



DeSoto County

Board of County Commissioners

Meeting Agenda

Tuesday, March 10, 2026

1:00 PM

Planning & Zoning Workshop - Efficiency Options to Process Development Applications

CALL TO ORDER

ROLL CALL

PRESENTATION

Presentation/Planning Process Efficiency Improvement Ideas

Attachments: [2026-03-10 Process Improvement Ideas Final](#)

BOARD MEMBER COMMENTS & DISCUSSION

ADJOURNMENT

SUPPLEMENTAL BOARD DOCUMENTS

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.



DeSoto County

3/10/2026

Item #:

- Consent Agenda Quasi-Judicial Public Hearing
 Regular Business 1:00 pm
 Public Hearing Presentation

DEPARTMENT: Planning & Zoning
SUBMITTED BY: Misty Servia
PRESENTED BY: Misty Servia

TITLE & DESCRIPTION:

Presentation/Planning Process Efficiency Improvement Ideas

Board Workshop

Development Department

Planning Process Efficiency Improvement Ideas



Board Direction

SUGGESTION	YAY	NAY	NOW	LATER
	✓	✗		
Public Notice	✓	✗		
Development Inspections	✓	✗		
Dev Plan Revisions & Deviations	✓	✗		
Neighborhood Workshops	✓	✗		
Select Permitted Uses	✓	✗		
PUD Improvement Plan	✓	✗		
Solar Facilities				

LDR Revisions Take Time

**Now: Low
Hanging
Fruit**

**Later:
Detailed
Analysis**

Main Efficiency Improvements

Updating the Comprehensive Plan

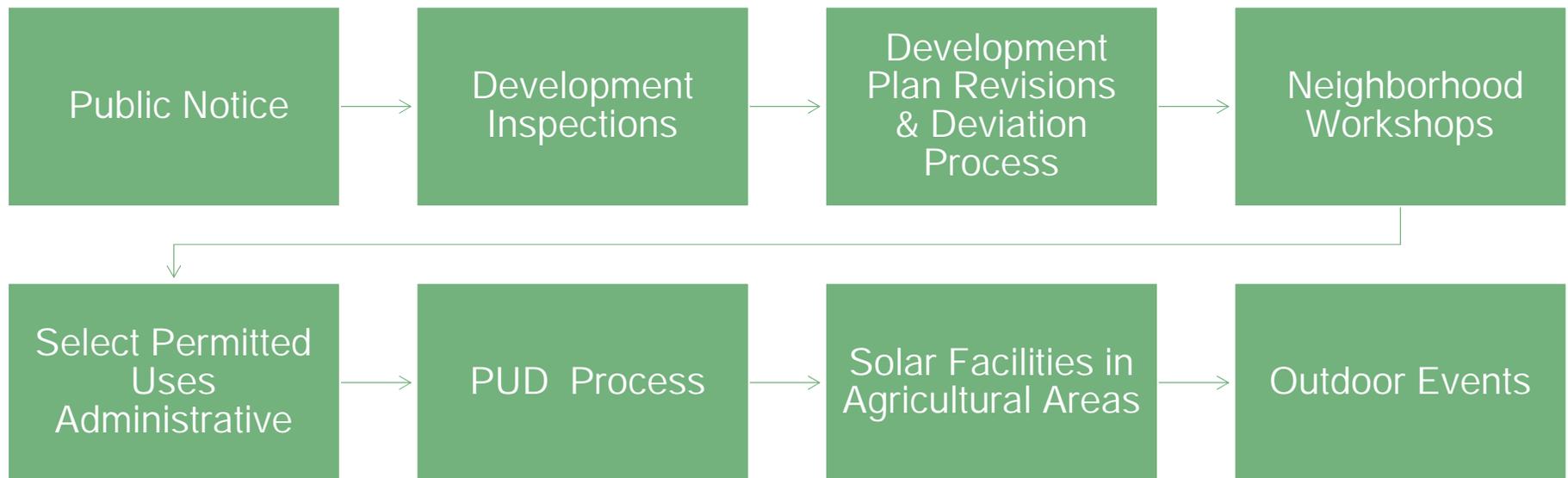


Updating the LDR



Use Energov to manage applications
(submittals, review comments)

8 Process Efficiency Ideas



State
Mandated
Process
Timing
SB 1080

Acknowledge Receipt of Application - 5 Days

1st County Review - 30 Days

Applicant Response - 30 Days

2nd County Review - 10 Days

Applicant Response - 30 Days

County must offer meeting to resolve issues.

