



# DeSoto County

## Board of County Commissioners

### Meeting Minutes - Final

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Tuesday, October 28, 2025

3:00 PM

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#### CALL TO ORDER

#### ROLL CALL

**Present:** Commissioner JC Deriso  
Commissioner Judy Schaefer  
Commissioner Elton Langford  
Commissioner Jerod Gross

**Absent:** Commissioner Steven Hickox

#### TURN OFF OR SILENCE ALL CELL PHONES

#### PRAYER/PLEDGE OF ALLEGIANCE

Father Luis Pacheco with Saint Paul Catholic Church gave the invocation.

#### INTRODUCTION OF ELECTED OFFICIALS

#### SET/AMEND

A motion was made by Commissioner Gross, seconded by Commissioner Schaefer, to set the agenda . The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

#### PUBLIC FORUM FOR NON-AGENDA ITEMS

#### CONSENT AGENDA-MOTION TO APPROVE

##### Approval of the Consent Agenda

A motion was made by Commissioner Schaefer, seconded by Commissioner Langford, to approve the Consent Agenda. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

#### 1. Appointment of Marc Purvis as Mosquito Control Director

**Attachments:** [MC Director Appointment \(Purvis\)](#)

#### 2. Declaration of Surplus Property

**Attachments:** [Surplus Declared 10-28-25](#)

**3. Purchase approval of budgeted Bypass Pumps for Utilities Wastewater operations**

**Attachments:**     [25-26 ByPass Pump\(s\) CIP](#)  
                              [BBA Supporting Paperwork](#)

**4. Minutes/BOCC Public Meeting/Final Budget Hearing, 09-23-2025 BOCC Public Hearing and 10-14-2025 BOCC Public Hearing**

**Attachments:**     [09-23-2025 BOCC Meeting Final Budget Hearing](#)  
                              [09-23-2025 BOCC Meeting](#)  
                              [10-14-2025 BOCC Meeting](#)

**5. Resolution- COPCN Provider Name Change POSITIVE MOBILITY, LLC D/B/A AS ELITE MEDICAL RESPONSE**

**Attachments:**     [2025 Resolution COPCN - Corrective Name Change - Positive-Elite Medical Response](#)  
                              Enactment No: 2025-097

**6. Purchase of a F250 with 8'bed as budgeted for Animal Control**

**Attachments:**     [QUOTE DESOTO F250 AN CONTROL](#)

**7. Agreement Amendment/LIHEAP**

**Attachments:**     [E2235-A1-Amendment](#)  
                              [E2235-DESO-Executed](#)

**8. Agreement Extension/FLCOMMERCE-Community Development Block Grant Coronavirus (CDBG-CV)**

**Attachments:**     [Agreement H2473 - A3 DeSoto County BOCC](#)

**9. Pollution Liability Renewal for Plan Year 25-26.**

**Attachments:**     [DeSoto Pollution Proposal 25-26](#)

**10. Land Lease Renewal / Shelfer Farms, LLC**

**Attachments:**     [21-04-00ITB Agreement Amendment #1](#)

**PRESENTATION**

**11. Presentation of the 2025 Final Landfill Master plan**

**Attachments:**     [DeSoto Master Plan 2025-10-08f](#)  
                              [DeSotoMasterPlanReport\\_Final\\_2025-09-02 - Reduced](#)

George A. Reinhart, III, PhD, PE of Jones Edmunds gave a powerpoint presentation on the DeSoto County Landfill Master Plan Report. The DeSoto County Landfill Master Plan outlines the site's history, current operations, and future expansion strategy. As the only Class I landfill in the county, since 1981, with waste intake rising from 25,000 tons in 2015 to a projected 52,000 tons in 2024. Historical data shows fluctuations due to hurricanes, but overall tonnage has steadily increased. Future projections estimate a long-term growth rate of 1% and a short-term rate of 8.4% from 2025 to 2030. The landfill's current capacity

is expected to be exhausted by September 2028, prompting development plans focused on the southern parcel, while the northern parcel is being prepared for leachate treatment. Immediate expansion is recommended in Zones 6 and 7, offering 6.3 years of capacity at a cost of \$15 million. Zone 8 is planned for development around 2032, adding 9.2 years of capacity for \$10 million, followed by Zones 9A and 9B with 5.8 years of capacity for \$17 million. The expansion timeline includes issuing an RFP by January 2026, submitting permits by September 2026, and completing construction with certification by May 2028.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, that this Presentation be approved. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

