

DESOTO COUNTY, FLORIDA
ORDINANCE 2025- _____

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF
DESOTO COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING
ATLAS FOR A 1.11 ACRE PARCEL FROM AGRICULTURAL-5 (A-5) TO
RESIDENTIAL SINGLE FAMILY-1 (RSF-1) FOR PROPERTY LOCATED AT
2563 SW HILLSBOROUGH AVENUE, ARCADIA, WITH PROPERTY
IDENTIFICATION NUMBER BEING 12-38-24-0000-0140-0000; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, on March 31, 2025, an Official Zoning District Atlas Amendment application and required review fee was submitted to the Development Department (RZNE-0070-2025) by Maria G. Mendieta Olvera (“Owner”) requesting approval to rezone ±1.11 acres from Agricultural-5 (A-5) to Residential Single Family-1 (RSF-1), on SW Hillsborough Avenue; and

WHEREAS, the DeSoto County Property Appraiser records show that the subject property is located at 2563 SW Hillsborough Avenue and is owned by Maria G. Mendieta Olvera (Exhibit A: Location Map) (the “Subject Property”); and

WHEREAS, the Interim 2040 Future Land Use Map shows the +/- 1.11-acre parcel is within the Low-Density Residential Land Use designation (Exhibit B: Future Land Use Map) and the Official Zoning District Atlas shows the property is situated within the Agricultural-5 (A-5) zoning district (Exhibit C: Official Zoning District Atlas); and

WHEREAS, the Development Department has reviewed the Official Zoning District Atlas Amendment application and concludes the application can be found to be in conformance with LDR Sections 20-1497 and 20-1498, and the County’s Comprehensive Plan; and

WHEREAS, on October 7, 2025, the Planning Commission held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other competent substantial evidence presented at the hearing, and forwarded the record to the Board of County Commissioners (Board) with the unanimous recommendation that the Board adopt the proposed Ordinance; and

WHEREAS, on October 28, 2025, the Board of County Commissioners (Board) held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other substantial competent evidence presented at the Planning Commission and Board hearings; and

WHEREAS, the Board concluded adoption of this Ordinance will not adversely affect the public interest and is in the best interest of the residents of DeSoto County, Florida.

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

Section 1. *Whereas clauses incorporated.* The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Ordinance.

Section 2. *Property description.* A ±1.11-acre property located in central DeSoto County, on SW Hillsborough Avenue, Arcadia, the Property Identification Number being 12-38-24-0000-0140-0000.

Section 3. *Findings and Conclusions.* Based upon the staff report, evidence presented, and comments made at the Public Hearing, the Board hereby finds and concludes the applicant’s request for an Official Zoning District Atlas Amendment, is in compliance with the Comprehensive Plan and the Land Development Regulations of the County, and there is substantial competent evidence to support approval of the application.

Section 4. *Rezoning approval.* Maria G. Mendieta Olvera, owner and applicant, is hereby granted an Official Zoning District Atlas amendment (RZNE-0070-2025) changing the zoning district of the ±1.11-acre subject property from Agricultural-5 (A-5) to Residential Single Family-1 (RSF-1), as reflected in Exhibit D.

Section 5. The Development Department is hereby directed to amend the Official Zoning District Atlas to codify the change approved by this Ordinance, as reflected in Exhibit D.

Section 6. *Effective date.* This Ordinance shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 28th day of October 2025.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF DESOTO COUNTY, FLORIDA**

By: _____
Mandy J. Hines
County Administrator

By: _____
J. C. Deriso, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By: _____
Valerie Vicente,
County Attorney

Exhibit A (Location)



[illegible]

Zoning Map

Address Point Labels
 Street Labels
 Major Road Labels
 Zoning Labels
 Zoning Designation

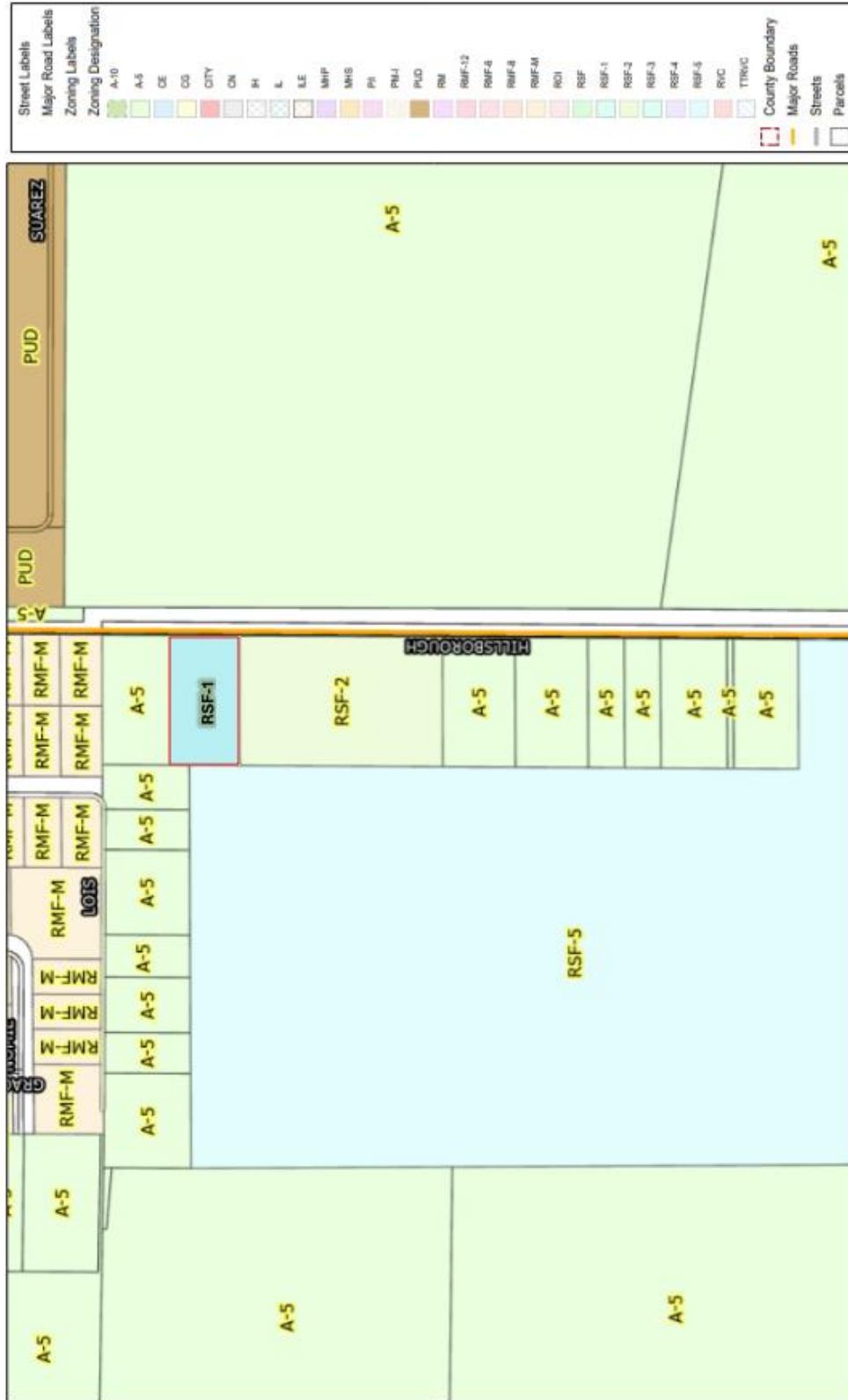
A-10
 A-5
 CE
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 RMF-8
 RMF-M
 RCI

April 2, 2025

Prepared By
HORNER SHIFFRIN

0 0 0 0 Miles

Exhibit D (Proposed Zoning)



PROPOSED ZONING DISTRICT FROM AGRICULTURAL-5 (A-5) TO RESIDENTIAL SINGLE FAMILY-1 (RSF-1)

Subject Property

