

Sandy Lane Homes Rezoning Community Meeting Minutes

Subject: Rezoning of Parcel IDs 07-21-29-300-014A-0000 (Parcel A), 07-21-29-300-0150-0000 (Parcel B), 07-21-29-300-014C-0000 (Parcel C)

Date: September 23, 2025

Time: 6:00PM to 8:00PM

Location: Seminole County Sheriff's Office at 120 W Pineview St, Altamonte Springs, Florida 32714

Applicant/Speaker: Larry Jordan, Jordan Homes

Attendees:

Estimated at just over 100 attendees

Residents from **Wekiva**

Residents from **Bella Vista**

Residents along **Sandy Lane**

It is believed that there were residents from **Forest Park Estates** in attendance as well.

Meeting began at approximately 6:30 PM.

1. Purpose of Meeting

The meeting was held to satisfy the County requirements for a **community meeting related to a rezoning request**. The applicant presented a conceptual proposal for redevelopment of an undeveloped parcel and gathered public input prior to filing or advancing zoning applications with Seminole County.

2. Existing Site Background

- The property was previously contemplated for **single-family development in the late 2000s** prior to the housing market crash.
- Infrastructure elements (e.g., curbing/brickwork) from earlier plans remain visible.
- Part of site is currently vacant and has experienced illegal dumping.
- The land is subject to **future land use (LDR – Low Density Residential)** and existing zoning constraints limiting development without rezoning.

3. Applicant's Proposal Overview

Developer Intent:

- Develop a **single-family residential subdivision** (not townhomes or multifamily).
- Proposed density: **approximately 24 homes** (reduced from an earlier conceptual count of 29 due to County feedback).
- Lot size discussed: approximately **6,500 sq. ft.**
- Homes proposed:
 - **Minimum ~3,000 sq. ft.**, up to ~4,500 sq. ft.
 - **Two-story homes** to comply with impervious surface limits.
 - **Two-car garages**
 - Target pricing stated: **approximately \$800,000 to \$1.2M+**, depending on market conditions.
- Developer stated intent to build homes that are **equal to or higher in quality** than surrounding neighborhoods and not reduce nearby property values.

Key Clarifications by Applicant:

- No intention to build:
 - Townhomes
 - Duplexes
 - Affordable housing complexes
- Project is described as **conceptual ("bubble plan")**, not final engineering.
- If rezoning does not allow sufficient density, the applicant stated the project would **not move forward**.

4. Zoning & Land Use Discussion

- There was considerable confusion and debate occurred regarding
 - Existing zoning vs. future land use designation
 - Allowable density under current zoning
- Applicant explained:

- Current zoning does not allow the desired development configuration. However the future land use allows 4 units/acre.
 - Rezoning is required to align zoning with the **existing LDR future land use designation**.
 - Residents expressed concern that rezoning would:
 - Set a precedent for **additional development** on adjacent parcels.
 - Enable higher density than currently exists in Sandy Lane neighborhoods.
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5. Resident Concerns Raised

A. Traffic Concerns

- Residents described that Sandy Lane and Sand Lake Road are already congested, especially during peak hours

B. Environmental & Drainage Issues

- Property is located in a **Florida Recharge Aquifer zone**.
- Residents cited:
 - Flooding risks from disturbing subsurface limestone
 - Prior well and drainage issues in nearby properties
- Applicant responses:
 - Environmental studies will be required by the County.
 - On-site stormwater retention is planned.
 - Minimal grading proposed; excavation generally limited to footing depth.
 - High point of site cannot be lowered more than 3 feet per code.

C. Density, Lot Size & Compatibility

- Residents compared proposal unfavorably to:
 - Existing half-acre and larger estate lots nearby and used Sandy Lane Reserve and Bella Vista home spacing
- Concerns included:
 - Homes being too close together (7' side setbacks / 14' between houses)
 - Visual similarity to higher-density developments like Baldwin Park
 - Whether pricing projections were realistic given lot size and location

D. Property Values

- Residents questioned whether:
 - Smaller lots with front-loaded garages could achieve \$1M+ pricing
 - Development would truly enhance surrounding property values
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6. Community Sentiment

- Many residents were opposed or highly skeptical.
 - HOA President from Sandy Lane Homes stated that some of the homeowners were in favor of the single family homes but still some opposed.
 - Some residents suggested:
 - County or public acquisition of the land
 - Lower density or larger-lot development if redevelopment occurs
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7. Applicant Statements & Commitments

