

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)

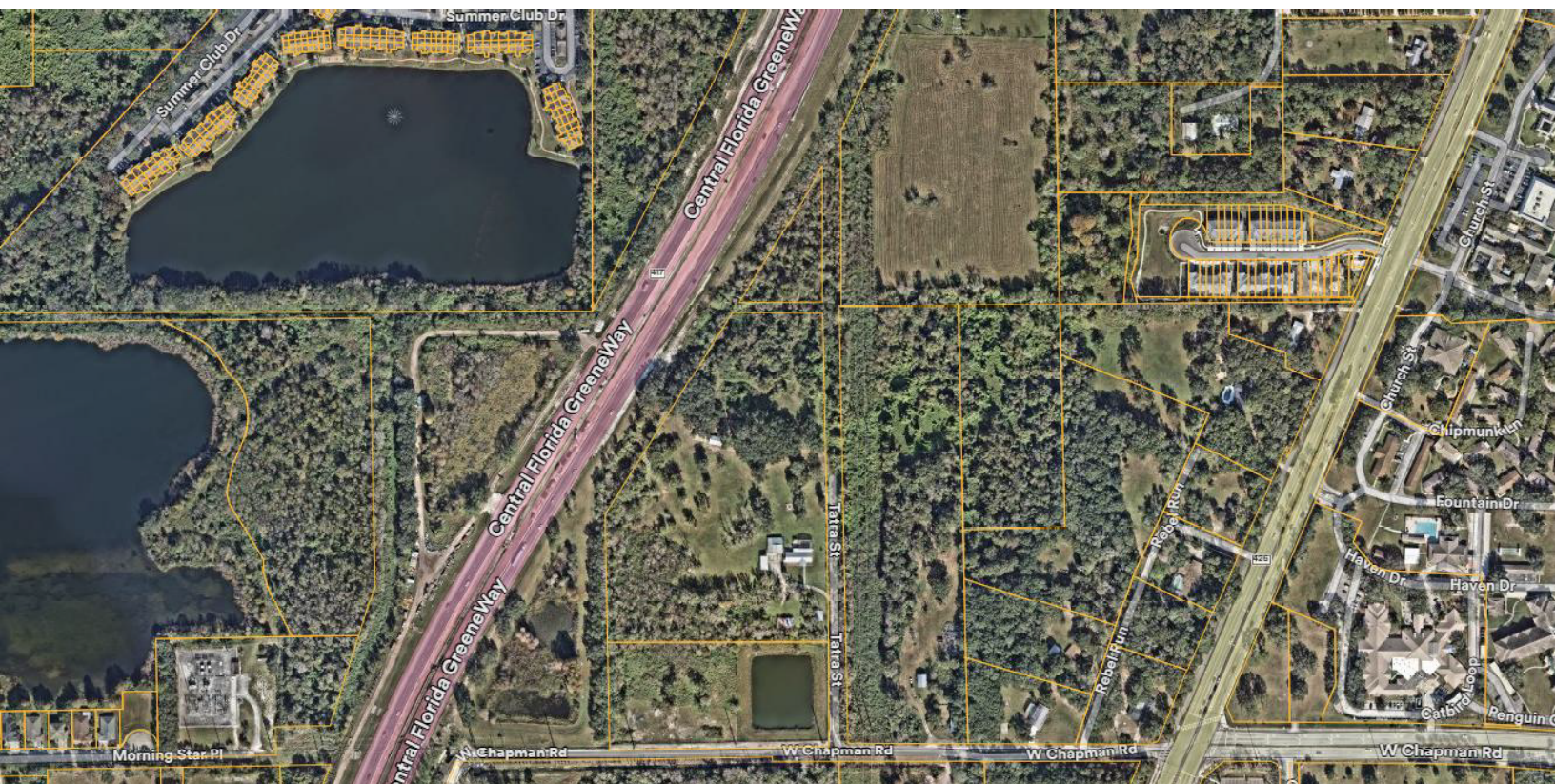
ONLINE SUBMISSION

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

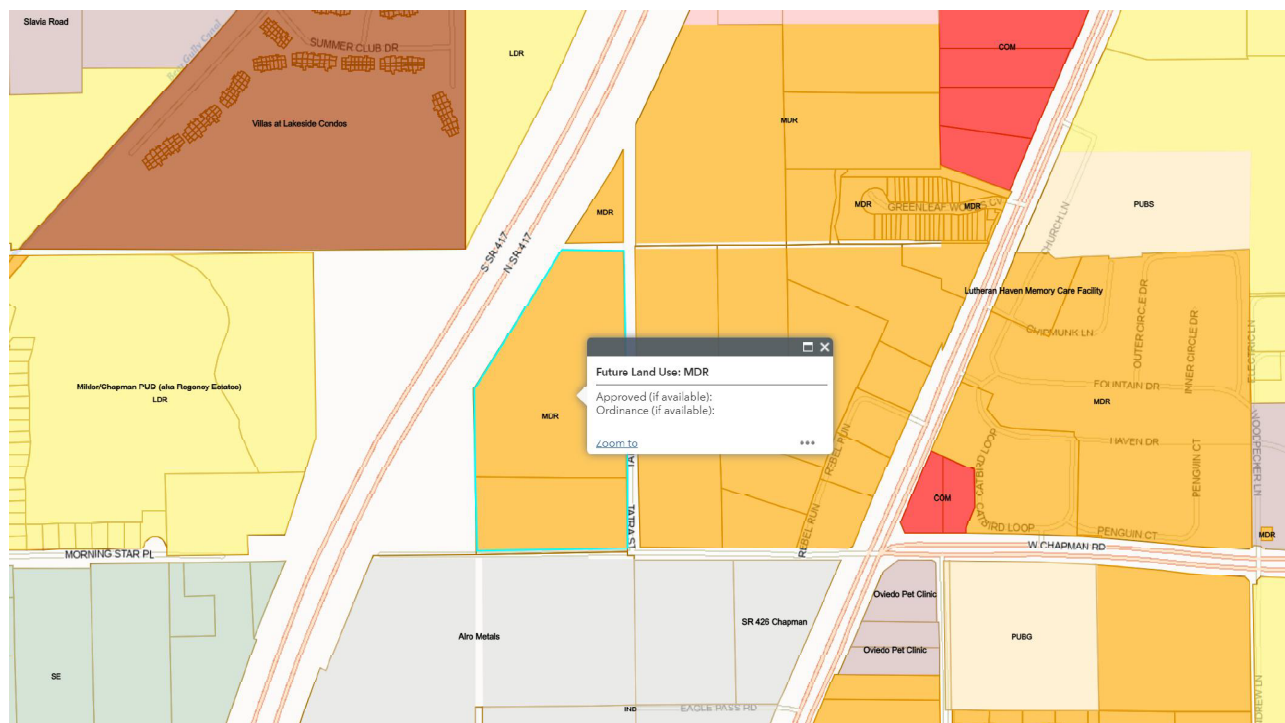
E-PLAN UPLOAD

- ☐ 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)

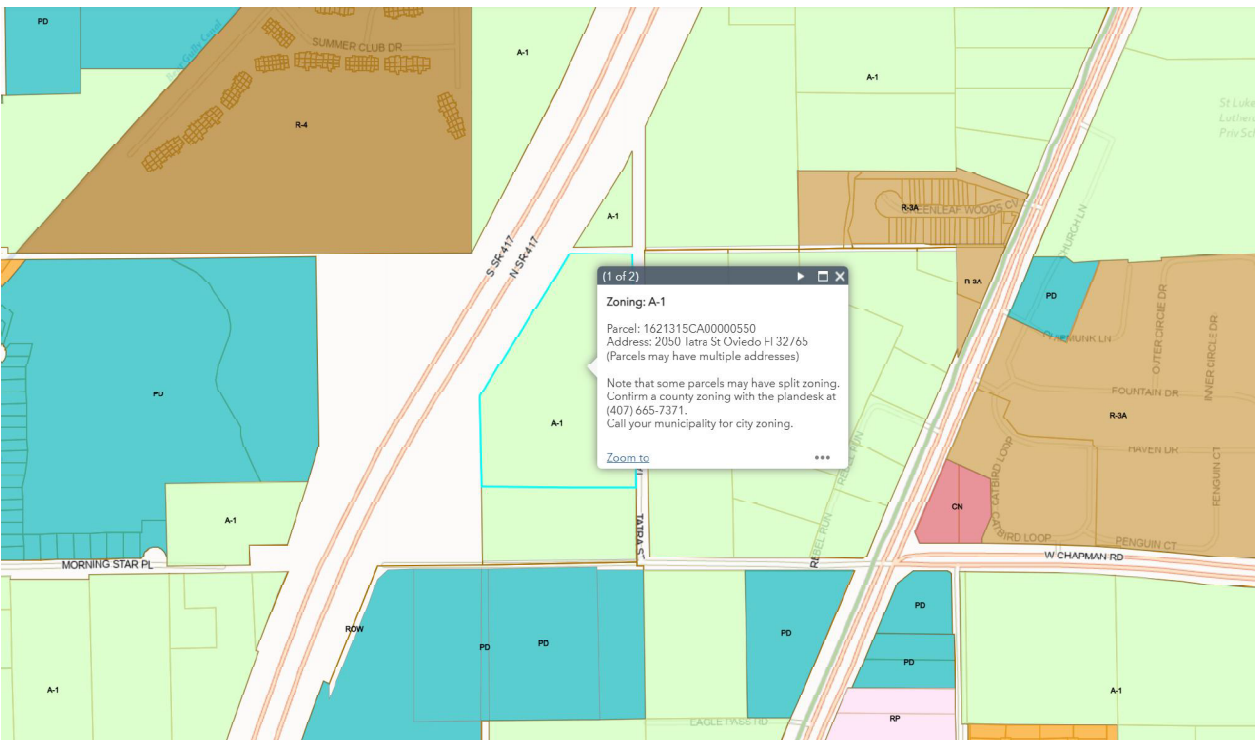
EXISTING CONDITIONS (11-22-2025)



SEMINOLE COUNTY FUTURE LAND USE



SEMINOLE COUNTY ZONING MAP





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.

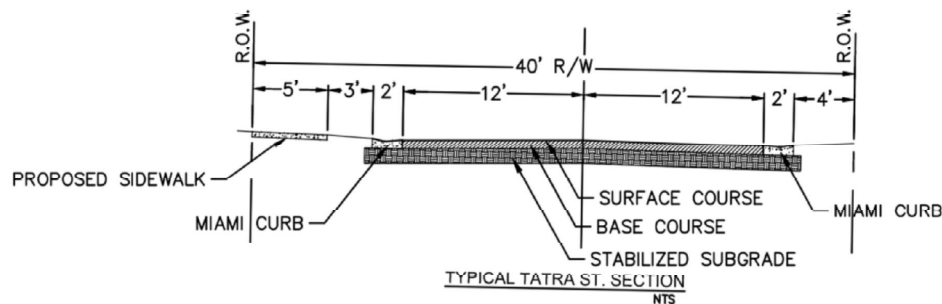
Response: A community meeting was held on February 27th, 2026. Meeting minutes were recorded and are included with this submittal. Please see "Community Meeting Notes and Minutes - KH.pdf", "Sign-in Sheet 02.27.26.pdf", and "USPS Certificate of Mailing 2026-02-11.pdf".

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.