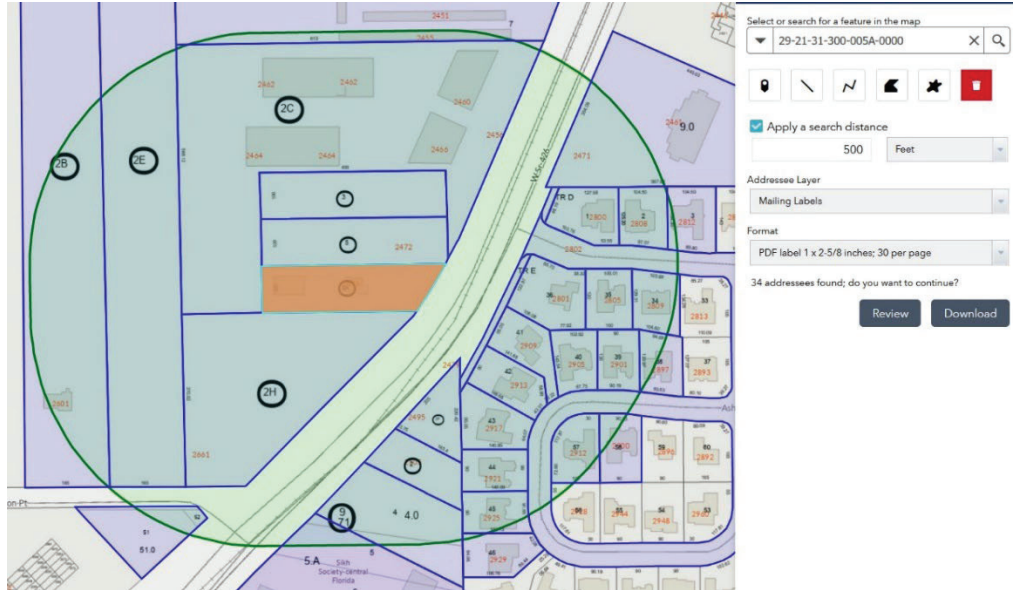


## Minutes of Community Meeting

The applicant/agent/owner of for the 2476 W. SR 426 OVIEDO, FL 32765 rezoning from A-1 to C-3, held and took minutes of a community meeting in accordance with Seminole County LDC, as required by the Division Manager, based upon the needs of the abutting communities and/or the County, to provide community input and ask questions. That community meeting was held as follows:

- Meeting Date: 2/3/2024,
- Meeting Time: 10:00am to 12:00am,
- Meeting Location: Seminole County Library – East Branch, Community Room, located at 310 N Division Street, Oviedo, FL.

The attached meeting notice (Exhibit “A”) was sent to the attached list of recipients (Exhibit “B”) who own property within 500 feet of applicant site (depicted below):



### **Applicant Introduction:**

- The Applicant Alain Rivas and his Agent Phillip C. Hollis, PE were present. Mr. Rivas was introduced by Mr. Hollis.
- Mr. Hollis presented the substance or nature of the matter under consideration as follows:
  - Proposal is to Rezone this existing non-conforming Agricultural A-1 zoned property with a residential use to the appropriate C-3 zoning, consistent with the existing Industrial Future Land Use designation per Seminole County Land Development Code & Comprehensive Plan.
  - Property Owner has property for sale and the actual proposed C-3 use is unknown.

### **Applicant Presentation of Required Information: (by Mr. Hollis as Agent)**

- Preliminary demonstrative concept plan was provided as an existing condition aerial photo with property boundary and public information, whereas there is no specific proposed use in accordance with the application.
- The neighborhood map above was provided to reference participant property location proximity to rezoning site.

