

From: [Cleve Cooney](#)
To: [Apgar, Kaitlyn](#)
Subject: The Sandy Lane Homes project
Date: Friday, March 6, 2026 10:09:35 AM

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I can not attend the meeting about the Sandy Lane Homes project, but wanted to voice my most obvious issues with it.

I understand that the builder wants the property to be zoned for 50' lots as opposed to the 90' lot width...which is the standard for all surrounding neighborhoods. The proposal also ask for exemptions for multi-family dwellings to be built.

Look, I do not believe a neighborhood should be built on that property, but I certainly would NOT want one that is not up to the standards already set for that area.

On top of not fitting in with the neighborhood character, it surely would be a strain on local infrastructure, would allow for more impervious surfaces leading to drainage issues (possible flooding elsewhere) and finally...have you been on Hunt Club Blvd lately? Traffic is bad enough without adding another neighborhood to the mix.

As a resident of Wekiva, I am very much against adding a neighborhood that is seeking exemptions for lot lines and multi-family homes. The area just can not take that amount of new residents.

Thank You,
Cleve Cooney
cleve@ffandt.com
o-407 297 0091
m-407 491 9786

From: [Jenifer Weldon](#)
To: [Apgar, Kaitlyn](#)
Subject: ReZoning/New Development off Sand Lake Road near Hunt Club/Wekiva
Date: Friday, March 6, 2026 10:09:41 AM

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

I am writing as a resident of the Wekiva/Longwood area to express my strong opposition to the proposed rezoning of the approximately 4.5-acre parcel located near our neighborhood.

Our section of Wekiva is known throughout Seminole County for its established suburban character—larger lots, mature tree canopy, and proximity to natural resources including nearby state park land, bike paths, and pedestrian trails. The existing land use pattern reflects careful planning that prioritizes livability, environmental preservation, and a lower-density residential environment.

Allowing this parcel to be rezoned for multi-family use would fundamentally change the character of the corridor and open the door to significantly higher density than what the surrounding area was designed to accommodate.

Of particular concern is traffic and safety.

Within approximately 1.8 miles of this corridor there are already **four schools and a church**, all of which generate significant traffic during morning arrival and afternoon dismissal periods. The roadway serving this area is a **two-lane suburban road that already experiences severe congestion during school hours**. Residents routinely experience long backups and difficult turning movements during these peak periods.

Adding **24 homes at minimum—and potentially greater density if rezoned to multi-family—would further strain an already overburdened corridor**. Increased traffic in an area heavily used by school buses, student drivers, parents, pedestrians, and cyclists raises legitimate safety concerns.

The Wekiva area has long been valued for its balance between residential living and natural surroundings. Rezoning this parcel to allow higher density would set a precedent that could gradually erode the planning principles that have made this community such a desirable place to live.

Growth is inevitable, but it must be **compatible with the surrounding land use pattern and supported by appropriate infrastructure**. In this case, the proposed rezoning does not appear consistent with the established character of the area nor with the capacity of the existing roadway network.

For these reasons, I respectfully request that the Planning & Zoning Board and the County Commissioners **deny the requested rezoning**.

Thank you for your time and for your continued work on behalf of Seminole County residents.

Sincerely,
Jenifer Weldon
548 Wekiva Cove Road
Longwood, FL (Wekiva area resident)
Business Owner, Concerned Citizen

From: [Fely Rugless](#)
To: [Apgar, Kaitlyn](#)
Cc: [Graham, Melody](#)
Subject: Re: NO to Sandy Lane Homes Rezoning Project
Date: Monday, March 9, 2026 10:15:50 AM
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

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Thanks, Kaitlyn. Another fear is that this will trigger an appeal to add another traffic lane. We would hate to lose the little green space and sidewalks bordering our neighborhoods. That adds to the beauty, peace, and property values, providing a little buffer from the traffic.

Thanks for your time.
Fely Rugless

On Mon, Mar 9, 2026 at 10:06 AM Apgar, Kaitlyn <kapgar@seminolecountyfl.gov> wrote:

Thank you Melody!

Good morning Ms. Rugless,

Thank you for your correspondence, I appreciate your comments. I will ensure that your email is attached as a letter of opposition to agenda for both the P&Z and BCC meetings.

If you have any specific questions about the project, please feel free to reach out. I am happy to provide any additional information.

Sincerely,



Kaitlyn Apgar
Senior Planner
Development Services | Planning and Development

(407) 665-7377
1101 East 1st Street, Room 2040
Sanford, FL 32771
kapgar@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Graham, Melody <mgraham@seminolecountyfl.gov>
Sent: Monday, March 9, 2026 9:33 AM
To: Fely Rugless <felyannis@gmail.com>
Cc: Herr, Andria <aherr@seminolecountyfl.gov>; Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: RE: NO to Sandy Lane Homes Rezoning Project

Good morning,

On behalf of Chairman Herr, thank you for your email. By means of copy, I am sending this to the Chairman and the project manager, Kaitlyn Apgar, for their awareness.

Sincerely,



Melody B. Graham
Executive Assistant to

Chairman, Andria Herr

Board of County Commissioners, District 5

O: (407) 665-7209
1101 E. First Street, Sanford, FL 32771-1468
mgraham@seminolecountyfl.gov

www.seminolecountyfl.gov



From: Fely Rugless <felyannis@gmail.com>
Sent: Saturday, March 7, 2026 2:15 PM
To: Graham, Melody <mgraham@seminolecountyfl.gov>
Subject: NO to Sandy Lane Homes Rezoning Project

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Dear Andrea Herr,

This is regarding the proposed Sandy Lane Homes re-zoning. I don't usually get involved in these county matters.

