

From: [Jan Duttweiler](#)
To: [Apgar, Kaitlyn](#); [Flores, Beatriz](#)
Subject: Sandy Lane rezoning
Date: Saturday, March 28, 2026 3:38:06 PM

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I am opposed to this rezoning. The traffic is already more than our roads can handle. It is my understanding that our schools in the area are already at or above capacity. Has there been any study done concerning any of these problems? Please vote NO to the rezoning.

Jan A Duttweiler

353 Forest Park Circle

Longwood, FL 32779

From: [bob beagle](#)
To: [Apgar, Kaitlyn](#)
Subject: zoning change
Date: Saturday, March 28, 2026 6:51:49 PM

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Sent from my iPad. I oppose the re-zoning of the Sandy Lane Missing Middle zoning change, because if the re-zoning goes thru and the developer puts in his 20+ homes on that plot of land they will be small or stacked.

Traffic on Sand Lake Road now is a nightmare. MOST any time of the day If you need to make a left out of Forest Park Estates, pack a lunch. With his development in place I can't imagine it at the schools closing times.

The safety concerns are many. For example some children wait for the school bus at that corner. If this change goes thru with his development there will be a lot more. Any way you look at it our neighborhood is in more danger with more cars driving thru it. One of the many kids on their bikes in here could be killed.

I rest my case.

Bob Beagle. March 28 2026

370 Forest Park Circle, Longwood FL 32779

From: [Chris Sigafoes](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane zoning change
Date: Monday, March 30, 2026 8:47:01 AM

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Hi there, just dropping a note in regards to our opposition of the Sandy Lane Missing Middle zoning change. Our address is 375 Kapok Ct, Longwood FL 32779~ Sand Lake already has four schools and more traffic because of it. Adding 24 units/apartments/townhomes will drastically increase traffic and crowd schools. Sand Lake entirely consists of single family homes and is beautiful~piling up a bunch of cheap units destroys the neighborhood!! Thank you for your help in denying this request to rezone and build apartments....

Chris Sigafoes
(281)798-7897

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

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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

From: [Marcus Watters](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane rezone
Date: Monday, March 30, 2026 10:53:53 AM

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Good morning Kaitlyn,

My name is Marcus Watters. My wife, Darae and I reside at 3306 Sunset View Ct. Longwood which is located in the Sandy Lane community.

I am now retired, but worked in the homebuilding industry my whole career, so I totally understand the need to develop and build communities.

Our concern is the proposed Zoning of Missing Middle. This zoning not only allows the builder to increase the amount of homes than it is currently zoned for, but our biggest concern, is that even though the Developer has promised higher end single family homes, they could also decide to build Multi-family units at their discretion, which would drastically increase the already over loaded traffic on Sand Lake Rd. Also, with Multi family, it is highly likely these would become rental properties, that don't always maintain the properties up to par. We have already had 3 burglaries in our Community recently and we feel if the County approves this type of Development, which is clearly not compatible in this area, our crime and traffic issues will increase. We are respectfully requesting the County staff to relook at this rezone application and not allow the Missing Middle, but rather a zoning that keeps the surrounding areas in mind and does not give the Developer the opportunity to bait and switch us with the promise of single family. Thank you for your time and consideration.

From: [Jared McLendon](#)
To: [Apgar, Kaitlyn](#); [Flores, Beatriz](#)
Subject: Sandy Lane Homes rezoning
Date: Monday, March 30, 2026 10:57:03 AM

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Good morning,

I'm writing to express my opposition to the rezoning request before the commission on 4/1/26. I live just down the road from Sandy Lane. Respectfully, If this is allowed, I fear it will alter the character of the neighborhoods surrounding this area. In addition to that, it would add even more traffic to an already busy road that has five schools on it. The road is busy enough as it is, and allowing the developer to shrink lot sizes and also possibly change the plan from single family homes to multi unit (town homes, duplexes, triplexes) would worsen the already bad situation. I appreciate the consideration of my objection. I realize that due diligence is being done, but I also do not think everything should come down to "what can make the most money" at the expense of existing residents and schools, which is what it seems this developer is asking for. Thank you for your time and consideration.

