

From: [Ozzie](#)
To: [Apgar, Kaitlyn](#)
Subject: Public Comment Opposing BioFit Rezone Request
Date: Monday, May 25, 2026 1:52:09 PM

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Dear Ms. Apgar,

I am writing to respectfully oppose the proposed BioFit Rezone from C 1 Retail Commercial to C 2 General Commercial for a proposed car dealership at the northwest corner of Camp Road and West State Road 426.

My concern is not simply about one business replacing another. This request would permanently increase the commercial intensity of the parcel and change the character of the site from a community serving retail and service use to a more auto oriented commercial use.

BioFit currently supports the local community and employs people from the surrounding area. A gym is a neighborhood serving business that brings value to residents through health, fitness, and local employment. Replacing that use with a car dealership would provide far less community benefit and would move the property toward a more vehicle centered commercial use.

I am also concerned about traffic and safety. This area already experiences significant traffic, and a dealership could add more vehicle trips, turning movements, test drives, customer visits, employee trips, and vehicle deliveries. Before approving any increase in zoning intensity, the County should require a clear traffic analysis showing how this use would impact Camp Road, West State Road 426, and nearby intersections.

There is also a visual compatibility concern. A dealership use may introduce outdoor vehicle display, expanded paved areas, additional lighting, signage, and a more commercial frontage. That would be a meaningful change from the current use and could negatively impact the character of the surrounding area.

Most importantly, I do not believe the applicant has shown a clear public benefit that justifies rezoning this parcel from C 1 to C 2. The private business interest is clear, but the benefit to nearby residents and the broader community is not. We already have enough car dealerships and auto related businesses in the area. This location does not need another one.

I respectfully ask that the Planning and Zoning Commission recommend denial of the rezoning request. If the County is not willing to deny the request outright, I ask that it not approve a straight C 2 rezoning without strict conditions, including a binding site plan, traffic mitigation, landscape buffering, lighting limits, signage limits, delivery restrictions, and a prohibition on repair work, body work, outdoor speakers, overnight vehicle transport deliveries, or expansion into other more intensive C 2 uses.

Please include this email as part of the public record for the BioFit Rezone item.

Thank you for your time and consideration.

Sincerely,

Carolina Judge (2813 Ashton Terrace)