DeSoto County
Planning Commission
Meeting Agenda

Tuesday, October 7, 2025 **5:30 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

SET OR AMEND THE AGENDA

PUBLIC FORM FOR NON-AGENDA ITEMS

PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION

1. Proof of Publication **25-1318**

   Attachments: Legal Ad Publisher Affidavit MCCLELLAND-96-3970877-1
   Legal Ad Tear Sheet TheDailySun_20250926_A10

MEETING MINUTES

2. Planning Commission Meeting Minutes from September 2, 2025 **25-1317**

   Attachments: 9-2-2025 PC Meeting Minutes-Draft

DEVELOPMENT DIRECTOR COMMENTS

ACTION ITEMS

3. Ordinance / McAlpine PUD / Rezone (RZNE-0062-2025) **25-1311**

   Attachments: 2025-09-22 RZNE 0062 2025 McAlpine SR FINAL
   Location Map
   FLUM
   Zoning Map
   24006511 PUD PLAN 2025-04-10
   2025-09-22 Ord for McAlpine FINAL

4. Ordinance / Maria G. Mendieta Olvera / Rezone (RZNE-0070-2025) **25-1312**

Attachments: 2025-09-05 Staff Report - RZNE-0070-2025 for PC
Location Map
FLUM
Zoning Map
2025-09-05 Ordinance - RZNE-0070-2025 for PC

5. Resolution / Bernardo Hernandez-Villanueva / Special Exception (USE-0188-2024) **25-1313**

Attachments: 2025-09-08 USE-0188-2024 Villanueva SR for PC
Location Map
FLUM
Zoning Map
Special Exception Concept Plan for hearings
2025-09-08 USE-0188-2024 Villanueva Resolution for PC

6. Ordinance / Easy Mini Storage / Small Scale Comprehensive Plan Map Amendment (COMP-0013-2025) **25-1314**

Attachments: 2025-08-22 Quave COMP-0013-2025 SR for PC
Location Map
FLUM
Proposed Future Land Use Map - Easy Mini Storage
Zoning Map
2025-08-22 Ordinance - Quave small scale map amendment for PC

7. Ordinance / Amending Section 20-1581 of Article XI "Administration and Enforcement" Chapter 20 of The DeSoto County Land Development Regulation **25-1315**

Attachments: Ordinance re Notice for Code Enforcement

8. Resolution / Transmittal of a Comprehensive Plan Text Amendment to the Future Land Use Element related to Density and Intensity (COMP-0015-2025) **25-1316**

Attachments: 2025-09-24 SR COMP-0015-2025 County NHood
2025-09-24 Resolution-Comp Amend Density

PLANNING COMMISSION MEMBER REMARKS

NEXT MEETING

ADJOURNMENT

NOTE: For quasi-judicial matters, any party desiring a verbatim record of the proceeding of this hearing for the purpose of an appeal is advised to make private arrangements for the production of a record and anyone wishing to present documents or other written evidence to the Board must provide eight (8) copies of the written material. If special accommodations are required in accordance with the Americans with Disabilities Act, individuals should contact the County Administrator's Office by calling 863-993-4800 at least forty-eight hours prior to the hearing.

DeSoto County

10/7/2025

Item #: 1.

☐ Consent Agenda ☐Quasi-Judicial Public Hearing
☐ Regular Business 5:30 pm
☒ Public Hearing Proof of Publication

DEPARTMENT: Planning & Zoning
SUBMITTED BY: **Laura McClelland**
PRESENTED BY: **Bill Martin**

TITLE & DESCRIPTION:
Proof of Publication

REQUESTED MOTION:
A motion to approve the proof of publication that ran Friday, September 26, 2025.

The Daily SUN
Charlotte • DeSoto • Sarasota

Ticket: 3970876-1
PC/Board 10.7, 10.28
6 x 20.25 (Full Page)
Laura McClelland
Publish: 09/26/25
379254 3970877

PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

09/26/25

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 26th day of September, 2025

(Signature of Notary Public)

Notary Public State of Florida
Jill Kelli Di Benedetto
My Commission HH 390294
Expires 8/19/2027

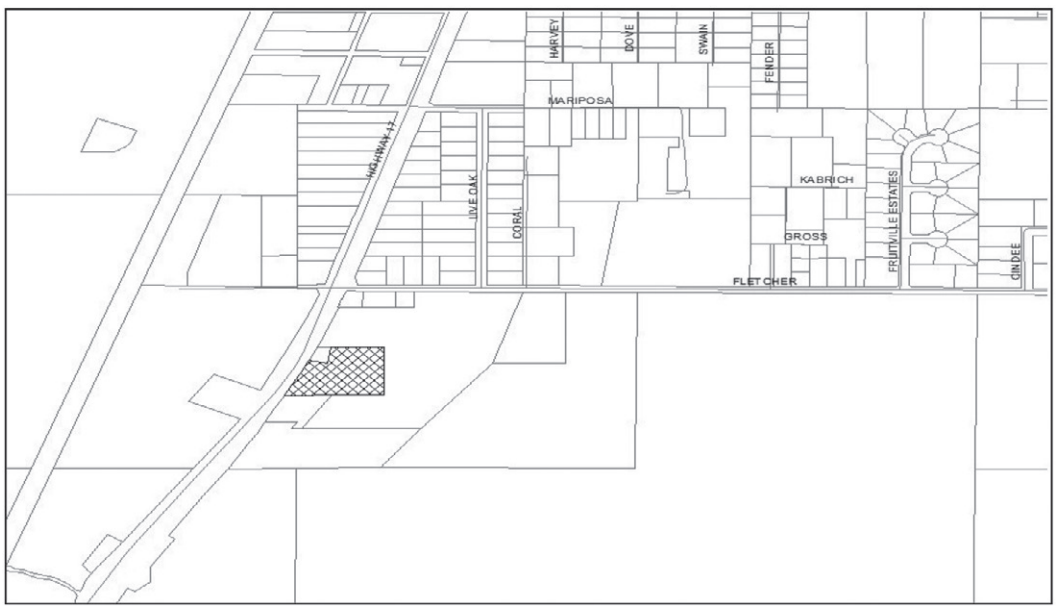
Personally known _X_ OR ___Produced Identification

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

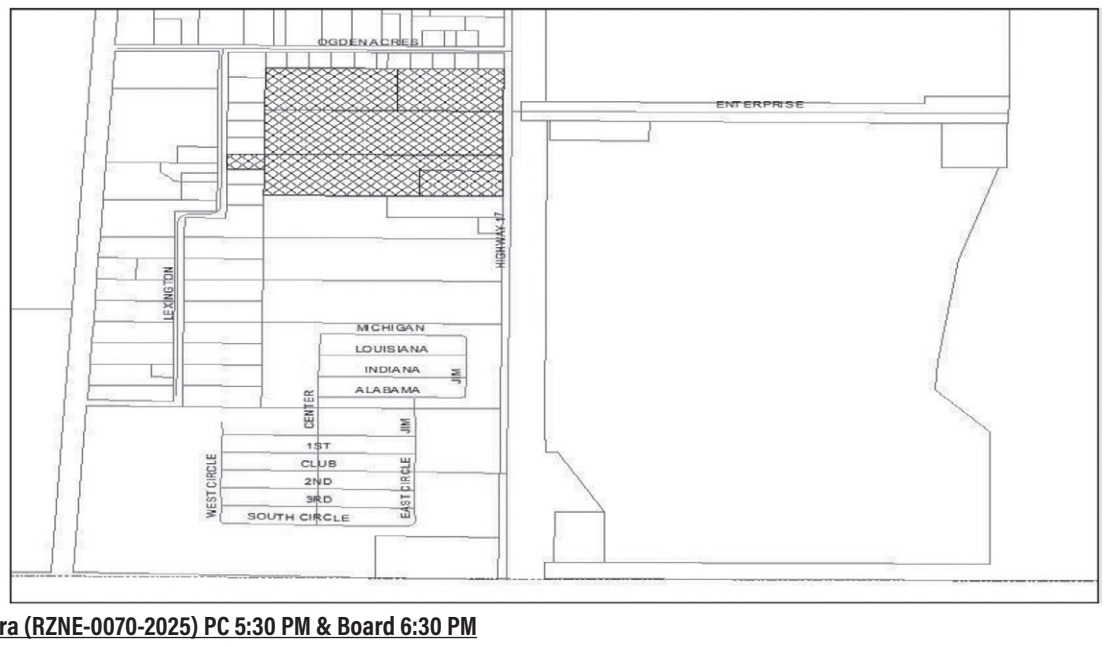
1. **Ordinance, Easy Mini Storage, Inc. (COMP-0013-2025) PC 5:30 PM & Board 3:00 PM**
AN ORDINANCE OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS, ADOPTING A SMALL SCALE COMPREHENSIVE PLAN MAP AMENDMENT WHICH CONSISTS OF AMENDING THE FUTURE LAND USE MAP FROM RURAL/AGRICULTURAL TO COMMERCIALFOR A +/- 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.