- Applicant emphasized:
 - He is required to hold the meeting but does not control County rules.
 - Rezoning will proceed through formal County processes.
 - Residents have the right to object at public hearings.
 - No binding commitments were made regarding:
 - Final density or site layout
 - Final architectural styles
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8. Meeting Conclusion

- Meeting concluded without consensus.
- The sign-in sheet was provided and circulated but was taken and not returned to the applicant. Applicant asked the HOA Presidents of the neighboring subdivisions Wekiva and the Sandy Lane Homes South of the property on Sandy Lane to help find the sign-in sheet and no one turned it in.
- The meeting fulfilled the **community outreach requirement** for rezoning consideration.

Meeting adjourned at approximately 8:45pm.

OwnerName	Address1	Address2	CityStateZip
VARGAS, MICHAEL & ENDERS, KARALEE		116 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
WILLMAN, JEFFERY M & JERRA A		312 FOREST PARK CIR	LONGWOOD, FL 32779-5870
BORLAND, STEPHANIE L & HENDERSCHIEDT, ROBERT		118 SHELLIE CT	LONGWOOD, FL 32779-5832
BOHLER, TIMOTHY & MERSHELL T		1160 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
LEE, YONG M & CHOE, KYONG M		1131 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
MOORE, DONALD B & BIANCA A		1148 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
SEMINOLE B C C		1101 E 1ST ST	SANFORD, FL 32771-1468
WILLIAMSON, SANDRA		401 FOREST PARK CIR	LONGWOOD, FL 32779-5876
KELLY, CALLISTA S & BRENDAN J		3324 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
MILLER, KATHERINE V & MATTHEW J		2321 HARBOR LAKE DR	ORANGE PARK, FL 32003-7799
FRISCH, WILLIAM P JR & PATRICIA A		124 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
CABRERA, HEBER		3220 BRIAR WAY	APOPKA, FL 32703-4915
CLAPP, ANDREW K & NATALIE D		1100 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
VIOLET DIXIN REV TRUST		3136 HUNTER PL	APOPKA, FL 32703-4930
FRIEDMAN, KEVIN & MEGHAN B		127 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
COOK, KARYN		3301 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
BENITO LA RUSSA FAMILY TRUST		1135 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
MARSHALL, PATRICIA L		99 SPANISH OAK LN	APOPKA, FL 32703-4934
CLAUDIO, HILSIA		202 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
HLAVIN, MARK D & STEPHANIE M		3330 BRIAR WAY	APOPKA, FL 32703-4917
MCDERMOTT, PATRICIA ENH LIFE EST		230 W COTTESMORE CIR	LONGWOOD, FL 32779-5605
CHEN, ZHEN DI & LIU, XIUMEI		3227 HUNTER PL	APOPKA, FL 32703-4931
SEGARRA, RAUL		3304 FOXWOOD DR	APOPKA, FL 32703-4923
GRASSIAN, HARVEY S & ELIZABETH		122 SHELLIE CT	LONGWOOD, FL 32779-5832
ANDERSON, GARY A & BARBARA V	155 OCEAN AVE	#201	PALM BCH SHRS, FL 33404-5784
TILLMAN, JOHN S		3361 FOXWOOD DR	APOPKA, FL 32703-4922
GANDHI, AMIT & ADITY		1104 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
GARCIA, JAKLYN		103 SPANISH OAK LN	APOPKA, FL 32703-4936
SATILL, SANDRA & AVRON		1155 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
IH6 PROP FL LP	C/O RYAN LLC	PO BOX 4900 INVITATION HOMES	SCOTTSDALE, AZ 85261-4900
LOSCHIAVO, MICHAEL & COURTNEY		3320 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
MURPHY, ROBERT L & MARIANNE M		105 SHELLIE CT	LONGWOOD, FL 32779-5832
AREU, ANGELINE		3148 HUNTER PL	APOPKA, FL 32703-4930
FORTES PONTES, JOSE H & PESTILI DE ALMEIDA, ELLEN	M	224 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
CALABRESE-ROSADO, DANIELLE L & ROSADO, HECTOR M JR		225 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608

