

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, August 5, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER**Opening Statement**

Pursuant to Florida law, the public has the right to be heard on all propositions. Public comment time on propositions shall be three (3) minutes for individuals and six (6) minutes for group representatives. Proper decorum will be observed. The right to be heard during quasi-judicial hearings is governed by Florida law.

Staff Present**Accept Proof of Publication****Approval of Minutes****NEW BUSINESS****Technical Review Items:**

Approve the Preliminary Subdivision Plan for the Skywater [2026-0498](#)
Subdivision containing three (3) residential lots on 25.24 acres
zoned A-1 (Agriculture), located on the west side of Lake
Markham Rd, north of Markham Rd; (Tom Faber, Applicant);
District5-Herr (**Kaitlyn Apgar, Senior Planner**).

Attachments: [MAP](#)
[PRELIMINARY SUBDIVISION PLAN](#)

Public Hearing Items:

Tatra Townhomes Rezone - *CONTINUED FROM THE JULY 1, 2026, P&Z MEETING***** - Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd; (Z2025-016); (Chris Leppert, Kimley-Horn and Associates, Inc.); District1-Dallari (**Kaitlyn Apgar, Senior Planner**).

[2026-0604](#)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[DEVELOPMENT PLAN](#)
[DENIAL DO](#)
[ORDINANCE](#)
[FIRST COMMUNITY MEETING](#)
[SECOND COMMUNITY MEETING](#)
[LETTER OF OBJECTION #1](#)
[SCHOOL IMPACT ANALYSIS](#)
[BEI](#)

Jain Society Special Exception - Consider a Special Exception to allow an existing civic assembly use to expand in the A-1 (Agriculture) and R-1AA (Single-Family Dwelling) zoning districts on 1.93 acres, located on the northwest corner of Citrus Street and Laura Avenue; (BS2025-02); (Jain Society of Central Florida, Applicant); District3 - Constantine; (**Hilary Padin, Planner**).

[2026-0601](#)

Attachments: [Zoning Map](#)
[Conceptual Site Plan](#)
[Denial Development Order](#)
[APPROVAL DEVELOPMENT ORDER.pdf](#)
[Statement of Request](#)
[Building Elevations](#)
[Floor Plans](#)
[Opposition Letters](#)
[Community Meeting 2025](#)
[Community Meeting 2026](#)

CLOSING BUSINESS**Director's Report****ADJOURNMENT**

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0498

Title:

Approve the Preliminary Subdivision Plan for the Skywater Subdivision containing three (3) residential lots on 25.24 acres zoned A-1 (Agriculture), located on the west side of Lake Markham Rd, north of Markham Rd; (Tom Faber, Applicant); District5-Herr (**Kaitlyn Apgar, Senior Planner**).

Agenda Category:

Technical Review Items

Department/Division:

Development Services

Authorized By:

Joy Giles, Planning Division Manager

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The Applicant is requesting approval of the Skywater Preliminary Subdivision Plan (PSP). The subject property has a Suburban Estates Future Land Use which allows a maximum of one (1) dwelling unit per net buildable acre. The proposed PSP is a reconfiguration of three (3) existing single-family lots and is proposing three (3) dwelling units total. The proposed density is 0.71 units per acre, which does not exceed the maximum of one (1) dwelling unit per net buildable acre. The minimum lot size requirement is one (1) acre, and the minimum lot width is 150 feet at building line.

The subject properties are located within the Markham Rd, Longwood-Markham Rd, and Lake Markham Road Scenic Roadway Corridor Overlay. The Overlay is intended to preserve existing visual features, maintain visual quality, provide a sense of place, protect the area's rural character, and protect natural resources including wildlife corridors. To comply with the Overlay requirements, each subject property must provide and maintain a forty (40) foot wide easement along the property's Lake

Markham Rd frontage and dedicate the easement to the county.

The Scenic Roadway Corridor Overlay is depicted on the PSP, which also notes that no structures, other than driveways and fences, shall be constructed within the overlay area. The Applicant will be required to depict the associated buffer easement on the Final Plat.

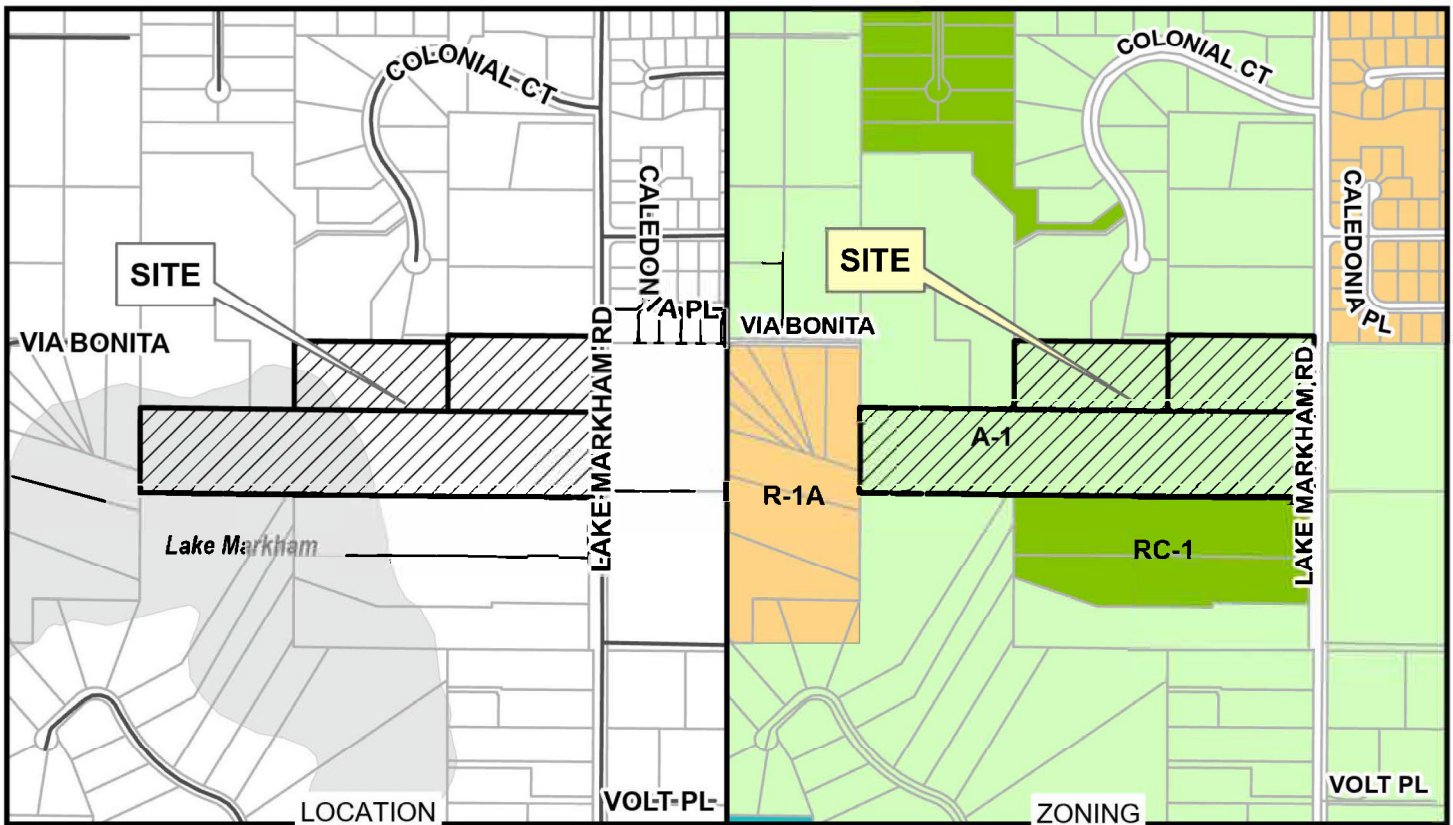
Based on a preliminary review, the site appears to contain wetlands and floodplain along the western portion of the development, located at the rear yard of the subject lots. The Applicant will be required to identify and delineate wetland and floodplain boundaries at time of site plan and building permit review for each proposed single-family home.

The PSP complies with all the conditions of Chapter 35 of the Seminole County Land Development Code (SCLDC). Potable water and reclaimed water service will be provided by Seminole County. Wastewater for each lot will be provided via an enhanced nutrient reducing onsite septic system. Each lot will have its own driveway.

The Applicant has provided all required submittals as per Sec. 35.43 of the SCLDC. Staff has reviewed the required submittals and finds that the request is in compliance with all applicable provision of Chapter 35 of the SCLDC and with the land use and zoning designations of the property.

Requested Action:

Staff requests approval of the Preliminary Subdivision Plan for the Skywater Subdivision containing three (3) residential lots on 25.24 acres zoned A-1 (Agriculture), located on the west side of Lake Markham Rd, north of Markham Rd.



SKYWATER PSP

**PARCELS: 26-19-29-300-0150-0000,
27-19-29-300-028A-0000, & 26-19-29-300-0170-0000**

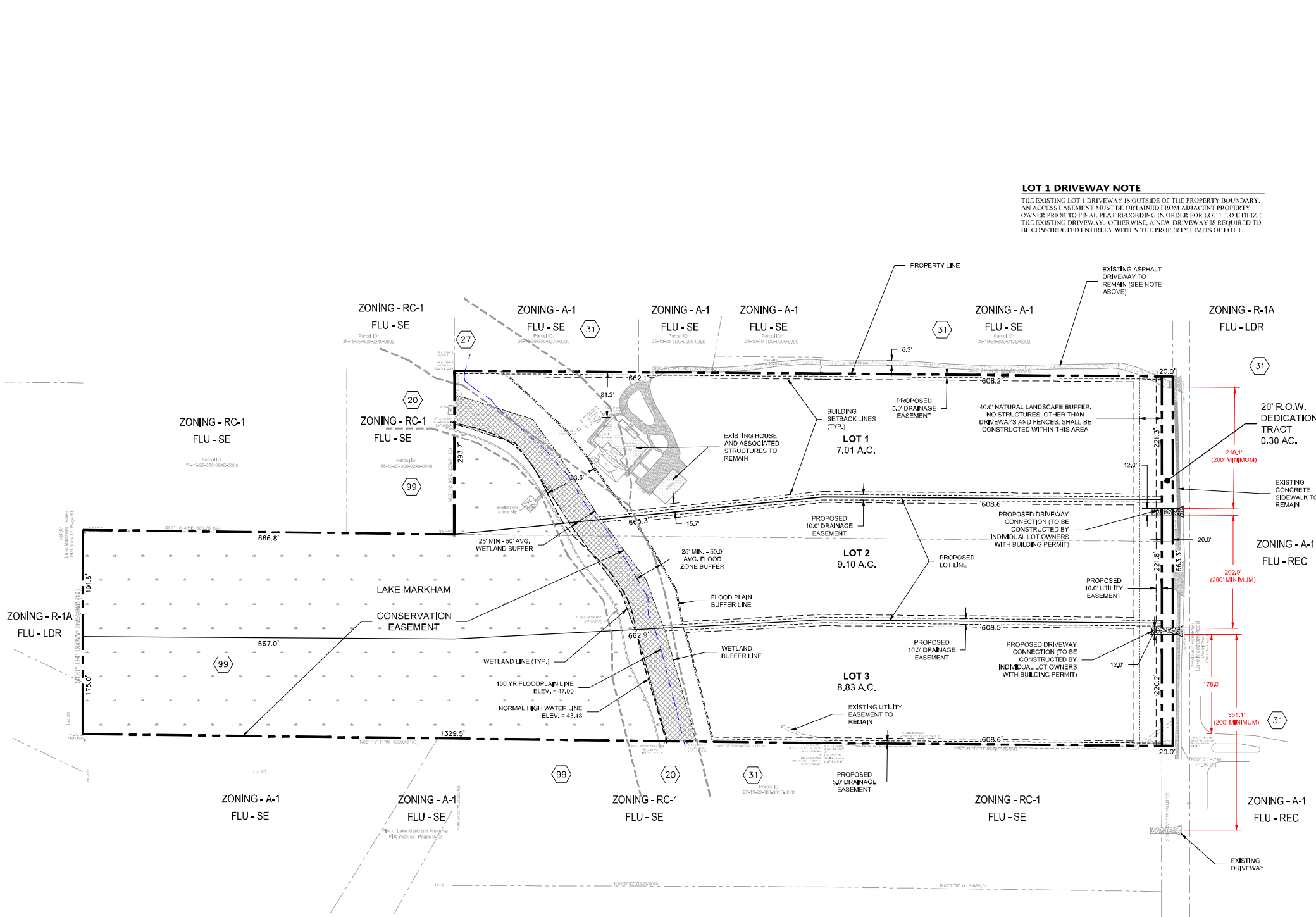
**P&Z COMMISSION
AUGUST 5, 2026**

- A-1
- RC-1
- R-1A
- PD



AERIAL

S:\2009 - Lake Markham\PSF\CAD\PSF2609_04.dwg (P:\A\Long Mar 29, 2009\043107.dwg)



LOT 1 DRIVEWAY NOTE

THE EXISTING LOT 1 DRIVEWAY IS OUTSIDE OF THE PROPERTY BOUNDARY. AN ACCESS EASEMENT MUST BE OBTAINED FROM ADJACENT PROPERTY OWNER PRIOR TO FINAL PLAT RECORDING IN ORDER FOR LOT 1 TO UTILIZE THE EXISTING DRIVEWAY. OTHERWISE, A NEW DRIVEWAY IS REQUIRED TO BE CONSTRUCTED ENTIRELY WITHIN THE PROPERTY LIMITS OF LOT 1.

OVERALL SITE DATA AND NOTES

1. PARCELS: 26-19-29-300-0150-0000, 27-19-29-300-0284-0000, 26-19-29-300-0170-0000
2. GROSS SITE AREA = 25.24 AC.
3. WETLAND AREA = 8.99 AC.
4. UPLAND FLOODPLAIN AREA = 0.71 AC.
5. EXISTING FUTURE LAND USE = SE
6. EXISTING ZONING = A-1
7. EXISTING USE = SINGLE FAMILY RESIDENTIAL
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL
9. MAXIMUM ALLOWED DENSITY = 1 DU/AC
10. PROPOSED DWELLING UNITS = 3 DU
11. PROPOSED GROSS DENSITY = 3 UNITS/25.24 AC = 0.12 DU/AC
12. BUILDING SETBACKS:
 - FRONT = 50 FT
 - SIDE = 10 FT
 - REAR = 30 FT
13. REQUIRED LANDSCAPE BUFFERS:
 - NORTH = N/A
 - SOUTH = N/A
 - EAST = N/A
 - WEST = N/A
14. * A 40' WIDE NATURAL LANDSCAPE BUFFER IS REQUIRED ALONG LAKE MARKHAM RD.
15. MINIMUM LOT AREA = 43,560 SF (1.0 AC.)
16. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
17. PER THE FIRM PANEL NO. 1211700045F, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONED AL AREA WITHIN FLOOD PLAIN WITH BASE FLOOD ELEVATION OF 47.8 FT (NAVD 88).
18. THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT SHALL COMPLY WITH ALL SEMINOLE COUNTY AND SRWMD REQUIREMENTS.
19. POTABLE WATER AND RECLAIMED WATER SERVICE TO BE PROVIDED BY THE SEMINOLE COUNTY.
20. SANITARY SEWER TO BE VIA SEPTIC. SEPARATE PERMITS REQUIRED.
21. PROPOSED UTILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED. UTILITIES SHALL BE DESIGNED TO MEET ALL SEMINOLE COUNTY STANDARDS. PROPOSED UTILITY LOCATIONS ARE SUBJECT TO CHANGE DURING THE FINAL SITE PLAN PROCESS.
22. VEHICULAR ACCESS GATHS ARE NOT PROPOSED.
23. 5' DRAINAGE EASEMENT ARE REQUIRED ON ALL SIDE PROPERTY LINES. NO AC PADS, POOL EQUIPMENT, ETC. IS ALLOWED IN THE EASEMENT.
24. THE PROPERTY IS LOCATED WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-35).
25. THE PROPERTY IS LOCATED IN THE LAKE MARKHAM SCENIC ROADWAY CORRIDOR AND MUST COMPLY WITH CODE PROVISIONS OF SCDIC SECTION 30.10.6.

NET BUILDABLE ACREAGE AND DENSITY

NET BUILDABLE AREA = GROSS AREA - WETLANDS - TRANSMISSION EASEMENTS - 100 YR FLOODPLAIN - R.O.W.
GROSS AREA (25.24 AC.) - WETLANDS (8.99 AC.) - EASEMENTS (0.00 AC.) - 100 YR (0.71 AC.) - R.O.W. (0.30) = 15.24 AC.
NET DENSITY = 3 UNITS/15.24 AC. = 0.20 DU/AC.

NET BUILDABLE ACREAGE (BY LOT)

	GROSS (AC.)	WETLANDS (AC.)	TRANSMISSION EASEMENTS (AC.)	FLOODPLAIN (AC.)	R.O.W. (AC.)	NET BUILDABLE (AC.)
LOT 1	7.01	0.62	0.00	0.35	0.00	6.04
LOT 2	9.10	4.12	0.00	0.21	0.00	4.77
LOT 3	8.83	4.26	0.00	0.15	0.00	4.42
R.O.W. DEDICATION	0.30	0.00	0.00	0.00	0.00	0.30

TRIP GENERATION TABLE¹

ITE CODE & DESCRIPTION	RATE ¹	UNITS	TRIPS
210 - SINGLE FAMILY DETACHED HOUSING	AM PEAK HOUR	0.75	3
	PM PEAK HOUR	0.99	3
	AVERAGE DAILY	9.43	28

¹ TRIP RATES REFERENCED FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 11TH EDITION.

SOIL DATA

SOIL NUMBER	SOIL NAME	DIVISIONAL GROUP
20	MYAKKA AND FAIRGALLIE FINE SANDS	A/D
27	POMELLO FINE SANDS, 0 TO 5 PERCENT SLOPES	A
31	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES	A
99	WATER	-

LOT GRADING/STORMWATER RETENTION NOTES

1. A DETAILED GRADING PLAN IS REQUIRED FOR EACH LOT AT BUILDING PERMIT REVIEW.
2. WATER QUALITY/QUANTITY SWALES ARE REQUIRED TO CAPTURE RUNOFF PRIOR TO DISCHARGE TO THE COUNTY R.O.W. OR THE LAKE.

Faber Engineering, Inc.
3165 MCCORRY PLACE, STE 151
ORLANDO, FL 32803
(407) 595-1566

SEAL:
Digitally signed by
Thomas R Faber
Date: 2026.05.29
08:31:52-0400

PRELIMINARY SUBDIVISION PLAN SKYWATER SEMINOLE COUNTY, FL

PROJECT PHASE:
PRELIMINARY
SUBDIVISION PLAN
APPLICANT:
GILBERT MILLER
760 LAKE MARKHAM RD
SANFORD, FL 32771

REV #	DATE	REVISIONS
1	05/06/26	REVISED PER COUNTY COMMENTS
2	05/13/26	REVISED PER QC
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB #: 26009
DATE: 03/26/26
DESIGNED BY: TRF
APPROVED BY: TRF

C3.0



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0604

Title:

Tatra Townhomes Rezone - *CONTINUED FROM THE JULY 1, 2026, P&Z MEETING***** - Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd; (Z2025-016); (Chris Leppert, Kimley-Horn and Associates, Inc.); District1-Dallari (**Kaitlyn Apgar, Senior Planner**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles - Planning Division Manager

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The Applicant is requesting a rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) to develop the subject property as a townhome development with an overall density of ten (10) dwelling units per net buildable acre. The Future Land Use is Medium Density Residential, which permits a maximum density of ten (10) dwelling units per net buildable acre. The intent of the Medium Density Residential Future Land Use is to provide a range of residential uses and serve as an effective transition between Low Density Residential and more intense urban development.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Tatra Street

Future Land Use: Medium Density Residential

Zoning: A-1 (Agriculture)
West: SR 417
North: Future Land Use: Medium Density Residential
Zoning: A-1 (Agriculture)
South: Future Land Use: Medium Density Residential
Zoning: A-1 (Agriculture)

Site Analysis

Floodplain Impacts:

Based on the updated Howell Creek Basin Study, the site appears to contain floodplains. A topographic survey showing floodplain delineations will be required prior to Final Engineering approval. Conservation easements, dedicated to Seminole County, will be required over all property within the post development 100-year floodplain.

Wetland Impacts:

Based on preliminary review of aerial photography and County wetland map, the subject property appears to contain approximately 6.75 acres of wetlands. The Developer is proposing to mitigate for approximately 6.45 acres of wetlands. Conservation easements dedicated to Seminole County will be required over the entirety of all remaining wetlands which equates to approximately 0.3 acres. A topographic survey showing wetland delineations and permitting approval from the Florida Department of Environmental Protection (FDEP) will be required at Final Engineering review. The subject property has approximately 4.44 acres of floodplain. The applicant is proposing to mitigate for 6.45 acres of wetlands and compensate for onsite floodplain in order to achieve an overall net buildable acreage of approximately seven (7) acres.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey will be required prior to final engineering approval.

