

Flores, Beatriz

From: Karl Willard <kpwillard@gmail.com>
Sent: Friday, September 19, 2025 4:48 PM
To: Flores, Beatriz
Subject: Proposed Development: Sandy Lane Homes

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Lee:

It is my understanding a new development called Sandy Lane Homes is proposed on Sand Lake Road and Sandy Lane near Hunt Club Boulevard in Seminole County.

I have been a taxpaying owner/resident of the Wekiva Hunt Club community for over 46 years and a former commercial real estate & business owner in Seminole County.

I am STRONGLY OPPOSED to the Commission considering any zoning change allowing high density housing, i.e. anything less than single family homes on 80' or 90' wide lots, with access to Sand Lake Road.

The communities of Wekiva Hunt Club, Wekiva Cove and other area single family communities were developed with a large percentage of 80' - 90' or wider lots and use Sand Lake Road for access to 4 area schools & community retail businesses. Sand Lake Road is already over capacity. What we need are responsible decisions and controlled development.

The builder, Jordan Homes, is preparing to file for a zoning change from A-1 & R-1AA to MM (Missing Middle) so they can develop 30 lots for more affordable housing. **The zoning change would also allow the property owner to build multifamily units.**

The builder began meeting with the Seminole County Development Review Committee back in May and needs to rezone the property so they can develop 50' wide lots instead of the 90' wide lots required under the current zoning designation.

Thank you for your due consideration of those that already support the county infrastructure & operations.

Karl Willard
407-620-1177

Flores, Beatriz

From: Zaghie <zaghie@gmail.com>
Sent: Friday, September 19, 2025 6:55 PM
To: Flores, Beatriz
Subject: Critical Community Feedback: Sand Lake Road Rezoning

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Hello Commissioner Constantine,

I'm writing ahead of the 9/23 community meeting regarding the proposed rezoning for affordable housing on Sand Lake Road near Hunt Club. I cannot attend in person, but I feel strongly that this proposal should not move forward.

Sand Lake Road is already heavily congested. With multiple schools, a large preschool, and steady commuter traffic, mornings and afternoons are a daily bottleneck. Sporting events, community use of school facilities, and neighborhoods with no alternative exits only add to the strain. The road simply does not have the capacity to handle more vehicles.

Adding 30 multi-family units, likely 60–80 more cars, would worsen an already unsafe and frustrating situation for residents, buses, and commuters. Construction itself would also bring major disruption.

I urge you to reject Jordan Homes' rezoning request and protect the quality of life and safety for long-time residents who rely on this corridor.

Best regards,

Zaghie



Flores, Beatriz

From: Glenda Parker <glenpar@live.com>
Sent: Friday, September 19, 2025 10:42 PM
To: Flores, Beatriz
Subject: Zoning on Sand Lake Road

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Please do not change the zoning on Sand Lake Road to Missing Middle to allow more homes to be built. With 4 schools already using that road and all the subdivisions you have allowed in recent years, it is extremely congested. Compound that with students crossing the road wherever they choose to cross, and more traffic traveling Sand Lake and it creates chaos and unsafe roads. I dread seeing any more building on that road due to the overcrowding already, but I implore you to please curtail the number by leaving the zoning as is.

Thank you.

Sincerely,

Glenda Parker

Sent from my iPad

Flores, Beatriz

From: Elisabeth Ward <elisabethward86@gmail.com>
Sent: Saturday, September 20, 2025 4:01 PM
To: Flores, Beatriz
Subject: Rezoning for property on sandlake road near Hunt Club Blvd

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Dear Commissioner,

Please be sure to reject the Sandy Lane Homes rezoning project on Sand Lake Road in Longwood. As a resident in the area we are already affected by heavy traffic on Sandlake Road during busy hours. Changing the zoning to allow for smaller lot sizes and multi residential buildings will only increase traffic in an area not built to hold it. This will also overwhelm are local schools that are typically at capacity or close to as it is. This area has long been a quiet family community but as Apopka grows and develops the traffic in our area just increases. Please make sure to keep the current zoning ordinances in place to avoid disrupting our quiet community with unnecessary over population.

Thank you,
Elisabeth Ward
Resident of Wekiva Cove

Flores, Beatriz

From: Mohan Karkhanis <mohan.karkhanis@yahoo.com>
Sent: Sunday, September 21, 2025 12:26 PM
To: Mohan Karkhanis; Flores, Beatriz
Subject: Sandy Lanes Homes in Longwood

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Ms Flores

I am opposed to the enlarged development of Sandy Lake Homes. If you are a homeowner in that area note the heavy traffic in and around sand Lake Dr and Hunt Club Rd. Traffic pattern is poor - bottleneck in several places - traffic is a nuisance and with additional traffic it will be unbearable - 4 different schools within a mile of each other.