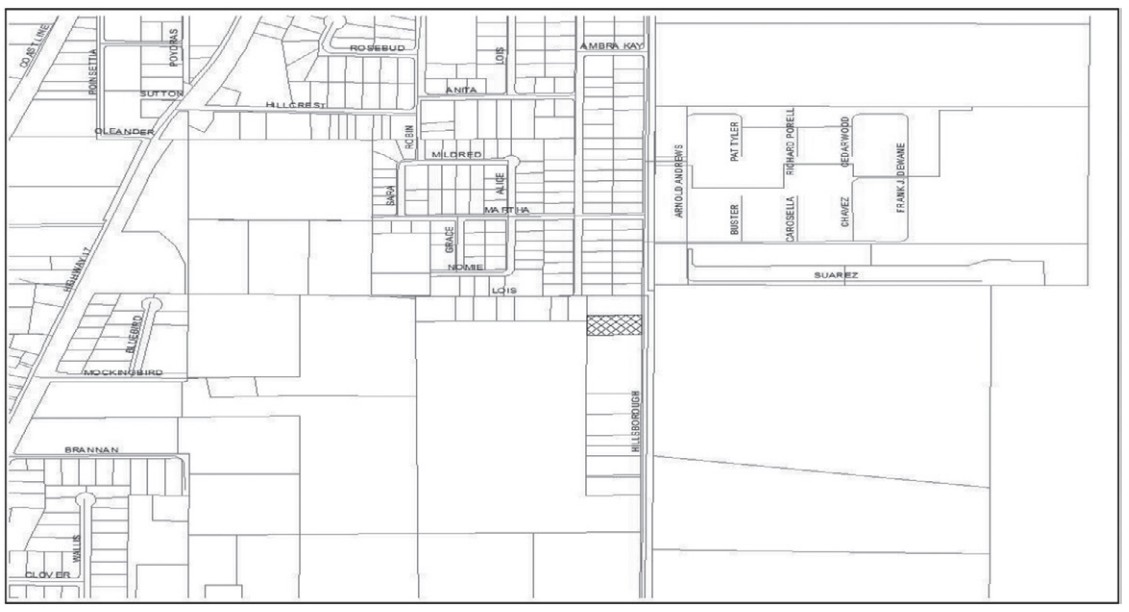
2. **Ordinance, Amending Section 20-1581 of Article XI of Chapter 20 of the DeSoto County Land Development Regulations (County Initiated) PC 5:30 PM & Board 3:00 PM**
AN ORDINANCE OF DESOTO COUNTY, FLORIDA, AMENDING SECTION 20-1581 OF ARTICLE XI "ADMINISTRATION AND ENFORCEMENT" OF CHAPTER 20 OF THE DESOTO 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.

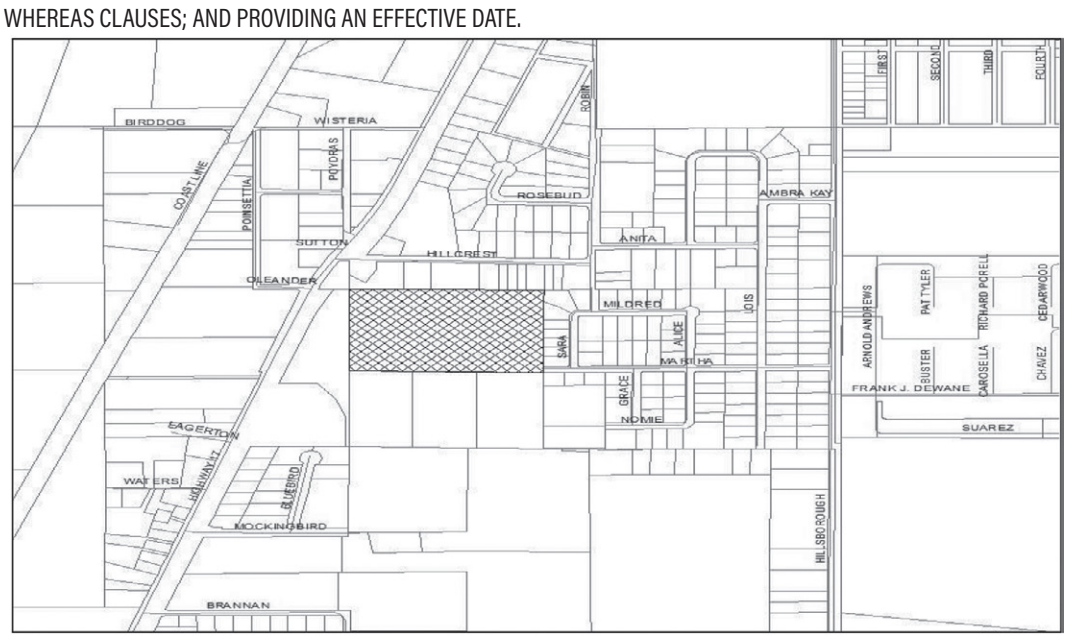
4. **Ordinance, TMV Properties Inc. & McAlpine (Briarwood) Inc. Rezone (RZNE-0062-2025) PC 5:30 PM & Board 6:30 PM**
AN ORDINANCE OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE OFFICIAL ZONING ATLAS IDENTIFIED IN LAND DEVELOPMENT REGULATIONS ARTICLE 2, ZONING DISTRICTS AND REQUIREMENTS, 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.



PUBLISH: AS DISPLAY AD Friday, September 26, 2025

adno=3970876-1

DeSoto County

10/7/2025

Item #: 2.

☐ Consent Agenda ☐Quasi-Judicial Public Hearing
☐ Regular Business 5:30 pm
☒ Public Hearing Minutes

DEPARTMENT: Planning & Zoning
SUBMITTED BY: **Laura McClelland**
PRESENTED BY: **Bill Martin**

TITLE & DESCRIPTION:
Planning Commission Meeting Minutes from September 2, 2025

REQUESTED MOTION:
A motion to approve the Planning Commission meeting minutes from the September 2, 2025 meeting.

DeSoto County
Planning Commission
Meeting Minutes - Draft

Tuesday, September 2, 2025 **5:30 PM**

CALL TO ORDER

Chairperson Bill Martin called the meeting to order at 5:30pm.

PLEDGE OF ALLEGIANCE

Chairperson Bill Martin, led the pledge of allegiance.

ROLL CALL

Present	Chairperson Bill Martin, Council Member Erik Howard, Council Member Allen Reesor, and Ex officio LPA school board appointee Jami Schueneman
Absent	Vice Chairman Brian Young, and Council Member Lynn Banish

SET OR AMEND THE AGENDA

A motion was made by Council Member Howard , seconded by Council Member Ressor, that this agenda be set as presented. The motion carried by the following vote:

Aye:	Chairperson Martin, Council Member Howard, and Council Member Reesor
Absent:	Vice Chairman Young, and Council Member Banish

PUBLIC FORM FOR NON-AGENDA ITEMS

PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION

A motion was made by Council Member Howard, seconded by Council Member Reesor, that Proof Of Publication be approved. The motion carried by the following vote:

Aye:	Chairperson Martin, Council Member Howard, and Council Member Reesor
Absent:	Vice Chairman Young, and Council Member Banish

1. **Proof of Publication**

Attachments: Publishers Affidavit-EAR Property Co
Tear Sheet-EAR Property Co
Publisher Affidavit-Liverpool
Tear Sheet-Liverpool

MEETING MINUTES

2. **Planning Commission meeting minutes from August 5, 2025**

Attachments: 8-5-2025 PC Meeting Minutes-Draft

A motion was made by Council Member Howard, seconded by Council Member Reesor, that the Minutes be approved. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, and Council Member Reesor

Absent: Vice Chairman Young, and Council Member Banish

DEVELOPMENT DIRECTOR COMMENTS

Misty Servia Planning Director thanked the commissioners for their service and stressed the need for alternates to ensure a quorum and avoid costly disruptions. She also distributed the tentative 2026 meeting calendar.

