

NOTICE OF PUBLIC HEARING

Notice is hereby given that the below ordinance(s)/resolution(s) will be considered at the regularly scheduled Public Hearings/Meetings of the Planning Commission (PC), sitting as the Local Planning Agency, and Board of County Commissioners (Board) on the dates and times listed below, or as soon thereafter, as they may be heard on those dates. All public hearings will be held in the County Commission Meeting Room 103, Administration Building, 201 E. Oak Street, Arcadia, Florida. Copies of the applications and staff reports are available at the Development Department Room 204, Administration Building, 201 E. Oak Street, Arcadia, Florida five days prior to the meeting dates and are available on the County's website at www.desotobocc.com under Department News and News & announcements. Members of the public may appear and be heard on the matters to be considered. Pursuant to Section 286.0105, F.S., if you want to appeal any decision of the Planning Commission or Board, you will need a record of the proceedings, and for such purpose, you may need to arrange for a verbatim transcript to be prepared.

PLANNING COMMISSION: (PC) Tuesday, October 7, 2025 at 5:30 PM
BOARD OF COUNTY COMMISSIONERS: (Board) Tuesday, October 28, 2025 at 3:00 PM or 6:30 PM, as indicated below

1. Ordinance, Easy Mini Storage, Inc. (COMP-0013-2025) PC 5:30 PM & Board 3:00 PM

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 COMMERCIALFOR 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.



2. Ordinance, Amending Section 20-1581 of Article XI of Chapter 20 of the DeSoto County Land Development Regulations (County Initiated) PC 5:30 PM & Board 3:00 PM

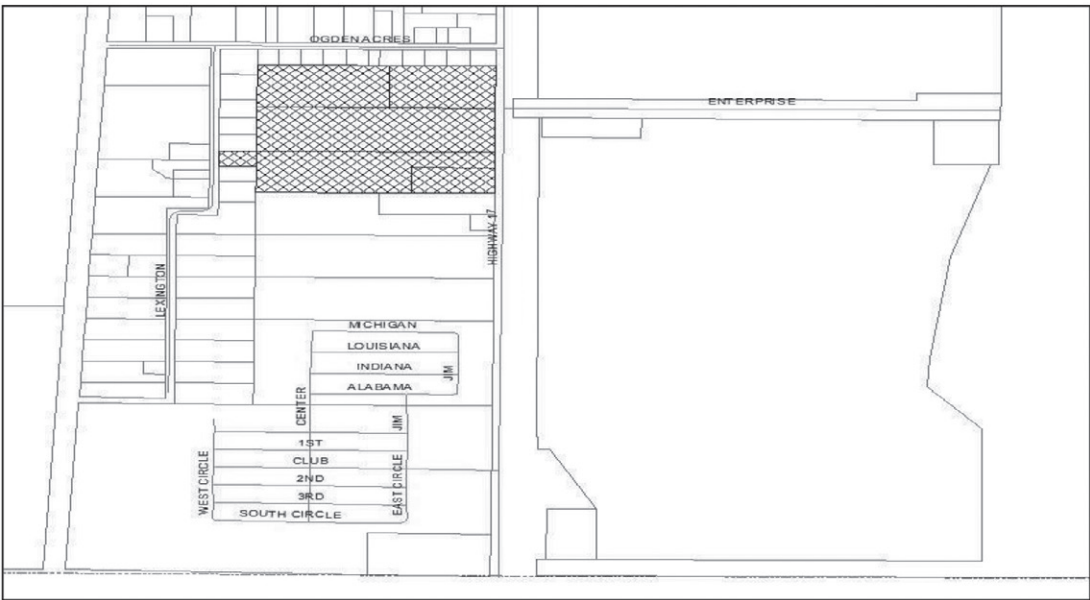
AN ORDINANCE OF DESOTO COUNTY, FLORIDA, AMENDING SECTION 20-1581 OF ARTICLE XI "ADMINISTRATION AND ENFORCEMENT" OF CHAPTER 20 OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS, TO CLARIFY THE MANNER IN WHICH THE AFFIDAVIT OF VIOLATION IS SERVED UPON A VIOLATOR FOR A CODE ENFORCEMENT ACTION BEFORE THE SPECIAL MASTER; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

3. Resolution, Comprehensive Plan Amendment Transmittal (COMP-0015-2025) PC 5:30 PM & Board 3:00 PM

A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING FOR TRANSMITTAL TO ALL REQUIRED ENTITIES A PROPOSED TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT TO THE DESOTO COUNTY COMPREHENSIVE PLAN TO AMEND POLICY 1.1.2, THE LAND USE SUMMARY TABLE AND POLICY 1.1.3 AND POLICY 1.1.4, RELATED TO DENSITY AND INTENSITY BONUS CRITERIA, IN ADDITION TO POLICIES 1.6.3, 1.6.5, AND 1.6.9 IN THE NEIGHBORHOOD MIXED USE FUTURE LAND USE CATEGORY TO INCREASE THE BASE AND BONUS DENSITY MAXIMUMS; TO AMEND OBJECTIVE 1.9, POLICY1.9.1, 1.9.2, AND 1.9.8 CORRECTING THE NAME OF THE URBAN CENTER MIXED USE LAND USE DESIGNATION FOR CONSISTENCY; TO AMEND POLICY 1.9.1 RELATED TO DENSITY AND INTENSITY, POLICY 1.9.2 ADDING MANUFACTURED HOMES AS AN ALLOWABLE USE, POLICY 1.9.4 RELATED TO UTILITY CONNECTION REQUIREMENTS, POLICY 1.9.9 IN THE URBAN CENTER MIXED USE FUTURE LAND USE CATEGORY TO INCREASE THE BONUS DENSITY MAXIMUM; AND CREATING NEW POLICIES 1.14.9 AND 1.14.10 TO PROVIDE CLARIFICATION OF COMPATIBILITY REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