Please let's not get money hungry and cowdown to developers. Their interest is nothing but financial.

Thank you.

Mohan Karkhanis

257 Liverpool cove Longwood

[Yahoo Mail: Search, Organize, Conquer](#)

Flores, Beatriz

From: tom ogrady <tomogrady1@live.com>
Sent: Sunday, September 21, 2025 6:05 PM
To: Flores, Beatriz
Subject: Sandy Lake Homes proposed housing development.

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Dear commissioner, my wife Barbara and I had a long conversation about the proposed housing development and we both came to the same conclusion: the proposed development should not be allowed to go forward at this location. While we have many reasons for this conclusion, our main concerns center around the traffic that occurs with the three schools. Our current traffic during frequent periods during the day presents not only an inconvenience, the vehicle backups would hinder EMS when time is of the essence. In addition to this critical concern, we felt the original lot requirements were thoughtfully enacted after a myriad of concerns such as availability of schools, civic and community overcrowding. Please do not let the developer (whose only concern is profitability) infringe on our community values. That you Thomas O'Grady, a Terra Oaks resident.

Flores, Beatriz

From: Theresa GrodiKennon <tgrodikennon@yahoo.com>
Sent: Monday, September 22, 2025 9:35 AM
To: Flores, Beatriz
Subject: Rezoning for home on sand lake parcel

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Good morning I'd like to take a moment to let you know that I am against the rezoning of an area on Sand Lake where multi homes are being suggested in a small area parcel on a very busy highway. We live in Lake Brantley Club and it is hard enough to even get out of our driveway And go left or right on Sand Lake Rd. sometimes it takes up to 15 minutes before someone lets you out we live in a nice area with homes and property. There are no multifamily units in this area. They are proposing to reduce the size from 90 to 50 it'll be like a cookie cutter For this neighborhood and it will increase the traffic. Please vote now for rezoning this area. And please don't allow builders to build without Help paying to increase the roads as they continue to profit without making any improvements in the community where they build.
Theresa Grodi-Kennon, LCSW
Licensed Clinical Social Worker
New Vision Counseling Center

Flores, Beatriz

From: C Hayes <cyn728@gmail.com>
Sent: Monday, September 22, 2025 1:14 PM
To: Flores, Beatriz
Subject: Sandy Lanes Homes

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I'm writing as a resident of Seminole County, and the Wekiva Hunt Club neighborhood. I understand there is a request for rezoning the area on the corner of Sandy Ln & Sand Lake Rd.

I don't know why the house that used to be there was knocked down. I also don't claim to understand all things about how land zoning is handled, but I definitely do not believe multi-family housing is what is best for this community.

Traffic is the biggest concern. With no less than 5 schools (public and private) and several daycares, Sand Lake has been under construction multiple times to try and address traffic issues. This project would only add to the already well-traveled road, as well as increase concerns for the kids that walk and bike to/from school. There are already not enough crossing guards in the area, as I know Wekiva elementary lost a crossing guard area last year.

The schools in the area are already under stress adding students outside the zones, and finding space for those in the zones. The current reported drop of students in public schools will swell again, as these stats tend to flexuate regularly. I've lived here long enough for Wekiva elem to be threatened to close, and then burst at the seams, and Longwood elementary to close and reopen.

As well, more people means general security concerns, and added patrols in that area-for a department trying to hire for the necessary areas currently. I'm not convinced more people is a fit for this area.

With such a diverse community, I'd love to see this area be a community center, with a park. Similar to Eastmonte, but a smaller scale. After school or senior activities could be held there, as well as a great place for surrounding areas to play, walk, picnic, and enjoy our beautiful community.

Please vote no on this project. We love our community, but we're starting to feel squeezed out for a dollar.

Thank you for your time and service,
Cynthia Hayes

Sent from my iPhone

Flores, Beatriz

From: Mark Steele <marksteele@yahoo.com>
Sent: Monday, September 22, 2025 8:24 PM
To: Flores, Beatriz
Subject: Proposed zoning change to property on Sand Lake Road and Sandy Lane

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Commissioner Constantine,

My name is Mark Steele and my wife and I live in Forest Park Estates which is directly across the street from the proposed development of approximately 30 homes by the builder Jordan Homes. Sand Lake road is already very congested several times each week day due to the fact that there are four schools within a two mile stretch. And the addition of this type of high-density, multi-family home is not in character with the surrounding single family homes on Sand Lake Road and throughout Wekiva.