## **REGULAR BUSINESS**

### **12. Proclamation/Red Ribbon Week**

**Attachments:** [Red Ribbon Week 2025](#)

Mandy Hines read the proclamation into the record to proclaim October 23-31, 2025 as Red Ribbon Week.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to approve this Proclamation. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

### **13. Accounts and Warrants Drawn Per Schedule of Bills Payable.**

**Attachments:** [AP Check Report - Warrants 09-23-25 to 10-10-25](#)

Peter Danao, Finance Director presented a request to approve accounts and warrants drawn according to Schedule(s) of Bills Payable September 23,2025 - October 10,2025.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to approve the accounts and warrants. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

### **14. Resolution/Budget Amendment Fiscal Year 2024/2025**

**Attachments:** [Resolution](#)  
[Summary and Narrative](#)  
[2025-162 Budget Carryovers 10-28-2025](#)

Brian Wagner presented a request to adopt a Resolution relating to budget amendments 2025-162 affecting the 2024/2025 adopted budget.

A motion was made by Commissioner Langford, seconded by Commissioner Schaefer, to adopt this Resolution. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

Enactment No: 2025-098

**15. Resolution/Budget Amendment Fiscal Year 2025/2026**

**Attachments:** [Resolution Summary and Narrative 2026-8 General Fund Final Values 2026-10 Budget Carryovers 10-28-2025 2026-11 Special Projects](#)

Brian Wagner presented a request To adopt a Resolution relating to budget amendments 2026-8, 2026-10 and 2026-11 affecting the 2025/2026 adopted budget.

A motion was made by Commissioner Langford, seconded by Commissioner Gross, to adopt this Resolution The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

Enactment No: 2025-099

**16. Weiler Work Authorization 25/26-05 NE Bishop Street SCOP Design Services FPID 448768-1-54-01**

**Attachments:** [WORK AUTHORIZATION FORM weiler 25-26-05 NE Bishop WA BishopStreetSCOP448768-1 \(002\)](#)

Cindy Talamantez, Purchasing Director presented a request to approve the work Authorization 25/26-05 for design and permitting services for NE Bishop Street with Weiler Engineering

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to approve this agreement. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

**17. Weiler Work Authorization 25/26-06 NW Lily Avenue SCRAP Design Services FPID 448765-1-54-01**

**Attachments:** [WORK AUTHORIZATION FORM weiler 25-26-06 WA LilyAvenueSCRAP448764-1](#)

Cindy Talamantez, Purchasing Director presented a request to approve the work Authorization 25/26-05 for design and permitting services for NW Lily Avenue with Weiler Engineering

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to approve this Agreement. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

- 18. Approval of Funding Agreement with CSWR-Florida Utility Operating Company, LLC to cover the County's costs related to a potential bulk potable water program for the County to serve certain real property in Charlotte County with bulk potable water.**

**Attachments:** [Exhibit A - Map](#)  
[Exhibit B - Development Schedule](#)  
[Funding Agreement - DeSoto County-CSWRFL Oct 2025](#)

Greg Harris presented a request to approve a Funding Agreement with CSWR-Florida Utility Operating Company, LLC to cover the County's costs related to a potential bulk potable water program for the County to serve certain real property in Charlotte County with bulk potable water.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to approve this agreement. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

- 19. Contract Amendment / Sanders Laboratories, Incorporated / Water and Wastewater Quality Sampling and Laboratory Testing Services**

**Attachments:** [23-26-00ITB Contract Amendment #1](#)

Greg Harris presented a request to approve the Contract Amendment No. 1 with Sanders Laboratories, Incorporated, for Water and Wastewater Quality Sampling and Laboratory Testing Services.

A motion was made by Commissioner Gross, seconded by Commissioner Schaefer, to approve the contract Amendment. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

- 20. Appointment of new member to the Planning Commission and Board of Adjustment**

**Attachments:** [2025-10-15 Resolution for Appointment of Theresa Collins Hill FINAL](#)

Misty Servia presented a request to approve the appointment of Theresa Collins-Hill as a member of the DeSoto County Planning Commission and Board of Adjustment.

A motion was made by Commissioner Langford, seconded by Commissioner Schaefer, to adopt this Resolution. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Hickox, Langford, and Gross

Enactment No: 2025-100

**ADMINISTRATOR'S REPORT**

Mandy Hines extended an invitation to the Commissioner to participate in the Trick or Treat event at the Turner Center on Friday, October 31st, from 6:00 to 8:00 PM, where candy will be distributed to children. She also shared a public flyer from the DeSoto County Library outlining the upcoming calendar of events. Additionally, Ms. Hines informed the Board of a scheduled public hearing on November 10, 2025, at 10:00 AM, during which the three RFP finalists will present their proposals to the Desoto Memorial Hospital Board of Directors. She further reported that Fire House 1 has been fully reoccupied following the completion of all construction activities.