DANIELS, STACY L		3376 GRAY FOX CV	APOPKA, FL 32703-8108
YOON, CHUL H & HONG S		1164 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
MIFFLIN YEPEZ DE GUILLEN, ANA M & GUILLEN BENITES,	ROBERTO E & GUILLEN, GONZALO A	3111 HUNTER PL	APOPKA, FL 32703-4929
DUDZINSKI, WILLIAM & GENSOLIN, KIMBERLEA		3330 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BESS, JARED M & REBECCA L		102 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
HANNA, RAMY S & MIKHAIL, AMGAD G		320 FOREST PARK CIR	LONGWOOD, FL 32779-5870
SANDBERG, MELISSA M & JASON K		125 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
FAHRAJI, ALI H		108 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
WHITNEY, SUEANN		3349 FOXWOOD DR	APOPKA, FL 32703-4922
WILLIAMSON FAMILY REV TRUST	4445 S ATLANTIC AVE	#206	PORT ORANGE, FL 32127-6956
QUINTERO, EDUARDO E & TERRIZZI, NORISA M		126 SPANISH OAK LN	APOPKA, FL 32703-4936
BOUSFIELD FAMILY TRUST		13 SPEER AVE	OAKLAND, FL 34760-0906
NISHI INV INC		211 S HUNT CLUB BLVD	APOPKA, FL 32703-4951
STAHLER, ROGER T ENH LIFE EST & STAHLER, SHARON A	ENH LIFE EST	130 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
SCHLEGEL, TYLER G & HAILEY J		3328 FOXWOOD DR	APOPKA, FL 32703-4923
GARNER, MARTI A ENH LIFE EST		3160 HUNTER PL	APOPKA, FL 32703-4930
FERGUSON, STEVEN A		127 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
COHIL, KENNETH & L KATHEEN		230 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
SPEARS, GABRIEL J & CARABALLO ARVELO, STEPHANIE A	3396 GRAY FOX CV		16 APOPKA, FL 32703-8109
FANEK, SAMI F & DANIELA B		121 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
BAIRD, JAMES L JR & JANET L		128 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
AKHTER, YOUSUF & TANZEEMUNNISA		272 VISTA OAK DR	LONGWOOD, FL 32779-3067
LACEY, WILLIAM & GELINAS, ZACHARY		112 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
MOLDAU, DAVID		308 FOREST PARK CIR	LONGWOOD, FL 32779-5870
HENDERSCHEDT, ROBERT R & HELEN P		101 SHELLIE CT	LONGWOOD, FL 32779-5832
LOWE, EVELYN M ENH LIFE EST		634 MAJESTIC OAK DR	APOPKA, FL 32712-4082
MCARTHUR, TROY & KRISTA		3302 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
DURAN, HEATHER A & FRANK D		114 SHELLIE CT	LONGWOOD, FL 32779-5832
MESA, MARIA & DAYMER A		324 FOREST PARK CIR	LONGWOOD, FL 32779-5870
SHELLHAMMER, GIOVANA Y		1128 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
SEFF, DANIEL B & MARSHA H		3290 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
VOORHEES, JOHN R & CAROL A		3307 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
CROWTHER, GILBERT M JR ENH LIFE EST & CROWTHER,	DANETTE S ENH LIFE EST	409 FOREST PARK CIR	LONGWOOD, FL 32779-5876
DELLO RUSSO LENA TRUST		3232 BRIAR WAY	APOPKA, FL 32703-4915
MCEVILLY, JILL B & STEVEN T		1156 BELLA VISTA CIR	LONGWOOD, FL 32779-5864