Thanks,

Jared McLendon

From: [Carmel Saxon](#)
To: [Apgar, Kaitlyn](#)
Subject: Development along Sand lake Road - Longwood
Date: Monday, March 30, 2026 12:53:54 PM

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I am opposed to any new developments along Sand lake Road. This two lane road already holds the traffic of three schools, residences and cut through traffic. To ask that it hold more traffic would be detrimental to the residences living in the area.. There are already times in which the road is backed up that I have to work my schedule around these times (around 8:00am around 5:00pm and when the schools are open in the morning and let out in the afternoon, and on early dismissal days)

Please do not approve more growth without a plan to alleviate the present traffic on this small two lane road.

Carmel Saxon
320 Cindy Court
Longwood, FL 32779

From: [Roy Lukman](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane property rezoning
Date: Monday, March 30, 2026 1:07:36 PM

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This email is to submit my opposition to the Sandy Lane Missing Middle zoning change. Traffic is already congested due to several preschool and school facilities beyond current residents.

Thank you for your kind attention and consideration.

Roy Lukman
342 Forest Park Circle
Longwood, FL 32779

From: [Becky Lukman](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane property rezoning
Date: Monday, March 30, 2026 1:08:36 PM

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This email is to submit my opposition to the Sandy Lane missing middle zoning change. Traffic is already very congested due to several schools on Sandlake Rd. There are other concerns that are logical.

Thank you for your consideration of this matter.

Becky LUKMAN

From: [DAVID MOLDAU](#)
To: [Apgar, Kaitlyn](#); [Flores, Beatriz](#)
Subject: Sandy Lane Homes meeting on 4/1/26 should be postponed until May
Date: Monday, March 30, 2026 3:03:38 PM

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This Wednesday night is the first night of the Jewish Holy Day of Passover. Many Jews around the world celebrate this day with the tradition of having a meal called a Seder. This day marks the Exodus of Jews from Egypt more than 3,000 years ago. Without going into detail, I urge you to respect this important day and not discuss such an important topic where Jews cannot participate.

I oppose granting the proposed rezoning request.

I live in Forest Park Estates.

Q

David Moldau

From: [April Gable](#)
To: [Apgar, Kaitlyn](#)
Subject: Opposition Sandy Lane Rezoning
Date: Monday, March 30, 2026 6:27:03 PM

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Dear Kaitlyn,

I am writing to formally express my strong opposition to the proposed rezoning of Sandy Lane.

My primary concern is the existing traffic congestion on Sandlake Road. Having been involved in a serious rollover accident on this road that was not our fault, I am acutely aware of the safety risks. Additionally, many students use this route to attend the various schools located nearby, and increased traffic poses a significant safety threat to them as well.

Furthermore, I disagree with the classification of this project as "affordable housing." It is my understanding that the homes are expected to be priced at one million dollars or more, which does not align with the definition of affordable housing.

If Seminole County approves this rezoning, I believe the county should be held accountable for any future injuries or fatalities that occur on Sandlake Road.

Thank you for taking my opposition into consideration.

Best regards,

April Gable

From: [Stephanie Borland](#)
To: [Apgar, Kaitlyn](#)
Subject: Opposition to the Sandy Lane Missing Middle Zoning Change
Date: Monday, March 30, 2026 6:52:03 PM

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Hello,

My name is Stephanie Borland, and I live at 118 Shellie Ct, Longwood, which is in the Forest Park Estates subdivision directly across from Sandy Lane. I am writing this email to state my full opposition to this zoning change. I have a daughter who goes to school at Forest Lake Education Center, which is 0.4 miles down Sand Lake Road, on the opposite side of the road from our subdivision. She rides her bike to school, and I have noticed the traffic has becoming ever more congested and dangerous for her to cross the street at the crosswalk, so much so that I have to personally escort her across to ensure her safety and ability to be able to cross at all. There is another school directly across Sand Lake from us, PACE Brantley, so those 2 schools in close proximity to the additional subdivisions make the traffic an absolute nightmare. The line of cars backs up all the way to the Hunt Club intersection. My daughter's school recently built a new addition to their campus, but administration and their board were told that they had to cap their student body and were not allowed to accept any further students due to traffic/road constraints. So I honestly cannot understand how rezoning to a classification that would allow townhomes, condos, more houses on smaller plots, etc could even be considered based on the above information. I strongly oppose this rezoning.

