

# **SEMINOLE COUNTY, FLORIDA**

*COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468*



## **Meeting Minutes - Final**

**Wednesday, March 4, 2026**

**6:00 PM**

**BCC Chambers**

## **Planning and Zoning Commission**

**CALL TO ORDER**

**Present** Tim Smith, Richard Jerman, Carissa Lawhun, Mike Lorenz, and Brandy Ioppolo

**Absent** Dan Lopez, and Lourdes Aguirre

**Opening Statement**

The meeting convened at 6:00 PM with Chairman Carissa Lawhun leading the Pledge of Allegiance. The Chairman then introduced each Board and Staff member present and read the procedure for conducting the meeting and voting.

**Staff Present**

Dagmarie Segarra, Deputy Development Services Director; Neysa Borkert, Deputy County Attorney; Jim Potter, P.E., Development Review Engineering Manager; Joy Giles, Planning Manager; Annie Sillaway, Principal Planner; Kaitlyn Apgar, Senior Planner; and Tammy Brushwood, Clerk to the P&Z Board.

**Accept Proof of Publication**

A motion was made by Commissioner Tim Smith, seconded by Vice Chairman Brandy Ioppolo, to Approve the Proof of Publication. The motion passed unanimously, 5-0.

**Aye:** Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

**Absent:** Commissioner Lopez, and Commissioner Aguirre

**Approval of Minutes**

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve the December 3, 2025 P&Z Minutes, as submitted. The motion passed unanimously, 5-0.

**Aye:** Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

**Absent:** Commissioner Lopez, and Commissioner Aguirre

**NEW BUSINESS**

**Public Hearing Items:**

- Request for Continuance to the April 1, 2026 P&Z meeting  
Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, stated that the applicant is requesting a continuance of this item to the April 1, 2026 Planning & Zoning Commission meeting. Staff has no objections to their request.

Larry Jordan, with Jordan Homes, for the applicant, stated that he still has some things

that he's working on and requests the continuance.

The Chairman asked the audience (by show of hands) how many were present to speak on the item. She further stated that the applicant is requesting a continuance and it is unlikely that the Board will have a vote tonight. She asked the audience if anyone cannot make the next meeting on April 1, 2026, she will allow them to speak tonight, providing the applicant has no objections.

Mr. Jordan, for the applicant, stated that he spoke to the Homeowner's Association and he explained that this meeting would be cancelled (continued) tonight, but everyone here decided to come out tonight. He stated that he had no objections if anyone wanted to speak at tonight's meeting.

No one spoke in favor of the request.

One person from the audience wished to speak in opposition to the project:

1. Marlene Alderman, of Longwood, stated that she was opposed to the project because there is currently too much traffic on Sand Lane Road. There isn't a traffic light on her street and she is directly across from Forest Lake Elementary School. There are three (3) schools on Sand Lake Road. During school hours, an Office directs traffic, and she still has hard time trying to leave her street. They are currently bombarded by all of the school traffic, as well as several churches on Sand Lake Road. The added traffic with this development is her primary concern and objects to the proposed project.

No one else from the audience made public comments. Comment cards received from the audience participants opposed to the project, included the following (alpha order):

1. John Abrahamson, Longwood, Florida
2. Sylvia Abrahamson, Longwood, Florida
3. Donnie Anderson, Longwood, Florida
4. Shiney Banangada, Longwood, Florida
5. Laurie Bartlett, Altamonte Springs, Florida
6. John Becker, Longwood, Florida
7. Stephanie Borland, Longwood, Florida
8. Kevin Carter, Longwood, Florida
9. Heather Duran, Longwood, Florida
10. Debra Duttweiler, Longwood, Florida
11. Jan Duttweiler, Longwood, Florida
12. J. Keil Ecimovic, Longwood, Florida
13. Caleb Hamel, Longwood, Florida
14. Michael Heidmann, Longwood, Florida
15. Roberta Helen Henderschedt, Longwood, Florida
16. Larry Jones, Longwood, Florida
17. Steve Litt, Longwood, Florida
18. Sylvia R. Litt, Longwood, Florida
19. Mary Lo, Longwood, Florida

- 20. Chris Muscato, Longwood, Florida
- 21. Nick Muscato, Longwood, Florida
- 22. Patricia Scott, Longwood, Florida
- 23. Sandra Williamson, Longwood, Florida
- 24. Richard Whetzel-Schill, Longwood, Florida
- 25. Lee Wooldridge and Pandora Barthen, Longwood, Florida
- 26. Julie Vandendriessche, Longwood, Florida
- 27. Andrew Zito, Longwood, Florida

The Chairman closed public comment.