ESBJORN, GLEN A & VERONICA A		120 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
BRIOT, JEAN B & EMMANUELLE		3305 AUTUMNWOOD TRL	APOPKA, FL 32703-4912
MARUBBIO, ARTHUR ENH LIFE EST & MARUBBIO, BEVERLY	ENH LIFE EST	1167 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OLARTE-LAVINE, LINA M & LAVINE, DARIN C		3314 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
NARDUCCI, NICHOLAS D & LEVERETT, ALEXIS R		74 SPANISH OAK LN	APOPKA, FL 32703-4939
HENRIQUES SARAH V M PER REP FOR EST OF BEVYBELL E	HENRIQUES PER REP	36 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
DUSZYNSKI, ASHLEY		100 HOLLOW BRANCH RD	APOPKA, FL 32703-4927
ZOBER, STEVE M & DONNA M		49 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
LEGACY FUNERAL HOLDINGS OF FL LLC		3103 SACKETT ST	HOUSTON, TX 77098-2016
JOSE, BINUS & BINUS, LEENA		1115 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OSSLER, MICHAEL & THERESA L		101 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
TURNER, LISA M & LANDI, FRANK A & VALERIE A		3373 FOXWOOD DR	APOPKA, FL 32703-4922
MARQUEZ, CARLOS A & LYSSA A		393 FOREST PARK CIR	LONGWOOD, FL 32779-5876
STRICKER, HEATHER R & MARK D		1140 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
CORTES, EVELIA & LUIS		3239 HUNTER PL	APOPKA, FL 32703-4931
COCKRELL, STEVEN F & CALLAWAY, SHELLEY F		226 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
TAYLOR, KEVIN D JR & TONYA M		107 SHELLIE CT	LONGWOOD, FL 32779-5832
RUDL, PETER M & PAMELA A		139 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
LITT, SYLVIA R & STEVEN J		385 FOREST PARK CIR	LONGWOOD, FL 32779-5876
LETOURNEAU, DOUGLAS J & TAYLOR C		397 FOREST PARK CIR	LONGWOOD, FL 32779-5876
WALL, MARY ANN		3404 GRAY FOX CV	APOPKA, FL 32703-8109
GRIEGER, GARY A ENH LIFE EST & GRIEGER, MARTHA A	ENH LIFE EST	1127 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
GRIER, HUELAN H ENH LIFE EST & GRIER, BRENDA R ENH	LIFE EST	100 FOREST PARK CT	LONGWOOD, FL 32779-5801
WATTERS, MARCUS L JR & DARAE L		3306 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
WOLKEN, RICHARD S & KATHLEEN M		1151 ARDEN ST	LONGWOOD, FL 32750-7540
STERLING , DANIEL & CHRISTYNA		201 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608
BROOKS, DOROTHY M LIFE EST & BROOKS, ROBERT W LIFE	EST	304 FOREST PARK CIR	LONGWOOD, FL 32779-5870
EGER FAMILY LIVING TRUST		325 CINDY CT	LONGWOOD, FL 32779-5804
CALVINO, TONI & CALVINO, PAUL C		3269 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
WELCH, BRADLEY		124 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
ATKINS, TIMON H		107 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
MULHOLLAND, ROBERT P JR & LAURIE A		3323 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
HUSTEAD, CONNOR J & HENNESSEY, KELLY C		3337 FOXWOOD DR	APOPKA, FL 32703-4922
SZYMALA, JASON E & GRACE		1124 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
VILLAGE AT FOXWOOD CONDO ASSN INC THE		1122 AYRSHIRE ST	ORLANDO, FL 32803-1004
PHILLIPS, SUZANNE M		150 SPANISH OAK LN	APOPKA, FL 32703-4936
RUST, BOYSIE S		3318 BRIAR WAY	APOPKA, FL 32703-4917

RAMIREZ, DAVID L A & ALTAMIRANO, NOELIA S		3215 HUNTER PL	APOPKA, FL 32703-4931
BARRY L GRABLE REV TRUST		105 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
PACE BRANTLEY PREPARATORY SCHOOL INC		3221 SAND LAKE RD	LONGWOOD, FL 32779-5850
NORVILL, TIMOTHY C & LAURA L		13 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
JENNINGS, AIMEE		389 FOREST PARK CIR	LONGWOOD, FL 32779-5876
METCALFE, ADAM & AHMATI, VALBONA		61 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
MORANT, MICHELLE A		114 SPANISH OAK LN	APOPKA, FL 32703-4936
DIAZ, ANNA D & AL-KHUB, EMAD		1132 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
RIVERA, PEDRO N & TORRES GLORIA		113 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
SAGEWOOD PROPERTIES LLC	522 S HUNT CLUB BLVD	#406	APOPKA, FL 32703-4960
LILLY, CRISTA L		129 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
OTTAWAY, TED A & SUZI		3316 FOXWOOD DR	APOPKA, FL 32703-4923
BTI 1179 LLC	111 W 33RD ST		1901 NEW YORK, NY 10001-2904
GEARHART, LINDA S		38 SPANISH OAK LN	APOPKA, FL 32703-4935
RIGBY, KENNETH L & CAROL A		3312 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BANANGADA, SHINEY & SHASHI		3284 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
KREISLER, GARY ENH LIFE EST & KREISLER, DEBORAH H	ENH LIFE EST	386 FOREST PARK CIR	LONGWOOD, FL 32779-5870
POVEROMO, ARLENE K		123 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
HARDEN, KATHRINE		60 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
GRAY, ERIC & EWER-GRAY, KAREN L		48 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
D'ALLESSANDRO FAMILY TRUST		115 SHELLIE CT	LONGWOOD, FL 32779-5832
ABRAMS, JANICE M ENH LIFE EST		3388 GRAY FOX CV	APOPKA, FL 32703-8108
NASRALLAH, MARK ENH LIFE EST		1139 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OWEN, MICHAEL & DEBORAH L		3272 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
WINTER, GARY M & DARLENE L		316 FOREST PARK CIR	LONGWOOD, FL 32779-5870
MARTIN, STEPHANEE		123 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
FERRY, PATRICK J JR		104 SHELLIE CT	LONGWOOD, FL 32779-5832
OAKES FAMILY CHNOAD		3300 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
STERN, LAWRENCE E & CANDACE M		138 SPANISH OAK LN	APOPKA, FL 32703-4936
SCHLEGEL, JESSICA L & JASON R		1321 CLASSIC DR	LONGWOOD, FL 32779-5816
ASBATE, EMILY		266 E HORNBEAM DR	LONGWOOD, FL 32779-2544
GEORGELOS, CATHERINE J ENH LIFE EST		121 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
LESLIE J ALTO LIVING TRUST		72 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825

