

**From:** [dbseff@aol.com](mailto:dbseff@aol.com)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Fw: opposition to proposed rezoning in Sandy Lane Reserve  
**Date:** Tuesday, March 3, 2026 12:18:58 PM

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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

**From:** [Laurie Mulholland](#)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Rezoning Sandy Lanr  
**Date:** Tuesday, March 3, 2026 2:11:27 PM

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Good afternoon,

My name is Laurie Mulholland and our family bought a home in Sandy Lane Reserve in May of 2025 and relocated here in June. We love the area, the small piece of land coming into the neighborhood and felt like we found our forever home to raise our family. We have 2 children, one college student and a student athlete that attends Lake Brantley High school.

Since living here, 2 homes in Sandy Lane reserve have been broken into, robbed with no one being or charged. We learned that we have 4 schools on Sand Lake Road in which the public schools are overcrowded with the teacher to student ratio being over 20 to 25 students to one teacher. Lake Brantley Highschool alone has had several high level codes locking down the school because of immediate threats in which swat units were called in.

Then we learned on the very busy 2 lanes road, Sand Lake Road and Sandy Lane, (our neighborhood) that a developer wants to buy up the land and put as many houses as he could on there with zero lot lines to make as much money as possible. Per the developer, they plan to build 24 million dollar homes on 7 acres. To be rational, I understand that where there is land, developers want to make money and build. But it's the people that live here will deal with the consequences that is being dismissed.

Now we learned that this developer wants to rezone, allowing apartments, duplexes to allow more families to live. Personally I feel that the small piece of land coming into our neighborhood is beautiful, serene and I felt that we found our hidden gem. I love seeing the wildlife utilize that land as everything else here is built up. I'd hate to see anything built there, but I don't own the land so I have to rely on the officials to make the right decision for us.

I am respectfully asking you to deny the developers request to rezone. It was already bad news to hear that 24 homes were going to be built. We have overcrowded schools and major traffic congestion and now we have to worry about more? Please deny this rezoning request. As a parent, I worry that emergency vehicles will not reach us, the schools and surrounding neighborhoods. We only have 2 lanes on Sand Lake Road. Each school operated on different schedules and traffic is already a problem. I see angry driver daily, using turning lanes to go around standing traffic. Each morning, I sit through 4 red lights at the same light just to get 5 minutes up the road to drop my son off at school. The traffic on Sand Lake is really that bad. So adding more to me is just not possible.

Can our utilities and water handle more?

Does money speak more that the safety of our community, families and children?

Rezoning this land will be detrimental to our community.

Our family respectfully request you deny any rezoning request from builders only seeking to profit.

The community will ultimately have to deal with the consequences. Please deny the rezoning request and if possible, less houses as well!

Thank you for your time and understanding.

Best Regards,  
The Mulholland Family  
Sandy Lane Reserve homeowner  
909-446-2892

Sent from my iPhone

**From:** [Mike Heidmann](#)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Sandy Lane Homes Rezoning - Letter of Opposition  
**Date:** Tuesday, March 3, 2026 12:42:22 PM

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Hi Kaitlyn, please include this email in the packet for the commissioners regarding the Sandy Lane Homes project #25-20000004. Thank you.

Planning and Zoning Commissioners:

I oppose the Sandy Lane Homes project #25-20000004 and request that you vote NO on the rezoning request.

This rezoning request, as currently presented is unnecessary because two of the three existing parcels are already zoned R-1AA which allows for the development of the single family homes the applicant desires to build. This existing zoning is consistent with the surrounding area. I could only support rezoning the existing A-1 zoned parcel to R-1AA/AAA to align with the surrounding area. Any other zoning change request is inappropriate for this property.

This rezoning request contradicts Seminole County's "Attainable Housing Strategic Plan" to make housing more affordable by promoting Missing Middle zoning. The developer has repeatedly stated they intend to sell these homes for \$800,000–\$1,200,000 which would make them some of the most expensive homes in the surrounding area even when comparing to homes on significantly larger lots. Simply put, this specific request to rezone to Missing Middle is not intended to make housing more affordable, it aims to maximize profits for the two entities involved: the current property owner and the developer. This is to the detriment of the hundreds of families who live nearby and the thousands who rely on Sand Lake Road every day to get to and from their homes.