Thank you for your attention to this matter.

Stephanie Borland

From: [Maria Delose](#)
To: [Apgar, Kaitlyn](#)
Cc: [Ralph Delose](#)
Subject: Sandy Lane Homes Rezoning
Date: Monday, March 30, 2026 8:02:38 PM

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Dear Kaitlyn Apgar,

We are writing to you to express our concerns over the change in the zoning on Sandy Lane Homes from R-1AA to "Missing Middle". We live in the Wekiva Hunt Club Community just up the road where we travel on Sand Lake Road daily. Our concerns are regarding the increased traffic that this would create on this 2 lane road with several schools just down the road including Lake Brantley HS. Other concerns involve the additional burden on the crowded schools in this area as well as the loss of this pasture land with many mature trees. When we get a lot of rain much is absorbed by that land and those trees. Without them there, the very low spot on Sand Lake Road that accumulates a large section of flooded roadway will only get worse. This is right near the Forest Lake Elementary School on that road and several housing developments.

We have enjoyed the natural beauty of our Wekiva area for 40 years. Please help to keep what remaining undeveloped land remains surrounding the Wekiva State Park etc.

Thank you for your consideration,
Ron and Maria Delose

From: [Caleb Williams](#)
To: [Apgar, Kaitlyn](#)
Cc: [Crucely De Leon G.](#)
Subject: Opposition to Sandy Lane Missing Middle Rezoning
Date: Monday, March 30, 2026 9:49:05 PM
Attachments: [Outlook-Social lin.png](#)
[Outlook-5syftov3.png](#)
[Outlook-Link Insta.png](#)
[Outlook-The Tweet .png](#)
[Outlook-qrvim0yw.png](#)

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Dear Ms. Apgar,

My name is Caleb Williams. My wife Crucely and I have lived at 1231 Oak Haven Dr for approximately six years. I am writing to formally oppose the proposed Sandy Lane Missing Middle rezoning.

Sand Lake Road is already heavily congested, particularly during peak hours, and the requested rezoning would add significant traffic without clearly defined or enforceable infrastructure improvements. While the applicant references an initial plan for 24 units, the rezoning itself creates permanent development rights, allowing future increases in density that could further intensify traffic and strain existing road capacity.

This area has an established neighborhood character that reflects lower-density residential use and contributes directly to the overall quality of life for current residents. Introducing Missing Middle zoning at this location represents a substantial change in land use that is incompatible with the surrounding area and inconsistent with reasonable expectations of existing homeowners.

Pedestrian safety is also a serious concern. Residents frequently walk along Sandy Lane and nearby streets, and increased traffic volumes would heighten safety risks in an area not designed for higher-density residential use.

For these reasons, I respectfully request that **Seminole County Planning and Zoning** deny the proposed rezoning. The request does not sufficiently address transportation impacts, pedestrian safety, neighborhood compatibility, or the long-term quality of life for existing residents.

Thank you for your time and consideration. Please include this correspondence in the official record for the April 1 Planning and Zoning meeting.