ACTION ITEMS

Valerie Vicente County Attorney explained county procedures for Quasi-Judicial. The Clerk administered the Oath to all who wished to speak at the hearing.

3. Ordinance / EAR Property Co / RZNE-0069-2025

Attachments: 2025-08-12_RZNE-0069-2025 EAR Property SR_PC
Location Map
FLUM
Zoning Map
2025-08-12 RZNE-0069-2025 EAR Property Ord PC

Misty Servia presented a request to adopt an ordinance for rezoning to correct an error made in a prior rezoning. The existing parcel with an existing home on Liverpool Road was mistakenly included in a larger PUD rezoning with the Harbour Lakes PUD. The applicant requested to return the site to its original A5 zoning. Staff reviewed the request against the comprehensive plan and land development regulations and found it compliant for approval. Tom Sacharski, with RVi Planning + Landscape Architecture, as well as a neighboring property owner voiced their support of the rezoning. Commissioner Howard made a motion to close the public hearing, seconded by Commissioner Ressor. The vote carried unanimously.

A motion was made by Council Member Howard, seconded by Council Member Reesor, that this Ordinance be recommended for approval. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, and Council Member Reesor

Absent: Vice Chairman Young, and Council Member Banish

4. Ordinance / Robert M. & Barbara G. Tiffany Co. Trs (Liverpool PUD) RZNE-0061-2024

Attachments: GS 2025-08-22 RZNE-0061-2024 Liverpool SR for PC
Location Map
FLUM
Zoning Map
24004890-PUD-03 PLAN 2025-04-15
GS 2025-08-22 RZNE-0061-2024 Liverpool Ordinance for PC

Misty Servia presented a request to adopt an ordinance to rezone two contiguous parcels totaling 124.07 acres, located on Liverpool Road west of Highway 17, from RMF-6 to Planned Unit Development (PUD). Staff confirmed that the project complies with PUD and rezoning standards and recommended conditions addressing utility capacity, traffic studies, buffering, sidewalks, and state/federal wetland permitting. The applicant, D.R. Horton, is seeking approval for up to 371 residential units across two phases, including amenities, open space, stormwater facilities, and road connections. They also requested deviations from certain conditions, citing an existing utility capacity agreement, a willingness to address off-site improvements, and a need for flexibility regarding buffer and sidewalk requirements.Transportation analysis indicated fewer daily trips than currently entitled uses, and proposed interconnections with the adjacent Harbor Lakes PUD are expected to improve traffic circulation. Environmental surveys found no listed species of concern, and wetlands on the site will be preserved. Several community members voiced concerns about infrastructure, access to Liverpool Road, wastewater drainage, and the potential strain additional housing could place on the area. Further discussion focused on road access, the railroad crossing, improvements to Liverpool Road, and the interconnection with Harbor Lakes. Committee members also questioned the requested deviations.
Misty Servia expressed reservations, stating she could not support the proposal without confirmation from the utility and engineering departments. Additional dialogue took place between staff and the applicant regarding the proposed conditions and deviations.Council Member Howard moved to close the public meeting, with Council Member Ressor seconding. The motion carried unanimously. Following further board discussion, Mr. Howard requested approval contingent upon staff-recommended conditions and asked that the proposal be presented to the Board of County Commissioners alongside the hearing for the adjacent southern PUD.

A motion was made by Council Member Howard, seconded by Council Member Reesor, that this Ordinance be recommended for approval. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, Council Member Reesor, and Ex officio LPA school board appointee Schueneman

Absent: Vice Chairman Young, and Council Member Banish

PLANNING COMMISSION MEMBER REMARKS

NEXT MEETING

ADJOURNMENT

Being no further business before the Planning Commission, Chairperson Martin adjourned the meeting at 8:00PM

_____ _____

CHAIRPERSON DATE
BILL MARTIN 09-02-2025

5. Supplemental Documents Planning Commission 09-02-2025

Attachments: supplemental documents Planning 09-02-2025
Liverpool PUD - Planning Commission PPT

NOTE: For quasi-judicial matters, any party desiring a verbatim record of the proceeding of this hearing for the purpose of an appeal is advised to make private arrangements for the production of a record and anyone wishing to present documents or other written evidence to the Board must provide eight (8) copies of the written material. If special accommodations are required in accordance with the Americans with Disabilities Act, individuals should contact the County Administrator's Office by calling 863-993-4800 at least forty-eight hours prior to the hearing.

DeSoto County

10/7/2025

Item #: 3.

☐ Consent Agenda ☒Quasi-Judicial Public Hearing
☐ Regular Business 5:30 pm
☐ Public Hearing Other

DEPARTMENT: Planning & Zoning
SUBMITTED BY: **Laura McClelland**
PRESENTED BY: **Misty Servia**

TITLE & DESCRIPTION:
Ordinance / McAlpine PUD / Rezone (RZNE-0062-2025)

REQUESTED MOTION:
A motion to enter into the record this development review report and all other competent substantial evidence presented at the hearing and make a recommendation to the Board of County Commissioners to adopt/deny the findings and conclusions contained herein, and adopt/deny the proposed ordinance with conditions.

SUMMARY:
The agenda request is an Official Zoning District Atlas amendment (rezoning) application (RZNE-0062-2025) filed by Tom Sacharski, AICP of RVi Planning + Landscape Architecture, on behalf of the Owner, TMV Properties Inc & McAlpine (Briarwood) Inc, to rezone six (6) contiguous parcels totaling +/- 29.61 acres from Commercial Neighborhood (CN) and Residential Multifamily Mixed District (RMF-M) to Planned Unit Development (PUD) with a Concept Development Plan for 49 dwelling units (single-family attached and detached) including +/- 10.14 acres of open space. The density requested is 1.65 dwelling units per acre.

BACKGROUND:
The Official Zoning District Atlas shows the property is mostly located within Commercial Neighborhood (CN) zoning district with a small portion zoned Residential Multifamily Mixed District (RMF-M). The General Development Order application states the Applicant for this Official Zoning District Atlas amendment is TMV Properties Inc & McAlpine (Briarwood) Inc.

The application is a request to rezone the existing Commercial Neighborhood (CN) and Residential Multifamily Mixed District (RMF-M) Zoning Districts to the Planned Unit Development (PUD) district with a Concept Development Plan to allow for a maximum of 49 single family lots and associated infrastructure on 29.61 ± acres. The project area consists of 6 parcels (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) that are currently vacant.

The Interim 2040 Future Land Use Map shows the property is designated as Low-Density Residential Land Use. Future Land Use Element Objective 1.4 defines the Low-Density Residential Category.

The PUD Concept Development Plan includes a +/- 29.61-acre residential community with single-family and single-family attached units with amenities. The plan shows stormwater, wetlands and buffer areas, and the proposed open space is 34.2% (10.14 acres), exceeding the required minimum required 25% open space (+/- 7.40 acres). The applicant states the project will connect to public utilities.

