

From: [PlanDesk](#)
To: [Apgar, Kaitlyn](#)
Subject: FW: Sandy Lane Homes Project
Date: Wednesday, March 4, 2026 1:49:57 PM
Attachments: [image001.png](#)

Good afternoon Kaitlyn,

Please see email below.

Thank you!



Karina Snell
Plan Desk

Development Services | Planning & Development
O: (407) 665-7371
1101 East 1st Street
Sanford, FL 32771-1468
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Doug Thompson <dougthompson31@gmail.com>
Sent: Wednesday, March 4, 2026 1:41 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Sandy Lane Homes Project

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This proposed project on Sand Lake Road at Hunt Club Blvd is a terrible idea for the local community as it will add significant vehicle, pedestrian and bicycle traffic to a already overburdened road with 4 schools on it. During school drop off and pick up the roads are virtually a parking lot, with people driving unsafely to try to get around the traffic and putting the pedestrians and bicyclist in danger from aggressive drivers.

Please deny this project for the safety of the local community.

Thank you

Doug Thompson
1400 Suzanne Way
Longwood Fl. 32779
407-774-0255

From: [Kari Jones](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Homes
Date: Wednesday, March 4, 2026 3:47:43 PM

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I am writing to share my concerns regarding the proposed rezoning for the Sandy Lane Homes project (#25-20000004) located off Sand Lake Road near Hunt Club Boulevard.

This area already experiences significant traffic congestion, especially during peak commuting hours and school drop off and pick up times (which can at time back up close to the light). Allowing a rezoning to the "Missing Middle" designation, would significantly increase residential density and likely worsen traffic and infrastructure impacts in the surrounding area.

My understanding is the proposed rezoning would also allow the possibility of multifamily housing if development plans change in the future. This type of density would not be consistent with the existing character of the surrounding neighborhoods, which were developed with larger lots and lower residential density. Please do not allow this to happen to our community. If they want to build some homes there, I can agree with that. I cannot agree with any multi family housing developments that will take away from our community and cause a definite increase in traffic given it would be right next door to Pace Brantley Prep School.

I respectfully ask the commission to carefully consider the long term impacts on traffic, infrastructure, school capacity, and neighborhood compatibility. Maintaining the current zoning, or requiring development that aligns with the existing lot sizes and density of nearby communities, would better protect the character and safety of this area.

Thank you,

Kari Jones

From: [Sabrena Swain](#)
To: [Apgar, Kaitlyn](#)
Subject: Against Sandy Lane Development
Date: Wednesday, March 4, 2026 3:10:03 PM

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I've lived off of West Lake Brantley Road for 30 plus years and my husband and I are against this housing development. We've seen the traffic off of Sand Lake Road become unbearable as people are going to work and released from work. In addition to traffic, some streets have only one outlet onto Sand Lake Road and increasing the number of houses also multiplies opportunities for accidents that can block traffic flow. In addition to traffic, we're against this development because of the incredible wildlife that exists in that area, and surrounding areas. Speed limits are rarely enforced (take Wekiva Springs Road as a prime example) and the over development continues to deplete wildlife survival. Why do we need another development? To make another developer rich? Have a heart. There are many homes available for purchase. Taking every piece of available land in our area and replacing it with infrastructure hurts the beauty of Longwood, Florida, but more importantly the sanctity of its residents and wildlife. Please do not approve this.

From: [Diana A](#)
To: [Apgar, Kaitlyn](#); [Louis, Lakela](#); [Schafer, Deborah](#); [Flores, Beatriz](#); [Rawlings, Patricia](#); [Graham, Melody](#)
Subject: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)
Date: Wednesday, March 4, 2026 2:54:31 PM

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Subject: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)

My concerns are as follows:

1. **Traffic & Road Safety:** Sand Lake Road and Hunt Club Boulevard are already heavily congested. Adding 24 residential lots will significantly increase vehicle trips and safety risks for pedestrians. I request an updated traffic impact analysis that reflects current, post-pandemic congestion levels.
2. **School Overcrowding:** Wekiva Elementary is currently over capacity. As the parent of a student with autism and mild hearing loss, I have observed that resources are stretched thin, leading to safety and supervision challenges. My child has sustained bruises at school, and the Principal informed us that staffing ratios are impacted by overcrowding. The County must address current enrollment, capacity limits, and special needs resource availability before approving further density.
3. **Neighborhood Character:** The current 90-foot lot width mandate is consistent with the surrounding single-family homes. The proposed 50-foot lots and the potential for future multifamily housing represent a drastic departure from our established community character and will strain local infrastructure.
4. **Environmental Impact:** Increased impervious surfaces will strain existing stormwater systems and worsen localized flooding. I would like to know what specific safeguards are being implemented to protect adjacent properties.
5. **Public Safety:** Higher density will increase demand for Fire and EMS services. I request confirmation that the Fire Department has reviewed and approved the access plan under these increased density assumptions.

