



DeSoto County

Planning Commission

Meeting Minutes - Draft

Tuesday, December 2, 2025

5:30 PM

CALL TO ORDER

Acting Chairman Erik Howard called the meeting to order at 5:32pm

PLEDGE OF ALLEGIANCE

Acting Chairman Erik Howard, lead the Pledge of Allegiance.

ROLL CALL

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

SET OR AMEND THE AGENDA

A motion was made by Council Member Banish, seconded by Council Member Reesor, that the agenda be set as presented. The motion carried by the following vote:

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

PUBLIC FORM FOR NON-AGENDA ITEMS

None.

PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION

A motion was made by Council Member Banish, seconded by Council Member Reesor, to approve the proof of publication. The motion carried by the following vote:

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

1. Proof of Publication

Attachments: [Legal Ad Publishers Affidavit](#)
[Legal Ad Tear Sheet TheDailySun_20251121_A04](#)

MEETING MINUTES

2. Planning Commission meeting minutes from November 4, 2025

Attachments: [11-04-2025 PC Meeting Minutes-Draft](#)

Acting Chairman Erik Howard wanted the minutes to be changed to reflect his absence at the 11-04-2025 meeting.

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

Aye: Council Member Howard, Council Member Banish, and Council Member Reesor

Absent: Chairperson Martin, and Council Member Collins-Hill

DEVELOPMENT DIRECTOR COMMENTS

Planning Director Misty Servia, reminded the board of upcoming training on February 3, 2026 at 5pm prior to the Planning Commission meeting.

ACTION ITEMS**3. Ordinance Creating Section 20-233 Family Homestead Exemption of the LDR (LDR-0011-2025)**

Attachments: [2025-11-25 Final SR for PC](#)
[Resolution #2025-068](#)
[FDC 2025-10-09 No Comment Response](#)
[2025-11-25 Final Ordinance for PC](#)

Misty Servia presented a county-initiated amendment to the Land Development Code in DeSoto County to incorporate the Family Homestead Act. The Development Department proposed a Comprehensive Plan amendment to permit property use as homesteads for immediate family members under Section 163.3179, F.S. After presentations to the Planning Commission and Board of County Commissioners, a public workshop was held to address subdivision concerns. The Board approved the transmittal of the amendment on August 12, 2025, with no objections from the Florida Department of Commerce. The amendment introduces Section 20-233 to the Land Development Regulations, creating exceptions to density standards and minimum lot requirements for family homestead exemptions. Applications must include a certified boundary survey, legal descriptions, a deed of the parent parcel, proposed covenants, and an affidavit verifying family relationships. Eligible parcels must be located in specific zoning districts and cannot be part of recorded subdivisions or created through administrative processes. Approval criteria limit divisions to a maximum of six lots, each with access to public roads. Parcels must remain homesteads for twenty years, with restrictions on transferability unless approved by the Board. Compliance with all regulations is required, and approval letters must be recorded with the clerk of the court. The Board members engaged in an extended discussion during which concerns were duly expressed; notwithstanding such concerns, the Board reached a consensus to recommend adoption of the amendment, with the understanding that said concerns shall be formally conveyed to the Board of County Commissioners, thereby establishing enforceable standards for property division pursuant to the Family Homestead Act

A motion was made by Council Member Banish, seconded by Council Member Reesor, that this Ordinance be recommended for approval. The motion carried by the

following vote:

Aye: Council Member Howard, Council Member Banish, Council Member Reesor, and Ex officio LPA school board appointee Schueneman

Absent: Chairperson Martin, and Council Member Collins-Hill

PLANNING COMMISSION MEMBER REMARKS

None.

NEXT MEETING

January 6, 2026

ADJOURNMENT

Being no further business before the Planning Commission, Acting Chairperson Howard adjourned the meeting at 6:15PM.

ACTING CHAIRPERSON
ERIK HOWARD

DATE
12-02-2025

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.