



## DESOTO COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

**CASE #:** USE-0193-2024

**REQUEST:** Special Exception: Expansion of Place of Worship

**PROPERTY OWNER:** Mt. Ephraim Baptist Church, Inc.  
2865 SW CR 661  
Arcadia, Florida 34266

**APPLICANT:** Mark A. Negley, trustee  
8476 SW CR 769  
Arcadia, Florida 34269

**PROPERTY ID:** 09-38-24-0000-0150-0000, 08-38-24-0000-0020-0000

**PROPERTY ADDRESS:** 2865 SW CR 661, Arcadia, FL 34266

**TOTAL PARCEL SIZE:** 8.31 acres

**ZONING DISTRICT:** A-10 (Agricultural-10)

**FUTURE LAND USE DESIGNATION:** Rural/Agricultural

**OVERLAY DISTRICTS:** Conservation Overlay District

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### DEVELOPMENT REVIEW REPORT

The applicant has applied for a Special Exception use application (USE-0193-2024) to allow for the expansion of a place of worship on an 8.31-acre property located on SW CR 661. The property is zoned Agricultural- 10 (A-10) and located in the Rural/Agricultural Future Land Use Category.

The application is before the Planning Commission/Local Planning Agency because Land Development Regulations (LDR) Section 20-126(1)(c)(8) provide for "place of worship" as a special exception use and LDR Article XI, Division 5 requires the Planning Commission/Local Planning Agency to hold at

least one public hearing with due public notice on the Special Exception use application and to provide a recommendation on the application to the Board of County Commissioners.

### **OVERVIEW OF REQUEST**

The subject parcel is located at 2865 SW CR 661 (See Exhibit A) and is owned by Mt. Ephraim Baptist Church, Inc. The applicant is requesting a Special Exception to allow for the expansion of a place of worship on Agricultural - 10 (A-10) zoned property. The subject property is currently developed with an existing church sanctuary (built in 2007, according to the Property Appraiser), education building, fellowship hall, parsonage, support buildings, playground, and cemetery. The applicant is proposing a 10,056 ± SF new sanctuary building with some structures proposed to be removed.

The 2040 Future Land Use Map shows the property is located within the Rural Agricultural Land Use designation (See Exhibit B) and the Official Zoning District Atlas displays the property is situated within the Agricultural-10 (A-10) zoning district (See Exhibit C).

Land Development Regulations (LDR) Section 20-126(1)(c)(8) provide for “place of worship” as a special exception use.

An application for a Special Exception was received in the Development Department on August 22, 2024.

### **PROPOSED RESOLUTION**

**A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING/DENYING A SPECIAL EXCEPTION USE (USE-0193-2024) WITH CONDITIONS TO AUTHORIZE A 10,056 SQUARE FOOT EXPANSION OF AN EXISTING PLACE OF WORSHIP ON AN 8.31 ACRE PARCEL ZONED AGRICULTURAL – 10 (A-10) AND LOCATED AT 2865 SW CR 661, WITH THE PARCEL IDENTIFICATION NUMBERS BEING 09-38-24-0000-0150-0000 AND 08-38-24-0000-0020-0000; INCORPORATING THE WHEREAS CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

### **DATA & ANALYSIS**

In all quasi-judicial proceedings, the applicant shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDRs (Land Development Regulations) and Comprehensive Plan.

- A. **Application requirements.** LDR Section 20-1431 provides that a special exception use application shall be submitted indicating the basis in this LDR under which the special exception use is sought and stating the grounds upon which it is requested, with particular reference to the types of findings which the Planning Commission must make, as described below. The application must include materials necessary to demonstrate that approval of the special exception use will be in harmony with the LDRs general intent and purpose, not be injurious to

the neighborhood or to adjoining properties, or otherwise detrimental to the public welfare. Such material includes, but is not limited to, the following, where applicable:

1. *Plans at an appropriate scale showing proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and services areas, and required yards and other open spaces.*

- a. Placement of structures. The applicant has submitted a site plan showing the proposed location of the new 10,056 ± SF sanctuary building. The site plan shows the required minimum setback lines for the proposed building. Existing structures are shown on the site plan, but no square footages have been provided. The minimum setbacks in the A-10 zoning district are 50' front, 30' side, and 50' rear. Maximum impervious lot coverage is unrestricted in the A-10 district. Section 20-472(a)(1) requires the minimum distance between adjacent buildings shall be 10 feet. This minimum distance between buildings will be a condition of approval.