We respectfully urge the Planning & Zoning Commission and the Board of County Commissioners to deny the "Missing Middle" rezoning and maintain the current 90-foot lot standards. Infrastructure and school capacity must be prioritized over density goals to ensure the safety and well-being of our children.

Best regards,
Diana & Brian Ardolina

From: [Jennifer Estates](#)
To: [Apgar, Kaitlyn](#)
Cc: [Jennifer Estates HOA](#)
Subject: Fwd: Rezoning Planning
Date: Wednesday, March 4, 2026 4:39:40 PM

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Kaitlyn,

In addition to what my neighbors and colleagues have written, the traffic issues were compounded even further when the new subdivision Retreat at Lake Brantley (on the Klinger Nursery) was fully developed.

Currently, on Sand Lake Road is Lake Brantley HS, Forest City Elementary, Pace School and the 7th Day Adventist school, all of which contribute to even higher traffic and wait times at the stop lights. The intersection of W. Lake Brantley and Sand Lake Rd is particularly bad as cars on Sand Lake Rd tend to block the intersection so cars turning from Lake Brantley cannot turn onto Sand Lake Road.

Years ago, we were told luxury homes with 1 acre lots were to be built. That would have been ok as its impact on traffic, utilities, emergency services and schools, to name a few, would not be significant. It would also keep property values high. We have seen the issues that arise from multiple housing and lower income housing that have taken our once consistently high rated schools to a lower and or fluctuating grade year to year. Also, if approved the developer will not necessarily stay with what they are currently proposing.

We ask that the Planning and Development division consider more than just money. Quality of life is more valuable.

Respectfully Submitted.

Barb Brostrom
Secretary
Jennifer Estates HOA

----- Forwarded message -----

From: **Jennifer Estates** <jennestateshoa@gmail.com>
Date: Wed, Mar 4, 2026 at 4:33 PM
Subject: Rezoning Planning
To: <kapgar@seminolecountyfl.gov>
Cc: Jennifer Estates HOA <board@jenniferestates.org>

March 4, 2026

Ms Kaitlyn Apgar
Seminole County Planner
kapgar@seminolecountyfl.gov

Hello Kaitlyn,

My name is Robert Miller, VP Jennifer Estates Homeowners Association. I am speaking on behalf of the 116 lots here in our subdivision. We only have one exit onto Sand Lake Road and it is quite congested in early mornings with taking kids to school and going to work and again after school until dinnertime. It's also complicated by students driving to Lake Brantley High School, who in some cases become impatient and try to go around other vehicles to get to school on time. Even walking on the sidewalk is rather uncomfortable due to the number of cars and the speed at which some vehicles travel.

Adding additional traffic to an already bumper to bumper scenario would not only be unwise but create a dangerous environment. Please consider our community and neighbors and incorporate our email into the package for the P & Z Commissioners to add to the official record.

We thank you for your consideration and objective thinking for our communities.

Best regards,

Robert Miller
Vice President JEHOA

March 4, 2026

Seminole County Planning and Zoning
Kapgar@seminolecountyfl.gov

RE: Opposition to Rezoning Adjacent to Sandy Lane Subdivision

Dear Members of Seminole County Planning and Zoning,

We are writing as residents of the Sandy Lane subdivision to express opposition to the proposed rezoning of the adjacent property that would allow significantly smaller residential lots.

Based on the current proposal, the minimum lot size would be approximately **1/6 to 1/7 of an acre**. This is highly inconsistent with the surrounding established neighborhoods, where lot sizes are substantially larger — **Sandy Lane Reserve lots are approximately ½ acre, Forest Park lots are roughly ⅓ acre, and Foxwood lots are about ¼ acre.**

Allowing “missing middle” zoning at this density would create a stark and incompatible contrast with the contiguous neighborhoods that have long been established with larger residential lots. Such a dramatic reduction in lot size would be inconsistent with the existing character and development pattern of the surrounding community.

For these reasons, we respectfully urge the Commission to deny the proposed rezoning request.

Sincerely,

Michael & Courtney LoSchiavo, 3320 Sunset Ridge Court

Brendan & Callie Kelly, 3324 Sunset View Court

Cole & Katie Chenoweth, 3319 Sunset Ridge Court

From: [Sylvia Wood](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Homes development
Date: Monday, March 2, 2026 12:09:18 PM

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Kaitly Apgar, Senior Planner

Hi, my name is Sylvia Wood, I live close to Hunt Club Blvd. My address is 599 Heather Brite Circle, Apopka 32712.

