



DESOTO COUNTY DEVELOPMENT DEPARTMENT

STAFF REPORT –OFFICIAL ZONING DISTRICT ATLAS AMENDMENT

CASE INFORMATION

Application No.:	RZNE-0080-2026
Request:	Rezone from A-5 to RSF-2
Owner/Applicant:	R. D. Welch Company (Reece D. Welch)
Property Address/Location:	No Assigned Address/SW Reese Street, Arcadia FL 34266
Parcel ID No.:	23-39-23-0010-0000-0010
Parcel Size:	5.07 acres
Future Land Use (FLU):	Low Density Residential
Current Zoning:	Agricultural-5
Proposed Zoning:	Residential Single Family-2
Overlay District:	None

EXECUTIVE SUMMARY

The request is for an Official Zoning District Atlas Amendment (Rezone), application (RZNE-0080-2026) filed by the Owner, R. D. Welch Company, to change the zoning of a ±5.07 acre lot from Agricultural-5 (A-5) to Residential Single Family-2 (RSF-2).

The property is generally located in the southwest portion of DeSoto County on the south side of SW Reese Street and designated with the Low Density Residential Future Land Use Category. The site is vacant with the exception of a small, fenced area shown on the boundary survey and pathways, evident on the aerial.

The DeSoto County Land Development Regulations Article XI, Division 7 requires the Planning Commission/Local Planning Agency to hold at least one public hearing with due public notice on a rezoning application and to make a recommendation on the application to the Board of County Commissioners (Board), the authorizing body.

I. BACKGROUND

The application is a request to amend the Official Zoning District Atlas by changing the zoning district of ±5.07 acres from Agricultural-5 (A-5), 1 dwelling unit per 5 acres, to Residential Single Family-2 (RSF-2), 2 dwelling units per 1 acre. The application for rezone

was submitted to the Development Department by R. D. Welch Company and accepted on January 14, 2026.

The subject property is platted as Lot 1 of the Greene Acres of Lettuce Lake Subdivision, a Major Plat that was approved on May 28, 2024, by Resolution 2024-038.

The Interim 2040 Future Land Use Map of the Comprehensive Plan shows the subject property designated as Low Density Residential, Official Zoning District Atlas shows the subject property is currently located within the Agricultural-5 (A-5) zoning district.

II. PROPOSED ORDINANCE

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR A +/- 5.07 ACRE LOT FROM AGRICULTURAL - 5 (A-5) TO RESIDENTIAL SINGLE FAMILY-2 (RSF-2) FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SW REESE STREET AND SW LETTUCE LAKE AVENUE WITH PROPERTY IDENTIFICATION NUMBER BEING 23-39-23-0010-0000-0010; AND PROVIDING FOR AN EFFECTIVE DATE.

III. DATA & ANALYSIS

In all quasi-judicial proceedings, the applicant shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDR and the Comprehensive Plan. LDR Article XI, Administration and Enforcement, Division 7 provides the procedures for rezoning. Section 20-1498 contains 15 criteria that shall be considered when evaluating the rezone. LDR Section 20-1650 defines the Official Zoning District Atlas as scaled-based maps of the unincorporated area of the County depicting the land features, roads and property lines overlaid with zoning district boundaries adopted by the DeSoto County Board of County Commissioners, certified and dated by the Board Chairman, as may be amended from time to time. Zoning District symbols are depicted within each boundary.

A. Comprehensive Plan Consistency

The rezoning application has been evaluated and can be found to be consistent with the following Comprehensive Plan policies:

FLUE Objective 1.1: Land Use Categories Established. The generalized land use categories depicted in the Interim 2040 Future Land Use Map Series are intended to establish varying degrees of environmental protection and intensity of development, transitioning from the natural environment to the most intense development areas by gradually increasing density and urban character.

FLUE Policy 1.1.2: *Land Use Categories.* The County shall implement the following land use categories as shown on the Future Land Use Map.

Land Use Categories	Base Density/Intensity
Low Density Residential	Up to 2 du/acre

Consistency analysis: The property is currently designated Low Density Residential Land Use on the Future Land Use Map and the proposed rezone to RSF-2, if approved will allow a maximum density of 2 dwelling units per acre (5 acres X 2 du per acre = 10 du maximum).

