

DESOTO COUNTY, FLORIDA
ORDINANCE 2026- _____

AN ORDINANCE OF THE DESOTO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS AMENDING THE OFFICIAL ZONING ATLAS IDENTIFIED IN LAND DEVELOPMENT REGULATIONS ARTICLE 2, ZONING DISTRICTS AND REQUIREMENTS, SECTION 20-31, ESTABLISHMENT OF ZONING DISTRICTS; GRANTING TO THE PROPERTY OWNER MILLROSE PROPERTIES FLORIDA, LLC, AN OFFICIAL ZONING DISTRICT ATLAS AMENDMENT (RZNE-0065-2025) BY CHANGING THE ZONING DISTRICT OF 109.64 ACRES FROM RESIDENTIAL MULTIFAMILY 6 (RMF-6) TO PLANNED UNIT DEVELOPMENT (PUD) FOR A RESIDENTIAL PROJECT UTILIZING BONUS DENSITY ON PROPERTY GENERALLY LOCATED SOUTHWEST DESOTO COUNTY, WEST OF COUNTY ROAD 769, ALONG SW EGRET CIRCLE IN LAKE SUZY, FL, THE PROPERTY IDENTIFICATION NUMBER BEING 31-39-23-0000-0206-0000 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is owned by Millrose Properties Florida LLC, and consists of a +/- 109.64 acre property located in southwest DeSoto County, west of County Road 769, north of I-75 and along SW Egret Circle in Lake Suzy, FL, the Property Identification Number being 31-39-23-0000-0206-0000 (Exhibit A); and

WHEREAS, the Interim 2040 Future Land Use Map shows the +/- 109.64-acre parcel is designated Low-Density Residential Land Use (Exhibit B); and

WHEREAS, an Official Zoning District Atlas amendment application was filed with the Development Department, to change the zoning district of the property from Residential Multifamily 6 (RMF-6) to Planned Unit Development (PUD); and

WHEREAS, consistent with LDR Sections 20-1497 and 20-1498, the Development Director prepared a Development Review Report addressing the factors the Planning Commission must consider when making a recommendation to the Board of County Commissioners on an Official Zoning District Atlas amendment application; and

WHEREAS, consistent with LDR Section 20-1502, the Development Director caused a duly noticed public hearing to be published at least ten calendar days before the August 4, 2026, Planning Commission meeting; and

WHEREAS, at the August 4, 2026, Planning Commission hearing, the Commission entered into the record the Development Review Report and all other competent substantial evidence presented at the hearing, adopted the findings and conclusions contained therein, and forwarded the record to the Board of County Commissioners with a recommendation that the proposed Ordinance be adopted as presented with conditions; and

WHEREAS, on August 25, 2026, the DeSoto Board of County Commissioners (Board) held a duly noticed public hearing on application number RZNE-0065-2025, and

the Board considered the Development Review Report and recommendation, the Planning Commission recommendation and all substantial competent evidence presented at the Planning Commission hearing, all other competent substantial evidence presented at the Board public hearings, and determined that the application complies with the DeSoto County Comprehensive Plan, the Land Development Regulations and all other applicable regulations provided conditions are imposed; and

WHEREAS, the Board finds adoption of this Ordinance 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. *Incorporation.* The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Ordinance. In addition, the Development Review Report is the findings and conclusions to support the adoption of this ordinance and is incorporated herein by reference.

Section 2. *Property description.* A +/- 109.64 acre property located in southwest DeSoto County, west of County Road 769, north of I-75 and along SW Egret Circle in Lake Suzy, FL, the Property Identification Number being 31-39-23-0000-0206-0000.

