

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 APPLICANT, MARIA’S RENTALS LLC, AN OFFICIAL ZONING DISTRICT ATLAS AMENDMENT (RZNE-0046-2023) BY CHANGING THE ZONING DISTRICT OF +/- 41.08 ACRES FROM PLANNED UNIT DEVELOPMENT (PUD) TO RESIDENTIAL MULTI-FAMILY - 8 (RMF-8) ON PROPERTY GENERALLY LOCATED IN CENTRAL DESOTO COUNTY, AT 5906 SE RESIDENTIAL WAY; THE PROPERTY IDENTIFICATION NUMBER BEING 27-38-25-0000-0072-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is owned by Maria’s Rentals LLC and consists of a +/- 41.08 -acre property, generally located in central DeSoto County, at 5906 SE Residential Way, the Property Identification Number being 27-38-25-0000-0072-0000 (Exhibit A); and

WHEREAS, the Interim 2040 Future Land Use Map shows the +/- 41.08 -acre parcel is designated Urban Center Mixed 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 Planned Unit Development (PUD) to Residential Multi-Family-8(RMF-8) (Exhibit C); and

WHEREAS, consistent with LDR Sections 20-1497 and 20-1498, the Development Director prepared a Development Review Report addressing the factors that 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, both the Planning Commission and County Commission public hearings were noticed per the requirements; and

WHEREAS, at the May 5, 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; and

WHEREAS, on May 26, 2026, the DeSoto Board of County Commissioners (Board) held a duly noticed public hearing on application number RZNE-0046-2023, and continued their consideration of the matter until the June 23, 2026 meeting of the Board, after publicly announcing the date, time, and place of the subsequent meeting in accordance with Section 125.66, Florida Statutes; and

WHEREAS, on June 23, 2026 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; 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 +/- 41.08-acre property generally located in central DeSoto County, at 5906 SE Residential Way, the Property Identification Number being 27-38-25-0000-0072-0000.

Section 3. *Development order approval,* Maria’s Rentals LLC, owner, is hereby granted an Official Zoning District Atlas amendment (RZNE-0046-2023) changing the zoning district of +/- 41.08-acres from Planned Unit Development (PUD) to Residential Multi-Family-8 (RMF-8).

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, as prescribed by law.

PASSED AND DULY ADOPTED in DeSoto County, Florida this 23rd day of June 2026.

ATTEST:

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

By: _____
Mandy J. Hines
County Administrator

By: _____
Steve Hickox, Chair
Board of County Commissioners

Approved as to Form and Correctness:

By: _____
Valerie Vicente,
County Attorney

Exhibit A: General Location



Exhibit C: Zoning District Atlas

