

DESOTO COUNTY, FLORIDA
ORDINANCE 2026- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR A +/- 5.26 ACRE LOT FROM AGRICULTURAL – 5 (A-5) TO COMMERCIAL GENERAL (CG) FOR PROPERTY LOCATED AT SW AGNES STREET EAST OF CR 769, WITH PROPERTY IDENTIFICATION NUMBER BEING 29-39-23-0000-0045-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is owned by Vitali Ostrikov and consists of a +/- 5.26-acre property generally located in southwest DeSoto County, located SW Agnes Street east of CR 769, the Property Identification Number being 29-39-23-0000-0045-0000 (Exhibit A); and

WHEREAS, the Interim 2040 Future Land Use Map shows the +/- 5.26-acre parcel is designated Commercial Future Land Use Category (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 Agricultural -5 (A-5) to Commercial General (CG) (Exhibit C); 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 July 7, 2026, Planning Commission meeting; and

WHEREAS, at the July 7, 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 by a vote of 4-0; and

WHEREAS, on July 28, 2026, the DeSoto Board of County Commissioners (Board) held a duly noticed public hearing on application number RZNE-0081-2026, 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; 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 +/- 5.26-acre property generally located in southwest DeSoto County, on SW Agnes Street east of CR 769, the Property Identification Number being 29-39-23-0000-0045-0000.

Section 3. *Rezoning approval.* Vitali Ostrikov, owner, is hereby granted an Official Zoning District Atlas amendment (RZNE-0081-2026) changing the zoning district of the aforementioned +/- 5.26-acre property from Agricultural -5 (A-5) to Commercial General (CG).

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 28th day of July 2026.

ATTEST:

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

By: _____
Mandy J. Hines
County Administrator

By: _____
Steve Hickox, Chair
Board of County Commissioners

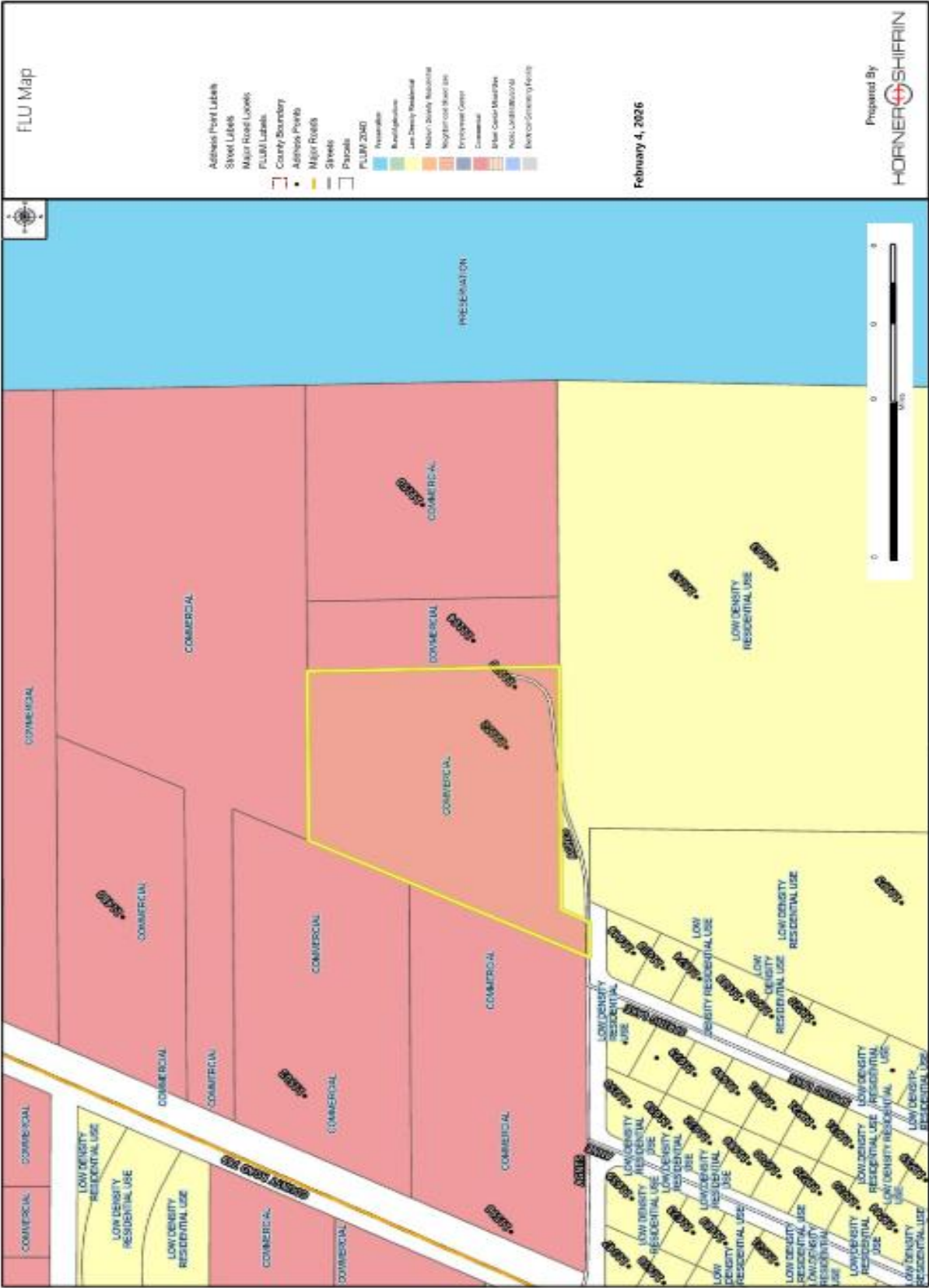
Approved as to Form and Correctness:

By: _____
Valerie Vicente,
County Attorney

Exhibit A: Location Map



Exhibit B: FLUM 2040



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