



# DeSoto County

## Economic Development Advisory Committee

### Meeting Agenda

---

Thursday, July 24, 2025

8:30 AM

---

#### **CALL TO ORDER**

#### **MINUTES APPROVAL**

Minutes of May 22, 2025

[25-1081](#)

**Attachments:** [Meeting Minutes for May 22, 2025 meeting](#)

#### **REGULAR BUSINESS**

Development Update

[25-1082](#)

Discussion of EDAC Resolution and Membership Policies

[25-1083](#)

**Attachments:** [Resolution #2025](#)

[EDAC Members & Attendance\\_AS OF 7-8-25](#)

Florida First Sites Presentation

[25-1084](#)

**Attachments:** [Site Selection slides latest FINAL](#)

State initiative update by Florida Commerce Representative Olivia Worley

[25-1085](#)

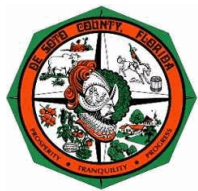
#### **PUBLIC COMMENTS**

#### **COMMITTEE COMMENTS**

#### **STAFF COMMENTS**

#### **ADJOURN**

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.



# DeSoto County

7/24/2025

- 
- 
- ☐ Consent Agenda    ☐ Quasi-Judicial Public Hearing  
☒ Regular Business 8:30 am  
☐ Public Hearing Minutes

**DEPARTMENT:** Economic Development  
**SUBMITTED BY:** Sondra Guffey  
**PRESENTED BY:** Debbie Wertz

**TITLE & DESCRIPTION:**

**Minutes of May 22, 2025**

**REQUESTED MOTION:**

**Approval**

**SUMMARY:**

**Review of the May 22, 2025, EDAC minutes**

**BACKGROUND:**

**Minutes review from the May 22, 2025 EDAC meeting.**

**FUNDS:**

Budget Amount: Click or tap here to enter text.

Actual Agenda Item: Click or tap here to enter text.

Cost: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Explanation: Click or tap here to enter text.



# **DeSoto County**

## **Economic Development Advisory Committee**

### **Meeting Minutes - Draft**

---

**Thursday, May 22, 2025**

**8:30 AM**

---

#### **CALL TO ORDER**

Ms. Mott called the meeting to order at 8:41 a.m.

**Present:** Asena Mott, Lynn Shelfer and Eric Bautista

**Excused:** Robert Womack, Mandy Hines, Jacqueline Wolcott, Debbie Wertz, Janet Harvin, Jessica Wilkes, Andrew Neuhofer and Beth Carsten

#### **MINUTES APPROVAL**

##### **Minutes of March 27, 2025**

Ms. Mott noted that the March 27 meeting minutes were missing the list of attendees. Attendees from the meeting were reviewed and updated.

Members were asked to review the minutes from the last meeting.

No questions or comments were raised regarding the minutes.

Ms. Shelfer made a motion to approve the minutes, Mr. Bautista seconded. All approved with attendance amendment.

#### **REGULAR BUSINESS**

##### **Development Update**

This item was moved to staff report.

##### **FDOT Commute Connector Presentation**

The presentation was delivered by Dahlia Singer, Broker Manager for Commute Connector, a program of the Florida Department of Transportation (FDOT).

The program aims to connect individuals to transportation options and educate them, serving 12 counties in Southwest Florida.

The initiative is statewide and includes partnerships with local governments, employers, and universities.

The program offers multiple options, such as: customized commute planning software, emergency ride home program, data and employer benefits, comprehensive support and events, vanpool partnerships, employer and community engagement, transit and carpool training, and community resource connection.

Ms. Singer added that the program is designed for both employers and community members commuting to and from work. She emphasized the significant commuting distances in Florida, often 30 minutes to an hour.

Ms. Singer stated that Commute Connector aims to support citizens and employers by

improving access to transportation options and resources.

Ms. Mott asked how long the program has been established?

Ms. Singer said Commute Connector has been around just under two years and is funded through FDOT, not grants.

Ms. Mott asked a question regarding the employees and how the program reads data.

Ms. Singer stated that data shared with employers is aggregate and non-sensitive; it does not include individual employee information or home addresses.

Ms. Singer added that shared data typically includes metrics such as the number of employees participating, miles saved, and emissions reduced, calculated theoretically using EPA standards. The program does not sell data to anyone.

She said many employers use the program to support wellness and green initiatives at their work sites. The data and participation can help employers fulfill wellness components of their operations.

The program serves 12 counties from Polk County down to Collier County, covering both rural and urban areas.

Highest engagement is seen in Polk County and Lee County, with Lee County experiencing growth and a high number of vanpools, especially in the hotel sector.

Ms. Singer added that engagement is more challenging in rural counties due to factors such as lack of manufacturing presence, lower receptivity, or limited transit options.

The program values connections that help reach employers and facilitate community events, especially in rural areas.

Ms. Singer stated that the program does not exclusively target large employers; it also engages with small businesses and government entities. Initial engagement often focuses on those already using local transit services like DART in DeSoto.

#### **Florida Commerce Representative Olivia Worley will provide state initiative update**

Florida Commerce Representative Olivia Worley was unable to attend the meeting. This item was tabled.

#### **Review of Economic Development Advisory Council Resolution**

Committee members reviewed details regarding EDAC, memberships requirements and the resolution establishing the committee and requirements.

The council's membership includes: One member appointed by the county commission (currently Mandy Hines), one member appointed by the city council (currently Beth Carsten), one member representing banking or, more broadly, financial services (to accommodate the limited number of banks), one member representing agriculture, remaining seats for private business representatives, representation from the education sector is included and confirmed as already present in the membership structure.

The membership structure was reviewed and agreed upon, with clarification that the education sector was already included.

No motion was required at this time, as the structure was confirmed as suitable by those present.

The main proposed updates to the resolution include: changing "banking" to "financial services" to broaden the sector's representation.

The previous resolution specified "private sector agriculture," while the proposed

update omits "private sector," leaving only "agriculture."

There was debate about the implications of removing "private":

Some members felt omitting "private" could allow representatives from publicly traded, not-for-profit, or other non-private entities to serve, rather than local farmers with a vested interest.

Member consensus leaned toward retaining "private sector" for clarity and to ensure representation by local, vested interests.

Residency requirement was confirmed: Section B of the resolution requires each member to be a resident of DeSoto County, which would exclude out-of-county applicants regardless of sector.

The next procedural step is for the updated resolution to be approved by the County Commissioners.

The committee acknowledged that excused absences are often subjective and discussed the challenge of defining what constitutes an excused absence.

The committee currently has a maximum of 13 members, with a minimum of 9.

There are currently two open positions, with three people interested in membership.

The committee identified members who have missed more than 50% of meetings in the past year, stating that Ms. Harvin and Mr. Womack are no longer eligible for appointment due to lack of attendance.

Note: "This needs to be reviewed and moved to another meeting, per Ms. Hines. There were not enough people at the meeting to make major decisions. Also, the official attendance log was not there for review."

The committee also noted that Ms. Hines, a county appointee, has also missed the required number of meetings. The committee will seek confirmation of her intent to remain; if not, the County Commissioners will be invited to nominate a new member.

The committee compared the old and new versions of the resolution.

In the new version, "vacancies" was moved to letter E, and "conflicts" to letter F. The new resolution does not include a list of members, whereas the old one did. The intent is to have the correct terms and proposed members listed when the resolution is presented to the board.

A motion was filed to update Section 2, Letter B, changing "banking services" to "financial services."

In Section 2, Letter 7 (under Organization and Procedures), strike the sentence regarding absence from three consecutive meetings and retain the clause about being absent from more than 50% of committee meetings in a year.

Mr. Bautista made a motion to approve the resolution changes, Ms. Shelfer seconded. All approved.

### **Consideration of potential EDAC members Akos Jankura and Addison Reesor**

Three applicants have expressed interest in joining the Economic Development Advisory Committee, all representing the private sector. Those applicants include Mac Martin, Akos Jankura, and Addison Reesor.

