

**DESOTO COUNTY, FLORIDA**  
**ORDINANCE 2025- \_\_\_\_\_**

**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 APPLICANT, JBCC VETERANS BLVD, LLC, AN OFFICIAL ZONING DISTRICT ATLAS AMENDMENT (RZNE-0067-2025) BY CHANGING THE ZONING DISTRICT OF +/- 2.32 ACRES FROM COMMERCIAL GENERAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD) WITH A CONCEPT DEVELOPMENT PLAN FOR AN 81,666 SQUARE FOOT MINI WAREHOUSE, PURSUANT TO APPROVED BONUS INTENSITY, ON PROPERTY GENERALLY LOCATED IN SOUTHWEST DESOTO COUNTY AT THE NORTHEAST CORNER OF N. ORLANDO BOULEVARD AND VETERANS BOULEVARD, THE PROPERTY IDENTIFICATION NUMBER BEING 31-39-23-0000-0023-0000 AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is owned by JBCC Veterans Blvd LLC and consists of a +/- 2.32-acre property located in southwest DeSoto County, at the NE corner of N. Orlando Blvd. and Veterans Blvd., the Property Identification Number being 31-39-23-0000-0023-0000 (Exhibit A); and

**WHEREAS**, the Interim 2040 Future Land Use Map shows the +/- 2.32-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 Commercial General (CG) to Planned Unit Development (PUD) (Exhibit C); and

**WHEREAS**, the concept development plan accompanying the PUD application proposes an 81,666 square foot mini warehouse, and a Floor Area Ratio (FAR) of 0.81, where a base intensity of 0.4 FAR is permitted and a maximum FAR of 1.0 can be achieved subject to meeting Bonus Criteria in Policy 1.1.4 of the County's Comprehensive Plan; 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 November 4, 2025, Planning Commission meeting; and

**WHEREAS**, at the November 4, 2025, 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 with conditions, including new condition #5 proffered by the Planning Commission requiring loading zones to be approved by Public Safety; and

**WHEREAS**, on November 18, 2025, the DeSoto Board of County Commissioners (Board) held a duly noticed public hearing on application number RZNE-0067-2025, 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 that the performance criteria for granting an FAR bonus have been met; 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 +/- 2.32-acre property located in southwest DeSoto County, the Property Identification Number being 31-39-23-0000-0023-0000.

**Section 3.** *Development order approval.* JBCC Veterans Blvd LLC, owner, is hereby granted an Official Zoning District Atlas amendment (RZNE-0067-2025) changing the zoning district +/- 2.32-acres from Commercial General (CG) to Planned Unit Development (PUD), and said owner shall be bound by the Concept Development Plan attached hereto and incorporated herein as Exhibit D, and further agrees to be bound and subject to the following conditions:

1. Prior to approval of the Improvement Plan, the applicant shall provide documents showing Charlotte County's approval of access and utilities for the project.
2. The Floor Area Ratio for the project is limited to 0.81.
3. The applicant shall provide a copy of all required State and Federal permits from agencies that include but are not limited to the Florida Department of Transportation, Southwest Florida Water Management District, Florida Department of Environmental Regulation, Army Corps of Engineers, etc., to the Development Department prior to issuance of the Notice of Commencement.
4. The Improvement Plan shall show a minimum of 25% useable open space for the project per Section 20-144(f).6 of the LDR and be approved by the Planning Department unless the Board approves a deviation.
5. All loading zones shall be pre-approved by Public Safety.

