

Mrs. Toni Calvino And: Toni Calvino
1141/ 1151 Sandy Lane 3269 Sunset Valley Court
Longwood, FL 32779 Longwood, FL 32779

February 16, 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine:

This is concerning the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. I have lived on Sandy Lane for 50 years this year, since 1976, and have seen changes. But this is a new category of zoning which has not been implemented in Seminole County before. Therefore we do not know what the implications may be if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a hodge-podge of dwelling units is allowed – duplexes, triplexes, quad and six-plexes, and stacked units up to 40 ft. high. This is something clearly incompatible with our established neighborhoods. It is being proposed to put 24 units on about 7 buildable acres up front there, while we have 24 homes on about 15 acres in Sandy Lane Reserve. They are asking for twice the density. We have approximately ½ acre lots, and Forest Park Circle just across Sand Lake Rd. from us has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area. We are in favor of consistent set-backs, height limitations, etc, to ensure the peaceful, semi-rural character of our neighborhoods.

None of us are in favor of the Missing Middle experiment.

Please let us stay with single family homes on a definite, regulated lot size. For although the developer may say he wants to make single family homes, if the zoning to MM is approved, he can make anything by law, that fits that category. And it looks as though they have removed all regulations there and allow for almost anything.

Traffic, of course is a very major problem right now. And has been. There are 4 major schools on Sand Lake road and we cannot get out in the mornings unless we leave at unconventional hours. Nor can we get back to our homes in the afternoons. 2 schools are private and the parents deliver and pick up, which causes even more increased traffic I do not think turn lanes are going to alleviate the problem even a little bit. They will need to widen Sand Lake Road, from here down to Lake Brantley and Forest City elementary.

There are also serious storm water issues, as all the water from Sweetwater and Wekiva run down Sand Lake Road and onto us. The back of my field at 1151, and my neighbor's, Pete Small, fill up and make a lake quite a few feet deep during a hurricane. Which is always worrisome.

Please conscientiously take into considerations these points that I have tried to illuminate for you.

Sincerely,

Toni Calvino

1151/1141 Sandy Lane and 3269 Sunset Valley Court
Longwood, FL 32779
407-869-4982

From: [donna adams](#)
To: [Apgar, Kaitlyn](#)
Subject: Project 25-20000004
Date: Thursday, February 19, 2026 9:42:12 AM

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Dear Ms. Apgar and the P&Z Commissioners,

I am writing to express my family's concerns with the proposed Sandy Lane Homes project by Jordan Homes and their request to rezone the 24 new residential lots off Sandy Lake Road near Hunt Club Blvd.

My family lives in Forest Park Estates, just across Sand Lake Road from the proposed development. The school traffic on Sand Lake Road is already insane because of the four separate schools on that road. Our daughter attends Pace Brantley Preparatory School, which is directly across Sand Lake Road from our subdivision and adjacent to the new development. Pace Brantley school is for students with learning disabilities. Although my daughter is in high school, she already cannot cross the road safely after school without the assistance of a teacher from the school. Adding 24 new residential lots will multiply the traffic and danger to these students. And rezoning to Missing Middle would even further multiple the problem for traffic.

In addition, rezoning to Missing Middle would allow almost twice as many houses and potentially many more residents if they change to multifamily housing. Multifamily housing would lower everyone's property value and harm the safety factor of the adjacent neighborhoods. We bought our home as a family investment in a safe and clean neighborhood. It is unfair to alter that after years of investing in our homes, just so a developer can make more money.

Please deny the rezoning proposal to limit the danger and traffic frustrations from excessive additional traffic on Sand Lake Road and to protect the family safety and environment that the homeowners invested in when they decided to purchase homes in our neighborhood.

Thank you for your consideration.