This zoning request contradicts the county's stated "Intent and Purpose" for Missing Middle housing. From the code *"The purpose of the Missing Middle District and Alternative Standards is to encourage a wider range of housing choices in central locations accessible to services. This includes permitting smaller units and more compact site plans to increase affordability without subsidies."* Ask yourself, where are the central services and how is selling homes for \$800,000-\$1,200,000 considered affordable? Neither standard is met and the request fails to meet the intent and purpose of the code.

The request to rezone to Missing Middle is a direct contradiction to the character of the neighborhood. Small lot single family homes are not present in the neighborhood and would negatively affect public safety, traffic, and the environment. Regarding public safety and traffic, exiting my neighborhood, Forest Park Estates, is often difficult due to the already high volume of traffic and vehicles speeding down the hill eastbound on Sand Lake Road, especially when a neighbor attempts to leave their home from Sandy Lane, as our streets are across from one another on Sand Lake Road. The current development plan shows connectivity to Sandy Lane which adds traffic to this already hard to navigate intersection.

Even though I am uphill from the proposed development I share concerns for my neighbors downhill who are worried. Reducing lot size to increase density will only exacerbate flooding concerns.

During the September Community Meeting, presenter Larry Jordan heard several resident concerns and committed to the neighbors that they would conduct an environmental study and a traffic impact study; however, neither study is included in the submittal for this rezoning. I recognize they may not be required; however, the presenter promised these two studies to the community but failed to provide them. Unfulfilled commitments are concerning because they expose a gap between stated intent and actual performance. I also object to the applicant's Community Meeting minutes because they are incomplete, are missing the sign-in sheet, and do not meet the required standards for the Community Meeting.

Missing Middle is not appropriate for this property and I ask that you vote NO for the Sandy Lane Homes rezoning application.

Thank you,  
Michael Heidmann  
405 Forest Park Circle  
Longwood, FL 32779

March 3, 2026

RE: Objection to Proposed Rezoning to Missing Middle (MM), Sandy Lane Homes  
Parcel ID's 07-21-29-300-014A-0000, 07-21-29-300-0150-0000, 07-21-29-300-014C-0000

Sent via email to [kapgar@seminolecountyfl.gov](mailto:kapgar@seminolecountyfl.gov)

Dear Ms. Apgar,

We live in Forest Park Estates and submit this letter in opposition to the applicant's request for rezoning of the above listed parcels to from R-1AA and A-1 to Missing Middle (MM). Our neighborhood is directly across from Sandy Lane on Sand Lake Road and we do not feel that this zoning change will be a smart use of land without disrupting the character, public safety and compatibility of the surrounding area.

According to Section 30.8.3.2, Missing Middle zoning allows for cottage court, duplex (side-by-side and stacked), townhome, triplex, quadplex, six-plex and courtyard buildings. These housing types are extremely inconsistent with the character of the surrounding large lot single-family homes in the Sandy Lane and Sand Lake Road area. While the applicant states its intent is to build small lot single-family homes, if the zoning gets approved, legally any of the above can be developed on the property which will substantially change the character of the neighborhood.

According to Section 30.8.3.9(c), minimum lot size requirements are not applicable to Missing Middle. Below I have listed a few of the established communities directly adjacent to the subject parcels, and as you can see this is clearly incompatible with the surrounding area.

