

From: [Robert Miller](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lakes Homes
Date: Saturday, February 21, 2026 4:06:23 PM

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I live in Jennifer Estates and we only have one way to get out and that in Sandlake Road. Having more homes creating more traffic would be disastrous. We have three schools on Sandlake Road already and trying to get home now is ridiculous. This would create more aggressive drivers and would result in accidents and even death. Not only that, the utilities will become an issue with larger pipes needed to accommodate new homes with sewage and water. Please reconsider this as I'm on our HOA and can speak for our community. Please please deny this request!

Robert Miller

Sent from my iPhone

From: [Debbie Duttweiler](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Homes
Date: Sunday, February 22, 2026 3:30:27 PM

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Good afternoon. I am writing to protest or disagree with the rezoning for Sandy Lane Homes. I was at the meeting held months ago at the library on Hunt Club. First of all, the minutes were created after the fact. We spoke with the builder after the meeting and asked if he had minutes. He laughed and said no. If he had minutes, there would have been a headcount of people in attendance. It was asked of us to raise our hands to designate our neighborhood. Over half of the room was from Forest Park Estates. He did not put that in his minutes because we were the most opposed and raised the most concern. We asked several questions that he could not answer. He was very unprepared for the meeting. That did not help his case.

I would love to see the traffic analysis for Sand Lake Road. The traffic is already a nightmare with 4 schools on the street. It is a popular cut thru from 434 to Hunt Club. At times, there are cars driving illegally down the middle lane to pass parents waiting in the school lines. During peak times, we find it challenging to get in and out of the neighborhood. Twenty four homes will make that even tougher.

There is a Duke Energy easement that runs across the end of the property. Have they seen and approved the building on the easement? We just completed a power line update and they were particular about what can be in the easement.

The current zoning should stand. That will enable similar homes to be built. There is enough development around that we do not need houses stacked on top of each other. Parking within the neighborhood could also pose an issue for emergency vehicles. Baldwin Park on Orlando experienced this when people parked on the street because driveway and garage space was limited. In general, most people use the garage for storage and not parking cars. This will cause overflow to the street.

Water and power could also be a huge concern. That many homes could have an impact on our supply sources. That area could be prone to flooding with heavy rains.

I believe the plans he has set forth are unreasonable. He wants to build 3000-4000 square foot home on a 50ft lot and then sell for \$800-\$1M. To me, that's absurd. Our neighborhood consists of 2800-3000 sq ft homes on half acre lots. Their price range is between \$600k-\$700k. Why would I purchase a larger home on a smaller lot for more money? It comes down to greed.

The builder promised not to build apartments or townhomes but once the zoning is changed, anything can happen. Please do not approve the zoning change.

If you were to take a toll of the residents in the surrounding areas, you would see the majority is opposed to this project.

Please help protect the integrity of the neighborhood by declining the rezoning application.

Thank you for your time.

Deb Duttweiler

Owner in Forest Park Estates

From: [susanrmay1](#)
To: [Apgar, Kaitlyn](#)
Subject: Re: Project #20000004 - Sandy Lakes Homes
Date: Monday, February 23, 2026 12:14:43 PM

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Hello, my name is Susan May and I live at 116 Trafalgar in Wekiva Cove which is directly off Sand Lake Road and Hunt Club Blvd. I am writing to request Seminole County does NOT change the zoning laws at the request of the builder for this project. Taking the lot like from 90' to 50' is outside of the current zoning. Additionally, I would request that the area contains single homes only.

This area is the main avenue for school traffic to multiple schools on Sand Lake Road and already has traffic issues. The long lines during school drop off and dismissal already cause congestion issues and do not allow for emergency vehicles to pass. Adding additional homes that the reduction in lot size would allow will cause further issues.

Please retain the current zoning which establishes lot size at 90 vs 50.

Thank you for your time.

Susan May

From: [Renee Benson](#)
To: [Apgar, Kaitlyn](#)
Subject: Rezoning Project #: 25-20000004
Date: Friday, February 20, 2026 2:31:00 PM

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Hello Kaitlyn,

I live in Lk Mendelin Estates off Line Dr and already encounter backed up traffic daily from the school adjacent to the subject property. It is awful in the morning and afternoon.

I vote against rezoning to multi family or smaller lots. Adding any new residences will just add to the current congestion so keeping the number of new homes to a minimum would be better.

