

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 24, 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.