Utilities:

The site is located in Seminole County's utility service area and will be required to connect to public utilities. There is a thirty (30) inch DIP water main running along the

centerline of W Chapman Rd and a sixteen (16) inch PVC force main running along W SR 426. The subject property is not in the ten-year master plan for reclaimed water. This status is based on the May 2026 Master Plan; however, this may be subject to change according to SJRWMD policy. W SR 426 is an FDOT maintained right-of-way, thus, any utility construction work within this area will require an FDOT utility permit.

Transportation/Traffic:

The site proposes access onto Tatra St which is classified as a local road. Tatra St is not improved to County standard and does not meet County right-of-way standards for width, as it only provides forty (40) feet of right-of-way. Fifty (50) feet of right-of-way is required for new development for residential units of fifty (50) lots and above, as per the Seminole County Engineering Manual Sec. 1.11.1 (A). Tatra St is a publicly dedicated right-of-way that is not within the County's maintenance system, but is available for emergency maintenance as defined and described in the Seminole County Administrative Code.

Sidewalks:

A sidewalk does not currently exist along Tatra St; therefore, the Developer will be required to build a five (5) foot wide sidewalk along the property frontage.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin, which has limited downstream capacity and does not appear to have a viable drainage outfall; therefore, the site's design will be required to hold water quality, and hold the entire volume for the twenty-five (25) year, twenty-four (24) hour storm event unless a viable, positive, legal outfall is determined at final engineering.

Buffers and Open Space:

Buffers are required adjacent to Tatra St and SR 417. These buffers are demonstrated on the Development Plan and are in compliance with existing standards of the Seminole County Land Development Code (SCLDC). Specific buffer components and composition will be determined at Final Engineering. Twenty-five (25) percent open space is required in the R-3A zoning district. The Developer proposes to maintain approximately 28.17 percent open space.

Public School Capacity Determination:

Seminole County Public Schools (SCPS) provided a School Impact Analysis School Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and Zoned Schools for the property. The Zoned Elementary and High schools

are currently over capacity. However, per the adopted Interlocal Agreement between the School District and Seminole County, available school capacity is based on Concurrency Service Areas. The (SCPS) analysis concluded that the students generated by the project for the adjacent Concurrency Service Area (CSA) would, at this time, be able to be accommodated without exceeding the adopted level of service (LOS) for each CSA by school type. The analysis notes this is a nonbinding review, the numbers are for informational purposes and as indicated in the analysis may not represent future conditions when final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the School board.

Consistency with the Land Development Code

Section 20.7 of the Seminole County Land Development Code (SCLDC) requires that all applications for rezoning comply with the requirements of state law, the Seminole County Comprehensive Plan, the Seminole County Code and the Seminole County Land Development Code. The proposed R-3A (Multiple Family Dwelling) zoning designation has been evaluated for compatibility with the Seminole County Land Development Code in accordance with Chapter 30, Part 4.

Section 30.4.8.2, SCLDC, sets a maximum density of ten (10) dwelling units per net buildable acre for the R-3A zoning district, which is consistent with the established Medium Density Residential Future Land Use. The R-3A zoning district requires a development plan, which the applicant has provided. The proposed development is compatible with the existing Future Land Use, and the surrounding Future Land Use indicates that the Medium Density Residential development pattern is desirable in this area. While the surrounding zoning districts maintain A-1 (Agriculture) zoning, the proposed R-3A zoning is consistent with the Future Land Use in the area.

As discussed above, the development is proposing to access Tatra Street, a substandard local road. As authorized by Section 5.20, Engineering Manuals, of the SCLDC the Seminole County Public Works Engineering Manual Sec. 1.11. *Right of Way and Pavement Widths* requires a fifty (50) right-of-way width for residential developments containing fifty (50) lots or more in the Urban Area. The proposed development is located within the Urban Area of the County as shown per the County's adopted Comprehensive Plan, FLU Exhibit - 27.

Further, Section 35.1 of the SCLDC seeks to ensure that new development provides for:

(c) The adequate and efficient supply of utilities, streets, and services to new land developments.

(e) The prevention of traffic hazards and congestion that result from narrow or poorly aligned streets and from excessive ingress and egress points along major traffic arteries, and the provision of safe and convenient traffic circulation, both vehicular and pedestrian, in new land development.

Approving the requested rezoning on an existing local road that does not meet County standards would result in violating the intent and purpose of Section 35.1, SCLDC, by allowing major development on a narrow, substandard street potentially leading to traffic hazards, congestion and unsafe traffic circulation.

As per Section 20.7 of the SCLDC, rezonings must be compliant with the County's codes. This request does not comply with the requirements of the SCLDC and Seminole County Public Works Engineering Manual. County staff must consider the intent of the regulations regarding adequate and efficient streets when evaluating consistency with the SCLDC. The proposed development may create traffic hazards and congestion due to narrow or poorly aligned streets that do not meet County standards, which could compromise the safety of adjacent development. For these reasons, staff does not support the request to rezone to R-3A.

Consistency with the Comprehensive Plan

The purpose and intent of the Medium Density land use designation is to provide for a range of residential uses at a maximum density of ten (10) dwelling units per net buildable acre can serve effectively as a transitional use between more intense urban development and Low Density Residential/Suburban Estates uses.

The Medium Density Residential Future Land Use requires multi-family developments to provide on-site amenities including active recreation areas, usable open space, and pedestrian walkways as a component of development design. The development plan submitted by the applicant demonstrated compliance with this section.

Per Policy FLU 5.2.2, the Medium Density Residential Future Land Use should be located on or in proximity to collector or arterial roadways to minimize traffic on local streets. While Chapman Road is a collector road, Tatra St, where the proposed project is located, is a local road and is substandard per the SCLDC. Staff does not support the proposed development because it does not demonstrate compliance with the Comprehensive Plan's transportation policies, specifically Policy TRA 1.3.3 and Policy TRA 2.3.5, which requires that all new or improved transportation facilities meet County Standards before the development occurs on unincorporated lands, as further discussed below.

Per Policy TRA 1.3.3 Require Construction to County Standards:

The County shall require that all new or improved transportation facilities be constructed to County standards and shall review, on an annual basis, and amend, as deemed necessary, construction inspection practices. The County requires transportation facilities be brought up to standard prior to development of unincorporated lands.

Per Policy TRA 2.3.5 Require Construction to County Standards:

The County shall require that all new or improved transportation facilities be constructed to County standards and shall review, on a time to time basis, and amend, as deemed necessary, construction inspection practices. The County requires transportation facilities be brought up to standard prior to development of unincorporated lands.

Both policies establish three key factors:

1. All transportation facilities serving new development must be constructed to County standards.
2. Facilities that do not meet those standards must be brought up to standard prior to development approval.
3. The County must ensure that inspection practices and roadway conditions support safe and efficient travel.

The public right-of-way requirement of the Public Works Engineering manual bases values for required public right-of-way width in order to allow sufficient space for ADA compliant sidewalks, utility installation, and adequate road width whilst maintaining ability to transition to natural grade of adjacent properties. The proposed development provides access from a right-of-way that is not meeting the minimum width of right-of-way, which impacts the ability for adequate grading from the road to adjacent properties and compliance with infrastructure requirements for the projected seventy (70) units. These deficiencies create potential safety concerns for existing and future residents.

While the proposed R-3A zoning classification is compatible with the surrounding anticipated trend of development in the area, and is consistent with both the allowable use and density provisions of the Medium Density Residential Future Land Use designation, the proposed project does not meet the requirements of Policies TRA 1.3.3 and TRA 2.3.5 of the Comprehensive Plan. As such, this request is not consistent with the Comprehensive Plan and staff cannot support the request.

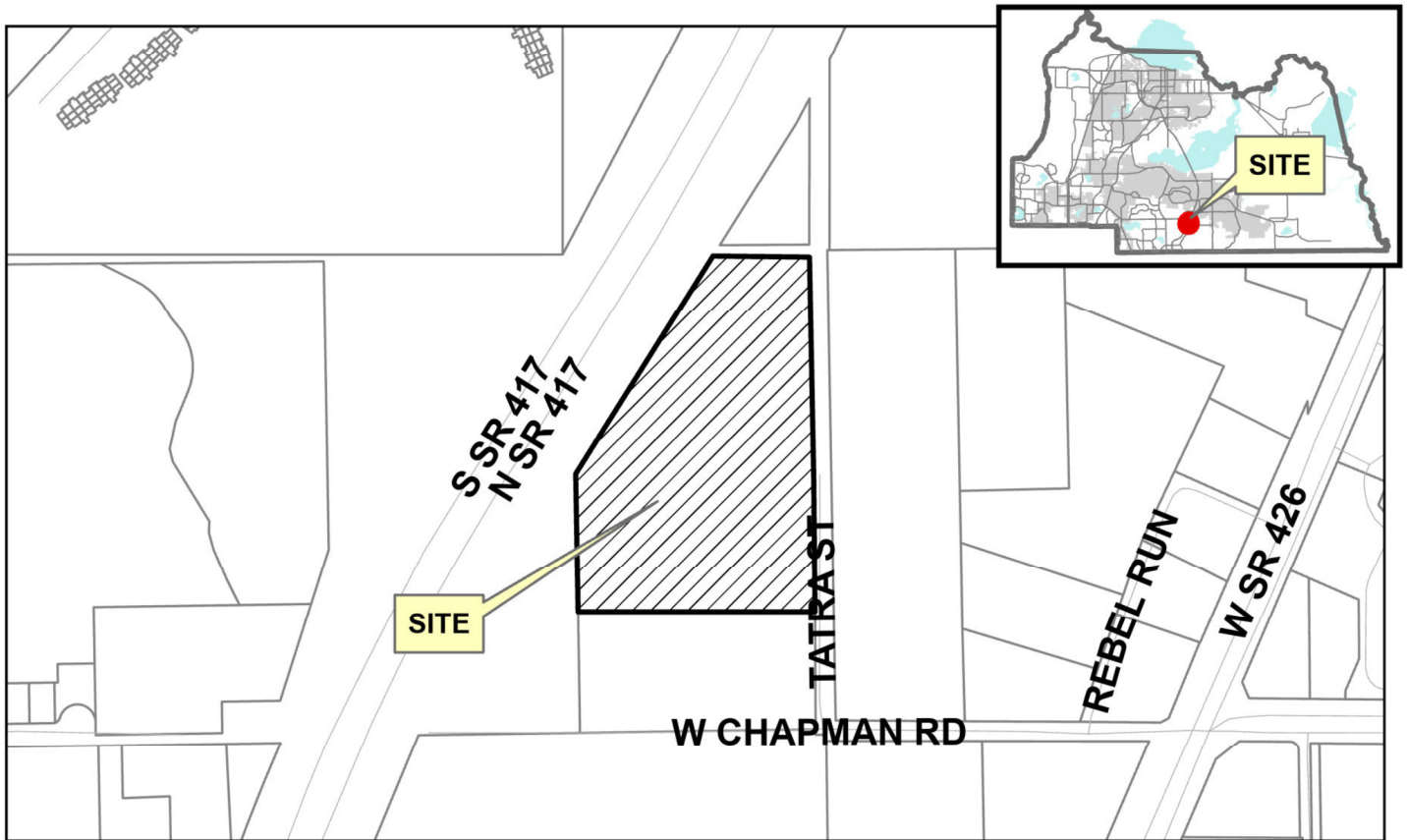
Community Meeting:

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on February 27, 2026. The applicant conducted a second community meeting to address community concerns on April 21, 2026. Details of both community meetings have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend to the Board of County Commissioners denial of the Ordinance enacting a rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request is not consistent with the Comprehensive Plan, specifically Policies TRA 1.3.3 and TRA 2.3.5, and does not meet the applicable portions of the Land Development Code, specifically Sections 20.7 and 35.1, as well as the County's adopted Engineering Manual, specifically Sec. 1.11.1 (A), and recommends the Board of County Commissioners deny the Ordinance enacting a rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd.



Rezone No: Z2025-016

Parcels

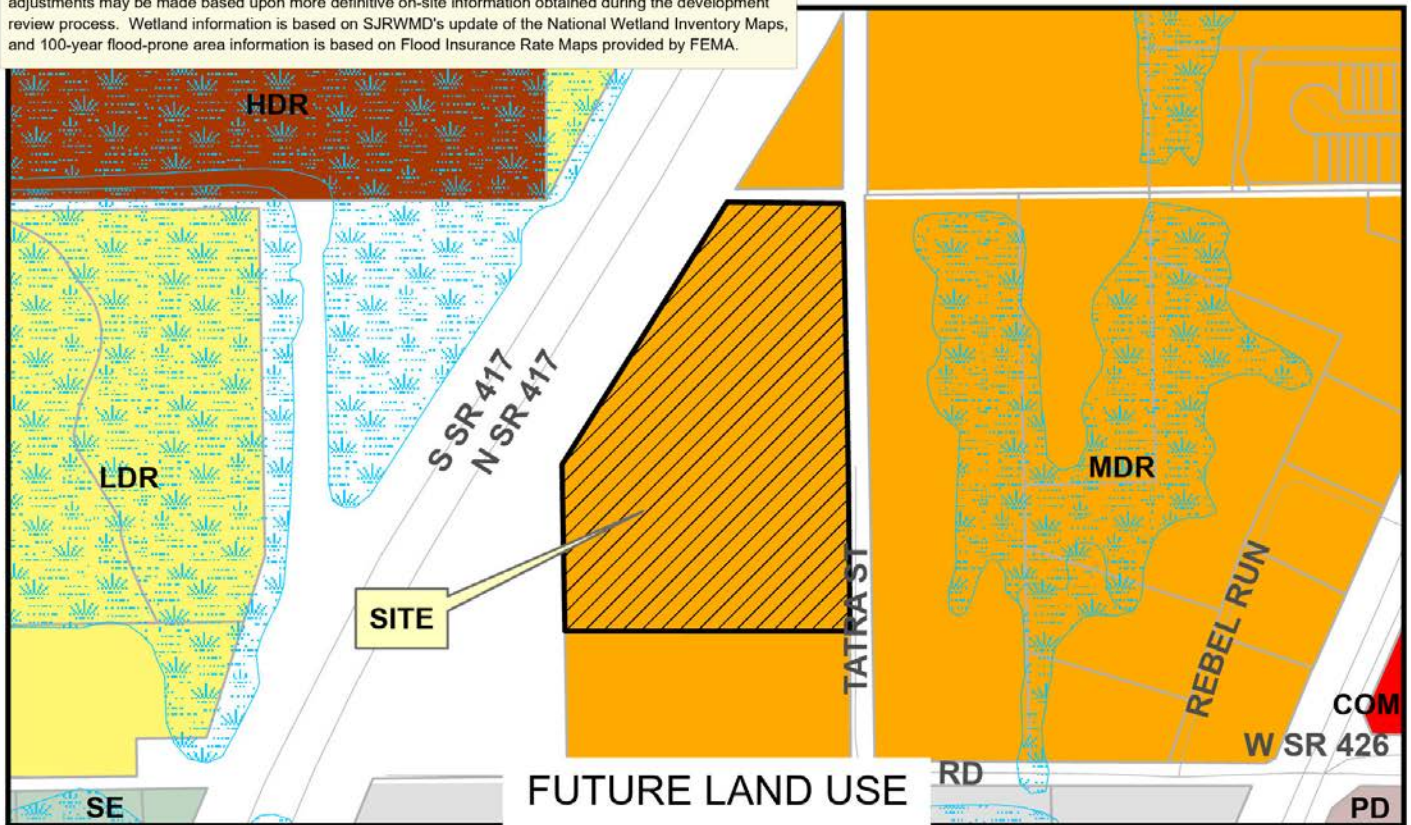


Winter 2025 Color Aerials

Date: 6/1/2026

Name: Z2025-016LocationAerial

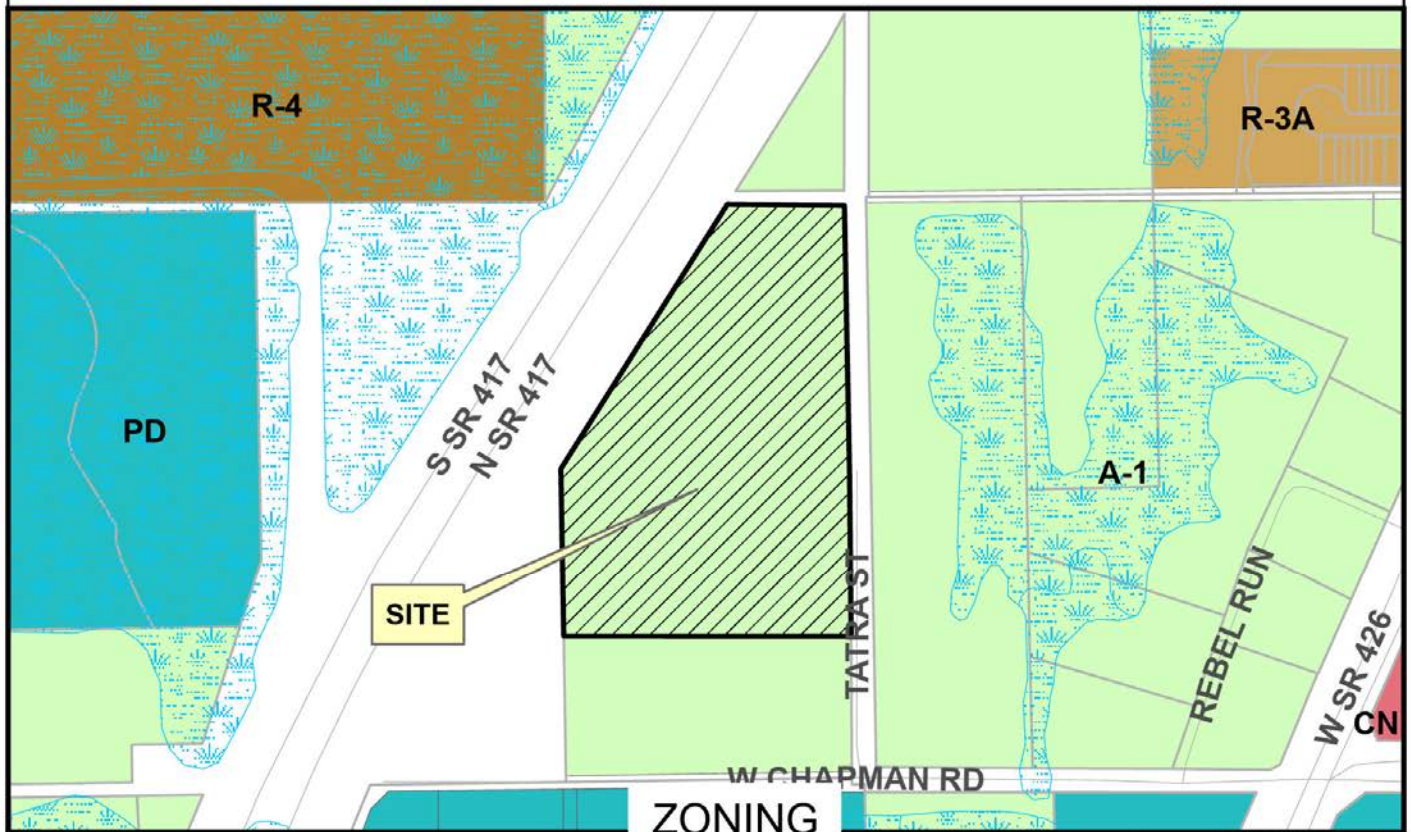
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



CONS COM HDR IND LDR MDR PD SE

Applicant: Chris Leppert
 STR/Acres/District: 16-21-31 / 11.64+/- acres / District 1
 Existing Use: Single Family Residence
 Special Notes: Max. Net Density = 10 du/ac

Rezone No: Z2025-016
 From: A-1 To: R-3A



CONS A-1 R-3A R-4 CN PD

Date: 6/1/2026

Name: Z2025-016FluZonePg

Plotted By: Robert, Michael, Shariel, and Associates, Inc. Date: 02/20/2026 04:17:45pm K:\ORL_CRM\14933005-Tatra St Overlay DDC\CD\DevelopmentPlan\CDP_0457E.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION:

PER TITLE

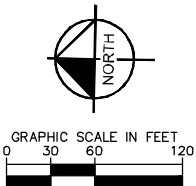
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOW:

THE NORTH 1/2 OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,

TOGETHER WITH

LOT 56 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2297, PAGE 247, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME LOCATED THEREON.



