisfy the master development plan requirement previously not provided.

The project consists of renovating of an existing one-story building (Bldg No.1 / 1370 s.f., constructed 1922) with interior renovations, a new toilet addition (36 s.f.) and new covered entry portico addition with ADA handicap ramp access. New construction will include a new free-standing detached building (Bldg No.2 / 320 s.f.) and new free-standing outdoor covered pavilion (934 s.f.) for an outdoor exhibit area.

The site will be cleared as required to accommodate new construction. New building and parking (17 car spaces) locations will be selected to maximize site utilization and existing tree retention. Landscape buffers, retention, sidewalks and perimeter fencing will be provided to meet Seminole County requirements. New utility connections shall be made to existing local utility providers. All existing Building No.1 utility connections will be abandoned with new underground electric service relocation to Bldg. No. 2.



**LEGAL DESCRIPTION**  
 LOTS 5 AND 6, WILLIAMS SURVEY OF SLAVA COLONY CO., ACCORDING TO DEED BOOK 157, PAGE 163, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

- SURVEYOR NOTES:**
- BEARINGS ARE BASED ON THE EAST LINE OF THE NE1/4 OF SECTION 20-21-31 AS BEING N01°14'37"W, AS PER GRID NORTH FROM GPS SURVEY.
  - LEGAL DESCRIPTION IS FURNISHED BY CLIENT, UNLESS OTHERWISE NOTED.
  - THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 120289 0190F, DATED 9/28/07, AND IN MY OPINION LANDS SHOWN HEREON LIE IN ZONE "X".
  - BOUNDARY LINES ARE BASED ON THE SURVEY OF LOT 25, SLAVA COLONY CO. IN DEED BOOK 157, PAGE 166 AND THE ADJOINING LINE BETWEEN LOT 7 AND 6 WAS APPROVED BY THE ADJACENT OWNER.
  - THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.
  - ELEVATIONS ARE BASED ON NAVD 1988 DATUM PER SEMINOLE COUNTY BENCHMARK #813-19-01, P.K. NAIL IN STORM INLET, EAST SIDE OF S.R. 426, ±240' NORTHEASTERLY OF THIS PARCEL. ELEVATION: 38.51' (PUBLISHED)
  - TREE TYPES WERE NOT VERIFIED BY A BOTANIST. TREE SIZES ARE AT THREE FEET ABOVE GRADE PER CLIENT'S REQUEST. PROPERTY WAS BEING CLEARED AT THE TIME OF SURVEY.
  - ZONING PROVIDED BY SCPAFLORG, SEMINOLE COUNTY PROPERTY APPRAISER'S WEBSITE. LDR A-1= LOW DENSITY RESIDENTIAL 1 ACRE MINIMUM. PD IS PLANNED DEVELOPMENT, SETBACKS ARE PER APPROVED PLANS.
  - UTILITIES ARE LOCATED BASED ON OBSERVATION AND UTILITIES AS LOCATED BY CALLING SUNSHINE, TICKET NUMBER 241301645. OTHER UTILITIES MAY EXIST THAT WERE NOT MARKED OR OBSERVED. ALL UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO CONSTRUCTION AND/OR DESIGN.
- BRIGHT HOUSE NETWORKS, LLC. (407) 532-8509  
 PROGRESS ENERGY (800) 700-8744  
 TECO PEOPLES GAS (407) 420-6609  
 ATT DISTRIBUTION (386) 257-7930  
 EMBARQ COMMUNICATIONS INC. (407) 920-8981

