

From: [Robert Brooks](#)
To: [Apgar, Kaitlyn](#)
Subject: Letter of opposition to Sandy Lane Missing Middle
Date: Saturday, February 28, 2026 9:00:36 AM

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Dear Kaitlyn, as residents of the Forest Park Estates subdivision we the residents strongly oppose the rezoning of the property located on Sandy Lane known as Missing Middle. Myself and my wife have lived here in the same house for 42 years and we have seen a lot of changes and this area is not changing for the better. We want to keep this neighborhood and the surrounding area as family friendly as it has always been. The traffic here has become horrendous at times with four different schools on Sand Lake Rd. with the worst two of them for creating horrible traffic being right here next to Forest Park Estates. Rezoning will only compound the traffic making it even worse than it is right now.

Another big issue is property values. This whole area is a really nice area with expensive homes and rezoning is going to reduce the property values of all of the homes here.

Another issue is the safety of the children that live in this area especially Forest Park Estates which is directly across from Sandy Lane. The additional traffic and the possibility of anything other than single-family homes moving in are major concerns for our children. We like our neighborhoods safe without having to worry about what might happen if Sandy Lane gets rezoned. Please put a stop to the rezoning.

Sincerely,

Robert and Dorothy Brooks

Sent from my iPhone

From: [Marie D.](#)
To: [Apgar, Kaitlyn](#)
Subject: LETTER OF OPPOSITION
Date: Saturday, February 28, 2026 2:47:40 PM

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I STRONGLY OPPOSE granting Missing Middle zoning to the Sandy Lane project!!

I have lived across from Sandy Lane after moving here at the age of 13 with my parents in 1980, as did my 2 married sisters who also purchased land from the original owner of Forest Park Estates, Graham Construction. I know & love this area that I've lived with my extended family for over 40 years!

I attended Lake Brantley HS and then bought land, built, & have resided here with my own family since 1994. Sandy Lane had a beautiful home on it that was knocked down for whatever reason.

In looking at the proposed zoning, we ALL strongly oppose what is potentially being planned. With Pace School, a school for learning disabled, right across the way, along with Sand Lake Rd. Being a 2-land road, which is already severely impacted by the schools, Forest Lake Academy right next door to Pace. Also worth mentioning is the fact that there are also 2 other schools on Sand Lake Rd.

Traffic is already a MESS. We can't leave our homes as we were once able to after 3:00 pm because of a non-break in traffic after all 4 schools get out. Then again, we can't get in or out due to rush-hour traffic after 4:30! It's crazy, we see people avoiding the school lines, going over the double yellow lines just to get around the stopped lands in the school turn lanes that they don't have a turn lane for! Sand Lake Rd. Simply is NOT built for this type of congestion with it being a 2 land road and blocking in our subdivisions even MORE will only create more traffic violations, accidents, chaos and so much more of a negative impact.

We are NOT just concerned about the traffic and inconvenience it will bring but also the Brining these "affordable" or "lower income" homes to this area also poses a threat to the community resident who reside here, as well as the school so close in proximity! Sex offenders, what not, transients, will only hinder the safety issues here where residents are outside with pets, kids with bicycles, bus stops on the Sandy Ln. & Sand Lk. Rd. Corner- making it very unsafe for all!

This is NOT the place to build such a large, stifled, packed like sardines, homes but is meant for the luxury, custom single family homes that already are here in this very spot.

How anyone can propose such an idea in this residency is beyond me. The traffic alone says it all. We STRONGLY ask you to consider this in your decision process or even better, come out in the early am hours, before school starts at ALL 4 schools or after the 3pm and 5pm hours and see it for yourself the Chaotic mess it is.

Sincerely,
Marie & Joe D'Allessandro
A homeowner for over 46 years in Forest Park Estates
Marie D'Allessandro

From: [Dawn Fowler](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Development
Date: Saturday, February 28, 2026 4:13:28 PM

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Good afternoon. We are currently residents of Forest Park Estates. We a Lee writing to ask that you do not approve the rezoning of this area to Missing Middle.

Sand Lake Road is already very busy and overcrowded with traffic due to multiple school entrances/exits. We can not afford to add multiple more housing units, and more traffic, not to mention the potential decrease in our home values.

We appreciate your attention to this matter.