DeSoto COUNTY FL

DESOTO COUNTY DEVELOPMENT DEPARTMENT
STAFF REPORT

CASE#:	RZNE-0062-2025
REQUEST:	Rezone from Commercial Neighborhood (CN) and Residential Multifamily Mixed District (RMF-M) to Planned Unit Development (PUD)
PROPERTY OWNER	TMV Properties Inc & McAlpine (Briarwood) Inc. 3200 Bailey Lane #199, Naples, FL 34105
APPLICANT:	Tom Sacharski, AICP RVi Planning + Landscape Architecture 8725 Pendery Place, Suite 101, Bradenton, FL 34201
ATTORNEY:	Chris Hayes, Esq. Akerman LLP 420 S. Orange Ave, Suite 1200 Orlando, FL 32801
PROPERTY ID:	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; 36-39-23-0000-0101-0000
TOTAL PARCEL SIZE:	+/- 29.61 acres
FUTURE LAND USE DESIGNATION:	Low Density Residential – 2 dwelling units per acre
ZONING DESIGNATION:	Commercial Neighborhood (CN) & Residential Multifamily Mixed District (RMF-M)
APPLICABLE OVERLAY DISTRICTS:	Conservation Overlay (partial)

DEVELOPMENT REVIEW REPORT

The agenda request before the DeSoto County Planning Commission/Local Planning Agency, is an Official Zoning District Atlas amendment (rezoning) application (RZNE-0062-2025) filed by Tom Sacharski, AICP of RVi Planning + Landscape Architecture, on behalf of the Owner, TMV Properties Inc & McAlpine (Briarwood) Inc, to rezone six (6) contiguous parcels totaling +/- 29.61 acres from Commercial Neighborhood (CN) and Residential Multifamily Mixed District (RMF-M) to Planned Unit Development (PUD) with a Concept Development Plan for 49 dwelling units (single-family attached and detached) including +/- 10.14 acres of open space. The density requested is 1.65 dwelling units per acre.

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).

I. BACKGROUND

The Official Zoning District Atlas shows the property is mostly located within Commercial Neighborhood (CN) zoning district with a small portion zoned Residential Multifamily Mixed District (RMF-M). The General Development Order application states the Applicant for this Official Zoning District Atlas amendment is TMV Properties Inc & McAlpine (Briarwood) Inc.

The application is a request to rezone the existing Commercial Neighborhood (CN) and Residential Multifamily Mixed District (RMF-M) Zoning Districts to the Planned Unit Development (PUD) district with a Concept Development Plan to allow for a maximum of 49 single family lots and associated infrastructure on 29.61 ± acres. The project area consists of 6 parcels (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) that are currently vacant.

The Interim 2040 Future Land Use Map shows the property is designated as Low-Density Residential Land Use. Future Land Use Element Objective 1.4 defines the Low-Density Residential Category.

The PUD Concept Development Plan includes a +/- 29.61-acre residential community with single-family and single-family attached units with amenities. The plan shows stormwater, wetlands and buffer areas, and the proposed open space is 34.2% (10.14 acres), exceeding the required minimum required 25% open space (+/- 7.40 acres). The applicant states the project will connect to public utilities.

The PUD applicant requests 4 deviations from the LDR as follows:

1. Deviation from Section 20-504(C) to eliminate all street shoulder requirements

where a closed drainage system is present.

2. Deviation from Section 20-503 to allow for private residential rights-of-way to have a minimum width of 40 feet.
3. Deviation from Section 20-503 to allow the minimum centerline radii to comply with the State of Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the "Florida Greenbook") as follows:

DESIGN SPEED	CENTERLINE RADIUS
15	50'
20	50'
25	180'
30	300'

4. Deviation from Engineering Detail D-15 "Maximum Cul-De-Sac Length" to allow for cul-de-sacs with lengths longer than 1,300 feet.

The project is proposed to have single-family attached and detached structures with associated amenities and infrastructure. The community is proposed to have private streets and may be gated. The Code defines a Planned Unit Development as a contiguous tract of land not less than two acres for commercial or industrial and/or five acres for residential (including recreational vehicles) in size under unified control which is planned and improved. A PUD district may be in any future land use category. This project is located within the Low Density Residential (LDR) future land use designation, which allows 2 dwelling units per acre.

The density is broken down with +/- 25.81 acres of upland area with 3.8 acres of wetland area. The 25.81 acres of upland at 2 dwelling units per acre will allow for 51.62 units and the 3.8 acres of wetland will allow for 0.95 units. This will be a net density of 1.93 dwellings per acres and gross density of 1.68 dwelling units per acre. A portion of this site is located within a Conservation Overlay and no residential unit will be placed within this overlay. This project is not requesting more than 50 units.

It is challenging to evaluate how density is properly evaluated in the Low Density Residential Future Land Use Category, as there are conflicting policies in the Comprehensive Plan. It has been historically interpreted that the minimum density of 2 dwelling units per acre is required when projects are connecting to public utilities.

The following policies show the conflict:

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

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	Bonus**(Policy 1.1.3)
Rural/Agriculture	Residential – Up to 1 du/10 acres Non-residential – Up to 0.4 FAR maximum	**No bonus**
Low-Density Residential	Residential – Up to 2 du/acre	3.5 du/ac maximum*
Medium-Density	Residential – Up to 3.5 du/acre	5 du/ac maximum *
Neighborhood (Live/Work) Mixed Use	Residential – Up to 3.5 du/acre Non-residential – Up to 0.4 FAR	5 du/ac maximum* 0.6 FAR maximum*
Employment Center	Non-residential – Up to 0.5 FAR	0.7 FAR maximum*
Urban Central Mixed Use	Residential – Up to 5 du/acre Non-residential – Up to 0.6 FAR	8 du/acre maximum 2.0 FAR maximum
Commercial	Non-residential- Up to 0.25	0.35 FAR maximum*
Public Land and Institutions	Publicly and semi-publicly owned lands that are effectively controlled from developing into a typical residential density or private non-residential land use not involved in service to the public. Examples include park, correctional facilities, sewer plants,	
Electrical Generating Facility	This land use category is intended for electrical power generating facilities, which includes electric power plants and related facilities. This public service use includes directly related facilities for the production of electricity.	
Preservation	Dedicated by plat, site plan, easement or similar designation; permanently protected environmentally sensitive lands that may only be utilized for limited passive recreation	
Overlays	Conservation: Limited development subject to environmental analysis and protection of natural resources. Reverts to underlying future land use category if not in conservation area.	
	Generalized Phosphate Mining: Areas identified as having the highest potential for phosphate mining based on soil types and recognized mineral deposits.	
Master Planned Area	Identified and planned larger projects that must be developed as a whole. They are identified to ensure overall community/county integration and vision is achieved, versus isolated islands of development.	

Although our Comprehensive Plan does not require that net density is evaluated for projects, this is a standard practice in many communities to provide clarity to the project. For the utility analysis, it provides a clearer description of the infrastructure needed to serve the proposed units when there are wetlands within the project that will not be

developed.

Density Breakdown			
	Acreage	Density	Unit Count
Upland	25.81	2 DU/ AC	51.62
Wetland	3.8	1 DU/ 4 AC	0.95
Total:			**50***

*Not requesting more than 50 units (Net Density 1.93 DU/ acre & Gross Density 1.68 DU/ acre)

The following table is a breakdown of the proposed uses:

Land Use Table	**Acres**	**% of Site**
Residential Area	13.79	46.6%
Stormwater Area	4.78	16.2%
Wetland/Wetland Buffer Area	4.87	16.4%
Common Open Space Area	2.88	9.7%
Right of Way Area	3.29	11.8%
Total PUD Development Area	**29.61**	**100%**

II. PROPOSED ORDINANCE

An Ordinance of the DeSoto County Board of County Commissioners amending the Official Zoning Atlas for +/- 29.61 acres on six (6) contiguous parcels from parcel from Commercial Neighborhood (CN) and Residential Multi-family Mixed District (RMF-M) to Planned Unit Development (PUD) with a Concept Development Plan, for 49 attached and detached single-family homes, with conditions for TMV Properties Inc and McAlpine (Briarwood) Inc. The property is generally located in southwest DeSoto County, along SW Highway 17 and south of SW Ogden Acres Road. The Property Identification Numbers are 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; 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's and the Comprehensive Plan.

LDR Article XI, Administration and Enforcement, Division 7 addresses Official Zoning District Atlas (rezoning) amendment and LDR text amendment applications. LDR Section 20-1650 defines 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 Commissioners and certified and dated by the Chairman, as may be amended from time to time. Zoning District symbols are depicted within each boundary.

A. Application requirements. Land Development Regulations Section 20-1496 establishes two prerequisites for the filing of an Official Zoning District Atlas amendment as shown below.