SITE DATA :

PARCEL ID: 16-21-31-SCA-0000-0550
PARCEL AREA: 11.74 ACRES
EXISTING ZONING: A-1
PROPOSED ZONING: R-3A
FUTURE LAND USE: MDR
EXISTING USE: MDR
PROPOSED LAND USE: MULTIFAMILY
PROPOSED BUILDING AREA: 83,989 SF
PROPOSED UNITS: 70 UNITS

DENSITY CALCULATION:
SITE GROSS AREA: 11.97 ACRES
ROW AREA: 0.23 ACRE
TRANSMISSION AND POWER LINE EASEMENTS: 0 ACRE
LAKES AND WETLANDS: 0.30 ACRE
FLOODPLAIN AREA: 4.44 ACRE
NET BUILDABLE AREA: 7.00 ACRES
PROPOSED DENSITY: 70 UNITS / 7.00 ACRES: 10 UNITS/ACRE
MAX. DENSITY: 10 UNITS/ACRE

MAX. BUILDING HEIGHT: 35 FT
OPEN SPACE REQUIRED (25%): 1.75 ACRES

EXISTING WETLAND AREA: 6.75 ACRES
WETLAND AREA PROPOSED TO BE MITIGATED: 6.45 ACRES

TOTAL EXISTING TREES: 105
EXISTING TREES TO BE REMOVED: 105
EXISTING TREES TO REMAIN: 0

PARKING REQUIREMENTS:
1,000 SF OR GREATER UNIT (2 SPACES/UNIT)
70 UNITS x 2: 140 SPACES

PARKING PROVIDED:
GARAGE SPACES: 70 SPACES
DRIVEWAY SPACES: 70 SPACES
STANDARD SPACES: 3 SPACES
ADA SPACES: 1 SPACES
TOTAL PARKING SPACES PROVIDED: 144 SPACES

BICYCLE PARKING REQUIREMENTS:
LONG TERM (1 SPACE/5 UNITS)
70 UNITS/5: 14 SPACES
SHORT TERM (1 SPACE/10 UNITS)
70 UNITS/10: 7 SPACES
TOTAL BICYCLE SPACES REQUIRED: 21 SPACES

BUILDING SETBACKS:
FRONT: 25 FT
SIDE: 25 FT
REAR: 25 FT

LANDSCAPE BUFFER:
NORTH: NO BUFFER REQUIRED
SOUTH: NO BUFFER REQUIRED
EAST: 10 FT/0.2 OPAQITY
WEST: 15 FT/0.4 OPAQITY

FIRE SYSTEM NOTES:

- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.1).
- A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCIES IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK (NFPA 1, 16.1.3.1.3).
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. NFPA 1, 18.5.7.
- HYDRANTS SHALL BE MARKED WITH A BLUE REFLECTOR IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
- ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.

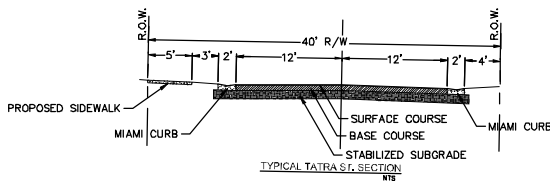
OPEN SPACE
REQUIRED OPEN SPACE: 2.99 ACRES
(25% OF THE SITE GROSS AREA):
PROVIDED OPEN SPACE: 3.37 ACRES (28.17%)

Always call 811 two full business days before you dig to have underground utilities located and marked.



NUMBER OF DWELLING UNITS PER EXISTING BUILDABLE AREA
TOTAL BUILDABLE AREA: 11.97 ACRES
ROW AREA: 0.23 ACRE
TRANSMISSION AND POWER LINE EASEMENTS: 0 ACRE
EXISTING WETLANDS (PROPOSED TO BE MITIGATED): 6.75 ACRE
FLOODPLAIN AREA: 10.44 ACRE
EXISTING NET BUILDABLE AREA: 4.99 ACRES
MAX. DENSITY: 10 UNITS/ACRE
NUMBER OF DWELLING UNITS
10 UNITS/ACRE * 4.99 ACRES: = 49 UNITS

NUMBER OF DWELLING UNITS PER PROPOSED BUILDABLE AREA
TOTAL BUILDABLE AREA: 7.23 ACRES
ROW AREA: 0.23 ACRE
TRANSMISSION AND POWER LINE EASEMENTS: 0 ACRE
PROPOSED WETLANDS: 0.30 ACRE
FLOODPLAIN AREA: 4.44 ACRE
EXISTING NET BUILDABLE AREA: 7.00 ACRES
MAX. DENSITY: 10 UNITS/ACRE
NUMBER OF DWELLING UNITS
10 UNITS/ACRE * 7.00 ACRES: = 70 UNITS



THE DEVELOPMENT WILL FOLLOW ALL SEMINOLE COUNTY AND SJRWMD STORMWATER REQUIREMENTS. FINAL LAYOUT AND DENSITY MAY BE REDUCED TO MEET DRAINAGE AND FLOOD REQUIREMENTS

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 800, ORLANDO, FL
PHONE: (407) 884-6111
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PROFESSIONAL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
CHRISTOPHER C. LEPPEN
FLORIDA LICENSE NO. 12020
DATE: 05/20/2026

KHA PROJECT
149330005

DATE
05/20/2026

SCALE
AS SHOWN

DESIGNED BY
—

DRAWN BY
—

CHECKED BY
—

DEVELOPMENT PLAN

TATRA MULTI-FAMILY

FLORIDA

SEMINOLE COUNTY

SHEET NUMBER
DP 1.0

18

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See attached "Exhibit A"
See attached "Exhibit B" – Boundary Survey

(The above-described legal description has been provided to Seminole County by the owner of the above-described property.)

A. FINDINGS OF FACT

Applicant: Chris Leppert
Kimley-Horn and Associates, Inc.
Orlando, FL 32801

Project Name: TATRA TOWNHOMES - REZONE

Requested Development:

Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a proposed seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd.

The findings reflected in the record of the September 22, 2026 Board of County Commissioners meeting are incorporated in this Order by reference.

A. CONCLUSIONS OF LAW

Based on the competent, substantial evidence received at the hearing, the Board of County Commissioners finds the request is not consistent with the Comprehensive Plan, specifically Policies TRA 1.3.3 and TRA 2.3.5, and does not meet the applicable portions of the Land Development Code, specifically Sections 20.7 and 35.1, as well as the County's adopted Engineering Manual, specifically Sec. 1.11.1 (A), because the development proposes access off of Tatra St, which is a does not comply with Seminole County right-of-way width standards. The proposed development does not demonstrate how Tatra St, a County local road, will be

brought up to County standards at the time of development. Therefore; the road is not anticipated to be adequate width to accommodate for the proposed development and poses a hazard to public safety and welfare.

DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Andria Herr, Chairman
Board of County Commissioners

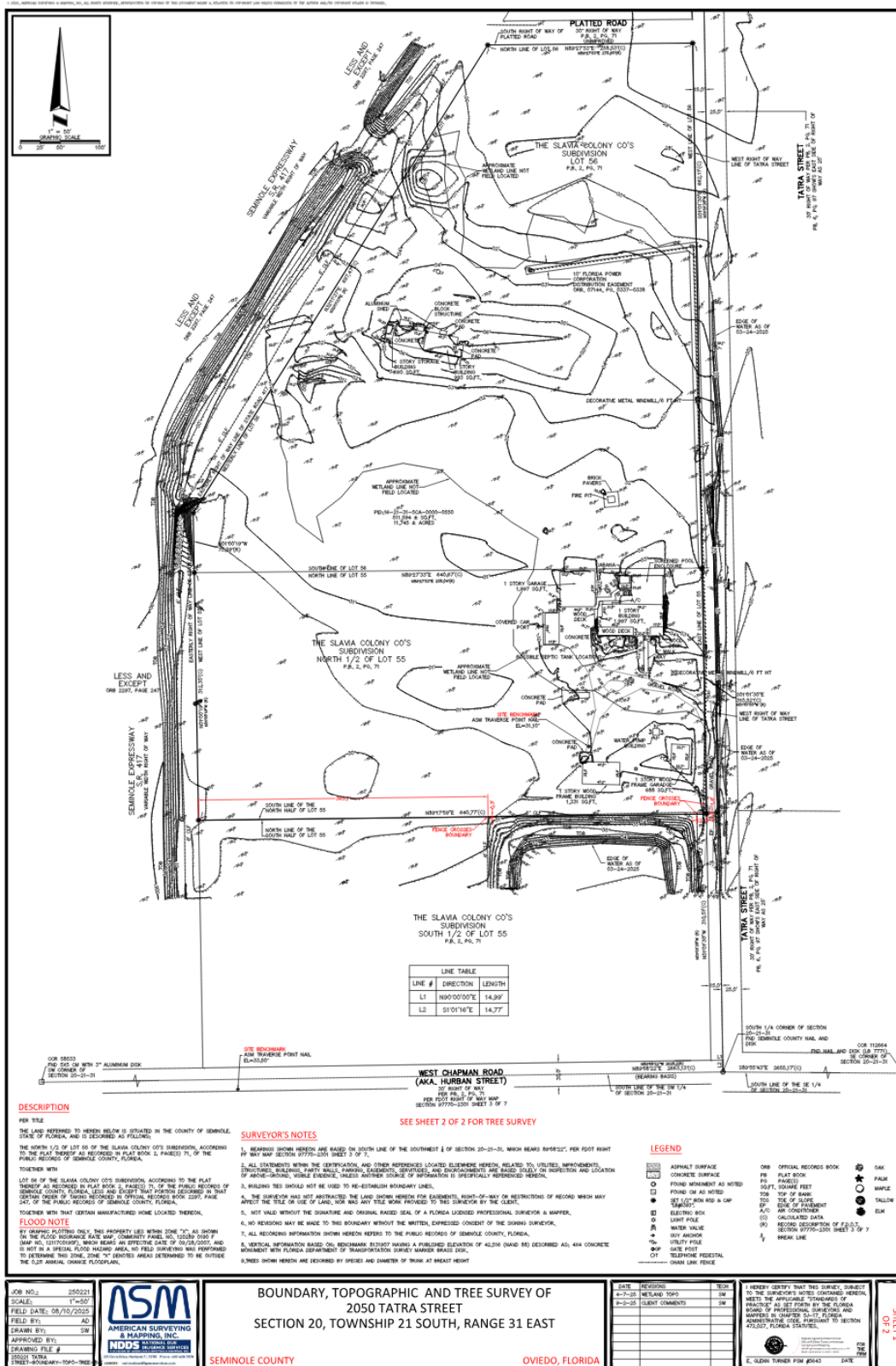
Exhibit A**Legal Description:**

THE NORTH ½ OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE (S) 71,
OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FL,
TOGETHER WITH

LOT 56 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED IN
THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2297,
PAGE 247, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME LOCATED THEREON.

Exhibit B

Boundary Survey



AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 2050 TATRA STREET LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE R-3A (MULTIPLE FAMILY DWELLING) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Tatra Townhomes Rezone, dated September 22, 2026.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to R-3A (Multiple Family Dwelling)

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in

accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 22th day of September, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH ½ OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE (S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FL,
TOGETHER WITH
LOT 56 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2297, PAGE 247, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME LOCATED THEREON.

Community Meeting – Tatra Residential Project

2050 Tatra St, Oviedo, FL 32765

Seminole County, Florida

St. Luke's Church & School

2021 W. State Rd. 426, Oviedo, FL 32765

February 27, 2026

6:00 p.m. – 8:00 p.m. Meeting

Attendees: Chris Leppert (Kimley-Horn and Associates)
Michael Ghobrial (Kimley-Horn and Associates)
Ana De Stefano (Kimley-Horn and Associates)
Jeffrey Wyckoff (Altman Development) – Attended remotely
Patricia Sidlik (Community Member)
Matt Roberts (Community Member)
AJ Leupold (Community Member)
Larry Jordan (Community Member)
Clay Archey (Community Member)
Kelly Coyle (Community Member)
LaDonna Rossow (Community Member)

Michael: Purpose of Meeting

- Rezoning of an existing (A-1) ±11.97 AC site to (R-3A) consistent with Seminole County Comprehensive Plan (MDR - medium density residential).
- Community meeting held as part of Seminole County rezoning process (described as a required step prior to BCC).
- The purpose was to present early project details, explain the rezoning request, and gather community questions and concerns to be documented for the county submission and meeting minutes.

Michael: Presented Project Overview

- Site: Parcel on Tatra St (access currently via Chapman Road).

- Requested Rezoning: from A-1 Agricultural to R-3A Residential (Medium Density Residential / MDR).
- Kimley-Horn identified as the current consultant team at this stage; additional consultants expected after rezoning approval.

Jeffrey: Stakeholder and Roles Clarified

- Developer company identified: Altman Development (spelled out A-L-T-M-A-N).
- Jeff Wyckoff offered to provide direct contact information via the engineering team.

Open Floor/Questions & Comments

1. What does A-1 mean?

Response: A community participant suggested “1 unit per acre,” but this was not confirmed in-meeting.

2. Community raised questions about R-3A density, stormwater plan, including potential unit counts and whether the request could allow greater density (including discussion about clustering and higher density concepts).

Response: Kimley-Horn stated stormwater and other site constraints typically consume ~15–20% of land area (general experience statement) and that appropriate on-site stormwater management facilities will be developed to avoid affecting adjacent parcels.

3. Clarification of the entitlement process requested (community described steps such as DRC, Community Meeting, Planning & Zoning, Board of County Commissioners adoption).

Response: Community meetings are required prior to DRC per county checklist/code (as described).

4. Request to reschedule or hold another meeting with better audio and/or with county staff present.

Response: County staff are generally present at public hearings (BCC), not typically at community meetings. Kimley-Horn added that while an additional meeting could be held, this meeting would still be submitted to the county.

5. DRC Timing and next steps?

Response: Kimley-Horn stated process will follow county requirements as set forth in code. Submittal of community meeting minutes and next meeting targeted for early March was discussed.

6. How will residents be notified of future meetings?

Response: Next major public input occurs at Board of County Commissioners meeting; additional notices will occur per county process.

7. How many people were notified about this meeting?

Response: The notification radius is determined by Seminole County requirements based on the size of the subject property. For this site, the required radius was 1,500 feet, and notices were sent accordingly.

8. Product Type: Townhomes vs Apartments vs Single-Family?

Response: Altman stated that the project most likely will be townhomes.

Is there any possibility in the future for the rezoning to be changed to allow low-income apartments?

Response: Altman will follow what the market dictates.

9. Community asked whether R-3A implies townhomes, apartments, or single-family, and if this will be for rent or for sale.

Response: Rent versus for-sale has not yet been determined; the project could proceed as either option, but not a mix. The final decision will be based on market conditions at the time of development.

10. What is the primary project that Altman develops?

Response: Developer noted Altman has built a variety of products historically, with the last few years being mostly multi-family/apartments projects.

11. Why townhomes instead of single-family homes?

Response: Current market conditions indicate stronger demand for townhomes compared to single-family homes Townhomes provide good quality housing for the community.

12. Why is the project proposing townhomes when there are already many in the area, some of which appear slow-selling? Residents expressed concerns about oversaturation, possible impacts on property values, and that rental townhomes could function like a multi-family community.

Response: Seminole County's Future Land Use (FLU) Map designates this area as MDR, which allows for R-3A residential development such as townhomes. This designation reflects the County's long-term land-use planning for the area.

13. What is a Future Land Use Map?

Response: the County's comprehensive plan for development and anticipated capital improvement projects for infrastructure.

14. Is there a feasibility study that demonstrates market demand for townhomes, and confirms that the area can support the number of units? If so, can the community access it?

Response: Kimley-Horn does not prepare market feasibility studies and is not a requirement for the rezoning process; this analysis may be part of the developer's internal due diligence process in deciding where and what to develop/construct.

15. A community member requested access to any such documentation and clarification on how the public could obtain it.

Response: Comprehensive plan is public record and can be found on the county's website. Can these documents be provided directly? As the community has to pay to access them.

Response: Kimley-Horn stated can provide the rezoning submittal package.

16. Did the project request any variances as part of this application?
Response: None requested at this stage; rezoning only. Team stated that future design will comply with county requirements.
17. Residents raised concerns about the potential need to import fill and how this could impact drainage on neighboring properties. They also noted existing low-lying areas and the cumulative effects of nearby fill activities. How will these issues be addressed?
Response: The development team acknowledged these concerns and explained that drainage, fill requirements, and downstream impacts will be fully evaluated during the site development and permitting process. Stormwater systems will be designed to prevent adverse effects on adjacent properties.
18. Will a traffic study be required for the project, and what potential improvements or impacts will be required?
Response: A traffic study may be required, depending on county review, to evaluate methodology, the intersections to be analyzed, and any necessary off-site improvements. Examples of potential improvements discussed included adjustments to signal timing and possible turn-lane extensions.
19. Will the project impact the nearby county trail, and what will be the access point for the site?
Response: Any potential impacts to the nearby county trail will be reviewed as part of the transportation and site-planning process; however, no impacts to the trail are anticipated at this time. It was also clarified that the site currently has only one access point, which is via Tatra Street connecting to Chapman Road.
20. Does Tatra St connect to another street, or does it only connect to Chapman Rd?
Response: The only access is through Chapman Rd, but there are some right of ways that could be improved in the future by other developers.
21. Where will the project's sewer service be directed?
Response: The project will connect directly to the existing sanitary sewer pipe located on Chapman Road. From there, flows will be conveyed through the existing utility network to the Iron Bridge Water Reclamation Facility in accordance with established interlocal arrangements.
22. What would happen to the existing powerline?
Response: Existing powerline is not within the project limits and no changes are anticipated.
23. Can the community access the full application materials, submittals, and comment rounds for this project, rather than only a generic checklist?
Response: The application has already been submitted and has gone through multiple rounds of county comments. All project documents are public record, and the team offered to provide these materials by email.
24. Can an updated aerial picture of the project site be provided to the county?

Response: Seminole County already maintains updated aerials and all up-to-date information for all parcels within the county.

25. Will attendees receive a follow-up email summarizing the meeting?

Response: Yes. Kimley-Horn will send a follow-up email containing the list of questions captured during the meeting along with responses and next steps.

26. Can the community receive copies of the project's county submittals and comment rounds?

Response: Yes. Kimley-Horn will provide the available county submittals and comment rounds/responses.

27. Will meeting minutes be included in the county submission and shared with residents?

Response: Yes. Kimley-Horn will include the minutes in the package submitted to the county and will share them with the community as appropriate.

28. Can Altman Development provide information on recent product types?

Response: Altman Development may be able to provide additional information on similar development types.

29. Consider holding a second community meeting with improved audio and key stakeholders physically present, and/or request county participation (not guaranteed).

Response: A second community meeting is anticipated and will be coordinated based on Church schedule; however, county participation cannot be guaranteed.

30. Provide an explanation/response regarding market justification for townhomes and how rental vs for-sale will be determined.

Response: Additional clarification on market conditions and how the rental versus for-sale determination will be made as more information becomes available.

Meeting conclusion – Closing statements thanking residents for attending and providing input.

Community Meeting – Tatra Residential Project

2050 Tatra St, Oviedo, FL 32765

Seminole County, Florida

St. Luke's Church & School

2021 W. State Rd. 426, Oviedo, FL 32765

April 21, 2026

6:00 p.m. – 7:00 p.m. Meeting

Attendees: Chris Leppert (Kimley-Horn and Associates)
Michael Ghobrial (Kimley-Horn and Associates)
Jordon Munizzi (Geo-Technology Associates)
Patricia Sidlik (Community Member)
Matt Roberts (Community Member)
Larry Jordan (Community Member)
Clay Archey (Community Member)
Kelly Coyle (Community Member)
LaDonna Rossow (Community Member)
Steve Lehenbauer (Community Member)

Chris: Introduction and Purpose of the Meeting

- Follow-up community meeting was held in response to feedback from the prior meeting.
- Applicant stated that the prior meeting satisfied Seminole County's community meeting requirement but elected to hold an additional meeting to address outstanding questions.
- Purpose was to provide updated information on the rezoning request, review submitted materials, and document community questions and concerns.

Chris: Presented Project and Rezoning Overview

- Requested rezoning from A-1 (Agricultural) to R-3A (Residential).
- Property designated MDR (Medium Density Residential) on Seminole County Future Land Use Map.
- R-3A zoning allows a maximum of 10 dwelling units per net buildable acre.

- Conceptual development plan presented illustrating approximately 70 attached townhome units on 7 developable acres.
- Applicant emphasized the plan is conceptual only and represents a maximum density / worst-case scenario, not a final design.

Chris: Application Status and Schedule

- Initial community meeting held: February 27, 2026.
- Latest rezoning submittal to Seminole County: March 30, 2026.
- Anticipated Planning & Zoning hearing: June 3, 2026 (tentative).
- Anticipated Board of County Commissioners hearing: July 14, 2026 (tentative).
- Dates are estimated and subject to county scheduling.