Thank you,

Dawn & Leroy Fowler
327 Cindy Court
Longwood, FL 32779

From: [Bud Crowther](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Missing Middle
Date: Saturday, February 28, 2026 5:13:37 PM

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Kaitlyn,

This is Gilbert Crowther. We oppose the rezoning to Missing Middle for 2 reasons:

1. Traffic is congested at the entrance to Forest Park Estates due to the current population of our neighborhood and the owners on Sandy Ln. We all have to share this intersection because there is no other entrance.

2. Home Value: We have large homes on large lots in Forest Park Estates and would like to see the same value homes built.

Sincerely,

Gilbert Crowther

409 Forest Park Cir, Longwood, FL 32779

From: [James MacMullen](#)
To: [Apgar, Kaitlyn](#)
Subject: Project# 25-20000004
Date: Saturday, February 28, 2026 8:15:07 PM

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Kaitlyn,

I am against this development. There is already too much traffic on Sand Lake Road.

Jamey MacMullen
294 Needles Trl
Longwood, FL 32779
775-223-2888
jmacmullenjr@gmail.com

From: [sandy w.](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane reasoning
Date: Monday, March 2, 2026 10:01:11 AM

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Sent from my iPhone This is in regards to the rezoning on Sand Lake Road in Seminole County. I am in opposition to developing this already congested area into apartments or condos. If the developer wants to put 5-6 \$500,000 single family homes there I would support it.
Sandy White
337 Needles Court
Longwood 32779

From: [Jennifer Hamel](#)
To: [Apgar, Kaitlyn](#); mgraham@seminolecounty.gov; [Rawlings, Patricia](#); [Flores, Beatriz](#); [Schafer, Deborah](#); [Louis, Lakela](#)
Subject: Sandy Lane Homes Development Rezoning
Date: Saturday, February 28, 2026 3:11:28 PM

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Attn Planners,

As a resident of 374 Forest Park Circle in the Community right across the street from Sandy Lane I want to express concerns and oppose the proposed zoning change. The traffic in this area is already congested, the additional housing will make it worse. Schools in the area are at max or reaching max capacity already. The proposed home type changes the current neighborhood character which is one reason residents may have chosen this location in the first place. Thank your consideration,

~ Jennifer Hamel, resident

jtiensanlo@gmail.com

407-404-3206

From: [erica molano](#)
To: [Apgar, Kaitlyn](#)
Subject: Project#25-20000004- Sandy Lane Homes
Date: Monday, March 2, 2026 10:01:40 AM

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To whom it may concern:

Please add my email into official record for meeting held on March 4th public hearing

We are residents of Wekiva Community and have been since October of 2012. Since that time we have already dealt with traffic along Sand Lake Rd.; with traffic from both sides. We are against this development. We not only have residential homes all along this road but we have 3 large school campuses ranging from elementary to high school. Adding additional homes would add to this traffic especially looking to add townhomes/condos/apartment like.

Erica Molano
321-299-3309

Sent from my iPhone

From: [Carole Philson](#)
To: [Apgar, Kaitlyn](#)
Subject: Letter of Opposition to Sandy Lane Missing Middle
Date: Sunday, March 1, 2026 12:27:12 PM

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To whom it may concern:

I wanted to reach out ahead of the community meeting on 3/4 to discuss the rezoning for housing on Sand Lake Road near Hunt Club. I am unfortunately unable to attend the meeting in person due to my work commitments but felt it was important to pass on my feedback.

As a long time Seminole county resident (I am a Lake Brantley and UCF graduate, a parent to a 2024 LBHS graduate as well as a current student at LBHS; plus have been resident of Sweetwater and Wekiva for over 30 years) I am very familiar with the area and the traffic flow problems that already exist on Sand Lake Road. With 4 large / busy schools plus a large preschool / preK on Sand Lake Road, that alone is a major source of traffic and congestion. These schools all have different start and end times, and with hundreds of students driving themselves to Lake Brantley HS, plus the parents that drive to all the schools to drop off students there is often a backup of cars. Add in the many people that use Sand Lake Road to get to / from their jobs, and the road remains very busy. There are also a number of students that walk and bike and have to cross the road with no crossing guards on the entirety of Sand Lake Road which is another concern with more traffic.

In addition, with all the sporting events at the schools, plus the community that uses the LBHS field house, swimming pool, and football field for a variety of events throughout the week AND all weekend, and the neighborhoods off of West Lake Brantley that have NO other exit, there is constant traffic and congestion in the area. The road is already a nightmare most mornings with so many people trying to use what are already not enough driving lanes to get from Hunt Club to 434. The idea of adding more homes to an already overloaded area is hard to imagine.