Policy 1.1.11: Rezoning. The zoning amendment criteria in the Land Development Regulations shall be used to determine if a rezoning request to a new district is appropriate for a given property, in accordance with the comprehensive plan. The following general criteria, at a minimum, will be considered as part of the rezoning review process:

- (1) Location, availability and capacity of public services and facilities.
- (2) Proximity to similar densities/intensities.
- (3) Location within transportation network.
- (4) Environmental protection.

Consistency analysis: Staffs has considered the above criteria. The lot has frontage on two public roads and adjacent to lots zoned RSF-2 on the north side of SW Reese Street, developed per the RSF-2 zoning standards. Public utilities are available in the area. Environmental protection will be considered with a future development application, subject to State standards. The rezoning review has also considered the 15 rezoning criteria contained in Section 20-1498. LDR Section 20-128 Residential Single-Family District standards were reviewed for any possible conflicts, and these standards will be applied if a subdivision plat is submitted in the future.

Objective 1.4: Low-Density Residential Use Category Defined. The Low Density Residential Use category consists of low-density residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Medium Density Residential, Mixed Use Centers, General Mixed Use Centers and less density/intensity in areas adjacent to the Rural/Agricultural categories.

MEASURABLE TARGET: Location and total acreage added to the Low Density Residential Use category.

Policy 1.4.1: Low Density Residential Use Category Location. The following criteria shall be use for assigning new areas for the Low Density Residential Land Use category on the Future Land Use Map:

- (1) The Low-Density Residential Use land use category is expected to extend predominantly outward from the medium densities and intensities allowed in

the Neighborhood Mixed Use, General Mixed Use and Urban Center Mixed Use land use categories.

- (2) Areas appropriate for Low Density Residential Use designation are locations that have adequate central water and sewer systems, stormwater management systems and public paved roadways or are areas that are planned to be served by utilities in the future via the Utility Master Plan.
- (3) Low Density Residential Uses shall be located appropriately to buffer rural residential areas, but not immediately adjacent to intensive active agricultural uses or industrial/large phosphate mining/material excavation uses.
- (4) Low Density Residential Use areas having densities exceeding three (3) du/ac shall have adjacent and direct access to collector or arterial road roadways allowing for access to urban, general and neighborhood mixed use centers.

Consistency analysis: The proposed rezoning to RSF-2 can be found to be consistent with Policy 1.4.1, which outlines the criteria to analyze when a future land use map amendment is requested to Low-Density Residential. While the site is already designated Low Density Residential, the policy provides expectations for the area, including utilities and roadways. Utilities exist in proximity to the lot and the site has access to the public street network.

Policy 1.4.2: *Low Density Residential Use Category Uses.* The primary use of this category shall be residential, in a variety of low densities and styles. A sustainable mix of neighborhood scale commercial, office, residential mixed use, and institutional uses may be introduced only as a part of the PUD process for developments of 1000 dwelling units or greater. The commercial area shall be located at the intersections of collector and/or arterial roads and shall be separated approximately 2 miles from other existing and/or future commercial designated areas. Schools and other public facilities shall be permitted with appropriate buffering. Areas with existing non-residential zoning are permitted a sustainable mix of neighborhood scale commercial, office, residential mixed use, and institutional uses consistent with the existing zoning district. The zoning district uses and development standards contained in the Land Development Regulations shall carry out the specific intent of this land use category.

Consistency analysis: The proposed rezone to RSF-2 aligns with the intended uses of Policy 1.4.2.

Policy 1.4.3: *Low Density Residential Use Category Sustainability.* The minimum density permitted within this category will be two dwelling units per acre.

Consistency analysis: The minimum density requirements of this policy have been historically applied to development that can connect to public utilities. The RSF-2 minimum dimensional standards in the LDR allow up to 2 dwelling units per acre, a minimum lot area of 21, 780 square feet, and a minimum lot width ranging from 85-100

feet, which allows the implementation of this policy.

Policy 1.4.4: Low Density Residential Open Space. All development within the Low Density Residential Category shall provide open space through clustering of units in order to reduce the footprint on a site. Development shall provide a minimum of 25 percent open space.

Consistency analysis: Future development on the site will be subject to the minimum open space requirements of this policy.