Chris: Technical Studies and Documents Submitted

- Rezoning application and fees.
- Boundary and topographic survey.
- Environmental review identifying wetlands on the north and south portions of the property.
- Conceptual development plan.

Chris: Environmental and Stormwater Discussion

- Wetlands were identified on the northern and southern portions of the site.
- Development is proposed outside the wetland areas.
- Wetland impacts would require mitigation in accordance with Florida and Seminole County regulations.
- Portions of the site are identified as within a county-mapped floodplain (not FEMA-designated).
- Floodplain mitigation would require:
 - a. Raising finished floor elevations above the floodplain
 - b. Providing compensating storage to prevent off-site impacts
 - c. Proposed compensating storage areas are conceptual and intended to handle stormwater and floodplain requirements.

Open Floor/Questions & Comments

1. Was the prior community meeting notice incorrectly dated, and does that affect compliance?

Response: Seminole County's requirement is that a community meeting be held at least 20 calendar days prior to a scheduled public hearing. The meeting did occur within that timeframe. County staff did not indicate the date discrepancy invalidated the meeting.

2. Where are wetlands located on the site?

Response: Wetlands were identified on the north and south portions of the property. Development is proposed outside these areas. Any wetland impact would require mitigation per state and county regulations.

3. Will wetlands be mitigated or removed?

Response: Any wetland impacts would require mitigation in accordance with County and State regulations.

4. Are floodplains present, and how will floodplain impacts be handled?

Response: Portions of the site are within a county-mapped floodplain (not FEMA-designated). Buildings must be constructed above flood elevations, and compensating storage will be required to prevent off-site impacts.

5. Is compensating storage required for wetlands?

Response: Compensating storage is required for floodplain impacts, not specifically for wetlands, though design considerations may overlap.

6. How will stormwater be managed, and where will drainage flow?

Response: Stormwater will be managed on site through improved retention and compensating storage areas. The project will be designed to ensure no adverse off-site runoff impacts.

7. Is the site plan final?

Response: No. The plan is conceptual and intended to demonstrate what could be developed under R-3A zoning. Final design occurs after rezoning approval.

8. Why show 70 units instead of fewer units?

Response: The plan demonstrates the maximum density allowed to avoid presenting a lower density that could later be increased.

9. What product type is proposed (townhomes vs apartments)?

Response: The conceptual plan shows attached townhomes, potentially two-story. R-3A zoning does not allow apartment-style density without additional rezoning.

10. Is the project proposing apartments?

Response: No. Apartment-style density would require a different zoning classification (R-4).

11. Can more units be added later through final engineering?

Response: No increase in units beyond the allowed density is permitted without a new rezoning application and public review process.

12. Could the property be rezoned again in the future?

Response: Any property may be rezoned in the future; however, doing so would require a new application, community meetings, and hearings before Planning & Zoning and the BCC.

13. Traffic concerns on Chapman Road and surrounding roadways

Response: A Traffic Impact Analysis (TIA) would be required following rezoning approval. Any off-site improvements identified (turn lanes, signal timing, roadway modifications) must be completed prior to development.

14. Can developers pay fees instead of completing required traffic improvements?

Response: No. Identified traffic improvements must be constructed; they cannot be bypassed through concurrency payments.

15. Will turn lanes or signal improvements be required?

Response: This will be determined through the Traffic Impact Analysis during site development review.

16. What is the concern regarding Tatra Street right-of-way width?

Response: County staff indicated a 50-foot right-of-way may be required. The project survey currently shows approximately 40–42 feet. This issue is under review and awaiting county direction.

17. Will sidewalks be required along Tatra Street or Chapman Road?

Response: Sidewalk requirements are typically evaluated during site development review and may be included as conditions of approval.

18. Where does stormwater drain today?

Response: The site is a split drainage basin with water flowing both north and south via existing culverts, ditches, and pipes.

19. Will fill impact neighboring properties?

Response: Stormwater systems and compensating storage will be designed to prevent off-site impacts.

20. What standards determine flood modeling?

Response: Seminole County standards using 10, 25, and 100-year storm events.

21. How were neighbors notified of the meeting?

Response: The notification radius is determined by Seminole County based on property size. Notices were sent per county requirements.

22. Why request R-3A instead of other zoning types?

Response: R-3A is consistent with the Comprehensive Plan and avoids a plan amendment.

23. Will meeting materials and information be emailed to residents?

Response: Yes. Meeting materials and follow-up information will be distributed via email.

24. When and where can residents provide further public comment?

Response: Residents may provide public comment at both the Planning & Zoning hearing and the Board of County Commissioners hearing.

25. What happens if county staff does not support the application?

Response: The applicant may request placement on the Planning & Zoning agenda; however, approval without staff support is less likely. Withdrawal is an option to avoid denial.

26. Is a variance being requested for right-of-way width?

Response: No formal variance requested at this time; the issue is under staff review.

27. Is county staff present at community meetings?

Response: County staff typically participate at public hearings (P&Z and BCC), not at community meetings.

Meeting Conclusion - Thanked attendees for their time and input, acknowledged community concerns, and stated that follow-up correspondence would be provided.

Tatra Street Residential

Seminole County parcel ID number 16-21-31-5CA-0000-0550

REQUEST: REZONE FROM **A-1** TO **R-3A**

R-3A

Sec. 30.4.8. - R-3 and R-3A Multiple-Family Dwelling Districts.



30.4.8.1 Zone Description: These Districts are composed of certain medium- to high-density residential areas, plus open areas, where it is likely and desirable to extend such type of development. Due to the higher-than-average concentration of persons and vehicles, these districts are situated where they are well serviced by public and commercial services and have convenient access to thoroughfares or collector streets.

30.4.8.2 Density regulations.

- (a) Maximum density shall be set at time of zoning; however, in no case, shall the density exceed:
 - (1) A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or
 - (2) A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District.

30.4.8.3 R3, R3-A - General Provisions and Exceptions.

- (a) Development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and the Board of County Commissioners for approval prior to issuance of any site plan approval.
- (b) Accessory uses may be located at the edge of the complex to serve residents provided that they are clearly subordinate and ancillary to the primary use.
- (c) Personal services uses, designed primarily for the occupants of the complex, such as, day care centers, beauty and barber shops, and health clubs, may be approved for the complex at time of zoning approval. However, such uses shall be limited to complexes of one hundred (100) or more units and shall not be permitted until fifty (50) percent or more of the dwelling units are completed. Any uses other than those approved at the time of zoning approval, must be approved by the Planning and Development Division Manager.
- (d) Recreation and open space comprising no less than twenty-five (25) percent of the gross acreage, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.
- (e) Within condominium projects, deed covenants shall be required to insure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful, and attractive living environment and to prevent the occurrence of blight and deterioration of the individual units within the complex.
- (f) Prior to the issuance of building permits, a complete site plan of the project shall be submitted to the Planning and Development Division for approval. Detailed site plan shall indicate: location of buildings, parking spaces, driveways, streets, service areas, walkways, recreation facilities, open areas, and landscaping.
- (g) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permits.
- (h) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.

[\(Ord. No. 2024-02, § 7\(Exh. B\), 1-9-24\).](#)

REZONING SCHEDULE

- 2-27-2026 - 1st Community Meeting
- 3-30-2026 - Latest Submittal for County review
- 4-21-2026 - 2nd Community Meeting
- 6-3-2026 (est.) - Planning and Zoning (P&Z) Meeting
- 7-14-2026 (est.) - Board of County Commissioners (BCC) Meeting

REQUIRED ATTACHMENTS

INTAKE SUBMITTAL

- ☐ Application
- ☐ Application fee
- ☐ Concurrency fee (PD Final Development Plan as an Engineered Site Plan only)
- ☐ Ownership Disclosure form (Add'l documentation required if the property owner is a trust or corporation)
- ☐ Owner Authorization Form (Required if the applicant and/or consultant is not the property owner)
- ☐ Detailed narrative of amendment (PD Major/Minor Amendment only)

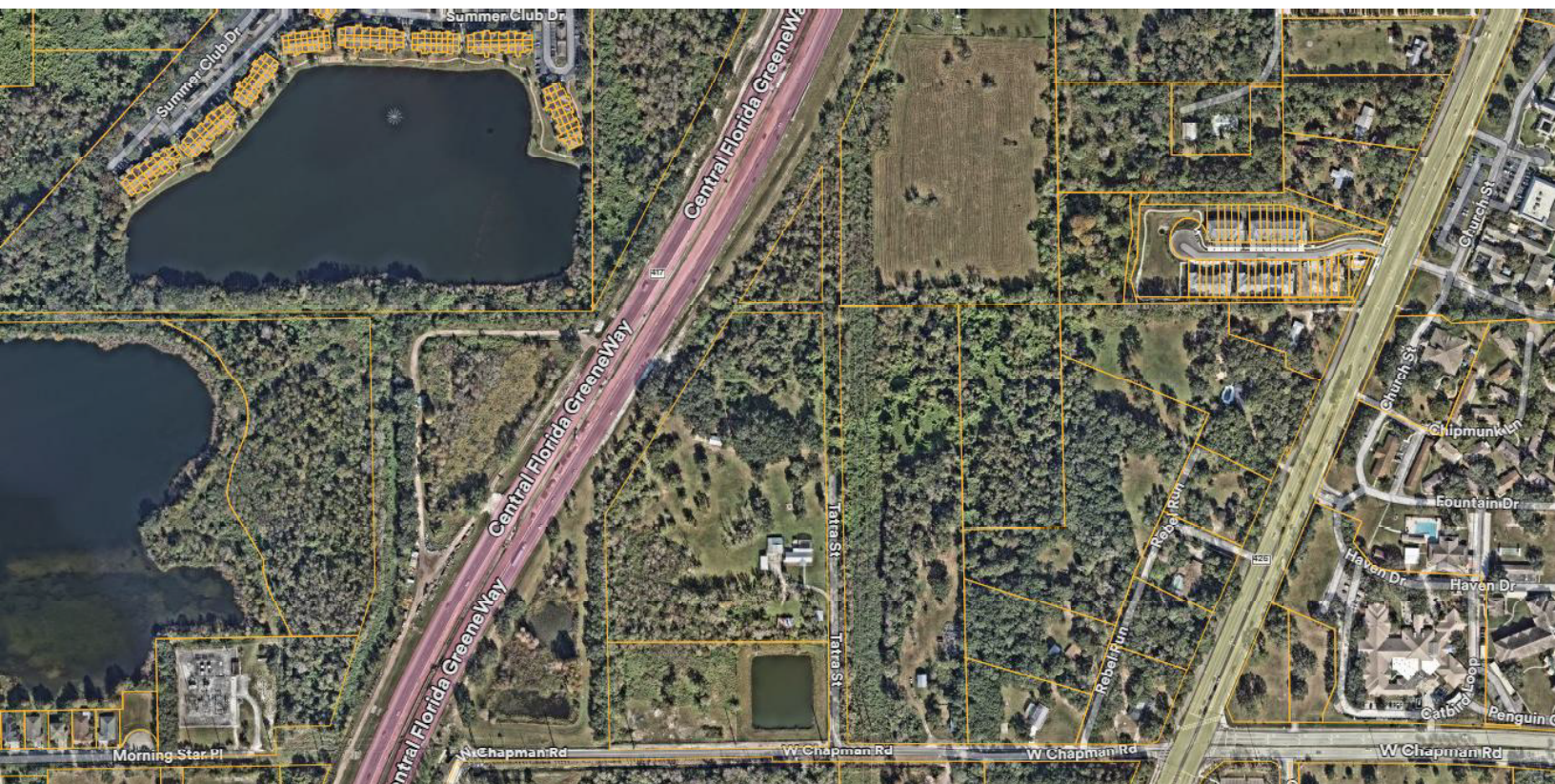
ONLINE SUBMISSION

- ☐ Concurrency [application](#) (PD Final Development Plan as an Engineered Site Plan only)

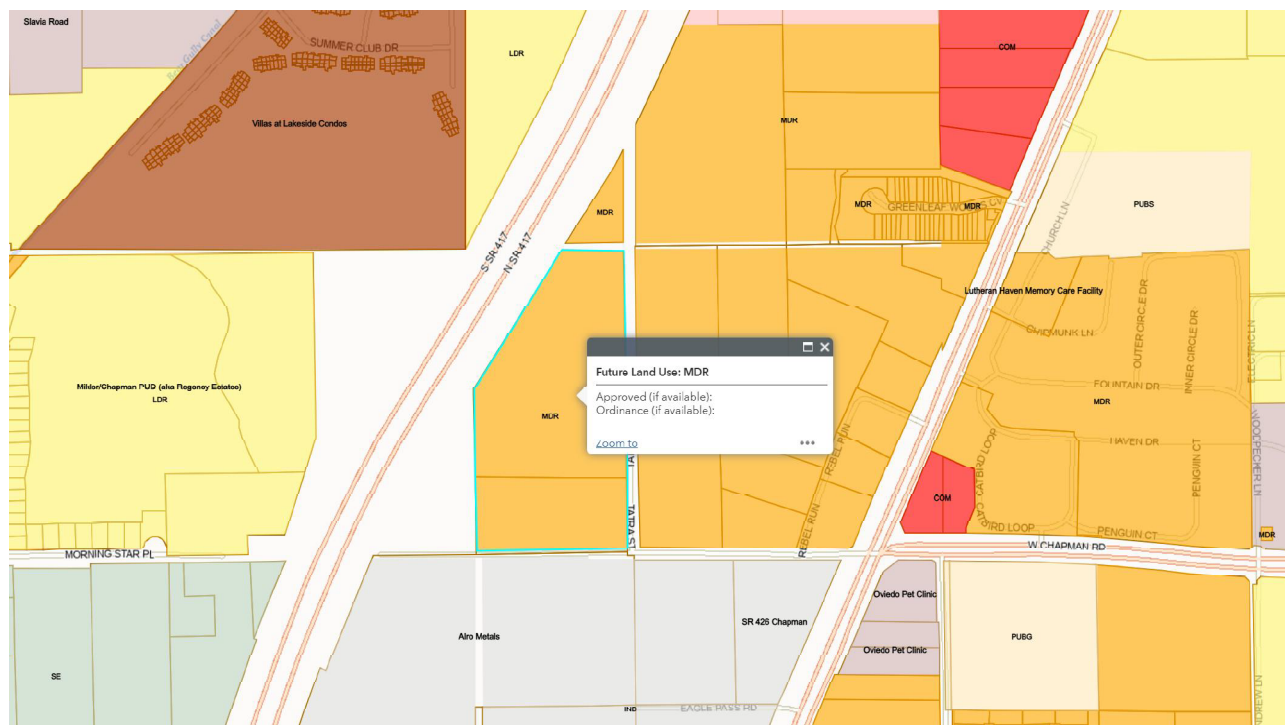
E-PLAN UPLOAD

- ☐ Arbor application (PD Final Development Plan as an Engineered Site Plan only)
- ☐ Signed and sealed boundary survey
- ☐ School Impact Analysis (Contact Jordan Smith 407-320-0168)
- ☐ Approved Traffic Methodology letter from Public Works Engineering, if applicable
- ☐ Attachment "A" and all supporting documents (Future Land Use Amendments only)
- ☐ Traffic Impact Analysis (Projects generating 50 or more peak hour trips)
- ☐ Draft Developer's Commitment Agreement in Microsoft Word format (PD Final Development Plan only)
- ☐ Draft Development Order in Microsoft Word format (Rezone to PD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 and Myrtle St only)
- ☐ Master Development Plan including a public facilities and services analysis summary shown on the plan in a table with supporting data provided separately (PD Rezone & Master Development Plan only)

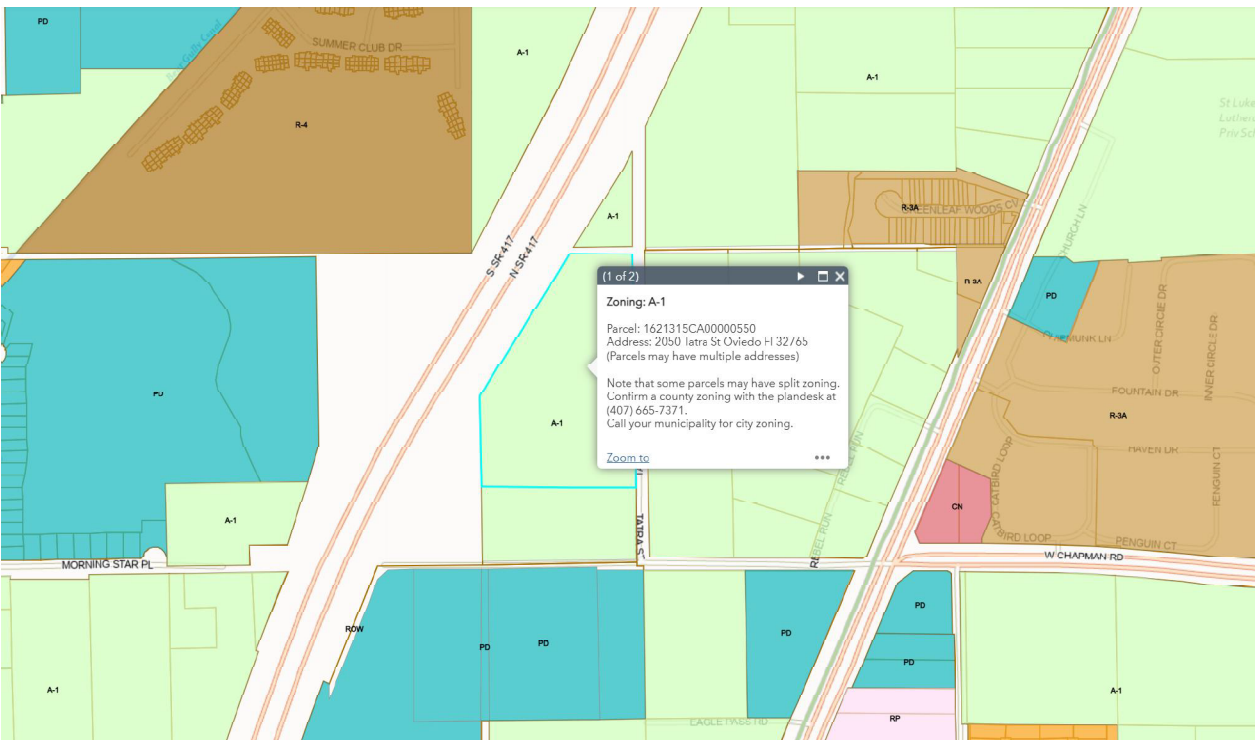
EXISTING CONDITIONS (11-22-2025)



SEMINOLE COUNTY FUTURE LAND USE



SEMINOLE COUNTY ZONING MAP



[illegible]





1. Pre-Application

The applicant should first review the [County's Comprehensive Plan](#) and [Land Development Code](#) to determine whether the proposal meets all of the County's requirements and is consistent with trends of existing development. Prior to submitting an application for rezoning, the applicant is urged to prepare a preliminary development proposal to discuss with planning staff. [Pre-Application meetings](#) are also available, should an applicant wish to be advised by the [Development Review Committee \(DRC\)](#).

2. Application Submittal

Once a proposal has been prepared, a completed rezoning application package is submitted via email to eplandesk@seminolecountyfl.gov, via postal mail, or in person. The applicant may also choose to concurrently submit an application for a [Future Land Use \(FLU\) Amendment](#). Where a rezoning is perceived to generate an impact on the surrounding neighborhood or community, the applicant is further urged to hold an information meeting or open house to inform the affected public of the proposal.

[Fee Summary](#)

[Application and Attachment Documents](#)

3. Application Distribution and Sufficiency Review

An application is determined to be "sufficient" when it contains the following information:

4. Comments Document (COMDOC)

Following distribution and review of a proposed rezoning application, a Comments Document (COMDOC) is sent to the applicant, which outlines staff comments. The COMDOC also identifies the preliminary list of technical requirements for the development to proceed, which may include infrastructure improvements, issuance of applicable permits, etc. The scheduled meeting date, time and location for discussion of the proposal by the DRC is also indicated.

5. Development Review Committee (DRC) Meeting

Following delivery of the COMDOC to the applicant, County staff meets as a technical review team to discuss issues and respond to questions by the applicant.

6. Planning & Zoning Commission / Local Planning Agency Public Hearing

The [County's Planning and Zoning Commission](#) / Local Planning Agency (P&Z / LPA) consists of volunteer, unpaid members appointed by the [Board of County Commissioners \(BCC\)](#) to advise on planning and land development matters.

Approximately 15 days in advance of the public hearing, a notification letter detailing the rezoning request is sent to all property owners within a minimum of 500 feet of the property under consideration, and a legal ad explaining the same is published in the Orlando Sentinel.

