



DeSoto County

Board of County Commissioners

Meeting Minutes - Final

Tuesday, June 9, 2026

1:00 PM

Comp Plan Workshop 3

CALL TO ORDER

ROLL CALL

PRESENTATIONS

Comprehensive Plan Workshop

Attachments: [26_06_09 BOCC wksp PPT](#)

DeSoto County Comprehensive Plan Update (2050)

County Administrator Mandy Hines introduced a workshop update on the county's Comprehensive Plan revision and turned the presentation over to Jeff Schmucker, AICP from the Central Florida Regional Planning Council, who provided an overview of the ongoing update process and future steps. Jeff explained that the Comprehensive Plan update is being completed in two phases. Part 1 focuses on bringing the plan into compliance with current Florida statutes through administrative updates, revised planning horizons extending to 2050, updated agency references, and other state-required changes. Part 2 will involve a more comprehensive evaluation of growth, development patterns, housing needs, infrastructure, and the county's long-term vision.

A substantial portion of the workshop focused on potential revisions to the Future Land Use Element, particularly addressing the significant gap between the current Rural Agricultural density of one dwelling unit per ten acres and the next available residential density of two units per acre. Planning staff presented options for creating a new residential estate-type category that could allow densities such as one dwelling unit per five acres or one dwelling unit per 2.5 acres. Staff highlighted challenges faced by property owners whose parcels are considered nonconforming due to historic lot splits and current Comprehensive Plan restrictions that prohibit rezoning to A-5. Commissioners discussed concerns that these restrictions can limit property owners' ability to build, expand existing homes, or bring properties into compliance despite being surrounded by similarly sized conforming parcels. Commissioners expressed support for exploring the reintroduction of A-5 zoning and creating additional density options to provide greater flexibility while maintaining local control. Staff explained that the proposed land use category would establish a density "umbrella" within the Comprehensive Plan, while zoning classifications such as A-5 or a potential future A-2.5 designation would determine the actual

development intensity. Commissioners emphasized the importance of evaluating requests on a case-by-case basis, considering factors such as roadway capacity, location, compatibility, and timing. Discussion also touched on concerns regarding the limitations imposed by future land use maps and state regulations. Commissioners noted the difficulty of predicting future growth patterns decades in advance and expressed a desire for local governments to retain flexibility in responding to changing community needs while still operating within state planning requirements. During public comment, a resident cautioned that creating 2.5-acre lot opportunities should include safeguards to prevent inefficient lot configurations and preserve adequate rights-of-way and access for future development. Mr. Schmucker encouraged residents to participate in the upcoming public workshop scheduled for June 18, 2026, from 4:30 p.m. to 6:30 p.m. at the Turner Agri-Civic Center Exhibit Hall, where community members will have the opportunity to provide input on DeSoto County's future growth and development vision through 2050. The Board reached consensus to schedule the next Comprehensive Plan workshop for August 25, 2026, at 9:00 a.m., where draft amendments associated with Part 1 of the update will be presented for further review. Following brief discussion, the workshop was adjourned.

BOARD MEMBER COMMENTS

ADJOURNMENT

Being no further business before the Board, Chairman Hickox adjourned the meeting at 12:40PM

ATTEST:

BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA

MANDY HINES
COUNTY ADMINISTRATOR

STEVE HICKOX
CHAIRMAN

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.