To the North:

Forest Park Estates  
Future Land Use: Low Density Residential  
Zoning: R-1AAA Single-Family with minimum lot size of 13,500 sq ft and 100 ft wide lots

To the South:

Sandy Lane Reserve  
Future Land Use: Low Density Residential  
Zoning: R-1AAAA Single-Family with minimum lot size of 21,780 sq ft and 100 ft wide lots

To the East:

Sandy Lane  
Future Land Use: Low Density Residential  
Zoning: A-1 Agriculture with minimum lot size of 1 acre and minimum 150 ft wide lots

To the West:

Foxwood  
Future Land Use and Zoning: Residential Planned Development which are single-family homes with minimum 80 ft wide lots

The current zoning of the subject parcels are R-1AA Single-Family (minimum lot size of 11,700 sq ft with 90 ft wide lots) and A-1 Agriculture (minimum lot size of 1 acre with 150 ft wide lots) for low density residential, which can be developed and are currently compatible with the area. While the applicant states its intent is to have lot sizes of 6,500 sq ft and 57 ft wide lots, which is clearly not compatible with the surrounding area, if the zoning gets approved to Missing Middle, legally, there will be no minimum lot size requirement.

Rezoning to Missing Middle will essentially allow for more density than should be allowed. We are concerned that with the increased density there will be more traffic, which can create public safety issues. Traffic is a major concern already. There are four schools on Sand Lake Road (Lake Brantley High School, Forest City Elementary School and two private schools which are car riders only due to no buses). This already puts a strain on traffic, getting to and from our homes, especially during morning and afternoon hours. If more density is allowed, it will only make it worse and create more safety hazards.

While we have only lived in this neighborhood for three years, we absolutely love where we live and call home. It is an established area with a mature, semi-rural suburban feel. Prior to us purchasing our home, one of the deciding factors was confirmation that the future development of the land directly across the street (subject parcels looking for rezone) was compatible with the area. It is unfair to us as homeowners, to change the zoning when it will result in inconsistency with the surrounding area.

We respectfully request that Seminole County deny the subject rezoning application. We appreciate you taking the time to carefully consider this request. The Missing Middle (MM) zoning category is inappropriate and incompatible for the surrounding low-density neighborhoods with large lot single-family homes. We urge you to please think about the homeowners in the surrounding area when making your decision.

Sincerely,

Frank and Heather Duran  
114 Shellie Court  
Longwood, FL 32779  
[heatherduran@cfl.rr.com](mailto:heatherduran@cfl.rr.com)

**From:** [Maggie Ratledge](#)  
**To:** [Flores, Beatriz](#)  
**Subject:** Concern About New Development on Sand Lake Road  
**Date:** Wednesday, September 10, 2025 5:51:31 PM

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Dear Commissioner Constantine,

I hope this message finds you well.

As a long-time resident of this community and someone who proudly voted for you, I'm writing to express my concern about the new development project planned for Sand Lake Road. While I understand the need for growth and economic development, this particular project raises serious concerns for many of us who have lived here for decades.

Sand Lake Road is already heavily congested, particularly during school hours. With four schools located along this corridor, the traffic is often overwhelming and hazardous, not just for drivers, but especially for students, families, and school staff. Adding a new development will only intensify these issues, placing additional strain on an already overburdened infrastructure.

Our community deserves thoughtful planning that takes into account the long-term impact on daily life, safety, and mobility. I urge you to reconsider your support for this project and to listen to the concerns of the residents you represent, the people who have built their lives and families here.

Thank you for your service and for taking the time to hear our voices. I hope you will stand with your constituents and advocate for smarter, more sustainable development.

Sincerely,

Maggie Ratledge

Lifetime Seminole County Resident

**From:** [Tony Rugless](#)  
**To:** [Apgar, Kaitlyn](#)  
**Cc:** [Tony Rugless](#)  
**Subject:** Opposition to Sandy Lanes Home development  
**Date:** Tuesday, March 3, 2026 5:18:19 PM

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This letter is to state our **STRONG opposition** to the proposed new development called *Sandy Lane Homes* on Sand Lake Road and Sandy Lane near Hunt Club Blvd in Longwood. The builder, Jordan Homes, is preparing to file for a zoning change from A-1 and 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. Each lot would be rezoned so the builder can develop 50 ft-wide lots instead of the 90ft-wide lots required under the current zoning designation.