**LEGEND**

- |                          |                        |   |                           |
|--------------------------|------------------------|---|---------------------------|
| □ SQ.FT.                 | SQUARE FEET            | ⊕ | GAS VALVE                 |
| ▒ CONCRETE SURFACE       | CONCRETE SURFACE       | ⊕ | WATER VALVE               |
| ▒ NO PARKING AREA        | NO PARKING AREA        | ⊕ | STORM MANHOLE             |
| ▒ HANDICAP PARKING SPACE | HANDICAP PARKING SPACE | ⊕ | SANITARY MANHOLE          |
| PS PARKING SPACE(S)      | PARKING SPACE(S)       | ⊕ | UTILITY POLE              |
| TF TRANSFORMER           | TRANSFORMER            | ⊕ | CUY ANCHOR                |
| AC AIR CONDITIONER       | AIR CONDITIONER        | ⊕ | LIGHT POLE                |
| WM WATER METER           | WATER METER            | ⊕ | FIRE HYDRANT              |
| EM ELECTRIC METER        | ELECTRIC METER         | ⊕ | SIGN                      |
| TR TELEPHONE RISER       | TELEPHONE RISER        | ⊕ | BOLLARD                   |
| CO CLEAN OUT             | CLEAN OUT              | ⊕ | CLF CHAIN LINK FENCE      |
| ∠ CENTRAL ANGLE          | CENTRAL ANGLE          | ⊕ | WPF WOOD PANEL FENCE      |
| L ARC LENGTH             | ARC LENGTH             | ⊕ | PWF POST & WIRE FENCE     |
| R RADIUS                 | RADIUS                 | ⊕ | PPF PLASTIC PRIVACY FENCE |
| CB CHORD BEARING         | CHORD BEARING          | ⊕ | DI DRAINAGE INLET         |
| CL CHORD LENGTH          | CHORD LENGTH           |   |                           |

THIS SURVEY CERTIFIED TO:  
 JOHN POSTAVA  
 JAN POSTAVA

JOB NUMBER: 29763
SCALE: 1" = 20'
DRAWN BY: MWS
APPROVED BY: MWS
DATE REVISION HISTORY
9/9/13 INITIAL FIELD SURVEY

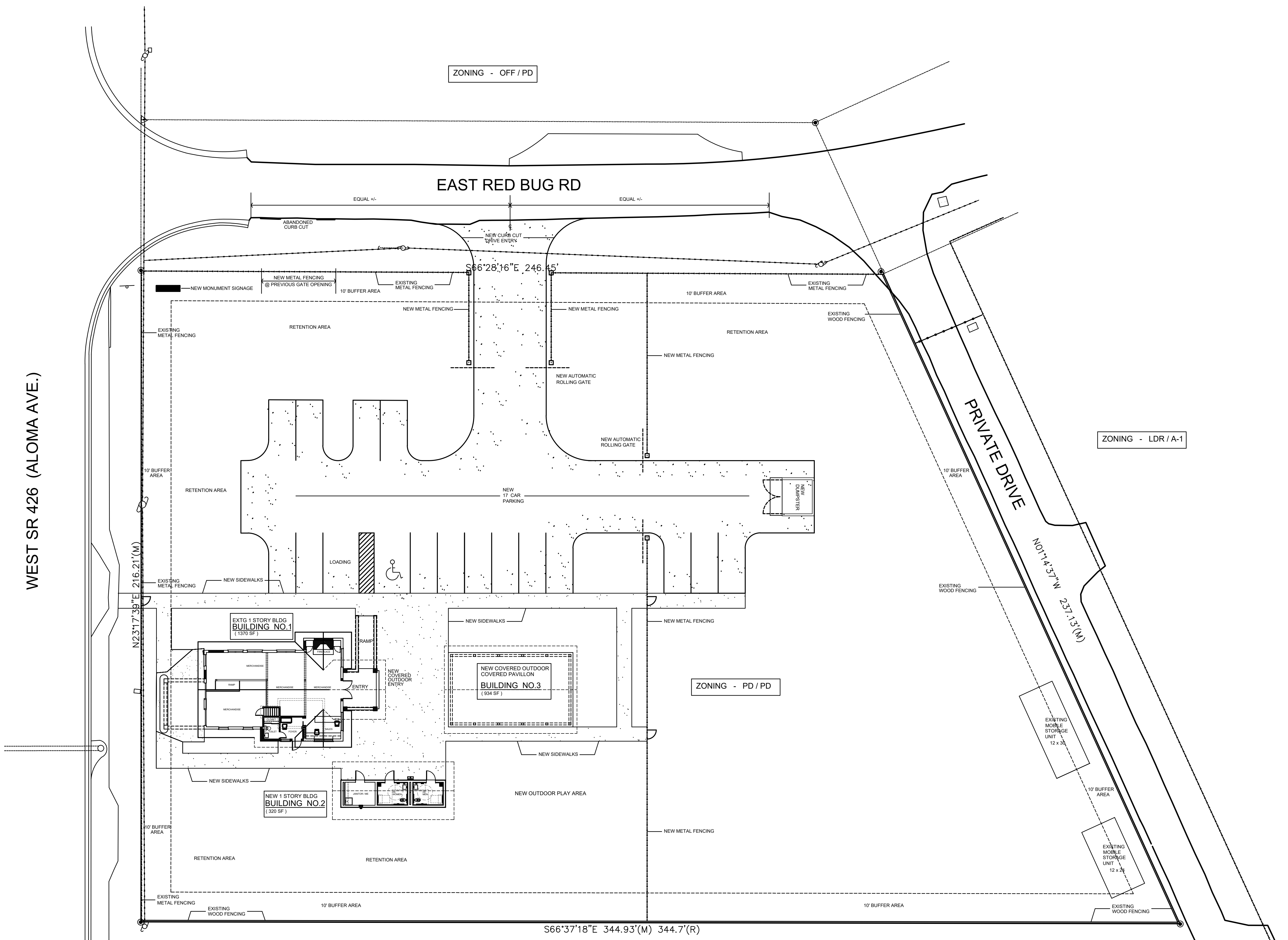
**ALTAMONTE SURVEYING AND PLATTING, INC.**  
 407 MEVIA SPRINGS ROAD  
 SUITE 101, LONGWOOD, FL 32779  
 407-862-7555 \* (FAX) 407-862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLTURO, P.S.M. 4458  
 STATE OF FLORIDA  
 FOR THE FIRM OF ALTAMONTE SURVEYING AND PLATTING, INC. 6300

