



# DeSoto County

## Board of County Commissioners

### Meeting Minutes

---

Monday, February 24, 2025

6:30 PM

---

#### Workshop on Subdivision of Lands

#### CALL TO ORDER

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

#### PRESENTATIONS

##### PowerPoint/Subdivision & Platting Process in DeSoto County

[25-777](#)

**Attachments:** [Plat Process BCC 022425](#)

John Osborn presented a PowerPoint presentation regarding potential future amendments for platting and subdivisions. He began by noting that at the last workshop, several key topics had been discussed, including: the size of subdivisions; access and driveways; roads within subdivisions and the standards that should be required; right-of-way setbacks; and the possibility of extending roads instead of having dead ends. Mr. Osborn also addressed issues related to stormwater runoff, wetlands, and potential wetlands. He covered both major and minor subdivisions, outlining the restrictions and required improvements for each. Additionally, he spoke about the Family Homestead Act, which the statutes allow but is not currently reflected in the County Code. He mentioned the state's required standards for subdivisions as well. To conclude his presentation, Mr. Osborn summarized the key points and opened the floor for public comment. The Chairman then called upon the following individuals from the public to address the Board: Ed Johnson; Cole Brewer; Caitlin Hall Marley; Trish Howard; John Lipe; Theresa Collins-Hill; Steve Fussell and Kathy Heitman. The public expressed particular interest in the Family Homestead Act and raised concerns regarding the time it takes for projects to progress through the planning process. Commissioner Hickox expressed his appreciation for the public's participation and the comments provided on the discussed topics. The Board members agreed to move forward with the implementation of the Family Homestead Act to assist local residents. The discussion then shifted to road standards. Commissioner Langford reminded the Board about a private road survey conducted years ago. The survey was aimed at gauging public interest in the County maintaining private roads through the establishment of a Municipal Service Benefit Unit (MSBU), which would fund the necessary repairs.

Commissioner Langford noted that there was little to no interest from the public in having the County cover the costs of these improvements. The Board and staff continued their discussion on subdivisions and roads. Misty Servia shared her concerns about the lengthy process and the growing number of applicants waiting for staff reports. She proposed streamlining the process by reducing the waiting list for projects that the Board wouldn't need to review, which could help alleviate some of the backlog. Further discussions took place regarding a summary of proposed changes. Topics covered included access, road standards, stormwater requirements, wetlands, thresholds for major and minor subdivisions, the plat process, re-plats, and the Family Homestead Act. Mr. Osborn mentioned that he would bring back the proposed changes to the Board for approval once they were finalized.

#### **BOARD MEMBER COMMENTS**

#### **ADJOURNMENT**

Being no further business before the Board, Chairman Deriso adjourned the meeting at 8:53 pm.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
DESOTO COUNTY, FLORIDA

---

MANDY HINES  
COUNTY ADMINISTRATOR

---

J.C. DERISO  
CHAIRMAN

#### **SUPPLEMENTAL BOARD 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 48 hours prior to the hearing.**