Thank you

Renee Benson

Realtor/ Residential Home Sales
Charles Rutenberg Realty
631 S Orlando Ave - suite 200
Winter Park, FL 32789
Renben14@gmail.com
407-375-1717

From: [David Todd](#)
To: [Apgar, Kaitlyn](#)
Date: Monday, February 23, 2026 10:43:39 PM

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David Todd
407-739-4695

I've been hearing about this project for some time now and it seems to change everytime something is brought out to the public. Having lived in the Wekiva subdivision since the early 90's and have watched the traffic and water problems over the years I can't imagine that allowing that many homes and possibly multifamily homes in that small area will anything but bring traffic problems and also water problems to the area.

Thankyou,
David Todd

From: [Marilee Mason](#)
To: [Apgar, Kaitlyn](#)
Subject: Project#:25-20000004
Date: Monday, February 23, 2026 9:00:52 PM

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Dear Ms. Apgar,

I am concerned about the property on Sand Lake being rezoned. There is a lot of traffic on this road already. There are four schools and drivers are using Sand Lake as a shortcut to get to 436 and north to Wekiva Springs road. There is a school for special needs children located right next to this property. Our granddaughter goes to Pace-Brantley and we pick her up from her after school activities. It is difficult to get out on Sand Lake road on a good day! I am also concerned with the noise from building a large development there. Pace-Brantley is a wonderful school for kids with ADHD, dyslexia, autism and other special needs. The classrooms are directly across the side street from this potential development. It is difficult enough for these children to concentrate without a huge noise problem! Please do not let a large development go in there! It is not a good idea for this heavily travelled road or the children at this special school. Thank you for your attention!

Marilee Mason
364 North Fox ChasePt
Longwood, FL 32779
Sent from my iPad

Kaitlyn Apgar
Senior Planner
Seminole County

RE: Opposition to Proposed Rezoning to Missing Middle (MM)

Parcel IDs 07-21-29-300-014A-0000, 07-21-29-300-0150-0000, 07-21-29-300-014C-0000

As homeowners in Sandy Lane at address 3300 Sunset View Court, Jonathan Oakes and Paula Oakes submit this letter opposing the applicant's request to rezone the above referenced parcels to the Missing Middle (MM) district. According to the standards in Section 30.8.3 of the Seminole County Land Development Code, this zoning category is inappropriate, incompatible, and potentially harmful to the character and stability of the surrounding low-density neighborhoods, including Sandy Lane.

The reasons for opposition are noted below:

The Missing Middle District allows a wide range of multi-unit housing types that are not compatible with the surrounding A-1 and R-1AA neighborhoods. Townhouses, duplexes and any other housing other than detached, single family homes are not compatible with the existing neighborhood environment.

The applicant's meeting notice claims the intent is to build single family homes, but rezoning to MM would legally permit duplexes, townhomes, triplexes, fourplexes and sixplexes regardless of current intention. This form of housing is not consistent with the existing large-lot single family development pattern in the Sandy Lane area. Rezoning to MM would allow these other housing types by right or as part of a mixed-housing plan, creating a permanent and irreversible precedent for denser redevelopment in this low-density corridor. This represents a dramatic departure from the larger lot sizes and rural-suburban character of the area.

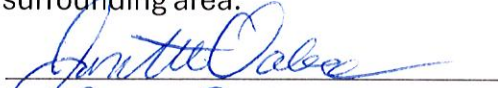
Missing Middle structures are permitted to heights up to 40 feet. The scale and intensity of these structures are incompatible with the neighboring subdivisions which rely on consistent setbacks, buffering and height limitations.

Missing Middle was only adapted in July 2024, and to date no projects in Seminole County have been developed or constructed under these standards. With no build precedent or real-world implementation, the county has no measurable data on compatibility, traffic impacts, parking effects, design outcomes, or neighborhood character implications. Applying an untested and unproven zoning tool immediately adjacent to long-established

single-family subdivisions is premature and poses significant long-term risks to residents and the surrounding community.

For the reasons stated above, Jonathan and Paula Oakes respectively request that Seminole County deny the subject rezoning application. We appreciate your careful consideration and welcome continued dialogue to ensure that future development remains compatible with the surrounding area.

