



DeSoto County

Board of County Commissioners

Meeting Minutes - Final

Tuesday, September 23, 2025

3:00 PM

CALL TO ORDER

ROLL CALL

Present: Commissioner JC Deriso
Commissioner Steven Hickox
Commissioner Elton Langford
Commissioner Jerod Gross

Absent: Commissioner Judy Schaefer

TURN OFF OR SILENCE ALL CELL PHONES

PRAYER/PLEDGE OF ALLEGIANCE

Dr. Allen Reesor with Trinity Methodist gave the invocation.

INTRODUCTION OF ELECTED OFFICIALS

SET/AMEND

A motion was made by Commissioner Langford, seconded by Commissioner Gross, to set the agenda . The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

PUBLIC FORUM FOR NON-AGENDA ITEMS

Ashley Brown Community Outreach Coordinator for Desoto County Schools briefed the Board on new social media campaigns designed to celebrate the district's thriving community. Initiatives like "Where Are They Wednesday" and "Behind the Bulldog" aim to highlight the achievements of past alumni and showcase the dedication of current staff members. Brown encouraged everyone to stay connected by following the district's website and social media platforms for the latest updates on sports, events, and inspiring stories from across Desoto County Schools..

CONSENT AGENDA-MOTION TO APPROVE

Approval of the Consent Agenda

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to approve the Consent Agenda. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

1. Technical Revision/Local Housing Assistance Plan

Attachments: [Tech Revision with attachements Sept 2025.pdf](#)
[Current with attachements June 10 2025.pdf](#)

2. Minutes/BOCC Public Meeting 08-12-2025 & 08-26-2025 and Budget Meeting 08-12-2025 & 08-26-2025

Attachments: [08-12-2025 BOCC Budget Workshop 3](#)
[08-12-2025 BOCC Meeting](#)
[08-26-2025 BOCC Budget Workshop 4](#)
[08-26-2025 BOCC Meeting](#)

3. Declaration of Surplus Property

Attachments: [Surplus Declared 9-23-25](#)

4. Contract Amendment / Lawn Maintenance Services / Zamora's Lawn and Landscape, LLC

Attachments: [22-20-00ITB Contract Amendment Renewal #3](#)

4a State of Florida Department of Health FY 2025-2026 Core Contract

Attachments: [Health Department Core Contract FY 25-26](#)
[Health Department Fee Schedule FY 25-26](#)

PRESENTATION

5. REG Architects Presents Awards won for the DeSoto Courthouse Restoration Project

Attachments: [2025 Award Notification - DeSoto County Historic Court House](#)

Rick Gonzalez of REG Architects presented the Board with two prestigious honors: the 2025 Florida Preservation Award in the category of Restoration, Rehabilitation, or Adaptive Use for the Desoto County Historic Courthouse, and the Historic Preservation Award from the American Institute of Architects (AIA) Palm Beach Chapter.

REGULAR BUSINESS

6. Proclamation/National 4-H Week

Attachments: [Naitional 4-H Week for Sept 23, 2025](#)

Mandy Hines read the Proclamation into record to proclaim the week of October 5th-11th as "National 4H Week" Katelyn Mulinix, Extension Director accepted the Proclamation.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, that this Proclamation be approved. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

7. Contract Award / Risk Management Associates, Inc. / Property and Casualty Insurance

Attachments: [Selection Committee Ranking Totals](#)
[25-16-00RFP Selection Committee 2nd Round Ranking Totals](#)
[25-16-00RFP Contract - Final](#)

Latrinda Jones, Human Resource Director presented a request to approve the Contract with Risk Management Associates, Incorporated, for Property and Casualty Insurance Brokerage Services.

A motion was made by Commissioner Langford, seconded by Commissioner Gross, to approve this Agreement. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

8. Accounts and Warrants Drawn Per Schedule of Bills Payable.

Attachments: [AP Check Report - Warrants 08-26-25 to 09-09-25](#)

Peter Danao, Finance Director presented a request to approve accounts and warrants drawn according to Schedule(s) of Bills Payable August 26, 2025-September 9, 2025.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to approve the accounts and warrants drawn. The motion carried by the following vote:

Aye: Deriso, Langford, and Gross

Absent: Schaefer

Recused: Hickox

9. Purchase agreement for 10 parcels for Stormwater Management for CR 769 Expansion.

Attachments: [DOC090925-090925.pdf](#)

Mike Giardullo, County Engineer presented a request to approve the Purchase and sale Agreement for 10 parcels owned by Michael and Christine Sheran and authorize the Chairman to sign all documents necessary for closing.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, to approve this Agreement. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

10. Hyatt Survey Work Authorization for Ongoing Surveying for work associated with Planning and Zoning

Attachments: [WORK AUTHORIZATION FORM 25-26-1 HYATT SURVEY SERVICES, INC](#)

Cindy Talamantez, Purchasing Director presented a request to approve the work Authorization 25/26-01 with Hyatt Survey Services.