Mr. Martin had to leave early due to other appointments.

Mr. Jankura and Mr. Reesor also introduced themselves.

There was a motion to nominate Mac Martin, Akos Jankura, and Addison Reesor; and to remove Robert Womack, Jan Harvin, Mary K. Burns, Kathy Gamiotea, and Michael

Manwarren due to eligibility or resignation.

Mr. Bautista made a motion to approve the changes, Ms. Shelfer seconded. All approved.

Note: "This is to be reviewed."

**Discussion of "Are you Lender Ready?" SBA Webinar**

This item was tabled.

**PUBLIC COMMENTS**

Ms. Singer suggested defining "excusable absence" (e.g., sickness of self or family) to clarify attendance policy.

The current organization and procedure do not distinguish between excused and unexcused absences.

The committee acknowledged the suggestion but noted that the main concern is missing too much important information, regardless of the reason.

**COMMITTEE COMMENTS**

n/a

**STAFF COMMENTS**

Future Development Map

Ms. Guffey introduced a map of major developments, showing over 2,000 units in various stages of planning.

She added that none of the major developments have broken ground yet and that the map is intended to illustrate growth areas in DeSoto County.

Mr. Sutphin mentioned that the new Guiseppe's Brooklyn Oven Restaurant was planning to open in June.

Ms. Guffey stated that the Allied Recycling project is facing operational issues but under new management and making improvements (e.g., fencing). The company's plans include to employ at least 24 people in above-average-wage jobs.

Ms. Guffey said there is a company planning to develop a paver manufacturing facility in the Nocatee area. They are the pilot project for our Rapid Response Team.

Ms. Guffey also mentioned that there is a 294-acre property on 17 at SW Hull Avenue, zoned industrial/employment center. The property was submitted to Florida Power & Light's economic development agency and selected for review.

Global Location Strategies (GLS) and MWB (a marketing agency) will visit on Thursday, June 5, at 9:00 AM to review the site.

Representatives from planning, utilities, and other stakeholders will attend.

The review will result in marketing materials and feedback on site improvements (e.g., utilities, fiber).

The property is already for sale, and the goal is to attract a quality employer or end user. The event will be recorded and is open for board members to attend.

**ADJOURN**

Ms. Shelfer motioned to adjourn the meeting at 10:05 a.m., Mr. Bautista seconded. All approved.



# DeSoto County

7/24/2025

- 
- ☐ Consent Agenda    ☐ Quasi-Judicial Public Hearing  
☒ Regular Business    8:30 am  
☐ Public Hearing Other

**DEPARTMENT:**    Economic Development  
**SUBMITTED BY:**    Sondra Guffey  
**PRESENTED BY:**    Misty Servia

**TITLE & DESCRIPTION:**  
**Development Update**

**REQUESTED MOTION:**  
n/a

**SUMMARY:**  
**A development update from Planning & Zoning Director Misty Servia, regarding recent approvals and denials for development projects.**

**BACKGROUND:**  
**Planning & Zoning Director Misty Servia provides updates on different developments around DeSoto County, as well as other ongoing projects.**

**FUNDS:**  
Budget Amount: Click or tap here to enter text.  
Actual Agenda Item: Click or tap here to enter text.  
Cost: Click or tap here to enter text.  
Account Number: Click or tap here to enter text.  
Explanation: Click or tap here to enter text.



# DeSoto County

7/24/2025

- 
- ☐ Consent Agenda    ☐ Quasi-Judicial Public Hearing  
☒ Regular Business    8:30 am  
☐ Public Hearing Other

**DEPARTMENT:**    Economic Development  
**SUBMITTED BY:**    Sondra Guffey  
**PRESENTED BY:**    Sondra Guffey

**TITLE & DESCRIPTION:**

**Discussion of EDAC Resolution and Membership Policies**

**REQUESTED MOTION:**

n/a

**SUMMARY:**

**Further review of the most recent DeSoto County resolution regarding the Economic Development Advisory Committee, as well as a review of membership requirements and policies.**

**BACKGROUND:**

**The Economic Development Advisory Committee and committee membership policies and terms were discussed at the May 22, 2025, EDAC meeting. Due to lack of attendance by committee members, staff decided it best to revisit this agenda item.**

**FUNDS:**

Budget Amount: Click or tap here to enter text.

Actual Agenda Item: Click or tap here to enter text.

Cost: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Explanation: Click or tap here to enter text.

2013 49

A Resolution superseding and replacing Resolution #2013-49 regarding the  
Economic Development Advisory Committee,  
.Adopted

## DESOTO COUNTY, FLORIDA

### RESOLUTION NO. 2025 -

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, SUPERSEDING AND REPLACING RESOLUTION NO. 2013-49; PROVIDING FOR ORGANIZATION AND OPERATION OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE; PROVIDING FOR DUTIES AND RESPONSIBILITIES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, The Economic Development Advisory Committee was created by Resolution No. 2010-12; and amended by Resolution No. 2013-49; and

**WHEREAS**, The Organization and Procedures section and the Duties and Responsibilities Sections need amendments to reflect areas relevant to the effectiveness of the Economic Development Advisory Committee; and

**WHEREAS**, the Board finds adoption of this resolution is in the best interest of the residents of DeSoto County, Florida.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Resolution.

**Section 2.** The DeSoto County Economic Advisory Committee was created by Resolution 2010-12; amended by 2013-49 and is hereby amended and replaced as provided herein.

- (a) *Membership and Appointment.* The Advisory Committee shall be comprised of a minimum of nine (9) members, not no more than thirteen (13) members, recommended by staff and approved by the Board.
- (b) *Qualifications.* Each member shall be a resident of DeSoto County; shall possess an outstanding reputation for civic pride, integrity, responsibility and business or professional ability; and shall have no current financial interest, direct or indirect, in any of the County's economic development programs or projects. The membership of the Advisory Committee shall be comprised of the following: One (1) member appointed by the County Commission, one (1) member appointed by the City Council, one (1) member representing the education sector, one (1) member representing the financial services sector, one (1) member representing agriculture; and the remaining seats shall represent the private business sector
- (c) *Terms.* Members shall serve for two-year terms and may renew for an additional term. They may serve again after waiting at least one term (two years).
- (d) *Vacancies.* The Board shall appoint or re-appoint a member(s) when a vacancy exists.
- (e) *Conflict of Interest.* Chapter 112, Florida Statutes shall be

applicable to the members of the Advisory Committee.

*(f) Organization and Procedure.* The members of the Advisory Committee shall elect a chairperson and a vice-chairperson and both shall serve a term of two (2) years. The Advisory Committee shall hold regular meetings no less than four (4) times a year, and such other meetings, as it deems necessary. One third shall constitute a quorum. All meetings of the Advisory Committee shall be public and the Advisory Committee shall maintain written minutes of all proceedings that shall be promptly prepared and recorded. Copies of all minutes and resolutions of the Advisory Committee shall be forwarded to the Clerk of the Board no later than thirty (30) days subsequent to approval. Any member shall be automatically removed if--in a given calendar year-- (I) he/she is absent from three (3) consecutive meetings ~~or, (II) he/she is absent from more than 50% of all the committee meetings held during a year.~~ A member shall be deemed absent when he/she is not present at the meeting for at least 75% of its duration.

*(g) Compensation.* Members of the Advisory Committee shall serve without compensation.

*(h) Duties and Responsibilities.* The Advisory Committee shall have the following duties, responsibilities, and functions.

(1) To review, research, analyze and recommend incentives to promote and maximize economic development in DeSoto County.

(2) To periodically advise the Board and County Administrator, regarding ways to promote economic development in DeSoto County.

(3) To assist in educating the community regarding DeSoto County's economic development programs and policies.

(4) To review, analyze and provide a recommendation regarding proposed comprehensive economic development plans and strategies for consideration by the Board.