Sincerely,

Caleb & Crucely Williams
1231 Oak Haven Dr

Caleb Williams | Service Manager

Office: 800-263-2206

Mobile: 501-517-4247

www.SSIservices.com

cwilliams@ssiservices.com



From: [Kat Harden](#)
To: [Apgar, Kaitlyn](#); [Flores, Beatriz](#)
Subject: Say NO to Sandy Lane Rezone
Date: Tuesday, March 31, 2026 12:38:13 PM

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For so many reasons and ALL of which I am sure you have heard, this zoning change should NOT happen. I live around the corner from there. It is already a nightmare on school days, added traffic is only going to make it less safe for those children who walk or ride their bikes to school. I have 5 kids and while they have graduated, all of them either had to walk or ride a bike to get to LBHS at one point in time. That means if I sell my home, and a new family arrives they will also be subject to this added risk with so many more residents trying to get to work or school in the morning and after school. In the meantime, while I still live here, I cannot even imagine the burden (YES BURDEN) the added traffic, construction trucks, will add to those who drive their kids to school (Which I also did many many times and from my house on Hollow Branch Rd to school it was a 35 minutes round trip to go less than 4 miles. A plumber who has worked on the existing home over there on the property that is in question has already expressed grave concerns over the drainage, and simply put, this will be a disaster for unsuspecting buyers who purchase proposed properties. It will put a burden on many people from what he stated.

4 schools on Sand Lake Road is enough!! The zoning should remain AS IT CURRENTLY IS.

Thank-you for reading, and considering all of the others who didn't get the opportunity to send emails but I do not know a single neighbor who is for this.

From: [Robert Clark](#)
To: [Apgar, Kaitlyn](#)
Subject: Rezoning of property on Sandy Lane
Date: Tuesday, March 31, 2026 2:00:39 PM

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Ms. Apgar,

I would like to voice my opposition to the rezoning of the property on Sandy Lane. My family has lived at Kapok Court for over 30 years. I have seen the traffic increase exponentially. This rezoning would not help or enhance the community. Please deny the request.

Sincerely,

Robert Craig Clark

Robert Craig Clark Family
Longwood, Florida
32779

[407-869-6143](tel:407-869-6143)

From: [Dorothy Grice](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Zoning Meeting April 1st
Date: Tuesday, March 31, 2026 2:44:50 PM

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Dear Kaitlyn Apgar, Senior Planner

We have just heard about this zoning meeting regarding the property on Sandy Lane off of Sand Lake Road.

We live at 804 Gullberry Lane in the Northwood Subdivision. We have lived here for over 20 years. Our children went to the schools near our home. We live across the street from Lake Brantley High and behind Forest City Elementary. Both of which are on Sand Lake Road. We use Sand Lake Road almost everyday and we have experienced a lot of traffic. It is a concern right now. The proposed zoning would create a significant problem and we believe will impact everyone that lives and travels near or on Sand Lake Road.

We can't imagine what the traffic would be like if the new zoning at Sandy Lane was used to build a lot more homes. My husband and I prefer that less building would go on that property.

Thank you for your consideration,

Rex and Dorothy Grice
804 Gullberry Lane
Northwood Subdivision

From: [Kent Foreman](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Rezoning
Date: Tuesday, March 31, 2026 4:10:24 PM

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Good afternoon.

This email is being sent to you regarding the Sandy Lane Rezoning that is scheduled to be heard before the Planning and Zoning Commission on Wednesday, April 1st.

I have been a resident of the Sand Lake Road community for over 40 years and currently live just down Sand Lake Road from this site in the Terra Oaks community. We are in **opposition** to this rezoning to Missing Middle Housing. We believe that this zoning will allow for significantly smaller lots than are common in this area of the county, as well as containing the option for attached SF dwellings that are not currently found in this part of our community. This lack of consistency in zoning is a major concern.

In addition, the existing traffic problems along Sand Lake Road will only be worsened by this additional density that is being sought. A solution to our long-running traffic issues should be addressed prior to any new developments being by the County.

We strongly urge the County staff to recommend against this rezoning and the Board members to vote against it as well.

Thank you for your attention to this matter.

Kent Foreman
kentforeman@gmail.com
407-456-0119

From: karenob143@gmail.com
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane "Missing Middle" Rezoning Request
Date: Tuesday, March 31, 2026 4:40:38 PM

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Dear Ms. Apgar,

Please accept this email as my written opposition to the Sandy Lane Development "Missing Middle" rezoning designation. My reasons for this request are as follows:

- Surrounding zoning consistency: as a local family resident, I am not in favor of mixed zoning designations.
- Infrastructure Capacity: this local area is already densely populated and will add further burdens to local infrastructure resources.
- Traffic and access considerations: as a local resident, I can personally say that we already experience significant traffic congestion and safety issues due to: 4 local schools, existing significant housing saturation, as well as two houses of worship. Additional "Missing Middle" housing will add even more congestion to this already extremely busy 1-lane-per-direction roadway.
- Stormwater drainage and aquifer basin concerns: significant rain storms already cause local flooding issues; designating Sandy Lane with "Missing Middle" rezoning will significantly impact the already-burdened system.
- Lot Width Capacity: smaller homes on smaller lot sizes will substantially increase infrastructure and traffic congestion concerns.

I urge you to vote "NO" to the Sandy Lane "Missing Middle" rezoning designation. Thank you for your attention to my request.

Karen O'Brien
254 N. Castleford Ct
Longwood, FL 32779
321.356.8116

From: [Karen Beth Arace](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Homes Rezoning meeting-letter
Date: Tuesday, March 31, 2026 8:01:20 PM

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Dear Members of the Seminole County Zoning Board,

We are writing to formally express our strong opposition to the proposed zoning change scheduled for discussion at your April 1st meeting. While we regret that we are unable to attend due to the observance of Passover, we want our concerns to be clearly entered into the record.

The proposed shift to “missing middle” zoning in the area adjacent to our neighborhood raises serious and immediate concerns—particularly regarding traffic congestion and the fundamental character of our community.

First and foremost, the existing roadway infrastructure is already under significant strain. The two-lane road serving this area routinely experiences heavy traffic and delays. Increasing residential density through the introduction of duplexes and triplexes will inevitably add a substantial number of additional vehicles to a system that is already overburdened. This is not a speculative concern—it is a predictable and measurable consequence of higher-density development. Without a comprehensive and realistic plan to address traffic capacity, safety, and flow, this proposal risks creating daily congestion issues that will negatively impact residents’ quality of life.

Equally concerning is the incompatibility of this proposed zoning with the established character of the surrounding neighborhood. This area has long been defined by low-density, single-family homes. My family, like many others, made a deliberate decision nearly 20 years ago to invest in this community specifically because of its quiet, low-density nature—an environment we believed would remain stable for raising our families. Introducing higher-density housing such as duplexes and triplexes fundamentally alters that character and undermines the expectations of long-standing residents.

Additionally, the proposed “missing middle” zoning is not compatible with the future land use designation and existing zoning codes governing this area. The change would permit smaller lot sizes, higher-density residential structures such as duplexes and triplexes, and potentially non-single-family uses that are inconsistent

with both the current zoning and the surrounding development pattern.

Based on the developer's own proposed site layouts, there is no demonstrated necessity for this zoning change, as single-family residential lots are clearly feasible and appropriate for this property. This raises serious concerns that the intent of the rezoning is not to develop compatible single-family homes, but rather to introduce higher-density and potentially non-compatible uses that would not otherwise be permitted. Such a shift is fundamentally inconsistent with the established future land use map and the existing single-family residential character of the area. **For these reasons, this rezoning request—and any associated variance—should not be approved.**

Zoning decisions should respect not only future growth but also the integrity of existing communities. This proposal, as it stands, does neither. It disregards the limitations of current infrastructure and dismisses the established residential pattern that has defined this area for decades.

I strongly urge the Board to reject this zoning change.

Thank you for your time and consideration of this matter.

Karen and Dirk Arace
3563 Terra Oaks ct.
Longwood, FL. 32779

From: [Stefanie Eger](#)
To: [Apgar, Kaitlyn](#); [JD Eger](#)
Subject: Opposition to Sandy Lane Re-zoning
Date: Tuesday, March 31, 2026 9:31:54 PM

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Dear Ms.Apgar,

I am writing to formally express my opposition to the proposed rezoning of the Sandy Lane area under the “Missing Middle” zoning change.