Any affected party may submit comments or testify at the public hearing. The applicant is strongly encouraged to attend the public hearing to present and respond to public concerns regarding the proposal. After receiving staff's written recommendations and input from both the applicant and the affected public on the rezoning application, the P&Z / LPA makes a recommendation to the BCC. If the P&Z / LPA does not support the application, the applicant may revise the proposal to respond to the concerns identified during the P&Z / LPA public hearing.

7. Board of County Commissioners (BCC) Public Hearing

Approximately 15 days in advance of the public hearing, a notification letter detailing the rezoning request is sent to all property owners within a minimum of 500 feet of the property under consideration, and a legal ad explaining the same is published in the Orlando Sentinel.

After the P&Z considers the rezoning application, its recommendation is forwarded by staff to the BCC for decision. The BCC considers the rezoning application and may reject, approve, or conditionally approve the development proposal based on recommended changes. Should conditions be imposed in association with the rezoning, they are reflected in a development order.

8. Amendment to the Official Zoning Map

If the rezoning application is approved by the [BCC](#), an ordinance effecting the change is executed by the Chairman of the BCC and forwarded to the [Florida Department of Economic Opportunity](#) within 10 days from the decision date. Also, the development order associated with the rezoning is executed first by the applicant and subsequently by the Chairman before it is forwarded to the Land Records Division for recording.

The official zoning map is then revised to reflect the newly approved amendment. With the exception of PUD / PCD zoning, which requires a two-step zoning process, all proposed development allowed by the zoning amendment must then proceed through the subdivision / site plan review process.

COUNTY COMMENTS

Planning and Development

1. Community Meeting Procedures Section 30.3.5.3
Community Meeting Procedures - SCLDC Section 30.3.5.3
Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.
Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses.

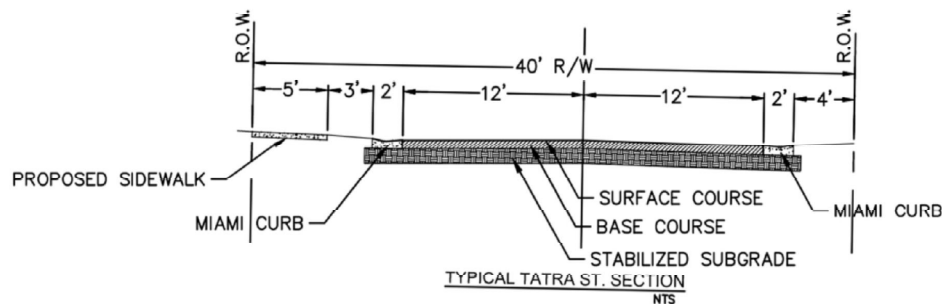
Response: A community meeting was held on February 27th, 2026. Meeting minutes were recorded and are included with this submittal. Please see "Community Meeting Notes and Minutes - KH.pdf", "Sign-in Sheet 02.27.26.pdf", and "USPS Certificate of Mailing 2026-02-11.pdf".

Public Works – Engineering

1. The 40' ROW is still not sufficient. The code is a minimum of 50' and with the drainage that is needed to be addressed even more ROW may be needed.

Response: The survey has been revised to show 40' ROW for Tatra Lane. See the revised survey, document "BOUNDARY-TOPO-TREE Survey.pdf". Also, please see the

Tatara St. typical section on the enclosed development plan, DP1.0, for the proposed 40 ft ROW.



2. The flood compensation has not been addressed. The site is as low as 29.2' and most of the site is below the flood elevation per your model except where the existing structures are located. While this is a rezone it could be a substantial impact to the property. Please provide an analysis showing how this will be addressed. Also, put a note on the plan stating that the development will follow all seminole county and sjrwmd stormwater requirements. Also, add a note that final layout and density may be reduced to meet drainage and flood requirements.

Response: A flood compensation area is provided for the proposed development, and the notes have been added. Please see the revised site plan.

The map displays the Slavia, VA area with various residential developments and roads. A large green circle highlights the central area, which includes the Slavia Colony Cos Subd and Slavia Farms. Other labeled areas include Regency Estates, Villas At Lakeside A Condominium, and Slavia Rd. Roads shown include Slavia Rd, Chapel Ln, Church Ln, and SR 496. A small blue circle is located within the Slavia Colony Cos Subd area.

From: [Dzgdoan Gmail](#)
To: [Apgar, Kaitlyn](#)
Subject: Objection to Z2025-016 (Tatra Townhomes Rezone) – Density, Traffic, Cost, and Land Use Concerns
Date: Friday, June 26, 2026 4:35:32 PM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Dear Ms. Apgar,

I am writing as a property owner within the 1,500-foot notice radius for the Tatra Townhomes Rezone (Case Z2025-016) to formally object to this request to rezone approximately 11.97 acres from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for 70 townhome units. I own property at 2540 Morning Star.

1. The density increase is excessive for this site.

A-1 is one of the county's lowest-intensity zoning classifications, intended for agricultural and very low-density use. R-3A is one of the most intensive residential classifications in the code. Rezoning directly from one extreme to the other, with no intermediate step, is a disproportionate jump that does not reflect the rural, low-density character of the surrounding area. A development consistent with the site's current context, in the range of 8 to 10 single-family homes, would be a far more appropriate transition than 70 multi-family units.

2. Chapman Rd and SR 426 cannot absorb this traffic.

Chapman Rd is classified by the county itself as a minor roadway, not designed to carry significant through-traffic. Based on standard trip-generation rates for multifamily housing, 70 units would add roughly 400-450 additional daily vehicle trips onto Tatra St and Chapman Rd, nearly all of which would funnel into the already-strained Chapman Rd/SR 426 (Aloma Ave) intersection. The county and FDOT are already funding major capacity upgrades elsewhere on this same corridor (the SR 417 widening at Aloma Ave and the planned Slavia Road widening) because growth has outpaced this road network's design capacity. No comparable improvement is proposed here, and the application includes no plan to address this.

3. The developer must fund 100% of the road infrastructure costs this project creates — not a shared or proportionate-share split with existing taxpayers.

Road widening and intersection upgrades made necessary by private development are frequently funded in part through county-wide gas tax revenue, MSTU assessments, or future bond measures, which means existing property owners end up covering part of a cost that a private developer's project created. I am explicitly asking that this not be a "proportionate share" arrangement in which the public absorbs any portion of the bill. The full cost of any road widening, turn lanes, signal upgrades, or other infrastructure made necessary by this development — at the Chapman Rd/Tatra St intersection, the Chapman Rd/SR 426 intersection, and any other affected segment — should be funded entirely by the applicant/developer as a condition of approval, with no portion charged to the county's general fund, gas tax revenue, or any future MSTU or bond assessment on existing residents.

4. The rental and jobs picture doesn't support this density.

This area has seen a steady increase in proposed rental and multifamily projects without a corresponding increase in local jobs. Adding rental supply without proportional employment

growth nearby tends to produce longer commute patterns, adding commuter traffic to Chapman Rd and SR 426 rather than relieving local demand.

5. The intended occupancy of these units needs to be clarified and restricted.

The application does not specify whether these 70 units will be long-term residential rentals or could be operated as short-term/transient rentals (e.g., Airbnb-style). Short-term rental use would bring materially different impacts than standard residential leasing, including higher turnover traffic, parking strain, and absentee-owner management. I am requesting that, at minimum, any approval include a deed restriction or development order condition prohibiting short-term/transient rental use and requiring minimum lease terms consistent with long-term residential occupancy.

6. The HOA model being introduced does not fit an area that is, and should remain, agricultural in character, and HOA accountability in Florida has become a real problem that this approval should not repeat.

Standard HOA covenants for developments like this typically mandate intensive turf-grass maintenance: frequent mowing, fertilization, and routine herbicide and pesticide applications to meet uniform landscaping appearance standards. Imposing that kind of chemical-dependent lawn-care regime across 11.97 acres that are currently agricultural land runs directly against the rural, low-input character of the surrounding area and raises real concerns about fertilizer and pesticide runoff into the surrounding soil and water systems.

More broadly, Florida HOAs in developments like this frequently operate with very little accountability: they collect mandatory fees and levy fines on individual homeowners for minor cosmetic violations, while the HOA itself is not consistently held to the same standard for maintaining the common areas, retention ponds, and shared infrastructure it is responsible for. Residents end up paying for upkeep that does not happen. I have also seen HOA-controlled irrigation and landscaping practices that do not consistently follow county water-use restrictions, including watering schedules and water sources that bypass the same conservation rules individual homeowners are required to follow.

I am asking that any approval require: (a) a documented, county-enforceable common-area maintenance standard, so that residents paying mandatory HOA fees and facing fines are not also left with unmaintained shared facilities; (b) a binding requirement that all landscaping and irrigation for this development fully comply with the county's water-use restrictions, with no exemption for HOA-controlled common areas; and (c) a prohibition on mandatory chemical fertilizer, herbicide, or pesticide covenants. New developments nearby have already shown this exact pattern of poorly structured, poorly enforced HOAs, and this project should not be allowed to repeat it.

For all of these reasons, I respectfully ask the Commission to deny this rezone request as submitted. If the Commission is not inclined to deny it outright, I ask that it not be approved without all of the following conditions:

1. A substantial reduction in unit count to a density consistent with the surrounding low-density/agricultural character of the area (on the order of single-family development rather than 70 multifamily units).
2. An updated traffic impact study and a signal warrant/turn-lane analysis at the Chapman Rd/Tatra St and Chapman Rd/SR 426 intersections.
3. 100% developer-funded infrastructure mitigation for all roadway and intersection improvements made necessary by this project, with no cost-sharing or proportionate-share

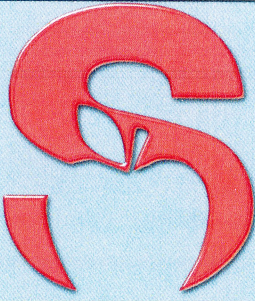
burden placed on existing taxpayers.

4. A binding restriction prohibiting short-term/transient rental use of the units.

5. A documented, county-enforceable HOA common-area maintenance standard; a binding requirement that all HOA-controlled landscaping and irrigation comply fully with county water-use restrictions; and a prohibition on mandatory chemical fertilizer, herbicide, or pesticide covenants.

Please enter this letter into the record for the hearing on this matter.

Sincerely,
Dung Doan



**Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)**

[Handwritten signature]
5/20/25

To: Kelly and Teresa Coyle
Hal H. Kantor, Esq. *407-418-6326 *Hal.Kantor@lowndes-law.com

From: Joy Ford, Assistant Director, Facilities Planning, Seminole County Public Schools

Date: May 20, 2025 **REVISED**

RE: 25-05 SIA Tatra St. Townhomes

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the new FLUM designation and/or zoning will have the effect of increasing residential density, and as a result generate additional school age children.

Description: Proposed MUD of +/- 11.97 acres generally located at 2050 Tatra St. **within the jurisdiction of Oviedo, FL.** The applicant is requesting a **maximum of 118 Single Family Attached Units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 16-21-31-5CA-0000-0550

This review and evaluation is performed on proposed future land use changes and rezones, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

CSA Capacity

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-4	CSA M-3	CSA H-4
CAPACITY	1,581	1,259	2,386
3-YEAR PROGRAM CAPACITY	-	-	-
ENROLLMENT	1,513	1,060	2,243
AVAILABLE CAPACITY	68	199	143
SCALD RESERVATIONS TO DATE	185	83	197
Tatra St. Townhomes	13	6	8
REMAINING CAPACITY	✖ (130)	✔ 110	✖ (62)

Comments CSA Evaluation:

At this point, the students generated at the three CSA levels would not be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

Zoned School Enrollment: For informational purposes, the table below indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated would not be able to be accommodated without exceeding the adopted Levels of Service (LOS) **for the currently zoned (shaded) elementary and high school**. Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

ELEMENTARY SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Evans	Rainbow	CSA E-4	Stenstrom E2	Red Bug E5
CAPACITY	891	690	1,581	955	863
3-YEAR PROGRAM CAPACITY	-		-		
ENROLLMENT	786	727	1,513	696	806
AVAILABLE CAPACITY	105	(37)	68	259	57
SCALD RESERVATIONS TO DATE	77	108	185	6	18
Tatra St. Townhomes	13	-	13	-	-
REMAINING CAPACITY	15	(145)	(130)	253	39
MIDDLE SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Tuskawilla		CSA M-3		
CAPACITY	1,259		1,259		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	1,060		1,060		
AVAILABLE CAPACITY	199	-	199	-	-
SCALD RESERVATIONS TO DATE	83		83		
Tatra St. Townhomes	6	-	6	-	-
REMAINING CAPACITY	110	-	110		
HIGH SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Lake Howell		CSA H-4	Oviedo H2	Hagerty H1
CAPACITY	2,386		2,386	2,829	2,661
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	2,243		2,243	2,313	2,451
AVAILABLE CAPACITY	143	-	143	516	210
SCALD RESERVATIONS TO DATE	197		197	182	26
Tatra St. Townhomes	8	-	8	-	-
REMAINING CAPACITY	(62)	-	(62)	334	184

Terms and Definitions:

Capacity: The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is **ONLY** a measure of student stations, not of enrollment.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

Enrollment: For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

Programmed 3 Year Additions: New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

Remaining Capacity: The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.

Reserved Capacity: The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

School Size: For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

School Attendance Zone: The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

Students Generated by Project: is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

Utilization: A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:

Elementary 100%, Middle 90%, High 95%

Topic: Tatra Townhomes Rezone PZ25-20000006

In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.

Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)

- Summary of proposed ordinance or resolution.
- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd.

Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)

- ☐ Yes.
☒ No.

Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):

- ☐ Required for compliance with Federal or State law or regulation;
- ☐ Relates to the issuance or refinancing of debt;
- ☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;
- ☐ Is an emergency ordinance;
- ☐ Relates to procurement; or
- ☒ Is being enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
 - c. Sections 190.005 and 190.046, F.S., regarding community development districts;
 - d. Section 553.73, F.S. relating to the Florida Building Code; or
 - e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

**If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.
If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.
If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.**

Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)

N/A

Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):

- An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.
- Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

N/A

Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):

N/A



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0601

Title:

Jain Society Special Exception - Consider a Special Exception to allow an existing civic assembly use to expand in the A-1 (Agriculture) and R-1AA (Single-Family Dwelling) zoning districts on 1.93 acres, located on the northwest corner of Citrus Street and Laura Avenue; (BS2025-02); (Jain Society of Central Florida, Applicant); District3 - Constantine; **(Hilary Padin, Planner)**.

Division:

Development Services

Authorized By:

Joy Giles, Planning Division Manager

Contact/Phone Number:

Hilary Padin/407-665-7331

Background:

The Applicant is requesting approval of a Special Exception to expand an existing civic assembly use known as Jain Society, located on 1.93 acres. The existing civic assembly development is comprised of two (2) buildings; a 4,622 square-foot single-story worship hall containing approximately 112 seats, and an 8,065 square-foot single-story multi-purpose building. The Applicant proposes to demolish the 8,065 square-foot single-story multi-purpose building and construct a 15,043 square-foot two-story multi-purpose hall in its place. The proposed new building will contain a dining hall with a serving kitchen on the first floor, and several multi-purpose meeting and meditation rooms, including a 160-seat auditorium, on the second floor. This civic assembly use is classified as a community facility, which is designed to accommodate a larger number of people for a wider geographic area than neighborhood facilities.

The facility operates primarily on Sundays from 10:00 am to 1:30 pm. However, the worship hall is available to members during the day, seven (7) days a week.

The Applicant has acquired two (2) adjacent lots to the rear of the site, to provide fifty (50) parking spaces for the use of the church. Combined with the existing thirty-two

(32) spaces, the property will have a total of eighty-two (82) parking spaces. The required parking count for this assembly use is sixty-eight (68) parking spaces. Including the additional proposed parking lot, the site will provide an excess of fourteen (14) spaces above the minimum required under the Seminole County Land Development Code (SCLDC). The site must also meet all regulations under the SCLDC, such as buffering and site lighting.

As previously stated, the Applicant proposed to demolish the existing single-story 8,065 square-foot multi-purpose building and construct a two-story 15,043 square-foot building in the same footprint. The existing footprint does not meet the minimum required front yard building setback of fifty (50) feet; therefore, the Applicant must obtain approval of a front yard setback variance from the Board of Adjustment in the event this request is approved.

The proposed parking addition on the west side of the property is to be accessed from Highland Street, which will require improvements by the Applicant.

Staff has received five (5) letters of opposition, four (4) of which are located within 550 feet of the subject site and are reflected on the support and opposition map.

Staff Findings:

In reviewing special exception requests, Section 30.3.1.5(a) of the Seminole County Land Development Code, requires that the Planning and Zoning Commission hold a public hearing to consider the proposed Special Exception and submit written recommendations to approve with conditions or deny the request to the Board of County Commissioners for official action. After review of the Special Exception request and a public hearing, the Board of County Commissioners may approve the request if it is determined that the use requested:

(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:

Staff Analysis:

The Jain Society is an existing civic assembly use located on the corner of Citrus Street and Laura Avenue, which are classified as local roads within a residential neighborhood. The existing trend of development in the area is single-family residential with a forty (40) acre county park on the north side. A community civic assembly facility is intended to accommodate a larger number of people than a neighborhood civic assembly facility for a wider geographic area. A 15,043 square foot, two (2) story community civic assembly facility directly abutting a neighborhood of single-story single-family homes is not in character with the trend of development. Therefore, the proposed use would not be in character with the surrounding area or

consistent with the trends of development in the area.

(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:

Staff Analysis:

Although the additional parking should help alleviate the existing on-street parking concerns, it does not necessarily address the potential increase in traffic associated with the expansion of the facility. The proposed parking lot would provide additional on-site parking and is expected to reduce the existing overflow parking along the surrounding right of way. However, the proposal would increase the size of the multi-purpose building by 6,978 square feet, an approximately 87 percent increase, introducing dining hall, meeting rooms and meditation rooms. These additional facilities could substantially increase the number and frequency of people attending activities at the site, particularly if multiple areas are used concurrently. Therefore, while the additional parking may address the existing parking deficiency, the expanded intensity of the civic assembly use could increase traffic volumes and vehicle movements within the surrounding residential neighborhood.

To limit the intensity of the expanded use and reduce the potential for overlapping activities, a condition to the Development Order has been included capping the total occupancy of the entire site, including both buildings and all indoor and outdoor activities, to no more than 160 people at any given time.

(3) Is consistent with the County's Comprehensive Plan:

Staff Analysis:

The subject property has a Future Land Use designation of Low Density Residential. Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and Special Exception uses. Permitted uses include single-family residences, public schools and Special Exception uses such as group homes, houses of worship, daycares, guest cottages, home occupations, public utilities, and publicly owned parks and recreation areas.

Since houses of worship are a Special Exception use under Policy FLU 5.2.1(c) of the Comprehensive Plan and there is an existing church operating on the property, this request is consistent with the Low Density Residential Future Land Use designation.

(4) Will not adversely affect the public interest:

Staff Analysis:

Within the A-1 (Agriculture) district, civic assembly is a common use that typically supports the surrounding residential community. The established church is located on approximately 1.3 acres and the addition of the two (2) rear lots increases the site to approximately 1.9 acres. The additional parking is necessary to support the continued use of the existing church.

However, the proposal also includes replacing the existing 8,065 square foot, single story multi-purpose building with a 15,043 square foot, two story building, an increase of 6,978 square feet. Although a condition of the Development Order will limit the total occupancy of the site to no more than 160 people at any given time, the proposed expansion would substantially increase the scale and intensity of the use. The site is primarily accessed by local residential roads that also serve a county park, and the proposed two-story building would be inconsistent with the predominantly single-story, single-family character of the surrounding neighborhood. Therefore, the granting of the subject Special Exception will adversely affect the public interest.

(5) Meets any special exception criteria described in Additional Use Standards;

Section 30.6.17.5 of the Land Development Code states that the following review criteria shall be used to determine the appropriateness of the Special Exception application:

- (1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over, glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption.

Staff Analysis:

The church's vehicular use areas will be required to include buffering from adjacent residential property to minimize potential impacts. However, the proposed two (2) story, 15,043 square-foot multi-purpose building, due to its size, is incompatible with and will adversely affect the residential character of the surrounding neighborhood.

- (2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties

and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. Per SCLDC Section 30.6.17.5(2) vehicular access for Community and Regional assembly facilities must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways.

Staff Analysis:

This community assembly facility is accessible only from two-lane local residential roads and therefore does not satisfy the requirement that access be provided from a collector roadway with four or more lanes or from an arterial roadway. The property is located at the intersection of three (3) local roads and has an established history of parishioners parking across sidewalks and within the right-of-way, including in front of nearby residences. Staff received four (4) letters in opposition based on existing traffic and parking concerns; one of which provided photographs and a video documenting these conditions.

- (3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit. Conditions including, but not limited to, the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required.

Staff Analysis:

A condition of approval of no outdoor sound amplification without a permit from the County has been included in the proposed Development Order and is recommended by staff. Also, buffering will be required on the site to abate any potential noise from impacting the surrounding neighborhoods.

- (4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD.

Staff Analysis:

The site will not contain a sports field or outdoor recreation areas. Outdoor lighting of the parking areas will be limited and evaluated at the time of site plan to ensure compliance.

(6) Meets the following additional requirements if located in the applicable zone:

If located in A-10, A-5, A-3, or A-1:

(i) Is consistent with the general zoning category of the rural zoning classifications; and

Staff Analysis:

The proposed expansion of the existing church is not consistent with the already established use and character of the area, as discussed above.

(ii) Is not highly intensive in nature; and

Staff Analysis:

The existing civic assembly use, together with the proposed expansion, is highly intensive in nature relative to the size of the site and the surrounding residential neighborhood. The proposed building's height, scale and capacity would be inconsistent with the predominantly single-story, single-family residences surrounding the property.

(iii) Is compatible with the concept of low-density rural land use; and

Staff Analysis:

The church is in the A-1 zoning district; however the surrounding properties are single-family residential zoning districts. The proposed request is not compatible with low-density rural land use. However, this site is designated Low Density Residential and meets the intent of the Low Density Residential Future Land Use designation.

(iv) Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

Staff Analysis:

If the proposed Special Exception and associated Development Order is approved, the expansion of the multi-purpose building will require the Applicant to connect to the County's potable water service. The development currently utilizes an on-site septic tank system, the Applicant proposes to replace, including the drain field. However, if sanitary sewer service is available from the City of Altamonte, the Applicant will be required to connect to the City's sewer system. The site has

adequate access to all other services.

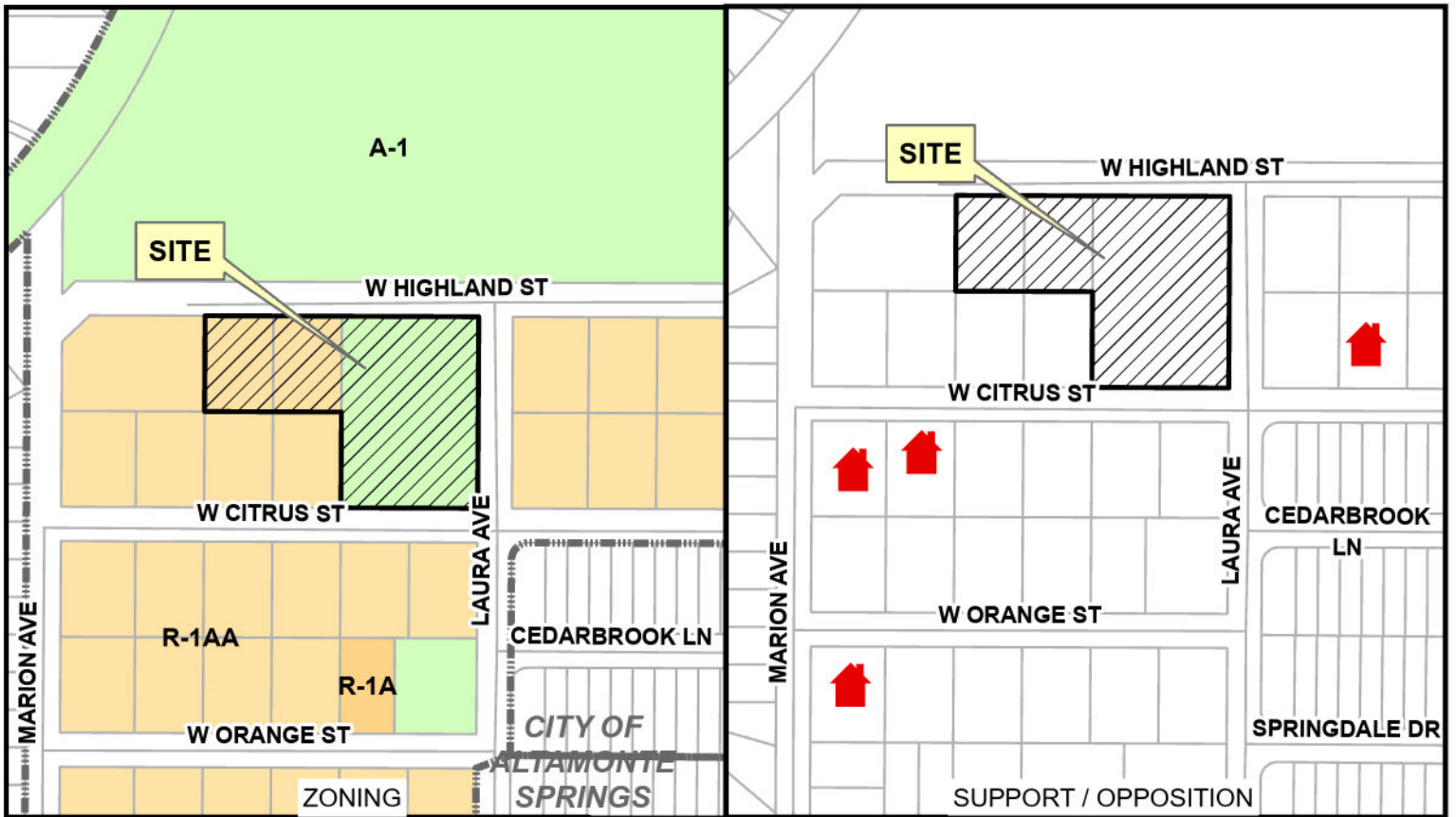
Community Meeting

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on April 24, 2025. An additional community meeting was required to be held upon the proposal of the additional property for parking and was held on May 4, 2026. Details of each community meeting have been provided in the agenda package.

Requested Action:

Staff requests, the Planning and Zoning Commission, recommend to the Board of County Commissioners denial of the Special Exception and associated Development Order as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request does not meet the identified portions of the Land Development Code and recommends the Board of County Commissioners deny the Special Exception and associated Development Order to allow an existing church to expand in the A-1 (Agriculture) and R-1AA (Single Family Dwelling) zoning districts on approximately 1.93 acres, located on the northwest corner of Citrus Street and Laura Avenue.



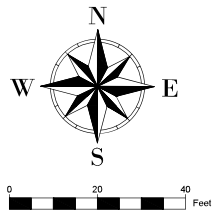
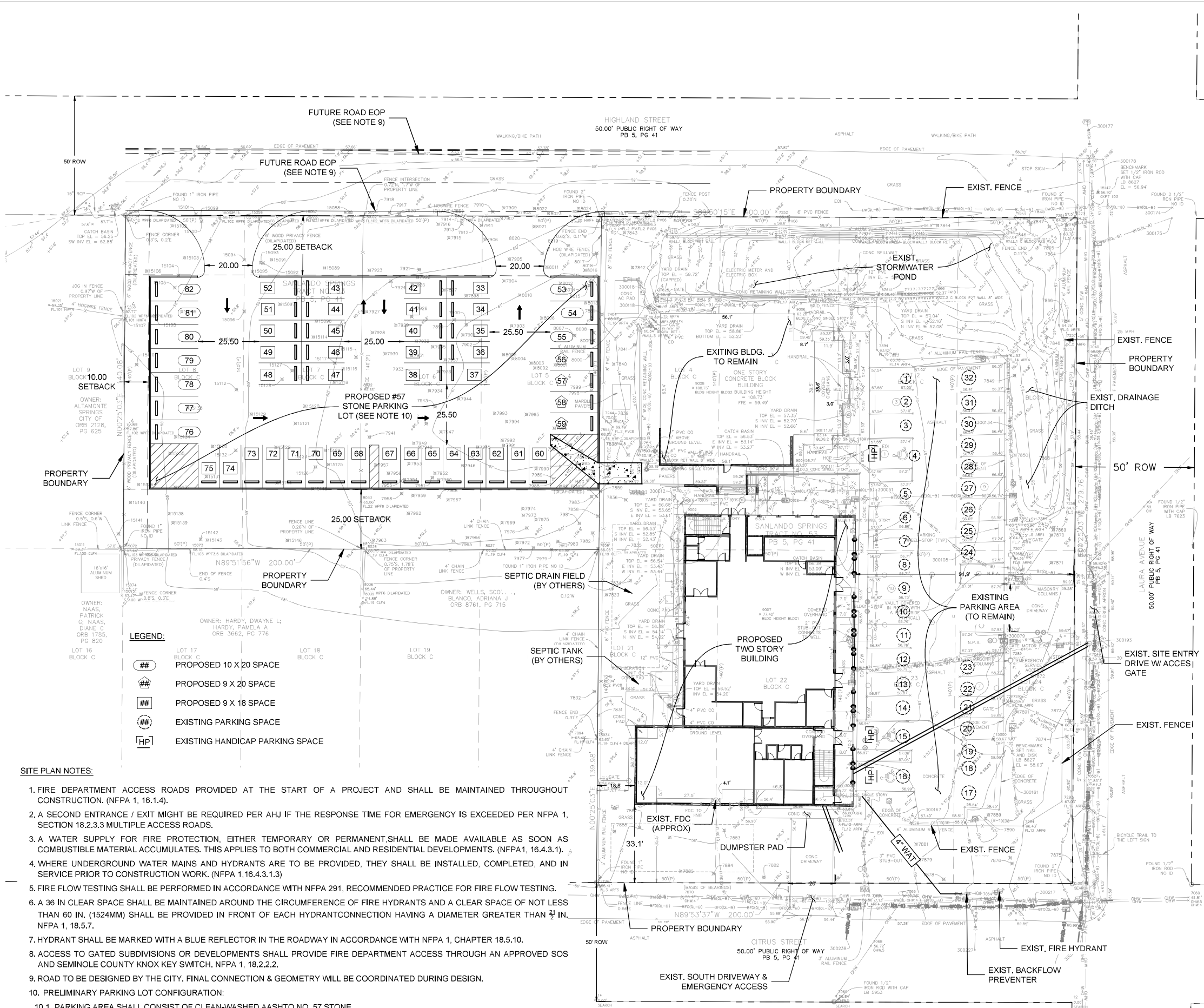
Jain Society
407 W. Citrus St
Altamonte Springs, FL 32714
Project Number: BS2025-002
#25-32000002

A-1
R-1AA
R-1A

Support
Oppose



NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.



LEGAL DESCRIPTION:
LEGAL DESCRIPTION:
PER ORB 4051, PG 1470 (JAIN SOCIETY OF CENTRAL FLORIDA INC.)

LOTS 21, 22, 23 AND 24, INCLUSIVE, BLOCK C, SANLANDO SPRINGS TRACT NO. 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 41, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PER ORB 5023, PG 1044 (DPDS FAMILY PARTNERSHIP, LTD)

LOTS 5 AND 6, BLOCK C, SANLANDO SPRINGS TRACT NO. 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PER ORB 8138, PGS 1521-1522 (DPDS FAMILY PARTNERSHIP, LTD)

LOTS 7 AND 8, BLOCK C, SANLANDO SPRINGS TRACT NO. 53, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING: 1.928 ACRES, MORE OR LESS.

PARKING SPACES:

- 10 PROPOSED 10 X 20 SPACES
- 4 PROPOSED 9 X 20 SPACES
- 32 PROPOSED 9 X 18 SPACES
- 29 EXISTING PARKING SPACES
- 3 EXISTING HANDICAP PARKING SPACES

TOTAL PARKING SPACES: **82**

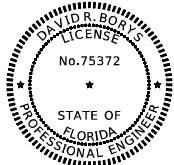
SETBACK NOTE:
SETBACKS SHOWN ARE PROPOSED AND CONTINGENT UPON THE VARIANCE APPROVAL BY THE BOARD OF ADJUSTMENT. IF THE VARIANCE (S) ARE NOT GRANTED, THE SITE PLAN WILL BE ADJUSTED TO MEET THE A-1 ZONING SETBACKS.

OM ENGINEERING SERVICES, INC.
Civil • Structural • Inspections

621 E. WASHINGTON ST.,
SUITE 8, ORLANDO,
FLORIDA 32801
OFFICE: (407) 704-7815
WWW.OMENGINEER.COM

JAIN SOCIETY OF
CENTRAL FLORIDA 407W,
CITRUS STREET,
ALTOMONTE SPRINGS,
FLORIDA 32714

ENGINEER OF RECORD:
DAVID R. BORYS,
P.E., CFM
FL. REG. NO. #75372



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID R. BORYS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JAIN SOCIETY
OF CENTRAL
FLORIDA

SITE PLAN -
PROPOSED

SUBMITTALS

DATE	DESCRIPTION

SCALE: 1" = 20'

SHEET NO. C-4

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 1 - 8 & 21 - 24 BLK C TRACT 53
SANLANDO SPRINGS
PB 5 PG 41

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: JAIN SOCIETY OF CENTRAL FLORIDA, INC
407 W CITRUS STREET
ALTAMONTE SPRINGS, FL 32714

Project Name: JAIN SOCIETY - SPECIAL EXCEPTION

Requested Development:

A Special Exception to allow an existing civic assembly use to expand in the A-1 (Agriculture) and R-1AA (Single-Family Dwelling) zoning districts.

The findings reflected in the record of the September 22, 2026, Board of County Commissioners meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The Board of County Commissioners concludes that the proposed use is inconsistent with development trends in the area, is detrimental to the character of the area, and would adversely affect the public interest; and therefore, should not be permitted.

Based on the competent, substantial evidence received at the hearing, the Board of County Commissioners finds the request does not meet the applicable portions of the Land Development Code, The proposed development does not demonstrate compliance with the following provisions of the Land Development Code: Special Exception Criteria, Section 30.3.1.5 (a)(1), (2) and (4); Additional Use Standards, Section 30.6.17.5(5)(2) and (3); and the additional requirements for the A-1 zoning district in Section 30.6.17.5. The proposed development does not demonstrate how the

proposed expansion of the civic assembly use meets the requirement for access to a collector or arterial roadway with a minimum of four (4) lanes. Both Citrus Street and Laura Avenue are classified as local roads and therefore do not satisfy this requirement. Therefore, the road is not anticipated to be adequate width to accommodate for the proposed development and poses a hazard to public safety and welfare.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Andria Herr, Chairman
Board of County Commissioners

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 1 - 8 & 21 - 24 BLK C TRACT 53
SANLANDO SPRINGS
PB 5 PG 41

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: JAIN SOCIETY OF CENTRAL FLORIDA, INC
407 W CITRUS STREET
ALTAMONTE SPRINGS, FL 32714

Project Name: JAIN SOCIETY - SPECIAL EXCEPTION

Requested Development:

A Special Exception to allow an existing civic assembly use to expand in the A-1 (Agriculture) and R-1AA (Single-Family Dwelling) zoning districts.

The findings reflected in the record of the September 22, 2026, Board of County Commissioner's meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee

ordinances, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

- a. The Special Exception granted applies only to the civic assembly use as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- c. No building associated with the Special Exception may be increased without approval from the Board of County Commissioners.
- d. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- e. The site, including both buildings and indoor and outdoor activities, is limited to 160 people at any given time.
- f. No outdoor amplification of sound without approval of a special event permit. Indoor amplification of sound must comply with Chapter 165 Noise Control in the Seminole County Code of Ordinances.
- g. The expansion of the multi-purpose building from 8,065 square feet to 15,043 square feet will require connection to public potable water services and the City of Altamonte's sewer service, if available.
- h. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

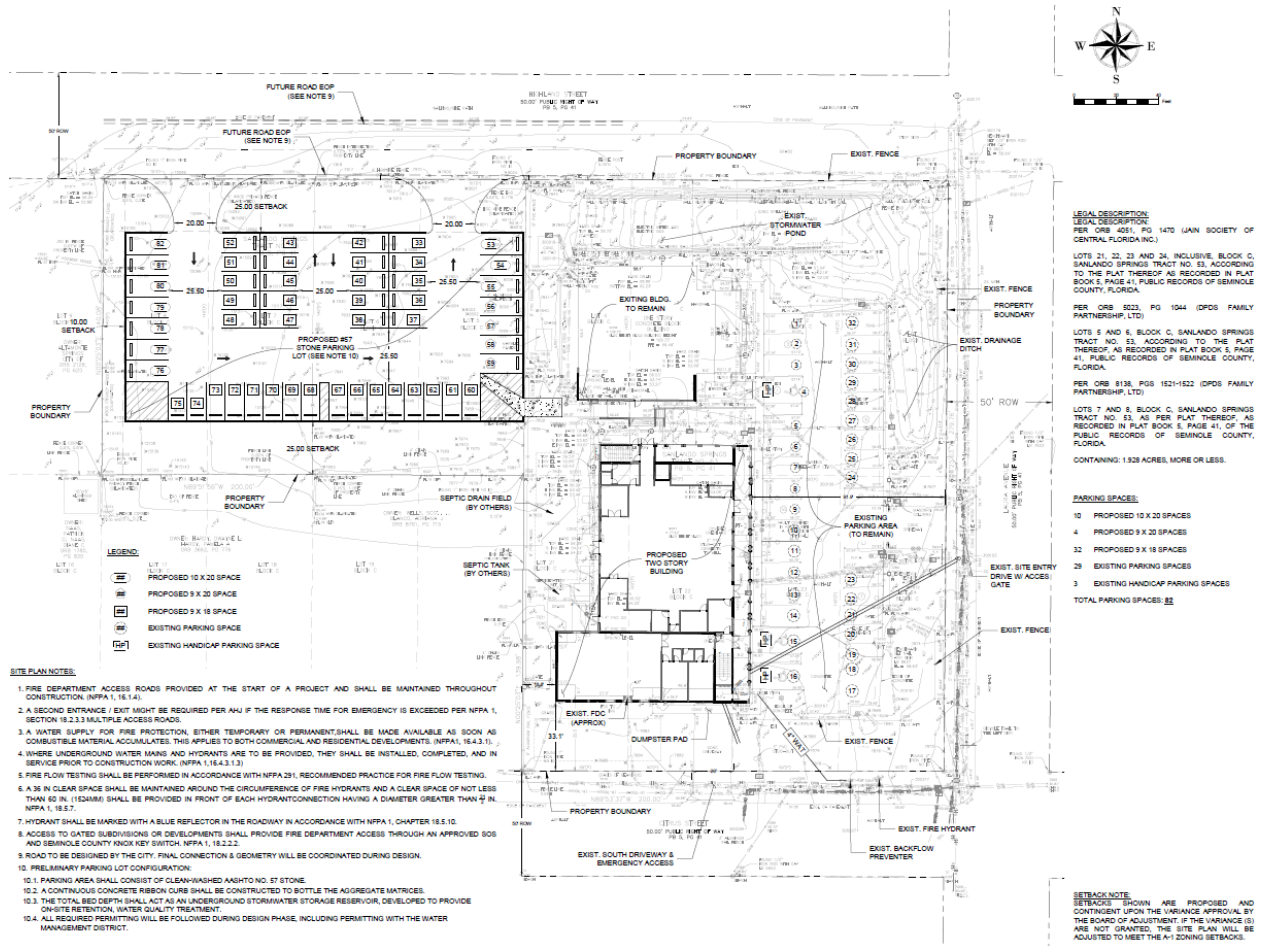
(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Andria Herr, Chairman
Board of County Commissioners

EXHIBIT A



Jain Society of Central Florida, Inc.
Revised Summary of Request 6-11-26

Summary of the Subject Property

The subject property is owned by Jain Society of Central Florida, Inc. (“Jain Society”). Jain Society is an IRS registered non-profit, tax-exempt religious organization. Presently, the subject property has two buildings (the “facility”): a Derasar (worship hall) building (3,879sqft seats approx. 112) and the main multipurpose Event/Dining/Meditation (MP) Hall (7,832sqft seats approx. 160). Both are single-story structures. The facility is within a gated area and is remotely controlled by Board members and select volunteers. The worship hall access is also remotely controlled and opened for visitors using camera surveillance during nonscheduled hours. The multi-purpose hall access is controlled by a combination lock and is available with special permission from the Board of Directors. Jain Society has acquired the adjacent vacant property, Seminole County Parcels 01-21-29-5CK-530C-0050 and 01-21-29-5CK-530C-0070, to utilize as overflow parking for the facility.

Property Management and Use

The facility is maintained and managed by the Board of Directors and as such has no full-time or part-time employees. The facility is not designed for overnight stay and the society rules do not allow anyone to stay overnight. The worship hall and the multipurpose hall are used simultaneously. The worship hall is used regularly to worship and hold prayer sessions. Members can visit the worship hall any time during the day, seven days a week. The group worship (prayer) sessions are held every Sunday from 10:00 AM to 1:30 PM. The average participation during the scheduled Sunday session is between 50 to 70 people. Worshipers come and go as they wish, so the parking lot is sparsely used. The worshipers may choose their own time for prayer sessions and then either leave or attend lunch and other activities in the hall. The MP Hall is currently used for multi-purpose as the name suggests.

No food is cooked on the premises and the proposed renovation does not contemplate food preparation on the premises. The kitchen is an accessory residential-style kitchen, not a commercial kitchen. The oven, range, and skillet/griddle shown on the conceptual plan are intended to remain as ancillary warming and reheating equipment to support the community hall’s assembly use. These appliances are not intended to establish a restaurant, commercial food preparation facility, commercial kitchen operation, or daily cooking operation open to the public. The Society does not propose the preparation of raw food, frying, grilling, broiling, or other grease-producing cooking operations on-site. No commercial menu preparation or food sales operation is proposed. The final building permit construction documents will identify the specific appliance types, fuel sources, ventilation, exhaust, hood, fire-suppression, gas, electrical, and plumbing requirements, as applicable. Any kitchen ventilation or fire-protection systems required by the Florida Building Code, Florida Mechanical Code, Florida Fire Prevention Code, NFPA 96, and the Authority Having Jurisdiction will be provided at the time of building permit review.

Jain Society celebrates three (3) to four (4) major religious events during the year. During those special occasions, Jain Society receives full participation of up to approx. 160 people. The current hall setup forces us to have limited children and adult activities. The special event sessions, which include prayer, special performances by children and adults, religious discourse, meditation sessions, etc. tend to last longer. It is important to note that since the entire facility is open and various activities occur concurrently, the attendees have to divide and participate in various special smaller group activities. This creates time and space issues at the current indoor facilities.

Reason for Expansion

Jain Society expects an increased attendance at weekly services and is rising to 80-120 members. Membership has also requested an increase in the number of yearly major celebrations to five (5). The increase in worship attendance together with demand for more and various religious activities, it is necessary for Jain Society to increase facility hall space. Further, the greater Jain community also desires to invite more religious scholars from outside for special visits throughout the year. These demands have created the need to expand the multi-purpose hall facility to include a second floor. A separate hall on the second floor would be designed to allow multiple activities in parallel while the ground floor dining hall will be dedicated to food serving and fixed dining seating.

The need for expansion is also to provide a quiet segregated area for religious discourses, children learning, event celebration preparation, meditation, lunch/dinner food table and chair setups, etc. The planned two-story building will provide sufficient space to satisfy the stated purpose.

Finally, after receiving community input and County staff comment, there is a need to add additional overflow parking at the facility. Development of the adjoining vacant parcels into a parking facility can accomplish this goal.

MP Hall Renovation Plan

The new plan does not affect the worship hall. The proposed plan is for an upgrade/renovation of the single-story multipurpose (MP) hall into a two-story building and clearing a portion of the adjacent vacant parcels for a parking . The current MP hall building will be demolished and a two-story building will be built per the architecture plan. The drawing (Arc/MEP) uses the existing building foundation footprint. The new plan provides a separate dining hall on the ground floor, general activities on the second floor, and a meditation room on the south side of the hall.

Septic Tank System and Drain Field

The plan is to replace the existing septic tank and the drain field size will be increased to meet the code and will be submitted as a part of the application drawing set.

Parking

Jain Society has acquired the adjacent vacant property, Seminole County Parcels 01-21-29-5CK-530C-0050 and 01-21-29-5CK-530C-0070, to utilize as overflow parking for the facility. The revised proposed site plan shows a design that will meet County requirements for parking.



East Side Elevation-Laura Avenue Side
Scale: 3/16"=1'-0"



South Side Elevation-West Citrus Street Side
Scale: 3/16"=1'-0"

NO.	DATE	BY	REVISIONS	COPY ISSUED TO
1				
2				
3				
4				
5				
6				
7				

2 STORY COMMUNITY HALL
FOR JAIN SOCIETY OF CENTRAL FLORIDA AT
407 W Citrus Street, Altamonte Springs, FL 32714
BUILDING ELEVATIONS-1



SHEET NO. 11
OF SHEETS 38
DATE: 10/19/24
SCALE: AS NOTED
JOB NO. 257-1
DESIGN BY: NGAWAR
CHECKED BY: R. HAUG
REMARKS: -

THESE PLANS ARE THE PROPERTY OF S2 CREATIVE SOLUTIONS, INC. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF S2 CREATIVE SOLUTIONS, INC. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ROBERT T. HAUG,
P.E. # 24575
ARCHITECT

DATE: 10/19/24

DATE: 10/19/24



8' 4' 8" West Side Elevation-Rear Side
 Scale: 3/16"=1'-0"



8' 4' 8" North Side Elevation-Temple Side
 Scale: 3/16"=1'-0"

NO.	DATE	BY	REVISIONS	COPY ISSUED TO
1	05/05/20	----	----	----
2	05/05/20	----	----	----
3	05/05/20	----	----	----
4	05/05/20	----	----	----
5	05/05/20	----	----	----
6	05/05/20	----	----	----
7	05/05/20	----	----	----

2 STORY COMMUNITY HALL
 FOR JAIN SOCIETY OF CENTRAL FLORIDA AT
 407 W Citrus Street, Altamonte Springs, FL 32714
 BUILDING ELEVATIONS

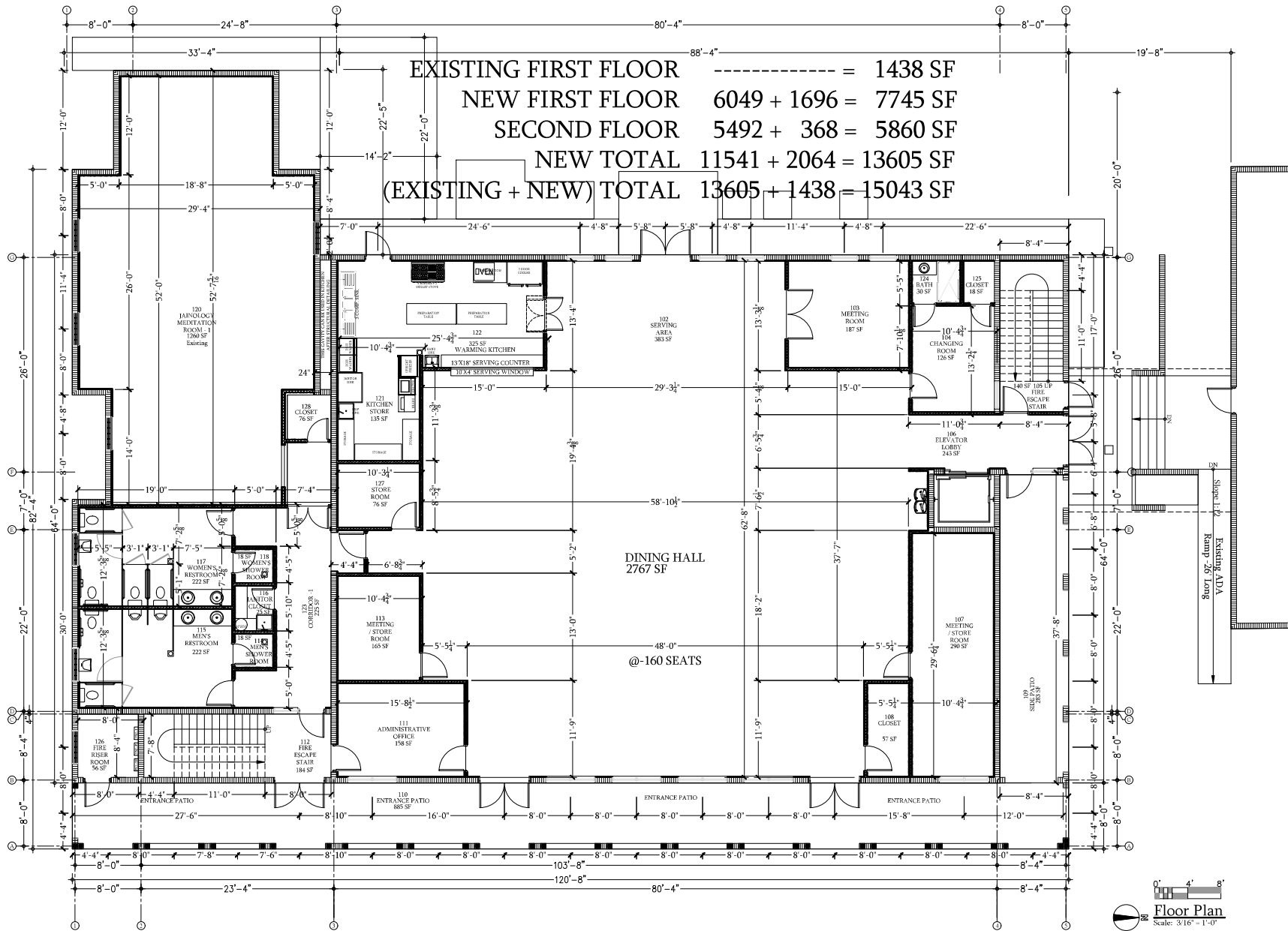


2220 CREATIVE SOLUTIONS, INC.
 2220 CREATIVE SOLUTIONS, INC.
 2220 CREATIVE SOLUTIONS, INC.

NORTH
 REVISION
 A5-STBK1
 DRAWING NO.

SHEET NO. 12
 OF SHEETS 38
 DATE: 10/15/24
 SCALE: AS NOTED
 JOB NO. 05F-1
 DESIGN BY: NGAWAR
 CHECKED BY: R. HAUG
 REMARKS:

I, THE UNDERSIGNED, ROBERT T. HAUG, P.E.,
 IN THE CAPACITY OF THE UNDERCONTRACTOR TO
 THE ARCHITECT, HEREBY CERTIFY THAT THE
 BUILDING STRUCTURE HAS BEEN CONSTRUCTED IN
 ACCORDANCE WITH THE REQUIREMENTS OF ALL
 APPLICABLE LOCAL, STATE AND FEDERAL
 REGULATIONS AND ALL REVISIONS TO THE LATEST
 REVISIONS OF THE DRAWINGS.
 ROBERT T. HAUG,
 P.E., # 24575
 (PROFESSIONAL SEAL - ARCHITECTURAL, PROFESSIONAL SEAL)



Finish Requirements Sprinkled			
Group	Exit Enclosure and Exit Passageways	Corridor	Rooms and Enclosed Spaces
A	Class B	Class C	Class C

Floor Plan Legend	
	Exterior wall See Detail Page L51
	Interior Metal Stud wall 3' x 1 1/2' Stud
	Interior Metal Stud wall 6' x 12' Stud
	New door
	New Window
	Surface Window

Floor Plan
 Scale: 3/16" = 1'-0"

NO.	DATE	BY	REVISIONS	COPY ISSUED TO
1				
2				
3				
4				
5				
6				
7				

**2 STORY COMMUNITY HALL
 FOR JAIN SOCIETY OF CENTRAL FLORIDA AT
 407 W Citrus Street, Altamonte Springs, FL 32714
 PROPOSED FIRST FLOOR PLAN
 WITH EXISTING JAINOLOGY HALL RETAINED**



PARAM CREATIVE SOLUTIONS
 ARCHITECTURAL FIRM AND CONSTRUCTION MANAGEMENT
 2505 COLONY DRIVE, SUITE 100, ALTAMONTE SPRINGS, FL 32714
 (407) 255-0000 FAX (407) 255-0001

A1-STBK1
 DRAWING NO

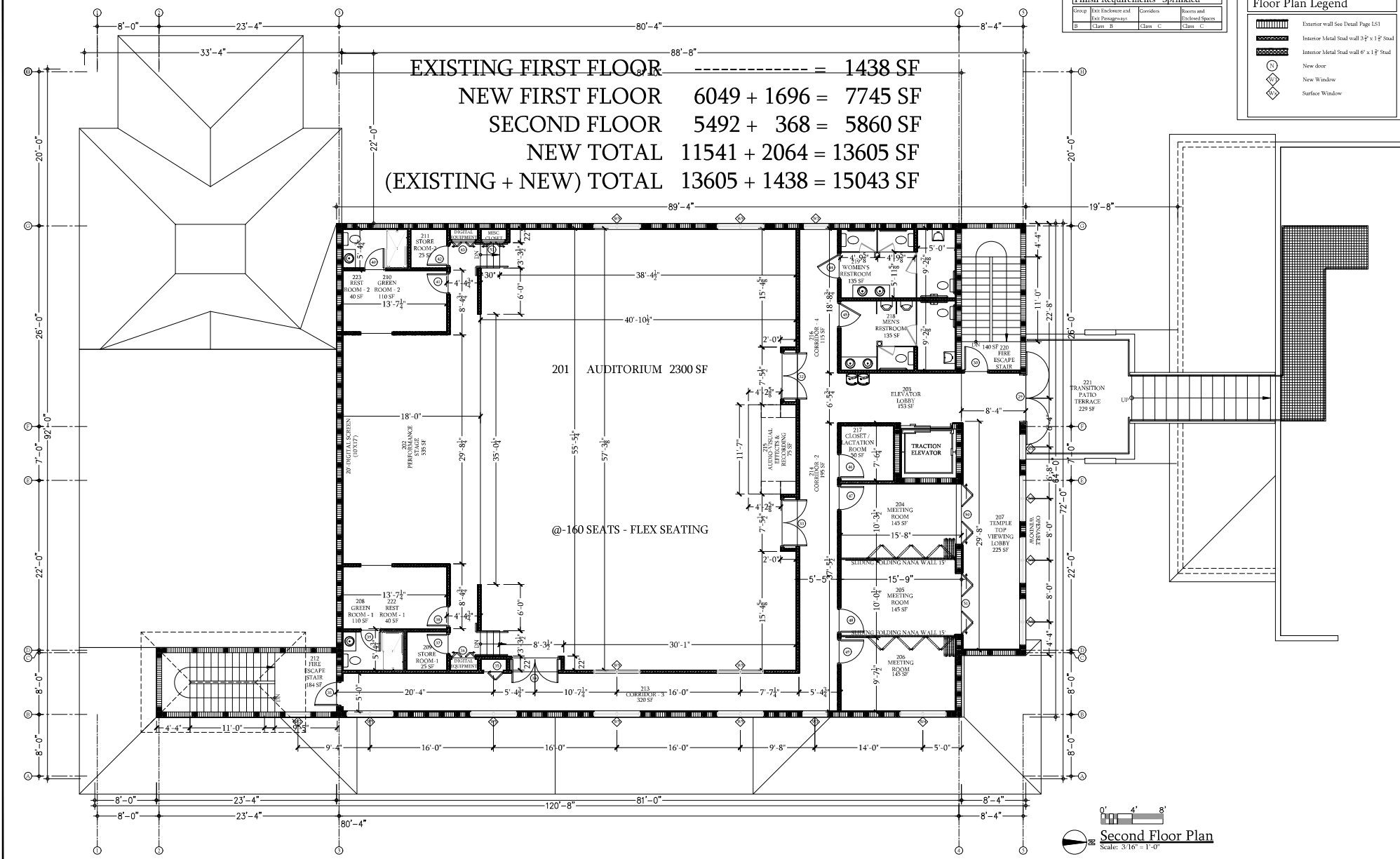
SHEET NO: 8
OF SHEETS: 38
DATE: 10/15/24
SCALE: AS NOTED
JOB NO: SDC-1
DESIGN BY: NGAJJAR
CHECKED BY: R HAUG
REMARKS: -

DESIGN REVIEW BY: ROBERT T HAUG, P.E.
 IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
 THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE WITH EDITION WITH ALL REVISIONS AND ALL REVISIONS TO CHAPTER 1609 FOR 150 MPH ULTIMATE WIND CODE.
ROBERT T. HAUG, P.E. # 24575
 1746 EDDYWOOD DRIVE, LAKELAND, FL 33803 PH: (883) 687-4235

Finish Requirements Sprinkled			
Group	Exit Enclosure and Exit Passageways	Corridors	Rooms and Enclosed Spaces
B	Class B	Class C	Class C

Floor Plan Legend	
	Exterior wall See Detail Page L51
	Interior Metal Stud wall 3" x 1 1/2" Stud
	New door
	New Window
	Surface Window

EXISTING FIRST FLOOR = 1438 SF
 NEW FIRST FLOOR 6049 + 1696 = 7745 SF
 SECOND FLOOR 5492 + 368 = 5860 SF
 NEW TOTAL 11541 + 2064 = 13605 SF
 (EXISTING + NEW) TOTAL 13605 + 1438 = 15043 SF



Second Floor Plan
 Scale: 3/16" = 1'-0"

NO.	DATE	BY	REVISIONS	COPY ISSUED TO
1				
2				
3				
4				
5				
6				
7				

2 STORY COMMUNITY HALL
 FOR JAIN SOCIETY OF CENTRAL FLORIDA AT
 407 W Citrus Street, Altamonte Springs, FL 32714
 PROPOSED SECOND FLOOR PLAN

PARAM CREATIVE SOLUTIONS
 ARCHITECTURAL FIRM AND CONSULTING ENGINEERS
 2000 W. WINDYBROOK DRIVE, SUITE 100, ALTAMONTE SPRINGS, FL 32714
 (407) 888-8888

NORTH
 REVISION
 A2-STBK1
 DRAWING NO

SHEET NO: 9
 OF SHEETS: 38
 DATE: 10/15/24
 SCALE: AS NOTED
 JOB NO: JSC-1
 DESIGN BY: N.GAJAR
 CHECKED BY: R HAUG
 REMARKS: -

DESIGN REVIEW BY: ROBERT T HAUG P.E.
 IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO
 VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO COMMENCING
 CONSTRUCTION.
 THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH
 THE 2023 FLORIDA BUILDING CODE WITH EXCEPTION WITH ALL
 REVISIONS AND ALL REVISIONS TO CHAPTER 1609 FOR 150 MPH
 ULTIMATE WIND CODE.
 ROBERT T. HAUG,
 P.E. # 24575
 1740 EDDYWOOD DRIVE, LAKELAND, FL 33803 (888) 687-4235

From: [Samica Coulter](#)
To: [Padin, Hilary](#)
Subject: Jain Society Church Special Exemption Veto
Date: Monday, May 12, 2025 6:18:39 PM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Ms. Padin,

I am the homeowner of 420 W. Citrus Street, Altamonte Springs, FL 32714. I have serious concerns over the Jain Society's projected construction plan. Parking is a huge concern as they tend to park even as far down as my residence at the corner of W. Citrus and Marion Ave. I have called SCSO non-emergency line several times due to unrecognized cars parking on and near my property over the 10+ years that I have lived here. I purchased my house for the quiet neighborhood that it has been for over a decade now. I have concerns that this will change both with the construction project as well as when they have events at the event center. We also have significant wildlife and birds in the area that I am concerned will be misplaced due to the projected construction.

Please let me know when the upcoming Seminole County meeting will be as I would like to be in attendance and for my voice to be heard.

Thank you!

Samica Coulter
420 W. Citrus Street
Altamonte Springs, FL 32714

From: [Patricia L. Anderson](#)
To: [Padin, Hilary](#)
Subject: Jain Church
Date: Monday, May 12, 2025 1:01:41 PM
Attachments: [Outlook-A blue cir.png](#)
[Outlook-A blue cir.png](#)
[Outlook-A blue and.png](#)

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Good Afternoon Hilary,

My name is Patricia L Anderson is live on W. Citrus St, in Altamonte Springs, I live close to the church, and I am against them adding another addition to their main building. We are a small neighborhood, and we don't need the extra people and parking. And it has come to light that they lied about how many events they would have in a year; it has increased from 3 to 9 now and it may increase more. They have also lied about having an agreement with Sanlando Park regarding using their park for parking. Please vote against this improvement.

Thank you for your time.

Patricia L. Anderson
Receptionist

panderson@cphcorp.com

o 407.322.6841



BUILDING STRONGER COMMUNITIES TOGETHER



From: [Blaine Wyker](#)
To: [Padin, Hilary](#)
Subject: Jain Society Concerns - 337 W Citrus St
Date: Monday, May 5, 2025 2:30:01 PM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Hey Hilary! I am writing to you about our concerns with the plans the Jain Society has set and presented to us about their expansion. I live at 337 W Citrus St, Altamonte Springs, FL 32714 and this home will be very long term for my family and I.

I do not yet have kids, but I will and one day they will be playing on our streets and in the park nearby. One of the MAIN concerns is the traffic and lack of parking the Jain Society has and will have with their expansion. On Sundays, the church is typically so full that they are parking on the side of Laura Ave and Citrus St. Not only is this more thru traffic but this is also concerning because their parking will block driver's from seeing certain directions at the intersection of Laura/Citrus.

My other concern is mainly in relation to the buildings height and the setup. The building plans they have presented to us already show windows all along the front side of the building. This is very uncomfortable because they can look from the 2nd story of the church and RIGHT INTO my backyard. I would not be comfortable with that as I will have my wife and future kids playing and swimming back there, I do not like the idea of someone being able to watch them unknowingly.

There are many other concerns with the expansion, such as it's impact on home values, the amount of people coming through the neighborhood, it's uses and increased event activity, and more.

I really hope you can help us express the concerns to the county and stop this development from being advanced. Thank you for taking the time to read!

From: judithannp2@aol.com
To: [Padin, Hilary](#)
Subject: Jain Society Church - 407 W. Citrus Street
Date: Monday, May 5, 2025 4:18:11 PM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Good afternoon Hilary,

I live in the neighborhood of the Jain Society Church and have owned my home since 1983. (Judith Parker, 420 W Orange Street, Altamonte Springs, FL 32714). I raised my children in this neighborhood and in fact grew up in Seminole county, graduating from Lyman High School in 1970. There are many neighborhoods in Seminole county like ours who aren't in gated communities, but who have a vested interest in their neighborhood as a place for families to grow and raise their children. We were notified of a meeting being held at Jain Society Church on April 24th by the attorney, Marc Jones and church leaders, to let us know that they were wanting to meet with us to advise us that they were applying to Seminole county to add a second story to the current Multipurpose Event Hall. They wanted to hear any concerns that we had. We were very concerned about the addition and the possibility of an increased number of events and parking issues on our streets. They said that it would only be 3 or 4 events a year and that they had an agreement with Seminole county to use the parking at Sanlando Park adjacent to their church. It is our understanding now that they did not give us the full picture of what they intend to build, how many events a year and the utilization of Sanlando Park for parking.

Churches in Seminole county such as Annunciation Catholic Church and Palm Springs Baptist church to name a couple are on commercial land and have their own parking sufficient for their services and other events. This church wants to continue to use the streets of our small neighborhood, and it will only get worse! In addition, Sanlando Park is for the community and many families come there and the parking spaces are filled with families enjoying the facility. I can't imagine Seminole county agreeing to displace those families trying to park there.

Please do not approve this application.

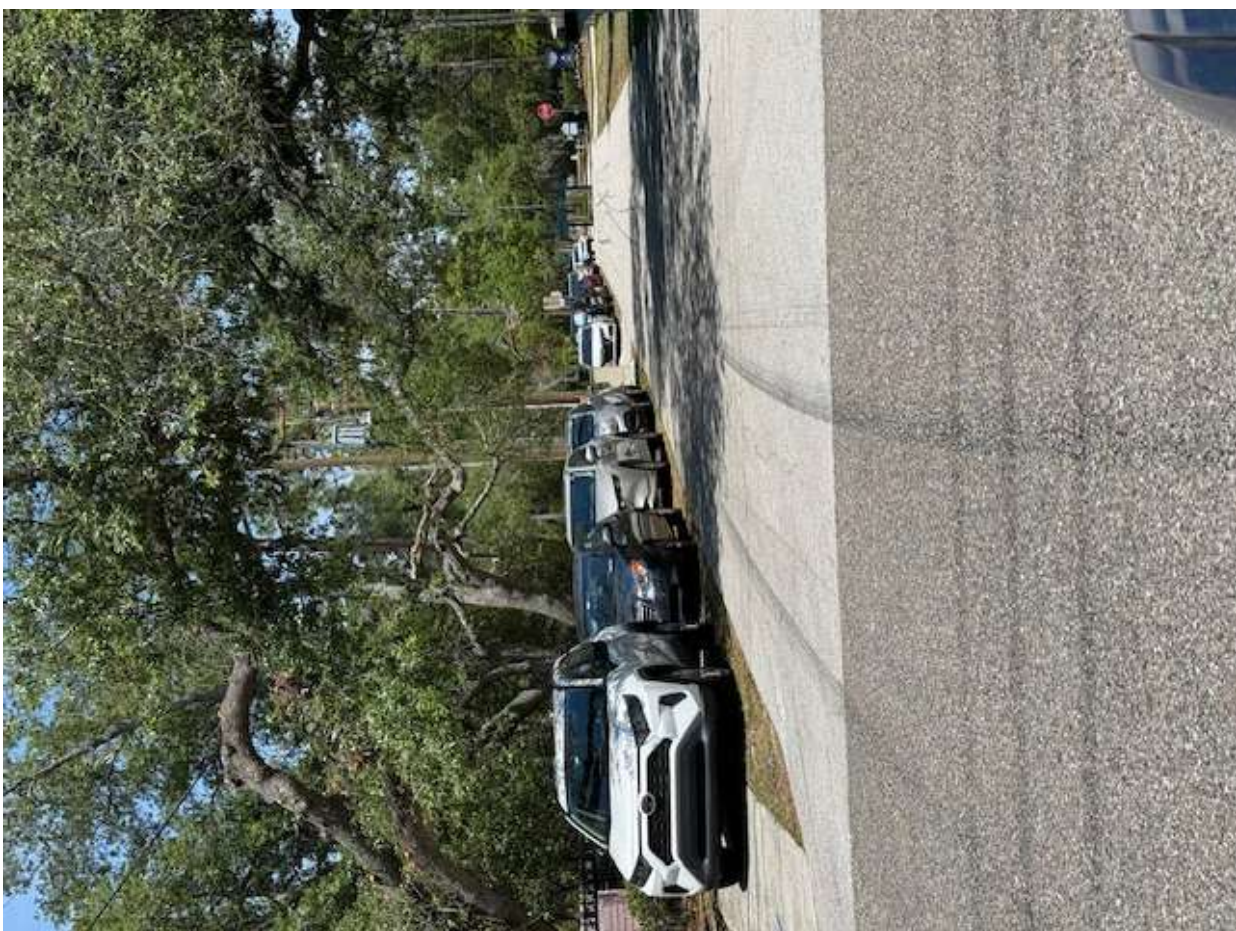
Judith Parker
407-312-1318

From: [Sandra Keegan](#)
To: [Padin, Hilary](#)
Subject: Fwd: Jain Society Church- Special Exception
Date: Monday, May 5, 2025 2:16:52 PM
Attachments: [Video.mov](#)

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

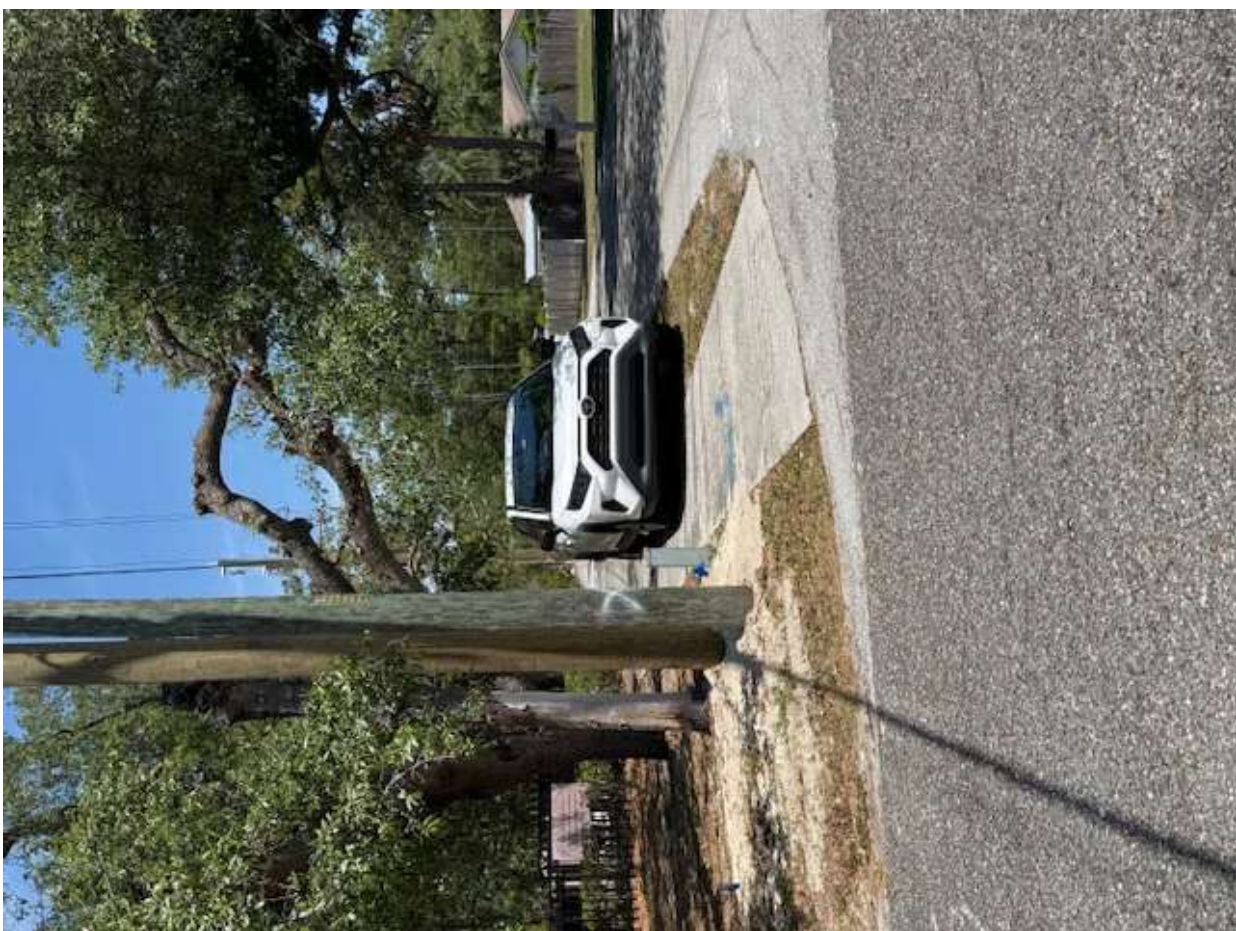
> Hello Hilary,
>
> Thank you for speaking with me on Friday about the Jain Society's
> request and intent to expand their property.
>
> As mentioned, the Church held a community hearing on April 24, 2025,
> at the W. Citrus property; 17 residents from our neighborhood were present,
> along with their attorney and a handful of church board members.
>
> This meeting was certainly not to provide a presentation or details;
> in fact, it was far from a good faith effort.
>
> Advising us that they wanted to add a 2nd story (to the existing building)
> is quite different then a complete tear down and rebuild (to be a 15,000 sq ft building).
>
> We were told they have a parking agreement with Sanlando Park for
> their church members to park in the Park lot. I have learned that is a lie.
> I have now been told that at the community meeting a church board member advised that they just
> have to pay to rent a Park pavilion, (with no intent to use it), and their church members can park in the
> Park's parking lot.
>
> As I told you, when they have events, cars are parked all over, besides on their
> grass, neighbors yards and up on the sidewalk. I have included photos and a
> video below for you. I hope you get them all. The video is very good.
>
> If there is a way to stay informed, I would like that. Again if there are
> future Community Meetings or Public Hearings, the neighbors and I
> would like them held at the Church, their event room is quite large.
> I have shared your email address with some of the other concerned neighbors.

> Thank you for your time and any help you can provide.
> My contact info is below.
>
> Respectfully,
> Sandra Keegan
>
> 416 W Citrus St
> Alt Spgs 32714
> 407-484-1388
>
>
>
>





















>
>
>
>
>
>

> Sent from my iPad

Jain Society of Central Florida
407 W. Citrus Street Altamonte Springs, FL 32714

Community Meeting Minutes

April 24, 2025, 6:00pm

- The Community meeting was properly noticed to property owners within a radius of 500' of the Subject Property at least 15 days prior to the meeting date.
- The time and date of the Community Meeting was provided to the Seminole County Planner, Hilary Padin, on March 26, 2025, as well as a copy of the notice letter and list of property owners that were noticed.
- The Community Meeting was held at the Subject Property in the Event Hall, which is ADA compliant. The meeting began at approximately 6:00pm.
- In attendance on behalf of the Jain Society of Central Florida were attorney Marc Jones, engineers Nimesh Bhvsar and Frank Bianchi, and Jain Executive Committee members Bhupendra Shah, Sailesh Shah, Ketu Sheth, Pranav Shah, and Anad Dalli.
- A sign-in sheet was provided at the Community Meeting showing 19 residents were in attendance. A copy of the sign-in sheet is attached.
- Provided at the Community Meeting were preliminary demonstrative concept plans, including the concept site plan, concept building plans, and concept elevations (front, side, and rear). Each of the plans were detailed to include the location of the proposed building renovation on site as well as the size, height, and aesthetics of the proposed building.
- Attorney Marc Jones made a presentation and discussed the specifications of the proposed development project and generally addressed the special exception process and the development schedule. The presentation was then opened to questions and concerns of the residents in attendance.
- The following questions were asked by the resident attendees:
 - Inquiries into the design of the proposed building.
 - Future use plans at the facility (increase in special events).
 - Requests for contact information for representatives at the Jain Society.
- The questions of the resident attendees were answered by attorney Marc Jones, engineer Nimesh Bhvsar, and members of the Jain Society Board Members.
- The following concerns were raised by the resident attendees:
 - Parking along the streets surrounding the Subject Property on Sundays and events. Residents voiced concerns regarding impairing vision of drivers, constricting the flow of traffic, and safety of children in the area. Residents also questioned the availability of evening parking at Sanlando Park.
 - Additional traffic during special events.

- How would the proposed development project affect the property values in the immediate vicinity.
 - The number and location of the windows in the proposed design and how they would affect resident privacy. Also, a concern on the type of glass utilized to reduce the potential of birds flying into the windows and dying.
 - The type of landscaping for the proposed development project and the maintenance and upkeep of the same.
 - Future development plans of the adjacent vacant parcels of property.
- The concerns of the resident attendees were addressed by attorney Marc Jones and members of the Jain Society Board.
- The meeting concluded at approximately 7:30pm

Jain Society of Central Florida

Special Exception

Community Meeting April 29, 2025 6pm

Sign In

- 1) Maribel Corchado + Rafael Corchado
- 2) Sandra Keegan, 416 W. Citrus St, Alt. Spgs.
- 3) ~~Judith Parker~~
- 4) michelle wyker
- 5) Patricia Anderson
- 6) Blaine Wyker
- 7) Jose Rivera
- 8) Dwayne + Pamela Hardy
- 9) Scott Wells + Adrian Jurado
- 10) ~~Mark Pennington~~
- 11) Martin G. Yapan Rojas
- 12) Anna Yapan
- 13) Diane Naas
- 14) Victor Cuertis
- 15) Stephen Gault
- 16) Shashikant Shah
- 17)
- 18)
- 19)
- 20)



March 25, 2025

VIA FIRST CLASS U.S. MAIL

Sender's Email: *MJones@Cipparonepa.com*

2019-1 IH Borrower LP
Invitation Homes
PO Box 4900
Scottsdale, AA 85261-4900

RE: Community Meeting Notice for Special Exception
Property Address: 407 W. Citrus Street Altamonte Springs, FL 32714
Seminole County Property ID #01-21-29-5CK-530C-0210

Dear Property Owner:

Please see the enclosed Community Meeting Notice for Special Exception. Should you have any questions, please do not hesitate to contact me at 321-275-5914 or *MJones@Cipparonepa.com*.

Sincerely,

J. Marc Jones

Enclosure as Indicated

Community Meeting Notice for Special Exception

This is a notice for a community information meeting for an upcoming request by Jain Society of Central Florida, Inc., applicant, for a Special Exception at the subject property to allow for the renovation and expansion of the current Multipurpose Event Hall from a one-story building to a two-story building. The subject property is approximately 1.29 acres and is located at 407 W. Citrus Street Altamonte Springs, FL 32714, Seminole County Property ID#01-21-29-5CK-530C-0210. The purpose of the community information meeting is to explain the proposal and answer questions from meeting attendees. The meeting will be held at Jain Society of Central Florida, Inc. located at 407 W. Citrus Street Altamonte Springs, FL 32714 in the Multipurpose Event Hall next to the Temple, and begin at 6:00pm on April 24, 2025. For directions or further information, please contact Marc Jones at 321-275-5914 or mjones@cipparonepa.com.

Jain Society of Central Florida
407 W. Citrus Street Altamonte Springs, FL 32714

Community Meeting Minutes
May 4, 2026, 6:00pm

- The Community meeting was properly noticed to property owners within a radius of 500' of the Subject Property at least 15 days prior to the meeting date.
- The Community Meeting was held at the Subject Property in the Event Hall which is ADA compliant. The meeting began at approximately 6:00pm.
- In attendance on behalf of the Jain Society of Central Florida were attorney Marc Jones, engineers Nimesh Bhavsar and Frank Bianchi, and Jain Executive Committee members Bhupendra Shah, Sailesh Shah, Ketu Sheth, Pranav Shah, and Anad Dalli.
- A sign-in sheet was provided at the Community Meeting showing 10 residents were in attendance. A few residents elected not to sign the sign in sheet. A copy of the sign-in sheet is attached.
- Provided at the Community Meeting were preliminary demonstrative concept plans including the concept site plan including new parking plan, concept building plans, and concept elevations (front, side, and rear). Each of the plans were detailed to include the location of the proposed building renovation on site as well as the size, height, and aesthetics of the proposed building.
- Attorney Marc Jones made a presentation and discussed the specifications of the proposed development project and generally addressed the special exception process, the variance process, and the development schedule. The presentation was then opened to questions and concerns of the residents in attendance.
- The following questions were asked by the resident attendees:
 - Inquiries into changes in the design of the proposed building since the last meeting.
 - Inquiries into the aesthetics and landscaping for the new building.
 - Inquires about the new parking lot, landscape buffering, the access road on Highland Street, effects on the bike trail.
 - Inquires on how water was being handled onsite, and security considerations.
 - Inquires on environmental (wildlife) concerns been reviewed and addressed.
 - Had any other single story options been reviewed, purchase neighboring home to use as meeting hall.
- The questions of the resident attendees were answered by attorney Marc Jones, engineer Nimesh Bhavsar, and members of the Jain Society Board Members.
- The following concerns were raised by the resident attendees:
 - Second story building was not favored by several residents.

- The aesthetics of the proposed building were “too commercial” and a more residential looks would fit the area.
 - Landscape design around the building would be important to make sure it looked residential.
 - Concerns about the security of the new parking lot and suggestion of fencing the lot in. Also, suggestion of installing a privacy fence along the southern boundary of the parking lot.
 - Concerns about wildlife around the current vacant lots being used for the parking lots, specifically grey horned owl and turtles.
- The concerns of the resident attendees were addressed by attorney Marc Jones, engineers Nimesh Bhavsar and Frank Bianchi, and members of the Jain Society Board Members.
- The meeting concluded at approximately 7:00pm

Jain Society of Central Florida

Community Meeting 5/4/26
6:00pm

- 1) Maribel Lugo
- 2) Sandy Keegan
- 3) Leigh Thomas
- 4) ~~Jeff~~ Scott Wells
- 5) Adriana Jureado
- 6) Michelle Wyner
- 7) Jerry Crane
- 8) Patricia Anderson
- 9) Vasyi Lushchuk
- 10) Dwayne + Pamela Hardy
- 11)
- 12)
- 13)
- 14)
- 15)
- 16)
- 17)
- 18)
- 19)
- 20)



April 10, 2026

VIA FIRST CLASS U.S. MAIL

Sender's Email: *MJones@Cipparonepa.com*

DPDS Family Partnership LTD
123 S Industrial Drive, #101

Orange City, FL 32763

RE: Amended Community Meeting Notice for Special Exception
Property Address: 407 W. Citrus Street Altamonte Springs, FL 32714
Seminole County Property ID #s 01-21-29-5CK-530C-0210,
01-21-29-5CK-530C-0050, and 01-21-29-5CK-530C-0070

Dear Property Owner:

Please see the enclosed Amended Community Meeting Notice for Special Exception. Should you have any questions, please do not hesitate to contact me at 321-275-5914 or *MJones@Cipparonepa.com*.

Sincerely,

J. Marc Jones

Enclosure as Indicated

Amended Community Meeting Notice for Special Exception

This is a notice for a community information meeting for an upcoming request by Jain Society of Central Florida, Inc., applicant, for a Special Exception and Variance at the subject property to allow for the renovation and expansion of the current Multipurpose Event Hall from a one-story building to a two-story building and the addition of on-site parking. The subject property is approximately 1.93 acres and is located at 407 W. Citrus Street Altamonte Springs, FL 32714, Seminole County Property ID#s 01-21-29-5CK-530C-0210, 01-21-29-5CK-530C-0050, and 01-21-29-5CK-530C-0070. The purpose of the community information meeting is to explain the proposal and answer questions from meeting attendees. The meeting will be held at Jain Society of Central Florida, Inc. located at 407 W. Citrus Street Altamonte Springs, FL 32714 in the Multipurpose Event Hall next to the Temple, and begin at 6:00pm on May 4, 2026. For directions or further information, please contact Marc Jones at 321-275-5914 or mjones@cipparonepa.com.