1. Initiation. Section 20-1496(a) restricts the persons who may initiate an Official Zoning District Atlas amendment to the following:

- Board of County Commissioners;
- Planning Commission;
- Board of Adjustment;
- Any other department of agency of the County; or
- Any person other than those listed above; provided, however, that no person shall propose an amendment for the rezoning of property (except as agent or attorney for an owner) which he does not own. The name of the owner shall appear on each application.

Consistency analysis: The Development Director finds that on January 13, 2025, a General Development Order application and an Official Zoning District Atlas amendment application (RZNE-0062-2025) and fee were filed with the Development Department. The Development Director finds the General Development Order application was executed by Tom Sacharski, AICP, as authorized agent for the owner. Based on the above findings, it is concluded the application is in ***conformance*** *with this requirement.*

2. Filing requirements. Section 20-1496(b) provides that all proposals for zoning amendments shall be submitted in writing to the Development Department, accompanied by all pertinent information required by the LDR and the application along with payment of the application fee.

Consistency analysis: The written General Development Order application and Official Zoning District Atlas application and fees was filed with the Development Department on January 13, 2025.

*Based on the above findings, the Development Director concludes the application is **in conformance** with the filing requirements in LDR Section 20-1496(b) and LDR Section 20-144.*

B. The Development Director review. LDR Section 20-1497 addresses The Development Director review.

1. Section 20-1497(a) provides that upon receipt of an application, the Development Director shall determine whether the application is complete. If the application is complete, it will be accepted for review. If the application is incomplete, the Development Director shall specify in writing the additional information required in order for the application to be processed. No further action shall be taken on the application until the additional information is submitted and determined to be complete.

*Consistency analysis: The Development Director finds that the Development Department processed the application **in conformance** with LDR Section 20-1497(a).*

2. Section 20-1497(b) provides that after receipt of a complete application, the Development Director shall distribute the application for review by the Development Review Committee (DRC).

*Consistency analysis: The Development Director finds the application package was distributed to DRC members after each filing. Thus, the Development Director finds the Development Department has processed the application in **conformance** with the requirements of LDR Section 20-1497(b).*

3. Section 20-1497(c) provides that upon completion of review, the Development Department shall prepare a staff report and schedule review of the application at a public hearing by the Planning Commission.

*Consistency analysis: The Development Review Report was provided to the authorized agent for review and comment. Thus, the Development Director finds the Development Department has processed application in **conformance** with LDR Section 20-1497(c).*

C. 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.

1. Whether the proposed change would be consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

Consistency analysis: The Development Director has reviewed the application against the Comprehensive Plan and finds and concludes as follows:

FUTURE LAND USE ELEMENT

GOAL 1: FUTURE GROWTH. Through 2040, future growth in DeSoto County will be managed using sustainability and smart growth principles to accommodate new growth without compromising the ability of future generations to meet their needs. The Future Land Use Element shall be used as a tool to direct the most intensive growth into the urban center and surrounding areas, optimizing services and infrastructure, protecting the rural character of the County, and protecting the environment.

Consistency analysis: *The Future Land Use of the subject property is Low-Density Residential. The PUD petition proposes a density of 1.65 du/acre (2.0 maximum in accordance with Policy 1.1.2, DeSoto Comprehensive Plan) which aligns with the permitted density of the underlying FLUs, including the density requirements of the Conservation Overlay. The PUD clusters development on upland areas to preserve wetlands. Existing infrastructure will be utilized or phased for future public potable water and private, on-site sanitary sewer availability.*

Proposed are 49 detached single-family homes on 29.61 ± acres. PUD Section 20-144(g)(2)(b)(2) states that the number and type of dwelling units involved, and the corresponding overall project density is calculated in dwelling units per gross acre for dwelling units.

Based on these findings, it is concluded the application can be found ***consistent*** *with Goal 1: Future Growth.*

FLUE 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 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. 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 primary use of the proposed PUD is a single-family residential community. The site abuts other existing residential uses in the Low Density Residential land use category. The project will be accessed from SW Highway 17, an arterial road. The site has been designed to limit impacts on

surrounding properties via the location of use areas, preservation of wetlands, and perimeter buffering.

Based on the above findings, it is concluded the application can be found ***consistent*** *with this Policy 1.4.2.*

FLUE 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 PUD proposes 49 single-family residences on 29.61 acres. The site abuts other existing residential uses in the Low-Density Residential land use category. The PUD proposes a density of 1.65 du/ac, below the minimum density permitted by this policy. The goal of this policy is to provide a reasonable density when being served by County infrastructure, such as water and sewer, to ensure efficiency. Based upon the lot frontage widths, sizes, and number of customers/lots per linear foot of infrastructure, the proposed density meets the intent of this policy.

Based on the above findings, it is concluded the application can be found ***consistent*** *with this Policy 1.4.3.*

FLUE 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: The proposed PUD clusters single-family dwellings as to preserve wetlands and increase open space. A total of 10.14 acres of open space (or 34.2% of the total site acreage) has been provided which includes wetlands, buffers, and common open space area, exceeding code requirements.

Based on the above findings, it is concluded the application can be found ***consistent*** *with this Policy 1.4.4.*

FLUE 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 proposed PUD clusters single-family dwellings as to preserve wetlands and increase open space. A total of 10.14 acres of open space (or 34.2% of the total site acreage) has been provided which includes wetlands, buffers, and common open space area, exceeding code requirements. Properties adjacent to the proposed PUD are developed with

single family residential, a church, and FDOT stormwater.

*Based on the above findings, it is concluded the application can be found **consistent** with this Policy 1.4.5.*

FLUE 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: Desoto County Utilities has planned potable water and wastewater availability on the horizon. Additionally, enclosed within the Application is a public facilities impact analysis that determines adequate capacity of public facilities for the proposed development. The applicant will be required to connect to County utilities.

*Based on the above findings, it is concluded the application can be found **consistent** with this Policy 1.4.6.*

Objective 1.12: Conservation Overlay Designation (COD). The Interim 2040 Conservation Overlay Map (FLUEMS 4) identifies public and private lands that may possess environmental limitations, such as floodplain, wetland, and other environmentally sensitive areas, including but not limited to, sloping topography subject to soil erosion, wildlife habitat areas, hydric soils, and special vegetative communities, but have not been confirmed as such and shall be protected to the greatest extent possible. Modifications of the boundaries are permitted upon submittal of data and analysis, or field inspection by qualified personnel which support the establishment of a more appropriate boundary.

MEASURABLE TARGET: Acres of habitat and wetlands or species to be impacted or preserved as identified through environmental surveys, Environmental Resource Permits, and other actions in response to development in environmentally sensitive environments.

*Consistency analysis: The project is partially within the Conservation Overlay. Land development applications must meet County, State and Federal laws and permitting requirements. A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024). Approximately 3.80 acres of the property are jurisdictional. The Project Narrative indicates that all 3.80 acres of wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Based on the above findings, it is concluded the application can be found **consistent** with this policy.*

FLUE Policy 1.12.2: Conservation Overlay Designation Uses. This designation is not intended to prevent development, but rather to identify

environmentally sensitive areas (i.e. floodplains and wetlands) that need to be reviewed carefully during the development review process to determine whether mitigation or conservation protection are needed. If the areas are determined not to be environmentally sensitive, then the underlying future land use category is applicable. The following uses are specifically prohibited from being located within Conservation Areas:
(1) Junkyards, gas station, and vehicle repair facilities.
(2) The use or storage of hazardous materials or wastes on the Florida Substance List shall be restricted in the 100-year floodplain, except that such use or storage pursuant to phosphate mining within the Generalized Phosphate Mining Overlay Designation shall be restricted within that portion of the 100-year floodplain shown on FLUEMS-9 and as regulated by the Florida Department of Environmental Protection.
(3) New underground fuel and other hazardous chemicals within these areas. Existing facilities are required to demonstrate that adequate technology is being employed on-site to isolate the facilities from the water supply.
(4) Residential Development greater than a density of 1 unit per 10 gross acres and non-residential development greater than a FAR of 0.10 unless stated herein. All development shall be clustered to non-wetland portions of any site and buffered from the wetland appropriately.
(5) Agricultural uses shall utilize “Best Management Practices” published in conjunction with the US Department of Agriculture.