A motion was made by Commissioner Langford, seconded by Commissioner Hickox, to approve this Contract. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

11. Weiler WA24/25-06 Fire Department Training Facility-Permitting and Design Services

Attachments: [WORK AUTHORIZATION FORM weiler 24-25-06 fire training facility](#)
[WA_FireDepartmentTrainingFacility \(002\)](#)

Cindy Talamantez, Purchasing Director presented a request to approve the work Authorization 24/25-06 for permitting and design services for the Fire Training Facility.

A motion was made by Commissioner Hickox, seconded by Commissioner Gross, to approve the contract. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

ADMINISTRATOR'S REPORT

Mandy Hines made the board aware of a transfer request for Resolution 2021-84 from VCH Citrus to Llano Ranches. This transfer will be done administratively unless the board decided otherwise. There was a brief discussion as to the special exception conditions. The board accepts the transfer to be done administratively. Ms. Hines revisited the idea of holding an impact fee workshop, noting that it had been previously discussed. The board engaged in conversation on the matter, and due to Commissioner Schaefer's absence, it was agreed that the topic would be added as an action item on a future agenda. She inform the board of concerns raised during the tentative budget workshop and the subsequent calls over how the assessments are being applied to different type of structures particularly barns, workshops and other commercial or industrial properties with inconsistencies in coding. Staff will prepare a comprehensive report so the board can hold policy discussions and make determinations on how assessments should be applied moving forward. Ms. Hines also gave an update on the Mills project. Some minor setback have delayed the process however despite the challenges, staff efforts and dedication have been truly commendable.

COUNTY ATTORNEY'S REPORT

Valerie Vicente, County Attorney provided an update following the Board direction, stating that a complaint was filed for temporary and permanent injunction against HWY 17 Arcadia LLC, which operates Giuseppe's restaurant. The process of serving the complaint is underway and litigation will proceed from there. She will inform the board of any developments.

BOARD MEMBER COMMENTS

The Commissioners express their gratitude to staff for all the hard work that they have put into the many ongoing projects within the county, the Mills project is moving along well and are looking forward to announcing the grand opening. The Board reviewed the current status of the Fire Station 1 project and engaged in discussion regarding its development. The Commissioners also consulted with the County Attorney concerning the status of various pending litigation matters, which remain under review by the Circuit Court.

RECESS UNTIL 6:30 PM PUBLIC HEARING

QUASI-JUDICIAL PUBLIC HEARING

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

**12. Ordinance / Robert M. & Barbara G. Tiffany Co. Trs (Liverpool PUD)
RZNE-0061-2024****Attachments:**

[GS 2025-08-22 RZNE-0061-2024 Liverpool SR for PC](#)

[Location Map](#)

[FLUM](#)

[Zoning Map](#)

[24004890-PUD-03 PLAN 2025-04-15](#)

[2025-09-05 RZNE-0061-2024 Liverpool Ordinance for BOCC](#)

[FINAL](#)

Misty Servia presented a request to adopt an ordinance to rezone two contiguous parcels totaling 124.07 acres, located on Liverpool Road west of Highway 17, from RMF-6 to Planned Unit Development (PUD). Staff confirmed that the project complies with PUD and rezoning standards and recommended conditions addressing utility capacity, traffic studies, buffering, sidewalks, and state/federal wetland permitting. John Osborne, the county planning consultant, explained that zoning approvals only establish consistency and that detailed traffic and concurrency issues are resolved at the improvement plan stage. He outlined nearby projects, including Bridlewood, which will be required to add a traffic signal at Liverpool and US 17, Harbor Lakes, which retains zoning but withdrew its improvement plan. He emphasized that Liverpool Road is a local street with limited capacity. County code requires two access points for residential projects over 51 units, preferably connecting to a collector or arterial road. Without Harbor Lakes or a new railroad crossing, Liverpool traffic would be funneled solely onto Liverpool Road, which is not classified collector or arterial, only a local road. Mr. Osborne stated the applicant's traffic study was limited to trip generation comparisons (RMF vs PUD) rather than a full analysis. A complete traffic impact study will be required at the improvement plan stage. Mr. Osborne emphasized that the traffic and safety impacts cannot be fully resolved until the improvement plan stage, but the second access requirement and Liverpool's roadway limits are key. The applicant, D.R. Horton and their project team presented a power point presentation seeking approval for up to 371 residential units across two phases, including amenities, open space, stormwater facilities, and road connections. They also requested deviations from certain conditions, citing an existing utility capacity agreement, a willingness to address off-site improvements, and a need for flexibility regarding buffer and sidewalk requirements. Transportation analysis indicated fewer daily trips than currently entitled uses. Environmental surveys found no listed species of concern, and wetlands on the site will be preserved. Todd Rebol with Atwell gave a brief overview of utilities and stormwater for the project, confirming that it will connect to Desoto County's public water and sewer system. He also updates the board on the Harbor Lakes matter, explaining that the withdrawal was due to the railroad requiring a full application and fee before even offering a pre-application meeting. They chose to withdrawal and plan to resubmit once they have the