3rd County Review - 10 Days & Proceed to
Decision/Hearing

Public Notice

Applicant is responsible for retrieving & purchasing signs, posting, and mailing notices - sends a notarized affidavit to Planning.

County publishes notices in newspaper.



ZONING INSPECTION



REPORT

Development Inspections

- Applicant has surveyor/engineer certify that landscaping has been installed per the improvement plan.



Development Plan Revisions & Deviation Process

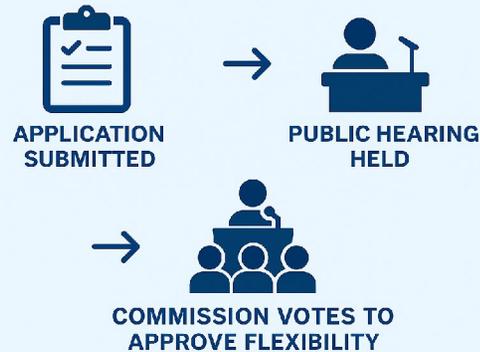
1. Allow administrative approval of limited modifications (eg 10% of any numerical threshold/1,000 sf expansion (lesser of the two)).
2. Allow Deviation Process for certain LDR modifications.

LDR Deviations

Institute a process for Board authorized code deviations.

Today - Variance is only option.

COUNTY COMMISSION PROCESS FOR APPROVING FLEXIBILITY TO STANDARD CODE REGULATIONS



Neighborhood Workshop



Opportunity for Applicant to make revisions early in process.

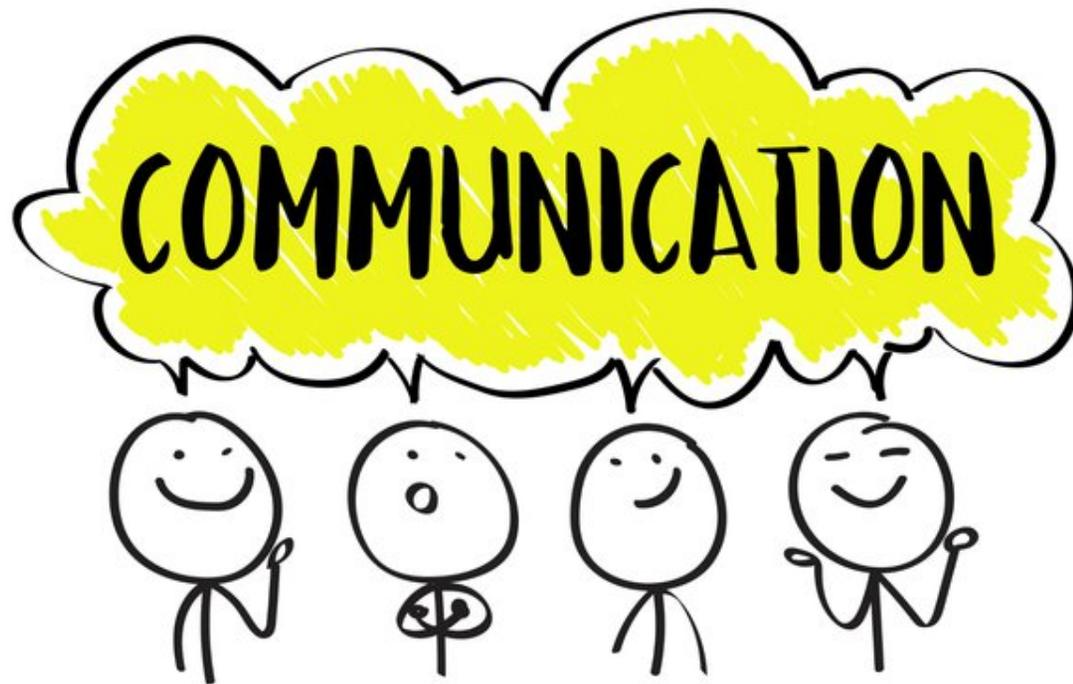
Reduce neighborhood "surprises" when new development occurs.



