



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

PROJ. #: **25-20500009**

Received: 5/28/25

Paid: 5/29/2025

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input checked="" type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: SLAVIA STATION	
PARCEL ID #(S): 20-21-31-501-0000-0050	
LOCATION: 1973 W State Road 426, Oviedo, FL 32765	
EXISTING USE(S): Vacant	PROPOSED USE(S): Mixed Commercial
TOTAL ACREAGE: 1.45 ac	BCC DISTRICT: 1: Dallari
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: PD1	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: PD	PROPOSED FUTURE LAND USE: PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Jan B. Postava		COMPANY: Slavia Station, LLC
ADDRESS: 723 Bear Creek Circle		
CITY: Winter Springs	STATE: FL	ZIP: 32708-3892
PHONE: 255-803-7636	EMAIL: janbdavidson@gmail.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: John Frith		COMPANY: Frith & Associates, Inc.
ADDRESS: 8811 Great Cove Drive		
CITY: Orlando	STATE: FL	ZIP: 32819
PHONE: 407-363-0739	EMAIL: jfrith@aol.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Jan B. Postava		
ADDRESS: 723 Bear Creek Circle		
CITY: Winter Springs	STATE: FL	ZIP: 32708-3892
PHONE: 255-803-7636	EMAIL: janbdavidson@gmail.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING: _____

TEST NOTICE: _____

☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

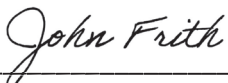
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

**SIGNATURE OF OWNER/AUTHORIZED AGENT**

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)



Digitally
signed by
John E Frith

5-23-2025
DATE

Date:
2025.05.23
11:36:22
-04'00'

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, JAN POSTAVA, the owner of record for the following described property [Parcel ID Number(s)] 20-21-31-501-0000-0050 hereby designates PRITH & ASSOCIATES (JOHN PRITH) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

05/22/2025

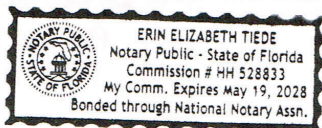
Property Owner's Signature

JAN B POSTAVA
Property Owner's Printed Name

STATE OF FLORIDA Seminole
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared _____ (property owner),

☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 22nd day of May, 2025.



Notary Public

Erin E Tiede

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☒ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
JAN B POSTAVA	723 BEAR CREEK CIRCLE WINTER SPRINGS FL 32708	225-803-7636

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member, and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

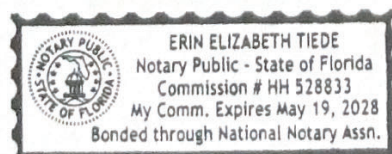
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

05-28-2025
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2025, by Jan Postava, who is ☒ personally known to me, or ☐ has produced _____ as identification.



[Signature]
Signature of Notary Public

Erin E. Tiede
Print, Type or Stamp Name of Notary Public

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 master development 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.

- i. The proposed development addresses the goals of the Comprehensive Plan by reinstating the PD zoning and allowing the master development plan to be implemented.
- ii. The proposed development cannot be achieved under the current zoning due to expiration of the 2007 PD approval. We need a master development plan approval and the PD zoning approval to proceed.
- iii. The proposed development will provide a renovated 1922 building, a covered outdoor covered pavilion, and a new restroom building. The owner plans to offer a coffee shop with outdoor seating. Art and small music events will be provided periodically.
- iv. The County will benefit from the neighborhood get togethers and periodic events offered at the site. The site is within walking distance from several residential areas and near the Cross Seminole Trail for an easy stop over break and refresher.

Property Record Card



Parcel: 20-21-31-501-0000-0050
Property Address: 1973 W SR 426 OVIEDO, FL 32765
Owners: POSTAVA, JAN B
 2025 Market Value \$465,354 Assessed Value \$465,354 Taxable Value \$465,354
 2024 Tax Bill \$6,100.27
 Mixed Commercial/Residential property w/1st Building size of 1,326 SF and a lot size of 1.45 Acres

Parcel Location



Site View



20213150100000050 02/11/2022

Parcel Information

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 Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$68,502	\$64,975
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$396,852	\$396,852
Land Value Agriculture	\$0	\$0
Just/Market Value	\$465,354	\$461,827
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$465,354	\$461,827

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,100.27
Tax Bill Amount	\$6,100.27
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