Consistency analysis: The project is partially within the Conservation Overlay. Land development applications must meet County, State and Federal laws and permitting requirements. A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024). Approximately 3.80 acres of the property are jurisdictional. The Project Narrative indicates that all 3.80 acres of wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas.

The following restrictions shall apply to areas determined to be in the COD:
(1) Density transfers out of areas determined to be within the Conservation Area may occur on-site with the following density transfer allowed: (b) Low Density Residential Land Uses shall be 1 unit per 4 acres.
(2) Development within the Conservation Overlay area shall be restricted to 1 unit per 10 acres and a FAR of 0.1, unless otherwise provided for herein. All development shall be directed away from wetlands.

The Project Narrative and Concept Plan show a gross density of 1.65 du/ac, using the proposed 49 residential home sites to calculate density. When applying the COD requirements, the maximum number of units allowed is 52, versus the proposed 49 units.

	Acreage	**Density**	**Unit Count**
Upland	25.81	2 du/ac	51.62

Wetland	3.80	1 du/4ac	0.95
Total	29.61		52.57

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

FLUE Policy 1.12.3: Conservation Overlay Designation Development Standards.
(1) A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.
(2) The Conservation Overlay Designation area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by an environmental site study by a qualified professional at the expense of the Developer and submitted for a determination to the Southwest Florida Water Management District or other agency with jurisdiction.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024) providing an inventory of vegetative communities and listed species. Approximately 3.8 acres of the property are jurisdictional wetlands. The Project Narrative indicates that 3.8 acres of wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(3) The Conservation Overlay Designation area is not all inclusive and other areas that do not fall within the COD boundaries that meet the definition of being environmentally sensitive areas are also subject to the regulations affecting them. These areas include protected plant and animal habitat.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024). Approximately 3.8 acres of the property are jurisdictional wetlands. The Project Narrative indicates that 3.8 acres of wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(4) Development proposals shall require the submittal of an Environmental Site Study indicating as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay Designation areas and other environmental concerns.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024). Approximately 3.8 acres of the property are jurisdictional wetlands. The Project Narrative indicates that 3.8 acres of wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(5) Environmental Site Studies shall provide evidence and an inventory of wetlands; soils posing severe limitations to construction; unique habitat; endangered species of wildlife and plants; significant historic structures and/or sites; and areas prone to periodic flooding (areas within the 100-year floodplain).

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024). Approximately 3.8 acres of the property are jurisdictional wetlands. The Project Narrative indicates that 3.8 acres of wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(6) DeSoto County shall require identification of proposed impacts to the natural functions of any resources by any development or redevelopment that proposes to be placed in/on, to disturb, or to alter identified areas. Compensation and Mitigation plans shall also be provided.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024). Approximately 3.8 acres of the property are jurisdictional wetlands. The Project Narrative indicates that 3.8 acres of wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(7) Such identification shall occur during the development review process and provide the opportunity for DeSoto County to review the proposed project so that direct and irreversible impacts on the identified resources are avoided, minimized, or in the extreme, mitigated.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024) providing an inventory of vegetative communities and listed species. Conservation Overlay boundaries have been maintained. No impacts are being proposed. Based on the assessment, the property contains habitats which meet the criteria to be claimed as wetland or

other surface water by SWFWMD and DEP. Any impacts to jurisdictional wetlands will require a permit and compensatory mitigation subject to State requirements. The Concept Plan indicates no proposed wetland impacts.

The environmental study identified fourteen (14) potentially occupied Gopher Tortoise burrows that will have to be mitigated consistent with State and Federal criteria. If any impacts are proposed which trigger federal wildlife review, additional coordination and surveys relative to the species will be required.

Mitigation of any impacts must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy,* ***with conditions****.*

(8) Natural resources discovered as a result of the required Environmental Site Study will be protected in accordance with state and federal law. The Environmental Site Study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors. A conservation easement, or other protective measure, may be required to protect the functions of natural resources. Mitigation may be allowed on a case-by-case basis through the appropriate reviewing agencies.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024) providing an inventory of vegetative communities and listed species. Conservation Overlay boundaries have been maintained. No impacts are being proposed. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(9) If an area is determined to be developable and not within the Conservation Overlay Designation, then the underlying future land use category shall apply.

Consistency analysis: While the project is partially within the Conservation Overlay, the underlying Future Land Use Category is Low-Density Residential with a base density of 2.0 du/ac and a bonus density of up to 3.5 du/ac. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

FLUE Policy 1.12.6: The County shall prohibit all development within, and direct development away from, wetlands, unless otherwise approved by the appropriate reviewing agency. Site enhancement for conservation purposes and Best Management Practices including, without limitation, the use of isolation berms to protect water quality and prevent wildlife from migrating into developed areas shall not be deemed “development” for the purposes of this policy, when used pursuant to phosphate mining.

Consistency analysis: There are no impacts being proposed. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. The Project Narrative states that the approximate area of wetland on site is 3.8 acres. Mitigation of any impacts must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(1) When wetland impacts cannot be avoided, DeSoto County shall require a specific management plan to be prepared by the developer, which results in no net loss of wetlands or wetland functions and which includes necessary modifications to the proposed development, specific setback and buffers, and the location of development away from site resources, to protect and preserve the natural functions of the resource.

Consistency analysis: There are no impacts being proposed to the wetlands. The applicant is illustrating wetland buffers providing an average 25-foot wetland buffer around the preserved wetland areas per State regulations. The Project Narrative states that the approximate area of wetland on site is 3.8 acres. Mitigation of any impacts must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(2) The minimum setback shall be 15 feet and the average of all setbacks from the wetland resource shall be 25 feet, unless otherwise permitted by the appropriate reviewing agency. Best Management Practices, including, without limitation, the use of isolation berms to protect water quality and prevent wildlife from migrating into developed areas shall be permitted within the setback areas, when used pursuant to phosphate mining.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024) which provides an inventory of wetlands, habitat and endangered wildlife and plant species. A permit is required from the Southwest FL Water Management District (SWFWMD) and Florida Department of Environmental Protection (DEP) to amend a jurisdictional wetland line. The applicant is illustrating wetland buffers providing an average 25-foot wetland buffer around the preserved wetland areas per State regulations. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

(3) Areas designated as natural buffers shall preserve all natural vegetative cover, except where drainage ways, access ways or phosphate mining corridors are approved to cross the buffer, or when contrary to Best

Management Practices. Buffers may be supplemented only with native trees, shrubs and ground covers.

Consistency analysis: A Development Suitability Assessment was submitted (Passarella & Associates, Inc, November 2024) providing an inventory of vegetative communities and listed species. Conservation Overlay boundaries have been maintained. No impacts are being proposed to wetlands. Wetland buffers provide an average 25-foot setback around the preserved wetland areas per State regulations.

Mitigation of any impact must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. A management plan will be required with the application for approval of an Improvement Plan. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

FLUE Policy 1.12.8: On all existing parcels of land, development shall be located away from wetlands and floodplains on the upland portion of the site, unless otherwise permitted by an authorized agency and permissible within this Plan. Where no upland exists, development may occur so long as all applicable environmental permitting requirements can be satisfied. All future subdivision of land shall contain adequate uplands for the permitted use.

Consistency analysis: A Development Suitability Assessment was submitted (Passarella & Associates, Inc, November 2024) providing an inventory of vegetative communities and listed species. Conservation Overlay boundaries have been maintained. No impacts are being proposed to wetlands. Wetland buffers provide an average 25-foot setback around the preserved wetland areas per State regulations.

The Concept Plan are not proposing impacts to wetlands. Mitigation of any impacts must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. A management plan will be required with the application for approval of an Improvement Plan. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

FLUE Policy 1.14.2: Use compatibility. Compatibility between uses will be defined by level of density and intensity rather than by use, with the exception of large-scale public uses such as airports, regional hospitals, refineries and correctional institutions.

Consistency analysis: The Comprehensive Plan defines "compatibility" as "(a) condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion such that no use or condition is negatively

impacted directly or indirectly by another use or conditions."

Table 1 provides a description of the Future Land Use Categories, Zoning Districts, and specific types of land uses surrounding the proposed PUD.