Select Permitted Uses Administrative

Some permitted uses authorized with Improvement Plan.

Develop Performance Criteria (Admin or Hearing) for other uses that require more consideration.



Monthly or
Quarterly
Report on
Key Planning
Projects

STREAMLINED PROCESS



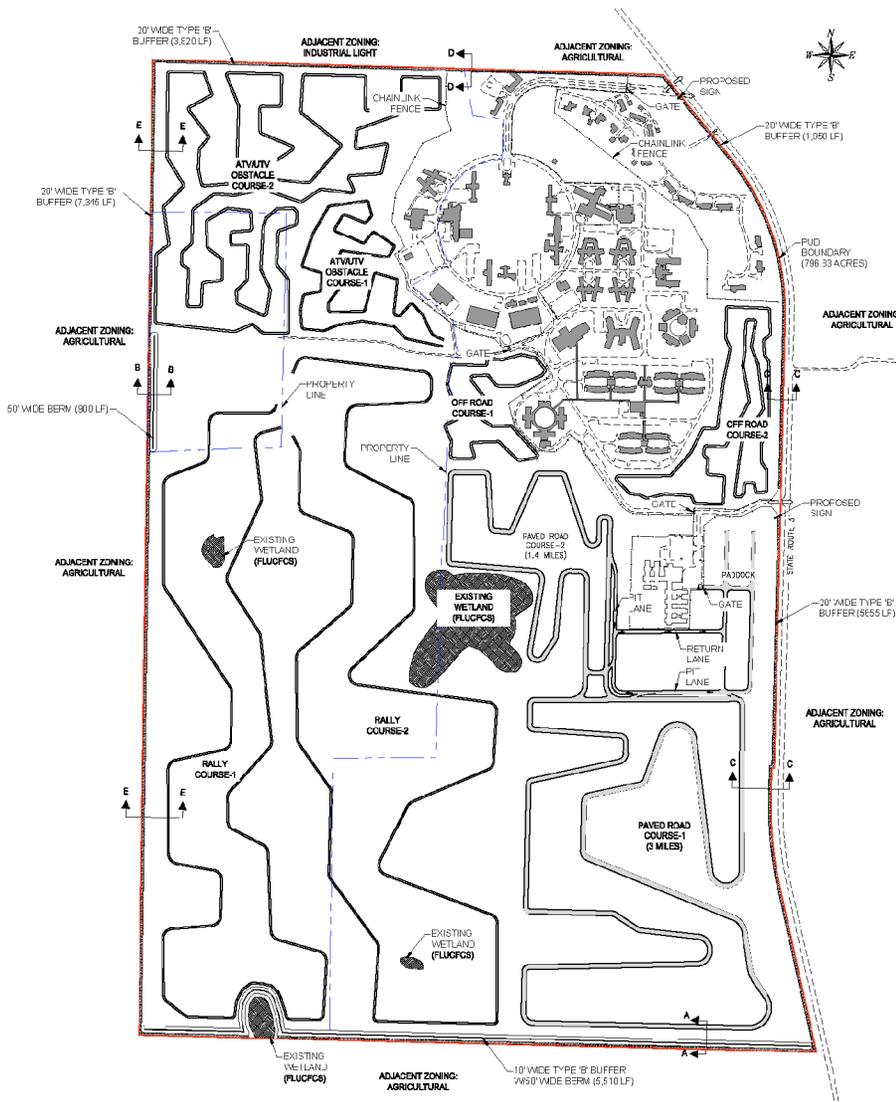
PUD Process

Require Preliminary Site Plan
with PUD Rezone

Administrative Approval of
Improvement Plan

Concept Plan, Preliminary Site Plan, and Improvement Plan

Concept Plan	Preliminary Site Plan	Improvement Plan
Few Details	More Details	All Details Construction Plans
General Uses: Residential, Commercial	Types & Number of DUs, Specific Commercial Use	Signed/Sealed by a PE
Notes stating max Density/Intensity	Wetlands mapped, Actual Density, Intensity, Pavement Markings	All Calculations & Design = \$\$\$\$