THOMAS, JENNIFER M ENH LIFE EST
KING, ROBERT L & CYNTHIA W
JOHNSON, THEODORE S JR & LORELIE V
HUNT, BRICE A
HARPER, ALEXANDER L
AMADO, ARLIR E
NARINE, ESMEE S ENH LIFE EST
ANTEQUINO, STEPHANIE M & JOSEPH F
PERKINS, FELICIA A & ALLAN E
CARVALHO, GERALDO
ADAMS, SAMUEL L & DONNA R
JJ VANDENDRIESSCHE FAMILY REV TRUST
MUNIR, MUHAMMAD U
WALKER, ARNOLD C & MARTHA E
HANNS, GEORGE S
HAYES, KATHLEEN M
CROWLEY, DONALD L
CARVALHO, GERALDO
SMITH, LEO
WELLONS, WILLIAM B & NANETTE J
KOWALKE, ARLENE F & ARTHUR E
NORMA BLODGETT LIVING TRUST
NUVIEW TRUST CO CUST
MOLANO, CESAR E & ERICA
CARIONE, ANTHONY HEIR
BISSEY, JEFFREY A
PIERRE-LOUIS, VIADIMY & BREVIL, ESTELLA
CHENOWETH, COLE A
ABRAHAMSON, SYLVIA & JOHN R
MASON, JOSHUA T & MASON, MARLA M
BAUMGARDNER, MAX L & SUTOKI, BAUMGARDNER JEANETTE
GREGORY L SMITH & DONNA M SMITH REV TRUST
HELMAN, TALIA & SHELLY G
PACE-BRANTLEY HALL SCHOOL INC
MEDINA, JOSE D & LILIAM E
WELLONS, WILLIAM B & JAMES-WELLONS, NANETTE
MICARE, DENNIS P

2180 W SR 434

228 W CUMBERLAND CIR
114 E COTTESMORE CIR
1120 BELLA VISTA CIR
3384 GRAY FOX CV
109 E COTTESMORE CIR
3306 BRIAR WAY
87 SPANISH OAK LN
1108 BELLA VISTA CIR
110 E CUMBERLAND CIR
3308 SUNSET RIDGE CT
209 BARRY CT
3275 SUNSET VALLEY CT
111 SHELLIE CT
45 SPANISH OAK LN
1016 MATTIE POINTE WAY
118 E COTTESMORE CIR
3318 SUNSET VIEW CT
3308 SUNSET RIDGE CT
121 HARROGATE PL
73 HOLLOW BRANCH RD
382 FOREST PARK CIR
3372 GRAY FOX CV
#1110
109 E CUMBERLAND CIR
378 FOREST PARK CIR
1112 BELLA VISTA CIR
104 E CUMBERLAND CIR
3319 SUNSET RIDGE CT
392 FOREST PARK CIR
120 E CUMBERLAND CIR
3317 SUNSET VIEW CT
3385 FOXWOOD DR
1116 BELLA VISTA CIR
3221 SAND LAKE RD
75 SPANISH OAK LN
73 HOLLOW BRANCH RD
63 SPANISH OAK LN