(5) To suggest revision to existing ordinances, resolutions, and state and federal laws to encourage economic development in DeSoto County.

(6) To review proposed Ordinances that may have an impact on economic development initiatives, as determined by the County Administrator and County Attorney; and to provide comment to the Board prior to Board consideration of such Ordinances; however, this section shall not impede the schedule of the Board of County Commissioners in holding public hearings for the purpose of considering and adopting County Ordinances.

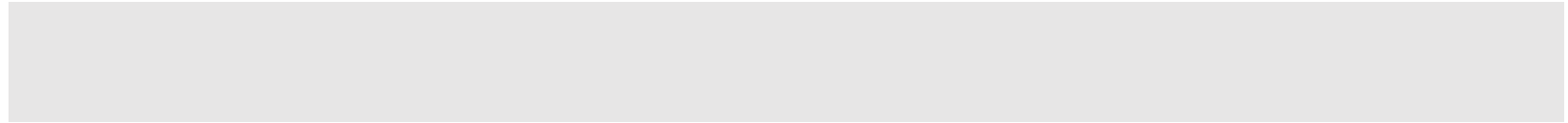
- (f) *Staff.* The County Administrator shall provide necessary staff and resources to the Advisory Committee as may be necessary to accomplish its purpose.

**Section 4.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED this \_\_ day of \_\_\_\_ 2025**

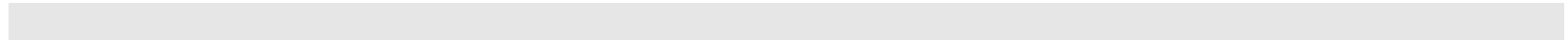
NAME	STATUS	PHONE	EMAIL	APPOINTMENT	1/26/2023
Mac Martin	Approved	863-990-2322	<a href="mailto:landpanther@gmail.com">landpanther@gmail.com</a>	Appointed 6-25 for 5-27	
Akos Jankura	Approved		<a href="mailto:Akos.Jankura@CBSunstar.com">Akos.Jankura@CBSunstar.com</a>	Appointed 6-25 for 5-27	
Addison Reesor	Approved	954-253-5329	<a href="mailto:addisonreesor@gmail.com">addisonreesor@gmail.com</a>	Appointed 6-25 for 5-27	
				First appointed in 2014	
				(first term was three	
Robert Womack			<a href="mailto:rwomackjr@gmail.com">rwomackjr@gmail.com</a>	years per resolution)	Yes
				First appointed in 2012	
				(first term was four years	
Janet Harvin			<a href="mailto:jharvin11@yahoo.com">jharvin11@yahoo.com</a>	per resolution)	Yes
Debbie Wertz			<a href="mailto:debwertz72@gmail.com">debwertz72@gmail.com</a>	Appointed in 2018	EX
Andy Neuhofer			<a href="mailto:Andy.Neuhofer@ffbf.org">Andy.Neuhofer@ffbf.org</a>	Appointed 1-25 for 2-27	
Asena Mott			<a href="mailto:Asena.Mott@southflorida.edu">Asena.Mott@southflorida.edu</a>	Appointed in 2016	Yes
Beth Carsten			<a href="mailto:ecarsten@arcadia-fl.gov">ecarsten@arcadia-fl.gov</a>	Appointed by City	Yes
Eric Bautista			<a href="mailto:eric@gopherroofing.com">eric@gopherroofing.com</a>	Appointed 2021	Yes
Jacqueline Wolcott			<a href="mailto:jwolcott@pnlending.com">jwolcott@pnlending.com</a>	Appointed in 2022	EX
Lynn Shelfer			<a href="mailto:lynn@joshuacitrus.com">lynn@joshuacitrus.com</a>	Appointed in 2021	Yes
Mandy Hines			<a href="mailto:m.hines@desotobocc.com">m.hines@desotobocc.com</a>	Appointed by BOCC 7-23	
Mary Kay Burns	Resigned				EX
Kathey Gamiotea	Resigned				EX
Mike Manwarren	Resigned				Yes
	Resigned				
	(as of				
Jessica Wilkes	6/30/25)		<a href="mailto:arcadiaprinting@hotmail.com">arcadiaprinting@hotmail.com</a>	Appointed in 2021	Yes


3/23/2023 5/25/2023 7/27/2023 9/28/2023 11/16/2023 1/25/2024 3/28/2024 5/23/2024



Yes Yes Yes EX Yes EX EX Yes

Yes EX EX Yes EX Yes A  
A Yes Yes EX Yes A Yes Yes



Yes Yes Yes Yes EX EX Yes Yes  
Yes Yes Yes Yes EX Yes Yes EX  
Ex Yes EX EX EX A A Yes  
A EX Yes EX Yes Yes EX A  
Yes EX EX Yes Yes Yes EX Yes  
 Yes A A A A Yes

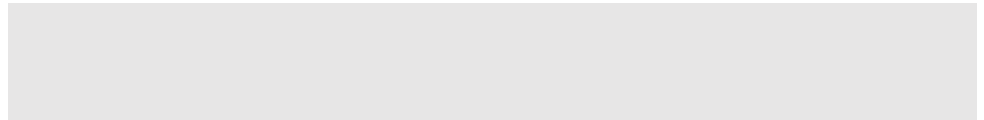
Yes EX Yes Yes EX A EX A  
Yes Yes Yes EX Yes A EX A  
Yes Yes Yes Yes Yes Yes Yes Yes

Yes EX Yes Yes EX Yes Yes Yes

7/25/2024 9/26/2024 11/14/2024 1/22/2025 3/27/2025 5/22/2025 DATE '25 DATE '25 DATE '25



EX	CXLD	Yes	X	X	A
Yes	CXLD	Ex	Yes	EX	A
Yes	CXLD	Yes	Yes	Yes	EX
	CXLD		Yes	Yes	EX
Yes	CXLD	EX	X	Yes	Yes
Yes	CXLD	EX	Yes	EX	EX
EX	CXLD	EX	X	EX	Yes
EX	CXLD	Yes	X	EX	EX
Yes	CXLD	Ex	Yes	Yes	Yes
EX	CXLD	Ex	X	X	A
	CXLD				
Yes	CXLD	Ex	X		
Yes	CXLD	Yes	X		
Yes	CXLD	Yes	Yes		
Yes	CXLD	Yes	X	Yes	EX





# DeSoto County

7/24/2025

- 
- ☐ Consent Agenda    ☐ Quasi-Judicial Public Hearing  
☒ Regular Business    8:30 am  
☐ Public Hearing Presentation

**DEPARTMENT:**    Economic Development  
**SUBMITTED BY:**    Sondra Guffey  
**PRESENTED BY:**    Sondra Guffey and Daniel Sutphin

**TITLE & DESCRIPTION:**  
**Florida First Sites Presentation**

**REQUESTED MOTION:**  
n/a

**SUMMARY:**

Ms. Guffey and Mr. Sutphin will detail a recent presentation shown to Florida Power & Light's Economic Development Agency and its Empowering Florida program, along with Global Location Strategies (GLS) on June 5, 2025, regarding a 294-acre property zoned for industrial/employment center.

**BACKGROUND:**

On June 5, 2025, the Economic Development Department, along with Planning & Zoning and Utilities, gave a presentation to Global Location Strategies (GLS) and Empowering Florida - a division of Florida Power & Light. The presentation was involved with Empowering Florida's Florida First Sites program. The property involved is a 294-acre plot on SB HWY 17 and SW Hull Avenue that is zoned industrial/employment center. The property was submitted by FPL's Economic Development Agency and selected for review.

**FUNDS:**

Budget Amount: Click or tap here to enter text.  
Actual Agenda Item: Click or tap here to enter text.  
Cost: Click or tap here to enter text.  
Account Number: Click or tap here to enter text.  
Explanation: Click or tap here to enter text.