- The development schedule is unknown since the property is for sale and the specific C-3 permitted use is unknown.
- The SEMINOLE COUNTY FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING DISTRICTS table was available & presented.
- The TABLE OF ZONING DISTRICT REGULATIONS table was available & presented.
- The RIVAS COMMERCIAL - PRE-APPLICATION, PROJECT#: 23-80000157 DR - PRE-APPLICATION DRC - APPLICATION DATE: 12/01/23, staff comments were available & reviewed including existing Land Use Map and Existing zoning map.
- Specifications of the proposed development project were presented to include:
  - land uses (Industrial), C-3 permitted uses per Sec. 30.782 & Sec. 30.783. special exceptions.
  - size of property 0.78 acres, Sec. 30.786 - No minimum building site area required; however, adequate space will be provided for off-street parking, loading, and landscaping requirements.
  - height of buildings per Sec. 30.785. - Building height may not exceed thirty-five (35) feet in height,
  - General Commercial & Wholesale> C-3 Setbacks - Front 25', Front Street Side 25', Side 0', Rear 10',
  - Intensity and density - Industrial - Maximum FAR - 0.65, 25% Open Space.
  - NO new roads or driveway / trail crossing / no other primary features.

**Public Participation:**

- A sign-in sheet of attendees was provided for community participant sign-in, attached as (Exhibit “C”),
- There were 3 (three) persons in attendance (Applicant, Agent & one community participant> Jennie Ablanedo, 2929 Ashton Terrace, 521-693-7348 cell, [Jennie.Ablanedo@gmail.com](mailto:Jennie.Ablanedo@gmail.com)).
- A summary of the general subject matter presented by Applicant’s Agent is given above,
- A list of Ms. Ablanedo’s questions and the corresponding Agent/Applicant answers are summarized as follows:
  - Q: What are the allowable zonings under the existing Industrial Land Use?  
A: C-3, C-2, C-1, M-1A, M-1, M-2, A-1, OP, PD, PLI.
  - Q: What are the setbacks?  
A: Front 25', Front Street Side 25', Side 0', Rear 10',
  - Q: Are there any wetlands onsite and any wetland impacts proposed?  
A: There are no wetlands onsite and no wetland impacts proposed?
  - Q: What are the possible uses on the property under proposed C-3 zoning?  
A: Although the actual uses are restricted due to the property’s smaller size, the LDC Sec. 30.782 permitted uses are listed as:
    - (a) Any use permitted in the C-2 District excluding public or private elementary schools, middle schools, and high schools.
    - (b) Bakeries.
    - (c) Bottling and distribution plants.
    - (d) Cold storage and frozen food lockers.
    - (e) Contractors' equipment—Storage yards.
    - (f) Feed stores.

- (g) Greenhouses - wholesale.
  - (h) Industrial trade schools.
  - (i) Laundry and dry-cleaning plants.
  - (j) Lithography and publishing plants.
  - (k) Lumber yards.
  - (l) Machinery sales and storage.
  - (m) Mechanical garages, bus, cab and truck repair, and storage.
  - (n) Paint and body shops.
  - (o) Plumbing shops.
  - (p) Trade shops, such as, upholstery, metal, cabinet.
  - (q) Warehouses.
  - (r) Wholesale meat and produce distribution with meat cutting, but not butchering.
  - (s) Communication towers when camouflage in design.
  - (t) Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height.
  - (u) Office showroom.
  - (v) Pain management clinics subject to the requirements of Section 30.1379.
- Q: What are the open space requirements?  
A: A minimum of 25% open space is required.
  - Q: What type of uses are expected and buffers?
  - A: The requested C-3 (General Commercial & Wholesale) zoning classification is a permitted zoning classification under the Industrial Future Land Use. The C-3 zoning district is composed of those lands and structures, which, by their use and location, are especially adapted to the business of wholesale distribution, storage and light manufacturing. They are large space users. Such lands are conveniently located to principal thoroughfares and railroads. The West SR 426 thoroughfare, plus Seminole Trail and subdivision common area buffer (across from 426 & Trail buffers) were reviewed on the community map. Buffering and landscaping shall comply with Part 67, Chapter 30.

