

## **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	

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