**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 18<sup>th</sup> day of November, 2025.

**ATTEST:**

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

By: \_\_\_\_\_  
Mandy J. Hines  
County Administrator

By: \_\_\_\_\_  
J.C. Deriso, Chair  
Board of County Commissioners

**Approved as to Form and Correctness:**

By: \_\_\_\_\_  
Valerie Vicente,  
County Attorney

## Exhibit A-Location

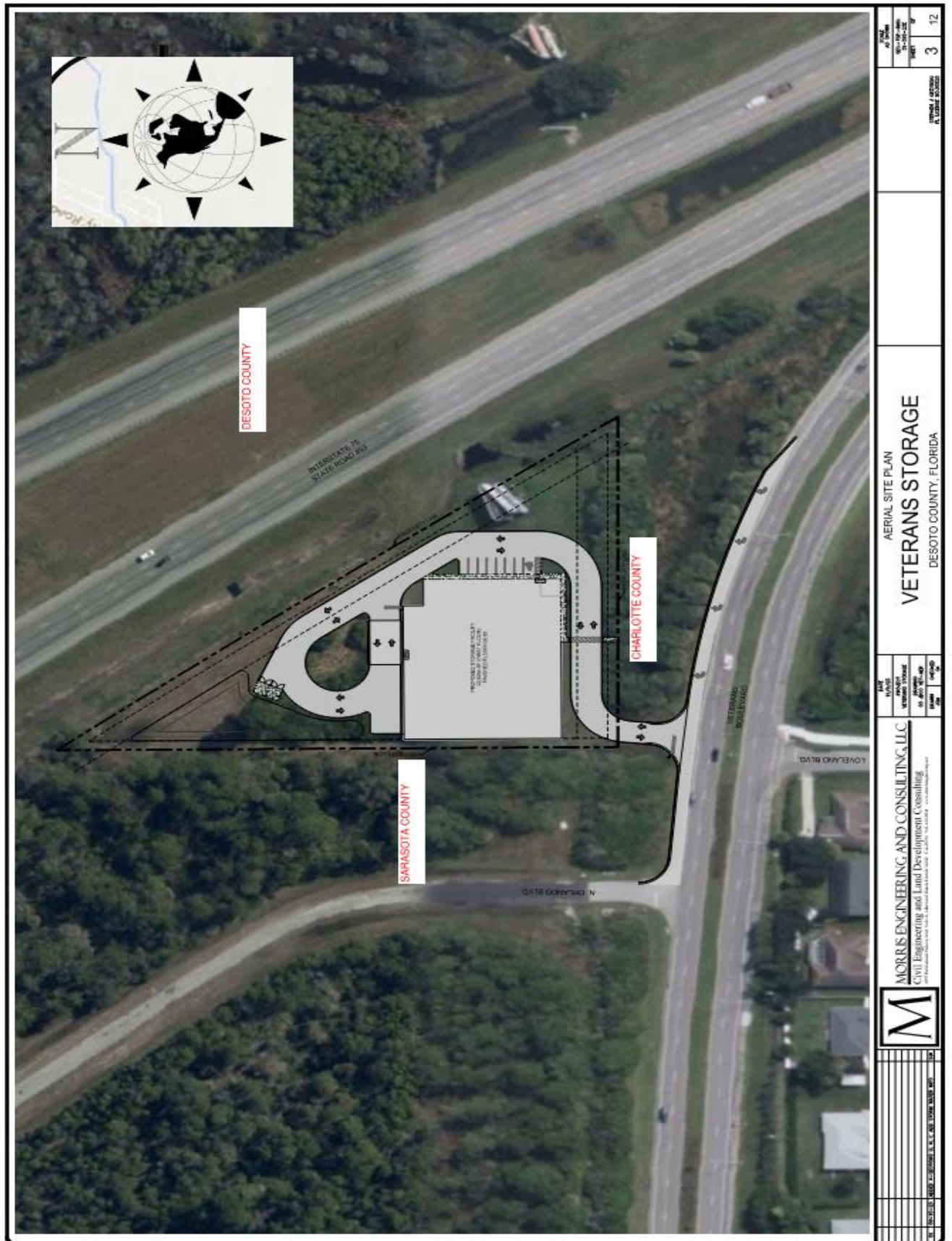
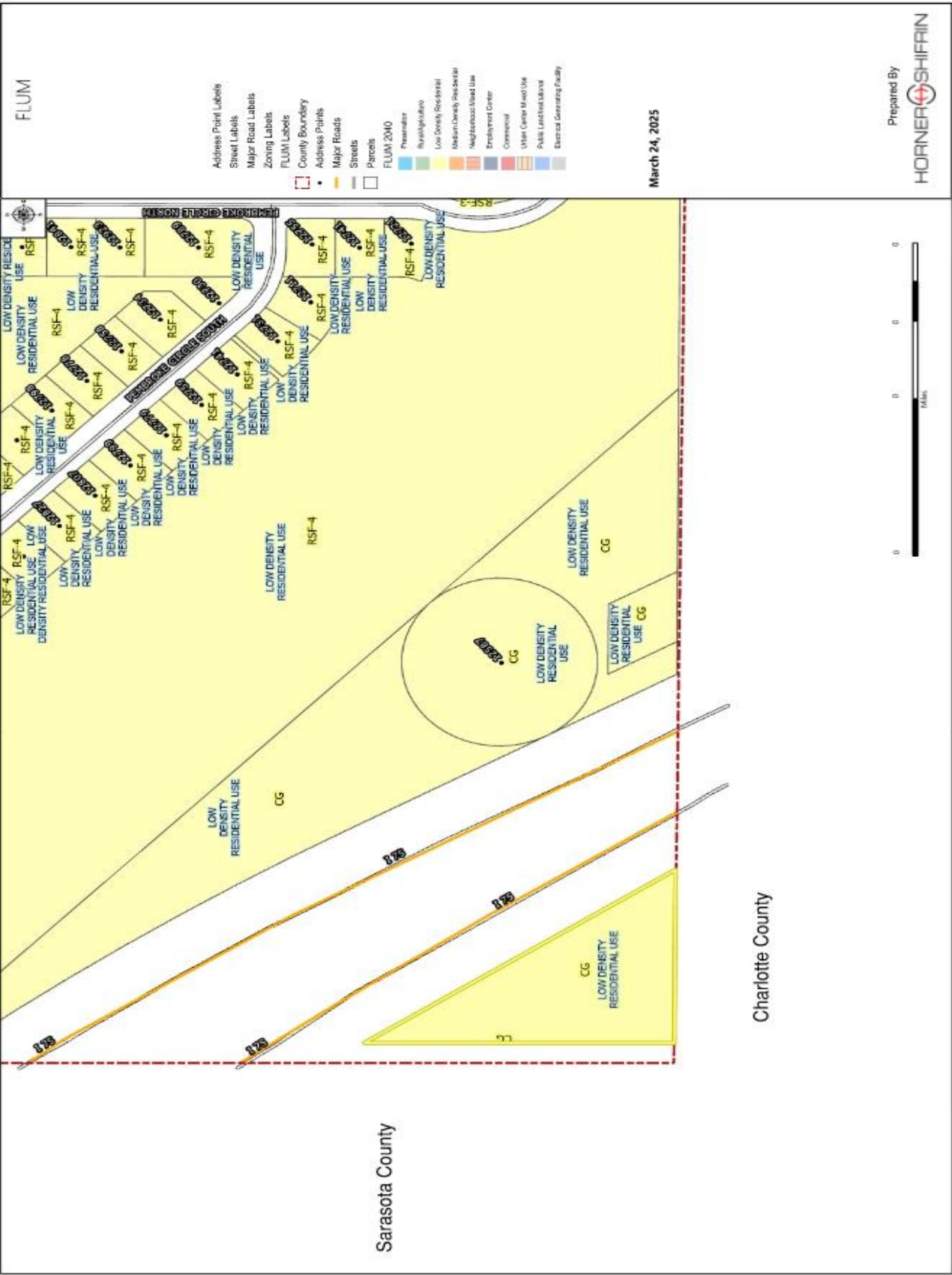


Exhibit B-Future Land Use





[illegible]

**PROPOSED ZONING DISTRICT FROM COMMERCIAL GENERAL (CG)  
TO PLANNED UNIT DEVELOPMENT (PUD)**



Subject Property



CHARLOTTE  
COUNTY

SARASOTA  
COUNTY

## Exhibit D-Site Plan

