

# **FRITH & ASSOCIATES, INC.**

**Civil Engineering & Land Planning**

8811 Great Cove Drive • Orlando, Florida 32819 • (407) 363-0739

## **COMMUNITY MEETING – SLAVIA STATION**

Dear surrounding property owners,

A community meeting is to be held for the rezoning of the Slavia Station property from the current PD zoning to PD zoning (Neighborhood Commercial). The property is listed below with the time, date and location of the community meeting.

Property Address: 1973 West State Road 46, Oviedo FL 32765

Property Parcel Identification Number: # 20-21-31-501-0000-0050

Date of Community Meeting: Tuesday, February 10, 2026

Time of Community Meeting: 6pm – 8pm

Location of Community Meeting: New Covenant Church  
800 Tuskawilla Road  
Winter Springs, FL 32706

The purpose of the meeting is discuss the rezoning of the property with the surrounding area property owners. The property was previously approved for PD zoning (Neighborhood Commercial) but reverted back to a PD zoning due to time limitations set by Seminole County. An outline of the proposed property development will be discussed and a Master Development Plan will be presented. The Master Development Plan is to be submitted to Seminole County for approval with the rezoning application.

## **SLAVIA STATION – COMMUNITY MEETING NOTES 2.10.2026**

1973 W. State Road 426, Oviedo, FL 32765

Parcel # - 20-21-31-501-0000-0050

**Present:** See sign in sheet for public attendees.

Owner: John and Jan Postava

Civil Engineer: John Frith, Frith & Associates

Architect: T. Gray Frazier, TGF Architecture, Inc.

John Frith presented Master Development Plan drawing to attendees reviewing the project components and opened for public discussion / questions. Discussion / questions included but are not limited to the following:

1. Will existing building be renovated? What is retail business / merchandising? What are operating hours?

**Response:** Existing building will be renovated to preserve the Slavia history of the area. It will be a coffee shop / café with retail sales. Hours of operating will be 8am-5pm weekdays with weekend operation times to be determined and subject to change.

2. Is the property fenced? Where are the properties of vehicular / pedestrian entrance / exits? Is there a pedestrian access on the North side? Visibility at NE corner at E. Red Bug Rd. and Private Drive is poor due to solid wood fence (East property line) obstructing vehicular / pedestrian traffic.

**Response:**

All property boundaries are fenced with open picket metal fencing on West / North sides and solid wood fencing on East / South sides. Vehicular access on North side at E. Red Bug Rd. is gated and aligned with business entity drive on North side of E. Red Bug Rd. per Seminole County.

There is a pedestrian access gate on West side connecting to existing sidewalk. There is no pedestrian access gate on North side connecting to new sidewalk to project and fence modifications at NE may improve traffic visibility.

**Actions Considered:**

Add pedestrian gate on North side fencing with connecting sidewalk to project with crosswalk in parking areas.

Remove 25' of solid wood fencing southward of NE corner and replace with open picket metal fencing (matching existing) with only low landscaping to improve visual vehicular/ pedestrian traffic recognition.

3. What is in the 15' area adjacent to East side property line?  
**Response:** It is a landscape buffer with some retention areas. An attempt to save trees in this area will be provided but determined upon final engineering site plan / retention requirements.
4. Will gas or electric service with gas tanks above or below ground be installed?  
**Response:** There will be no gas tanks on site. All utilities will be new (electrical, water, sewer, storm, etc.). Alternative energy source may include solar with electric as main energy source.
5. What pervious paving is planned? Asphalt paving? Will there be vehicular connections on South side to proposed future Slavia Road expansion?  
**Response:** Pervious paving will be permeable pavers or geotechnical engineered open polyethylene grid and pea gravel fill. Final pervious paving to be determined upon final retention requirements and engineered site plan. No vehicular expansion is planned at South side to future Slavia Road expansion at this time, but connection is shown for future reservation approval.
6. How many offices are in proposed future Office Building (No. 4)?  
**Response:** The future Office Building (No. 4) and future parking (10 cars, pervious paving) will not be built at this time and is shown to maximize property development. Specific design content is not available at this time.
7. How much interior seating will be provided?  
**Response:** No permanent interior seating will be provided. Outdoor seating will be provided in Building No. 3 (Outdoor Covered Pavilion)

**END OF MEETING NOTES**

# MEMORANDUM



DATE 2/10/24 TIME \_\_\_\_\_

PROJECT SLAVIA STATION  MEETING NOTES  
 TELEPHONE CONVERSATION

AUTHOR \_\_\_\_\_  VERBAL COMMENTS

PRESENT RICHARD OTTO 101-705-9051

COMMENTS \_\_\_\_\_

ST LUKE'S LUTHERAN CHURCH

Mrs. Lukes 1375 E Red Bug Rd Oviedo  
Mike Lukes

Peggy Rose 1345 E Red Bug Rd Oviedo

Andrew JAKUBCIN 1983+1977 West SR 426 Oviedo

Stanley I. Gikas II 1909 Slavia Rd Oviedo FL 32765

John Zebay 1315 E Red Bug Rd.

DISTRIBUTION \_\_\_\_\_