Based upon the above, it is concluded the application can be found in **conformance** with this factor, **with conditions**.

- The applicant shall meet the standards for a 10-foot minimum distance between buildings per Section 20-472(a)(1) of the LDR on future plan submittals.
- The square footages of existing buildings to remain shall be shown on future plan submittals.

- b. Provisions for ingress and egress. The site plan shows existing and proposed access to the site. The existing church is accessed via a driveway on SW CR 661 that is proposed to be removed. Two accesses are proposed to the site on SW CR 661, one on the north end of the site, just south of the existing cemetery and one on the south end of the site, just north of the existing wetland area.

The Improvement Plan will be required to show a clear sight triangle and sight distances since the proposed entrances are on or near curves. Separation of driveways include any existing, adjacent driveways should be shown.

Based upon the above, with conditions, it is concluded that the application can be found in **conformance** with this factor **with conditions**.

- In compliance with Section 20-504.i, the applicant shall show a clear visibility triangle and sight distances of the proposed access drives on future plan submittals.

- c. Off-street parking. The site plan shows the proposed off-street parking and parking calculation. Section 20-536 indicates in Table 20-536 that parking for a place of worship is required to have 0.5 spaces per permanent seat. The proposed sanctuary will have 512 seats, requiring 256 parking spaces, 128 of which are shown as grass parking spaces. Section 20-537, Table 20-537 requires that 7 of those parking spaces meet ADA requirements. Per Section 20-537(e)(1)a, buffering and screening is required for off-street parking located adjacent to the right of way. All parking areas, including grass parking, shall conform to the access

aisle width requirements and marked with wheel stops consistent with Detail D-19A, DeSoto County Engineering Standard Details, Typical Concrete Wheel Stop Detail. Further review will be performed with the Improvement Plan submittal.

Section 20-537(a)(3) states: *The Department Director may approve the utilization of grassed parking areas for the required number of vehicular parking spaces for churches or other places of worship, for places of public assembly for meetings or other events, and for temporary uses; where it is clear that such grassed surface can be adequately maintained due to the infrequency of use, and that adequate permanent traffic control means will be provided to direct vehicular flow and parking, Paved parking will be provided for ADA spaces and meet related standards.*

Based upon the above, with conditions, it is concluded that the application can be found in **conformance** with this factor **with conditions**.

- The applicant shall meet the standards for ADA accessible parking found in Table 20-537 of the LDR on future plan submittals.
- The Improvement Plan shall show a Type A buffer where the off-street parking area abuts the public right-of-way.
- All parking areas, including grassed, shall conform to the access aisle width requirements and marked with wheel stops consistent with Detail D-19A, DeSoto County Engineering Standard Details, Typical Concrete Wheel Stop Detail on future plan submittals.

- d. Off-street loading. The site plan does not show any off-street loading. Section 20-536 indicates in Table 20-536 that loading for a place of worship is not required.

Based upon the above, it is concluded that the application can be found in **conformance** with this factor.

- e. Refuse and service areas. The site plan indicates a dumpster pad/enclosure. The applicant should secure a solid waste franchisee and provide a dumpster enclosure consistent with the County's detail and franchisee specifications and may obtain a commercial garbage collection contract with the franchisee for all waste types generated.

Based upon the above, it is concluded that the application can be found in **conformance** with this factor **with conditions**.

- Future plan submittals shall provide a dumpster enclosure consistent with the County's requirements.
- f. Required yards and open space. The applicant has submitted a site plan showing the proposed location of the new 10,056 ± SF sanctuary building. The site plan shows the required minimum setback lines for the proposed building. The minimum setbacks in the A-10 zoning district are 50' front, 30' side, and 50' rear. Maximum impervious lot coverage is unrestricted in the A-10 district. Section 20-

472(a)(1) requires the minimum distance between adjacent buildings shall be 10 feet. This minimum distance between building will be a condition of approval.

Policy 1.1.2 of the Comprehensive Plan limits non-residential development within the Rural/Agricultural Land Use category to a maximum 0.4 FAR, which is noted on the site plan.