Jonathan Oakes



2/24/2026

Paula Oakes



2/24/2026

3300 Sunset View Ct. Longwood, FL 32779

From: michaelowen@cfl.rr.com
To: [Apgar, Kaitlyn](#)
Subject: Topic - March 4 Zoning Meeting
Date: Wednesday, February 25, 2026 1:44:34 PM

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February 25, 2026

TO: Kaitlin Apgar VIA: kapgar@seminolecountyfl.gov

FROM: Michael & Deborah Owen michaelowen@cfl.rr.com
3272 Sunset Valley Court
Longwood, FL 32779

RE: Opposition to Proposed Rezoning to Missing Middle (MM) – Parcel IDs 07-21-29-300-014A-0000, 07-21-300-0150-0000, and 07-21-29-300-014C-0000

As longtime homeowners (20 years) of Sandy Lane Reserve community, we submit this letter opposing the applicant's request to rezone the above-referenced parcels to the Missing Middle (MM) district.

We purchased our lot and built our home in Sandy Lane because we were enamored with the size of the lots and the character of the custom homes. The proposed new development would allow smaller lots and not be consistent with the current Sandy Lane homes' lot sizes, configurations, and styles. It is our understanding that Missing Middle standards eliminate minimum lot size requirements and allow small-lot configurations, courtyards and clustered units. Rezoning to MM would permit duplexes, townhomes, triplexes, fourplexes, and six-plexes, regardless of the builder's current intention. The complexion of our quiet neighborhood would surely be adversely impacted.

The increased density would definitely cause more traffic in not just our Sandy

Lane neighborhood, but also on Sand Lake Road. Sand Lake Road already experiences bumper to bumper traffic on school days before school hours and at school dismissal. There are four schools within a two-mile stretch on Sand Lake Road: Pace Brantley Prep (133 students), Forest Lake Education Center (645 students), Forest City Elementary (789 students), and Lake Brantley High School (2815 students). Family transportation to and from these four schools already causes very heavy backup and, in some locations, some dangerous driving situations. It is definitely very difficult both mornings and afternoons to exit Sandy Lane which is the only entrance and exit to our community. Increased density of new homes and structures will only intensify the situation.

We respectfully request your consideration.

Sincerely,

Michael & Deborah Owen

407-797-6445

From: [Alison Cody](#)
To: [Apgar, Kaitlyn](#)
Cc: [Constantine, Lee](#)
Subject: Project #: 25-20000004
Date: Wednesday, February 25, 2026 3:52:05 PM

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Kaitlyn,

Please add this email to the official record for the March 4th public hearing regarding Project #: 25-20000004

As a resident in the Lake Brantley Isles neighborhood and an active member of our Civic Association of West Lake Brantley for almost 25 years, I felt led to reach out in regard to the Sandy Lane Homes Project.

Our neighborhood is back off of West Lake Brantley Road Northbound past Jennifer Estates. In fact, that road dead ends into the lake and our neighborhood. About 1.5 miles down from the end of our neighborhood on WLB Rd is the ONLY access out of this community onto Sand Lake Road. There are multiple communities back here off this section of WLB Rd (over 1,000 homes) with only a single access to exit or enter located at the intersection of WLB Rd and Sand Lake Rd.

During the various school rush hours it is extremely difficult to get onto Sand Lake from WLB Rd, especially turning left toward SR 434, as cars queue back past the intersection on Sand Lake Road. Even turning right is difficult at times as there are 4 grade schools on the 2 mile stretch of Sand Lake, so there is back up both ways during school rush hours especially.

If the county is to allow a multi-family residential community like Jordan Homes is known to build, this will further exacerbate a substantially congested area and Seminole County will likely need to be prepared for the eventual expenditures to widen Sand Lake Rd to accommodate..

In addition, if our communities back here off this section of WLB Rd are unable to exit through Sand Lake due to an influx of cars making the already difficult situation impossible, then the county may also be forced to open up the Sweetwater emergency pass through to create an actual road instead. None of us want that to happen as it will endanger many single family homes where children are able to enjoy the outdoors and play outside without the fear of heavy pass through traffic coming through. There are also rows of powerlines in this area that may make it impossible from a roadway buildout perspective.

Before deciding on the specifics for this parcel, Seminole County needs to determine what their goals are for this area. Just two streets down from this parcel you have the protected Wekiva Preserve. Does Seminole County plan to widen Sand Lake to 4 lanes (plus existing turn lanes at the schools and signals)? Is Seminole County planning on creating a road between Lake Brantley Isles and Sweetwater by extending West Lake Brantley Drive for a pass through? Would creating this road even be possible (between pushback from Sweetwater & the rows of powerlines)? What are the intentions of Seminole County for this area? How can Seminole County protect around 1,000 homes located off of West Lake Brantley Rd (northbound) from being sitting ducks and unable to come and go due to the influx of traffic brought about by a multi-family residential building?