necessary information. Several community members voiced concerns about infrastructure, access to Liverpool Road, wastewater drainage, and the potential strain additional housing could place on the area. Further discussion focused on road access, the railroad crossing, improvements to Liverpool Road, and the interconnection with Harbor Lakes. Many community members implored the board to table this item until the applicant has more information and shows that further traffic studies have been done with access and railroad crossings. They request that the board arrange meetings between the applicant and the communities to hold roundtable discussions that allow for open and transparent Q&A sessions. The applicant requested a 10-minute recess. Chairman Deriso allowed a 15-minute recess. Once reconvened, Todd Rebol requested that the item be tabled until October 28, 2025 to allow more time to work with the railroad, review the newly presented traffic information, and an opportunity to hold a neighborhood meeting for community feedback. He emphasized that dealing with the railroad is complex, and that additional time would help address concerns raised. Commissioner acknowledged residents concerns about the traffic and road impacts but emphasized the DR Horton purchased the land with proper zoning giving them development rights. They noted the developers commitments to utilities, road improvement and willingness to work with the community. Commissioner Gross made a motion to close the public hearing, seconded by commissioner Langford. The motion carried unanimously.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, that this Ordinance be tabled to the Board of County Commissioners, due back on 10/28/2025. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

13.

Attachments: [2025-08-12 RZNE-0069-2025 EAR Property SR PC](#)
 [Location Map](#)
 [FLUM](#)
 [Zoning Map](#)
 [2025-08-12 RZNE-0069-2025 EAR Property Ord PC](#)

Misty Servia presented a request to adopt an ordinance for rezoning to correct an error made in a prior rezoning. The existing parcel with an existing home on Liverpool Road was mistakenly included in a larger PUD rezoning with the Harbour Lakes PUD. The applicant requested to return the site to its original A5 zoning. Staff reviewed the request against the comprehensive plan and land development regulations and found it meets the criteria for approval. Tom Sacharski, with RVi Planning + Landscape Architecture, as well as a neighboring property owner voiced their support of the rezoning. Commissioner Gross made a motion to close the public hearing seconded by Commissioner Hickox. The Motion carried unanimously.

A motion was made by Commissioner Langford, seconded by Commissioner Gross, that this Ordinance be adopted. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

Enactment No: 2025-012

**14. Resolution / Trey & Jeanine Hansen (Mobydick Assembly Complex)
SITE-0122-2023**

Attachments: [2025-09-08 SITE-0122-2023 Moby Dick SR BOCC FINAL](#)
 [Location Map](#)
 [Zoning Map](#)
 [FLUM](#)
 [01 Revised Site Plan_DS](#)
 [2025-09-08 SITE-0122-2023 Moby Dick Resolution FINAL](#)

Misty Servia presented a request for approval of a development plan to implement improvements to an existing industrial use. The site currently has an existing driveway access from SW Highway 72. The proposed development includes the construction of a 60-foot by 100-foot (6,000 square foot) metal building, a 20-foot by 20-foot gazebo, and a 200-foot by 100-foot open sand area designated for outdoor equipment storage, located on the western portion of the property. Ms. Servia reviewed the property's zoning designation, the necessary permitting requirements, and all applicable conditions for approval. Mr. Brown of Cool & Cobb Engineering spoke on behalf of the applicant, noting that the site is already operational and that the proposed improvements will support the continuation and expansion of the existing business. Commissioner Gross moved to close the public hearing, with a second by Commissioner Langford. The motion passed unanimously.

A motion was made by Commissioner Gross, seconded by Commissioner Langford, that this Resolution be adopted. The motion carried by the following vote:

Aye: Deriso, Hickox, Langford, and Gross

Absent: Schaefer

Enactment No: 2025-091

ADJOURNMENT

Being no further business before the Board, Chairman Deriso adjourned the meeting at 9:32PM

ATTEST:

BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA

MANDY HINES
COUNTY ADMINISTRATOR

J.C. DERISO
CHAIRMAN

SUPPLEMENTAL BOARD DOCUMENTS

Board Documents 09-23-2025 BOCC Public Meeting

Attachments:

[09-23-2025 BOCC Public Hearing Speaker Cards](#)
[09-23-2025 BOCC Public Hearing Supplemental Doc](#)
[09-23-2025 BOCC Public Hearing Supplemental Docs Emails](#)
[09-23-2025 BOCC Public Hearing Supplemental Docs Emails](#)
[09-23-2025 BOCC Public Hearing Final Budget](#)
[Liverpool PUD - BoCC PPT](#)

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.