Based upon the above, it is concluded the application can be found in **conformance** with this factor **with conditions**.

- The applicant shall meet the standards for the minimum distance between adjacent buildings of 10 feet in Section 20-472(a)(1) of the LDR on future plan submittals.

2. *Plans showing proposed locations for utilities hook-up.* DCU does not have utilities in this area. The site plan shows an existing well and existing and proposed septic area for the church. New septic or modifications to existing septic may be required and will be permitted by the Department of Health. All utility hookups will be reviewed at time of permitting. Fire will require a water supply for firefighting to be coordinated with the Fire Inspector at the time of Improvement Plan application. Thus, the application can be found **in conformance** with this factor **with conditions**.

- New septic or modifications to existing septic may be required and will be permitted by the Department of Health.

3. *Plans for screening and buffering with reference as to type, dimensions and characters.* The Special Exception request is for a 10,056  $\pm$  SF church sanctuary. The development application and site plan do not indicate any proposed buffering or screening. Buffer matrix Sec 20-600 doesn't require a buffer for a church. The height and type of existing fences shall be provided on the Improvement Plan. Buffering and screening is required for off-street parking adjacent to the right of way by Section 20-537(e)(1)a.

Thus, the application can be found **in conformance** with this factor **with conditions**.

- The height and type of existing fences shall be provided on the Improvement Plan.
- The Improvement Plan shall show a Type A buffer where the off-street parking area abuts the public right-of-way.

4. *Plans for proposed landscaping and provisions for trees.* The Special Exception request is for a 10,056  $\pm$  SF church sanctuary. Section 20-537(e)(2) requires parking area interior landscaping, which will be required on the Improvement Plan. Thus, the application can be found **in conformance** with this factor **with conditions**.

- Parking area interior landscaping shall be shown on the Improvement Plan, consistent with Section 20-537(e)(2).

5. *Plans for proposed signs and lighting, including type, dimensions and character.* All signs

and lighting must be in compliance with the DeSoto County Land Development Regulations. Any proposed lighting shall be placed in a manner that does not reflect onto adjoining properties. The site plan states that all building mounted lighting and all future sight [sic] lighting shall have appropriate shielding and be designed to project light downward to reduce ambient light pollution. An existing free-standing sign, which appears to be partially located within the SW CR 661 right-of-way, is proposed to remain. Section 20-760(c) provides for nonconforming signs as of the effective date of the ordinance from which that chapter is derived (5/22/12). The nonconforming sign may be continued and shall be maintained in good condition, but may not increase the degree of nonconformity, be expanded, or re-established after damage or destruction. It shall also not be continued if a conforming sign is erected on the same parcel. Thus, the application can be found in **conformance** with this factor **with conditions**.

- Any proposed lighting shall be placed in a manner that does not reflect onto adjoining properties.
- The existing nonconforming sign shall be shown on the Improvement Plan with setbacks and may be continued and shall be consistent with Sec. 20-760(c) of the LDR.

The Development application and proposed site plan were considered in applying the standards for a place of worship use, allowed by special exception in Agricultural - 10 (A-10) zoning district.

Based upon the findings and conclusions above, **with conditions**, it is concluded the application demonstrates that the approval of the special exception use will be in harmony with the LDRs general intent and purpose, not be injurious to the neighborhood or to adjoining properties, or otherwise detrimental to the public welfare.

**B. Staff review.** LDR Section 20-1432 addresses staff review.

1. *Section 20-1432(a) provides that upon receipt of an application for Special Exception; the Development Director shall determine whether the application is complete. The Development Director may waive some or all of the plans required by Section 20-1431(1) if the Special Exception includes only a change/addition in use without any new construction. If the application is complete, it will be accepted for review. If the application is incomplete, the Development Director shall specify in writing the additional information required in order for the application to be processed. No further action shall be taken on the application until the additional information is submitted and determined to be complete.*

On August 22, 2024, the applicant filed with the Development Department a special exception use application to allow for a place of worship on the subject property. The Development Director subsequently determined the application was complete.

2. *Section 20-1432(b) states that after receipt of a complete application, the Development Director shall distribute the application for review by County staff and/or the Development Review Committee.*

The Development Director caused the application to be distributed to Development Review Committee members.