DeSoto County  
Economic Development

# COMMUNITY OVERVIEW EDUCATION & TRAINING DISCUSSION

[www.GoDeSotoFL.com](http://www.GoDeSotoFL.com)

**Date:** June 5, 2025

**Presenter:** Sondra Guffey, DeSoto BOCC



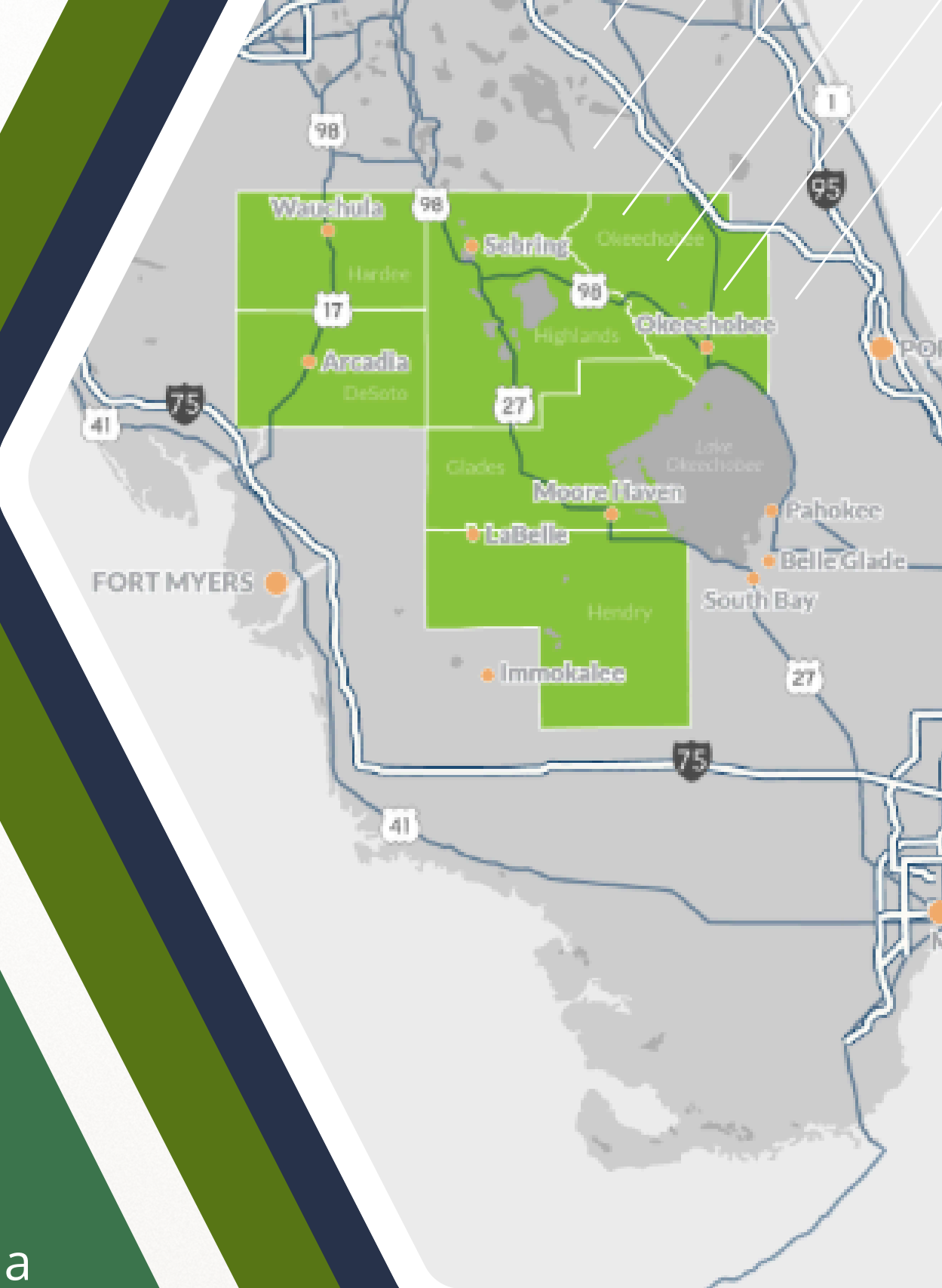
# OVERVIEW OF REGION



The Florida Heartland

# OVERVIEW OF REGION

- ➔ The Heartland is centrally positioned between Miami, Orlando and Tampa.
- ➔ Recent reports list the Heartland's population of more than 250,000.
- ➔ Heartland recreation offers a variety of outdoor adventures.
- ➔ The region is powered by a strong work ethic and supported by a talent pipeline designed for global performance.



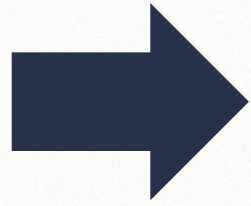
# OVERVIEW OF SUNCOAST

Charlotte, Manatee & Sarasota Counties

- Exceptional schools
- Luxury living
- Bays
- Beaches
- Boating
- Fishing
- Rivers
- Parks
- Resorts
- Golf, and more



# TRANSPORTATION

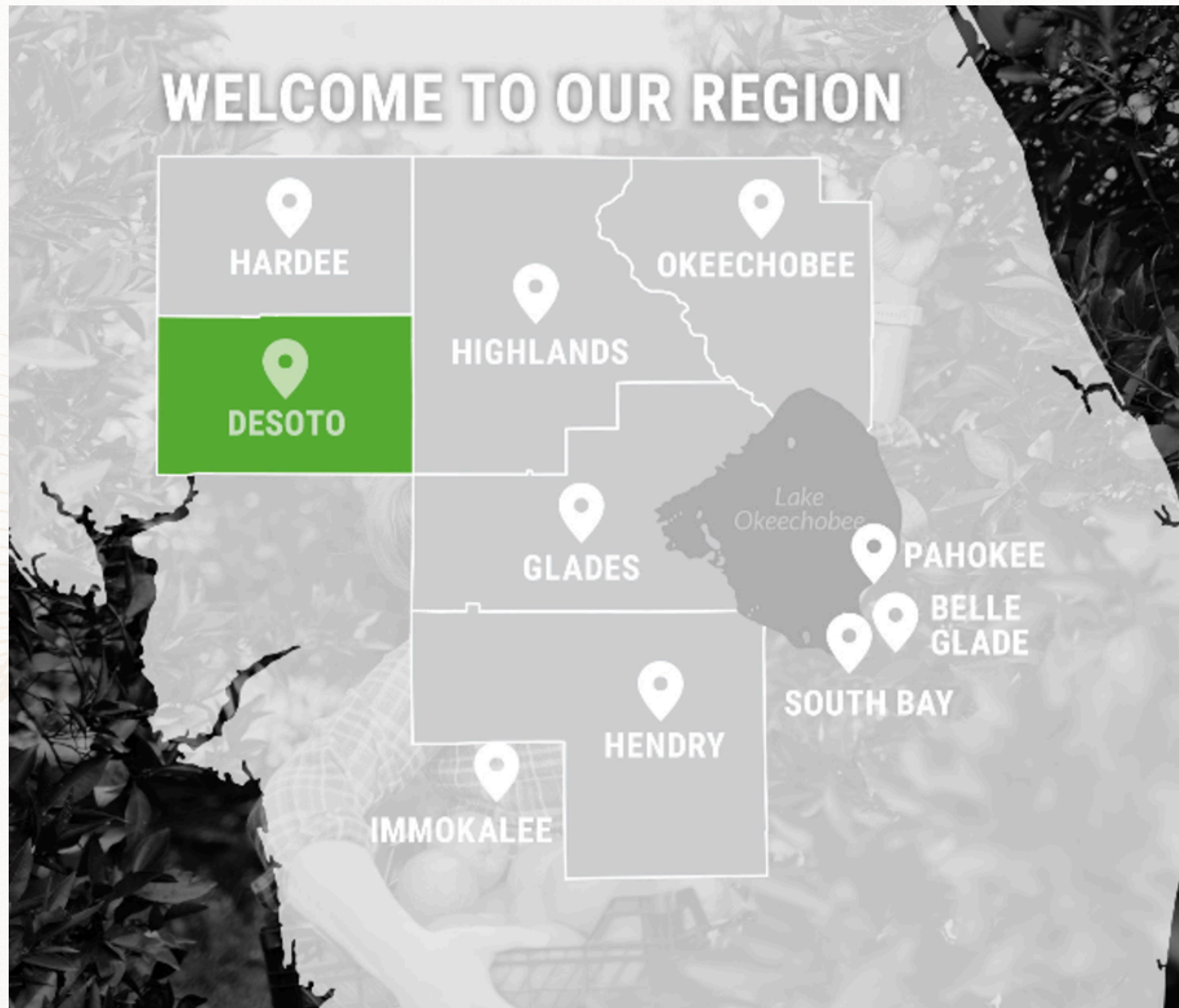


The logistics network for the Heartland and the Suncoast combines multimodal flexibility and lower costs, with transit options including...