**LEGAL DESCRIPTION**

PARCEL NO.: 20-21-31-501-0000-0050  
 LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO., AS RECORDED IN DEED BOOK 157, PAGE 163 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



**PRELIMINARY ARCHITECTURAL SITE PLAN**

SCALE: 1/16" = 1'-0"



	<b>PROJECT TITLE</b> SLAVIA STATION 1973 WEST STATE ROAD 426 OVIEDO, FL 32765	
	<b>PROJECT NO.</b> 1.10-2013	<b>REVISIONS</b>
<b>DATE</b> 9.9.2024	NO.    ITEM    BY    DATE	
<b>DESIGN PHASE</b> PREDESIGN		
<b>DRAWN BY</b> TGF		
<b>CHECKED BY</b> TGF		
<b>OWNER</b>		
<b>APPROVED BY</b>	DRAWING TITLE: PRELIMINARY ARCHITECTURAL SITE PLAN	SP-1.0
<b>DATE</b>	DRAWING SCALE:	SHIT OF SHITS

# Property Record CardA



Parcel: 20-21-31-501-0000-0050  
 Property Address: 1973 W SR 426 OVIEDO, FL 32765  
 Owners: POSTAVA, JAN B  
 2024 Market Value \$461,827 Assessed Value \$461,827  
 2023 Tax Bill \$6,069.37  
 Mixed Commercial/Residential property w/1st Building size of 1,326 SF and a lot size of 1.45 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	20-21-31-501-0000-0050
Property Address	1973 W SR 426 OVIEDO, FL 32765
Mailing Address	723 BEAR CREEK CIR WINTER SPGS, FL 32708-3892
Subdivision	WILLIAMS SURVEY OF LOT 25 SLAVIA COLONY CO
Tax District	01:County Tax District
DOR Use Code	12:Mixed Commercial/Residential
Exemptions	None
AG Classification	No

## Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$64,975	\$59,217
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$396,852	\$396,852
Land Value Agriculture	\$0	\$0
Market Value	\$461,827	\$456,069
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$461,827	\$456,069

## 2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$6,069.37
Tax Bill Amount	\$6,069.37
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type  
 POSTAVA, JAN B

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOTS 5 & 6  
WILLAMS SURVEY OF LOT 25  
SLAVIA COLONY CO  
DB 157 PG 161

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$461,827	\$0	\$461,827
Schools	\$461,827	\$0	\$461,827
FIRE	\$461,827	\$0	\$461,827
ROAD DISTRICT	\$461,827	\$0	\$461,827
SJWM(Saint Johns Water Management)	\$461,827	\$0	\$461,827

## SalesA

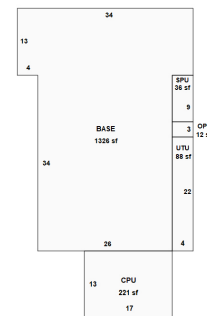
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2013	\$475,000	07984/1560	Improved	No
SPECIAL WARRANTY DEED	8/1/2007	\$500,000	06796/0242	Improved	No
QUIT CLAIM DEED	8/1/2007	\$100	06796/0237	Improved	No
QUIT CLAIM DEED	6/1/1993	\$100	02597/0668	Vacant	No