These are the questions that need to be asked at this time.

Thank you for your attention in this matter,

Alison Cody
Lake Brantley Isles Resident since 2002

2401 Island Dr. Logwood, FL
321-231-9304

February 23, 2026

Seminole County Commissioners

District 1: Bob Dallari,

District 2: Jay Zembower,

District 3: Lee Constantine,

District 4: Amy Lockhart,

District 5: Andrea Herr.

Subject: Opposition to Proposed Re-Zoning to Missing Middle (MM) –

Parcel ID's 07-21-29-300-014A-0000; 07-21-29-300-0150-0000; and 07-21-29-300-014C-000

Adjacent to the Sandy Lane Reserve Development.

Dear County Commissioners,

We built our home and have lived in the Sandy Lane Reserve Development since August 2006. Our custom home is built on a 1/2 acre lot (Lot 7 in Phase II) in Sandy Lane Reserve. The 24 lots in Sandy Lane Reserve are zoned R-1AAAA or R-1AAA. We specifically built our home in this area to have a home on a larger lot for privacy and to allow more landscaping areas, since my wife is a Master Gardener.

Because we and our neighbors have lived happily in the homes built in the Sandy Lane Reserve for these same reasons, we are united in vehemently opposing the proposed Re-Zoning of the parcels indicated above, located adjacent to and north of the Sandy Lane Reserve, to Missing Middle. The current zoning for these parcels is R-1AA or A-1. We believe the zoning for these 3 parcels should remain as R-1AA or at worst case reduced to R-1A.

A letter from the attorney for the Sandy Lane Homeowners Association, which we are members, has already been sent to the County Commission opposing the re-zoning to "Missing Middle" on the grounds that this zoning category is 'inappropriate, incompatible, and potentially harmful to the character and stability of the surrounding low-density neighborhoods, including Sandy Lane Reserve'. The attorney's letter listed the following reasons for our Homeowners Association's opposition to the re-zoning of the subject property to 'Missing Middle'.

- Missing Middle zoning would permit a wide range of multi-family housing units including townhouses, duplexes, triplexes, fourplexes, multi-story courtyard buildings and live-work units with non-residential ground floor space. This would be greatly inconsistent with the existing development in the local adjacent areas along Sand Lake Road including

these subdivisions; Sandy Lane Reserve, Forest Park Estates, Bella Vista, Terra Oaks and Pecan Cove.

- Missing Middle re-zoning would dramatically reduce lot sizes and allow high density clustering, effectively eliminating the rural suburban character of Sandy Lane Reserve and the adjacent neighborhoods.
- Missing Middle re-zoning would allow multi-building clusters up to 40 feet in height and multiple units per structure. The scale and size of these type structures are incompatible with the neighboring single-family subdivisions, including all of those named above, which rely on consistent setbacks, buffering and height limitations to ensure privacy and minimize impacts to neighbors.
- Missing Middle re-zoning would result in significant increases in traffic on Sand Lake Road, parking issues along Sandy Lane and other infrastructure problems. Because Missing Middle allows multi-family and multi-story buildings, the number of autos to park will dramatically increase resulting in on-street parking. This will cause issues with ingress and egress from our neighborhood along Sandy Lane, as well as obstacles and dangerous issues for pedestrians in our neighborhood.
- Missing Middle zoning is not tested in Seminole County, it is not predictable and it is NOT appropriate for this immediate area. Missing Middle was only adopted by Seminole County Planning in 2024 and based on our knowledge, no projects have been developed or constructed in Seminole County to date, under the Missing Middle Standards. Since there are no projects of this type of development in Seminole County, the County has no data or experience to determine the effects of non-compatibility with other neighborhoods, traffic and parking impacts, or other issues unknown at this time. The County should not experiment with an untested and unproven zoning applied adjacent to long-established, single-family neighborhoods. We believe this would pose significant long-term risks to existing residents and the existing surrounding community.

