



# DeSoto County

## Planning Commission

### Meeting Minutes - Draft

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Tuesday, May 5, 2026

5:30 PM

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#### **CALL TO ORDER**

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

#### **PLEDGE OF ALLEGIANCE**

Chairman Bill Martin led the Pledge of Allegiance.

#### **ROLL CALL**

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

#### **SET OR AMEND THE AGENDA**

A motion was made by Council Member Banish, seconded by Council Member Collins-Hill, that this be set the agenda . The motion carried by the following vote:

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

#### **PUBLIC FORM FOR NON-AGENDA ITEMS**

#### **PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION**

##### **1. Proof of Publication**

**Attachments:** [Publishers Affidavit](#)  
[Tear Sheet](#)

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

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

#### **MEETING MINUTES**

##### **2. Planning Commission Meeting Minutes from April 7, 2026**

**Attachments:** [4-7-2026 PC Meeting Minutes-Draft](#)

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

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

### **DEVELOPMENT DIRECTOR COMMENTS**

Misty Servia, Planning Director, asked the Board to confirm their availability for the June 2, 2026 Planning Commission Meeting to ensure that a quorum will be present.

### **ACTION ITEMS**

Valerie Vicente County Attorney explained county procedures for Quasi-Judicial and Ex Parte Communication. The Clerk administered the Oath to all who wished to speak at the hearing.

#### **3. Ordinance / Debra Brantley / Rezone (RZNE-0082-2026)**

**Attachments:** [2026-04-20 Staff Report Brantley final for PC](#)  
[Location Map](#)  
[FLUM](#)  
[Zoning Map](#)  
[2026-04-20 Brantley Rezone Ordinance Final for PC](#)

Laura McClelland presented a request to rezone a 1.13 acre property at 2038 SE Hillsborough Avenue from A5 to Residential Single Family. The owners, Ronald and Debra Brantley, are seeking the change to bring the parcel into conformity with current zoning standards and to allow the rebuilding of a hurricane damaged home through a HUD funded repair program. Although the parcel has existed since 2003, it is non conforming under the A5 district because it does not meet the five acre minimum lot size. The proposed RSF 1 zoning aligns with the property's Low Density Residential future land use designation and is compatible with surrounding residential development. Staff found the request consistent with the Comprehensive Plan, noting no adverse impacts to public services, infrastructure, or the environment, and determined that the rezoning would correct illogical zoning boundaries and eliminate non conformity. Sara Myer, representative with Rebuild Florida was present for questioning on behalf of the applicant. A motion was made by Commissioner Banish, seconded by Commissioner Hill to close the public comment portion of the meeting. The motion carried unanimously

A motion was made by Council Member Banish, seconded by Council Member Collins-Hill, that this Ordinance be recommended for approval. The motion carried by the following vote:

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

#### **4. Ordinance / Maria's Rentals / Rezone (RZNE-0046-2023)**

**Attachments:**     [2026-04-20 2026-04-17 RZNE 0046-2023 Maria's Rentals SR Fin for PC](#)  
[Location Map](#)  
[FLUM](#)  
[ZONING MAP](#)  
[Comp Plan Policies exhibit](#)  
[2026-04-10 Ordinance RZNE-0046-2023 Maria's Rentals Final for](#)

Misty Servia presented a rezoning request for a 41-acre property at 5906 SE Residential Way, owned by Maria’s Rentals LLC, seeking to change the zoning from an expired Planned Unit Development (PUD) designation to RMF-8 to allow for multifamily residential redevelopment. Ms. Servia explained that the property had undergone several zoning actions since 2015, including special exceptions, rezoning to PUD, and approval of a minor subdivision. However, the original PUD approval eventually lapsed due to inactivity and subsequent parcel sales. The property currently contains 16 older single-family homes, which the applicant stated they intend to rehabilitate and reconnect to public utilities. While the applicant’s immediate plans focus on renovating the existing homes, it was noted that the proposed RMF-8 zoning could allow up to 205 residential units in the future, subject to additional review and approval by the Board of County Commissioners. Commissioners discussed concerns regarding potential future density, traffic impacts, compatibility with surrounding agricultural uses, infrastructure costs, and the deteriorated condition of the homes. Public comments echoed concerns about increased traffic and the possibility of large-scale development in the area. A motion was made by Commissioner Howard, seconded by Commissioner Banish to close the public hearing. The motion carried unanimously. After some discussion, several commissioners expressed support for the request, stating that the rezoning could encourage redevelopment of a long-neglected property and improve existing conditions. A motion was made by Council Member Howard, seconded by Council Member Banish, that this Ordinance be recommended for approval. The motion carried by the following vote:

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

**ADJOURNMENT**

**Planning Commission Supplemental Documents 05-05-2026**

**Attachments:**     Planning Commission Meeting Supplemental Documents 05-05-20

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.