

From: [Edward Young](#)
To: [Apgar, Kaitlyn](#); [Flores, Beatriz](#)
Subject: Sandy Lane - Missing Middle Rezoning
Date: Wednesday, April 1, 2026 12:27:35 PM

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Mrs. Apgar

I am writing to formally express my opposition to the proposed Sandy Lane “Missing Middle” rezoning plan. As a resident of Wekiva Cove, I have serious concerns about the potential impacts this change would have on our community.

First and foremost, public safety is a major concern. Increasing residential density without a clear and sufficient plan to support emergency services, law enforcement, and overall neighborhood safety could place current and future residents at risk. Our area was not originally designed to accommodate higher-density development, and the strain on safety resources is a significant issue.

Additionally, the existing infrastructure is not equipped to handle the increased demand that would come with this rezoning. Roads, drainage systems, utilities, and public services are already under pressure. Expanding housing density without corresponding infrastructure improvements could lead to long-term problems that negatively affect quality of life.

Traffic is another critical concern. The proposed changes would likely result in a substantial increase in traffic volume, particularly along Sand Lake and surrounding roads. This raises concerns not only about congestion but also about pedestrian safety, school traffic, and emergency vehicle access. The current traffic patterns are already challenging at peak times, and this plan could significantly worsen those conditions.

As a homeowner in Wekiva Cove, I am deeply invested in preserving the safety, character, and functionality of our community. I respectfully urge you to take into account these concerns of residents who will be directly impacted.

Thank you for your time and consideration.

Sincerely,

Ed Young
325 Wekiva Cove Road
Longwood, FL 32779

From: [Marlene Alderman](#)
To: [Apgar, Kaitlyn](#)
Subject: Rezoning of Sandy Lane & Sand Lake Rd.
Date: Wednesday, April 1, 2026 1:47:39 PM

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My name is Marlene Alderman 425 Ruth Street Longwood, FL 32779 I am opposed to the rezoning of Sandy Lane & Sand Lake Rd. I have resided here for 47 years. Even with a Seminole County deputy directing traffic before and after school let's out it is next to impossible to egress from my street onto Sand Lake Rd. during those hours. We are on a dead end street with only one way out to Sand Lake Rd

There are 4 schools & 2 churches on Sand Lake Rd. The traffic is already at a over populated amount at the present. I urge the board not to change the zoning from single family homes. Thank you. Marlene Alderman

From: thelastsprinkle
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes
Date: Wednesday, April 1, 2026 2:30:16 PM

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Good afternoon. My name is Nancy Alexandra Scroggins and I have been a home owner in the Civic Association of West Lake Brantley since 2001. I would like to share some grievances regarding the Sandy Lane Homes expansion project. I live down West Lake Brantley Drive past Jennifer Estates and had to weather the approval of The Retreat several years back, which worsened the problem that I am going to discuss.

It is nearly impossible to turn onto Sandlake from West Lake Brantley Rd during high traffic times. Sandlake is bumper is bumper and people stop in the middle of the road blocking this intersection everyday (the police dept has done nothing about this despite complaints). It also gridlocks at Lake Brantley High School, Forest City Elementary, and (even more infuriating) Forest Lake Academy. Pace Academy is also located in this short stretch, which further contributes to the traffic jam. There are four schools on one 2-lane road within a 1 mile stretch. How is it even possible that this new development is even being considered? Where are the traffic surveys? It's already a huge problem that has NOT been addressed.

Furthermore, the policeman present at the east end of Forest Lake Academy is only there to facilitate the exit of cars from the school. Meanwhile, at the west entrance to the school, anyone traveling east*** or west on Sandlake is stuck waiting on cars trying to turn into the school. The school's carline is not long enough to accommodate the cars, further backing up Sandlake in both directions. This has been a nightmare for me trying to pick up my children from Wekiva Elementary as well as other errands. EVERYONE in this area is affected by this. Moreover, with more westward development, people have been using Sandlake as a cut through (especially during the arduous road work over the past 1.5 + years along SR 434 and at the corner of SR 434 and SR 436).

I am begging you NOT to approve this. I have had to work with my employer about my starting work time due to the morning traffic. In the event of an emergency, when EMS or firetrucks need to access the neighborhoods around these schools, there is going to be a significant delay in care. I work in the ICU. I know how important every minute is during emergencies. PLEASE DON'T APPROVE THIS.

Thank you for your consideration,

N. Alexandra Scroggins
2231 West Lake Brantley Drive
Longwood, FL 32779
407-718-0184

Sent from my Galaxy

From: [Pam Tapley](#)
To: [Apgar, Kaitlyn](#)
Cc: [Flores, Beatriz](#)
Subject: Sandy Lane and Sand Lake Road project
Date: Wednesday, April 1, 2026 1:37:00 PM

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I am writing on behalf of Pace Brantley Preparatory School and as a concerned member of the Sand Lake Road corridor community to formally express our objection to the proposed rezoning of the property located at Sand Lane and Sand Lake Road to "Missing Middle" designation.

While we understand and respect the need for thoughtful residential development in our growing community, we believe this particular rezoning request raises serious concerns that warrant careful consideration before any approval is granted.