TABLE 1: USE COMPATIBILITY ANALYSIS

Directions	Future Land Use	Zoning District	Types of Land Uses
Site	Low Density Residential (LDR)	PUD (proposed)	Vacant
North	Low Density Residential (LDR)	RMF-M, CN	Mobile home, vacant
South	Low Density Residential (LDR)	RMF-M, A-5, CN	Single family residential, FDOT property (stormwater), Church
East	Employment Center	IL	Pastureland, Warehouse-Storage (Walmart distribution center), Utilities
West	Low Density Residential (LDR)	RMF-M	Mobile Homes, Single family, Vacant

The above table illustrates that the surrounding uses are developing in a fashion consistent with the Low-Density Residential Future Land Use Category. The Land Development Code provides specific height, bulk, setback, density, buffering, and other regulations to ensure compatibility between uses.

The proposed PUD Concept Plan is consistent with the standards established by the Comprehensive Plan and Land Development Code. Based on the above, it is concluded the application can be found ***consistent*** *with FLUE Policy 1.14.2.*

FLUE Policy 1.14.8: Buffers. Increased buffering and landscape standards shall be maintained or expanded in the County's Land Development Regulations to protect various types of development from the impact of others. *Consistency analysis: A Type A buffer is proposed on the east property boundary and a Type B buffer is proposed on the north, south, and west*

property boundaries. The proposed buffers can be found consistent with Section 20-600 Buffer Matrix. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

FLUE Policy 1.16.2: The County shall direct development to areas where services and facilities are available to accommodate additional growth.

Consistency analysis: The property is located in area that has the Low-Density Residential Future Land Use Category, where the County is planning for growth consistent with that designation. Connection to County central potable water and sanitary sewer services are required.

The site is located in the southern portion of the county, approximately 0.67 miles from the Charlotte County line, and the following residential supporting services are the following approximate distances:
DeSoto County Sheriff's Office – 14.3 miles (offices)
DeSoto County Fire Station #2 – 4.8 miles
DeSoto County Library – 14.3 miles
Nocatee Elementary School – 9.5 miles
DeSoto Middle School - 15 miles
DeSoto County High School – 15.6 miles
Deep Creek Park – 12.5 mile
Deep Creek Preserve – 8.1 miles
Harold Avenue Regional Park – 12.4 miles (Port Charlotte)
ShorePoint Health (hospital) - 15.7 miles (Port Charlotte)
DeSoto Memorial Hospital - 15 miles

The County has approved several development projects in the immediate area. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

FLUE Policy 1.17.2: Land uses that generate high traffic counts shall be encouraged to locate adjacent to arterial and collector roads.

Consistency analysis: The proposed PUD proposes a full access off SW Highway 17. Based on the above, it is concluded the application can be found ***consistent*** *with this policy.*

FLUE Policy 1.17.4: The County shall require new developments to provide safe and convenient on-site pedestrian and vehicular traffic flow.

Consistency analysis: The PUD Concept Plan states that sidewalks are proposed on one side of the internal private roadways. It is recommended to improve pedestrian circulation to adjacent neighborhoods that the sidewalk extend to the west to Lexington Place. These details shall be illustrated on the

*Improvement Plan. Based on the above, it is concluded the application can be found **consistent** with this policy, **with conditions**.*

FLUE Policy 1.17.6: Curb cuts and points of access to the transportation system shall be minimized. Developments shall be required to share driveways and provide cross access between adjacent properties.

*Consistency analysis: The proposed PUD proposes a full access off SW HWY 17. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by the LDRs. Based on the above, it is concluded the application can be found **consistent** with this policy **with conditions**.*

TRAFFIC CIRCULATION ELEMENT

TRAFFIC Policy 1.1.1: Service Standards. The County establishes the following peak hour/peak directional level of service standards for collector, arterial, local, and limited access facilities in the County.

Consistency analysis: The applicant provided a Public Facilities Impact Analysis and trip generation analysis. The subject property is accessed by SW Highway 17, a two-lane principal arterial roadway which is a major throughfare that travels through the entirety of DeSoto County and SW Ogden Acres Road, a two-lane local street. The accompanying traffic study that was performed by TR Transportation and concluded that the traffic levels at peak hours/peak direction on SW Highway 17 will remain within adopted levels of service.

*Based on the above findings, it is concluded the application can be found **consistent** with this Transportation Policy 1.1.1.*

TRAFFIC Policy 1.2.8: Access Points. The County shall require that future subdivisions with 50 units or more, at a minimum, have at least two (2) points of access open to motor vehicle traffic. Secondary access points, at the discretion of the BOCC and as further defined in the LDR's may be established as emergency only access points per County standards.

*Consistency analysis: As shown on the enclosed Concept Plan prepared by Atwell Engineering, the proposed PUD is proposing 49 dwelling units. The plan proposes one (1) point of ingress/egress access to service the development in compliance with this policy. Based on the above findings, it is concluded the application can be found **consistent** with this Transportation Policy 1.2.8.*

TRAFFIC Policy 1.2.8: Access Points. The County shall require that future subdivisions with 50 units or more, at a minimum, have at least two (2) points of access open to motor vehicle traffic. Secondary access points, at the discretion of the BOCC and as further defined in the LDR's may be established as emergency only access points per County standards.

Consistency analysis: The proposed PUD is a maximum of 49 units and proposes a full access off SW HWY 17, a collector road. The County is conditioning a second means of pedestrian only access to the west. Based on the above, it is concluded the application can be found ***consistent*** *with this policy with* ***conditions****.*

TRAFFIC Policy 1.2.14: Traffic Study. High traffic generators shall require a project-specific traffic study. The study will include methodology accepted by the County and will evaluate, at a minimum, existing traffic conditions and LOS, determine project traffic generation, cumulative traffic conditions, mitigation of traffic impacts for on- and off-site, and evaluate LOS for transportation linkages to collector and arterial roadways, if appropriate.

Consistency analysis: The proposed PUD proposes a full access off SW HWY 17, a collector road. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by the LDRs. Based on the above, it is concluded the application can be found ***consistent*** *with this policy* ***with conditions****.*

TRAFFIC Policy 1.5.3: Analysis of FLUM and Zoning Amendments. The County's shall consider the potential maximum impacts of all Future Land Use map and zoning amendments on the LOS for all roadways directly and indirectly affected by the amendment when making such decisions. However, specific impacts and any required roadway improvements shall only be determined based on the submittal of a defined development proposal as part of the County's overall concurrency system.

Consistency analysis: The proposed PUD proposes a full access off SW HWY 17, a collector road. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by

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

CONSERVATION ELEMENT

Groundwater Resources:

Conservation Policy 1.2.10: All requests for development shall be reviewed to ensure that potential impacts of the proposed development do not degrade the water quality and quantity of groundwater resources.

*Consistency analysis: The PUD will be required to secure SWFWMD environmental resource permits, an ACOE permit, and County review to ensure that the development improvements will not degrade the water quality and quantity of groundwater resources. Based on the above, it is concluded the application can be found **consistent** with this policy.*

Conservation Policy 1.2.15: DeSoto County shall protect groundwater recharge areas throughout the County by requiring properly functioning stormwater management systems meeting drainage LOS standards and a minimum percentage of 15% pervious open space for all non-residential development projects and a minimum of 25% pervious open space for residential development projects. This may be further restricted in the LDRs through individual zoning districts and other development performance standards.

*Consistency analysis: The proposed PUD Concept Development Plan exceeds the required 25% open space for a PUD (7.40 ± acres), providing 34.2% (10.14 ± acres). Provided open space includes common open space area, stormwater area, and wetland/wetland buffer area. Stormwater facilities will be required to secure any required SWFWMD permits. Based on the above findings, it is concluded the application can be found **consistent** with this policy.*

Surface Water Resources:

Conservation Objective 1.4: Surface Water. DeSoto County shall pursue identification, conservation, protection, and restoration of surface waters from known and identifiable pollution sources. The surface waters of DeSoto County shall be protected to ensure that their quality is maintained or improved to, at a minimum, meet the standards established by Chapter 62-302, F.A.C. and the Clean Water Act, 3 USC 1251.