As longtime residents of Bella Vista subdivision on Sand Lake Road, Longwood, we are vehemently opposed to such a project because it will adversely affect the quality of life to which our community and surrounding communities have become accustomed

1. Traffic - The traffic on Sand Lake Road Hunt Club Road is already extremely heavy and would be made much worse by this concentrated number of houses.
2. Property value decline - The number and types of homes are not consistent with homes in the area leading to a decline in our property values.
3. Safety concerns - There are 4 schools along Sand Lake Road. Many of our children ride their bikes to these schools. More traffic along Sand Lake road would increase risk to their safety.
4. Crime - We have concerns about increased crime with such a concentrated development
5. School overcrowding - What impact will this have on already stretched school ratios and overcrowding

Thank you for your support in **voting NO** to this development.

Sincerely,

Delmer & Fely Rugless

**From:** [kmjusino@cfl.rr.com](mailto:kmjusino@cfl.rr.com)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Letter of opposition to Sandy Lane Missing Middle  
**Date:** Tuesday, March 3, 2026 5:32:09 PM

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Dear Commissioner Apgar,

I am writing to express my concerns regarding the proposed zoning change for Sandy Lane that would allow for the development of a large complex in our neighborhood.

Traffic along Sand Lake Road is already a significant issue. During school dismissal, law enforcement officers are regularly present to help manage congestion due to safety concerns, and morning traffic is equally problematic. This situation places students of all ages at risk, particularly those who walk to school. There are four schools located along this short stretch of Sand Lake Road, in addition to the many teen drivers commuting to Lake Brantley High School. Adding a high-density housing complex would undoubtedly increase traffic volume and further compromise safety.

At the initial community meeting, residents also raised serious concerns regarding the aquifer and potential flooding. To my knowledge, no water table or environmental impact studies have been conducted to evaluate how this development would affect existing homes, drainage systems, or the current retention pond. Given our area's sensitivity to flooding, this omission is troubling and suggests that the project may not yet be fully developed with the long-term interests of the community in mind.

Currently, a single-family home is being constructed on Sand Lake Road, which feels much more consistent with the character and infrastructure of our neighborhood. Thoughtful growth is important, but it must align with existing conditions and prioritize safety, environmental protection, and community input.

I respectfully ask that you carefully consider these concerns before moving forward with any zoning changes. Thank you for your time, attention, and service to our community. I would appreciate your response regarding how these issues will be addressed.

Sincerely,

Kristina Taft

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**From:** [Gabriel Bergeron-Langlois](#)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Project 25-20000004 Sandy lanes home  
**Date:** Tuesday, March 3, 2026 5:21:52 PM

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County planner Apgar,

I live at 2620 Jennifer Hope Blvd, Longwood, FL 32779.

I'm 100% against this project. Sand lake Rd is already overcrowded with traffic. Schools are at capacity. Multi family homes would be completely undesirable as there is none around. The rezoning and resizing of lots is also unacceptable.

Gabriel Bergeron-Langlois  
Principal Bassoon Orlando Philharmonic  
Adj. Prof. Bassoon Stetson University

**From:** [Stuart Taft](#)  
**To:** [Graham, Melody](#)  
**Cc:** [Rawlings, Patricia](#); [Flores, Beatriz](#); [Schafer, Deborah](#); [Louis, Lakela](#); [Apgar, Kaitlyn](#)  
**Subject:** Letter of opposition to Sandy Lane Missing Middle  
**Date:** Wednesday, March 4, 2026 6:59:48 AM

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To whom it may concern,

I am writing to express my concerns regarding the proposed zoning change for Sandy Lane that would allow for the development of a large complex in our neighborhood.

Traffic along Sand Lake Road is already a significant issue. During school dismissal, law enforcement officers are regularly present to help manage congestion due to safety concerns, and morning traffic is equally problematic. This situation places students of all ages at risk, particularly those who walk to school. There are four schools located along this short stretch of Sand Lake Road, in addition to the many teen drivers commuting to Lake Brantley High School. Adding a high-density housing complex would undoubtedly increase traffic volume and further compromise safety.