While I understand the intention behind increasing housing options, I have serious concerns about the impact this proposal will have on our existing community—particularly regarding traffic congestion, neighborhood accessibility, and safety.

First, traffic along Sand Lake Road has already increased significantly in recent years. The roadway frequently experiences congestion during peak hours, making daily commutes more difficult and time-consuming. Adding additional residential density through this rezoning will inevitably increase the number of vehicles entering and exiting the area, further straining an already overburdened corridor.

Second, as residents of the Forest Park Estates neighborhood we already experience difficulty safely exiting onto Sand Lake Road. Increased traffic volume will only worsen these conditions, creating longer delays and increasing the risk of accidents. This is especially concerning for families who rely on safe and efficient access for work, school, and emergency situations.

Finally, I am deeply concerned about the safety of children in our neighborhood. Forest Park Estates is currently a family-oriented community where our children regularly play outside, ride bikes, and walk within the neighborhood. I would deeply hate to take that away. Increased traffic flow and density raise the likelihood of speeding, distracted driving, and overall unsafe conditions for young residents. Preserving a safe environment for children should be a top priority in any planning decision.

For these reasons, I respectfully urge you to reconsider or deny the proposed rezoning of Sandy Lane. Any future development plans should prioritize infrastructure improvements, traffic mitigation strategies, and the preservation of neighborhood safety and character before increasing residential density.

Thank you for your time and consideration of this important matter.

Sincerely,
JD and Stefanie Eger
325 Cindy Court
Longwood, FL 32779

Stefanie Eger

From: [billie lee young](#)
To: [Apgar, Kaitlyn](#)
Cc: [Flores, Beatriz](#)
Subject: 4/1 rezoning opposition
Date: Tuesday, March 31, 2026 11:30:08 PM

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Good evening,

I am reaching out in opposition of the rezoning of the Sandy Lane Homes.

My husband and I moved to this area for the quiet and safe neighborhood, as well as the beauty that the large lots create. As newly weds, we struggled to find the best neighborhood we could afford to start our family.

We have grown to love our community. We now have 3 children who attend schools in the area. They also enjoy biking and visiting the nearby parks and libraries. Over the years, the streets have grown busier. Our schools are crowded. The traffic to get our children to school and to drive ourselves to work has grown tremendously. At this time, there are already 4 schools in that area. Additionally, there is a preschool and place of religious worship. Drivers are making unsafe choices to cut around stopped traffic. I deeply fear that the safe and quiet streets that we moved here for will be completely nonexistent if a rezoning occurs that permits a more dense population to move in. I worry about the safety of the young drivers in my family and bicyclists. Additionally, I believe that there needs to zone consistency in the surrounding areas. Please consider the major effects on the daily lives that will occur on the current residents in this community. I am saddened by the thought. I appreciate your time and attention in this matter.

Sincerely,
Billie Young
325 Wekiva Cove Road
Longwood, Florida 32779

Good evening,
Senior Planner Kaitlyn Apgar () and to

Commissioner Lee Constantine's executive assistant Beatriz Flores
(bflores@seminolecountyfl.gov) expressing
your opposition to the rezoning request.
Sent from my iPhone

From: [Robert Clark](#)
To: [Apgar, Kaitlyn](#)
Subject: Rezoning of property on Sandy Lane
Date: Wednesday, April 1, 2026 9:46:18 AM

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Ms. Apgar,

I would like to voice my opposition to the rezoning of the property on Sandy Lane. My family has lived at Kapok Court for over 30 years. I have seen the traffic increase exponentially. This rezoning would not help or enhance the community. Please deny the request.

Sincerely,

Robert Craig Clark

Robert Craig Clark

Kapok Court

Longwood FL 32779

From: [Marianne Murphy](#)
To: [Apgar, Kaitlyn](#)
Subject: Rezoning of Land on Sandy Lane
Date: Wednesday, April 1, 2026 10:49:26 AM

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Dear Ms. Apgar:

I have lived in the Forest Park Estates subdivision for 30 years. This subdivision is directly across Sandlake Road from the proposed new subdivision. I oppose the rezoning of the property on Sandy Lane.

