

**DESOTO COUNTY, FLORIDA  
ORDINANCE 2024- \_\_\_\_**

**AN ORDINANCE OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS, ADOPTING A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT WHICH CONSISTS OF AMENDING THE FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL FOR A +/- 1.498 ACRE PROPERTY LOCATED AT 5241 SW HWY 17, ARCADIA, FLORIDA, PROPERTY IDENTIFICATION NUMBER BEING 26-38-24-0400-0000-0150; GRANTING TO THE APPLICANT, CEB LAND MANAGEMENT SERVICES, LLC, A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT (COMP 0009-2024); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 125, Florida Statutes, empowers the Board of County Commissioners (hereinafter referred to as the “Board”) to prepare and enforce comprehensive plans for the development of the county; and

**WHEREAS**, on February 13<sup>th</sup>, 2024 the Development Department received an application to amend the DeSoto County Comprehensive Plan which consists of amending the Future Land Use Map designation of +/- 1.498 acres from Low Density Residential to Commercial; and

**WHEREAS**, the DeSoto County Planning Commission, acting as the Local Planning Agency, held a public hearing on the proposed small scale amendment on October 1, 2024 and recommended approval; and **WHEREAS**, on October 22, 2024, the Board held a public hearing on the proposed small scale amendment and approved the transmittal of same, which transmittal will be completed after the adoption hearing; and

**WHEREAS**, pursuant to Section 163.3187, Florida Statutes, a small-scale development amendment requires only one public hearing before the local governing body, which adoption hearing was held on December 17<sup>th</sup>, 2024 adopting the small scale Comprehensive Plan Map Amendment.

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

**Section 1.** The comprehensive plan future land use map is hereby amended from Low Density Residential to Commercial for the +/- 1.498 acre property located at 5241 SW HWY 17, Arcadia, Florida, with parcel ID no. 26-38-24-0400-0000-0150.

**Section 2.** The Board directs the Development Director to transmit said Comprehensive Plan amendment to the State Land Planning Agency, so that the Department can maintain a complete and up-to-date copy of the local government’s Comprehensive Plan.

**Section 3.** Pursuant to Florida Statute § 163 .3187, this ordinance shall become effective 31 days after adoption. Anyone seeking to challenge the compliance of this small-scale plan amendment shall file a petition with the Division of Administrative Hearings within 30 days

following the local government's adoption of the amendment. If challenged within 30 days after adoption, this small scale plan amendment shall not be effective until the state land planning agency of the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance. No development orders, development permits or land uses dependent on this amendment may be issued or commenced before it has become effective

**PASSED AND DULY ADOPTED** in DeSoto County, Florida, this 17<sup>th</sup> day of December 2024.

**ATTEST:**

**DESOTO COUNTY BOARD OF  
COUNTY COMMISSIONERS**

BY: \_\_\_\_\_  
Mandy Hines  
County Administrator

By: \_\_\_\_\_  
J.C. Deriso  
Chairman

**Approved as to form and legal sufficiency:**

By: \_\_\_\_\_  
Valerie Vicente  
County Attorney