Policy 1.4.5: Open Space design. All open space areas shall be primarily located adjacent to other areas approved as development open space in order to create natural corridors.

Consistency analysis: The open space design of a future development will be reviewed pursuant to the standards of this policy.

Policy 1.4.6: Utilities. All development within the Low Density Residential category shall connect to existing centralized public water and wastewater systems.

Consistency analysis: The DeSoto County Utility Ordinance will be applied to a future development to implement this policy.

B. Compatibility Analysis

Directions	Future Land Use	Zoning District	Types of Land Uses
Site	Low Density Residential	Agricultural-5 (A-5)	Vacant
North	Low Density Residential	Residential Single Family-2 (RSF-2)	Single family homes
South	Low Density Residential	Agricultural-5 (A-5)	Vacant
East	Low Density Residential	Agricultural-5 (A-5)	Vacant
West	Low Density Residential	Mobile Home Park (MHP) & Agricultural-5 (A-5)	Mobile homes & single family home

The Compatibility Analysis Table illustrates that the surrounding uses are consistent with the Low Density Residential Future Land Use Category. The LDR provides specific minimum lot area and lot width, maximum density, minimum yard requirements, and maximum impervious lot coverage for the Residential Single Family zoning district, as required by Objective 1.14 of the Comprehensive Plan to help to ensure compatibility between uses.

Consistency analysis: The proposed zoning can be found to align with the existing zoning and uses in the area.

*Based on the above findings, it is concluded the application can be found to be **consistent** with this policy.*

C. Rezoning Criteria

Planning Commission Report. LDR Section 20-1498(a) provides that the report and recommendations of the Planning Commission to the Board of County Commissioners shall show that the Planning Commission has studied and considered the proposed change in relation to the 15 factors listed below and staff offers a consistency analysis of each.

Criteria	Details	Yes Consistent for Approval	No Inconsistent Does not support approval
(1) Whether the proposed change would be consistent with the Comprehensive Plan.	The rezone to RSF-2 is consistent with the applicable policies of the Comprehensive Plan, including the Low Density Residential Future Land Use category.	X	
(2) The existing land use pattern.	The existing land use pattern contains a variety of residential uses, and the area contains A-5, RSF-2, & MHP zoning districts. The rezoning of this property to RSF-2 can be considered to be compatible with the existing land use pattern.	X	

<p>(3) The creation of an isolated district unrelated to adjacent and nearby districts.</p>	<p>Approval of the rezone to RSF-2 will not create an isolated district, this property is surrounded by A-5, RSF-2, & MHP zoning districts and can be found to be a logical expansion of the RSF-2 zoning located to the north (across Reese Street).</p>	<p>X</p>	
<p>(4) The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the comprehensive plan, and as defined and implemented through the County concurrency regulations.</p>	<p>The rezoning to RSF-2 should not adversely impact the availability of adequate public facilities consistent with the level of service standards.</p> <p>All future developments will be evaluated for LOS standards.</p>	<p>X</p>	
<p>(5) Whether the existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for changes.</p>	<p>The zoning district boundaries were not illogically drawn and the rezone can be found to be a reasonable expansion of the RSF-2 zoning located to the north.</p>	<p>X</p>	
<p>(6) Whether changed or changing conditions make the passage of the proposed amendment necessary.</p>	<p>The property is located in a rural residential area with single family and agricultural uses. The area is slowly transitioning to allow smaller residential lots and the proposed rezoning to RSF-2 can be found to be generally consistent with nearby zoning and land uses.</p>	<p>X</p>	

(7) Whether the proposed change will adversely influence living conditions in the area.	The rezoning is not expected to adversely influence living conditions in the area. The site is located RSF-2 zoning is compatible with the area.	X	
(8) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.	The rezoning from A-5 to RSF-2 will not excessively impact traffic congestion or affect public safety. All future development applications will be evaluated for traffic.	X	
(9) Whether the proposed change will create a drainage problem.	The rezoning will not have an impact drainage. Future development on the site will be evaluated for stormwater and drainage. The FEMA flood map for this area is number 12027C0278D, effective on 10/07/2021. Based upon the flood maps, the property is located in Zone X.	X	
(10) Whether the proposed change will seriously reduce light and air to adjacent areas.	The rezoning will not seriously reduce light and air to adjacent areas. The RSF-2 zoning district provides development standards, including a minimum lot size of ½ acre (21,780 sq ft), minimum setbacks, and limits the amount of impervious lot coverage to 35%. These regulations will help to ensure that future development does not negatively impact light and air to the nearby parcels.	X	