At the initial community meeting, residents also raised serious concerns regarding the aquifer and potential flooding. To my knowledge, no water table or environmental impact studies have been conducted to evaluate how this development would affect existing homes, drainage systems, or the current retention pond. Given our area's sensitivity to flooding, this omission is troubling and suggests that the project may not yet be fully developed with the long-term interests of the community in mind.

Currently, a single-family home is being constructed on Sand Lake Road, which feels much more consistent with the character and infrastructure of our neighborhood. Thoughtful growth is important, but it must align with existing conditions and prioritize safety, environmental protection, and community input.

I respectfully ask that you carefully consider these concerns before moving forward with any zoning changes. Thank you for your time, attention, and service to our community. I would appreciate your response regarding how these issues will be addressed.

Sincerely,

Stuart Taft

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**From:** [Randall Clark](#)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Sandy Lane zoning  
**Date:** Tuesday, March 3, 2026 4:27:12 PM

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I am concerned with this development as there are already many traffic issues with Sandlake Road, especially with the Seventh-day Adventist school and the public schools, Lake Brantley and Forest Lake elementary. When you combine all these students, parents buses along with everyone trying to leave for work pretty much at the same time Sand Lake Road becomes a parking lot.

Please also take into consideration Stormwater treatment and the lack of retention in these areas.

**From:** [Peggy Persaud](#)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Sandy Lane Development  
**Date:** Tuesday, March 3, 2026 3:20:42 PM

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Good afternoon:

I am a resident of Seminole County concerned with the zoning request for Sandy Lane on Sand Lake Road in Longwood. My husband and I live in Retreat at Lake Brantley and recently built neighborhood off of East Lake Brantley Road.

My primary concern is with the traffic on Sand Lake Road. Trying to enter Sand Lake Road from East Lake Brantley Road in the morning is very time consuming. It takes at 15 to 20 minutes to go the 2 miles from E.Lake Brantley Road to 434 while traveling on Sand Lake Road. There are 3 schools in those 2 miles. The same congestion happens in the afternoon.

Will the infrastructure be able to handle the new residents of Sandy Lane?

Will more traffic signals be installed?

Will the drainage issues along Sand Lake Road be addressed?

Will Sandy Lane have homes compatible with the surrounding area?

I will be unable to attend the meeting tomorrow evening, thank you for reading this.

Marguerite Persaud  
3309 Canyon Grand Point  
Longwood, FL 32779

**From:** [Julie Vandendriessche](#)  
**To:** [Apgar, Kaitlyn](#); [Louis, Lakela](#); [Schafer, Deborah](#); [Flores, Beatriz](#); [Rawlings, Patricia](#); [Graham, Melody](#)  
**Subject:** Opposition to the re-zoning change for Sandy Lane for parcel ids 07-21-29-300-014A-0000, 07-21-29-300-0150-0000 & 07-21-29-300-014C-0000  
**Date:** Tuesday, March 3, 2026 5:32:48 PM

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To Whom it May Concern,

My husband and I live at 3275 Sunset Valley Ct in the Sandy Lane Reserve community at the end of Sandy Lane Reserve. We have lived here for 21 years. I have been a REALTOR® for 12 years and work for Premier Sotheby's International Realty. I understand the value of our homes in our community which now are valued at over 1 million dollars.

We are very concerned with the proposed re-zoning for the properties listed above that will directly affect our community and our home values as well will cause significant traffic issues, and possible flooding issues.

Here are our major concerns:

1. The proposed Missing middle zoning will allow a wide range of multi-unit homes types that incompatible with the surrounding properties. We understand that Jordan Homes needs to be build 24 single family homes to make his financial numbers work. Missing Middle is not the correct way to go about it. Ideally, we would rather a zone that allows for comparable size lots as ours which are closing to 1/2 lots as well as the Forest Park across Sand Lake Rd which have larger lots too. But if the county wants to allow him the ability to put in 24 homes, then please find a zoning that will prevent multi unit buildings and restrict it to single family homes only. If this is approved technically he could put in multi-unit building such as 6-plex buildings, triplexes, townhouses, etc. If any of these styles are built this will definitely bring down our home values. OR he could re-sell the property and because it is approved Missing Middle then another developer could put in these type of home degrading our values again.
2. At the meeting at the sheriff's office, Jordon Homes tried to explain that the style homes he would build will be around 1 million dollars plus because of his upgrades and quality of build. Being a REALTOR®, I have a hard time believing this as the proposed homes will be on even smaller lots than those in Bella Vista community (1/8 mile up the street), the garages will be restricted to 2 car with front facing garages, the driveways will be limited so more parking on the street, etc. He did not claim that he would require tile roofs or what the front elevations would be to ensure that they present a luxury feel that will be more comparable to Bella Vista and Sandy Lane Reserve. My concern is he is exaggerating the value in order to make his argument for the re-zoning. Based on the size of the home, driveway, lot, garage under the proposed re-zoning the homes will be valued far less than his suggested 1 million dollars which could affect the overall value of the homes around it. The last few sales in Bella Vista which have larger homes, 3 car garages, larger lots, etc with tile roofs range form \$875-950K. The custom homes in Sandy Lane Reserve have been \$1.0-1.3 million and it is our homes in Sandy Lane Reserve that will be most affected by this re-zoning due to the proximity of our

community.

3. The added traffic is a great concern too since there is no turn lane to get into Sandy Lane from Hunt Club Blvd and this new community will have an entrance both on Sand Lake and Sandy Lane. The added traffic (depending on what is actually built) could cause major issues due to the lack of traffic lights and turn lanes. Seminole County should conduct a traffic evaluation of Sand Lake Road and truly understand the impact as we already have excess traffic on this road due to the newer community of Retreat @ Lake Brantley (which brought hundreds of new cars to the road) and the fact that we have 2 private schools and 2 public schools on this road. Traffic is already a nightmare and adding additional traffic from a more concentrated housing situation due to a more open zoning will just worsen this situation.
4. Another major concern for our neighbors in our opinion is the water management and the propose retention areas. Our two retention areas during a very rainy storm have risen to the tops on multiple occasions. By adding more concrete and roads to a property that is high in elevation to our community could cause detrimental consequences and flooding to some of the homes. I know each community is supposed to “hold their own water” but we all know that over development and improper planning has caused many issues throughout Florida and we don’t want to see that happen to our neighbors or ourselves.

We hope you take into consideration the concerns of the homeowners being directly affected by this proposed re-zoning which I understand has never been used in Seminole County since it’s introduction which means it is an unproven zoning. We ask that you vote against this re-zoning at this time until a new proposal is submitted that will account for our many concerns.

Thank you for your time and consideration,  
Julie & Jon Vandendriessche  
3275 Sunset Valley Ct  
Longwood , FL 32779  
407-312-1593

**From:** [Dana Guest](#)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Fwd: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)  
**Date:** Wednesday, March 4, 2026 12:56:04 PM

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Dear Kaitlyn,

I am writing to formally express my objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390–3400 Sand Lake Road).

After reviewing the proposal, I have significant concerns regarding the impact this rezoning would have on traffic safety, school capacity, neighborhood character, environmental conditions, and public safety.

### **1. Traffic and Road Safety**

The County must strictly apply its obligation to ensure adequate public roads are in place before approving increased density in this case. Sand Lake Road and Hunt Club Boulevard are already heavily congested corridors, especially during the morning and afternoon rush hours, due to four schools in the immediate vicinity. Traversing Sand Lake Road to SR 434 should not take 30-40 minutes, but it regularly does. The addition of 24 residential lots will substantially increase daily vehicle trips, further exacerbating congestion and increasing safety risks for pedestrians and cyclists. I respectfully request that an updated Traffic Impact Analysis be conducted using current, post-pandemic traffic data to accurately reflect today's conditions before any approval is considered. Additionally, construction activity for higher-density development will further burden already congested roads and create safety concerns for nearby residents and schoolchildren.

### **2. School Overcrowding**

Wekiva Elementary School is currently operating over capacity. Before approving additional residential density, the County must address existing enrollment numbers, capacity constraints, and the availability of special needs resources to ensure student safety and appropriate support services.

### **3. Neighborhood Character**

The existing 90-foot lot width requirement is consistent with the established single-family character of our community. Reducing lot widths to 50 feet—and creating the potential for future multifamily development—represents a significant departure from the neighborhood's established design standards. Such changes would alter the area's character and strain infrastructure not designed for higher density.

### **4. Environmental Impact**

Increased impervious surfaces will add pressure to existing stormwater systems and may worsen localized flooding issues. I respectfully request detailed information regarding the

specific stormwater mitigation safeguards that will be implemented to protect adjacent properties and prevent downstream impacts to include:

- A basin-wide drainage analysis
- Independent third-party review
- Confirmation that downstream properties are protected

### **5. Public Safety**

Higher density development increases demand on Fire and EMS services. I request confirmation that the Fire Department has reviewed and formally approved the proposed access plan under the increased density assumptions to ensure response times and safety standards will not be compromised.

For these reasons, I respectfully urge the Planning & Zoning Commission and the Board of County Commissioners to deny the proposed “Missing Middle” rezoning and maintain the current 90-foot lot standards. Infrastructure capacity, school safety, and community well-being must be prioritized over increased density goals.

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

Sincerely,

**Dana Guest**

**Resident of Forest Park Estates**

Date: March 3, 2026

To: Kaitlyn Apgar, Senior Planner  
Seminole County Planning & Development  
1101 East First Street  
Sanford, Florida 32771

**Subject: Public Comment for the Record – Sandy Lane Rezoning / “Missing Middle” Designation**

Dear Ms. Apgar,

My name is Donnie Anderson, and I am a resident of the Forest Park Estates community along Sand Lake Road in Longwood, Florida. I am writing to respectfully submit comments for the public record regarding the proposed rezoning associated with the Sandy Lane development and the requested application of the “Missing Middle” zoning designation.

After reviewing the Planning and Zoning agenda packet and supporting materials, I would like to express several concerns regarding the compatibility of the proposed zoning change with the surrounding area.

First, the proposed minimum lot width and lot size appear to be substantially smaller than those that exist in the surrounding neighborhoods along Sand Lake Road. Properties in the immediate area, including Forest Park Estates and nearby developments, generally maintain significantly larger lot sizes and wider frontage. The proposed reduction in lot width to approximately fifty feet represents a notable departure from the established development pattern along this corridor.

Based on the zoning comparisons and maps included in the County’s agenda packet, the proposed minimum lot size and frontage appear materially smaller than those found in adjacent developments and surrounding properties.

In reviewing the available materials, it appears important that the Commission carefully evaluate whether the requested zoning change is consistent with the established development pattern and long-standing residential character of the Sand Lake Road corridor.

Second, there are ongoing concerns among residents regarding traffic access and circulation. Sandy Lane currently serves as a local residential roadway, and any increase in residential density may have implications for traffic flow, safety, and access to Sand Lake Road and nearby intersections, including Hunt Club Boulevard.

Third, stormwater management and drainage conditions in this area have historically been an important consideration. Several residents have raised questions about how additional development may interact with existing drainage patterns and the long-term maintenance of stormwater infrastructure in the surrounding basin.

Finally, I believe it is important for the Planning and Zoning Commission to carefully consider whether the requested “Missing Middle” zoning designation is consistent with the existing character of the surrounding neighborhoods and the established land use patterns along Sand Lake Road.

Based on the concerns described above, I respectfully ask the Planning and Zoning Commission to consider denying the requested rezoning in its current form.

I appreciate the work of the Planning staff and the Commission in reviewing land use applications and balancing the needs of property owners, residents, and the broader community. My intent in submitting these comments is simply to ensure that the compatibility of the proposed zoning with the surrounding area is carefully evaluated as part of the review process.