The addition of 30 houses (which will likely mean at LEAST 60-80 more cars) trying to turn onto Sand Lake Road by Pace Brantley School will make a nightmare for commuters, buses and students alike and anyone that is driving on Sand Lake. In addition to that, I cannot imagine the nightmare that the building of that many homes will cause during construction. As someone who was rear ended and had their car totaled on Sand Lake Road last year as a result of said school congestion by a student driver - more traffic is a huge concern. Add in the flooding woes that this area has faced during hurricanes and storms and overall safety issues of more houses in the area, I am very much opposed to the zoning approval and building of more homes in this congested and populated area. I urge you to reconsider the zoning and building proposals that are being considered and instead consider the many long time residents of the area and our concerns.

Best regards,
Carole Philson

407-492-8387

From: [Patricia Scott](#)
To: [Apgar, Kaitlyn](#)
Cc: pattyscott@gmail.com; [bob beagle](#)
Subject: Letter of Opposition to Sandy Lane Project
Date: Sunday, March 1, 2026 4:05:43 PM

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I am writing to state my opposition to changing zoning to facilitate “The Missing Middle” housing proposed for Sandy Lane in Longwood. This area was built to support families and children. We all have ample room for children to have outside activities. Our children are our priority. Rezoning the available property on Sandy Lane for houses jammed together on small lots with far more people than the two residences previously built there would cause many problems. It would make it so much harder for our children to cross Sandy Lane Lake Road to walk to school, and tremendously increase the danger our teenagers face in getting out of Forest Park Estates and the surrounding subdivisions onto Sand Lake Road to drive to high school and college. Making a left turn onto Sand Lake Road is a challenge for all of us, but for our teenagers during rush hour it becomes a nightmare. We have four schools located on Sand Lake Rd. so safety is paramount. The multitude of additional vehicles would cause a dangerous situation traffic wise.

Patricia Scott
370 Forest Park Circle
Longwood, FL 32779
Sent from my iPhone

From: [taylor.carton](#)
To: [Apgar, Kaitlyn](#)
Subject: Fw: Rezoning Proposal on Sand Lake Road
Date: Sunday, March 1, 2026 10:52:04 PM
Attachments: [image001.png](#)

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Hello,

I am writing as a resident of Forest Park Estates and as someone who lives directly across from the property under consideration for rezoning to allow up to 30 new homes for builders Jordan Homes. I strongly oppose this proposal, and I want to share why my neighbors and I believe it would be detrimental to our community.

Sand Lake Road is already overburdened. With four schools located along this corridor, traffic congestion during peak hours is severe and poses significant safety concerns for children, parents, and school staff. Adding the density of 30 additional homes would substantially increase traffic volume in an area that simply cannot absorb it.

Beyond traffic, the lack of space and infrastructure to support this population increase raises concerns about school overcrowding, emergency response times, pedestrian safety, and overall quality of life for existing residents. Rezoning this property for higher density housing would fundamentally change the character of our neighborhood and place unnecessary strain on resources that are already stretched thin.

We are not opposed to responsible development, but this proposal is not a responsible fit for our community. We urge you to deny the rezoning request and protect the safety, stability, and livability of our area.

resident:

397 forest park circle Longwood fl 32779

Thank you,

Taylor Letourneau

321-439-9687

From: taylor carton <taycarton@hotmail.com>
Sent: Thursday, September 25, 2025 3:46 PM
To: Flores, Beatriz <bflores@seminolecountyfl.gov>
Subject: Re: Rezoning Proposal on Sand Lake Road

Hello,

What is the update on this? There was a meeting on 9/23. What have you discovered since being briefed on this matter?

Thank you,

Taylor Letourneau
321-439-9687

From: Flores, Beatriz <bflores@seminolecountyfl.gov>
Sent: Thursday, September 11, 2025 2:58:51 PM
To: taylor carton <taycarton@hotmail.com>
Subject: RE: Rezoning Proposal on Sand Lake Road

Good afternoon Taylor,

Thank you for contacting Commissioner Constantine's office.

Commissioner Constantine is aware of the matter; however, please note that our office has not yet been briefed on this rezoning proposal. I have followed up with staff to obtain more information, and you can be assured that our office will look into the matter.