<p>(11) Whether the proposed change will adversely affect property values in the adjacent area.</p>	<p>Absent an analysis from a certified property appraiser, it is difficult to understand how the proposed RSF-2 rezoning will impact area property values. However generally, property that allows two units per acre has a higher assessed value than agricultural property that limits density to 1 unit - per 5 acres, and therefore an adverse impact on property values is not expected.</p>	<p>X</p>	
<p>(12) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.</p>	<p>Changing the zoning to RSF-2 should not be detrimental to the improvement or development of adjacent property. Some agricultural uses can be perceived as problematic when in the same proximity to smaller lot residential development, but a 5-acre agricultural lot next to a one-half acre residential lot can be expected to coexist with limited issues.</p>	<p>X</p>	
<p>(13) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.</p>	<p>The proposed change, as evaluated pursuant to the Comprehensive Plan and LDR will not grant a special privilege to an individual owner as contrasted to the public welfare.</p>	<p>X</p>	
<p>(14) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.</p>	<p>The property can continue to be used under the existing A-5 zoning should the Board decide to deny the rezoning.</p>	<p>X</p>	

(15) Whether the change suggested is out of scale with the surrounding area.	The proposed rezone to RSF-2 is not expected to create development that is out of scale with the surrounding area.	X	
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IV. FINDINGS & CONCLUSIONS

1. The subject property consists of a 5.07-acre site located in southwest DeSoto County, on the south side of SW Reese Street.
2. The Interim 2040 Future Land Use Map shows the subject property is designated Low Density Residential.
3. The Official Zoning District Atlas shows the subject property is currently zoned Agricultural-5 (A-5), 1 dwelling unit per 5 acres.
4. On January 14, 2026, an Official Zoning District Atlas amendment application (RZNE-0080-2026) was filed by the owner, R. D. Welch Company, which application proposes to change the zoning district to Residential Single Family-2 (RSF-2), 2 dwelling units per acre.
5. LDR Section 20-1345 requires the application to be complete and in writing. The Development Director found the filed application was submitted in writing and complete.
6. LDR Sections 20-1345(c) provides that the complete application should be distributed to the Development Review Committee (DRC) for comments. The Development Director finds the application was distributed to the DRC January 14, 2026.
7. LDR Section 20-1496(b) requires the Planning Commission to review the application at a public hearing and a duly noticed quasi-judicial Planning Commission public hearing that is scheduled for June 2, 2026.
8. LDR Section 20-1498(a) requires consistency with the Comprehensive Plan. The application has been reviewed against the Comprehensive Plan, and it is concluded the application is consistent with the Comprehensive Plan.
9. LDR Division 7 establishes an adoption process, and the Development Director concludes the application has been processed in conformance with that requirement because the application has been scheduled for Planning Commission and Board of County Commissioners public hearings.
10. LDR Section 20-1498 also includes criteria that must be considered when reviewing the application. The Development Director finds and concludes the application meets those requirements and can be recommended for approval.
11. The LDR establishes specific public notice requirements for an Official Zoning District amendment application. The Development Director finds and concludes the application has been noticed in conformance with the zoning amendment public

hearing requirements and public hearings have been scheduled before the Planning Commission and Board of County Commissioners.

In summary, the rezoning application can be found to be consistent with the 15 factors contained in Section 20-1498(a) of the Land Development Regulations.

V. ALTERNATIVE ACTIONS

1. Motion to enter into the record the staff report and adopt the Ordinance approving the rezone.
2. Motion to enter into the record the staff report and deny the Ordinance approving the rezone.

VI. HEARING SCHEDULE

- Planning Commission: Scheduled for June 2, 2026
- Board of County Commissioners: Scheduled for June 23, 2026

ATTACHMENTS

- Exhibit A – Location Map
- Exhibit B – FLU Map
- Exhibit C – Zoning Atlas Map