- Multiple interstate and highway routes.
- Class I rail.
- Extensive port access.
- Local, regional and international air access.



# OVERVIEW OF DESOTO



**Population: 36,744**



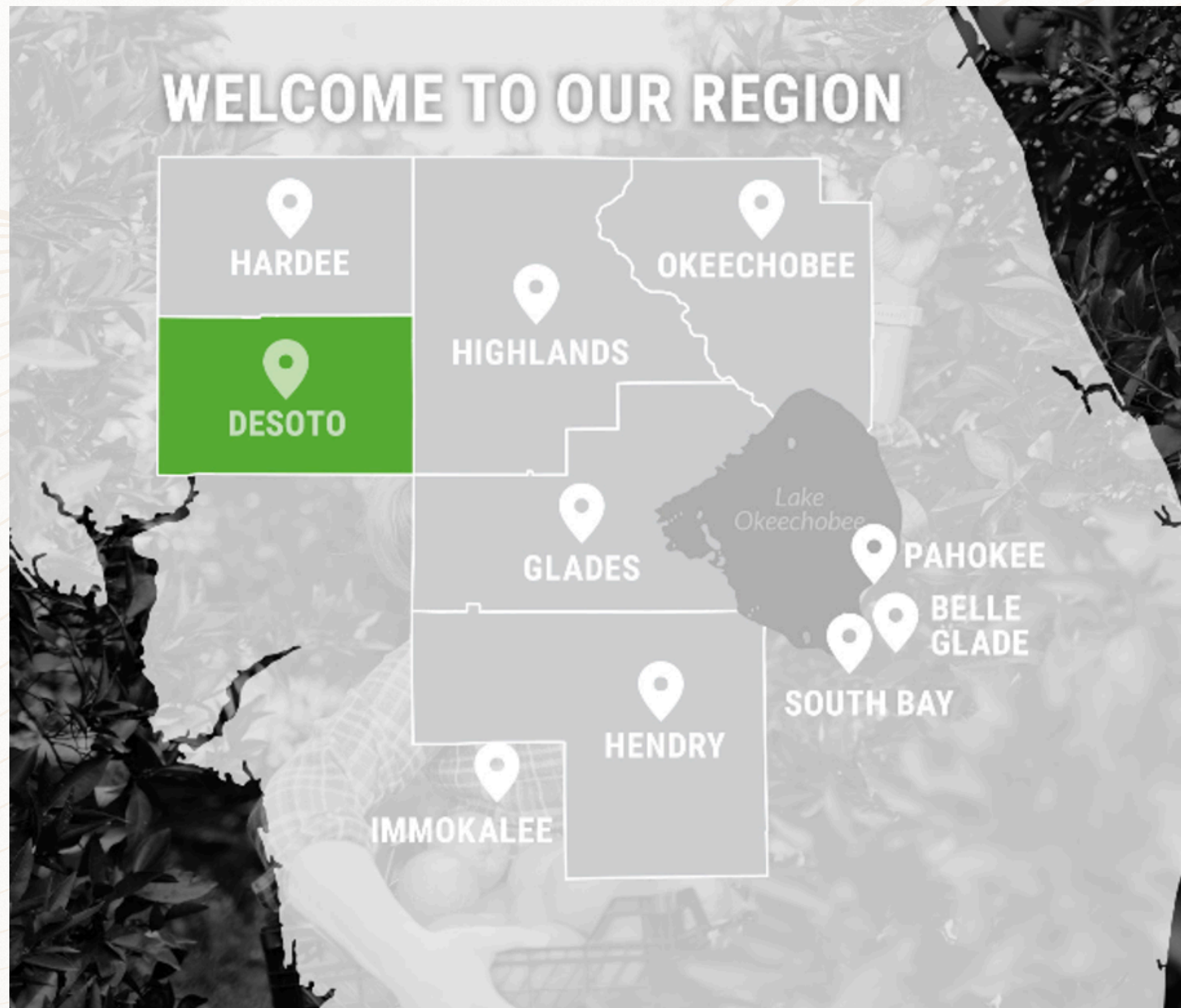
**Avg. Annual Wage:  
\$46,425**



**Unemployment: 4.1%**

# OVERVIEW OF DESOTO

## Workforce Characteristics



**High School  
or Higher  
Grad Rate:  
74%**



**Some  
College or  
More:  
36%**



**Employees commuting  
outside of DeSoto:  
71%**

# REAL ESTATE/HOUSING



**Desoto Market: April 2025 Median Sale Price was \$302,500, down .08% from April 2024**



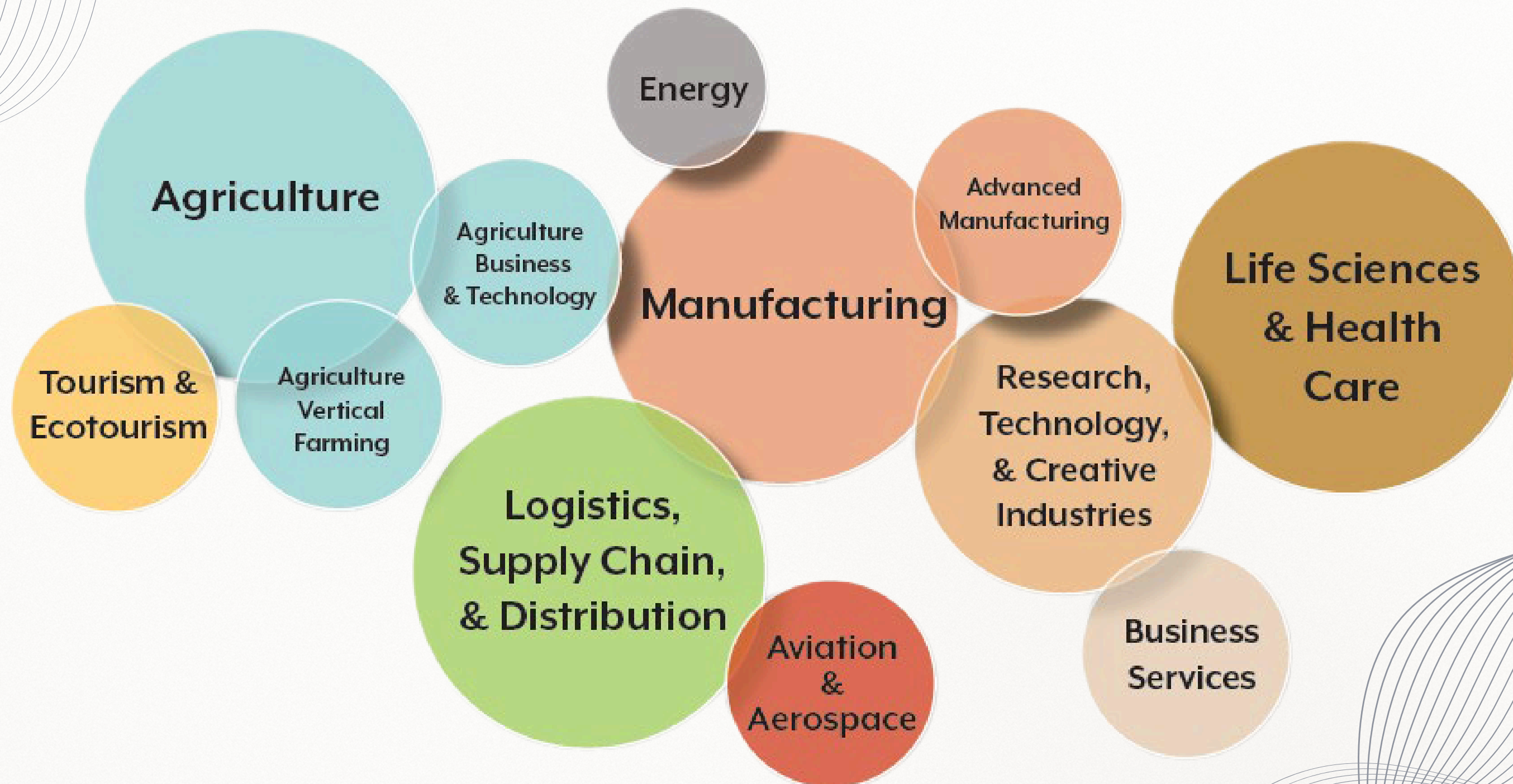
**Punta Gorda/Port Charlotte Market: Median sale price is \$329,450, down 6.1% from April 2024**



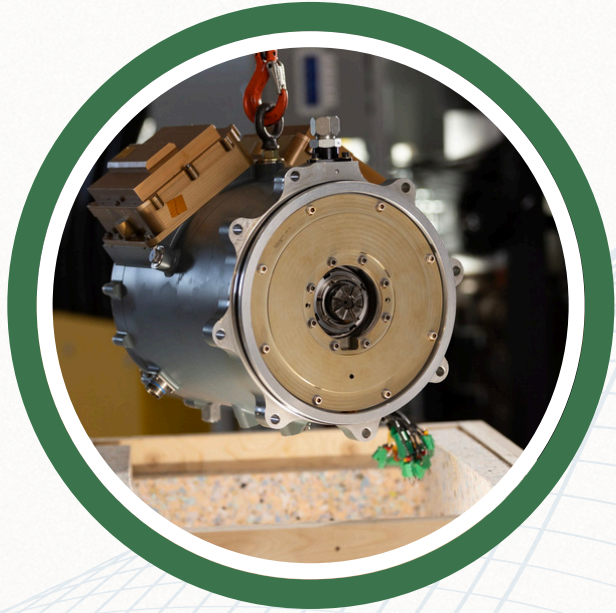
**Lakewood Ranch Market: Median sale price was \$633,900.**



# TARGET INDUSTRIES



# MAJOR EMPLOYERS



**Collins Aerospace**



**Moby Dick  
(Assembly & Distro)**



**Tremron**



**Worldwide Door  
Components**



**Crown Roof Tiles**



**Peace River Citrus**



**Walmart  
Distribution Center**

# RECENT PROJECTS & CLOSURES



**Aileron Golf Club  
by Sunseeker**



**Howard's Pool  
Expansion**



**Wawa**



**Universal Hardscapes**

# RECENT PROJECTS & CLOSURES



**ALDI**



**Crown Roof  
Expansion**



**Power Plant/Data  
Center**



**7-Eleven**

# TRAINING RESOURCES



## Preparation

- K-12 private and public options
- Dual enrollment
- Flexible higher education pathways
- Specialized training facilities
- Within 50 miles: 25 colleges
- Within 50 miles: 31 universities

# TRAINING RESOURCES



**Local**

South Florida State College -  
DeSoto Campus



**Regional**

Charlotte Technical College  
in Port Charlotte



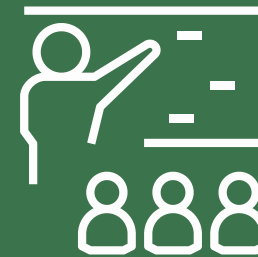
**Regional**

Manatee Technical College in  
Bradenton and Lakewood  
Ranch



**Local**

SunCoast Trucking Academy  
in DeSoto County



**Regional**

Suncoast Technical College in  
North Port

# SOUTH FLORIDA STATE COLLEGE

Some programs offered ...



## Degrees & Programs

- Accounting
- Automotive
- Business
- Computer
- Drafting
- Electricity – Lineworker
- Electronics
- Emergency Medical Services
- Heating, Ventilation, Air-Condition/Refrigeration (HVAC/IR)
- Industrial Management Technology
- Information Technology
- Manufacturing – Industrial Management Tech, Automation, Mechatronics
- Office Administration and Management

# THE PROPERTY

**Presented by:**

**Blaise Lelaulu, Fischbach Land Company**

## Property Basics

Hwy 17 Industrial with  
around 294 acres  
in DeSoto County.

- 15 minutes from I-75
- Over 1,870 plus/minus feet of frontage on Hwy 17
- Potential opportunity of rail access
- Opportunities for industrial and commercial uses



# FISCHBACH LAND CO.

Blaise Lelaulu, Licensed Real Estate Broker



# THE PROPERTY

## Presented by:

DeSoto Planning & Zoning Director Misty Servia

### Zoning and Future Land Use

- All 3 parcels are zoned IH (Industrial Heavy) and in the Employment Center Future Land Use Category.

### Developability impacts

- The land lies along a state road and a railroad, which may require improvements by these entities. There is the potential for wetlands for a portion of the western parcel.

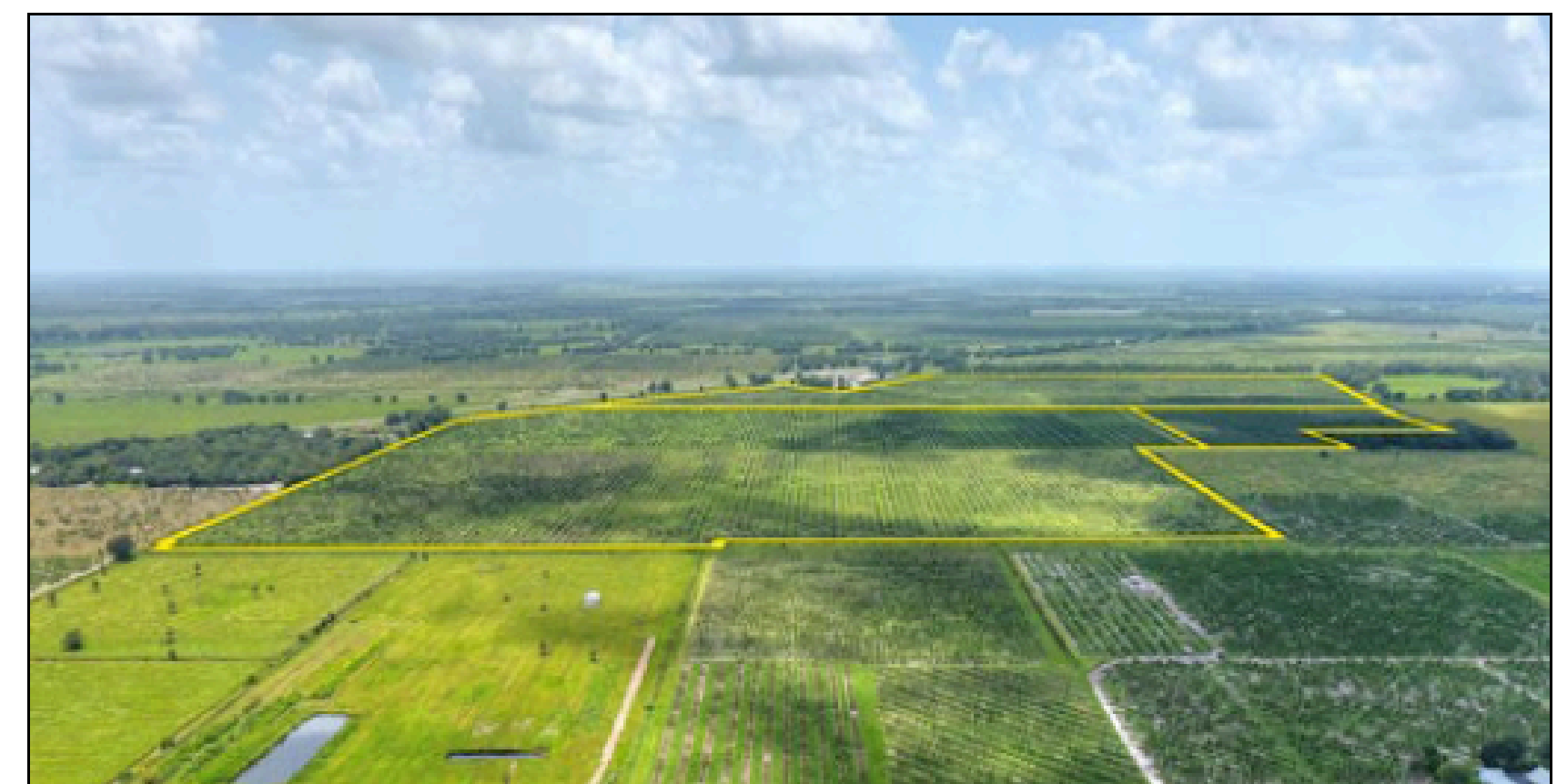
### Surrounding area/sensitive receptors