A motion was made by Commissioner Tim Smith, seconded by Commissioner Mike Lorenz to Continue the Sandy Lane Homes Rezone to the April 1, 2026 Planning & Zoning Commission meeting. The motion passed unanimously, 5-0.

**Aye:** Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

**Absent:** Commissioner Lopez, and Commissioner Aguirre

2. Rock Church Special Exception - Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District 5 - Herr; (Kaitlyn Apgar, Senior Planner).

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the property has a Future Land Use of Suburban Estates and a zoning designation of A-1 (Agricultural). The property is located within the Wekiva River Protection Area, the East Lake Sylvan Transitional Area, the West SR 46 Scenic Corridor Overlay District, and the Aquifer Recharge Overlay. The site has operated as a church since 2007 with a school component that was granted via a Special Exception in 2016, with a condition of approval that the private school should not exceed 150 students. The proposed daycare requires approval of a Special Exception in the A-1 zoning district. Per the Land Development Code (LDC) update of 2024, civic assembly uses now requires Special Exception approval as opposed to prior versions of the Code. Thus, the expansion of assembly space and daycare requires approval of a new Special Exception. The current request is for the construction of a new assembly building, addition of classrooms, and the addition of a daycare component to the existing private school. The proposed new 14,519 sq. ft. assembly building will have a seating capacity of 330 chairs and additional office rooms. The project also includes renovation of the existing 11,670 sq. ft. building to accommodate the additional classroom/daycare and office spaces. The proposed development is consistent with the Special Exception criteria as stated in the staff report. As a summary, the proposed addition of daycare and assembly space is intended to serve the surrounding residential population. The existing church functions as a transitional buffer between major arterial roads SR 46/SR 429 and the residential neighborhood. The applicant has demonstrated adequate buffering and increased separation distance for proposed structures in order to meet compatibility with the surrounding area. A private school and

daycare may function as accessory uses to a church, therefore, the request is consistent with the character in the surrounding area. The site is currently developed as a church. The parking provided is compliant with the Code and provides a loop to prevent queuing out onto SR 46, as depicted in the stacking plan provided by the applicant. The school and daycare operate during weekday hours that do not overlap with the church. The subject property meets identified portions of the Comprehensive Plan with low intensity development, as further discussed in the staff report, and as required by the Wekiva River Protection Area and the Suburban Estates Future Land Use designation. The subject site anticipates church attendance of approximately 330 people. The proposed addition of a daycare and assembly space is intended to serve the surrounding population. Upon further examination, the trips generated will likely not exceed the threshold that would require roadway improvements, but it will require further examination by Traffic Engineering. A Traffic Impact Study will be required during the Site Plan review. This further examination, plus the provision of the car stacking plan, warrants the amendment to the originally stated daycare cap of 100 children. The applicant requests a daycare cap of 141, to which staff is able to support based on the trips generated and plan provided. The Development Order was updated to reflect this change and provided to the Board prior to the presentation. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on December 29, 2025. Details of the community meeting have been provided in the agenda package. Staff finds the request meets the identified portions of Section 30.3.1.5-Special Exceptions of the Seminole County Land Development Code; therefore, staff requests the Planning and Zoning Commission recommend the Board of County Commissioners approve the Special Exception and the associated Development Order with the updated daycare cap of 141 children, to allow the use of a church and daycare in the A-1 (Agricultural) zoning district on approximately 10.62 acres, located on the south side of W SR 46, and west of Orange Blvd.

Maverick Von Herbulis, for the applicant, with McKee Construction in Sanford, Florida, thanked Staff for help with the process. He further stated that he had a lot of these types of projects where he has to come before Boards, but our Staff have gone above and beyond to try and help with the project process. He further stated that the new building is for the church assembly space and offices. With regards to the private school and preschool, the renovation taking place in the existing building is for that use, but the new building that they are expanding is for the church assembly and offices. Some of the neighbors' concerns was that the building was being built in a conservation area, but they are not touching the conservation area. Since the community citizen's meeting, there have been some changes to help with some of the neighbor's concerns, such as the buffering requirements to address some potential noise. A lot of the noise concerns were from SR 429, but there is nothing they can do with that road, however, they can buffer the impact with their construction. The new plans show more buffering behind the church. They are running the site plan and site review process concurrently with this Special Exception request, so these plans and the updated landscape plans have already been submitted to the County through the site plan process, but not yet through this (Special Exception) process.

Chairman Carissa Lawhun asked Staff to explain further about the statutory

requirements of this plan that the Board doesn't have the right to consider. The project manager, Kaitlyn Apgar, responded that the State allows private schools (K-12) to be allowed outright in the church building without the requirement of a Special Exception, so that aspect cannot be limited. Deputy County Attorney, Neysa Borkert, stated that the State revised by Statute in 2024, that states private schools can locate in a building that is being used as a church, theatre, cinema, museum, performing arts, etc., if certain criteria are met, for the past five (5) years, without the need to obtain a rezoning, Special Exception, or other type of zoning approval. Basically, the State pre-empted our ability to limit the location of private schools in any of those types of facilities that have been existing for five (5) years. The County, however, can insure that our health/safety/welfare Codes are being met; so we can regulate that part. However, the County cannot modify or require modifications to the Special Exception that currently exists. Daycares are not included and not considered as private schools, which are dealt with separately, and those need a Special Exception. Since the Code has changed, and churches need a Special Exception in the zoning district, they were tying in the church use for this expansion, but for only the church facilities. The private school cannot locate in the new facilities without a change to their Special Exception. They can only locate in the existing facility.

Commissioner Tim Smith stated that he heard the number of 150 students, but it's being capped at 141 students and asked why the difference. Ms. Apgar of Staff responded that the 150 student cap may refer to the previous Special Exception that was approved in 2016 for the Pre-K through 12th, but the daycare cap would be 141 students.

Commissioner Richard Jerman stated that he didn't understand if the cap of 141 is in addition to the 150 students. Ms. Apgar responded that this Development Order is an addendum to the last Development Order, which is technically still in place. However, as Ms. Borkert stated, we cannot limit the private school, so we can't place a cap on the number of students.

Ms. Borkert inserted that we can't place a zoning cap, such as a Special Exception cap on the private school. It can be capped by virtue of the Building Code, class sizes, parking, etc. The daycare cap is just for the daycare. The Special Exception for the private school still exists and is still a use on the property. This project request is in addition to what is existing, assuming they are using the total in the original Special Exception of 150. The applicant can confirm if that is the case for the K-12 school. Ms. Apgar stated that she thinks they have less than 150 students.

Commissioner Jerman stated that he is still not clear and asked how many students in total, between the existing school and the daycare. Ms. Apgar responded that their proposed cap of 141 and their total for PreK-12 is 170. Commissioner Jerman stated that is over 300 students. The applicant confirmed yes, that is correct.

The following written comments were submitted **in opposition** to this request:

1. Kyle Ervin, Sanford, Florida

The following audience participants spoke **in support** of this request (in speaking

order):

1. Steven Parker, Eustis, Florida
2. Tom Weichart, Mt. Dora, Florida
3. Gabriella O'Brien, Deltona, Florida
4. Brianna Batista, Sorrento, Florida
5. Midiana Markley, Deland, Florida
6. Dyani Guerrero, Deland, Florida
7. Tim Darnell, Sanford, Florida
8. Matthew Kearney, Sanford, Florida
9. Caleb Hinton, Sanford, Florida
10. Tim Kearney, Debary, Florida
11. John-Marc Consalazio, Deltona, Florida

The following written comments were submitted **in support** of this request (in alpha order):

1. Heather and Nicholas Coday, Deltona, Florida
2. Hannah Culver, Sanford, Florida
3. Alyssa Kay Darnell, Debary, Florida
4. Austin Darnell, Debary, Florida
5. Elizabeth Ryleigh Darnell, Debary, Florida
6. Sarah Darnell, of Debary, Florida
7. David Ely, Sanford, Florida
8. Kari Enot, Sanford, Florida
9. Zach Glenn, Sanford, Florida
10. Kaley Hoffman, Sanford, Florida
11. Debbie Jones, Melbourne, Florida
12. Peggy Kearney, Debary, Florida
13. Shawnda Kearney, Debary, Florida
14. Emily Koerner, Sanford, Florida
15. Jennifer Koerner, Sanford, Florida
16. Chris Meyers, Deltona, Florida
17. Emma Meyers, Deltona, Florida
18. Jamie Meyers, Deltona, Florida
19. Dawn Nelson, Sanford, Florida
20. Kristina O'Brien, Deltona, Florida
21. Mya Meyers, Deltona, Florida
22. Vanessa Pacheco, Sorrento, Florida
23. Shevieve Padgett, Deland, Florida
24. Amy Perkins, Lake Mary, Florida
25. Zane Perkins, Lake Mary, Florida
26. Katherine Renaud, Sanford, Florida
27. Peter Renaud, Sanford, Florida
28. Zeb Renaud, Sanford, Florida
29. Ivy Rivera, Sanford, Florida
30. Leo Rivera, Sanford, Florida
31. Richard and Stephanie Slone, Deltona, Florida
32. Kathy Weaver, Sanford, Florida

- 33. Gabrielle Weichart, Mt. Dora, Florida
- 34. Denise Weichart, Mt. Dora, Florida

Public comment was closed.

Chairman Lawhun acknowledged there was nothing to rebut, and the applicant agreed.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Richard Jerman, to approve and refer the Rock Church Special Exception to the Board of County Commissioners, to include the Amendment to the Development Order for 141 children. The motion passed unanimously, 5-0.

**Aye:** Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

**Absent:** Commissioner Lopez, and Commissioner Aguirre

- 3. Pemberton Carports PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District 3 - Constantine (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the existing Future Land Use is Planned Development, and the existing zoning is PD. The property is located within the business tract of the Bear Lake Planned Development. The established PD Future Land Use does not specify a maximum floor area ratio value for the business tract. The subject site is approximately 0.87 acres and was developed in 2005 as a warehouse and office building. The purpose of the PD amendment is to allow for the existence and permitting of accessory structures to the warehouse and office building. The property has been subject to a code enforcement case related to unpermitted construction, inclusive of these structures. In the pursuit of compliance, the applicant removed the structures, but requests the PD amendment in order to complete permitting. The owner intends to retain three (3) accessory carport structures that encroach into the rear yard setback of thirty (30) feet, resulting in a proposed rear yard setback of six (6) feet. The carports also encroach into the required 100-foot buffer from the residential lot lines to the north, as established in condition four (4) in the original Bear Lake PD Developer’s Commitment Agreement. The current request would result in reduction of this buffer to eighty-six (86) feet. The requested reductions will only apply to the accessory structures on the subject property, and will not be applicable to the primary structure. The Land Development Code specifies that PD’s should adhere to the greater benefit and innovation criteria and remain consistent with the Comprehensive Plan. These criteria are addressed in the Staff report and displayed on the slides. As a summary, the request to amend the rear setback and 100-foot buffer from the residential lot lines does not otherwise detract from the intent of the PD. The Bear Lake PD was approved in August of 1990, which was established under slightly different criteria than what exists today. Overall, the amendment to this PD does not impair the PD’s ability or inability to meet these criteria on a large scale. The residential tract for the Bear Lake PD has already been constructed and most of the parcels in the business tract are also

developed. The impact to the surrounding area is nominal overall in building coverage and impervious surface area. Through the proposed addendum, a maximum Floor Area Ratio is proposed in order to regulate the intensity of the site. The maximum Floor Area Ratio proposed is 0.65 in accordance with typical light industrial uses, such as warehouses. The addition of the carports serve to enhance the property and obscure any storage of materials by general business and warehouse uses, as allowed in the PD. The site is located in the Seminole County utility service area and is connected to water service. The property was previously approved to have a septic system. The site does not have specific open space requirements per lot; however, the PD requires the overall Business Center development to maintain a minimum of 3.14 acres of landscaping/open space. The property has access onto Pemberton Drive, which is classified as a local road. Buffer requirements will be determined at Site Plan approval and will be in compliance with the Seminole County Land Development Code. In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the applicant conducted a community meeting on September 24, 2025 with details of the community meeting provided in the agenda package. Staff requests the Planning and Zoning Board recommend the Board of County Commissioners adopt the ordinance enacting a Rezone, and adopt the associated Rezone Ordinance per the following motion: Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board adopt the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Developer's Commitment Agreement and Master Development Plan, on 0.87 acres, located on the north side of Pemberton Dr, east of South Orange Blossom Trl.

Cole Wynia, for the applicant, with the McNulty Group, of Lake Mary, Florida, stated that this dates back to two sellers ago, which had a lot of unpermitted work on the building. He is representing the buyer of this property, and they had to adopt all of these code enforcement issues, which they learned about when they came in for a use permit. The previous seller did everything he could to accommodate the County and installed several different stairwells, moved awnings in the back, and satisfied all of the code issues. The awnings and carports have been there since 2011. They are completely obscured from the road. The current owner needs them for his business to store outside materials.

No one from the audience spoke in favor nor in opposition to this request. Public comment was closed.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve and refer the Pemberton Carports PD Major Amendment Rezone, along with the Developer's Commitment Agreement and Master Development Plan, to the Board of County Commissioners. The motion passed unanimously, 5-0.

**Aye:** Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

**Absent:** Commissioner Lopez, and Commissioner Aguirre

4. Wayside Drive Assemblage PD Major Amendment Rezone - Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (Annie Sillaway, Principal Planner).