BUT, when my life and neighborhood will be affected, I will say something. We have lived in the Bella Vista Community since 2013. If you have lived off Sand Lake Road or Hunt Club Blvd., you know the traffic patterns we face each and every day with already four schools on that two-lane corridor.

Please, please, please—that vacant lot is probably our only respite of green space along Sand Lake Road. Please keep it that way for our safety and well-being. We beg you not to approve this re-zoning for Sandy Lake Homes. As a mom, with children and grandchildren, please do not add to the congestion on this road. We feel trapped in the morning and afternoon when schools are opening or dismissing every day because our community has only one way out. People who refuse to wait for the long lines going into or coming out of the schools feel they can use the center turn lanes as another car lane. This has caused quite a few accidents with drivers who do that.

If you value your community and its residents, please consider not approving this proposal.

Thank you for your time,

Fely Rugless

Bella Vista Community

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From: [Courtney Force](#)
To: [Apgar, Kaitlyn](#)
Subject: Development on Sand Lake
Date: Monday, March 9, 2026 11:00:22 AM

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Hello,

I am a local resident to the Sand Lake Rd area. I am in complete objection of a neighborhood being put in that area.

Sand lake road is already congested in the morning with the current housing and school present. A one lay road is already backed up. If something MUST be built, then a nice natural playground or something is one thing. But NOT a neighborhood.

There is too much congestion and population already. We don't need more.

Please make this email officially included.

Thanks.

Wekiva Resident

Sent from my iPhone

From: [chimmaera](#)
To: [Apgar, Kaitlyn](#)
Subject: RE: Sandy Lane homes development
Date: Wednesday, March 11, 2026 1:41:13 AM
Attachments: [image001.png](#)
[image001.png](#)
Importance: High

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Greetings Kaitlyn,

Thank you for your confirmation. I would like to vote against the proposed development plan of the Sandy Lane homes. I feel there would be too much disruption in the current flow of traffic as Sand Lake is a small road and already congested as it is. The addition of those 24 dwelling units would further add to an already busy area. In addition, there would be a sever loss of natural land due to the over development from this project.

Thank you for your assistance. Please let me know if you need further information.

Sincerely,

Aaron Diaz

----- Original message -----

From: "Apgar, Kaitlyn" <kapgar@seminolecountyfl.gov>
Date: 3/10/26 1:57 PM (GMT-05:00)
To: chimmaera <chimmaera@yahoo.com>
Subject: RE: Sandy Lane homes development

Hi Aaron,

You are able to send me a letter (an email is fine) of opposition stating what your viewpoint is for the P&Z board and BCC to review. I will ensure this is attached to both agendas for you when I receive it. Feel free to follow up via email and I will use that correspondence for your opposition.

Sincerely,



Kaitlyn Apgar
Senior Planner
Development Services | Planning and Development

(407) 665-7377
1101 East 1st Street, Room 2040
Sanford, FL 32771
kapgar@seminolecountyfl.gov
www.seminolecountyfl.gov

From: chimmaera <chimmaera@yahoo.com>
Sent: Tuesday, March 10, 2026 2:09 AM
To: Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: RE: Sandy Lane homes development

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After review the information ,I've decided that I am not in favor of the development. Would you be able to record this or do I need to be there in person? I work evening nights, so I would be unable to attend in person.

Thank you.

Sincerely,

Aaron Diaz

----- Original message -----

From: "Apgar, Kaitlyn" <kapgar@seminolecountyfl.gov>

Date: 3/6/26 2:15 PM (GMT-05:00)

To: chimmaera <chimmaera@yahoo.com>

Subject: RE: Sandy Lane homes development

Hi Aaron,

You did not miss the deadlines whatsoever! I can most certainly answer your questions, and will provide some info about the upcoming meetings.

The project is at maximum allowed to build 24 dwelling units. This based on buildable acreage. The site will need to meet all development requirements, so it may be less when actually constructed, but that would be the maximum.

The zoning that is being requested is Missing Middle, which allows for a wider range of housing choices. This includes permitting smaller single family units in more compact site design (which is the current proposal) as well as two story max duplexes, townhomes, triplexes, cottage courts, and tri/quadplexes. In any event, like I stated, they can only have 24 dwelling units. For more info about Missing Middle standards, I would check out the link to our code here:

https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.3MMMIMIDIALST

I also attached their conceptual development plan.

The item has to go to the Planning and Zoning Board for recommendation, the link to the agenda for March 4th's meeting is as follows. There is a lot of information on the project in the agenda that you are able to look through. : <https://seminolecountyfl.legistar.com/View.ashx?M=A&ID=1365124&GUID=C9237BA2-965E-48E0-A3CE-0E2ECE4B5225>

Please advise, the item was not heard and got continued to April 1st, 2026 at 6pm

The item will be formally approved or denied on May 12th, 2026 at 1:30 pm, by the Board of County Commissioners.

I did not want to overload you with info, so please feel free to follow up with any questions! I am also taking in any opposition (or support) letters if anyone has them, so if you end up wanting to send me one I can make sure its attached to the upcoming agendas

Sincerely,



Kaitlyn Apgar
Senior Planner
Development Services | Planning and Development

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From: chimmaera <chimmaera@yahoo.com>
Sent: Thursday, March 5, 2026 4:24 PM
To: Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: Sandy Lane homes development
Importance: High

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Hello,

I'm not sure if this is too late, but I have questions about how many homes are being built and how much development there will be. I'm currently not in favor but would like more information if possible to render a better decision. If the deadline has passed, would you still mind answering my questions?

Thank you for your time.

Sincerely,

Aaron Diaz

302 Brixham Harbor Close

Longwood

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