We are strongly against the proposed rezoning of theses parcels from the current A-1 & R-1AA to MM (Missing Middle).

Thank you for your attention,

Mark and Cindy Steele.
Forest Park Estates

Flores, Beatriz

From: Dan and Wendi <dwruppe@gmail.com>
Sent: Tuesday, September 23, 2025 9:19 AM
To: Flores, Beatriz
Subject: New development at Sand Lake Rd

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Dear Lee,

I am opposed to the new housing development on Sand Lake Rd. Traffic is already a big problem.

Sincerely,
Dan Ruppe
282 Cambridge Dr.
Longwood, FL 32779
407-252-8948

Flores, Beatriz

From: Mark Nasrallah <mark@nasrallah.com>
Sent: Tuesday, September 23, 2025 11:40 AM
To: Flores, Beatriz
Subject: FW: Sandy Lane/Sand Lake Road
Attachments: Sandy Lane_Sand Lk Rd Re-Zoning.pdf

Follow Up Flag: Follow up
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RE: Rezoning Sandy Lane/Sand Lake Road

Good afternoon

This email is a response to the proposed rezoning of the 4 parcels at the corner of Sandy Lane and Sand lake Road from R1AA (3 parcels) and A-1 (1 parcel) which will allow a developer to build a variety of both zero lot line SFR and/or multi family homes in an area surrounded by existing R-1A, R-1AA, R-1AAA single family homes which in my professional opinion will be a direct conflict with both the best use of this area and with the approved growth management plan currently in place for Seminole County.

First, the main access road that services this area is a two lane road with multiple residential areas using this artery as the only access road from this area to 436 & 434. Sand Lake Road also has 5 schools that also uses this artery and both morning and afternoon traffic is at a stand still with un-passible lines of cars that often stretch from Hunt Club to W. Lake Brantly drive. Our home in not accessible several times during the day due to the school traffic (We Live in Bella Vista) and by building another mid-density project in this area would only increase the current heavy traffic load on Sand Lake Road.

When considering Re-zoning a piece of property, the Zoning Board is also challenged with looking at the current type of property use and value of the improvements on these adjacent properties with the goal of not de-valuing the surrounding community and by proposing a development with higher density, this will ultimately result in the loss of property value to the surrounding communities. Not only is this detrimental to the existing home owners, it could also prove to be detrimental to the counties tax base as if my home value were to decrease I (as well as other property owners) could request the County Property Appraiser lower our tax base that is based on value, or de-valuation in this case.

In conclusion, it is my opinion that re-zoning the property would not be the highest and best use and would be a detriment to the existing community.

Thank You

Mark Nasrallah
1139 Bella Vista Circle
Longwood, FL

Mark Nasrallah AIA

Principal Architect
Nasrallah Architectural Group, Inc.
(407) 647-0938 ext. 202
(407) 619-3043 mobile
mark@nasrallah.com
AR 8136

NASRALLAH
ARCHITECTURAL GROUP, INC
1007 Lewis Dr
Suite 200
Winter Park, FL 32789
(407) 647-0938
www.nasrallah.com
AA 26001471

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Flores, Beatriz

From: Laurie Bartlett <lauriebartlett3@icloud.com>
Sent: Thursday, September 25, 2025 9:33 AM
To: Flores, Beatriz
Subject: Sandy Lane Rezoning

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Dear Sir,

I attended the community mtg on 9/23/25 at which the builder, Jordan Homes, presented his plans for PROJ#: 25-80000046 on Sandy Lane. It was all informative.

The builder stated that he originally wanted 30 homes but was now asking for 24. He had no visuals for any of his plans. He stated that if his plans are not approved someone else will build there eventually and so his should be accepted. It was not a presentation that seemed to respect the audience or the community.

I realize that more houses may eventually be built there. What I and many others there would like is that there would be no zoning changes for more houses and definitely no town houses.

This is a residential area with enough traffic. Presently on Sand Lake rd there are three schools and a preschool. It was recently widened to accommodate students, and other bikers and walkers.

Please vote no on zoning changes.

Keep Seminole Floridas natural choice.