- The site is contiguous to A Plus Environmental (an environmental restoration company) and located in an area that is primarily agricultural.



# PERMITTING PROCESS

DeSoto Planning & Zoning Director Misty Servia



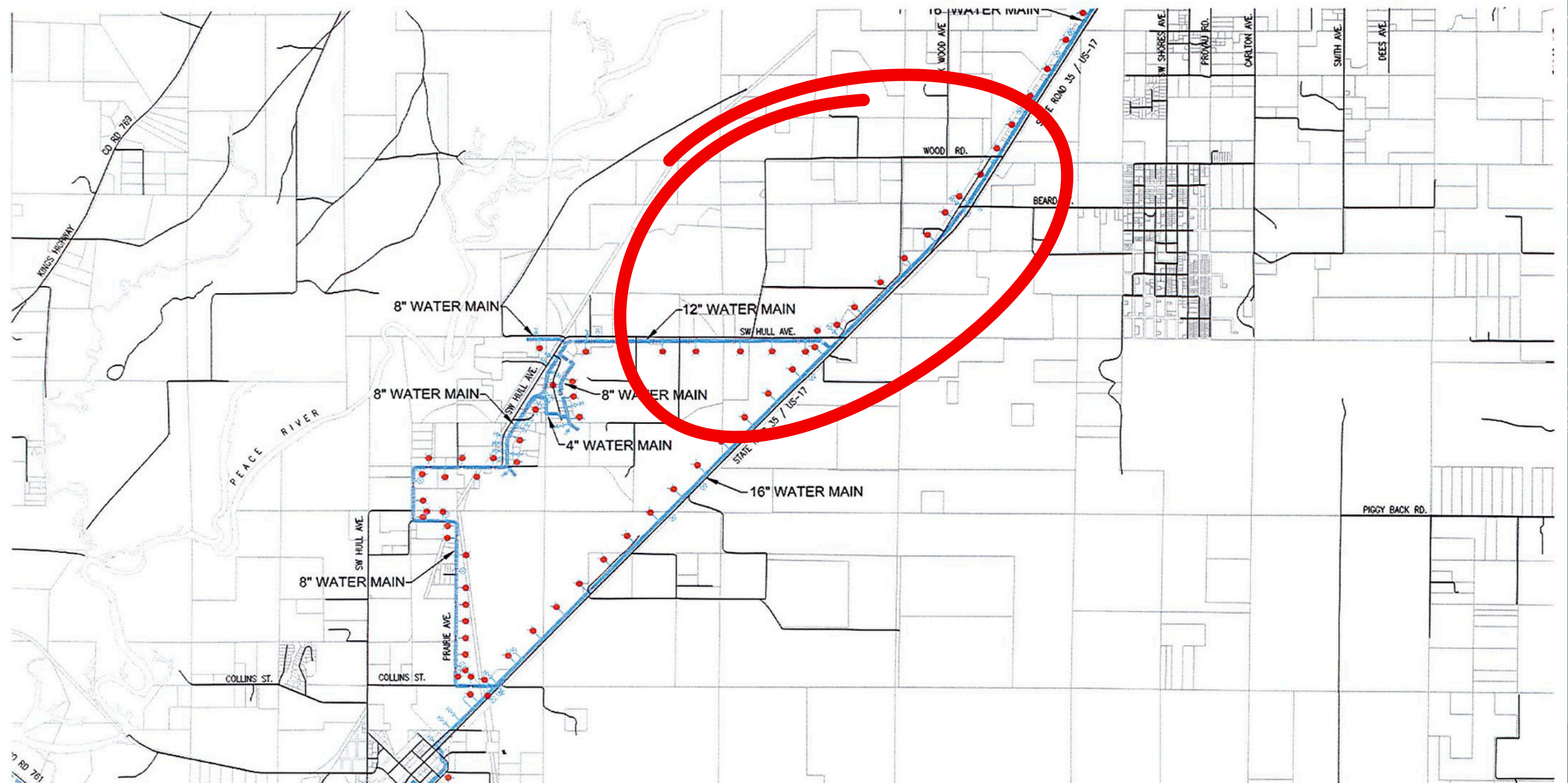
# LOGISTICS

## Rail Access

- **Class III shortline railroad with 111 miles across 2 lines directly serving Manatee, Sarasota, Desoto, Charlotte, Lee, and Collier Counties, with extended final mile logistics to all Florida.**
- **Hauls much of Southwest Florida's drywall, plywood/lumber, aggregates, LPG (propane), plastics, recyclables, and other commodities.**
- **Full service transloading centers in Sarasota, North Fort Myers, and other locations built to suit.**



