

**Public Meeting of the DeSoto County Planning Commission
Held on Tuesday, October 1, 2024 at 5:30 PM
In the County Commissioners' meeting room
Arcadia, Florida**

I. CALL TO ORDER

The Planning Commission meeting was held on Tuesday, October 1, 2024 at 201 E. Oak St. Arcadia FL 34266 in the Board of County Commission Chambers. It began at 5:30 and was presided over by Chairperson, Bill Martin.

II. PLEDGE OF ALLEGIANCE

Chairperson, Bill Martin led the Planning Commission in the pledge of allegiance.

III. ROLL CALL

Laura McClelland called role and the following persons were in attendance:

Members in Attendance

Chairperson, Bill Martin
Vice-Chairperson, Brian Young
Commissioner, Erik Howard
Commissioner, Jami Schueneman
Commissioner, George Davis
Commissioner, Roger Lowe

Others in Attendance

County Attorney, Barrie Buenaventura
Planning Director, Misty Servia
Planner I, Laura McClelland
Associate Planner, Tara Wilson

A quorum was present

IV. SET OR AMEND THE AGENDA

Chairperson, Bill Martin requested a motion to set or amend the agenda. Commissioner, Erik Howard moved to set the agenda amending the order hearing agenda item 8 for Riverside RV first, which was seconded by Commissioner, Roger Lowe. Motion carried unanimously.

V. PUBLIC FORUM FOR NON-AGENDA ITEMS

Chairperson, Bill Martin opened the floor to the public so that they could address the Planning Commission on any non-agenda items. There being no public comments, the Chairperson closed the public forum and moved to the next agenda item.

VI. PROOF OF PUBLICATION

Chairperson, Bill Martin requested a motion to approve proof of publication. Commissioner, George Davis moved to approve, which was seconded by Commissioner, Roger Lowe. Motion carried unanimously.

VII. PLANNING COMMISSION MEETING MINUTES

None

VIII. PLANNING DIRECTOR COMMENTS

Planning Director, Misty Servia announced the November Planning Commission meeting date has been changed from Tuesday, November 5th to Thursday, November 7th due to the election.

She also asked the opinion of the Board on the agenda books, if the Board liked the books or for us to look into some sort of digital form.

IX. ACTION ITEMS

- A. County Attorney, Barrie Buenaventura announced the Quasi-Judicial hearings, and Laura McClelland administered the oath to those that wanted to speak.

- B. Planning Director, Misty Servia gave a presentation for a rezone, RZNE-0053-2024 for Riverside RV. The request is to modify the existing PUD of fourteen contiguous parcels totaling 303.74 acres to allow for a maximum of 467 manufacture home lots, 330 RV sites, supporting amenities, and associated infrastructure.

The applicant's agent was present and gave their presentation. They were available for questions.

Discussion ensued.

Many neighboring residents expressed concerns of increased traffic, flooding, earthwork being done in wetland areas, and privacy concerns, questioning the type of buffer that would separate the RV Park and their properties.

Chairperson, Bill Martin requested a motion to close public comment. Commissioner, Jami Schueneman moved to close public comment, which was seconded by Commissioner, George Davis. Motion carried unanimously.

The applicant's agent rebutted questions and comments.

Planning Director, Misty Servia rebutted.

Chairperson, Bill Martin requested a motion to close the public hearing. Commissioner, Erik Howard moved to close, which was seconded by Commissioner, Roger Lowe. Motion carried unanimously.

Board discussion ensued. Commissioner, Roger Lowe has recused himself from voting on this agenda item due to being a property owner in that area.

Chairperson, Bill Martin requested a motion to approve or deny the rezone application. Commissioner, Erik Howard moved to approve with modifications, which was seconded by Commissioner, George Davis. Motion carried unanimously.

- C. Planning Director, Misty Servia gave a presentation for a rezone, RZNE-0056-2024 for Lucky and Wendy Muse. The request is to change the zoning district of 10 acres from Agricultural-5 (A-5) to Residential Single Family – 1 (RSF-1).

The applicant's agent gave a presentation, and was available for questions.

A few neighboring residents had questions and concerns.

The applicant's agent rebutted questions and comments.

Planning Director, Misty Servia rebutted.

Commissioner, Erik Howard moved to close the public hearing, which was seconded by Commissioner, Roger Lowe. Motion carried unanimously.

Board discussion ensued.

Chairperson, Bill Martin requested a motion to approve or deny. Commissioner, Roger Lowe moved to deny, which was seconded by Commissioner, Erik Howard. Motion carried 5-1.

- D. Planning Director, Misty Servia stated this presentation is for one project that consists of three applications for Eugene H. Turner & Son, Inc. The first presentation is for the transmittal of a Comprehensive Plan Future Land Use Map Amendment, COMP-00010-2024, to amend the map designation from Low Density Residential to Rural Agricultural.

The applicant's agent gave a presentation and was available for questions.

Commissioner, Erik Howard moved to close the public hearing, which was seconded by Commissioner, Roger Lowe. Motion carried unanimously.

Board discussion ensued.

Commissioner, Erik Howard moved to approve the transmittal of the Comprehensive Plan Future Land Use Map Amendment, which was seconded by Commissioner, Roger Lowe. Motion carried unanimously.

- E.** Planning Director, Misty Servia gave a presentation for the next two applications for Eugene H. Turner & Son, Inc. for a Special Exception, USE-0157-2023, to allow for excavation and a Type III Excavation, USE-0158-2023. She stated although she has combined the presentation, the applications must be voted on individually.

The applicant's agent gave a presentation and was available for questions.

Discussion ensued.

Commissioner, Erik Howard moved to close the public hearing, which was seconded by Commissioner, Roger Lowe. Motion carried unanimously.

Commissioner, Erik Howard moved to approve the application for the Special Exception USE-0157-2023, which was seconded by Commissioner, Roger Lowe. Motion carried 4-2.

Commissioner, Erik Howard moved to approve the application for the Type III Excavation USE-0158-2023, which was seconded by Commissioner, Roger Lowe. Motion carried 4-2.

- F.** Planning Director, Misty Servia gave a presentation for the transmittal of a Comprehensive Plan Future Land Use Map Amendment, COMP-0009-2024 for CEB Management Services, LLC. The request is to amend the map designation from Low Density Residential to Commercial.

The applicant's agent was available for questions.

Chairperson, Bill Martin requested a motion to close the public hearing. Commissioner, Erik Howard moved to close, which was seconded by Commissioner, Roger Lowe. Motion carried unanimously.

Board discussion ensued.

Chairperson, Bill Martin requested a motion to approve or deny the rezone application. Commissioner, Erik Howard moved to approve, which was seconded by Commissioner, Brian Young. Motion carried unanimously.

- G.** Planning Director, Misty Servia gave a presentation for a rezone, RZNE-0009-2024 for CEB Management Services, LLC. The request is to change the zoning district on two parcels from Agricultural – 10 (A-10) and Commercial Neighborhood (CN) to Commercial General (CG)

The applicant's agent was available for questions.

Commissioner, Erik Howard moved to close the public hearing, which was seconded by Commissioner, George Davis. Motion carried unanimously.

Board discussion ensued.

Commissioner, Erik Howard moved to approve the rezone, which was seconded by Commissioner, Brian Young. Motion carried unanimously.

X. DISCUSSION ITEMS

None

XI. INFORMATION ITEMS

None

XII. PLANNING COMMISSION MEMBER REMARKS

None

XIII. ADJOURNMENT

9:44 pm

**PLANNING COMMISSION
DESOTO COUNTY, FLORIDA**

By: _____
Bill Martin, Chairperson

_____ Date