

DeSoto County 2050!

Comprehensive Plan Update

DeSoto County,
FLORIDA



COMPREHENSIVE PLAN

Part 1: (Summer/Fall 2026):

Minor updates and Amendments for compliance with Florida Statutes

Part 2 (2026 - 2027):

Amendments based on community vision and growth & development trends



PROJECT OVERVIEW

Analysis of Current Plan, Trends, Data

Community Engagement, Project Website

Community Survey

Draft Amendments (Part 1, Part 2)

Public Meetings and Hearings



Project Website & Community Workshop

www.cfrpc.org/plandesoto2050

https://www.cfrpc.org/desoto-county-comp-plan-workshops



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DeSoto County Comprehensive Plan

Upcoming Workshops

Thursday, June 18, 2026

4:30 pm - 6:30 pm

Turner Agri-Civic Center
2250 N.E. Roan Street, Arcadia



Key Elements of Part 1 Update General Housekeeping Items



Update Requirements from
Florida Statutes



Update references to the 10-year and 20-year Planning Period



Update timing related policies



Update references to agencies
with name changes

[Florida Commerce](#)



Senate Bill 180



Cities and Counties May Not . . .

- *propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations;*
- *propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027*



Comprehensive Plan Elements

Current Elements

- Future Land Use
- Transportation
- Housing
- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste
- Aquifer Protection
- Conservation
- Intergovernmental Coordination
- Public Schools
- Recreation and Open Space
- Capital Improvements
- Property Rights

Potential Elements

- Economic Development



Administrative Amendments

Add Intro to each element – citing F.S.

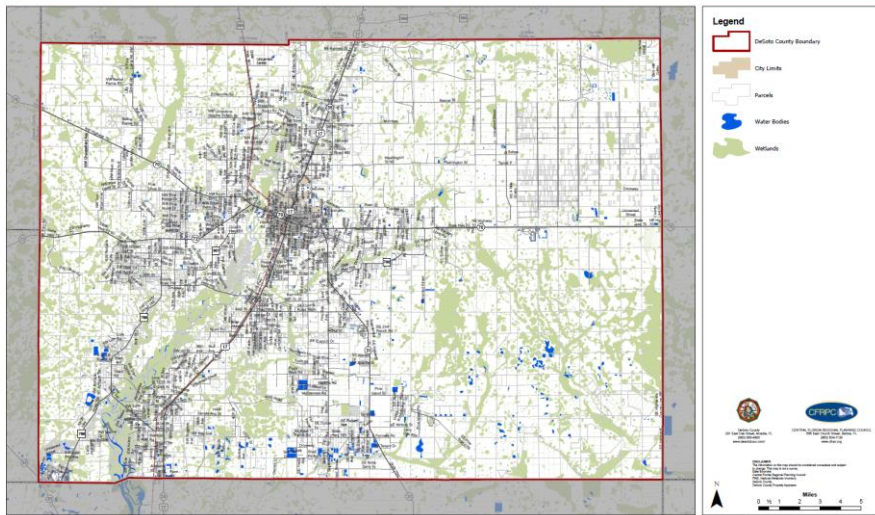
EXAMPLE:

Introduction: Pursuant to **Section 163.3177(6)(a), F.S.**, the following represents the Future Land Use Goals, Objectives, and Policies of DeSoto County. These Goals, Objectives, and Policies are intended to address the establishment of a long-term vision towards which the land-use programs and activities of the community are ultimately directed. **This element addresses the 10-year short term planning horizon (2036) and the 20-year long-term planning horizon (2050) as required by Florida Statutes.**

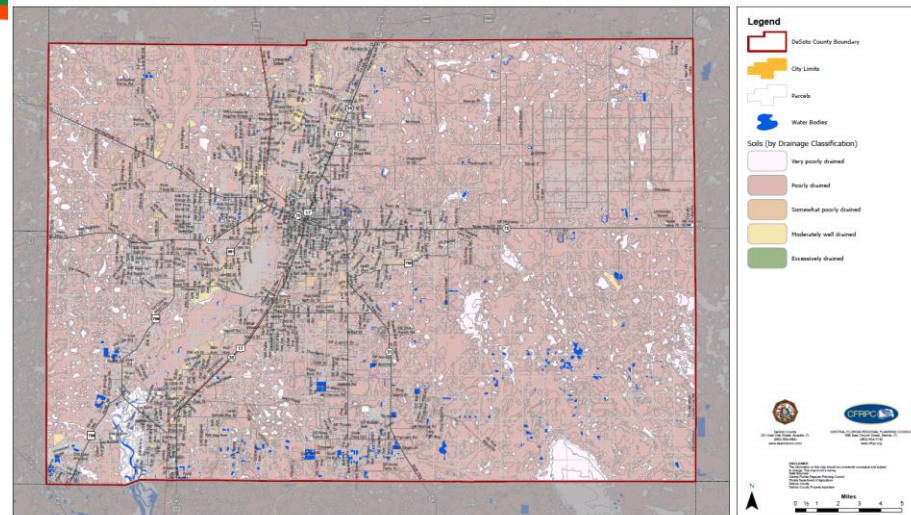


Update the Future Land Use Map Series

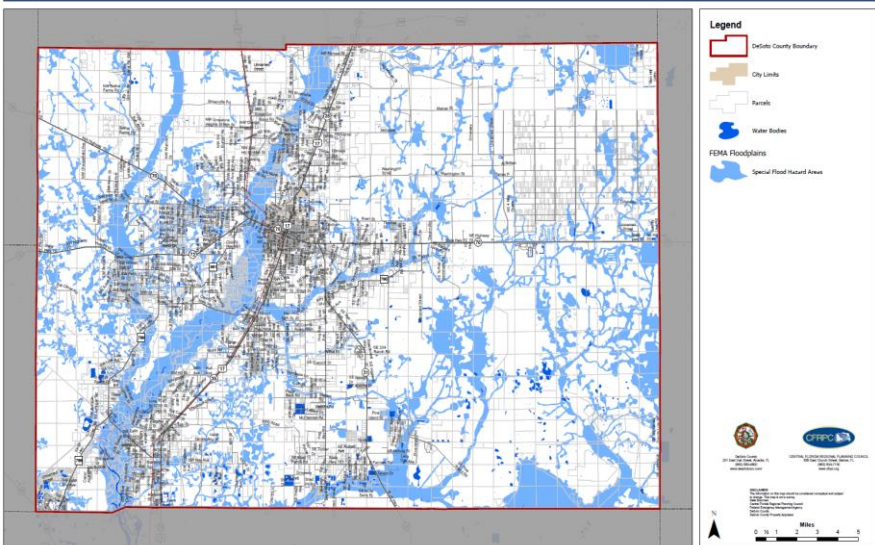
DESOTO COUNTY
FLU MAP 3 - WETLANDS



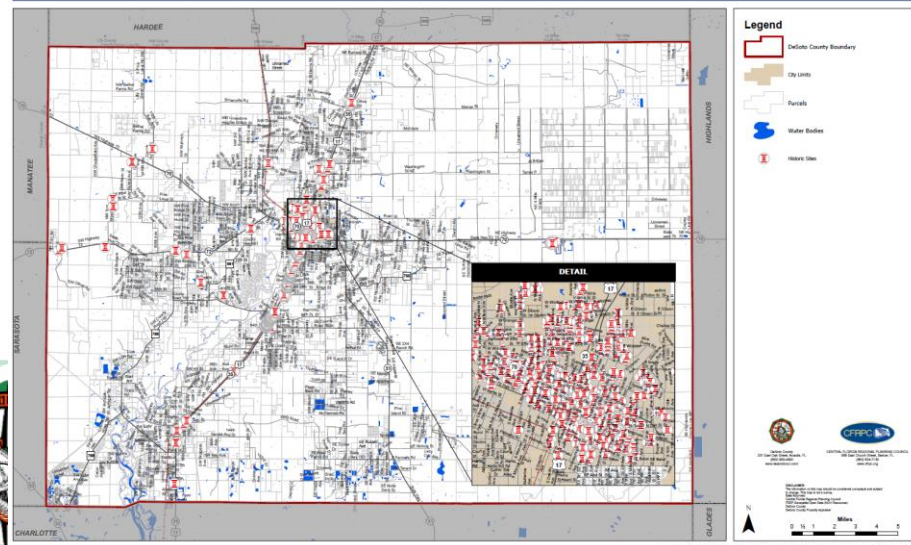
DESOTO COUNTY
FLU MAP 5 - GENERALIZED SOILS CLASSIFICATION



DESOTO COUNTY
FLU MAP 4 - FEMA FLOODPLAINS



DESOTO COUNTY
FLU MAP 2 - HISTORIC RESOURCES



Current FLU Categories

Land Use Categories	Base Density/Intensity	Bonus* (Policy1.1.3)
Rural/Agriculture	Residential - Up to 1 du/10 acres	No bonus
	Non-residential - Up to 0.4 FAR	
Low-Density Residential	Residential - Up to 2 du/acre	3.5 du/ac max*
Medium-Density Residential	Residential - Up to 3.5 du/acre	5 du/ac max*
Neighborhood Live/Work) Mixed Use	Residential - Up to 3.5 du/acre	5 du/ac max*
	Non-residential - Up to 0.4 FAR	0.6 FAR max*
Employment Center	Non-residential - Up to 0.5 FAR	0.7 FAR max*
Urban Central Mixed Use	Residential - Up to 5 du/acre	8 du/acre max
	Non-residential - Up to 0.6 FAR	2.0 FAR max
Commercial	Non-residential- Up to 0.25	0.35 FAR max*
Public Land and Institutions	Publicly and semi-publicly owned lands that are effectively controlled from developing into a typical residential density or private non-residential land use not involved in service to the public. Examples include park, correctional facilities, sewer plants, etc.	