I am writing because we are concerned about the planning of a new housing development so close to our home. Apopka traffic has become so congested lately. The stores and restaurants are becoming so crowded. We are asking that you consider a different location for your development.

We appreciate the fact that you want to provide houses for the people moving to our state and others who would like a new home but our area is very crowded already.

Thank you for your consideration.

Sylvia Wood

From: [Graham, Melody](#)
To: [Barbara Ardolina](#)
Cc: [Herr, Andria](#); [Apgar, Kaitlyn](#)
Subject: RE: LETTER OF OPPOSITION
Date: Monday, March 2, 2026 11:16:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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 assigned to this project, Kaitlyn Apgar.

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: Barbara Ardolina <bcardolina@gmail.com>
Sent: Monday, March 2, 2026 10:37 AM
To: Graham, Melody <mgraham@seminolecountyfl.gov>
Subject: Fwd: LETTER OF OPPOSITION

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Sent from my iPad

Begin forwarded message:

From: Barbara Ardolina <bcardolina@gmail.com>
Date: March 2, 2026 at 10:36:35 AM EST
To: prawlings@seminolecountyfl.gov
Subject: Fwd: LETTER OF OPPOSITION

Sent from my iPad

Begin forwarded message:

From: Barbara Ardolina <bcardolina@gmail.com>
Date: March 2, 2026 at 10:35:51 AM EST
To: bflores@seminolecountyfl.gov
Subject: Fwd: LETTER OF OPPOSITION

Sent from my iPad

Begin forwarded message:

From: Barbara Ardolina <bcardolina@gmail.com>
Date: March 2, 2026 at 10:34:08 AM EST
To: dschafer@seminolecountyfl.gov
Subject: LETTER OF OPPOSITION

To: Deborah Schafer

I STRONGLY OPPOSE GRANTING MISSING MIDDLE ZONING FOR THE SANDY LANE PROJECT!

We have lived in Forest Park Estates I and II since 1982. The homes have deed restrictions to maintain the integrity of the area with custom-built homes. This area and the surrounding area along Sand Lake Road is zoned for single family residences. My understanding is that the new developer wants affordable or lower-income homes on the corner of Sand Lake Road and Sandy Lane. This doesn't fit the landscape of the area and does not belong here. The impact to Sand Lake Road will be immense and add greatly to the congestion we deal daily with the school traffic and general traffic. This is not the place for this type of zoning. Therefore, I VEHEMENTLY OPPOSE THIS PROPOSED PROJECT AND HOPE YOU WILL TOO!

Sincerely,
Barbara and Joe Ardolina
Forest Park Court

Sent from my iPad

From: [Esde](#)
To: [Apgar, Kaitlyn](#)
Subject: Vote against rezone for Project #: 25-20000004
Date: Wednesday, March 4, 2026 6:29:48 PM

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Hello, Ms. Apgar. I am writing in regards to Project #25-20000004, the proposed Sandy Lane Homes project. As you know, the property is located off of Sand Lake Road, which already carries extremely heavy traffic loads due to hundreds (thousands?) of existing homes and four schools between SR 434 and Line Drive.

In my opinion, one of Florida's most invasive and destructive species is the developer. Developers destroy green space and natural resources, all for the sake of money, and for some reason, Florida rarely objects. Even Seminole County, "Florida's Natural Choice," embraces far too much development to suit me.

My personal wish is that land in question for Sandy Lane Homes would NEVER be developed. However, since that probably isn't possible, my vote is to deny the request to rezone to "Missing Middle," that lot sizes be required to be a minimum of 90 feet wide, and that any request for multifamily housing be rejected. I would also request that the developer be required to preserve and protect all mature trees on the property forever.

If it's not too late, please include my message in the official record for the March 4 meeting. Thank you!

Sheila Draper
Jennifer Estates
Longwood FL

From: [Cynthia Ferrell](#)
To: [Apgar, Kaitlyn](#)
Subject: Sandy Lane Homes development
Date: Thursday, March 5, 2026 10:57:36 AM

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I am writing you today regarding the Sandy Lane's home development which requires a rezoning to missing middle. I am a Wava Cove resident and I am concerned about the excess traffic. This will bring to our area and community. Traffic is already very much a problem in the middle of the day as well as during rush-hour. I fear adding multiple new homes will only make this problem worse. I would love to see the county by the lot and create a park for the families that are already in The area.

Thank you for your attention and consideration.

Sincerely

Cynthia Ferrell