Prepared & respectfully submitted by,

**PMJS DEVELOPMENT SOLUTIONS, LLC**

**Phillip C. Hollis, MS/PE**

[Phillip@PMJS.com](mailto:Phillip@PMJS.com) (407-832-6444)

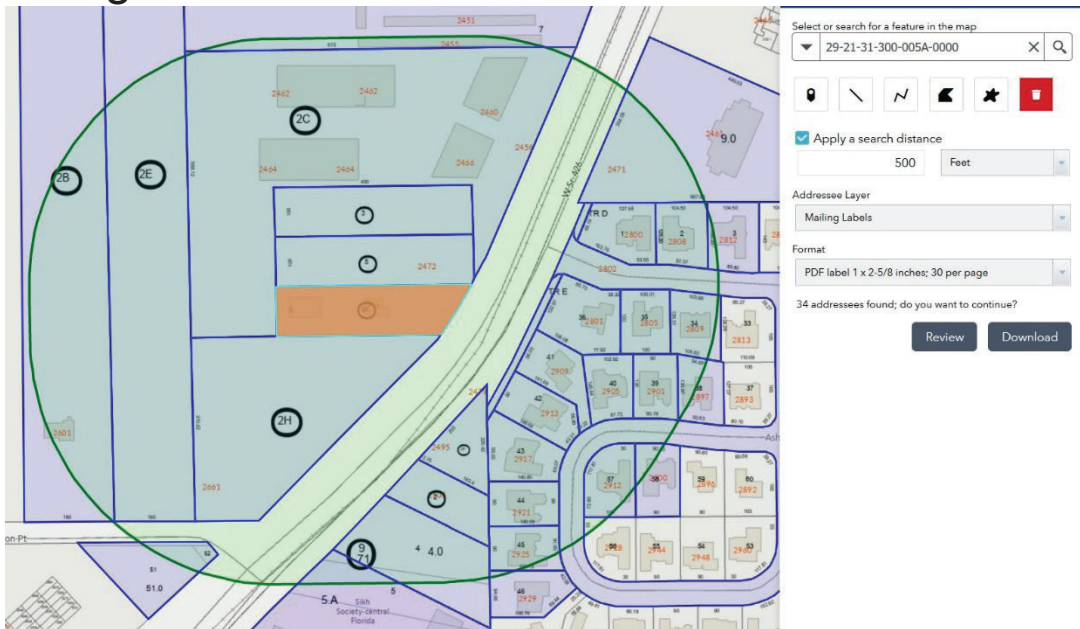
**263 Minorca Beach Way #702**

**New Smyrna Beach, FL 32169**

# Notice of Community Meeting

You are cordially invited to a Community Meeting to provide your input and ask questions as follows:

- Meeting Date: 3/2/2024,
- Meeting Time: 10:00am to 12:00am,
- Community Meeting Location: Seminole County Library – East Branch, Community Room, located at 310 N Division Street, Oviedo, FL.
- Property location for which a rezoning action is pending: 2476 W SR 426 OVIEDO, FL 32765 as shown in Orange below:



- The substance or nature of the matter under consideration is to Rezone this existing non-conforming Agricultural zoning to appropriate C-3 zoning, consistent with the existing Industrial Future Land Use designation per Seminole County Land Development Code & Comprehensive Plan. Property Owner has property for sale and the actual proposed C-3 use is unknown.