POSTAVA, JAN B

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$465,354	\$0	\$465,354
Schools	\$465,354	\$0	\$465,354
FIRE	\$465,354	\$0	\$465,354
ROAD DISTRICT	\$465,354	\$0	\$465,354
SJWM(Saint Johns Water Management)	\$465,354	\$0	\$465,354

Sales

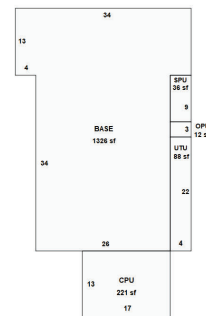
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2013	\$475,000	07984/1560	Improved	No
SPECIAL WARRANTY	8/1/2007	\$500,000	06796/0242	Improved	No
QUIT CLAIM DEED	8/1/2007	\$100	06796/0237	Improved	No
QUIT CLAIM DEED	6/1/1993	\$100	02597/0668	Vacant	No

Land

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

Building Information

#	1
Use	COMM/RES
Year Built*	1922
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1326
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$171,256
Assessed	\$68,502



Building 1

* Year Built = Actual / Effective

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

Permits				
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 Features				
Description	Year Built	Units	Cost	Assessed

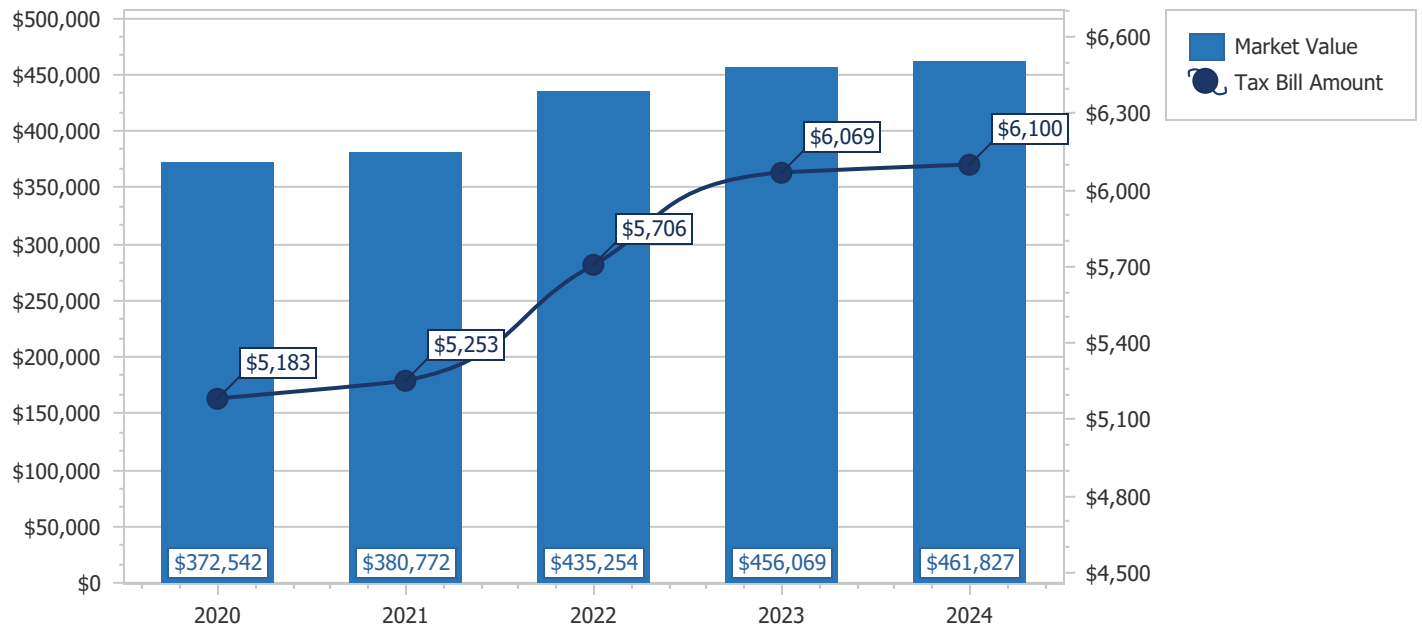
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation	
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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
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 History



Copyright 2025 © Seminole County Property Appraiser

REZ & MASTER DEVEL PLAN 14	4150.00	4150.00	.00
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TOTAL FEES DUE.....: 4150.00

AMOUNT RECEIVED.....: 4150.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	00000005070	
CASH/CHECK AMOUNTS...:	4150.00	
COLLECTED FROM:	THE POSTAVA FAMILY TRUST	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	