Section 3. *Development order approval,* Millrose Properties Florida LLC, owner, is hereby granted an Official Zoning District Atlas amendment (RZNE-0065-2025) changing the +/- 109.64 acres from Residential Multifamily 6 (RMF-6) to Planned Unit Development (PUD) with a density bonus, which owner shall be bound by the Concept Development Plan attached hereto and incorporated herein as Exhibit H and further agree to be bound by the following conditions:

1. Approval of an Improvement Plan and subdivision plat are required prior to issuance of any building permits, unless excepted by State law.
2. Any proposed lighting will require approval of a photometric plan that shows a design to prevent glare or excessive light on adjacent properties or public streets. This shall be approved by the Development Department with the Improvement Plan.
3. A point-by-point analysis of the Comprehensive Plan Conservation Overlay District policies and an Environmental Site Report shall be prepared by the Applicant and approved by the Development Department with the Improvement Plan.
4. The applicant shall submit a copy of the permit application filed with the State/Federal agencies (e.g. SWFWMD, DEP, ACOE, FDOT) with the Improvement Plan Application. All required and approved permits shall be provided to the County prior to issuance of the Notice to Proceed.
5. Prior to submittal of each Improvement Plan, the Applicant shall schedule and attend a traffic methodology meeting with the County to understand the

required information that shall be provided on the Traffic Analysis to support maintenance of the adopted Levels of Service and address safety and operational standards.

6. All on-site stormwater facilities shall be privately owned and maintained.
7. Useable open space shall be in general conformance with Exhibit F and shall include a 5-foot-wide shell (or similar surface) walking path along the western portion of the site and around the lake. Additionally, depicted larger open space areas shall include passive/active recreation including, but not limited to kayak launches, benches, dog park, open field, playgrounds. Useable open space shall also include 50% of the proposed kayak lake, and 25% of the stormwater lake. Signage shall be provided at the trail connection points, as shown on Exhibit F. This shall be approved by the Development Department with the Improvement Plan to satisfy the requirements of Sec. 20-144(f)(6) of the LDR.
8. Water and sewer capacity can only be reserved through a completed reservation agreement with paid capacity reservation fees. The review and approval of any development applications does not constitute commitment of utility service by Desoto County Utilities (DCU). Available capacity is limited. If the applicant elects to proceed with the water main and force main extensions prior to capacity reservation, the applicant is doing this at their own risk.
9. The 40-foot private right of way (minimum) and the two 10' wide Public Utility Easements illustrated on the typical roadway section of the Concept Development Plan shall include a 60' wide public utility maintenance easement shall be approved by the County Engineer with the Improvement Plan. The Applicant shall convey the easement(s) to the County prior to sign-off on the Florida Department of Environmental Protection construction certifications and county ownership acceptance of the water and sewer utilities.
10. Internal sidewalks are required along one side of all internal roadways, continuing around the whole cul-de-sac turnaround, and shall be designed to connect to the existing sidewalk on SW Egret Circle from all vehicular access points. This shall be approved by the Development Department with the Improvement Plan.
11. Townhomes and single-family attached units are restricted to the purple-colored areas shown on Exhibit G. The Improvement Plan shall identify the location of all types of residential units and be approved by the Development Department.
12. The project shall be redesigned and include a full secondary access with a sidewalk connection point onto SW Egret Circle rather than a 20' wide stabilized emergency access. This shall be approved by the County Engineer with the Improvement Plan, consistent with the Desoto County engineering design standards.
13. The following design deviations from the Code requested by the applicant are approved as follows and shall be illustrated on the Improvement Plan:

- i. Deviation from Section 20-504(c) to eliminate all street shoulder requirements where a closed drainage system is present.

- ii. Deviation from Section 20-503 to allow for private residential street easements to have a minimum width of 40 feet.
- iii. Deviation from Section 20-503 to allow the minimum centerline radii to comply with the State of Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the “Florida Greenbook”) as follows:

DESIGN SPEED	CENTERLINE RADIUS
15	50'
20	95'
25	180'
30	300'

- iv. Deviation from Section 20-504(A)(10) to allow for two streets to intersect on the same side of any other street at a minimum centerline to centerline distance of 300 feet.
- v. Deviation from Section 20-144(f)(6) to allow for up to 50% of the stormwater management areas to count towards useable open space, as shown on Exhibit F.
- vi. Deviation from Engineering Detail D-15 “Maximum Cul-de-sacs Length” to allow for cul-de-sacs with lengths longer than 1,300 feet.

