



DeSoto County

Planning Commission

Meeting Minutes - Draft

Tuesday, April 7, 2026

5:30 PM

CALL TO ORDER

Acting Chairman Allen Ressor called the meeting to order at 5:32pm.

PLEDGE OF ALLEGIANCE

Acting Chairman Allen Ressor led the Pledge of Allegiance.

ROLL CALL

Present	Council Member Erik Howard, Council Member Lynn Banish, Council Member Allen Ressor, and Council Member Theresa Collins-Hill
Excused	Ex officio LPA school board appointee Jami Schueneman
Absent	Chairperson Bill Martin

SET OR AMEND THE AGENDA

A motion was made by Council Member Howard, seconded by Council Member Collins-Hill, to approve the set agenda. The motion carried by the following vote:

Aye:	Council Member Howard, Council Member Banish, Council Member Ressor, and Council Member Collins-Hill
Absent:	Chairperson Martin

PUBLIC FORM FOR NON-AGENDA ITEMS

PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION

1. Proof of Publication

Attachments: [Publisher's Affidavit](#)
 [Tear Sheet](#)

A motion was made by Council Member Howard, seconded by Council Member Collins-Hill, that this Proof of Publication be approved. The motion carried by the following vote:

Aye:	Council Member Howard, Council Member Banish, Council Member Ressor, and Council Member Collins-Hill
Absent:	Chairperson Martin

MEETING MINUTES

2. Planning Commission meeting minutes from March 3, 2026

Attachments: [3-3-2026 PC Meeting Minutes-Draft](#)

A motion was made by Council Member Howard, seconded by Council Member Collins-Hill, that the Minutes be approved. The motion carried by the following vote:

Aye: Council Member Howard, Council Member Banish, Council Member Reesor, and Council Member Collins-Hill

Absent: Chairperson Martin

DEVELOPMENT DIRECTOR COMMENTS

Misty Servia, Planning Director reminded the Board of the next Planning Commission meeting will be held on May 5, 2026 at 5:30pm. She advised and encouraged all board members to attend the Board of County Commissioners Comprehensive Plan Workshop being held on April 14, 2026 at 1pm.

ACTION ITEMS**3. Resolution / Ozer Properties LLC / Special Exception (USE-0206-2025)**

Attachments: [2026-03-24 USE-0206-2025 Ozer SR for PC](#)
[Location Map](#)
[FLUM](#)
[ZONING MAP](#)
[SITE-PLAN 2025-10-22](#)
[2026-03-24 USE-0206-2025 Ozer RESO for PC](#)

Valerie Vicente County Attorney attended the meeting via telephone and 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 as time and dates of any site visits. The Clerk administered the Oath to all who wished to speak at the hearing. Misty Sevia, Planning Director, presented two related applications to the Planning Commission: a rezoning request and a special exception. She explained that both applications must be considered together per the comprehensive plan, and the motion should either approve or deny both items as a single action, as they cannot be decided separately. Servia's presentation described a Special Exception request for a concrete pavers manufacturing facility on a 42.286-acre property and a rezone from Agricultural-10 (A-10) to Industrial Heavy (IH). She highlighted that a small amount of the site along Wood Street is located in the Rural/Agricultural Future Land Use Category and most of the site is designated Employment Center and portions are located in Conservation Overlay Designation. The concept plan shows two industrial buildings, an office, and a security building totaling 52,250 square feet, in addition to an outdoor storage area, silos, conveyor systems, parking and on-site well and septic utilities. The project is part of a Rapid Response Pilot Project with the Desoto County Economic Development Department and is anticipated to create 15-20 new full-time jobs. The application can be found to meet zoning, site plan, and comprehensive plan standards, if approved with the recommended with conditions. The applicant, represented by a Florida Design Consultants, followed with a presentation describing the applicant's existing paver manufacturing business in Tampa, which has been in operation for six years. All manufacturing

processes at the subject site will take place inside of a fully enclosed building. Concrete will be delivered to on-site silos, mixed and cured indoors, and finished products are staged outdoors only for delivery. Raw materials (aggregate) are stored outdoors in the storage area. Process water and dust are contained within the building, and wastewater requiring treatment is handled through state-mandated sanitary systems. Closed system of delivering cement minimizes emissions. The applicant emphasized that the proposed facility would serve the Southwest Florida region, reducing freight costs for existing customers. Initial employment is projected at five to ten people, with potential growth over time. The applicant also committed to voluntary acceptance of the staff recommended conditions, including right-of-way reservation, buffer installation, fencing, and a future traffic study. During the hearing, the Planning Commission raised questions regarding traffic, road width, the railroad crossing, parking, semi-truck access, turning radius and passing on narrow road, dust mitigation, and noise control. The applicant explained that closed systems and indoor operations would effectively contain dust and noise, while stormwater and process water would be handled separately to ensure environmental compliance. Public comments reflected concerns about compatibility, traffic safety, road conditions, noise, vibration, dust and potential reduction in property values. Community members emphasized the importance of preserving the rural residential character of the area and maintaining safety and quality of life. A motion was made by Commissioner Howard, seconded by Commissioner Hill to close the public comment portion of the meeting. The motion carried unanimously. The planning commission's deliberation highlighted the need to balance the applicant's business objectives with community concerns, emphasizing infrastructure improvements, dust and noise mitigation, and traffic concerns due to the road being so narrow. Additional considerations mentioned were floodplain and drainage management, hazardous-material restrictions, and ensuring zoning and land-use compatibility. Misty Servia summarized the key points and noted that they would be included in the staff report. She also indicated plans to follow up with the school district regarding a nearby bus stop.

A motion for denial was made by Member Banish, seconded by Member Collins-Hill, which carried 4-0.

Aye: Council Member Howard, Council Member Banish, Council Member Reesor, and Council Member Collins-Hill

Absent: Chairperson Martin

4. Ordinance / Ozer Properties LLC / Rezone (RZNE-0064-2025)

Attachments: [2026-01-27 RZNE 0064-2025 Ozer SR for PC](#)
[Location Map](#)
[FLUM](#)
[ZONING MAP](#)
[Exhibit E RZNE 0064 2025 Comp Plan Policies](#)
[2026-01-27 RZNE-0064-2025 Ozer ORD for PC](#)

PLANNING COMMISSION MEMBER REMARKS

NEXT MEETING

ADJOURNMENT

Being no further business before the Planning Commission, Chairperson Martin adjourned the meeting at 8:40PM

ACTING CHAIRPERSON
ALLEN RESSOR

DATE
04-07-2026

5. Planning Commission Documents 04-07-2026

Attachments: [PZ Public meeting speaker cards](#)
[1428 2025-0052-USE-Comment-Responses-2025-10-22](#)
[1428 SITE-PLAN 2025-10-22](#)
[Ozer Properties Traffic Study 10-20-25 ss](#)
[Universal Hardscapes, LLC Air Permit Exemption](#)
[Determination_4.26.2019 \(2\) 1](#)
[Narratives 1](#)
[PZ Public Meeting Documents](#)

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 forty-eight hours prior to the hearing.