NEIGHBORHOOD CHARACTER & PRECEDENT

Many residents in the surrounding area are deeply concerned that approving this rezoning would permanently alter the established character of the neighborhood. Perhaps more significantly, approval of this request could set a precedent that invites nearby property owners to pursue similar rezoning along the same corridor. Based on properties currently listed for sale between Sandy Lane and Hunt Club Boulevard, conservative projections suggest that a ripple effect of similar rezoning requests could result in at least 50 new homes all relying solely on Sand Lake Road for access. Should currently vacant or agriculturally zoned properties in the area follow suit, that number could climb as high as 90 new dwellings.

TRAFFIC SAFETY — A CRITICAL CONCERN

This is where our concern becomes urgent. Sand Lake Road currently serves as the primary access road for four schools in this corridor, including our own campus. Traffic congestion during school arrival and dismissal hours is already a well-documented challenge for families, staff, and emergency vehicles alike. The addition of dozens — potentially nearly 100 — new residential units, each generating daily vehicle trips, would place an unacceptable burden on an infrastructure that is simply not designed to absorb that volume.

Beyond congestion, we must speak plainly about safety. Our students travel Sand Lake Road daily on foot, by bicycle, and on motorized bikes. In the past year alone, two of our students were struck by vehicles pulling out of side streets along this road. Two students. That is not a statistic — those are children who were injured in our community. We cannot in good conscience remain silent about the real and present danger that a significant increase in traffic would pose to the young people who walk and ride along this road every single day.

Sand Lake Road cannot safely absorb additional, unnecessary traffic volume particularly in such close proximity to multiple active school campuses.

REQUEST

We respectfully urge the Planning and Zoning Department to:

1. Deny the current rezoning request or defer approval pending a comprehensive traffic impact study of the Sand Lake Road corridor.
2. Engage school administrators and neighborhood residents in any future discussions regarding development along this corridor.
3. Consider the cumulative impact of potential follow-on rezoning requests, not just the immediate application before you.

We are committed to working collaboratively with the city and neighboring stakeholders on solutions that support responsible growth while protecting the safety of our students and community members. We welcome the opportunity to meet with you directly to discuss these concerns further.

Thank you for your time and your service to our community. We trust that the safety of the children in this corridor will be given the weight it deserves in your deliberations.

Respectfully submitted,

Pam Tapley
Head of School
ptapley@pacebrantley.org | (407) 869-8882



Pace Brantley Preparatory School prepares students with learning disabilities for individual success in college and/or career readiness.

www.pacebrantley.org

[Facebook](#) | [Instagram](#)

From: [PlanDesk](#)
To: [Apgar, Kaitlyn](#)
Subject: FW: April 1 rezoning meeting
Date: Wednesday, April 1, 2026 3:14:25 PM

Hey Kaitlyn,

Please see email.

Thank you,

Thank you and have a great day!

Heather Ryan
Plan Desk
Development Services | Planning & Development
O: (407) 665-7371
1101 East First Street Room 2028
Sanford, FL 32771
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

-----Original Message-----

From: Kathryn Szafranski <kszafranski@msn.com>
Sent: Wednesday, April 1, 2026 3:01 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: April 1 rezoning meeting

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Re Sand Lake Rd. , Longwood rezoning meeting.
This is inconsiderate timing on Passover and during Holy Week.
This meeting should be rescheduled so more interested parties may attend.

Kathryn Szafranski
Sent from my iPhone

From: [Bob Murphy](#)
To: [Apgar, Kaitlyn](#)
Subject: Rezoning of Land on Sandy Lane
Date: Wednesday, April 1, 2026 3:29:43 PM

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Dear Ms. Apgar:

I live in Forest Park Estates which is directly opposite Sandy Lane. My main concern with the change in zoning to allow higher density housing is that Sand Lake Road can not accommodate the increased traffic flow. Right now, during rush hour and school discharge hours, it is almost impossible to leave my development -- I can't imagine how it would be with another (high density) sub-division.

A second concern is that I expect my property value will decrease due to higher density zoning right next door.

I see no positive reasons for making this change and I would like to go on record as being against this change.

Sincerely,
Robert Murphy

From: [Ryan and Zaghie Peterson](#)
To: [Apgar, Kaitlyn](#); [Flores, Beatriz](#); [Constantine, Lee](#)
Subject: Continued Opposition: Rezoning Request for Sand Lake Road / Hunt Club
Date: Wednesday, April 1, 2026 3:42:19 PM

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Dear Commissioner Constantine,

As the discussion continues regarding The Sandy Lane Homes' rezoning proposal near the intersection of Sand Lake Road and Hunt Club, I am writing to reiterate my strong opposition to this project.

The primary concern remains the physical capacity of our infrastructure. This corridor is already pushed to its limit by daily school traffic, preschool drop-offs, and commuters. Adding a high-density, multi-family development would introduce dozens of additional vehicles to an area that is already a persistent bottleneck. For residents whose only exit is onto Sand Lake Road, this isn't just an inconvenience: it's a safety issue that impacts emergency access and daily transit.

I urge you to prioritize the safety and quality of life of current residents by rejecting this rezoning request.

Best regards,

Zaghie Peterson and Ryan Peterson