The Applicant is requesting a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to incorporate three (3) parcels, into the Wayside Assemblage PD, and to establish a new ingress/egress access onto International Pkwy. On December 12, 2023, the Applicant received approval for a PD (Planned Development) rezoning for a mixed use development on approximately 19.48 acres that consisted of three tracts:

- Tract A: Higher Intensity Planned Development - Target Industry (HIP-TI) and Office uses;
- Tract B: Multi-Family and Target Industry uses;
- Tract C: C-2 (Retail Commercial) and OP (Office) uses

Tract A and Tract B have an existing Future Land Use designation of HIP-TI, which allows a maximum Floor Area Ratio (F.A.R.) of 1.5, and Tract B allows a maximum density of forty (40) dwelling units per net buildable acre. Tract C has a Commercial Future Land Use designation, which allows a maximum F.A.R. of 0.35, with these previously approved development entitlements will remain in effect. The newly incorporated parcels are approximately 1.07 acres along the western portion of the proposed development. The newly proposed ingress/egress access onto International Drive will require an approved traffic impact analysis prior to Final Development Plan approval. Required improvements may include, but are not limited to, turn lanes, access limitations, and signalized intersections. The buffers along the west perimeter will be evaluated and determined at the time of the Final Development Plan, and the Developer will provide 25% open space. The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compliance with the Seminole County Land Development Code (SCLDC) review criteria for Planned Developments as follows:

- The proposed development is consistent with the Seminole County Comprehensive Plan.
- The HIP-TI Future Land Use designation aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges.
- The Developer will provide natural resource preservation by amenitizing the storm water pond that will enhance water quality and habitat.
- The proposed development creates a live-work environment by reducing the commuting distances by capturing trips on site while also promoting economic growth, and connects the development to Wayside and International Pkwy.
- The developer will provide neighborhood and community amenities by providing landscape buffers, internal pathways, and integrated open spaces.

The proposed development is consistent with the Comprehensive Plan by promoting flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Per Policy FLU 4.5, uses while providing residential that is subordinate to the Target Industry Uses, and Per Policy 5.3.3 Commercial Future Land Use, is to identify locations for a variety of commercial uses, neighborhood, and community shopping centers. Staff finds the request to be consistent with the Seminole County Comprehensive Plan and the Land Development Code, and compatible with the trend of development in the surrounding area. The Applicant conducted a community meeting on December 2, 2025, and no members of the community attended the meeting.

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone per the following motion :

Based on Staff’s findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board of County Commissioners adopt the Ordinance enacting a rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy.

Since the agenda has been sent, Staff’s recommendation has been revised, to include both the Development Order and the Master Development Plan in the motion . Once the Board has determined how it would like to vote, please read the language shown on the screen and not in your agenda packets.

Ben Beckham, for the applicant, with Madden, Moorhead & Stokes, in Maitland, Florida stated that this project is an existing PD and the application is to modify the PD to add three (3) small parcels along International Pkwy. Those additional parcels will allow increased public access to the project for the commercial business uses in the HIP-TI area. The applicant is not requesting any increases to the existing entitlements on the property, and the proposed number of units and proposed building square footages all remain exactly the same as before. This is just adding a little bit of land area for increased access. They agree with the conditions of the Development Order and look forward to a favorable motion.

No one from the audience spoke in favor, nor in opposition to this request.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Tim Smith to approve and refer the Wayside Drive Assemblage PD Major Amendment Rezone to the Board of County Commissioners. The motion passed unanimously, 5-0.

**Aye:** Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

**Absent:** Commissioner Lopez, and Commissioner Aguirre

**CLOSING BUSINESS**

**Development Services Director's Report** - Dagmarie Segarra, Deputy Development Services Director provided the Board that the next P&Z meeting on April 1, 2026, will include a presentation with the updated Land Development Code, which they've been working on. These amendments are in reaction to fixing things that were left out from the 2024 update, as well as to address some of the requirements for the Envision 2045. Maya Athanas, Principal Planner, is the contact for this project. After this Board hears the project on April 1st, the project will then be heard for first reading at the April 28, 2026 Board of County Commissioner's meeting, and the second reading (final) at the May 12, 2026 Board of County Commissioner's meeting.

**Deputy County Manager Update** - Neysa Borkert provided a brief update on what may be occurring in the Florida Legislature. There was an amendment that was put forth to SB208, by Senator Martin from Lee County, Florida. Ms. Borkert provided highlights of the amendment.

**ADJOURNMENT**

Having no further business, the meeting adjourned at 7:17 PM.