3. *Section 20-1432(c) provides that upon completion of review; the Development Department shall prepare a staff report and schedule review of the application by the Planning Commission.*

This Development Review Report is the staff report required by Section 120-1432(c). A draft copy was provided to the Applicant/Owner for review and comment. The application is scheduled for the November 4, 2025, Planning Commission meeting. The application is also scheduled for the November 18, 2025, Board of County Commissioners public hearing agenda.

- C. **Planning Commission findings.** LDR Section 20-1433 provides that before any Special Exception use shall be recommended for approval to the Board of County Commissioners, the Planning Commission shall make a written finding that the granting of the Special Exception Use will not adversely affect the public interest, that the specific requirements governing the individual Special Exception Use, if any, have been met by the applicant, and that satisfactory provisions and arrangements have been made concerning twelve (12) matters, where applicable. These 12 matters and staff's evaluation of conformance with these matters is addressed below.

1. *Compliance with all elements of the Comprehensive Plan.* The 2040 Future Land Use Map shows the subject property is located within the Rural/Agricultural Land Use (See Attachment B). While a place of worship is not an agricultural use or expressly consistent with the objective and policies of the Rural/Agricultural future land use designation, it is a permitted use by Special Exception in the Agricultural – 10 (A-10) zoning district and the proposed Special Exception is an expansion of an existing church that serves the surrounding rural community. This application can be found in **conformance** with all elements of the Comprehensive Plan.
2. *Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.* Ingress and egress were addressed elsewhere in this report and will be addressed with future plan submittals.

- a. Automotive safety and convenience. The site plan shows existing and proposed access to the site. The existing church is currently accessed via a driveway on SW CR 661, and that driveway is proposed to be removed. Two new accesses are proposed to the site on SW CR 661, one on the north end of the site, just south of the existing cemetery and one on the south end of the site, just north of the existing wetland area.

The Improvement Plan will be required to show a clear visibility triangle and sight distances since the proposed entrances are on or near curves. Separation of driveways include any existing, adjacent driveways should be shown.

Thus, it is concluded that this can be found **in conformance with conditions**.

- a. Pedestrian safety and convenience. There are no existing sidewalks adjacent to the site. On site pedestrian circulation is proposed via concrete sidewalks connecting the building and parking area. Thus, it is concluded that this can be found **in conformance**.

- b. Traffic flow and control. The proposed site plan shows two access points are proposed to the site on SW CR 661, one on the north end of the site, just south of the existing cemetery and one on the south end of the site, just north of the existing wetland area. The parking area has been designed to allow for circulation throughout the site. The applicant will need to depict the onsite circulation patterns with future plan submittals. Thus, it is concluded that this can be found **in conformance with conditions**.
  - c. Access in case of fire or catastrophe. The proposed site plan shows two access points are proposed to the site on SW CR 661, one on the north end of the site, just south of the existing cemetery and one on the south end of the site, just north of the existing wetland area. The parking area has been designed to allow for circulation throughout the site while allowing emergency vehicle proximity to existing and proposed buildings. The applicant will need to depict the onsite circulation patterns with future plan submittals. Thus, it is concluded that this can be found **in conformance with conditions**.
3. *Off-street parking and loading areas, where required, and economic, noise, vibration, dust, glare or odor effects of the Special Exception on adjoining properties and properties generally in the district.* Issues generally related to off-street parking and loading have been addressed elsewhere in this report.
- a. Economic impacts. The Special Exception request is for a 10,056  $\pm$  square feet church sanctuary. The building expansion will serve the growing church congregation and enable the church to continue with community outreach programs. Based on the above, it is concluded the application can be found in **conformance** with this factor.
  - b. Noise impacts. The Special Exception request is for a 10,056  $\pm$  square feet church sanctuary and is not expected to generate noise impacts. Based on the above, it is concluded the application can be found in **conformance** with this factor.
  - c. Vibration impacts. The Special Exception request is for a 10,056  $\pm$  square feet church sanctuary and is not expected to generate adverse vibration impacts. It is concluded the application can be found in **conformance** with this factor.
  - d. Dust impacts. The Special Exception request is for a 10,056  $\pm$  square feet church sanctuary and once constructed, is not expected to generate dust impacts. Half of the proposed 256 parking spaces (128 parking spaces) are proposed to be grassed. Section 20-537(a)(3) of the LDR permits the use of grassed parking areas for places of worship where it is clear that such grassed surface can be adequately maintained due to infrequency of use, and that adequate permanent traffic control means will be provided to direct vehicular flow and parking. Based on the above, it is concluded the application can be found in **conformance** with this factor **with conditions**.
  - e. Glare impacts. The Special Exception request is for a 10,056  $\pm$  SF church sanctuary and is not expected to have any glare impacts. Based on the above, it is concluded the application can be found in **conformance** with this factor.