We understand the developer applying for the re-zoning to 'Missing Middle' claims that his intent is to build "single-family homes". However, once the re-zoning would be approved to Missing Middle, this developer or a subsequent developer, could decide to build multi-family housing units including townhomes, duplexes, triplexes, fourplexes or sixplexes, regardless of his current intention, since Missing Middle would legally allow these multi-family type units. In my experience of 48 years as a registered Professional Engineer, in the State of Florida, land developers are all about making as much money as possible, in the shortest period of time, and quality of construction or of life itself is secondary, if considered at all. The question is not 'if' but 'when' the developer will switch to the multi-family housing option for the proposed area once 'Missing Middle' re-zoning would be approved. There are other zoning options available for this and other developers to build single-family houses on the proposed property, i.e. R-1 (8,400 sf lots), R-1A (9,000 sf lots) and R-1AA. But the developer has focused on 'Missing Middle' since

this option would legally permit the multi-family housing option, which is where we believe he is actually headed, to make as much money as possible, as quickly as he can.

The 'Missing Middle' type development would be inconsistent with the existing large lot single family development pattern in the Sandy Lane and adjacent neighborhoods. Re-zoning to 'Missing Middle' would create a permanent and irreversible impact on the Sandy Lane and adjacent neighborhoods, allowing a much denser development within the low-density corridor of Sand Lake Road. In addition, re-zoning to 'Missing Middle' would significantly lower the value of all the homes in Sandy Lane Reserve, as well as the other single family neighborhoods along Sand Lake Road. In our opinion, the subject property should remain zoned as R-1AA or at worst case re-zoned to R-1A, to be compatible with the adjacent neighborhoods.

For all of the reasoning stated above, we as members of the Sandy Lane Homeowners Association, respectfully request that Seminole County **NOT APPROVE** the application to re-zone the tracts stated above to the 'Missing Middle' zoning designation. Approval to 'Missing Middle' would be a travesty to the current residents in the Sandy Lane Reserve and adjacent single-family neighborhoods, and an egregious violation of the trust this community has for the leadership of Seminole County.

We appreciate the careful consideration by the Board of County Commissioners of Seminole County of our request to deny the re-zoning of the tracts stated above to the 'Missing Middle' designation, to ensure that the development of this property will remain compatible with the Sandy Lane Reserve development, as well as the other single family developments along Sand Lake Road, east of Hunt Club Road.

Very Truly Yours,

The block contains two handwritten signatures in blue ink. The first signature is "J. Richard Voorhees" and the second is "Carol Ann Voorhees".

J. Richard and Carol A. Voorhees
3307 Sunset Ridge Court
Longwood, Florida 32779
Cell (407) 362-8585

From: Steve Litt
385 Forest Park Circle
Longwood, FL 32779

To: Kaitlyn Apgar, Senior Planner, Seminole County

To: Lee Constantine, Seminole County Commission, District 3

Subject: Letter of opposition to Missing Middle for Sandy Lane project

Date: 2/27/2026

Dear Mr. Constantine and Ms Apgar,

As a resident of Forest Park Estates across Sand Lake Road from the proposed development, I oppose to the granting of Missing Middle zoning to the proposed Sandy Lane development, file number 2026-0112.

The children in our neighborhood ride their bicycles and scooters, play baseball, basketball, football, volleyball, and many other sports. These are nice kids; they never fail to say hello to me when I ride my bicycle around the neighborhood. They're all outside, not stuck in their smart phones getting indoctrinated by who knows what. These are our county's and our nation's future.

Their parents feel comfortable letting their kids live this wholesome lifestyle because we have a safe, uncrowded neighborhood with little traffic, few cars parked on the street, and no strangers wandering around the neighborhood. This could change drastically if an overpopulated, parking space deficient Missing Middle community is built across the street. They'll park up and down our streets, reducing our childrens' safe play space. They'll drive our streets, perhaps with excessive speed or with less than due care. Today a basketball rolling into the our streets is no big deal, but a future Sandy Lane Missing Middle could make it a serious danger.

In his "Sandy Lane Homes Rezoning Community Meeting Minutes", the applicant for this zoning change assures us he has no intention to build townhomes, duplexes or affordable housing complexes. He assures us the homes in his project will have two car garages. But in section 7, "Applicant Statements & Commitments", he states that no binding commitments were made regarding final density or site layout or Final architectural styles, so his assurances are meaningless. It must be assumed that he'll load his project up with all the people and as little parking as Missing Middle will allow.

For these and many other reasons including traffic on Sand Lake Blvd, please do not grant Missing Middle zoning to this or any applicant for the areas near our neighborhood. Our neighborhood's parents have made sacrifices and moved heaven and earth to raise good and kind children. Help them.

Steve Litt