Donna and Sam Adams,
Forest Park Estates Homeowners

Mr. Paul Calvino
3269 Sunset Valley Court
Longwood, FL 32779

February 19, 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine,

I am contacting you with respect to the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. My family has lived on Sandy Lane for 50 years (since 1976) and we have seen many changes. However, the proposed change is a new category of zoning which has not been implemented in Seminole County before. As such, we do not know the implications the zoning change would have, if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a large mixture of dwelling units is allowed including duplexes, triplexes, quadplexes and six-plexes, as well as stacked units up to 40 feet high. This is clearly incompatible with our established neighborhoods on Sandy Lane and the surrounding area. The proposal to build 24 units on about 7 buildable acres on the above-mentioned location, while we have 24 homes on about 15 acres in Sandy Lane Reserve, would result in doubling the lot density and the proposed zoning change would allow even higher density. We have approximately ½ acre lots in Sandy Lane Reserve and Forest Park Estates, just across Sand Lake Road from Sandy Lane, has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area of single-family homes. We are in favor of consistent setbacks, height limitations, etc., to ensure the peaceful, semi-rural character of our neighborhoods.

We have spoken to a large number of our neighbors, residents of Sandy Lane Reserve and Forest Park Estates, and none of us are in favor of the Missing Middle experiment.

We ask that you please let us stay with single family homes on a similar lot size and density to the surrounding area. Although the developer may claim they want to build single family homes, if the zoning to Missing Middle is approved, they can make anything by law that fits that category which would allow more than even more than double our current density as mentioned as it appears the Missing Middle removes most all regulations leaving even more room for variation.

Traffic, of course, is a very major problem already. There are 4 large schools on Sand Lake Road and we cannot transit from Sandy Lane in the mornings unless we leave at unconventional hours. Nor can we get back to our homes in the afternoons. Two of the closest schools are private and parents drop-off and pick-up, which results in even more increased traffic. Even turn lanes will not alleviate the problem in the shared opinion of our neighborhoods' residents. If the Missing Middle were approved and the developer allowed to proceed with just their double density plan, Sand Lake Road would certainly need to be widened from before Sandy Lane (e.g. Hut Club Blvd.) down to Lake Brantly High and Forest City

Elementary (e.g. S.R. 434) and traffic lights installed at the intersection of Sandy Lane and Sand Lake Road.

There are also serious storm water issues as the water from Sweetwater, Wekiva, and Fores Park Estates run down Sand Lake Road to Sandy Lane. The back of at least two larger properties on Sandy Lane have filled with water a few feet deep during hurricane and heavy rain events threatening flooding of at least one home so far. Adding higher density development at the top of Sandy Lane will result in more stormwater run-off further impacting the neighborhood, potentially more lots and more homes.

Please kindly and conscientiously take into consideration these points as you make your careful decisions.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Calvino", with a long horizontal flourish extending to the right.

Paul Calvino
Paul@TheCalvinos.com
832-656-7331

From: [Rick Mason](#)
To: [Apgar, Kaitlyn](#)
Subject: Project 20000004 Comments
Date: Friday, February 20, 2026 8:38:02 AM

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Ms. Apgar,

Living near the proposed project I have comments.

There are 4 major schools on Sand Lake Road, I have grandchildren at 2 of them. Entering and exiting these schools is already difficult with current traffic, making left turn from Pace Brantley - which has no light or Sheriff's deputy guiding traffic like the other 3 schools - is almost impossible during peak traffic periods. The addition of significant additional housing units and or apartments would make the situation worse if not impossible and be a further safety hazard for students.

Sand Lake is being used by a shortcut by people going to Apopka who cut across Sand Lake to Hunt Club to Wekiva Springs Rd to avoid the non-stop line of cars on Wekiva Springs Rd. caused by Orange County allowing unchecked growth in Apopka. Adding apartments near the Sand Lake/Hunt Club intersection will make the situation that much worse since there is also no traffic control device at Sandy Lane and Sand Lake Rd where cars from this development would have to exit. It isn't a matter of affordable housing, it is a safety issue.