- f. Odor impacts. The Special Exception request is for a 10,056  $\pm$  SF church sanctuary and is not expected to have any negative impacts on odors in the area. Based on the above, it is concluded the application can be found in **conformance** with this factor.
4. *Utilities, with reference to locations, availability, and compatibility*. Utilities were addressed elsewhere in this report.
  5. *Screening and buffering with reference to type, dimensions, and character*. Screening and buffering were addressed elsewhere in this report.
  6. *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district*. Signs and lighting were addressed elsewhere in this report.
  7. *Required yards and other open space*. Required yards and other open space were addressed elsewhere in this report.
  8. *General compatibility with adjacent properties and other properties in the district*. Table 1 and Figure 1 show the subject property is located within the Agricultural - 10 (A-10) zoning district.

**TABLE 1**  
**LAND USE AND ZONING**

DIRECTION	EXISTING USE	LAND USE	ZONING
SITE	CHURCH	RURAL/AGRICULTURAL	A-10
NORTH	ORCHARDS/GROVES	RURAL/AGRICULTURAL	A-10
SOUTH	ORCHARDS/GROVES	RURAL/AGRICULTURAL	A-10
EAST	ORCHARDS/GROVES	RURAL/AGRICULTURAL	A-10
WEST	ORCHARDS/GROVES	RURAL/AGRICULTURAL	A-10

**Sources:** DeSoto County Property Appraiser (2024); DeSoto County Geographic Information System maps.

The subject property is surrounded by agricultural land zoned A-10 and can be found to be compatible with the surrounding agricultural uses. Based on the above, it is concluded the application can be found in **conformance** with this factor.

9. *Any special requirements set out in the zoning district regulations for the particular use involved*. The Development Director finds the LDR Section 20-126(1)(c)(8) provides for “place of worship” as a special exception use. Based on the above, it is concluded the application can be found in **conformance** with this factor.

10. *Public and private utilities, structures, or uses required for public or private utilities, including but not limited to wastewater, gas, electric, and telephone utilities, sanitary landfills, and radio and television stations and towers may be permitted only as a special exception use unless determined by the Board to be essential service. In addition to items 1 through 9 above, the review of the request for a Special Exception Use shall include consideration of a plan showing all improvements or alterations that are proposed for the utilities or facilities.*

*The proposed location of such utilities or facilities shall be such as not to be injurious to the health, safety, and welfare of the public or surrounding property owners, and shall protect the character of the surrounding property and maintain the stability of residential, commercial, manufacturing, agricultural, educational, cultural, and recreational areas within the County. The public benefit to be derived, the need for the proposed facilities, the existence of suitable alternative locations, potential impacts to surface or ground water drinking supplies, and whether the facility can properly be located on the site and in the development which it is to service shall also be taken into consideration where appropriate.*

*Conditions in the form of screening, landscaping, or other site development restrictions may be imposed to protect the health, safety and welfare of the public or surrounding property owners.*

The special exception use application is not for public or private utilities, structures, or uses on the subject property. This factor is **not applicable**.

11. *The proposed use shall not act as a detrimental intrusion into the surrounding area. The Development Director concludes the application can be found in **conformance** with this factor because the proposed use, the expansion of an existing place of worship, does not act as a detrimental intrusion into the surrounding area.*
12. *The proposed use shall meet the performance standards of the district in which the proposed use is permitted. The proposed use as a place of worship shall meet the performance standards of the A-10 zoning district.*

The Development Director concludes the application can be found in **conformance** with this factor.