Section 4. The Development Department is hereby directed to amend the Official Zoning District Atlas to codify the change approved by this Ordinance.

Section 5. This Ordinance shall take effect upon adoption.

PASSED AND DULY ADOPTED in DeSoto County, Florida this 25th day of August 2026.

ATTEST:

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

By: _____
Mandy J. Hines
County Administrator

By: _____
Steve Hickox, Chairman
Board of County Commissioners

Approved as to Form and Correctness:

By: _____
Valerie Vicente,
County Attorney

Exhibit A: General Location Map:

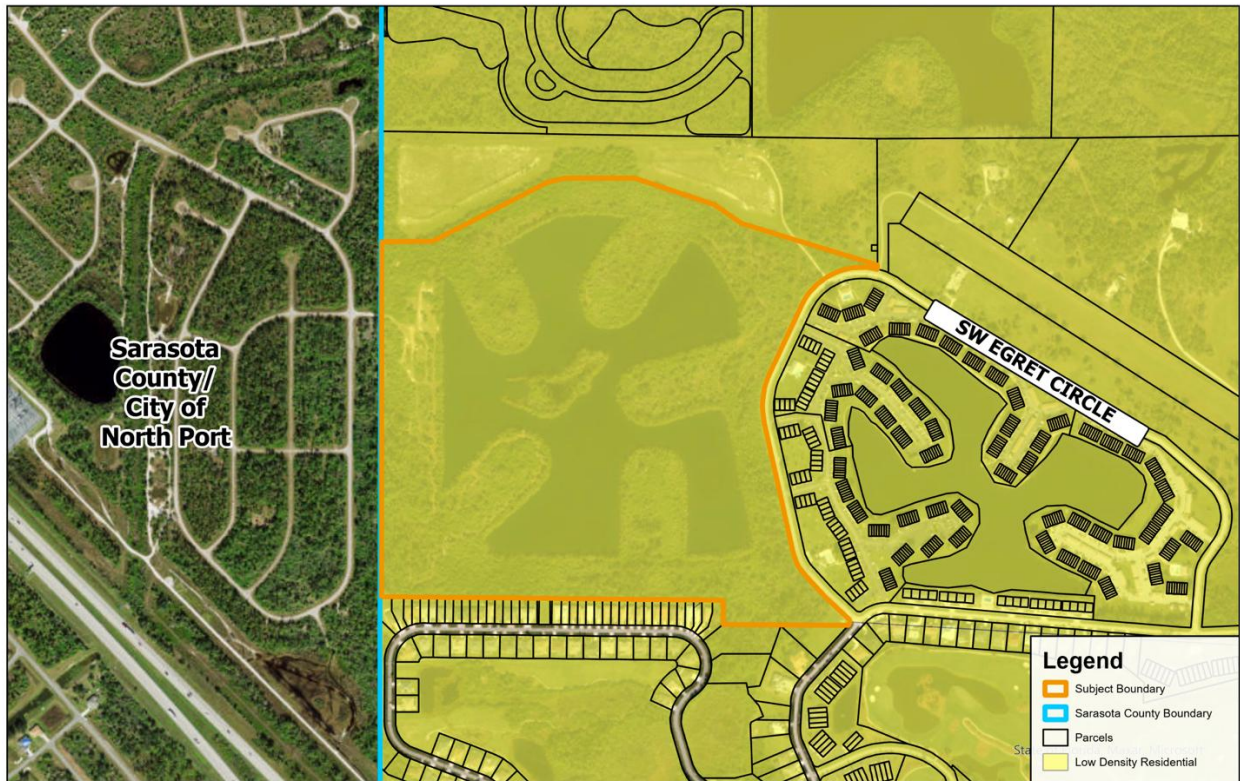


RVi
 9725 Pendergast Rd
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 www.rvplanning.com

HERITAGE LAKES PLANNED DEVELOPMENT • AERIAL MAP
 DeSoto County, FL
 1/9/2025
 # 24009547
 Lennar Homes, LLC

0 1,000 2,000
 Feet
 Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit B: Future Land Use Map:



8725 Penderly Pl
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HERITAGE LAKES PLANNED DEVELOPMENT • EXISTING FUTURE LAND USE MAP

DeSoto County, FL

1/9/2025

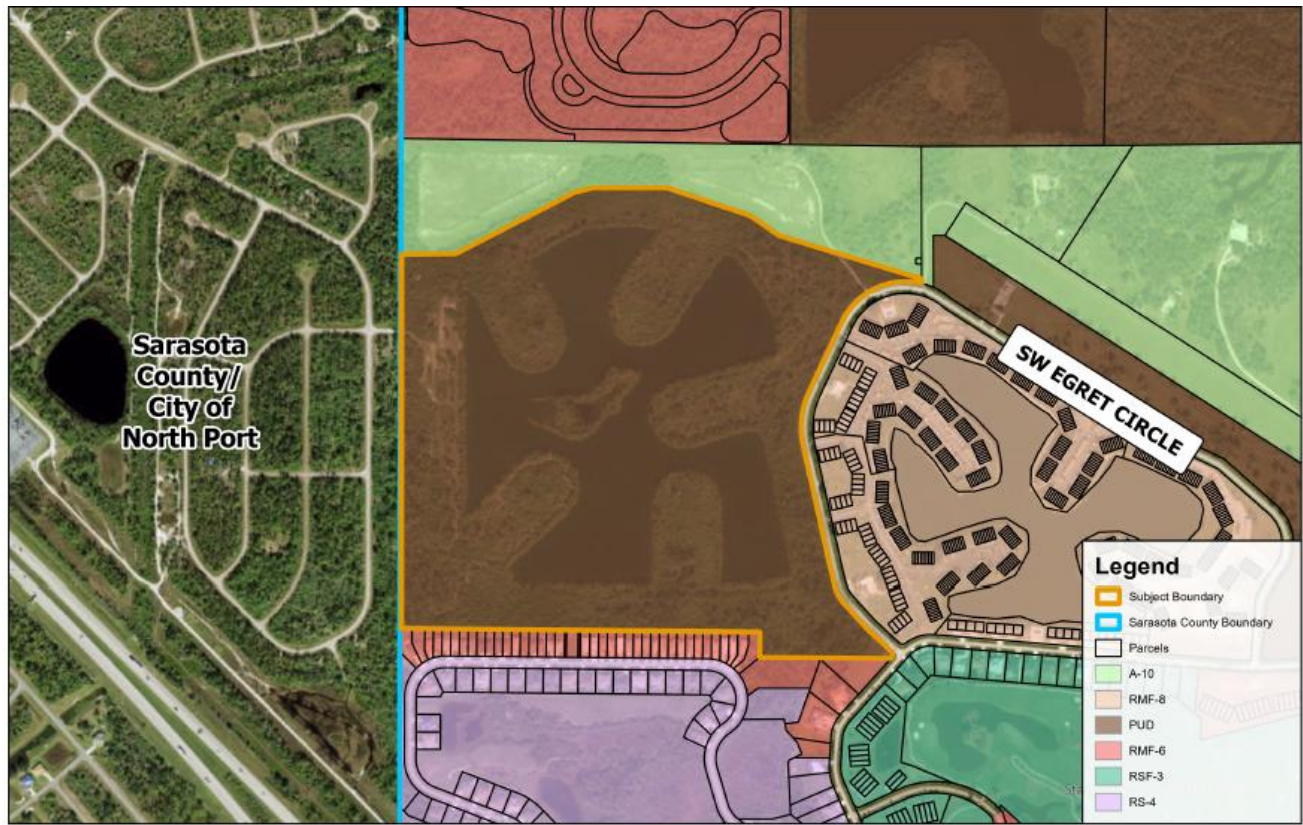
24009547

Lennar Homes, LLC



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Exhibit C: Proposed PUD Zoning District Map



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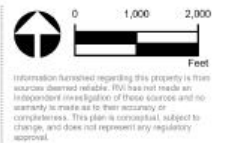
HERITAGE LAKES PLANNED DEVELOPMENT • PROPOSED ZONING MAP

