



DeSoto County

Planning Commission

Meeting Minutes - Draft

Tuesday, August 5, 2025

5:30 PM

CALL TO ORDER

Chairperson Bill Martin called the meeting to order at 5:30pm.

PLEDGE OF ALLEGIANCE

Chairperson Bill Martin, led the pledge of allegiance.

ROLL CALL

Laura McClelland called roll.. All present members stated they had no ex-parte.

Present

Chairperson Bill Martin, Vice Chairman Brian Young, Council Member Erik Howard, Council Member Lynn Banish, and Council Member Allen Reesor

Absent

Ex officio LPA school board appointee Jami Schueneman

SET OR AMEND THE AGENDA

A motion was made by Vice Chairman Young, seconded by Council Member Howard, that this agenda be set as presented. The motion carried by the following vote:

Aye:

Chairperson Martin, Vice Chairman Young, Council Member Howard, Council Member Banish, and Council Member Reesor

PUBLIC FORM FOR NON-AGENDA ITEMS

PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION

1. Proof of Publication

Attachments:

[3965334-1](#)

[3965333-1 \(1\)](#)

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

Aye:

Chairperson Martin, Vice Chairman Young, Council Member Howard, Council Member Banish, and Council Member Reesor

MEETING MINUTES

2. Planning Commission Meeting Minutes from June 3, 2025

Attachments:

[6-3-2025 PC Meeting Minutes-Draft](#)

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

Aye: Chairperson Martin, Vice Chairman Young, Council Member Howard, Council Member Banish, and Council Member Reesor

DEVELOPMENT DIRECTOR COMMENTS

None

ACTION ITEMS

3. COMP-0014-2025 / Transmittal of a CPA to include the Family Homestead Act / County Initiated

Attachments: [2025-07-09 COMP-0000-2025 SR Homestead PC](#)
[2025-07-09 Resolution-CPA Homestead PC](#)

Misty Servia presented a request recommending approval of a resolution to transmit a proposed text amendment to the County's Comprehensive Plan. The amendment, implementing Section 163.3179 of the Florida Statutes, would allow individuals to use their property as a homestead regardless of the assigned density or intensity. Ms. Servia explained that the change aims to permit property owners to build a home for a qualifying family member on their homesteaded land. Following her presentation, board members engaged in a broader discussion, expressing concerns about potential urban sprawl and the impact on agricultural zoning. The debate centered on strategies to prevent future overdevelopment. Staff clarified that the specific implementation details would be addressed later through updates to the Land Development Regulations (LDRs).

A motion was made by Council Member Howard, seconded by Council Member Banish, that this resolution be approved for recommendation to the Board Of Commissioners. The motion failed by the following vote:

Aye: Council Member Howard, and Council Member Banish

Nay: Chairperson Martin, Vice Chairman Young, and Council Member Reesor

4. Ordinance / Amending Division 2 of Article III of Chapter 20 of the DeSoto County Land Development Regulations Regarding Administrative Lot Splits

Attachments: [2025-07-09 LDR Revisions to Cert Lot Splits - PC](#)

Misty Servia present a motion to forward the Ordinance amending Division 2 of Article III of Chapter 20 of the Land Development Regulations related to Administrative Lot Splits to the Board of County Commissioners with a recommendation of approval. After identifying issues during the implementation some key changes were made, to include wetland inclusion, zoning expansion, process simplification and survey language revisions. A motion was made by Mr. Howard to update the language to replace the acronym "PRMs" with the full term "permanent reference monuments". Valerie Vicente confirmed the amended language will go before the Board of Commissioners on August 12, 2025.

A motion was made by Council Member Howard, seconded by Vice Chairman Young, that this Ordinance be approved. The motion carried by the following vote:

Aye: Chairperson Martin, Vice Chairman Young, Council Member Howard, Council Member Banish, and Council Member Reesor

5. Ordinance / Amending Division 3 of Article III of Chapter 20 of the DeSoto County Land Development Regulations To Provide for Approval of Plats by an Administrative Authority

Attachments: [2025-07-22 Ord Implementing SB784 re Admin Approval of Plats Plat Statute - Chapter 2025-164](#)

Valerie Vicente presented a request to adopt an ordinance giving administrative authority to the county administrator, to receive, review, and process plat or replat submittals; if a submittal meets all legal requirements, it can be approved or denied without further action from the governing body. Ms. Vicente stated this act was approved by the Governor June 20, 2025, and took effect July 1, 2025. There was further discussion on the benefits of a more efficient and timely approval process as well as the concern over the loss of local control since staff not elected officials now handle approvals.

A motion was made by Council Member Banish, seconded by Council Member Reesor, that this Ordinance be approved. The motion carried by the following vote:

Aye: Chairperson Martin, Vice Chairman Young, Council Member Banish, and Council Member Reesor

Nay: Council Member Howard

6. Resolution / Rivero's Packing House / Special Exception USE-0199-2024

Attachments: [2025-07-07 USE-0199-2024 Rivero's Packing House SR for PC Location Map - Rivero's Packing House ZONING MAP FLUM 24-149 CONCEPTUAL PLAN 2025.3.25 ss 2025-07-03 USE-0199-2024 Rivero's Pack House RESO with mm: edits \(cao\)](#)

Valerie Vicente County Attorney explained county procedures for Quasi-Judicial Public Hearing. Misty Servia presented a request for a Special Exception Use application to allow a slaughterhouse in the Agricultural-10 (A-10) zoning district. The subject site is 38.57-acres and located on NE McIntyre Street. Ms. Servia reviewed the details of the development plan as well as the conditions for approval. Mr. Luis Rivero who is funding the project was present as well as Christopher Haywood, project manager were present to answer questions. Constituent Randy Padgett spoke in favor of the project. Additional dialogue ensued. Council Member Howard made a motion to close the Public Hearing seconded by Council Member Banish. The motion carried unanimously.

A motion was made by Council Member Howard, seconded by Vice Chairman Young, that this Resolution be approved. The motion carried by the following vote:

Aye: Chairperson Martin, Vice Chairman Young, Council Member Howard, Council Member Banish, and Council Member Reesor

PLANNING COMMISSION MEMBER REMARKS

NEXT MEETING

ADJOURNMENT

Being no further business before the Planning Commission, Chairperson Martin adjourned the meeting at 6:35pm

CHAIRPERSON

DATE

Planning Commission Documents Speaker card

Attachments: 08-05-2025 Spreaker card

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.