In conclusion, based upon the circumstances as documented herein, the Development Director finds the application includes material necessary to demonstrate, with competent substantial evidence, that granting of the special exception use will not adversely affect the public interest, that the specific requirements governing the individual special exception use application have been met by the applicant, and that satisfactory provisions, arrangements or conditions have been made concerning the above factors.

- D. **Public notice requirements.** LDR Section 20-1439(c) requires notice of the date, time and place of the public hearings by the Planning Commission and Board of County Commissioners shall:

1. Be sent at least 10 days in advance of the hearings by mail to ten surrounding property owners or all owners of property within 1,000 feet of the property line of the land subject to the special exception use application; and
2. Have at least one sign posted on each road frontage; and
3. Be advertised in a newspaper of general circulation in DeSoto County at least 10 days prior to each public hearing.

The Development Department staff caused written notice of the hearings to be mailed to all property owners, and such notice is on file with the Development Department and incorporated herein by reference.

### **ATTACHMENTS**

Exhibit A: General Location Map

Exhibit B: Interim 2040 Future Land Use Map, Excerpt

Exhibit C: Official Zoning District Atlas, Excerpt

Exhibit D: Development Plan Sketch

### **PLANNING COMMISSION ALTERNATIVE ACTIONS**

- A. Enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein to support any necessary conditions, and make a recommendation to the Board of County Commissioners to adopt the proposed Resolution with the conditions.
- B. Enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein and make a recommendation to the Board of County Commissioners to deny the proposed Resolution.

### **RECOMMENDED CONDITIONS**

1. The applicant shall show that all proposed and existing buildings meet the standards for the minimum distance between adjacent buildings of 10 feet, per Section 20-472(a)(1) of the LDR. This shall be approved by the Planning Department with the Improvement Plan.
2. The site is located within the Conservation Overlay district and wetlands exist on site. An environmental report and wetland delineation will be required with the Improvement Plan and the applicant may be required to secure regulatory permits from the State. A copy of the state required permit, or a letter of exemption shall be provided to the Planning Department prior to issuance of the Notice to Proceed.
3. The square footage of existing buildings to remain on site shall be shown on the Improvement Plan, along with a Floor Area Ratio calculation that complies with the Comprehensive Plan. This shall be approved by the Planning Department.

4. The applicant shall show a clear visibility triangle and sight distances of the proposed access drives on the Improvement Plan, which shall be approved by the County Engineer..
5. The Improvement Plan shall show compliance with the standards for ADA accessible parking found in Table 20-537 of the LDR. This shall be approved by the Planning Department.
6. The Improvement Plan shall show a Type A buffer where the off-street parking area abuts the public right-of-way. This shall be approved by the Planning Department.
7. All parking areas, including grassed, shall conform to the access aisle width requirements and provide wheel stops. This shall be approved by the Planning Department with the Improvement Plan.
8. The Planning Department shall approve the required dumpster enclosure consistent with the County's requirements with the Improvement Plan.
9. New septic tank systems or modifications to existing septic systems may be required and will be permitted by the Department of Health. Any needed improvements shall be in place prior to issuance of a Certificate of Occupancy.
10. The height and type of existing fences shall be in accordance with the LDR and approved by the Planning Department with the Improvement Plan.
11. Parking area interior landscaping shall be approved by the Planning Department with the Improvement Plan, consistent with Section 20-537(e)(2).
12. A lighting plan shall be approved by the Planning Department with the Improvement Plan addressing glare, traffic safety, economic effects, and compatibility and harmony with properties in the district for any proposed lighting..
13. The existing nonconforming sign shall be shown on the Improvement Plan with setbacks and may be continued with the limitations set forth in Sec. 20-760(c) of the LDR. A note to this effect shall be placed on the Improvement Plan.
14. The applicant shall depict the onsite vehicular circulation patterns in accordance with the LDR and be approved by the planning, engineering and public safety departments with the Improvement Plan.
15. A maximum of half of the required parking may be grassed parking areas in accordance with Section 20-537(a)(3) of the LDR where it is clear that such grassed surface can be adequately maintained due to infrequency of use, and that adequate permanent traffic control means will be provided to direct vehicular flow and parking. This shall be approved by the Planning Department with the Improvement Plan.

