

**WORK SHOP OF THE BOARD OF COUNTY COMMISSIONERS  
HELD ON MARCH 14, 2017 AT 1:00 PM  
IN THE COUNTY COMMISSIONERS' MEETING ROOM  
ROOM 103, ADMINISTRATION BUILDING  
ARCADIA, FLORIDA**

The Board of County Commissioners held a Work Shop on March 14, 2017.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Juril "Buddy" Mansfield	Commissioner, District 1	Present	
James Selph	County Commissioner, District 2	Present	
Judy Schaefer	County Commissioner, District 3	Present	
Elton Langford	Chairman, District 4	Present	
Terry Hill	County Commissioner, District 5	Present	
Donald Conn	County Attorney	Present	
Mandy Hines	County Administrator	Present	
Richard Metzger	Facilities Director	Present	
Jill Kersey	Transcribing Secretary	Present	
Lauri Benson	Office Manager	Present	
Jorge Hernandez	Compliance Director	Present	
Barrie Buenaventura	Attorney	Present	
Earl Hahn	Development Director	Present	
Michael Giardullo	County Engineer	Present	
Kathy Heitman	Compliance Specialist	Present	

**CALL TO ORDER                      1:00 PM**

**TURN OFF OR SILENCE ALL CELL PHONES**

***A. Discussion of Bonus Density Criteria and Process***

Earl Hahn reviewed Density and Intensity Bonus. This is a program that allows developers to build more housing, commercial or industrial space than would be allowed under the zoning district in exchange for providing to the community a form of public benefit. The benefits could include recreational lands or off site transportation improvements such as sidewalks.

Don Conn commented there are two approaches on how to assign Bonus Density. Mr. Conn proposed a more subjective or judgment driven approach. He suggested a general policy that would be implemented for new development only.

Maureen Stasi expressed her concerns and feels a Bonus Density will work against the Lake Suzy overlay district. She asked the Board to be more objective in their viewpoints as opposed to subjective.

Mr. Conn commented the Comprehensive Plan can be amended to remove the Bonus Density provision.

Further discussion ensued. Commissioner Selph, Commissioner Hill and Commissioner Langford prefer Mr. Conn's approach. Commissioner Schaefer and Commissioner Mansfield are undecided. Ms. Hines verified staff will move forward with Mr. Conn's approach.

***B. Discussion of Minor Plats and Minor Subdivisions***

Barrie Buenaventura reviewed Subdivisions and Platting. A Subdivision is division of land into three or more lots including the establishment of the new streets or other infrastructure. A Plat is a map of

a subdivision that is a complete and exact representation of the subdivision and is required to be prepared by a professional surveyor and mapper. Plats are required for all subdivisions that meet the requirements. A plat that does not meet all of the minor plat requirements will be considered a major subdivision. DeSoto County has minor and major subdivisions which are found in many rural Florida counties. DeSoto County also allows applicants to choose if they do or do not record a minor plat. A PIN (Parcel Identification Number) is assigned by the Property Appraiser to each parcel for taxing purposes and is not considered a legal description. Further discussion ensued.

Bucky Waldron expressed his concerns and feels all plats should be recorded. Clay Gates, County Surveyor feels it is in the best interest of the public and the County to have minor plats recorded. There was Board consensus to have all plats recorded and require frontage on existing roads.

**ADJOURNMENT**

There being no further business, Chairman Langford adjourned the meeting at 3:06pm.

**ATTEST:**

**BOARD OF COUNTY COMMISSION  
DESOTO COUNTY, FLORIDA**

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**MANDY HINES  
COUNTY ADMINISTRATOR**

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**ELTON A. LANGFORD  
CHAIRMAN**