# THE PROPERTY ... UTILITIES



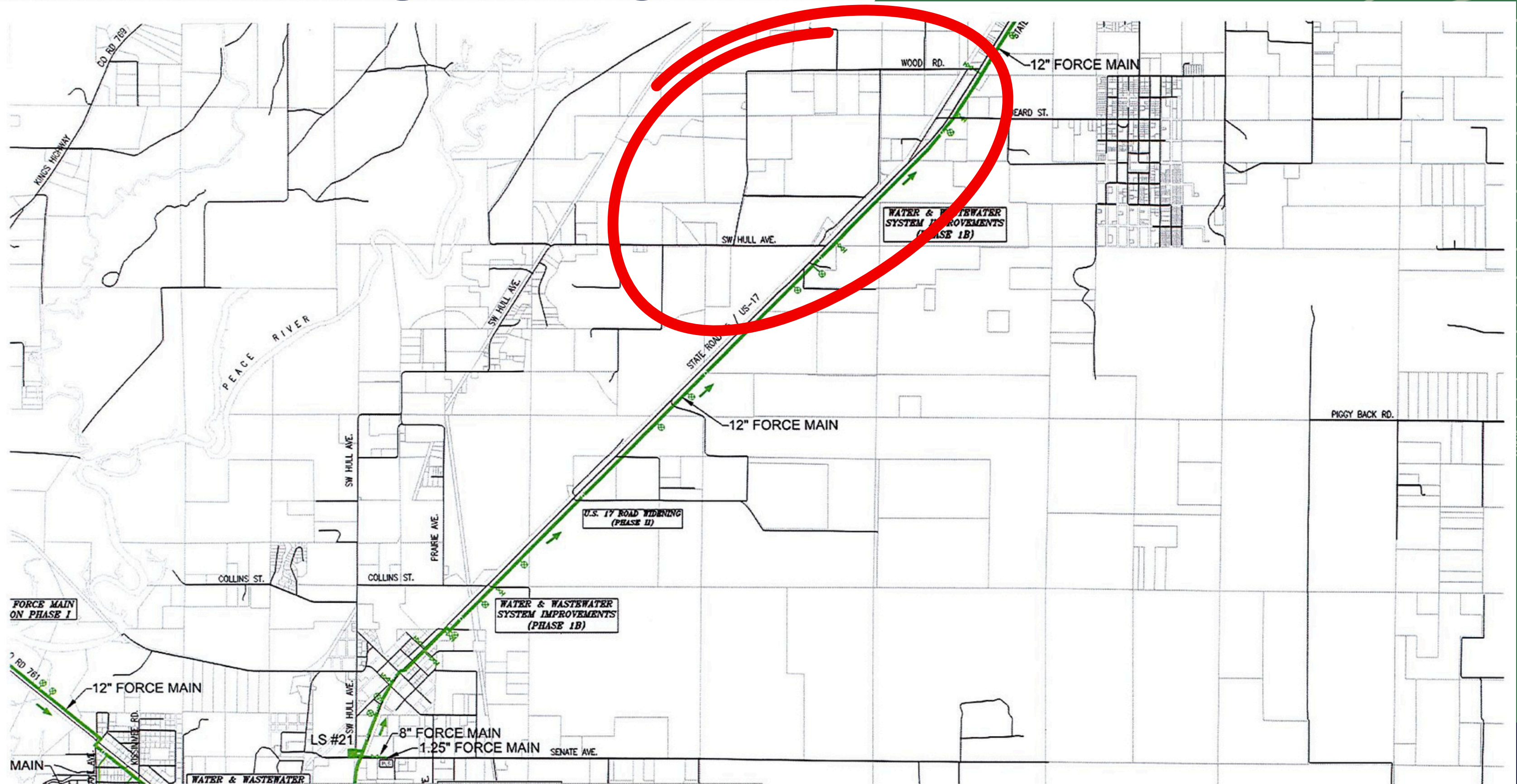
# THE PROPERTY ... UTILITIES



Hwy 17 Industrial 294 ± AC, Arcadia, FL

- Hydrants
- C-E-UTIL- FM
- C-E-UTIL-WM

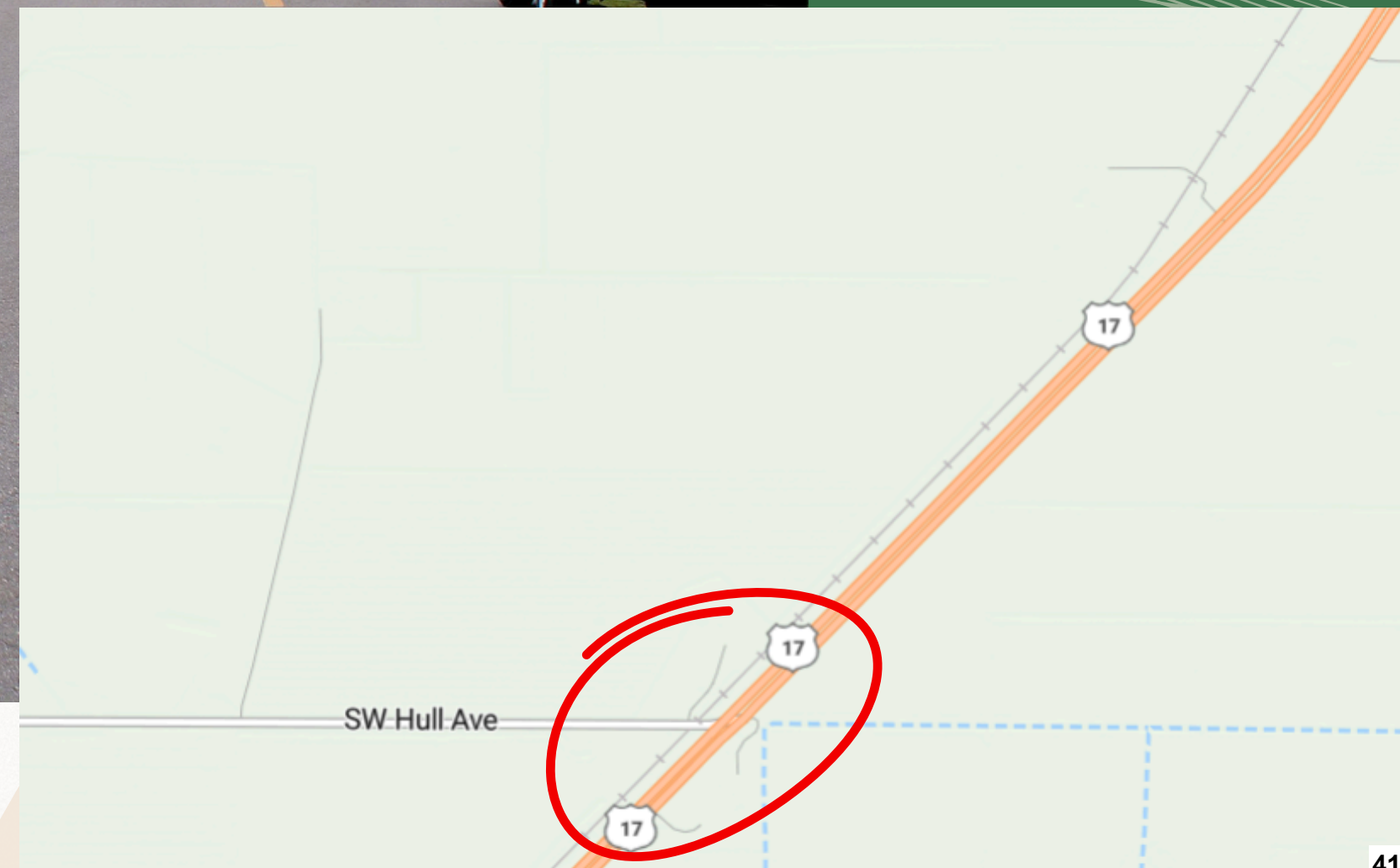
# THE PROPERTY ... UTILITIES



# PROPERTY ACCESS POINTS

SW Hull Avenue from SB Hwy 17

# POINTS



# PROPERTY ACCESS POINTS

West back road from SW Hull Avenue



This road runs on the western side of the property

# PROPERTY ACCESS POINTS

Entry on to property from West road



# DESOTO IN 60 SECONDS

So Much Potential, So Much Adventure!





# DeSoto County

7/24/2025

- ☐ Consent Agenda    ☐ Quasi-Judicial Public Hearing  
☒ Regular Business    8:30 am  
☐ Public Hearing Other

**DEPARTMENT:**    Economic Development  
**SUBMITTED BY:**    Sondra Guffey  
**PRESENTED BY:**    Olivia Worley

## **TITLE & DESCRIPTION:**

**Florida Commerce Representative Olivia Worley will provide state initiative update**

## **REQUESTED MOTION:**

n/a

## **SUMMARY:**

**Olivia Worley, Florida Commerce Representative for the Heartland, will provide an update on any state initiatives concerning DeSoto County and surrounding regions.**

## **BACKGROUND:**

**Olivia Worley, the new Florida Commerce Rural Liaison, has volunteered to attend future EDAC meeting to provide updates on state initiatives concerning the Heartland. Florida Commerce assists the Governor in advancing Florida's economy by championing the state's economic development vision and by administering state and federal programs and initiatives to help visitors, citizens, businesses, and communities.**

## **FUNDS:**

Budget Amount: Click or tap here to enter text.

Actual Agenda Item: Click or tap here to enter text.

Cost: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Explanation: Click or tap here to enter text.