### **RECOMMENDED ACTION**

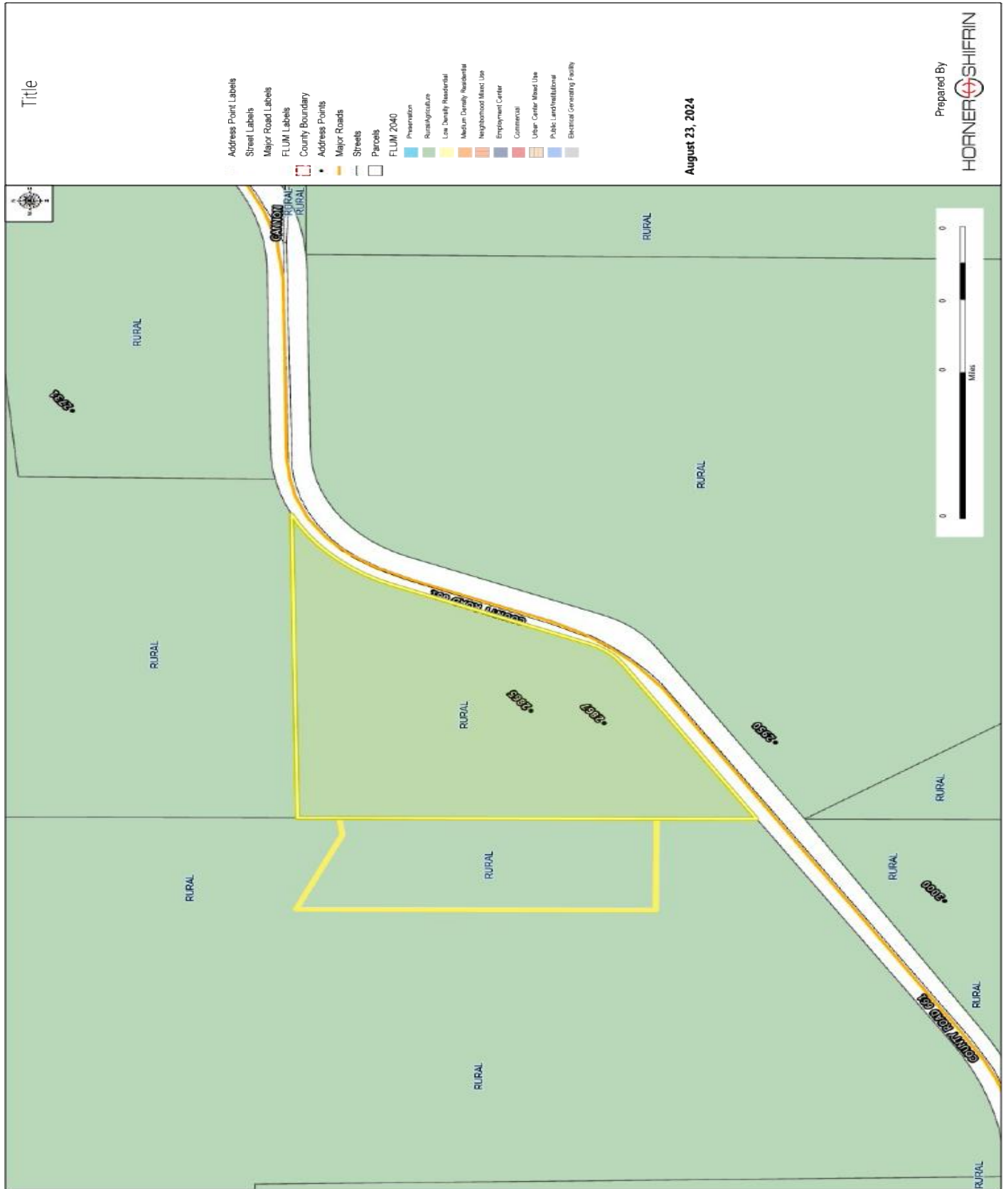
- A. Recommendation. The Development Director recommends the DeSoto County Planning Commission enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing, and a recommendation to the Board of County Commissioners to adopt the findings and conclusions contained herein and adopt the proposed Resolution with conditions.
- B. Planning Commission: Scheduled for November 4, , 2025
- C. Board action. Scheduled for November 18, 2025

Exhibit A:





## Exhibit B:



## Exhibit C:

