

**DESOTO COUNTY, FLORIDA
ORDINANCE 2025- ____**

AN ORDINANCE OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS, ADOPTING A SMALL SCALE COMPREHENSIVE PLAN MAP AMENDMENT WHICH CONSISTS OF AMENDING THE FUTURE LAND USE MAP FROM RURAL/AGRICULTURAL TO COMMERCIAL FOR A +/- 3.48 ACRE PARCEL LOCATED ON THE EAST SIDE OF US 17 IN ARCADIA, FL JUST SOUTH OF SW FLETCHER ST., THE PROPERTY IDENTIFICATION NUMBER BEING 13-38-24-0000-0905-0000; GRANTING TO THE APPLICANT, EASY MINI STORAGE, INC., A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT (COMP 0013-2025); 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, the Development Department received an application from Easy Mini Storage, Inc. (the "Applicant") for a small scale comprehensive plan map amendment to amend the DeSoto County Comprehensive Plan which consists of amending the Future Land Use Map designation of +/- 3.48 acres from Rural/Agricultural category to the Commercial future land use category; and

WHEREAS, the DeSoto County Planning Commission, acting as the Local Planning Agency, held a public hearing on the proposed small scale map amendment on October 7, 2025 and recommended approval; and

WHEREAS, pursuant to Section 163.3187, Florida Statutes, a small-scale comprehensive plan map amendment requires only one (1) public hearing before the local governing body, which is the adoption hearing, and was held by the Board on October 28; 2025 and

WHEREAS, at the aforementioned adoption hearing, the Board gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, including the consideration and findings in the staff report, the documents in the record, and the testimony of all interested persons, the Board found the proposed small-scale map amendment request is consistent with the County's Comprehensive Plan and the County's land development code, and voted to approve the Application.

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

Section 1. The comprehensive plan map amendment application to amend the Future Land Use Map designation of +/- 3.48 acres from the Rural/Agricultural category to the Commercial category, for parcel ID 13-38-24-0000-0905-0000, is hereby granted.

Section 2. The DeSoto County Comprehensive Plan is hereby amended to change the Future Land Use Classification of the property with parcel ID 13-38-24-0000-0905-0000, from the Rural/Agricultural future land use classification, to the Commercial future land use classification

(+/-3.48 acres), as depicted in the excerpt of the future land use map attached hereto as Exhibit "A".

Section 3. 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 4. 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 October 28, 2025.

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

EXHIBIT A
Proposed FLU



**PROPOSED FUTURE LAND USE FROM RURAL/AGRICULTURAL
TO COMMERCIAL**

Subject Property

