

Good morning County Planner, Kaitlyn Apgar. The purpose of my email is regarding this Project proposal. I understand there is a public hearing scheduled for March 4, 2026.

I'm truly concerned that this is a horrific burden for the existing residents in this area using Sand Lake Road. We already have a huge problem with 4 schools within a 2 mile radius using Sand Lake Road that cannot handle the traffic flow now. Sand Lake Road is only a two lane road. Any additional traffic would cause a gridlock. Serious consideration of denying this proposal would be for the betterment of this community.

Thank you for your consideration.

Respectfully submitted,
Phila Wilfong
214 Cumberland Cir West
Longwood 32779

From: [Mark Steele](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Rezoning
Date: Friday, March 13, 2026 7:01:35 PM

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Dear Planning & Zoning Commissioners,

I am a resident of Forest Park Estates which is directly across from the proposed Sandy Land and Sand Lake Road which the developer is seeking to have it rezoned to missing Missing Middle (MM) rezoning for Parcel 07-21-29-300-014A-0000.

Our concerns are:

1. **Traffic & Safety:** Sand Lake Road and Hunt Club Blvd are already congested. Additional homes will worsen traffic and pose safety risks.
2. **Environmental & Drainage Impact:** The site is near wetlands and lakes. Increased impervious surfaces will raise the risk of flooding and degrade water quality.
3. **Neighborhood Character:** The surrounding area is low-density single-family residential with average 90 foot wide lots. MM zoning for this parcel will allow much narrower lots which is incompatible with existing homes in the surrounding area.
4. **Infrastructure:** Schools, water, sewer, and roads may be overburdened without proper planning.
5. **Compliance Issues:** The current proposal lacks detailed plans showing compliance with Seminole County's Comprehensive Plan and Missing Middle standards, including buffers, open space, and street connectivity.

I strongly urge the Commission to deny or postpone approval until traffic, drainage, environmental, and neighborhood compatibility concerns are fully addressed.

Thank You,

Mark Steele

From: [Danielle Shea](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Homes Project
Date: Monday, March 16, 2026 12:49:23 AM

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My name is Danielle Shea; I received your email from paperwork I was reviewing for my father. He is aware that I am against the development of the land.

Dear Planning & Zoning Board Members,

I am the daughter of the current property owner of the Sandy Lane Homes Project. I am unable to attend the meeting on April 1st.

I am writing to express concerns regarding the proposed Rezoning.

I am particularly concerned about the following issues:

1. **Traffic and Road Safety:** The property is located on a one-lane road. This road already serves four schools and two churches, generating significant traffic at peak times. Adding additional homes will increase traffic volume substantially, creating safety concerns for children, pedestrians, and existing residents.
2. **Environmental Considerations:** The property is home to multiple gopher tortoises and other wildlife, which could be significantly impacted by dense residential development.
3. **Neighborhood and Community Impact:** Concern for congestion, compatibility with existing homes, and overall community character.

Given these concerns, I respectfully request that the Board carefully evaluate the potential impacts of the proposed rezoning, including traffic studies, environmental review, and community input, before making any recommendation or approval.

I grew up on this land, I know sentiment isn't always considered in decisions like this, while I personally would be extremely sad to see this land developed, it's not just people that will be impacted by the decisions made at this meeting, but the wildlife as well.

Best Regards,

Danielle Shea