## LandA

Units	Rate	Assessed	Market
63,598 SF	\$6.24/SF	\$396,852	\$396,852

## Building InformationA

#	1
Use	COMM/RES
Year Built*	1922
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	1326
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$162,437
Assessed	\$64,975



Building 1

\* Year Built = Actual / Effective

## AppendagesA

Description	Area (ft²)
CARPORT FINISHED	221
UTILITY FINISHED	88
SCREEN PORCH UNFINISHED	48

## PermitsA

Permit #	Description	Value	CO Date	Permit Date
08396	REMOVE U/G STORAGE TANK; PAD PER PERMIT 1943 SR 426	\$3,890		10/1/1998

## Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
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### ZoningA

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

### School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Oviedo

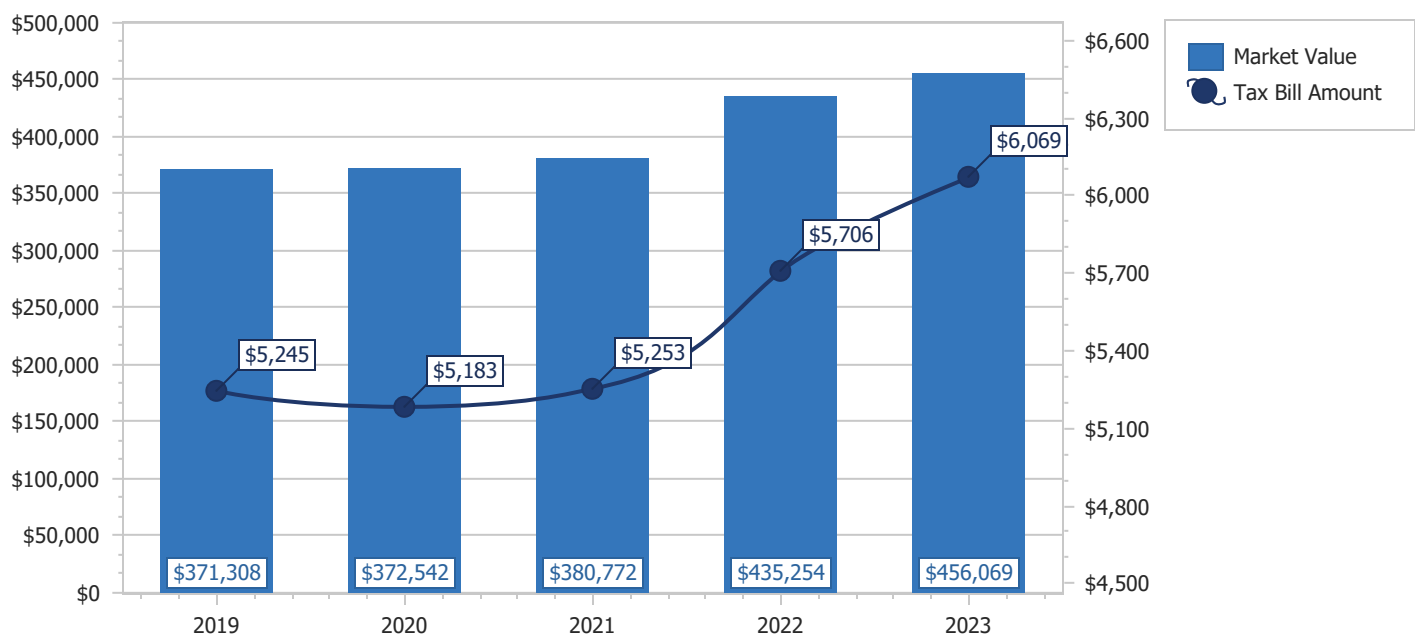
### Political RepresentationA

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

### UtilitiesA

Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

# Property Value HistoryA



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**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 9/12/2024 1:29:27 PM  
**Project:** 24-80000116  
**Credit Card Number:** 41\*\*\*\*\*6404  
**Authorization Number:** 012629  
**Transaction Number:** 12092402D-5DB566B1-AA9F-4BF4-B9F9-813CC58CB0EC  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
<b>Total Amount</b>	<b>52.50</b>