Respectfully

Laurie Bartlett

Sent from my iPhone

Flores, Beatriz

From: Kim Todd <dkkctodd@yahoo.com>
Sent: Friday, September 26, 2025 9:18 AM
To: Flores, Beatriz
Subject: Sandy Lane Project

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Good Morning,

First, I would like to thank you for everything you do for our community. I know we can be a hard audience to please. I would like to express my concerns about the Sandy Lane project 25-80000046. I understand growth is inevitable, but 30 homes on 4.93 acres is nonsense. And to throw in the excuse "to make homes more affordable", again, nonsense. At prices of \$800,000-\$1,300,000, it's purely for builder profit.

Ten homes on that size property would be acceptable, fitting in with this well-established area. The biggest impact comes with the traffic on Sand Lake Road. It is not only used by the people that live around here but everyone cutting through to Wekiva Springs Road and beyond. It simply can't handle any more.

Thank you for your time.

Kim Todd 229 Cambridge Dr. Longwood



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Flores, Beatriz

From: Denise Kreimeier <deesmail4@gmail.com>
Sent: Friday, September 26, 2025 10:46 AM
To: Flores, Beatriz
Subject: Rezoning on Sand Lake Road

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Please vote NO for this rezoning. I live in Wekiva Cove and it is already difficult to get out of my neighborhood in the morning.

People from Apopka use Sand Lake road as a cut through along with the traffic from 4 schools on one road.

It is already a nightmare! It can take me 20 min to go 3 miles.

Please consider the homeowners that live off this road.

Thank you
Denise Kreimeier

Sent from my iPhone

Flores, Beatriz

From: Cathy Swerdlow <cathyswerdlow@hotmail.com>
Sent: Friday, September 26, 2025 10:58 AM
To: Flores, Beatriz
Subject: Proposed zoning change for parcel on Sand Lake Road #: 25-80000046

Follow Up Flag: Follow up
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Congestion on Sand Lake Road is already an issue. There are 4 schools along the way from 434 to Hunt Club. This already creates issues everyday when schools are in session. I am writing to implore you to deny this zoning change that will adversely affect the quality of life for everyone attempting to traverse Sand Lake Road.

Cathy Swerdlow
115 E Wyndham Court
Longwood FL 32779

Flores, Beatriz

From: Helen Henderschedt <helenhender@gmail.com>
Sent: Friday, September 26, 2025 2:10 PM
To: Flores, Beatriz
Subject: Zoning for Sand Lake Rd

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Please note my objections to changing the zoning for Sand Lake Rd and Sandy Lane. Not only is traffic on Sand Lake Rd a major concern but also the number of homes going in that acreage will impact drainage and other concerns. My vote would be to leave the zoning as is which will ultimately limit the number and type of residences built on that acreage. I do not want the zoning changed since it would allow multi family residences and other types of residences.

Helen Henderschedt
101 Shellie Ct.

Flores, Beatriz

From: Theresa <trogers@readingplumbing.net>
Sent: Friday, September 26, 2025 2:58 PM
To: Flores, Beatriz
Subject: Sandy Lane McMansions

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Good Afternoon,

First and foremost, I want to say that I have lived off Sand Lake Road for 39 years. I grew up here went to the local schools and still live off here on Ruth Street. Perhaps you have never set a foot in this area – understandable if you do not live in the area. But what I can say is that changing the zoning for Sandy Lane would be a mistake and while you may not have to deal with it, the rest of us will. And it would be pretty selfish to change the designation without doing YOUR due diligence to make sure that this is the right choice for your people and not cave to slimy developers.

I recommend that you drive over here and sit between 6:50am – 8:30am and 5pm-6:30pm. The traffic with the 4 schools on this road is insane. It takes me almost 10 minutes most mornings at 7am to go 2 blocks due to the school traffic from Lake Brantley. I go that way for work, it is the most direct route. I leave Ruth Street travel east heading to S West Lake Brantley Rd. The traffic is backed up to Bella Vista/Terra Oaks most mornings. I have to pull out into the center lane and try to merge over if I am lucky someone will let me in, if not, I must try to squeeze in and be “that” person. When I get close to the N West Lake Brantley light which is only a couple hundred feet, if I hit the light the traffic coming off that road good luck. They block the road – they decide the actual road is not for them and drive all the way down the center lane to the next light which is quite a way away and cut over on everyone there who has been waiting. People will also cut over from the regular lane and drive down the center lane all the way to the light. I am just trying to get to New Jersey Avenue where I can cut through and get out of the infuriating chaos of impatient drivers. I drove both of my boys to Lake Brantley when they were in school, my youngest was class of 2020 and people drove like that back then too.

Now if I leave at 8am it takes me about 5 minutes to be let out of my street due to the traffic from Forest Lake directly across the street. And the only reason I can even get out is because for some reason this school has an officer almost every day who must direct traffic. In the afternoon, the traffic is horrible as well. At 3:30-4pm-ish if you are coming from Hunt Club Blvd it takes almost 15 minutes to get to my street. Forest Lake is backed up to where this “proposed” grouping of non-affordable housing would be. Because they do not have enough of a road for a pickup line – and as you should know, they do not have busses and the whole school which is K-8 are car riders and or walkers. I can tell you that I maybe a few dozen kids walk home.

Sand Lake Rd cannot afford to have any more traffic plain and simple. This road is used to cut through to SR 436, people travel down to either Line Drive or Hunt Club Blvd to avoid 434/436 traffic. The traffic is backed up every day during the week. Takes me sometimes almost 10 minutes to go from W Lake Brantley to Ruth Street. I sit in traffic all the time on this road.

But let's also talk about the "affordable" housing the developer has proposed. I don't know about you, and I am not going to assume, but do you really think that \$800k to \$1.3m is affordable? Seriously think about that. Greedy developers want to stack 4000 sq ft houses on the small lots they are proposing? For just once I would like someone to really think about the impact to the current residents that would be affected by this – and not the money in the pocket. The out of sight / not my neighborhood "so I don't care" government take needs to go away. We need YOU to think about us, about what this would do to our quality of life. And I say quality of life because the traffic stress is overwhelming already. We do not need anymore. I can tell you that more than 90% of your constituents in this area DO NOT want this! So, are you really for the people? Or are you for the money? I do really hope that it is for your people

Thanks and have a great day!

Theresa

Theresa Rogers

Vice President / Project Administration

Reading Plumbing Systems, Inc.

980 Sunshine Lane, Suite M

Altamonte Springs, FL 32714

407.869.0023

Flores, Beatriz

From: Luis Pineres <luispinerezuniga@gmail.com>
Sent: Saturday, September 27, 2025 8:50 AM
To: Flores, Beatriz
Subject: Rezoning on Sand Lake # 25-80000046

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To whom it may concern:

I'm highly concerned and this new development, being a resident of Foxwood traffic and flooding are a huge problem if this new construction gets approved. Please reconsider and take necessary steps to ensure your established communities are taken care of.

Thanks.

Flores, Beatriz

From: Luna Fit <arijhak@gmail.com>
Sent: Saturday, September 27, 2025 9:04 AM
To: Flores, Beatriz
Subject: Opposition to rezoning at Sand Lake Rd & Sandy Lane

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Commissioner Constantine,

I'm a Seminole County resident and I'm writing to strongly oppose the proposed rezoning from A-1 & R-1AA to "Missing Middle" (MM) for the property at Sand Lake Road and Sandy Lane near Hunt Club (Sandy Lane Homes, Jordan Homes).

This request is incompatible with the surrounding neighborhoods and would undermine the intent of our current zoning. Allowing 50' lots (rather than the existing 90' minimum) and opening the door to multifamily uses would materially change the character and livability of this area.

Key concerns:

- *Incompatibility & Precedent: R-1AA lots exist for a reason—scale, setbacks, and open space that match established single-family neighborhoods. A shift to MM sets a precedent for lot-minimization and upzoning creep throughout Hunt Club/Northwood and nearby communities.
- *Traffic & Safety: Sand Lake Rd/Sandy Lane already experience cut-through traffic and peak-hour congestion. Higher density without guaranteed mitigations (turn lanes, signal timing, safer crossings, sidewalks) will worsen crash risk and impede emergency response.
- *Stormwater & Flooding: Increased impervious surface on smaller lots raises runoff and flooding risks for adjacent homes and roads unless robust, on-site retention and downstream capacity are proven—and enforced.
- *Schools & Infrastructure: Added units strain schools, utilities, and public safety. Capacity and funding plans haven't been publicly demonstrated.
- *Property Values & Community Character: Rapid densification and potential multifamily on a parcel historically planned for low-density single-family erode the stability families invested in here.
- *Process & Transparency: The community needs clear, accessible studies (traffic, school capacity, utilities, environmental/trees, stormwater) before any change is considered.

If the applicant insists on proceeding, at minimum this should be denied as proposed and redirected to a true PUD with enforceable conditions that protect neighbors, such as:

- * Keep R-1AA scale (lot width/size, setbacks, height limits); no multifamily entitlement.

- *Traffic mitigations completed before COs (sidewalks on both frontages, turn lanes if warranted, safe crossings, speed-calming).
- *Stormwater: 100% on-site retention sized for modern rainfall, with downstream capacity verification.
- *Buffers & Trees: 30–50 ft landscaped buffers to existing homes; preserve mature canopy with inch-for-inch replacement.
- *Construction limits: Hours, haul routes, dust/noise controls, and damage bonds to protect roads.
- *Design standards that mirror adjacent neighborhoods (elevations, materials, garage placement).

But the cleanest, community-respecting outcome is to uphold current A-1/R-1AA zoning and deny the MM request.

Please stand with existing residents and vote NO on this rezoning.

Thank you for your consideration.

Respectfully,

Ariana Hakman

Flores, Beatriz

From: Sylvia Abrahamson <sylvia.manatee@gmail.com>
Sent: Saturday, September 27, 2025 1:05 PM
To: Flores, Beatriz
Subject: No on Rezoning Sandy Lane Homes

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Commissioner Constantine,
Regarding the development of Sandy Lane Homes on Sand Lake, please do not approve on the rezoning. Please help the residence families and students/schools to preserve the integrity and safety of this community.

Best Regards,
Sylvia Abrahamson
Resident of Forest Park Estates

Flores, Beatriz

From: John Abrahamson <john.ejt@gmail.com>
Sent: Saturday, September 27, 2025 1:14 PM
To: Flores, Beatriz
Subject: No on rezoning of Sandy Lane development

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Hello Commissioner,

Please do not approve the rezoning of Sandy Lane on Sand Hill Rd. For safety, traffic, and environmental reasons and concerns.

John Abrahamson
Forest Park Estate

Flores, Beatriz

From: Fely Rugless <felyannis@gmail.com>
Sent: Sunday, September 28, 2025 11:09 AM
To: Flores, Beatriz
Subject: ABOUT: Project #25-80000046

Follow Up Flag: Follow up
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Regarding the zoning change on Sandy Lake Road in Altamonte Springs/Longwood area--we live in the Bella Vista Community. There are four schools that empty out onto Sand Lake Road during school hours. We are retired, but are often caught in that school traffic coming in either from Hunt Club Blvd or SR 434. It is hard to imagine another set of homes coming into that stretch of a two-lane road. Anyone trying to add any more dwellings in that area should experience that traffic pattern.

Please, Commissioner, if there is any concern about our quality of life, safety, and traffic on that road, my vote is to say a big **NO** to this project.

Thank you for your time,
Fely Rugless



Flores, Beatriz

From: Arlene <arlenek13@yahoo.com>
Sent: Monday, September 29, 2025 9:00 PM
To: Flores, Beatriz
Subject: Project #: 25-80000046 Sandy Lane and Sand Lake

Follow Up Flag: Follow up
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Commissioner Lee Constantine
Seminole County Board of County Commissioners
1101 East First Street
Sanford, FL 32771

Dear Commissioner Constantine,

I am writing as a resident of Seminole County to express my concerns regarding the proposed zoning change for the property located at Sand Lake Road and Sandy Lane (Project #25-80000046).

At the recent community meeting on September 23, the developer mentioned plans for 24 homes. However, the requested zoning change would allow for much greater density, which raises several serious concerns:

****Traffic and Safety****

- Sand Lake Road and Sandy Lane already experience steady traffic, and additional homes will increase congestion and cut-through driving.
- Higher density development could significantly worsen traffic flow and create safety risks for pedestrians, cyclists, and school buses.

****Environmental Impacts****

- Increased impervious surfaces from additional homes will lead to more stormwater runoff, raising the risk of flooding in nearby neighborhoods.
- The loss of tree canopy and open space will negatively affect local wildlife and diminish the natural character of the area.

****Neighborhood Character****

- The current A-1/R-1AA zoning supports larger lots and a more open, residential feel. A zoning change to allow higher density would alter the established character of this community and set a precedent for future overdevelopment.

For these reasons, I respectfully urge you and the Board of County Commissioners to deny the requested zoning change and preserve the existing A-1/R-1AA zoning. Responsible growth is important, but it must be balanced with traffic capacity, environmental protection, and the wishes of current residents.

A suggestion for this land would be green space/park which is greatly needed in this area.

Thank you for your consideration of my concerns and for your continued service to our community.

Sincerely,

Arlene Kowalski
382 Forest Park Cir
Longwood, FL 32779

Flores, Beatriz

From: Laurie Bartlett <lauriebartlett3@icloud.com>
Sent: Wednesday, October 1, 2025 12:45 PM
To: Flores, Beatriz
Subject: Sandy lane zoning change

Follow Up Flag: Follow up
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Mr Constantine,

After listening to Mr Jordan's presentation at the 9/23 community meeting I would like to state that I do not want a zoning change for the land in question. The impact on those people living in the closest areas to it and others using Sand Lake Rd would be negative.

I await a posting time of the mtg at which the vote will be taken.

Thank you for your service to our community, county and state.

Sent from my iPhone

Flores, Beatriz

From: Noella Kelly <muffykelly232@gmail.com>
Sent: Thursday, October 2, 2025 10:46 AM
To: Flores, Beatriz
Subject: New Development 3390-3400 Sand Lake Rd Forest City Florida

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Commissioner Constantine,

I have seen plans for a development off Sand Lake Rd in Forest City.

It appears that lot sizes want to be changed from 90' fronts to 50' fronts.

I believe the reduced lot sizes will not be compatible with current zoning sizes. Thus, not fitting in aesthetically, with the existing homes.

Additionally, this would increase the number of houses that can be built which will lead to more congestion on Sand Lake Rd which already suffers traffic delays due to the two schools that are present on Sand Lake between Rt 434 and N. Hunt Club Blvd.

I urge you to reject the 50' fronts.

Thank You,
Noella Kelly
232 Duncan Trail
Longwood, FL. 32779

Flores, Beatriz

From: Roger Stahler <rtstahler@gmail.com>
Sent: Friday, October 3, 2025 1:11 AM
To: Flores, Beatriz
Subject: Proposed Development : Sandy Lane Homes

Follow Up Flag: Follow up
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Dear Lee:

My wife and I attended a meeting Tuesday 9/23/25 at the sheriff's station on Douglas Ave to hear the builder and current land owner discuss proposed development of what is to be called Sandy Lane Homes. This property is located near Sand Lake Road and Sandy Lane. The meeting was attended by over 100 residents of near by communities. The consensus of the room strongly opposed this development.

We have been taxpaying owners /residents of Wekiva Hunt Club community for 40 years.

The builder has submitted a plan for a zoning change to MM, missing middle, for this development. Although he is saying it would be single family homes, this new designation opens it up for town homes, duplexes or triplexes once the zoning is changed.

We are strongly opposed to the commission considering any zoning change allowing for high density housing. That would include anything less than single family homes on 80- to 90-foot-wide lots.

This zoning change would also add a large number of additional cars to an already over used Sand Lake Road that contains four schools in 1.7 miles (the distance between Hunt Club Blvd and St Rt 434). At times the traffic is backed up past Hunt Club Blvd on Sand Lake Road waiting for parents to enter schools for pick up or drop off. This is only exasperated by the lack of bus service in a distance of less than a 2-mile radius.

Thank you in advance for your consideration of not allowing this MM zoning change.

Roger and Sharon Stahler

130 Cumberland Circle East

--

Roger Stahler
rtstahler@gmail.com

Flores, Beatriz

From: Allyson Tiller <tiller.allyson@gmail.com>
Sent: Sunday, October 12, 2025 10:54 AM
To: Flores, Beatriz
Subject: Zoning change A-1 & R-1AA to MM

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Mr Flores,

I hope this email finds you well. I am emailing you regarding the zoning change for A-1 & R-1AA. My family is located in Bella Vista off of Sandlake Road right next door to this area. We are asking to please reconsider this change.

We are concerned with the following if the re-zoning goes thru.

Traffic:

We already have congestion and this would exacerbate the situation.

Storm Water Management:

I worry that paving the green spaces will move us to the floodplain which will increase cost of insurance and risk of damage.

Effects of Re-zoning property values:

Rezoning to missing middle lowers the average value of all properties including longstanding homeowners.

I appreciate your time in reading this.

Thank you,

Allyson Tiller

Flores, Beatriz

From: mlbaumgardner <mlbaumgardner@gmail.com>
Sent: Wednesday, February 4, 2026 7:07 PM
To: Flores, Beatriz
Subject: Zoning board concern

Follow Up Flag: Follow up
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Hello

My name is Max Baumgardner and I am a constituent of Seminole county, residing at 3317 Sunset View Ct, Longwood FL 32779

I have heard some troubling news about a developer called Jordan homes who will be presenting at the March 4th zoning meeting. There is a request to change many zoning regulations including a missing middle to build homes on lot sizes and character which does not fit with the area. The builder was quite clear he only wants to make money, resides in another county, and wishes to make a profit and leave. This will result in a poorly designed development which will congest and contribute to an already congested Sand Lake Road. It will likely require the addition of a red light, road construction, and other developments costs to the county.

I am writing in strong opposition to this proposal. There is unified opposition from my subdivision in addition to all other adjacent subdivisions.

I would like the opportunity to speak in opposition to this at the zoning meeting and would appreciate an opportunity for a discussion with you in advance of this meeting.

Thank you

Dr Max Baumgardner
3317 Sunset View Ct
Longwood, FL 32779
407-453-1429

<https://www.linkedin.com/in/max-baumgardner-do/>

Flores, Beatriz

From: Pam Tapley <ptapley@pacebrantley.org>
Sent: Tuesday, February 17, 2026 2:26 PM
To: lconstantine@seminolecountyfl.go
Cc: Flores, Beatriz
Subject: Concerns Regarding Rezoning of Property at Sand Lake Road and Sandy Lane

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Constantine,

I hope this message finds you well. I am writing to you regarding the upcoming meeting on March 4, 2026, concerning the potential rezoning of the property at the corner of Sand Lake Road and Sandy Lane, adjacent to Pace Brantley Preparatory School.

As you may know, our school serves over 125 families in the community, and the prospect of introducing 20-25 townhomes or duplexes in this area raises several safety and logistical concerns. The increase in traffic from additional residents could significantly impact the safety of our students and the surrounding streets, which are already congested due to the presence of four schools and a preschool nearby.

Potential Impacts of Rezoning

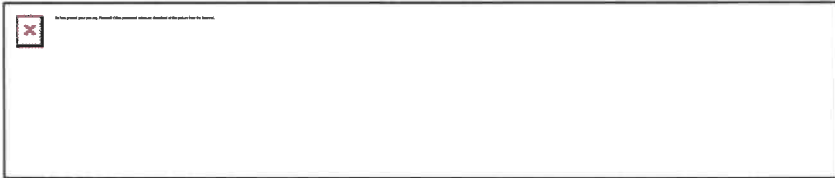
- **Increased Traffic Volume:** The addition of new residential units would likely lead to a higher number of vehicles on the road, particularly during peak school drop-off and pick-up times.
- **Safety Concerns:** More vehicles increase the risk of accidents, especially for students walking or biking to school. The need for safer crosswalks and traffic signals becomes even more critical.
- **Infrastructure Strain:** The existing roads may not be able to handle the additional traffic, leading to congestion and potential road damage. This strain on infrastructure could also impact public transport options.
- **Community Dynamics:** Changes in the neighborhood demographic could alter community dynamics and affect relationships among residents. Additionally, increased on-street parking could create further congestion and safety issues.
- **Long-term Concerns:** Increased traffic may hinder emergency response times, which is a critical consideration for the safety of our students.

We are fortunate to have families in our neighborhood who honor our mission and vision, contributing to a supportive and tranquil environment for children. However, the addition of more housing could disrupt this balance, leading to further congestion and safety issues for those who walk or bike in the area.

I urge you to consider the implications of such a development on our community and the safety of our students. We have been part of this community for 50 years, and it is crucial that we maintain the integrity and safety of our surroundings.

Thank you for your attention to this matter.

With gratitude,
Pam Tapley
Head of School
ptapley@pacebrantley.org | (407) 869-8882



Pace Brantley Preparatory School prepares students with learning disabilities for individual success in college and/or career readiness.

www.pacebrantley.org

[Facebook](#) | [Instagram](#)

Flores, Beatriz

From: dbseff@aol.com
Sent: Tuesday, March 3, 2026 12:15 PM
To: Flores, Beatriz
Subject: Fw: opposition to proposed rezoning in Sandy Lane Reserve

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Dear Commissioner,

My wife and I live in the Sandy Lane Reserve area of Longwood and are members of the Sandy Lane HOA. We oppose the proposed rezoning to Missing Middle in this area. The proposed density change is completely incompatible and potentially harmful to the character and economic stability of the surrounding neighborhoods. The proposal will allow the developer to place the same number of housing units as the current Sandy Lane Reserve into half the space which will put a substantial strain on traffic, utilities and access routes.

Thank you for your consideration.

Daniel and Marsha Seff
3290 Sunset Valley Ct.
Longwood, FL 32779

Mr. David Calvino
1141 and 1151 Sandy Lane
Longwood, FL 32779

RECEIVED FEB 24 2025

February 20, 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 purple ink, appearing to read "David Calvino", with a stylized, flowing script.

David Calvino