ANDERSON, KENDALL A SR & ANDERSON, DEBORAH L  
803 SCHWARZ RD  
EDWARDSVILLE, IL 62025-7947

WILSON, KIMBERLY F  
2901 ASHTON TER  
OVIEDO, FL 32765-7949

VANWORMER, ROBERT A & MARILYN K  
2601 CONNECTION PT  
OVIEDO, FL 32765-9089

SURNA CONSTRUCTION INC  
PO BOX 5252  
WINTER SPRINGS, FL 32708

WENTWORTH ESTATES HOMEOWNERS ASSN INC  
2180 W SR 434  
STE 5000  
LONGWOOD, FL 32779-5041

OVIEDO COMMERCE CENTER LLC  
PO BOX 8  
NEW SMYRNA, FL 32170-0008

WILLIAMS, ANGELA M  
17527 BELLA NOVA DR  
ORLANDO, FL 32820-1446

BROWN, BRENDAN V & MALYN  
2925 ASHTON TER  
OVIEDO, FL 32765-7949

UNIVERSAL AUTOBODY OF ORLANDO LLC  
PO BOX 1385  
WINDERMERE, FL 34786-1385

MULBERRY, RICKY L & SHYTERIA F  
2900 ASHTON TER  
OVIEDO, FL 32765-7946

RIVAS, ALAIN  
4879 FELS COVE AVE  
KISSIMMEE, FL 34744-9250

FARIS, GEORGE A & CASTALDO, FARIS RACINE  
2912 ASHTON TER  
OVIEDO, FL 32765-7946

ACTUALLY WORKING LLC  
195 LYMAN RD  
CASSELBERRY, FL 32707-2801

SIKH SOCIETY OF CENTRAL FLA INC  
2521 W STATE ROAD 426  
OVIEDO, FL 32765

PEREZ, ADA N ENH LIFE EST  
2897 ASHTON TER  
OVIEDO, FL 32765-7949

WENTWORTH ESTATES HOMEOWNERS  
2180 W SR 434  
STE 5000  
LONGWOOD, FL 32779-5041

TORRES, EDGARDO D & COLON, ARELIS G  
2905 ASHTON TER  
OVIEDO, FL 32765-7949

ASSIM, MOHAMED ENH LIFE EST & ASSIM, AMENA ENH  
LIFE EST  
2800 ASHTON TER  
OVIEDO, FL 32765-7945

WENTWORTH ESTATES HOMEOWNERS ASSN INC  
2180 W SR 434  
STE 5000  
LONGWOOD, FL 32779-5041

VAN WORMER, ROBERT A & MARILYN  
2601 CONNECTION PT  
OVIEDO, FL 32765-9089

ABLANEDO, DANIEL & JENNIE C  
2929 ASHTON TER  
OVIEDO, FL 32765-7949

MC HUGH, ANNE & SAFIER, ROBERT  
2812 ASHTON TER  
OVIEDO, FL 32765-7945

SOBHRAJ, HARDYAL H & ROOKMINIE  
2917 ASHTON TER  
OVIEDO, FL 32765-7949

SIKH SOCIETY OF CENTRAL FLORIDA  
2527 W SR 426 ALOMA RD  
OVIEDO, FL 32765

AMSDSELL STORAGE VENTURES XXXVI LLC  
20445 EMERALD PKWY  
#220  
CLEVELAND, OH 44135-6009

MUSGRAVE, STEVEN M  
1940 N BOULDER HWY  
HENDERSON, NV 89011-4136

METE, SEMIHA I & BRYANT, STEVEN E  
2921 ASHTON TER  
OVIEDO, FL 32765-7949

OWEN, LOUISE & JASON  
2801 ASHTON TER  
OVIEDO, FL 32765-7947

MOSES, REGINALD P & URSULA T  
2805 ASHTON TER  
OVIEDO, FL 32765-7947

SIKH SOCIETY OF CENTRAL FL INC  
2527 W STATE ROAD 426  
OVIEDO, FL 32765-8348

RAY, DAVID A & STEPHANIE B  
2913 ASHTON TER  
OVIEDO, FL 32765-7949

2461 WEST SR 426 LLC  
C/O RATCLIFF, STEPHEN J  
751 E CHAPMAN RD  
OVIEDO, FL 32765-9017

OSWALD, RICHARD ENH LIFE EST & OSWALD, EILEEN D  
ENH LIFE EST  
8502 CARACAS AVE  
ORLANDO, FL 32825-7906

DACHOFF, PAUL R & DIANE M  
2808 ASHTON TER  
OVIEDO, FL 32765-7945

# 2476 W SR 426 REZONING COMMUNITY MEETING



NAME	ADDRESS	PHONE (HOME)	PHONE (CELL)	EMAIL
1 Jennie Abbeduto	2429 Ashton Ter	521.693.7314 →		Jennie.Abbeduto@gmail.com
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