LONGWOOD, FL 32779-5609
LONGWOOD, FL 32779-5603
LONGWOOD, FL 32779-5864
APOPKA, FL 32703-8108
LONGWOOD, FL 32779-5602
APOPKA, FL 32703-4917
APOPKA, FL 32703-4934
LONGWOOD, FL 32779-5864
LONGWOOD, FL 32779-5607
LONGWOOD, FL 32779-5842
LONGWOOD, FL 32779-5833
LONGWOOD, FL 32779-5841
LONGWOOD, FL 32779-5832
APOPKA, FL 32703-4934
AUBURNDAL, FL 33823-3758
LONGWOOD, FL 32779-5603
LONGWOOD, FL 32779-5845
LONGWOOD, FL 32779-5842
LONGWOOD, FL 32779-4570
APOPKA, FL 32703-4924
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LONGWOOD, FL 32779-5842
LONGWOOD, FL 32779-5870
LONGWOOD, FL 32779-5607
LONGWOOD, FL 32779-5845
APOPKA, FL 32703-4922
LONGWOOD, FL 32779-5864
LONGWOOD, FL 32779-5850
APOPKA, FL 32703-4934
APOPKA, FL 32703-4924
APOPKA, FL 32703-4934

BOYACI, CEM & ZUNIC, ANA		3340 FOXWOOD DR	APOPKA, FL 32703-4923
DONNELLY, ZACHARY M & ZITIELLO, TAYLOR B		84 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
WILSON, ELIZABETH & JAMES		33 SPANISH OAK LN	APOPKA, FL 32703-4934
BSHA, WAGDY A & GERGES, SAMYA		311 W HORNBEAM DR	LONGWOOD, FL 32779-2532
CINQUEGRANA, GIORGIO & ADRIANA		205 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608
SATURLEY, PHYLLIS A		114 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
WARREN, JAMES P & LORRIE A		3313 FOXWOOD DR	APOPKA, FL 32703-4922
ANDERSON, CHRISTINE L		3184 HUNTER PL	APOPKA, FL 32703-4930
BARA, ROBIN & HEIDMANN, MICHAEL		405 FOREST PARK CIR	LONGWOOD, FL 32779-5876
RIVERA, ENILDA L & MERCEDES GUZMAN, CARLOS M	3380 GRAY FOX CV		12 APOPKA, FL 32703-8108
SCHOENAUER, TIMOTHY M & TRACY		3278 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
BRANDT, GARY W & CAROL J		1143 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
CAPPONI, JOHN M & HOLLY M		3365 GRAY FOX CV	APOPKA, FL 32703-8108
RICHARD YOUNG REV TRUST		151 WYNNBROOK DR	HENDERSONVILLE, NC 28792-9265
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
CHHABRA, AMIT		3325 FOXWOOD DR	APOPKA, FL 32703-4922
SANDY LANE HOMEOWNERS ASSN		323 CIRCLE DR	MAITLAND, FL 32751-6458
BENCOMO, MARIA T		128 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
NEWSOM, DANA L & GREGORY C		1136 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
KC RESIDENTIAL INVESTMENTS LLC		812 FLORIDA BLVD	ALTAMONTE SPG, FL 32701-2718
DA COSTA, MOISES		1150 DEANNA BERRIE WAY	APOPKA, FL 32703-4525
BATWIN, STEVEN L		122 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
HAMAS, GERARD T & PATRICIA A		200 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
SAVOVIC, DONNA M & SAVOVIC, NIKO M		3301 FOXWOOD DR	APOPKA, FL 32703-4922
PAK, BYUNG S ENH LIFE EST		39 SPANISH OAK LN	APOPKA, FL 32703-4934
BROWN, RONALD C		149 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
BADERSCHNEIDER, GEORGIA G		227 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608
FILOMENO, LORENZO & GARCIA, AIDA		3255 HUNTER PL	APOPKA, FL 32703-4931
HOHENBERG, ZACHARY & LEAH		3172 HUNTER PL	APOPKA, FL 32703-4930
MARTIN, PAMELA S & GREEN, VINCENT M		51 SPANISH OAK LN	APOPKA, FL 32703-4934
PEREZ, IRIS & RUIZ, RAMON JR		101 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
CHENNAULT, ALLEN H		3135 HUNTER PL	APOPKA, FL 32703-4929
PERERA, SIRANI K M & GAMAGE, HIMALA O U		85 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
GAUS, TIMOTHY L & SHARON L		151 SPANISH OAK LN	APOPKA, FL 32703-4936
DORIS A RICHARDSON TRUST		1147 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
EATON, BRIAN & DENISE		122 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
STRANGE, LAUREN M & DANIEL		126 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607