There are many reasons for my opposition, but I will limit my remarks to one of the most obvious problems. There are 4 schools along the approximate 2 mile stretch of Sandlake Road between SR 434 and Hunt Club Blvd. The traffic is so bad during the afternoons when each school gets out, I find myself doing mental gymnastics as to when I should leave my house to be on time for any appointments. During rush hour it is becoming more and more difficult to get out of any of the many subdivisions along Sandlake Road because the only egress from the subdivisions is onto Sandlake Road. To add another subdivision whose density is much greater than the typical subdivision will only aggravate the problems.

I ask that the County not change the zoning.

Yours truly,
Marianne Murphy

From: [S.THOMAS](#)
To: [Apgar, Kaitlyn](#)
Subject: Opposition to rezone request - Sandy Lane
Date: Wednesday, April 1, 2026 11:44:19 AM

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Dear Kaitlyn Apgar,

I am writing to express my opposition to the request by a builder/developer to rezone Sandy Lane to “Missing Middle” for the following reasons:

- Increased traffic on Sand Lake Road, which is already unable to handle current volumes
- Added strain on our community infrastructure and local schools
- Proposed housing types (townhomes, duplexes, etc.) do not align with the character of the surrounding area
- Additional stress on existing water and sewer systems

Additionally, I believe this proposal would negatively impact neighboring communities if approved. It is important that we preserve the limited remaining land and prioritize more environmentally responsible development. Estate-style single-family homes would be a more appropriate fit for this area.

I am also concerned that this proposal primarily serves the financial interests of builders and developers, without sufficient consideration for how it will affect residents’ daily lives. Sand Lake Road is already heavily traveled and becomes dangerously congested, particularly during FLEC and PACE morning/dismissal times.

Rather than increasing density, I urge the county to focus on improving the safety and functionality of Sand Lake Road to better serve the existing community.

Thank you for your time and consideration.

Sincerely,

Stephanie Thomas

407-620-8659

From: [Pamela Heers](#)
To: [Apgar, Kaitlyn](#)
Subject: Oppose the proposed rezoning of Sandy Lane
Date: Wednesday, April 1, 2026 11:52:48 AM

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Dear Kaitlyn Apgar,

I am writing to formally oppose the proposed rezoning of Sandy Lane to “Missing Middle.”

Sand Lake Road is already operating beyond safe capacity, and additional density will significantly worsen traffic conditions. This proposal would also place increased strain on local schools, infrastructure, and water/sewer systems. Furthermore, the inclusion of townhomes and duplexes is not consistent with the established character of the surrounding area.

This rezoning prioritizes development interests while placing the burden of overcapacity and safety concerns on existing residents.

For these reasons, I respectfully urge you to deny this rezoning request.

Sincerely,
Pamela Heers

407-341-0444

From: [Laurie Mulholland](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane rezoning
Date: Wednesday, April 1, 2026 12:19:41 PM

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Good afternoon,

I am writing to oppose the missing middle rezoning request. I have attached pictures of the current traffic problems. I am opposed to a large number of housing being built there simply because if emergency vehicles need to help any child at the 4 schools located on this road, they will not reach them in a reasonable and responsible manner. Please do not let this happen. This is an everyday occurrence. Cars blocking road, using middle turning lane to go around standing traffic. Please vote no.

Laurie Mulholland-
Sandy Lane Reserve- Sunset View Ct



Sent from my iPhone

From: [KJ](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane
Date: Wednesday, April 1, 2026 1:13:12 PM

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Good afternoon, My name is Ken James, 391 Kapok Ct. There's currently 4 schools within 1.3 miles on Sand Lake Rd. It's a risky event every time we try to exit onto Sand Lake Rd. Any additional housing will increase the risk of an accident.

Thanks,

Sent from my iPhone