If you have any questions or need additional information, please don't hesitate to contact our office.

Thanks,
Beatriz



Beatriz Flores

Executive Assistant to Commissioner Lee Constantine
Board of County Commissioners, District 3

Phone: 407-665-7207
1101 East 1st Street
Sanford, FL 32771
bflores@seminolecountyfl.gov
www.seminolecountyfl.gov

From: taylor carton <taycarton@hotmail.com>
Sent: Thursday, September 11, 2025 10:48 AM
To: Flores, Beatriz <bflores@seminolecountyfl.gov>
Subject: Rezoning Proposal on Sand Lake Road

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Commissioner Constantine,

I am writing as a resident of Forest Park Estates and as someone who lives directly across from the property under consideration for rezoning to allow up to 30 new homes for builders Jordan Homes. I

strongly oppose this proposal, and I want to share why my neighbors and I believe it would be detrimental to our community.

Sand Lake Road is already overburdened. With four schools located along this corridor, traffic congestion during peak hours is severe and poses significant safety concerns for children, parents, and school staff. Adding the density of 30 additional homes would substantially increase traffic volume in an area that simply cannot absorb it.

Beyond traffic, the lack of space and infrastructure to support this population increase raises concerns about school overcrowding, emergency response times, pedestrian safety, and overall quality of life for existing residents. Rezoning this property for higher density housing would fundamentally change the character of our neighborhood and place unnecessary strain on resources that are already stretched thin.

We are not opposed to responsible development, but this proposal is not a responsible fit for our community. We urge you to deny the rezoning request and protect the safety, stability, and livability of our area.

Thank you for your time, attention, and service to our community. I look forward to your response and hope you will stand with the residents who are directly impacted by this decision.

Thank you,

Taylor Letourneau
321-439-9687

From: [Douglas Letourneau](#)
To: [Apgar, Kaitlyn](#)
Cc: [Taylor Letourneau](#)
Subject: Sandy Lane Homes development-rezoning to Missing Middle
Date: Monday, March 2, 2026 7:49:09 AM

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Hello,

I am very concerned about the rezoning of this area. My neighborhood is access the street and any development of multi family housing will cause severe traffic disruptions on sand lake road. This road is already jam packed during school drop off and pick up times. Please do not rezone this area to a multi family housing.

Doug Letourneau
9413028019

From: [PlanDesk](#)
To: [Apgar, Kaitlyn](#)
Subject: FW: Sandy Lane Homes Project
Date: Tuesday, March 3, 2026 9:17:46 AM
Attachments: [image001.png](#)

Good morning Kaitlyn,

Please see email from a citizen.

Thank you!



Karina Snell
Plan Desk

Development Services | Planning & Development
O: (407) 665-7371
1101 East 1st Street
Sanford, FL 32771-1468
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Carol Thompson <carolthompson1119@gmail.com>
Sent: Tuesday, March 3, 2026 9:13 AM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Sandy Lane Homes Project

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To Whom it May Concern:

My name is Carol B. Thompson and My husband and I live in Jennifer Estates which is very near to Sandlake Road in Longwood. The traffic is bad partially due to several schools on that road. Please do not allow any more homes to be built on that road because obviously the traffic will increase. It is already quite crowded on Sandlake as it is.

Sincerely,

Carol B. Thompson

From: nmuscato@aol.com
To: [Apgar, Kaitlyn](#)
Subject: Objection to Rezoning Application - Sandy Lane Homes (Sand Lake Rd)
Date: Saturday, February 28, 2026 2:24:38 PM

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Ms Apgar,

We are writing to formally object to the proposed rezoning application for the Sandy Lane Homes Project (#25-20000004). We believe the Missing Middle rezoning is inappropriate for this location and will negatively impact our community.

We have lived in Forest Park Estates for over 35 years and think this is a TERRIBLE idea. Sand Lake Road is already operating over capacity during peak hours, with regular backups, delays, and frequent accidents. Adding 24 new residences or so will significantly increase traffic volume, posing a serious threat to pedestrian safety, school zones, emergency response access, and overall road usability. In addition, rezoning to Missing Middle would allow many more houses if they change to multifamily houses.

We are asking the Planning and Zoning Commission to deny the Missing Middle rezoning and maintain the current 90-foot lot standards.

Thank you for your consideration

Nick/Chris Muscato
Forest Park Estates Residents