Thank you for your time and for including this letter in the official public record for the March 4, 2026 Planning and Zoning hearing.

Respectfully submitted,

Donnie Anderson  
Forest Park Estates Resident  
Sand Lake Road  
Longwood, Florida

Date: March 3, 2026

To: Kaitlyn Apgar, Senior Planner  
Seminole County Planning & Development  
1101 East First Street  
Sanford, Florida 32771

**Subject: Public Comment for the Record – Sandy Lane Rezoning / “Missing Middle” Designation**

Dear Ms. Apgar,

My name is Sheri J Austin, and I am a resident of the Forest Park Estates community along Sand Lake Road in Longwood, Florida. I am writing to respectfully submit comments for the public record regarding the proposed rezoning associated with the Sandy Lane development and the requested application of the “Missing Middle” zoning designation.

After reviewing the Planning and Zoning agenda packet and supporting materials, I would like to express several concerns regarding the compatibility of the proposed zoning change with the surrounding area.

First, the proposed minimum lot width and lot size appear to be substantially smaller than those that exist in the surrounding neighborhoods along Sand Lake Road. Properties in the immediate area, including Forest Park Estates and nearby developments, generally maintain significantly larger lot sizes and wider frontage. The proposed reduction in lot width to approximately fifty feet represents a notable departure from the established development pattern along this corridor.

Based on the zoning comparisons and maps included in the County’s agenda packet, the proposed minimum lot size and frontage appear materially smaller than those found in adjacent developments and surrounding properties.

In reviewing the available materials, it appears important that the Commission carefully evaluate whether the requested zoning change is consistent with the established development pattern and long-standing residential character of the Sand Lake Road corridor.

Second, there are ongoing concerns among residents regarding traffic access and circulation. Sandy Lane currently serves as a local residential roadway, and any increase in residential density may have implications for traffic flow, safety, and access to Sand Lake Road and nearby intersections, including Hunt Club Boulevard.

Third, stormwater management and drainage conditions in this area have historically been an important consideration. Several residents have raised questions about how additional development may interact with existing drainage patterns and the long-term maintenance of stormwater infrastructure in the surrounding basin.

Finally, I believe it is important for the Planning and Zoning Commission to carefully consider whether the requested “Missing Middle” zoning designation is consistent with the existing character of the surrounding neighborhoods and the established land use patterns along Sand Lake Road.

Based on the concerns described above, I respectfully ask the Planning and Zoning Commission to consider denying the requested rezoning in its current form.

I appreciate the work of the Planning staff and the Commission in reviewing land use applications and balancing the needs of property owners, residents, and the broader community. My intent in submitting these comments is simply to ensure that the compatibility of the proposed zoning with the surrounding area is carefully evaluated as part of the review process.

Thank you for your time and for including this letter in the official public record for the March 4, 2026 Planning and Zoning hearing.

Sincerely,

Sheri J Austin  
Forest Park Estates Resident  
Sand Lake Road  
Longwood, Florida

**From:** [Krista McArthur](#)  
**To:** [Apgar, Kaitlyn](#)  
**Subject:** Sandy Lane Reserve - Opposition to Jordan Homes / Missing Middle Zoning  
**Date:** Wednesday, March 4, 2026 1:34:47 PM

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Regarding the Planning and Zoning Commission meeting on March 4, 2026, it is my understanding the applicant wants 6500 sq ft minimum lot sizes.

6500 sq ft into 43,560 sq ft/ acre is between 1/7th and 1/6th of an acre. This is highly incompatible with the surrounding existing, established neighborhoods:

Sandy Lane Reserve has 1/2 acre lots, Forest Park has 1/3 acre lots, Foxwoods has 1/4 acre lots.

The much smaller lot sizes are very inconsistent with the contiguous, established neighborhoods.

We oppose Missing Middle Zoning for this reason.

Krista and Troy McArthur  
3302 Sunset Ridge Court  
Sandy Lane Reserve