DeSoto County, FL

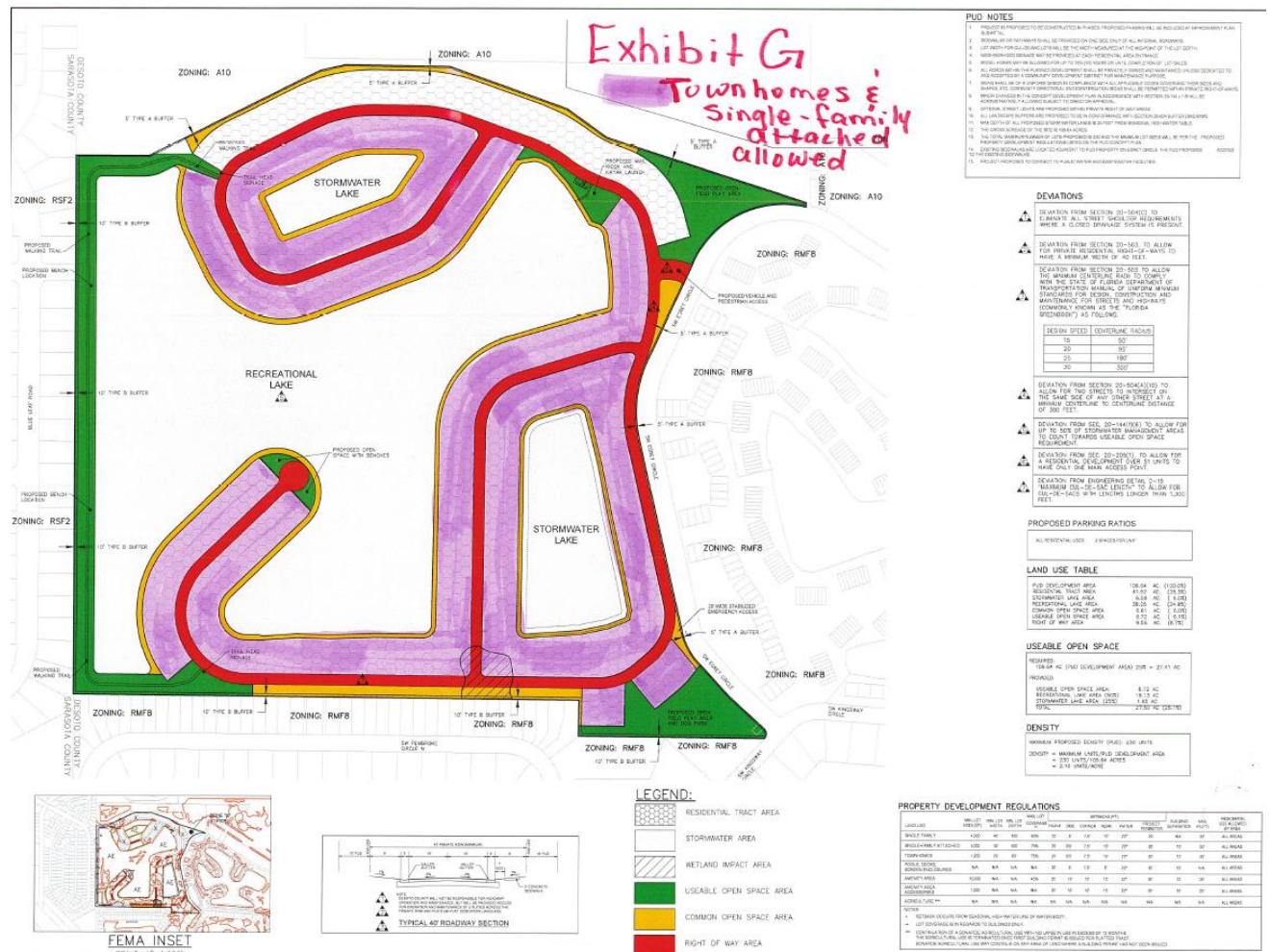
1/9/2025

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Lennar Homes, LLC



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