**COUNTY ATTORNEY'S REPORT**

Valerie Vicente, County Attorney reported the a proposed settlement in the VCH Osceola Organics matter is expected to the ready for the Boards consideration at the November 18th meeting, as it was not finalized in time for the current meeting and should be reviewed by the full Board. She also noted that correspondence has been provided to the Board regarding unauthorized Giuseppe's Restaurant signage placed in the County's right of way and requested authorization for either herself or Mandy Hines to send a letter requiring the signs to be removed. Lastly, she shared that a new order was issued in the Reardon matter just before today's meeting, with the outcome favoring the petitioner, Mr. and Mrs. Reardon. After a full review of the order, she will schedule one on one discussions with the Board members to evaluate potential options including a possible appeal that must be filed within 30 days if pursued.

**BOARD MEMBER COMMENTS**

The Board of County Commissioners expressed their appreciation to staff for their continued dedication and hard work. Commissioners Langford and Deriso addressed concerns regarding the rising cost of beef in the United States. They discussed the President's proposed strategy to reduce prices through increased imports from other countries-a practice already in place domestically. However, they noted that recent changes to labeling regulations have removed the requirement to disclose the country of origin, making it difficult for consumers to identify the source of their beef. Additionally, they highlighted that, contrary to common perception, cattle ranchers operate on a narrow profit margin, averaging just 2.6%. Commissioner Schaefer expressed her enthusiasm for the upcoming Trick or Treat event at the Turner Center, emphasizing its value as a fun and engaging community tradition. In the spirit of Halloween, she also shared a lighthearted fact: the difference between a graveyard and a cemetery lies in their association with a church-cemeteries typically include a church on the grounds, while graveyards do not.

**RECESS UNTIL 6:30 PM PUBLIC HEARING****PUBLIC HEARING****21. Ordinance / Easy Mini Storage / Small Scale Comprehensive Plan Map Amendment (COMP-0013-2025)**

**Attachments:**     [2025-08-22 Quave COMP-0013-2025 SR for PC Location Map FLUM](#)  
[Proposed Future Land Use Map - Easy Mini Storage Zoning Map](#)  
[2025-08-22 Ordinance - Quave small scale map amendment for PC](#)

Misty Servia presented a legislative request for a small-scale comprehensive plan amendment concerning the Easy Mini Storage facility. The proposal aims to change the future land use designation of a 3.48-acre parcel located on SW Highway 17 from Rural Agriculture to Commercial. Ms. Servia noted that small-scale amendments are streamlined and exempt from state-coordinated review, provided the property is under 50 acres. Although the parcel is already zoned Commercial General, its current designation as Rural Agriculture creates an inconsistency. Planning staff reviewed the request and found it to be in alignment with the comprehensive plan.

A motion was made by Commissioner Gross, seconded by Commissioner Schaefer, to adopt this Ordinance. The motion carried by the following vote:

**Aye:**                     Deriso, Schaefer, Langford, and Gross

**Absent:**                 Hickox

Enactment No: 2025-013

**22. Ordinance / Amending Section 20-1581 of Article XI "Administration and Enforcement" Chapter 20 of The DeSoto County Land Development Regulation**

**Attachments:**     [Ordinance re Notice for Code Enforcement](#)

County Attorney Valerie Vicente presented a proposed amendment to Section 20-1581 of the County's Land Development Regulations, specifically addressing affidavits of violation in code enforcement actions. Under the current code, compliance is required with both Chapter 162 and Chapter 48 of the Florida Statutes. However, Chapter 48 mandates personal service by a process server-an approach the county does not typically employ. Instead, the county relies on standard methods permitted under Chapter 162, such as certified mail with return receipt and property posting. The proposed amendment would allow the county to proceed under either Chapter 162 or Chapter 48, aligning the code with current practices. This change aims to reduce administrative burdens and avoid the additional costs associated with requiring a process server in every case.

A motion was made by Commissioner Langford, seconded by Commissioner Gross, to adopt this Ordinance. The motion carried by the following vote:

**Aye:**                     Deriso, Schaefer, Langford, and Gross

**Absent:**                 Hickox

Enactment No: 2025-014

**QUASI-JUDICIAL PUBLIC HEARING**

Valerie Vicente County Attorney explained county procedures for Quasi-Judicial and Ex Parte Communication. Commissioners all then gave a brief list of constituents they have had correspondence with via phone, e-mail or in person as well and time and dates of any site visits.

The Clerk administered the Oath to all who wished to speak at the hearing.

**23. Ordinance / McAlpine PUD / Rezone (RZNE-0062-2025)**

**Attachments:**      [2025-09-22 RZNE 0062 2025 McAlpine SR FINAL](#)  
[Location Map](#)  
[FLUM](#)  
[Zoning Map](#)  
[24006511 PUD PLAN 2025-04-10](#)  
[2025-09-22 Ord for McAlpine FINAL](#)

Misty Servia presented a request to adopt an ordinance to rezone six contiguous parcels, totaling approximately 29.61 acres, from Commercial Neighborhood (CN) and Residential Multifamily Mixed District (RMF-M) to Planned Unit Development (PUD). The proposal includes a Concept Development Plan for 49 dwelling units-both single-family attached and detached-and designates roughly 10.14 acres as open space. The requested residential density is 1.65 units per acre. Ms. Servia reviewed the PUD rezoning criteria and relevant conditions outlined in the comprehensive plan. Key points included the provision of usable open space, results of a traffic study, connection to county utilities, sidewalk connectivity, and a proposed deviation for a cul-de-sac. She noted that while a general plan has been submitted, more rigorous reviews will occur during the improvement plan phase. Because of wetland and stormwater constraints, the applicant requested a deviation from the required 25% usable open space, agreeing instead to provide a minimum of 5% usable space including a walking trail connecting the surrounding area.

Tom Sacharski, AICP, of RVi Planning + Landscape Architecture and Project Engineer Todd Rebol representing the property owners TMV Properties Inc. and McAlpine (Briarwood) Inc., stated they agree with staff analysis and conditions. The Board engaged in further discussion regarding proposed deviations from staff-recommended conditions. Commissioner Gross made a motion to close the public hearing seconded by Commissioner Langford. The motion carried unanimously.

A motion was made by Commissioner Langford, seconded by Commissioner Gross, to adopt this Ordinance. The motion carried by the following vote:

**Aye:**                      Deriso, Schaefer, Langford, and Gross

**Absent:**                  Hickox

Enactment No: 2025-015

**24. Ordinance / Maria G. Mendieta Olvera / Rezone (RZNE-0070-2025)**

**Attachments:**      [2025-09-05 Staff Report - RZNE-0070-2025 for PC](#)  
[Location Map](#)  
[FLUM](#)  
[Zoning Map](#)  
[2025-09-05 Ordinance - RZNE-0070-2025 for PC](#)

Misty Servia presented a request to adopt an ordinance to rezone approximately 1.11 acres of land from Agricultural-5 (A-5) to Residential Single Family-1 (RSF-1). The subject property, located at 2563 SW Hillsborough Avenue in



central DeSoto County-east of SW Highway 17-is currently occupied by a single-wide mobile home. According to the application narrative, the intent is to construct a single-family residence on the parcel. Ms. Servia reviewed the applicable land use category and the DeSoto County Comprehensive Plan. It was noted that the property is not considered a lot of record, as it had previously been subdivided without formal subdivision approval. The original lot was non-conforming to the A-5 district's minimum lot area requirements, and the non-conformity was further exacerbated when the parcel was split. Approval of the proposed rezoning would bring the parcel into compliance with the RSF-1 district's minimum zoning standards, thereby eliminating the existing non-conformity. The applicant, Maria G. Mendieta Olvera, stated that she was unaware of the A-5 zoning designation and its associated setback requirements at the time of purchase six years ago. Her intention from the outset was to build a home on the property. It was only upon applying for a building permit that she was informed a rezoning would be necessary to proceed. Commissioner Goss made a motion to close the public hearing seconded by Commissioner Schaefer. The motion carried unanimously.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to adopt this Ordinance. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

Enactment No: 2025-016

**25. Resolution / Bernardo Hernandez-Villanueva / Special Exception (USE-0188-2024)**

**Attachments:**     [2025-09-08 USE-0188-2024 Villanueva SR for PC](#)  
                              [Location Map](#)  
                              [FLUM](#)  
                              [Zoning Map](#)  
                              [Special Exception Concept Plan for hearings](#)  
                              [2025-09-08 USE-0188-2024 Villanueva Resolution for PC](#)

Misty Servia presented a request for the adoption of a resolution approving a special exception use to permit the installation of a 200-foot telecommunications tower, along with associated ancillary equipment, on a 17.026-acre parcel located on SW Martha Street. The property is zoned Agricultural-5 (A-5) and designated under the Neighborhood Mixed Use Future Land Use category. Ms. Servia conducted a comprehensive review of the applicable criteria and recommended conditions for approval. Staff findings concluded that the application is consistent with the Comprehensive Plan, complies with all Land Development Regulations, and meets all other applicable requirements. Wilfredo Martinez, the applicant's representative, provided additional details regarding the proposed tower's location, confirmed compliance with all setback requirements and safety requirements. Commissioner Gross made a request to close the public hearing seconded by Commissioner Schaefer. The motion carried unanimously.

A motion was made by Commissioner Langford, seconded by Commissioner Schaefer, to adopt this Resolution. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

Enactment No: 2025-101

**26. Resolution / Spanish Trail Land and Cattle Co. / request for time extension for a special exception (USE-0042-2020)**

**Attachments:**     [2025-10-01 Memo to BOCC](#)  
[EXHIBIT A Resolution #2020-83](#)  
[EXHIBIT B Renewal Statement Letter 9-22-25](#)  
[EXHIBIT C Warranty Deed of Sale](#)  
[EXHIBIT D Boran Ranch Agenda Item for Resolution No. 2020-83 \(USE 0042-2020\)](#)  
[Resolution with Exhibits](#)

Misty Servia presented a request to adopt the resolution for a time extension for a previously approved special exception for a Type 4 excavation permit. The property has since been sold to Spanish Trail Land and Cattle Company, and excavation has not yet begun. Because the approval is nearing expiration, the applicant is requesting the extension which is allowed by code when material changes have occurred in the surrounding area. Staff confirmed the applicants findings the area remains unchanged and notes that final plans have been submitted and are under review, with reclamation bond prior to work beginning. The applicant explained the project includes the removal of approximately 3.7 million cubic yards of material over four to five years, with access via Southwest B & R Ranch Road. Commissioner Gross made a motion to close the public hearing seconded by Commissioner Langford. The motion carried unanimously.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to adopt this Resolution. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

Enactment No: 2025-102

**27. Resolution / C & F Movers (Lake Suzy Storage LLC) / Development Plan Modification SITE-0156-2025**

**Attachments:**     [2025-09-29 Staff Report SITE-0156-2025 C&F Movers mms edits](#)  
[ZONING MAP](#)  
[FLUM](#)  
[Location Map](#)  
[2025-09-29 Resolution C&F SITE 0156 2025 with mms edits \(cao\)](#)

Misty Servia presented a request to adopt a resolution to amend the development plan for a commercial property at 11503 SW County Road 769 in Arcadia, DeSoto County. The proposal aims to expand the parking area by adding asphalt spaces on the 5-acre site, which currently houses an 11,395-square-foot

office/warehouse used by a moving company. Although the site was originally approved in 2018, it is now subject to a Special Master Code Enforcement Case due to unpermitted development. This modification seeks to bring the property into compliance. Designated as Commercial in the Future Land Use Map and zoned Commercial General (CG), the property supports the proposed use. No new structures will be built, but parking capacity will increase from 19 to 42 spaces-well above the required minimum of 17. Situated within a Conservation Overlay District, the site will preserve wetland buffers in line with environmental regulations. Access and utilities remain unchanged, and stormwater management will meet local standards with all necessary permits obtained. Staff recommended approval with conditions, including a ban on outdoor storage, guaranteed fire vehicle access, and a three-year expiration on the development plan unless extended. Commissioner Gross moved to close the public hearing, seconded by Commissioner Langford. The motion passed unanimously.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to adopt this Resolution. The motion carried by the following vote:

**Aye:** Deriso, Schaefer, Langford, and Gross

**Absent:** Hickox

Enactment No: 2025-103

### **ADJOURNMENT**

Being no further business before the Board, Chairman Deriso adjourned the meeting at 7:33pm.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
DESOTO COUNTY, FLORIDA

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MANDY HINES  
COUNTY ADMINISTRATOR

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J.C. DERISO  
CHAIRMAN

### **BOARD DOCUMENTS 10-28-25 BOCC PUBLIC MEETING**

**Attachments:** 10-28-25 Supplemental Documents Public Meeting  
DeSoto Master Plan Update 2025-10-24

**NOTE: For quasi-judicial matters, any party desiring a verbatim record of the proceeding of this hearing for the purpose of an appeal is advised to make private arrangements for the production of a record and anyone wishing to present documents or other written evidence to the Board must provide eight (8) copies of the written material . If special accommodations are required in accordance with the Americans with Disabilities Act, individuals should contact the County Administrator's Office by calling 863-993-4800 at least 48 hours prior to the hearing.**