FOWLER, DAWN M & LEROY R III		327 CINDY CT	LONGWOOD, FL 32779-5804
RAZON, RENATO & STA ANA RAZON, ELSA M		205 BARRY CT	LONGWOOD, FL 32779-5833
DUNN, JOHN M & JACLYN		106 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
ZITO, ANDREW & AMANDA L		3287 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
SEAN G WAKEFIELD & SARA H WAKEFIELD REV TRUST		118 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
KANE, CHRISTOPHER & KANE, SCHAFER		139 SPANISH OAK LN	APOPKA, FL 32703-4936
BAKER, JUDY		112 HOLLOW BRANCH RD	APOPKA, FL 32703-4927
DEBILLE, DANIEL & MIHAELA		123 SHELLIE CT	LONGWOOD, FL 32779-5832
PC SMALL FAMILY REV TRUST		1081 SANDY LN	LONGWOOD, FL 32779-5824
CANFIELD, JOHN		3392 GRAY FOX CV	APOPKA, FL 32703-8108
NEILEN, JAMES A & OCAMPA, NICOLETTE P		3313 AUTUMNWOOD TRL	APOPKA, FL 32703-4912
HULSEY, ELIZABETH W		3368 GRAY FOX CV	APOPKA, FL 32703-8108
DOCKERY, DOUGLAS P & OLENA		3281 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
FISCHER, PAUL J & CARRIE L		3313 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
SCHOENBERGER, PETER B ENH LIFE EST & SCHOENBERGER, SHIRLEY ENH LIFE EST		1152 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
CARTER, KEVIN G		201 BARRY CT	LONGWOOD, FL 32779-5833
COFFEY, SHAUN M & SILVA MOORE, RICARDO A		119 SHELLIE CT	LONGWOOD, FL 32779-5832
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
FERGUSON, EGO & THOMPSON, YVONNE		3112 HUNTER PL	APOPKA, FL 32703-4930
CARVALHO, GERALDO		3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
KROT, CARL H ENH LIFE EST & KROT, LAURA L ENH LIFE	EST	130 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
FOLBER, JOEL I		100 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CAISES, VIOLETA E		3208 BRIAR WAY	APOPKA, FL 32703-4915
IH6 PROP FL LP	C/O RYAN LLC	PO BOX 4900 INVITATION HOMES	SCOTTSDALE, AZ 85261-4900
MORANT, MICHELLE A		114 SPANISH OAK LN	APOPKA, FL 32703-4936
UTZ, SHIRLEY A		PO BOX 917709	LONGWOOD, FL 32791-7709
HERTZBURG, RICHARD P & JOANNE P		24 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
FONSECA, LUIS F & GLADYS J		110 SHELLIE CT	LONGWOOD, FL 32779-5832
ELMS, ERIC & OLGA		1123 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
KHAN, AHMED S		3233 BRIAR WAY	APOPKA, FL 32703-4914
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825
CROWN, KAREN L		125 HOLLOW BRANCH RD	APOPKA, FL 32703-4926



2653 W SR 426, Suite 1231, Oviedo, FL 32765 ♦ Phone: 407-971-9404 ♦ Fax: 407-971-9405 ♦ www.jordanhomesfl.com

9/4/2025

Property Rezoning Community Meeting Notice

Date: September 23, 2025
Time: 6:00pm to 8:00pm
Location: Seminole County Sheriff's Office at 120 W Pineview St, Altamonte Springs, Florida 32714
Subject Properties: Parcel ID 07-21-29-300-014A-0000 (Property A), 07-21-29-300-0150-0000 (Property B), and 07-21-29-300-014C-0000 (Property C)

Agenda:

Discussion of rezoning of the subject properties from A-1/R-1AA zoning to Missing Middle. No change to the future land use is being requested for the properties; they will remain Low Density Residential (LDR). Our intent is to build single family homes.

See attached sheet for subject property location.

Contact Information:

For more details, please contact:

Jordan Homes

407-971-9404 ext. 106

We look forward to your participation!



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Property Location:

