



# DeSoto County

## Planning Commission

### Meeting Minutes - Draft

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Tuesday, November 4, 2025

5:30 PM

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#### **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**

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

#### **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:

<b>Aye:</b>	Chairperson Martin, Council Member Howard, Council Member Banish, Council Member Reesor, and Council Member Collins-Hill
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#### **PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION**

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

**Attachments:**     [Legal Ad Publisher Affidavit](#)  
                                 [Legal Ad Tear Sheet](#)

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

<b>Aye:</b>	Chairperson Martin, Council Member Howard, Council Member Banish, Council Member Reesor, and Council Member Collins-Hill
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#### **PUBLIC FORM FOR NON-AGENDA ITEMS**

None

#### **MEETING MINUTES**

##### **2. Planning Commission Meeting Minutes from October 7, 2025**

**Attachments:**      [10-7-2025 PC Meeting Minutes-Draft](#)

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

**DEVELOPMENT DIRECTOR COMMENTS**

Planning Director Misty Servia welcomed Ms. Teresa Collins Hill as the newest member of the Planning Commission. She recommended that the Board discuss and select a date to attend training on the Florida Sunshine Law. Ms. Servia also announced that elections for Chairman and Vice Chairman will be held next month. She concluded by expressing her sincere appreciation to the commissioners for their dedicated service.

**ACTION ITEMS**

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

**3.    Resolution / Mt. Ephraim Baptist Church, Inc. / Special Exception  
(USE-0193-2024)**

**Attachments:**      [2025-10-14 Mt Ephraim Baptist Church USE 0193 2024 DRAFT S  
with mms edits \(cao\)](#)  
[Location Map-Mt. Ephraim  
FLUM](#)  
[ZONING MAP](#)  
[02 Revised Site Plan](#)  
[2025-10-14 Resolution Mt Ephraim Baptist Church USE-0193-202  
with mms edits \(cao\)](#)

Misty Servia presented a request for the adoption of a resolution approving a special exception use to allow for the expansion of a place of worship on an 8.31-acre property located on SW CR 661. The property is zoned Agricultural- 10 (A-10) and located in the Rural/Agricultural Future Land Use Category. Ms. Servia conducted a comprehensive review of the applicable criteria and recommended conditions for approval. Staff findings concluded that the application is consistent with the Comprehensive Plan, complies with all Land Development Regulations, and meets all other applicable requirements. The applicants representative was available for questions.

A motion was made by Council Member Banish, seconded by Council Member Collins-Hill, that this resolution 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 / JBCC Veterans Blvd. LLC (Veterans Storage) Rezone -  
RZNE-0067-2025**

**Attachments:**      [2025-10-14 RZNE-0067-2025 Veterans Storage SR for PC](#)  
                                 [Location Map](#)  
                                 [FLUM](#)  
                                 [Zoning](#)  
                                 [Site Plan - Signed 05.13.25 5](#)  
                                 [2025-10-14 RZNE-0067-2025 Veteran Storage Ord for PC](#)

Misty Servia presented a request to rezone a ±2.32-acre parcel located at the northeast corner of N Orlando Blvd and Veterans Blvd in southwest DeSoto County. The applicant, JBCC Veterans Blvd, LLC, is seeking approval for a Planned Unit Development (PUD) zoning district to allow for the construction of a three-story, 81,666-square-foot self-storage facility with a Floor Area Ratio (FAR) of 0.81, as outlined in the Concept Development Plan. Although the parcel lies within DeSoto County, it is uniquely positioned at the intersection of three jurisdictions: it borders the City of North Port in Sarasota County to the west and Charlotte County to the south, and is notably the only parcel in DeSoto County located west of Interstate 75. Ms. Servia reviewed the relevant land use category and the DeSoto County Comprehensive Plan to ensure consistency with county regulations. The site is currently undeveloped and is surrounded by Interstate 75 to the north and east, vacant residential land to the west, and vacant commercial property across Veterans Blvd to the south in Charlotte County. It is situated near existing water and wastewater infrastructure provided by Charlotte County Utilities, which runs along the south side of Veterans Blvd—a four-lane divided arterial roadway. The proposed development will connect to these public utility systems within the Charlotte County Utility Franchise Area. Charlotte County has already granted Final Site Plan approval for the utility and roadway improvements associated with the project, and the applicant has coordinated with Charlotte County to ensure access and utility services, as the necessary infrastructure lies within that jurisdiction. In accordance with Land Development Regulations (LDR) Section 20-1627, applicants requesting bonus density or intensity must provide competent substantial evidence demonstrating both eligibility and the extent of the bonus requested. Ms. Servia conducted a thorough review of the applicable criteria and recommended conditions for approval. County staff concluded that the application is consistent with the Comprehensive Plan, complies with all Land Development Regulations, and meets all other applicable requirements. The applicant's representative was present to answer questions, and the board engaged in further discussion following the presentation.

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

#### **PLANNING COMMISSION MEMBER REMARKS**

#### **NEXT MEETING**

#### **ADJOURNMENT**

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

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.