Future Land Use Element Update (New FLU Category Concept)

EXAMPLE

Residential Estate:

- Areas as primarily well-suited for residential uses that are consistent with transitioning or bridging between more suburban density categories and agricultural land uses.
- **Residential development is the primary use.**
- Density of **1 dwelling unit per 2.5 acres.**



Future Land Use Element Update (Florida Statute Requirements)

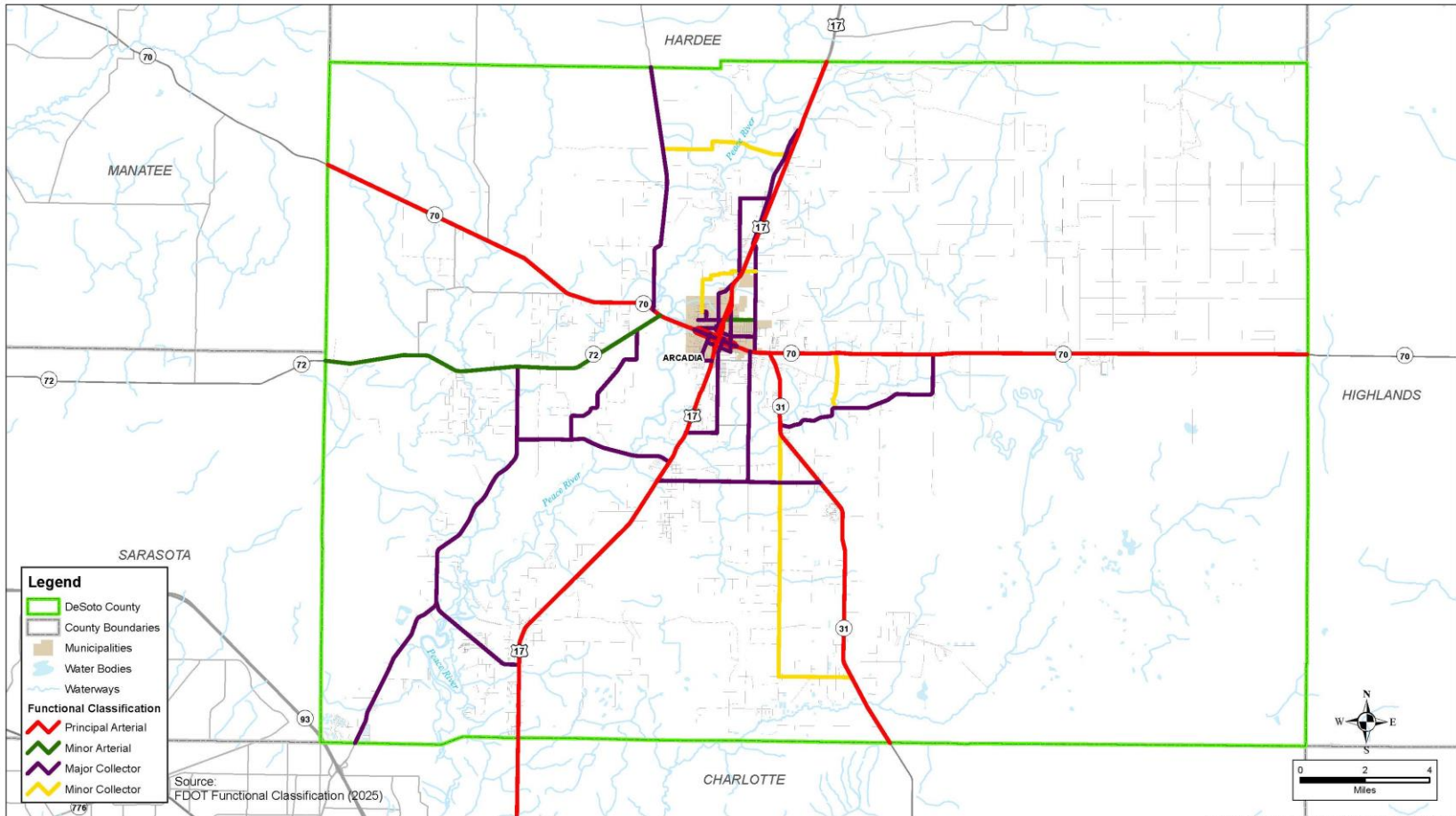
New Policy:

Consistent with Section 163.31771, Florida Statutes, the County will evaluate **permitting accessory dwelling units** in single-family residential areas to increase the availability of affordable rentals for extremely low-income, very-low-income, or moderate-income persons.



Transportation Element (Update Transportation Map Series)

DESOTO COUNTY EXISTING ROADWAY FUNCTIONAL CLASSIFICATION



Transportation Element Update (New Policy – FDOT Target Zero)

- **OBJECTIVE:** **PROMOTE ROAD SAFETY AWARENESS AND REDUCE CRASHES THROUGH EDUCATION, ENFORCEMENT AND INFRASTRUCTURE IMPROVEMENT.**
- **Policy 1:** Recognize and support FDOT's Target Zero initiative to reduce the number of transportation-related serious injuries and fatalities.
- **Policy 2:** Support the HRTPO's safety initiatives, including the development of a countywide Safety Action Plan.
- **Policy 3:** Support law enforcement efforts to ensure compliance with speed limits and other traffic rules.



Housing Element

- Update Planning Horizon
- Update Statutory References
- Policies complimenting Affordable Housing Opportunities
 - Accessory Dwelling Units (FLU element)
 - Incentivizing Multi-family & Mixed-uses



Housing Element Housing Data

❖ Residential permitting activity in DeSoto County over 10-year period (2015 – 2025):

- Single-family: 46.7% of Development
- Manufactured housing: 50.7% of Development
- Multi-family: 2.6% of Development



Infrastructure Element

Four (4) Elements currently address Infrastructure

To be combined in Part 2 of Amendments

- Potable Water Element
- Sanitary Sewer Element
- Drainage Element
- Solid Waste Element



Aquifer Protection Element



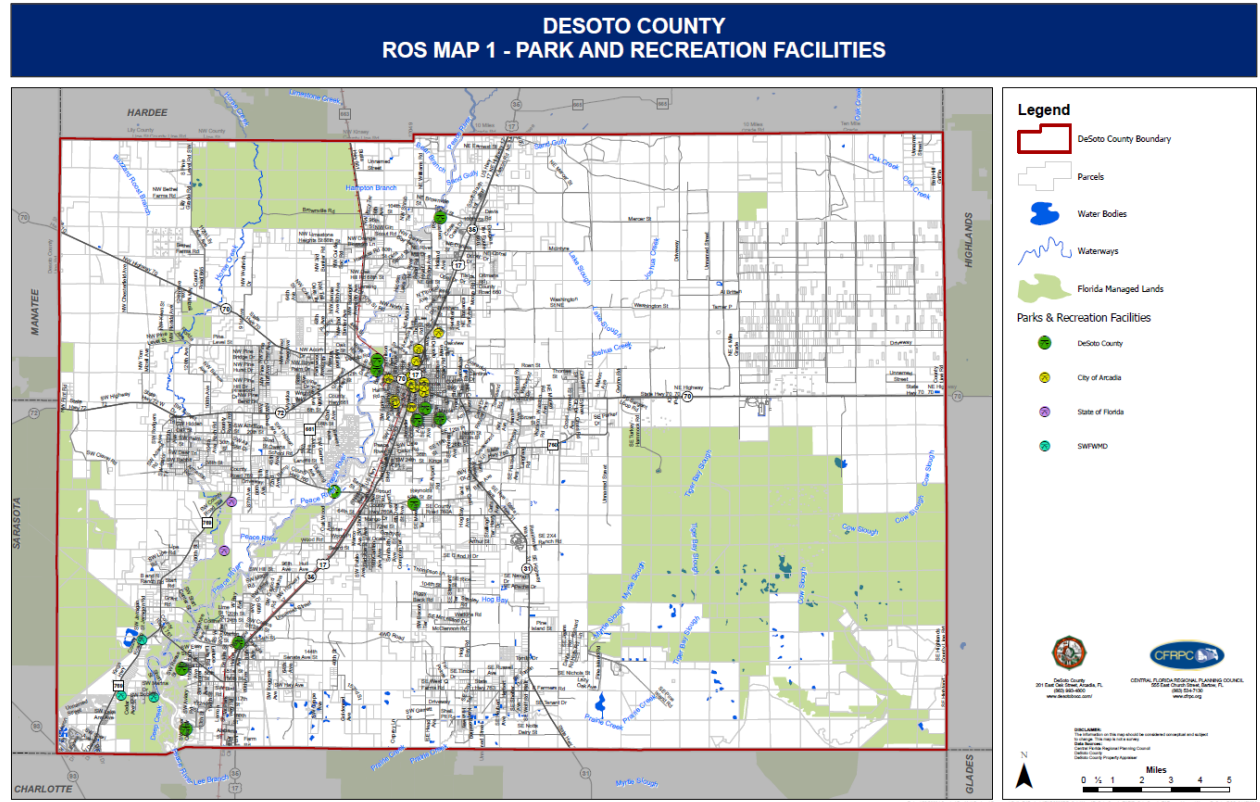
- **Florida Water Star**
- **Central Wastewater Systems**
- **Peace River Basin Management Action Plan**



Recreation and Open Space Element

- **Add Connectivity Policies**

- Park-to-Park
- Neighborhoods to Schools to Parks



Intergovernmental Coordination Element

- **Update Planning Horizon**
- **Update Statutory References**
- **Update Agencies:**
 - School Board Coordination
 - HRTPO
 - Others



Public School Facilities Element

- **Update Planning Horizon**
- **Update Statutory References**
- **Consistent with Intergovernmental Coordination Policies**



Capital Improvements Element

- **Update Planning Horizon**
- **Update Statutory References**



Property Rights Element

- **Update Format**
- **Add Goal consistent with Florida Statutes**



Next Steps

- Community Workshop – June 18, 2026 (Part 2 Input)
- BOCC Workshop on Draft Amendments (Part 1) – August 2026
- Public Hearings (Part 1 Amendments) – September/October 2026
- Ongoing – Part 2 Amendments



Next BOCC Workshop & Schedule

- August BOCC Workshop
Review Draft Amendments (Part 1)

- **Date Options:**

Monday, August 17

Thursday, August 20

Tuesday August 25 at 9:00 AM



Project Website & Community Workshop

www.cfrpc.org/plandesoto2050

🔄 <https://www.cfrpc.org/desoto-county-comp-plan-workshops>



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Thank you!!!

“It takes a community...”





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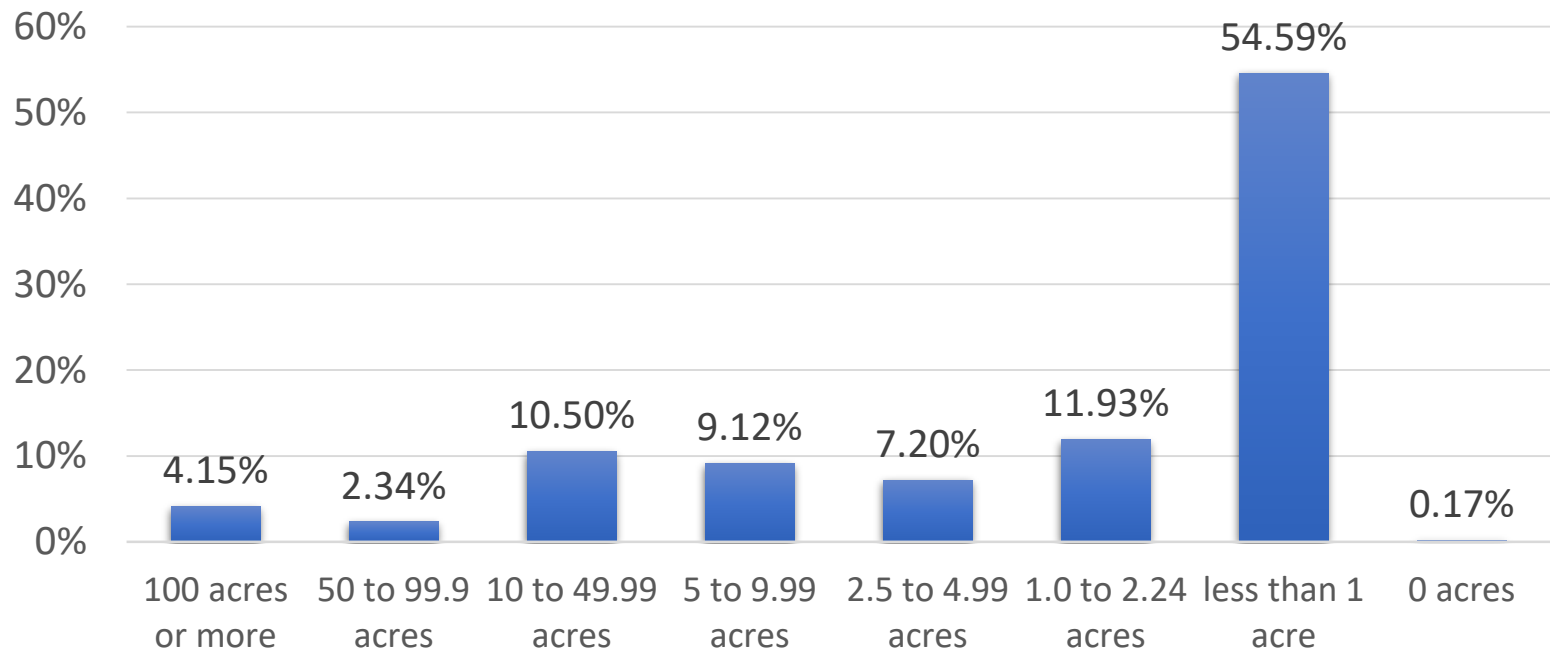
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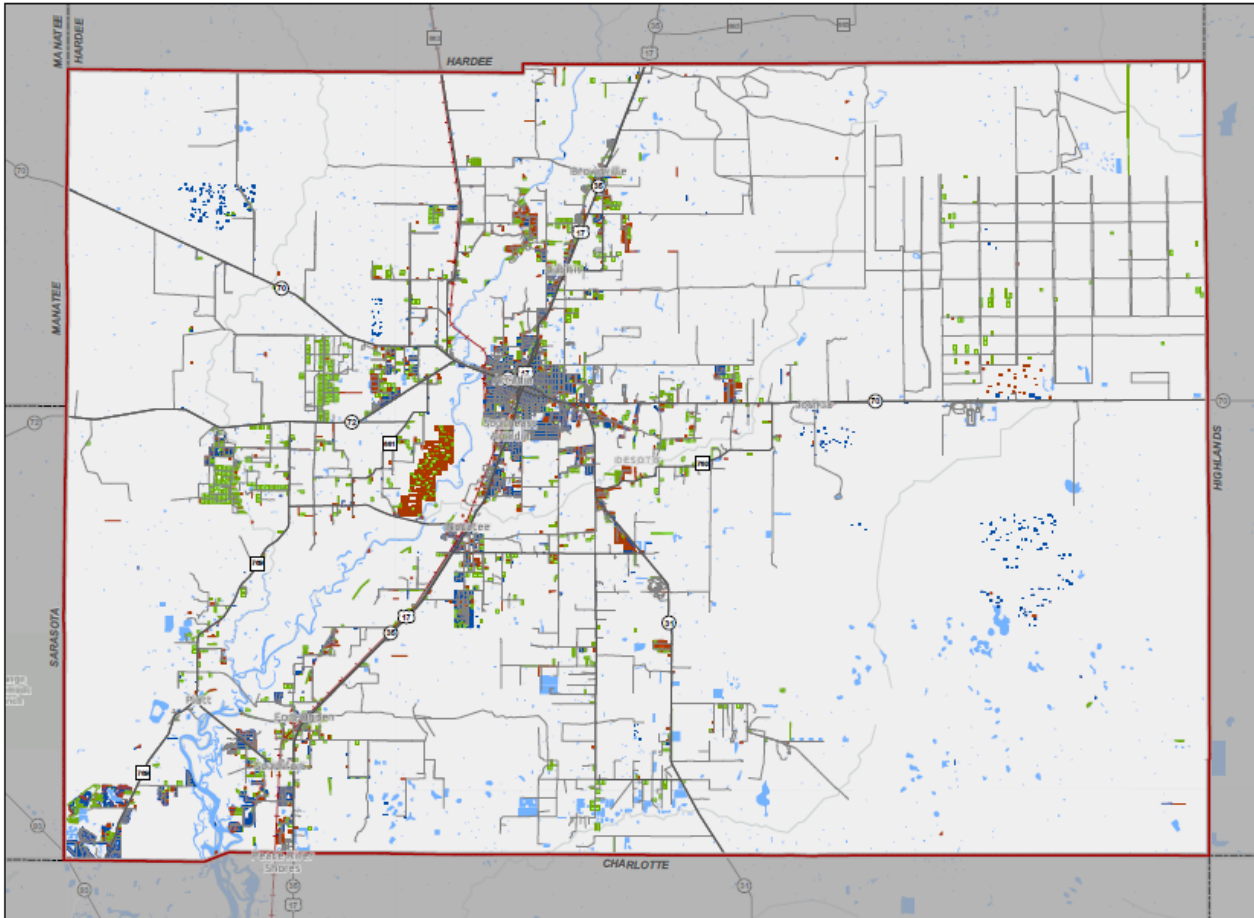


73.7% of parcels less than 5.0 acres
4.2% of parcels 100 acres or larger


Percent of Parcels by Parcel Size



DESOTO COUNTY PROPERTY ACREAGE MAP



Legend

 DeSoto County Boundary

 Water Bodies

DeSoto County Acreage

-  Less than 1.0 acres
-  1.0 to 2.49 acres
-  2.5 to 5.0 acres

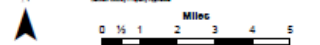
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www.desotocounty.com

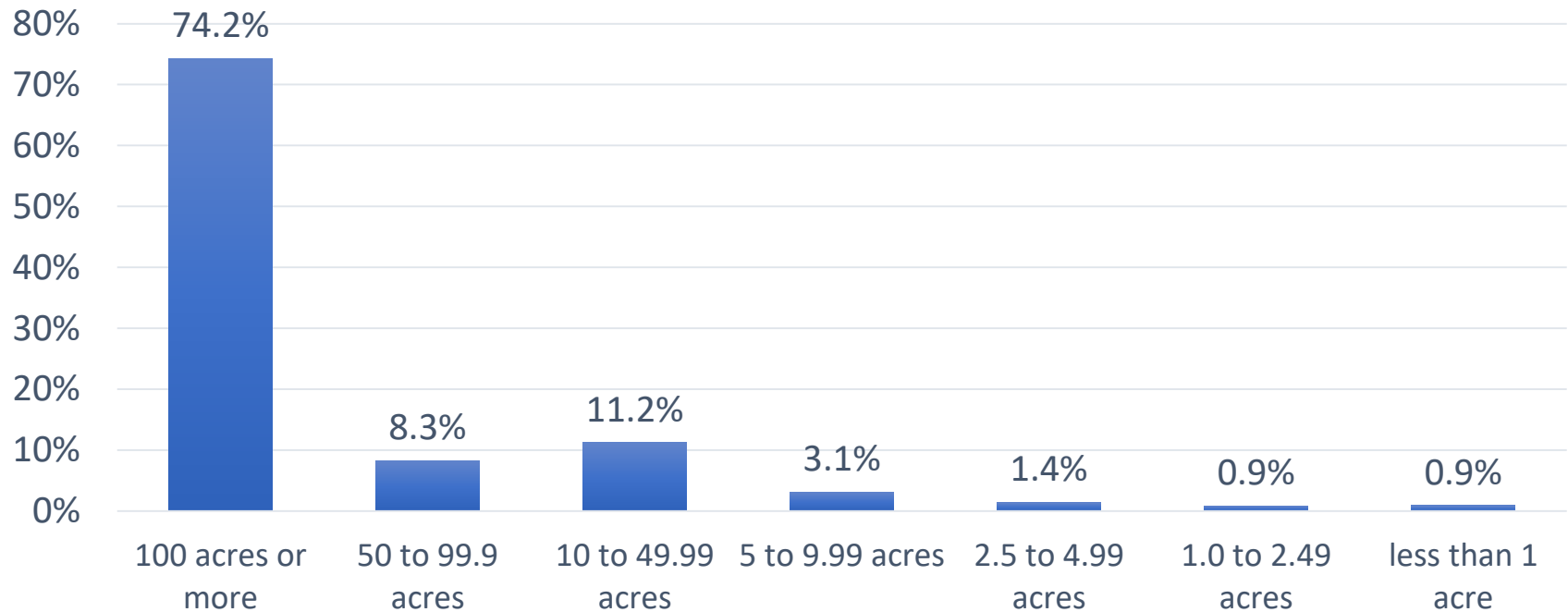
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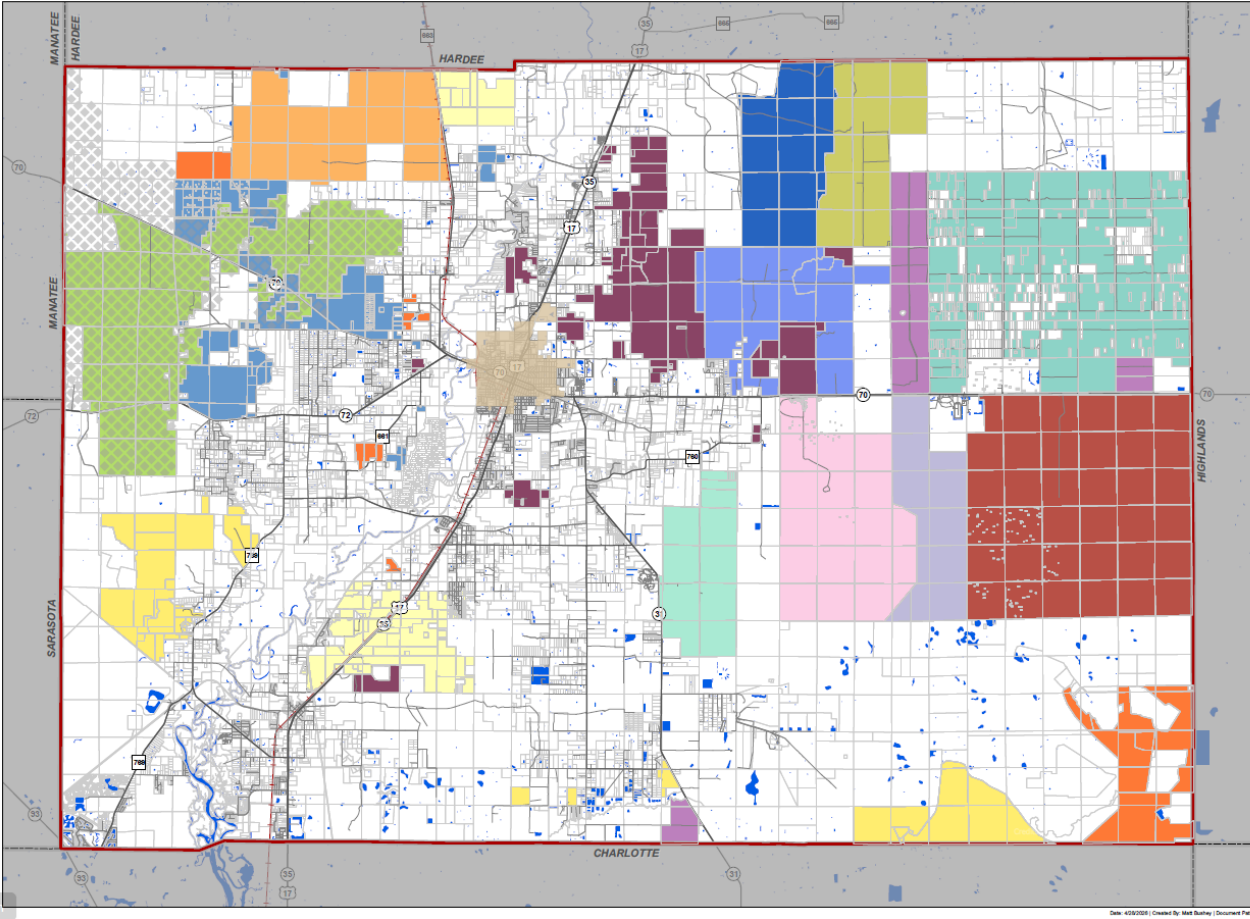


3.2% of total acreage in parcels less than 5.0 acres
74.2% of total acreage in parcels 100 acres or larger

Percent of Total Acreage of Parcel Size



DESOTO COUNTY LARGE LAND OWNERS MAP



Legend

- DeSoto County Boundary
- City Limits
- Parishes
- Water Bodies
- Phosphate Mining Overlay

Large Land Owners

LARGO RANCHES LP	BOBETT HOLDINGS LLC
ALCO INC	BLACK BIRD RANCH LLC
ENCHABED COMPANY	VOYCE LLC
J & L TRIPLE R RANCH LLP	OSWALT LLC
TURNER EUGENE H FAMILY	SOUTHWEST GROVES LLC
SPANISH TRAIL LAND & CATTLE COMPANY LLC	
TURNER RILEY W FAMILY	
WOOD CROSS PARTNERSHIP	
VOY HOLDINGS LLC	
SOUTHWEST FLORIDA WATER	
FRENCH GOLDEN GATE LLC	
TURNER GROVES CATTLE LTD	

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201 East Oak Street, Arcadia, FL
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386.324.7330
www.cfrpc.org

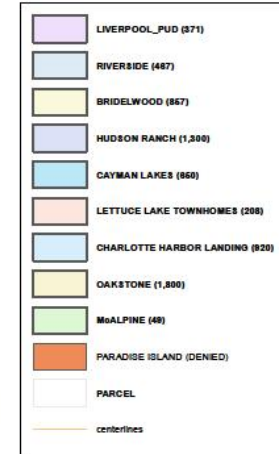
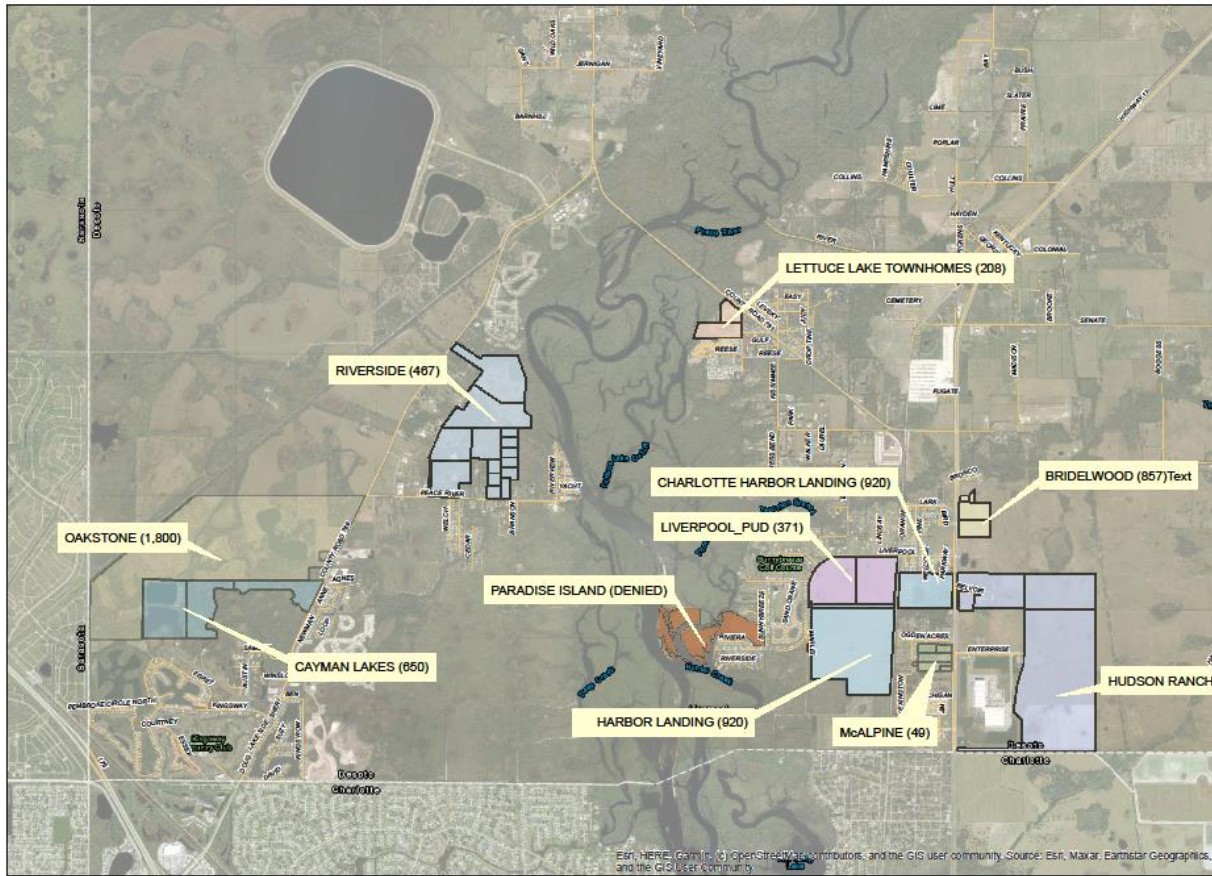
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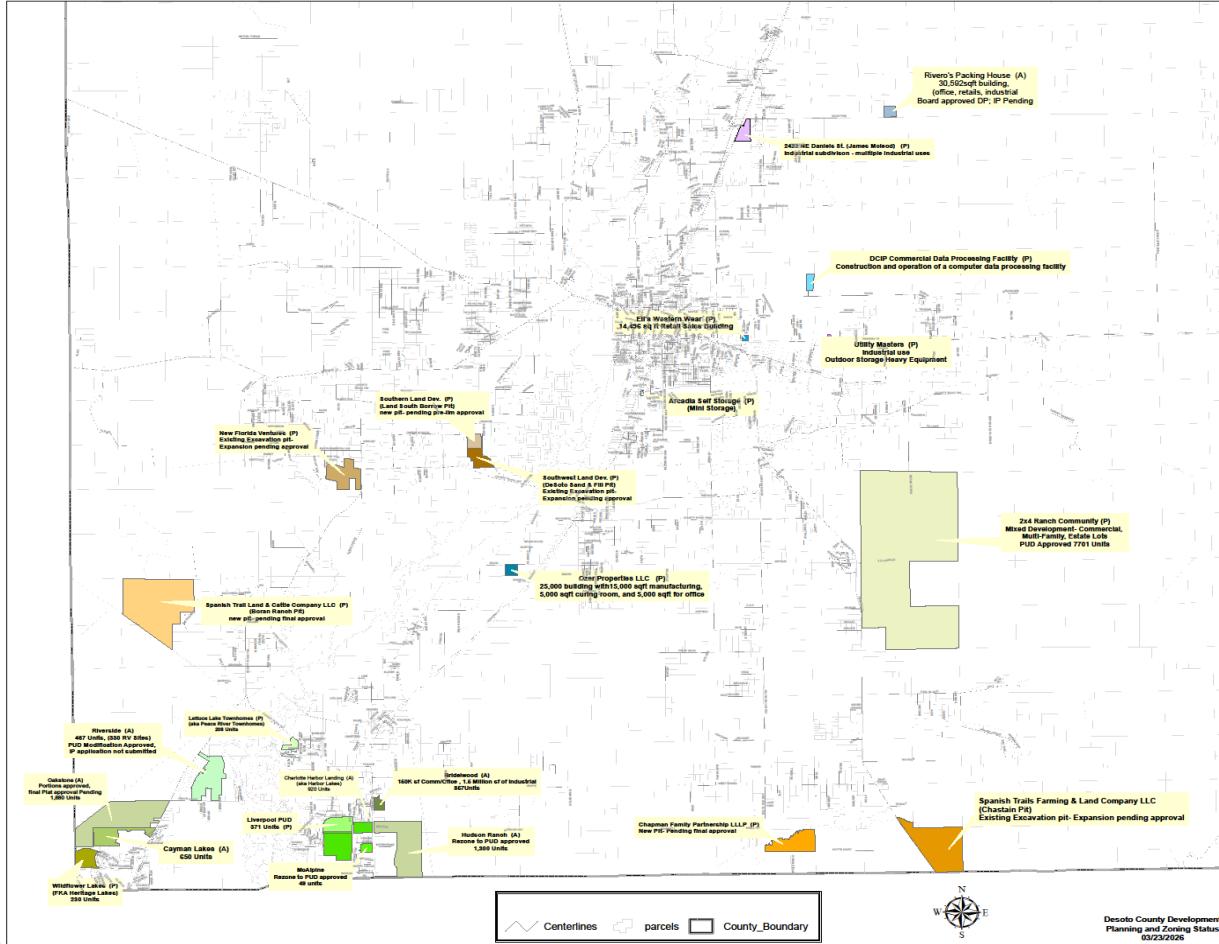
Residential Trends - March, 2025



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Development Trends



RESIDENTIAL

- Bridelwood (A)
- Cayman Lakes (P)
- Charlotte Harbor Landing (A)
- Hudson Ranch (A)
- Lettuce Lake Townhomes (A)
- Liverpool PUD (P)
- McAlpine (A)
- Oakstone (A)
- Riverside (A)
- Wildflower Lakes (FKA Heritage_Lakes) (P)
- 2x4 Ranch Community (P)

COMMERCIAL

- Arcadia Self Storage (P)
- DCIP Commercial Data Processing Facility (P)
- Eli's Western Wear (P)
- Ozer Properties LLC (P)
- Rivero's Packing House (A)
- Charlotte Harbor Landing (A)

INDUSTRIAL

- 2422 NE Daniels St. (James_Mcleod) (P)
- Utility Masters (P)

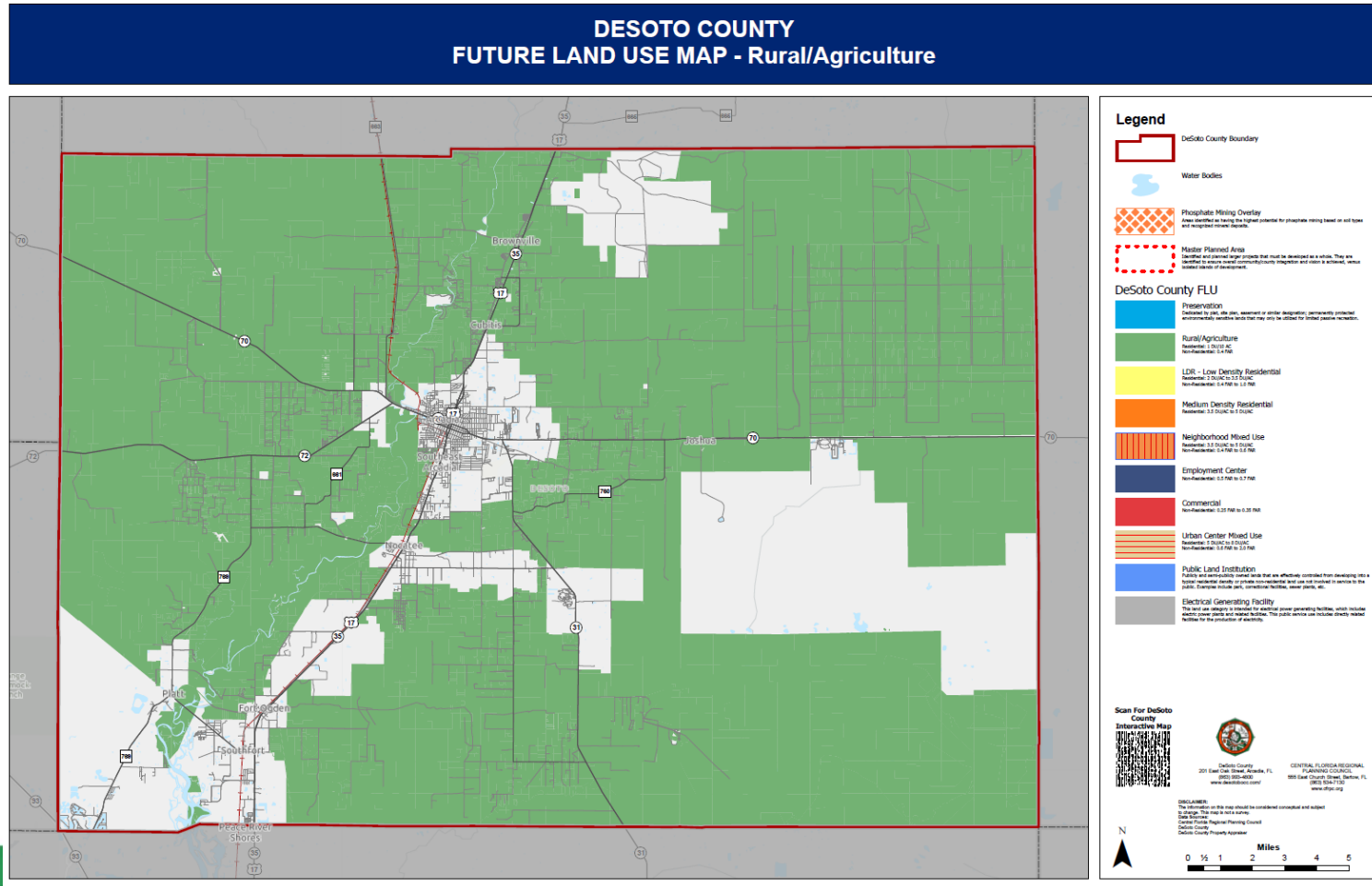
EXCAVATION

- Boran Ranch Pit (P)
- Chapman Family Partnership LLLP (P)
- Chastain Pit (P)
- DeSoto Sand & Fill Pit (P)
- Land South Borrow Pit (P)
- New Florida Ventures (P)
- Charlotte Harbor Landing (A)

Note:
 (A) - Apporved Status
 (P) - Pending Status

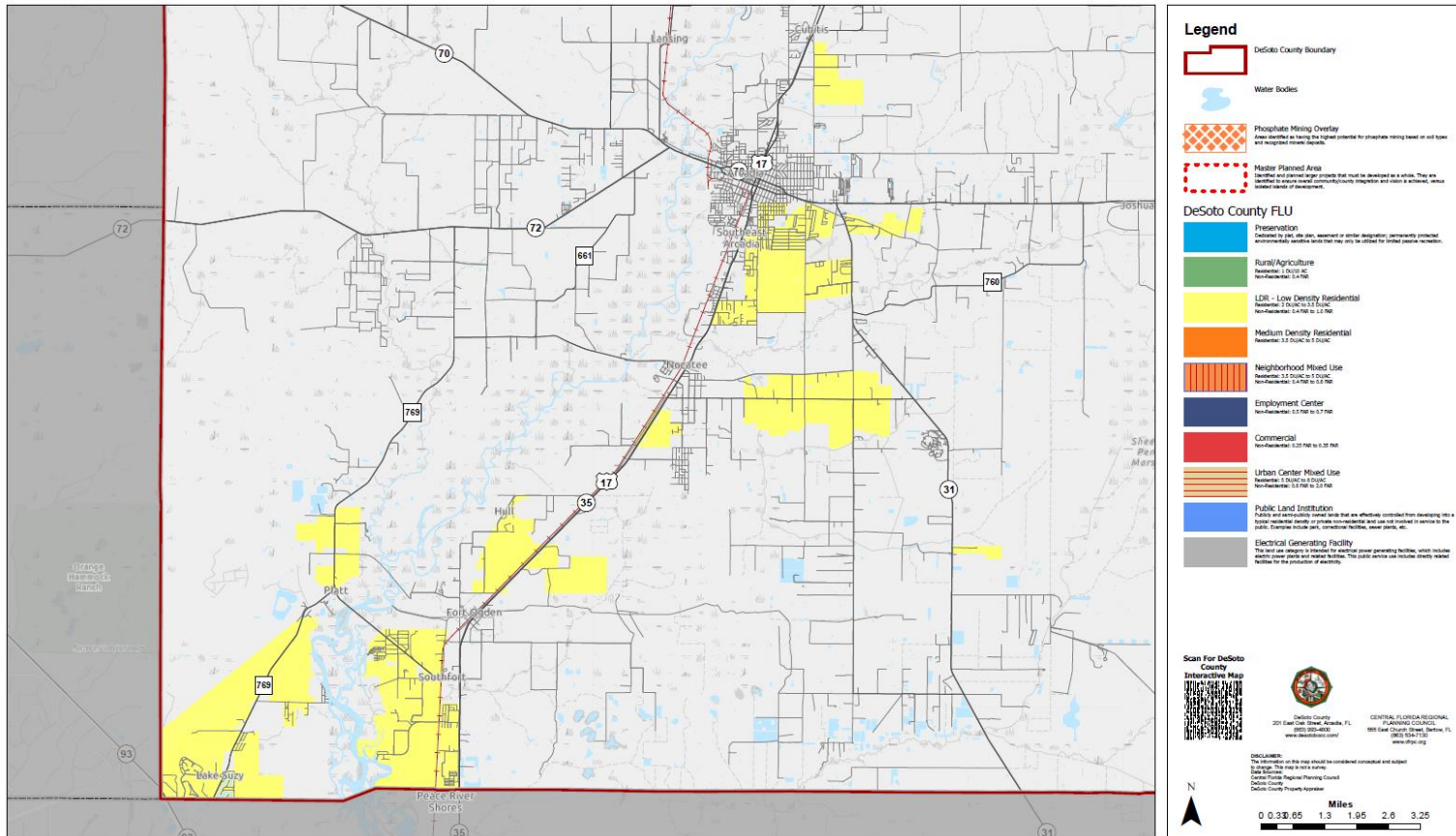


- Approximately 79.7 percent of Future Land use



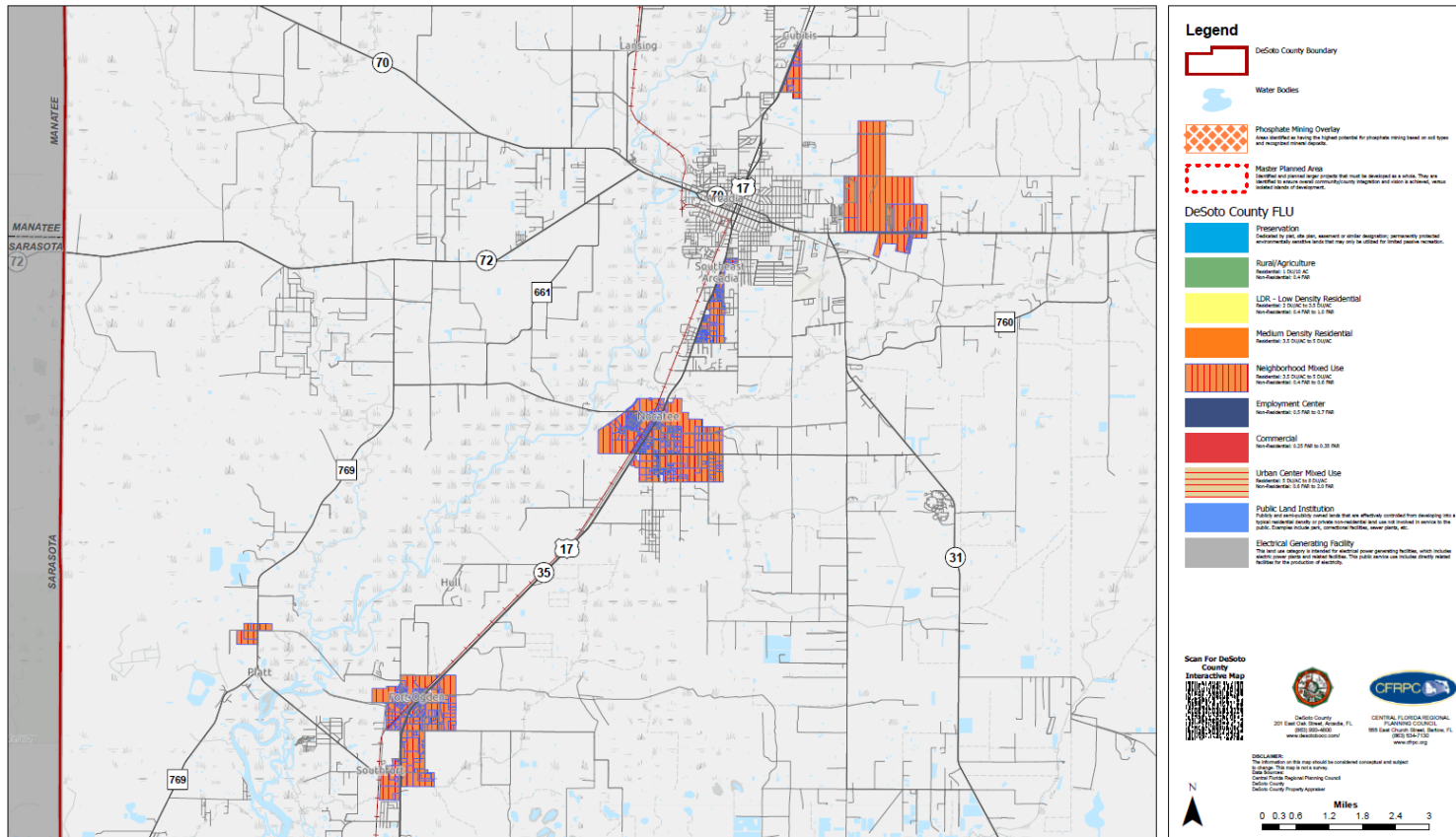
- Approximately 3.7 percent of Future Land use

DESOTO COUNTY FUTURE LAND USE MAP - Low Density Residential

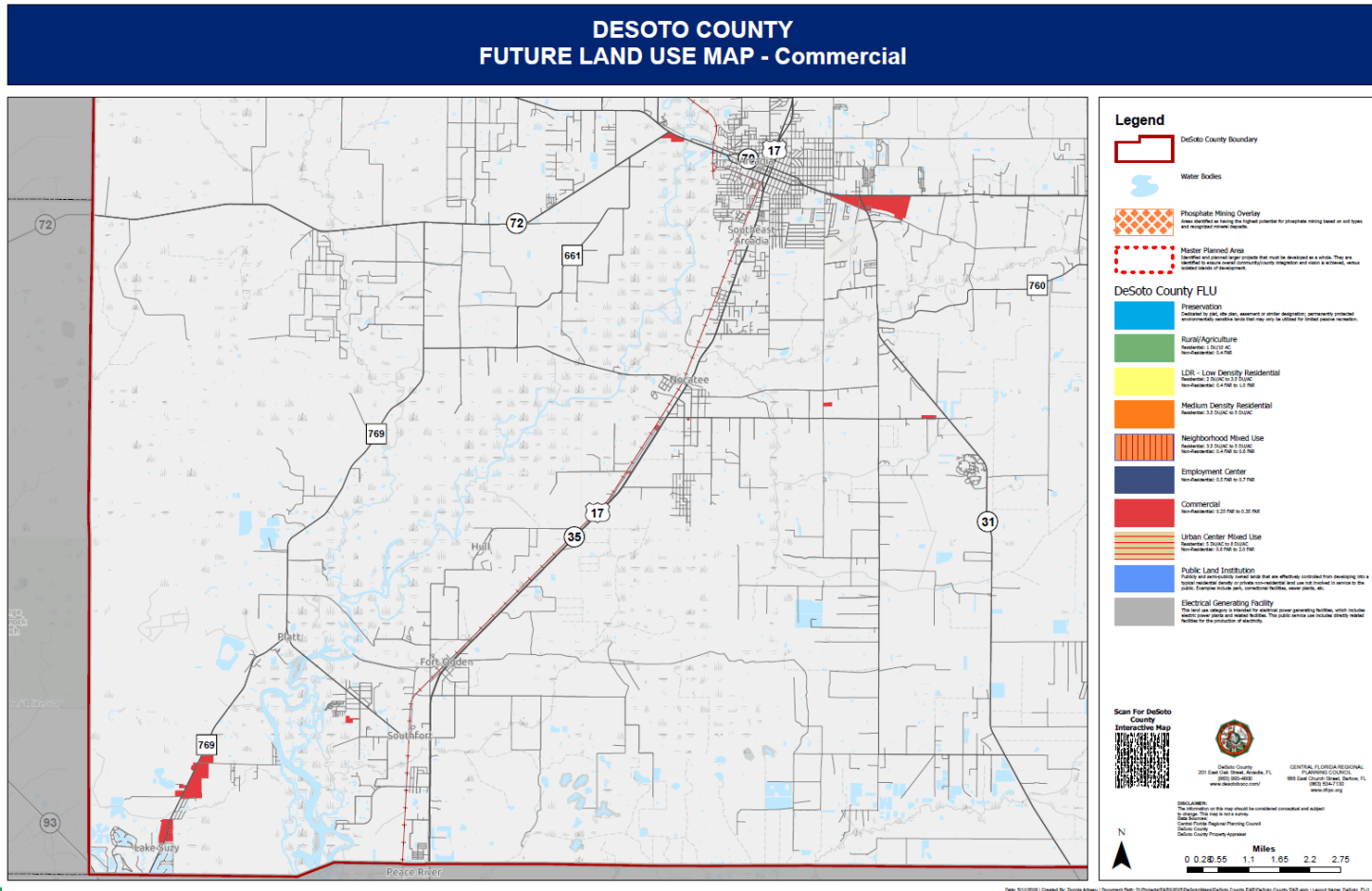


- Approximately 1.1 percent of Future Land use

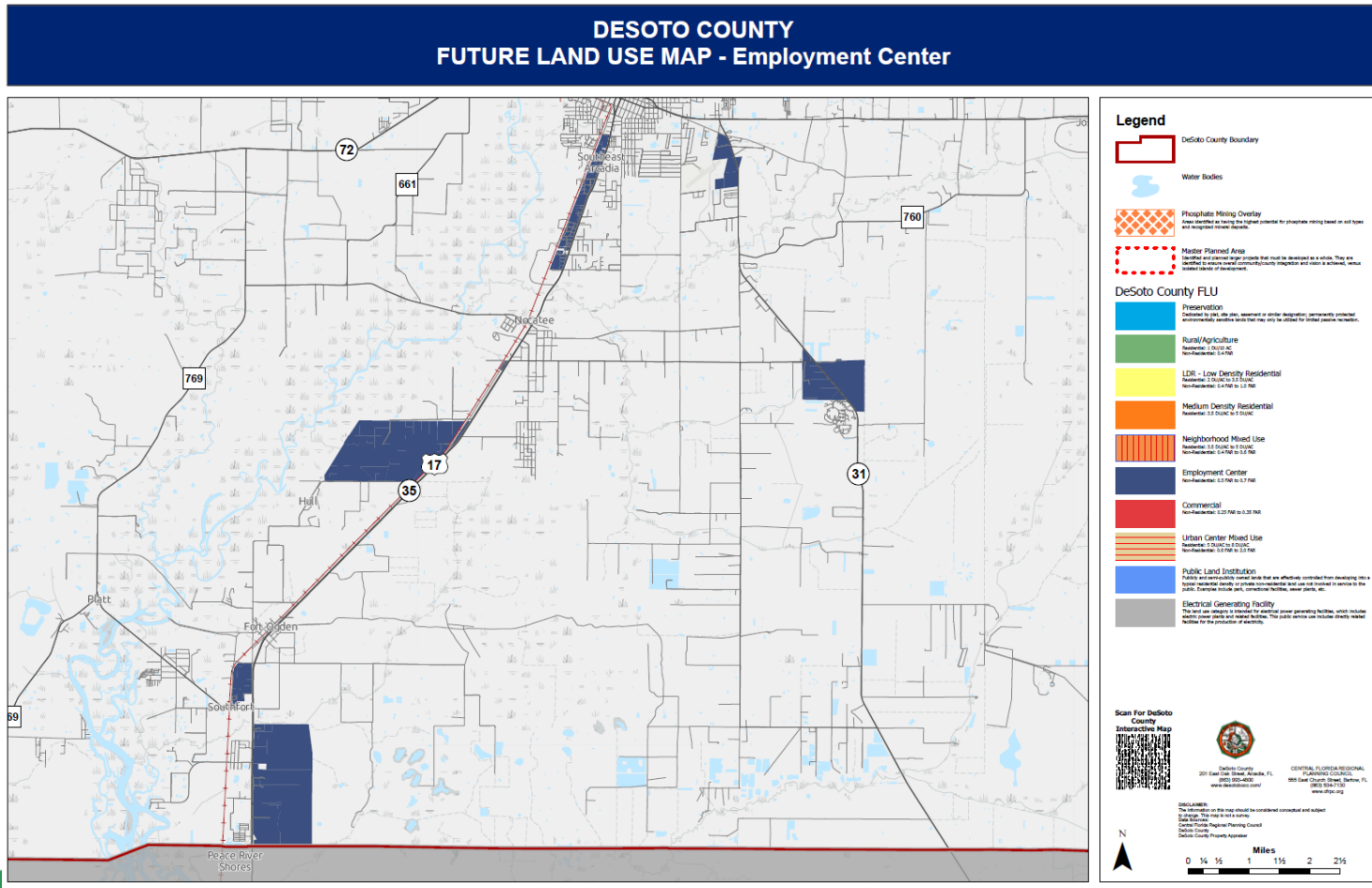
DESOTO COUNTY FUTURE LAND USE MAP - Neighborhood Mixed Use



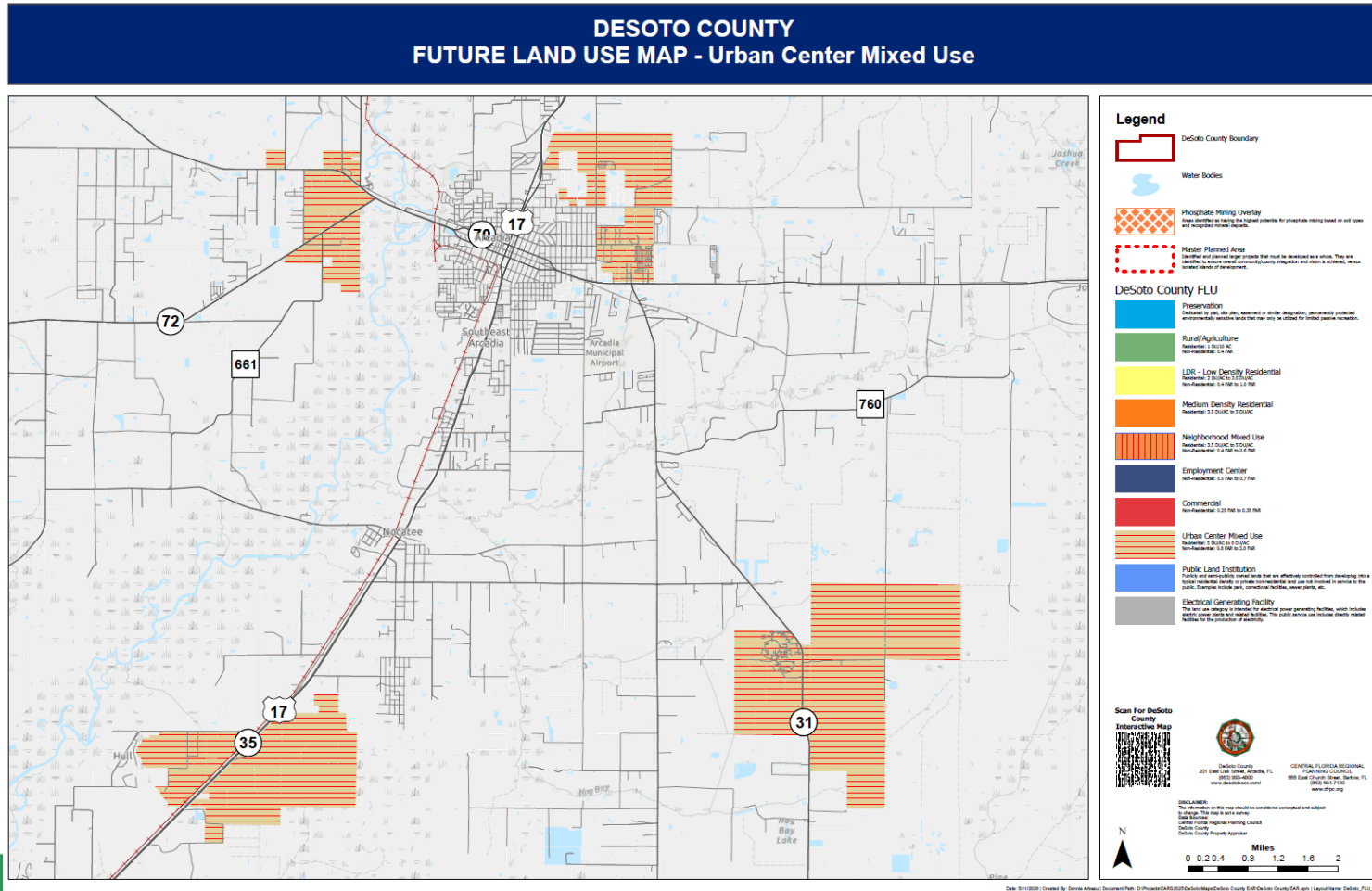
- Approximately 0.1 percent of Future Land use



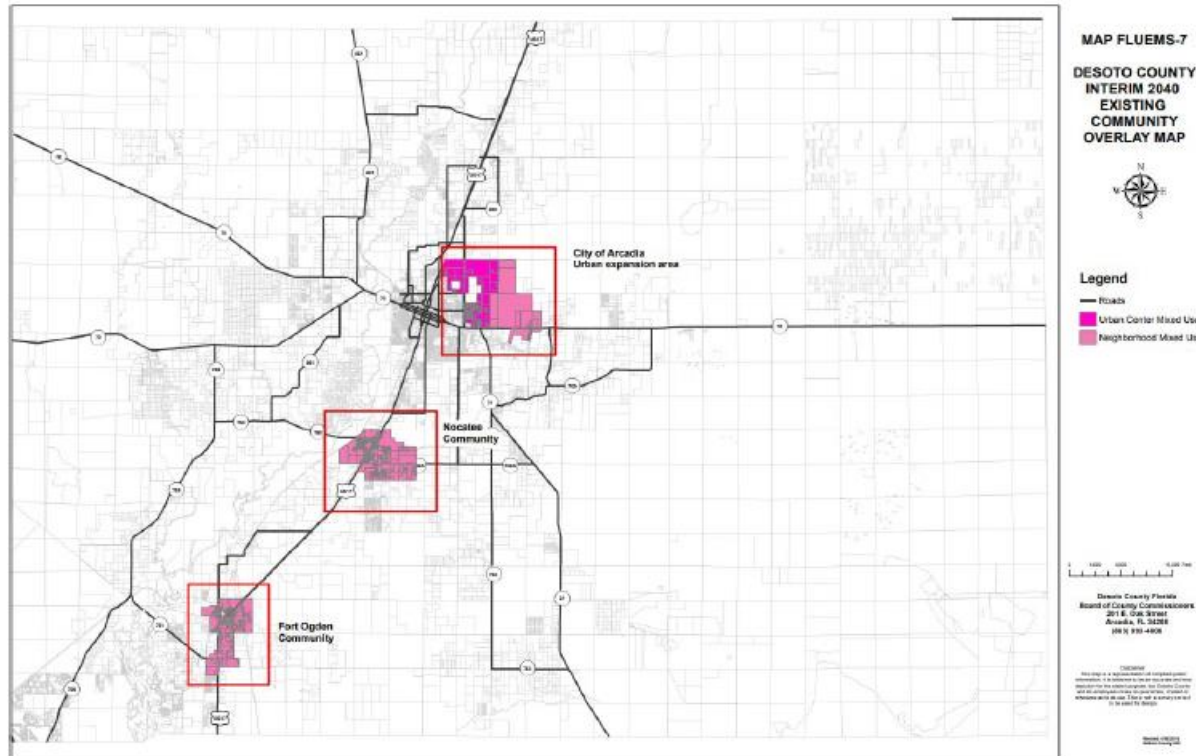
- Approximately 0.8 percent of Future Land use



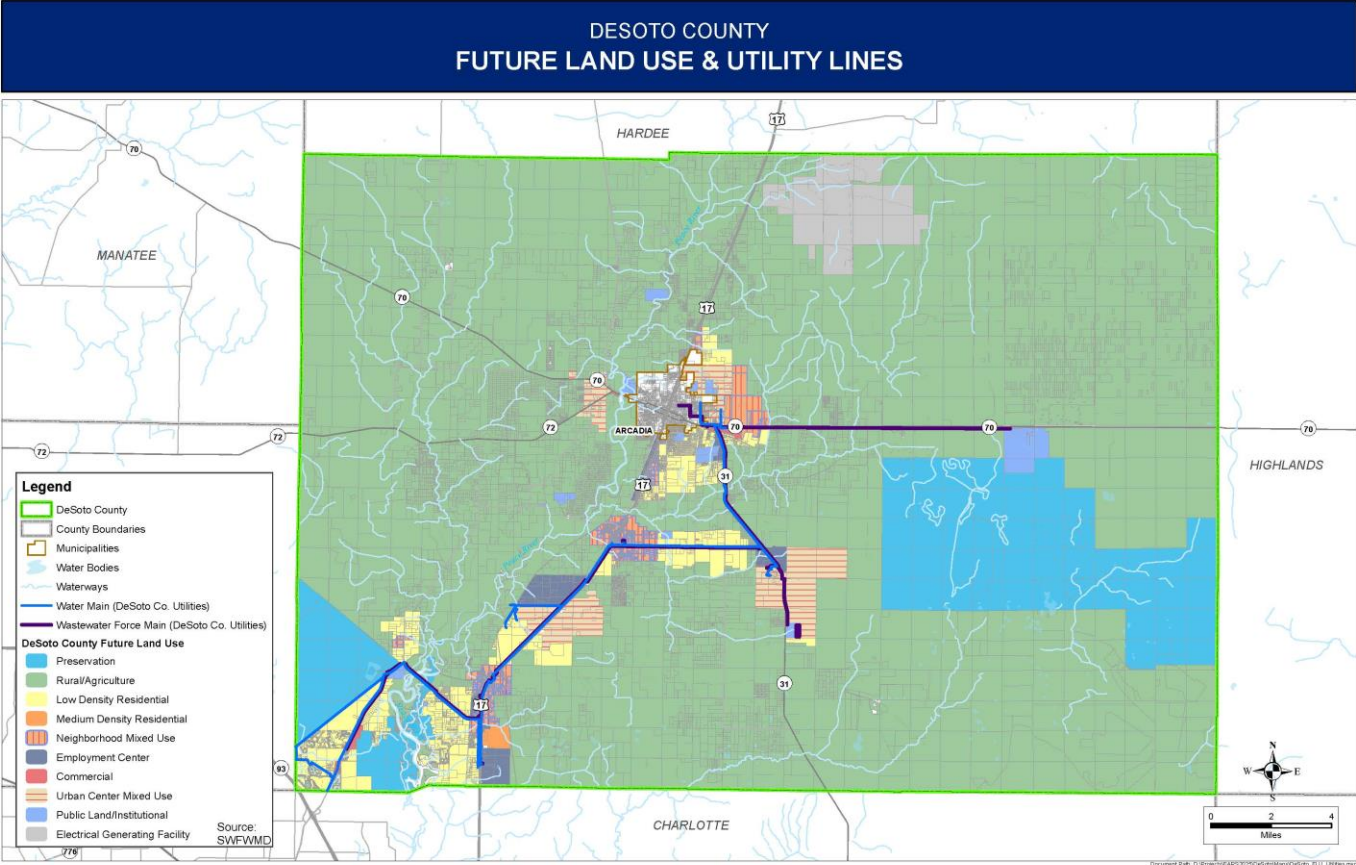
• Approximately 1.8 percent of Future Land use



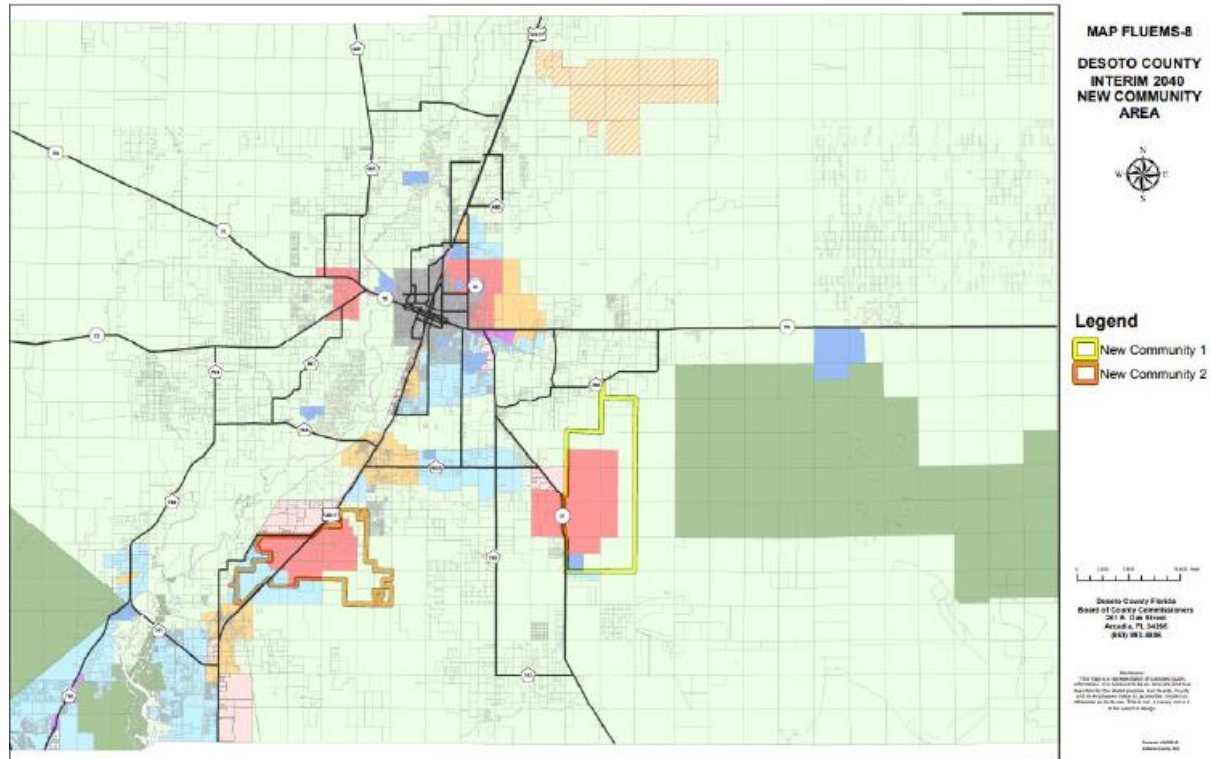
Existing Community Overlay Map



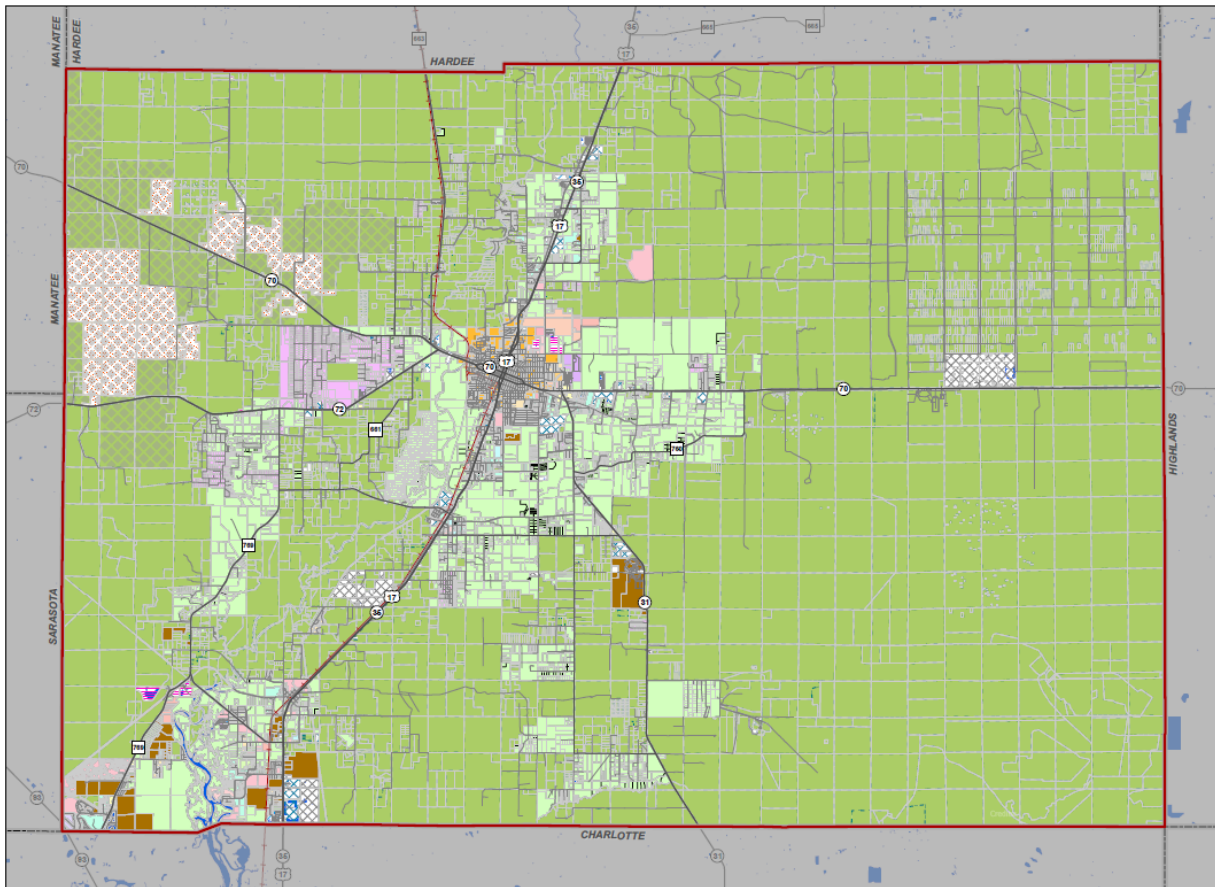
Infrastructure Element



New Community Map



DESOTO COUNTY ZONING MAP



Legend

- Desoto County Boundary
- City Limits
- Pinellas
- Water Bodies
- Proprietary Mapping Overlay

A-10	P/I	RSF-1
A-5	PM-1	RSF-2
CE	PLD	RSF-3
CG	RM	RSF-4
CN	RMF-12	RSF-5
SH	RMF-6	RVC
IL	RMF-8	TRVC
ILE	RMF-M	
M/P	RC1	
M/S	RSF	

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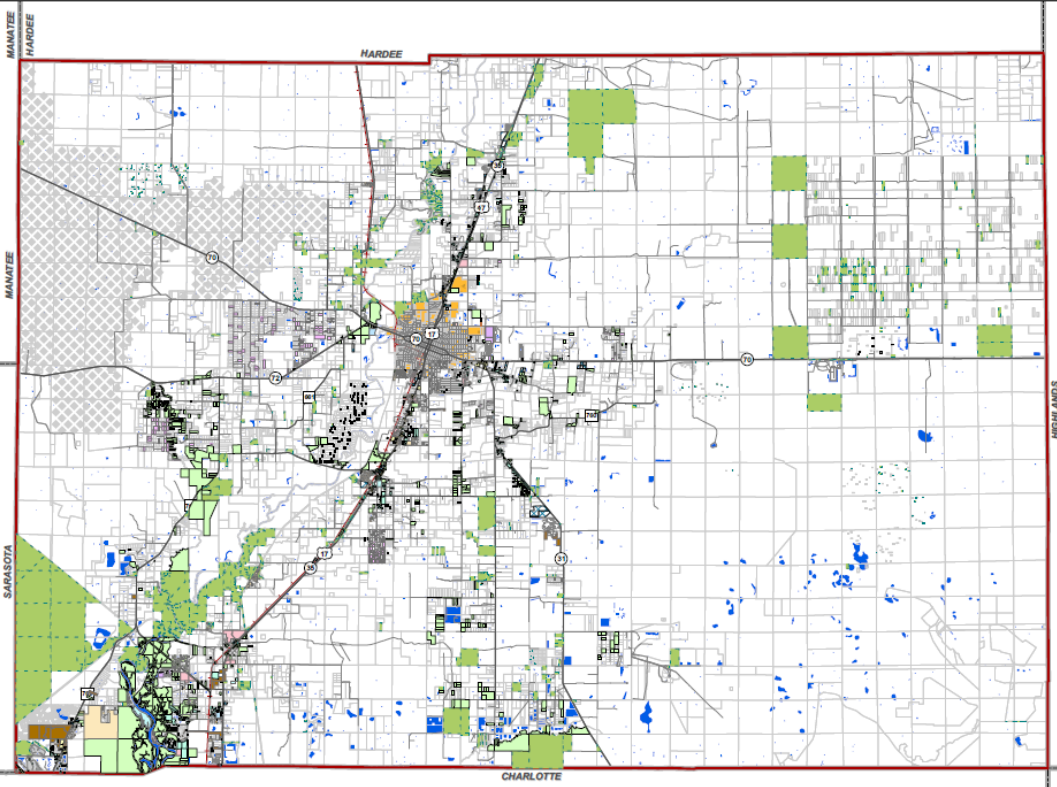
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DESOTO COUNTY UNDEVELOPED LANDS ZONING MAP



Legend

- Desoto County Boundary
- City Limits
- Necks
- Water Bodies
- Phosphate Mining Overlay

A-10	MHS	RDE
A-5	P/I	RSP
CE	RM-1	RSP-1
CG	PUD	RSP-2
CH	RM	RSP-3
D1	RMF-12	RSP-4
I	RMF-6	RSP-5
I.E	RMF-8	RVC
MHP	RMF-H	TRVC

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ZON	Frequency	Total Acres
A-10	655	53,210.28
A-5	839	15,792.15
CE	10	12.31
CG	118	278.04
CN	36	64.25
IH	13	1,395.43
IL	63	884.52
MHP	6	211.22
MHS	17	26.38
P/I	1	15.05
PUD	49	2,384.86
RM	392	1,062.93
RMF-12	1	1.02
RMF-6	112	1,131.07
RMF-8	5	1.59