I suggest before Seminole county green light this or similar projects in the area you engage in conversations with Orange County to end the nonsense that is causing traffic gridlock in the Wekiva / Sand Lake Rd area.

Thank You

Rick Mason
rick.mason@mac.com
206-972-0041
364 N Fox Chase Pt
Longwood, FL 32779

Rick Mason
rick.mason@mac.com
206-972-0041

From: [Usman Ahmed](#)
To: [Louis, Lakela](#); [Schafer, Deborah](#); [Flores, Beatriz](#); [Rawlings, Patricia](#); [Graham, Melody](#); [Apgar, Kaitlyn](#)
Cc: [mosa.jia](#); dr.anam@heynaturalskincare.com
Subject: Please Deny or Continue Z2025-014 (Sandy Lane Homes Rezone)
Date: Monday, March 30, 2026 10:20:52 AM

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

Dear Members of the Planning & Zoning Commission and Board of County Commissioners,

I am writing to urge you to deny, or at minimum continue, Z2025-014, the Sandy Lane Homes Rezone for the property on the west side of Sandy Lane south of Sand Lake Road. The current public record shows too many unresolved issues for this application to move forward responsibly. The March 4, 2026 item was continued to the April 1, 2026 Planning & Zoning hearing.

First, the traffic and safety concerns are already documented by the County. The staff record states that the project would access Sandy Lane and Sand Lake Road, that Sand Lake Road **is already operating at LOS C to F depending on direction and time of day, and that additional improvements** may be required even though Seminole County has no related improvements programmed in its five-year Capital Improvement Program. Separately, the County's Vision Zero materials identify Hunt Club Boulevard from Wekiva Trail to Sand Lake Road as a priority safety segment, and the County's transportation technical memorandum shows Sand Lake Road segments near Hunt Club Boulevard projected at LOS E and E+10%. Approving added density in a corridor the County already recognizes as congested and safety-sensitive would be premature and irresponsible.

Second, the school review in the public file raises serious concerns. **The County packet states the school impact review is non-binding and that final approval would** still require a School Capacity Availability Letter of Determination. Based on the County record, the school attachment also appears to reference an earlier concept rather than the exact proposal now under consideration. **That is not an adequate basis for rezoning.** The County should not approve increased density while relying on a non-binding and potentially mismatched school analysis.

Third, the drainage and flooding concerns are not minor. The County record states the site is in the **Little Wekiva Drainage Basin, which has limited downstream capacity**, and that onsite retention or a viable outfall with sufficient capacity will be required. Existing residents should not be asked to accept more impervious surface and more runoff risk before a full drainage and downstream-capacity analysis is completed and disclosed.

Fourth, the proposal is incompatible with the established neighborhood pattern. The application is presented as a 24-lot single-family project under the **Missing Middle district, but residents were not given binding commitments on final density, final layout, or final architectural style. That matters because zoning lasts beyond the current concept.**

If the County is unwilling to deny this request, then at minimum any approval should be tied to binding conditions that strictly limit the site to detached single-family homes only, a fixed maximum lot count, meaningful lot-width protections, and substantial landscape buffering.

Finally, this project does not appear to justify its impacts with a strong public benefit.

If the application is going to add pressure on already strained roads, schools, drainage systems, and emergency services, then the County should require a complete, internally consistent record before taking action. At this point, the safer and more responsible course is denial or continuance pending updated traffic, school, drainage, and environmental review.

The community meeting minutes reflect that the developer described homes of roughly 3,000 to 4,500 square feet with expected pricing of approximately \$800,000 to \$1.2 million or more. If this is not truly attainable housing, then the County is being asked to accept the burdens of added traffic, school strain, drainage risk, compatibility concerns, and uncertain environmental impacts without a corresponding public benefit.

“Residents should not be asked to absorb the risks of broader rezoning first and wait for the real answers later.”

Please include this email in the official record for Z2025-014.

Respectfully,

Muhammad Usman Munir & Family

111 Shellie Ct, Longwood, FL 32779

267-474-0724