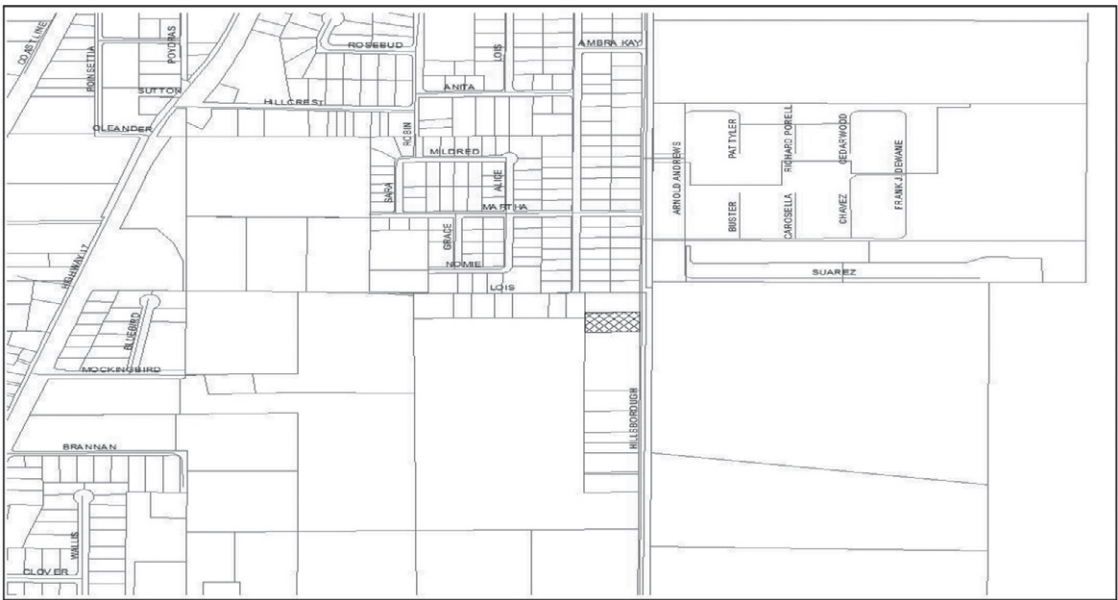
4. Ordinance, TMV Properties Inc. & McAlpine (Briarwood) Inc. Rezone (RZNE-0062-2025) PC 5:30 PM & Board 6:30 PM

AN ORDINANCE OF THE DESOTO COUNTY 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 OWNER, TMV PROPERTIES INC & MCALPINE (BRIARWOOD) INC., AN OFFICIAL ZONING DISTRICT ATLAS AMENDMENT (RZNE-0062-2025) BY CHANGING THE ZONING DISTRICT OF +/- 29.61 ACRES ON SIX (6) CONTIGUOUS PARCELS FROM COMMERCIAL NEIGHBORHOOD (CN) AND RESIDENTIAL MULTIFAMILY MIXED DISTRICT (RMF-M) TO PLANNED UNIT DEVELOPMENT (PUD) WITH A CONCEPT DEVELOPMENT PLAN, FOR 49 ATTACHED AND DETACHED SINGLE-FAMILY HOMES, WITH CONDITIONS, GENERALLY LOCATED IN SOUTHWEST DESOTO COUNTY, ALONG SW HIGHWAY 17 AND SOUTH OF SW OGDEN ACRES ROAD, THE PROPERTY IDENTIFICATION NUMBERS BEING 36-39-23-0000-0060-0000; 36-39-23-0000-0061-0000; 36-39-23-0254-0000-0121; 36-39-23-0000-0110-0000; 36-39-23-0000-0100-0000; AND 36-39-23-0000-0101-0000; PROVIDING FOR AN EFFECTIVE DATE.



5. Ordinance, Maria G. Mendieta Olvera (RZNE-0070-2025) PC 5:30 PM & Board 6:30 PM

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.



6. Resolution, Bernardo Hernandez-Villanueva (USE-0188-2024) PC 5:30 PM & Board 6:30 PM

A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS GRANTING A SPECIAL EXCEPTION USE DEVELOPMENT ORDER (USE-0188-2024) WITH CONDITIONS, TO AUTHORIZE A TELECOMMUNICATIONS TOWER ON A +/-17.026 ACRE PARCEL ZONED AGRICULTURAL-5 (A-5) AND LOCATED AT 1316 SW MARTHA STREET, AND IDENTIFIED WITH PROPERTY IDENTIFICATION NUMBER 12-38-24-0000-0096-0000; INCORPORATING THE WHEREAS CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

