

**From:** [Rosemary Ephraim](#)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Opposition to Rezoning Application Z2025-023 (Alafaya Beasley Rezone)  
**Date:** Tuesday, June 9, 2026 2:33:47 PM

---

**NOTICE:** This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at [CSDSupport@seminolecountyfl.gov](mailto:CSDSupport@seminolecountyfl.gov)

Dear Planning & Zoning Commission and Board of County Commissioners:

I am a neighboring property owner and respectfully oppose Rezoning Application Z2025-023 (Alafaya Beasley Rezone).

My home is directly adjacent to the property being considered for rezoning. When my family moved to Oviedo and purchased our home two years ago, we specifically chose this area because of its lower-density residential character and the sense of space it provided. We also chose our particular lot because of the surrounding natural setting and the open area adjacent to our property. The existing R-1AA zoning of the neighboring parcel was part of the established development pattern that attracted us to this neighborhood and influenced our decision to make a long-term investment here.

My concerns include:

1. **Incompatibility with the existing neighborhood character.** The proposed rezoning would permit smaller lots and increased density that is not consistent with the larger-lot residential pattern surrounding the subject property.
2. **Loss of privacy and residential buffer.** The subject property is immediately adjacent to my home. Development of three homes on this parcel would substantially reduce the existing buffer between properties, resulting in increased noise, activity, and loss of privacy for my property and neighboring residents.
3. **Traffic and safety impacts.** Additional homes will increase vehicle traffic entering and exiting the area. Given the existing traffic conditions near Alafaya Trail and Beasley Road, I am concerned that additional development will further contribute to congestion and create additional safety concerns for residents, children, pedestrians and cyclists.
4. **Stormwater and drainage concerns.** Increased development typically results in additional impervious surfaces. I am concerned about potential changes to drainage patterns and runoff that could negatively affect surrounding properties.
5. **Impact on enjoyment of property and neighborhood character.** The proposed rezoning would alter the character of the area and diminish the privacy, open feel, and quiet enjoyment that existing homeowners reasonably expected when purchasing their homes.
6. **Cumulative development pressure.** Additional residential development has already occurred in the surrounding area. Approving this rezoning may encourage further requests for increased density, resulting in incremental changes that collectively alter the established character of the neighborhood.

Rezoning decisions have long-term consequences for both current and future residents. Once density is increased and development occurs, the resulting impacts on traffic, privacy, neighborhood character, and the overall feel of the area cannot easily be reversed. For that reason, I believe this request should be carefully evaluated with consideration for those who already live in and contribute to this community.

For these reasons, I respectfully request that Seminole County deny Rezoning Application Z2025-023 and retain the current R-1AA zoning designation.

Unfortunately, I am unable to attend the public hearing in person. As a neighboring property owner who will be directly affected by this decision, I respectfully request that this letter be included in the official record and fully considered by the Planning & Zoning Commission and Board of County Commissioners when evaluating Rezoning Application Z2025-023.

**Please confirm receipt of this correspondence and that it will be included in the public record for consideration during the review of Rezoning Application Z2025-023.**

Thank you for your time and consideration of the concerns of our property and neighboring residents who will be directly impacted by this proposal.

Rosemary and Sanmi Ephraim  
2515 Blue Wave PL  
Oviedo, FL 32765