Example Concept Plan

Example Preliminary Site Plan



- KEY DATA**
- P.I.D.: 58081050 & 58081056
 - SITE ADDRESS: 4073 & 4065 LORRAINE RD BRADENTON, FL 34211
 - TOTAL PROJECT BOUNDARY AREA: 867,24 SF (19.51 AC)
 - EXISTING ZONING: A
 - PROPOSED ZONING: PD-02
 - EXISTING LAND USE: AG. LAND / IMP. W/ SINGLE FAMILY RES.
 - FUTURE LAND USE: RES-6
 - PROPOSED LAND USE: RESIDENTIAL MULTI-FAMILY
 - SUBDIVISION: NOT IN A SUBDIVISION
 - FLOOD ZONES: X (3/20/10/33/46, DATED 3-17-2024)
 - PROPOSED MAX BUILDING HEIGHT: TWO (2) STOREYS
 - TOTAL GROSS ACREAGE = 19.51 AC.
TOTAL UNITS = 232 UNITS
TOTAL NET ACREAGE = 18.51 AC.
MAX. GROSS AND NET DENSITY WITH 25% AFFORDABLE HOUSING BONUS = 12 UNITS/GROSS ACRE AND 16 UNITS/NET ACRE

PROPOSED GROSS DENSITY = 232 UNITS / 19.51 GROSS ACRE
11.89 UNITS / GROSS ACRE
PROPOSED NET DENSITY = 232 UNITS / 18.51 NET ACRES = 11.89 UNITS / NET ACRE

REQUIRED:

- FRONT (WEST) - 25'
- REAR (EAST) - 15'
- SIDE (NORTH & SOUTH) - 15'

PROPOSED:

- FRONT (WEST) - 25'
- REAR (EAST) - 15'
- SIDE (NORTH & SOUTH) - 15'

Area	Sq. Ft.	Acres	%
Project Area	867,212	19.51	100.00%
Wetlands	0	0.00	0.00%
Lakes / Ponds	302,789	2.34	33.98%
Improvement	239,646	4.30	22.32%
Severely/Concrete	58,817	3.33	4.83%
L.S. & R/W Buffers	60,873	3.39	7.14%
M1 Building	94,590	2.17	11.12%
M2 Building	30,330	0.70	3.37%
C1 Building	6,000	0.14	0.71%
Other Open Space	0	0.00	0.00%
TOTAL	368,253	3.90	36.33%

Area	Sq. Ft.	Acres	%
Wetlands	0	0.00	0.00%
Lakes / Ponds	302,789	2.34	33.98%
L.S. & R/W Buffers	60,873	3.39	7.14%
Other Open Space	209,719	7.09	26.37%
TOTAL	473,379	10.82	54.49%

- BUILDING INFO:**
- 2-STORY (TYPE VIA) - 7 BUILDINGS
TOTAL: 168 UNITS (24 UNITS / BLDG)
 - 2-STORY (TYPE VIA) - 4 BUILDINGS
TOTAL: 64 UNITS (16 UNITS / BLDG)
 - MULTIFAMILY CLUB / LEASING
TOTAL: 6,000 SF.

UNIT INFO:
UNIT COUNTS: 232

PARKING REQUIRED:

- MULTIFAMILY: 1.8 SPACES PER UNIT, 232 x 1.8 = 418 SPACES
- AMENITY CENTER: 1 SPACE PER 150 GFA, 6,000 / 150 = 40 SPACES
- 1 SPACE PER 200 S.F. OF POOL AREA, 1,800 / 200 = 9 SPACES
- TOTAL SPACES REQUIRED = 467 - 16% REDUCTION = 421
- PARKING PROVIDED: STANDARD SPACES = 374



Solar Facilities

Administrative approval in agricultural areas.

Consistent with the spirit of the statute.

Outdoor Events

Administrative approval of application.

- Date, Time, Location
- # of participants/attendees
- Law Enforcement/Fire Protect
- Traffic
- Security



Thank you for your
input!
