

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) ~~St~~ Scott Wells
- 5) Adrianne 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.