Conservation Policy 1.4.2: DeSoto County shall protect its surface waters through implementation of the following standards and guidelines:

- On-site sewage disposal systems, including their associated drainfields, will be located as far landward as feasible on waterfront properties so as to reduce or prevent unnecessary nutrient and pathogen loading into surface waters.
- The discharge of run off, wastewater, or other potential sources of contamination into surface waters resulting in the degradation of the quality of the receiving body below the standards set forth in, but not limited to, Chapters 62-3, 62-4, 62-302, 62-520, 62-522 and 62-550, F.A.C., (including and antidegradation provisions of section 62-4.242 (l)(a) and (b), 62- 4.242(2) and (3) and 62-302.300, F.A.C.), and any special standards for Outstanding Florida Waters and Outstanding Natural Resources Waters set forth in Sections 62-4.242(2) and (3), F.A.C. (as required for environmental resources permitting process) will be prohibited.
- The most current best management practices identified in the Handbook, Urban Runoff Pollution Prevention and Control Planning, EPA/625/R-93/004, September 1993 which control erosion and limit the amount of sediment reaching surface waters shall be used during all development activities.
- Removal or control of submerged, emergent, or floating vegetation shall be limited to that necessary to provide reasonable access to aquatic weed control and conducted according to the guidelines provided in Chapter 62C-20, F.A.C., as permitted by the Florida Department Environmental Protection and in compliance with control standards outlined in Environmental Control, F.S. 403 and 369. This policy shall not apply to the removal of nuisance species such as hydrilla, water hyacinth, or water lettuce.
- DeSoto County will continue to provide treatment for the control of aquatic weeds and mosquitoes as governed by Chapter 388 F.S. and where feasible, use non-chemical means and best management practices as alternatives to insecticides and herbicides.
- Withdrawals from, or discharges to, surface waters which alter hydroperiods shall require the appropriate permits through the Florida Department of Environmental Protection, Southwest Florida Water Management District, or the U.S. Army Corp of Engineers, and shall not reduce the quality or productive capability of water dependent ecosystems.
- Development proposals must demonstrate that post development discharges into surface waters, or diversion of freshwater inflow into surface waters, will not lower the quality or productive capability of the receiving water body. All development proposals which require Environmental Resource Permits as provided by Chapter 40D-4 and 62-330, F.A.C., will be reviewed for consistency with the other Elements of the Comprehensive Plan.
- All development proposals must demonstrate post development discharges into marine and estuarine systems, or waters which flow into estuarine systems will not adversely affect the aquatic system in questions. Such discharge must not exceed the legal limit for established surface water quality parameters to including, but not limited to, biological oxygen demand, dissolved oxygen, nutrients, bacteriological quality and turbidity, for the appropriate class water, as outlined in 62-302, F.A.C.

Consistency analysis: The PUD Concept Development Plan does not provide details for the required stormwater design other than proposed pond locations. Stormwater will be maintained on-site and directed to a series of dry retention and wet retention ponds, as illustrated on the concept plan and permitted by the Southwest Florida Water Management District and managed/maintained to function as designed and permitted. The stormwater will be properly treated and attenuated per the State requirements prior to discharge.

The Listed Species Survey conducted by (Passarella & Associates, November 2024) identified wetlands on the site. The proposed PUD is located within FEMA flood zone X.

Land development applications must meet County, State and Federal laws and permitting requirements for stormwater. Based on these findings, it is concluded the application can be found ***consistent*** *with this policy, with conditions.*

Conservation Policy 1.4.3: The County shall identify and require the creation of upland buffer zones, in accordance with the regulations of the water management districts, between development and surface water, environmentally sensitive areas, and wetlands in order to protect these natural resources from the activities and impacts of development.

Conservation Policy 1.4.5: Buffer zones shall serve as protection to surface water from intrusive activities and impacts of development.

Consistency analysis: The project is located partially within the Conservation Overlay. Land development applications must meet County, State and Federal laws and permitting requirements. A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024). Approximately 3.8 acres of the property are jurisdictional wetlands. The Project Narrative indicates all wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas.

Mitigation of any impacts must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. The PUD Concept Development Plan includes the required stormwater, wetland protection and buffer areas, and exceeds the required 25% open space for a PUD (7.40 ± acres), providing 34.2% (10.14 ± acres). Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

Wetland Protection:

Conservation Objective 1.5: Wetland Protection. Wetlands and the natural functions of wetlands shall be conserved, protected, and restored from activities which alter their physical and hydrological nature to ensure the filtration of water to enhance water quality, provide flood control, maintain wildlife habitat, and offer recreational opportunities, which enhance the quality of life in DeSoto County.

Conservation Policy 1.5.1: The County, as part of its development review process, shall require the coordination of development plans with the Florida Department of Environmental Protection, the Southwest Florida Water Management District or other appropriate regulatory agency, to assist in monitoring land uses which may impact potential wetlands as shown on the National

Consistency analysis: The proposed concept plan takes into consideration of natural resources such as wetlands. All of the +/- 3.80-acres of wetlands onsite are being preserved. Additionally, all wetland protection measures will comply with the requirements of the Southwest Florida Water Management District Environmental Resource Permit. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy,* ***with conditions****.*

Conservation Policy 1.5.2: The County shall require that all development proposals be accompanied by evidence that an inventory of wetlands; soils posing severe construction limitations; unique habitat; endangered species of wildlife and plants; significant historic structures and/or sites; has been conducted.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024) and a Geotechnical Report was submitted (UES, March 2025). Approximately 3.8 acres of the property are jurisdictional wetlands. The Project Narrative indicates all wetlands are preserved with wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Mitigation of any impacts must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy,* ***with conditions****.*

Floodplain and Floodways:

Conservation Objective 1.6: Floodplains and Floodways. DeSoto County shall ensure long-range protection and restoration of functions of the remaining floodplains.
Consistency analysis: Any encroachment into the 100-Year Floodplain will be compensated by equivalent excavation to offset project filling per Section 4.4

of the Southwest Florida Water Management District's Basis of Review. The property is not located within the floodway. The proposed PUD is located within FEMA flood zone X. All aspects of proper development standards within special flood hazard areas shall be applied in future development applications. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

Conservation Policy 1.9.16: Developers shall be required to identify wildlife habitat, and endangered and threatened species as part of the development review process and shall be required to submit mitigation measures for review as part of the County's development review process.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024). Approximately 3.80 acres of the property are jurisdictional. The Project Narrative indicates that all 3.80 acres of wetlands are preserved with no wetlands being impacted. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

The environmental study identified fourteen (14) potentially occupied Gopher Tortoise burrows that will have to be mitigated consistent with State and Federal criteria. If any impacts are proposed which trigger federal wildlife review, additional coordination and surveys relative to the species will be required.

Mitigation of any impacts must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. Based on the above findings, it is concluded the application can be found ***consistent*** *with this policy.*

2. The existing land use pattern.

Consistency analysis: ***Table 1*** *shows the existing land use pattern. The table illustrates that the surrounding uses are developing in a fashion consistent with the Low-Density Residential Future Land Use Category. The Future Land Use Category of surrounding properties is Low Density Residential to the north, south, and west. The properties to the east have Employment Center future land use.*

The Land Development Regulations provide specific height, bulk, setback, density, buffering, and other regulations to ensure compatibility between uses. Development heights will be limited to 35 feet which is compatible with the maximum allowable heights of areas zoned for single-family homes. The Concept Plan proposes a Type A buffer along the east property line and the

*remaining perimeter will be a Type B buffer is required by the LDRs. Based on the above, it is concluded the application can be found **in conformance** with this factor.*

3. The creation of an isolated district unrelated to adjacent and nearby districts.

Consistency analysis: The proposed rezone and PUD Concept Plan will not create an isolated district unrelated to adjacent and nearby districts. The surrounding area contains a mix of zoning districts including, A-5, RMF-M, RMF-6, TTRVC, IL, and PUD. The PUD proposes 49 residential units, which is adjacent to single family residential to the north, west, and south, with industrial across SW Highway 17 to the east.

*Based upon the requirements in the Land Development Regulations for setbacks, buffers, and open space, the proposed PUD Concept Plan will not create an isolated district unrelated to adjacent and nearby districts. Based on the above findings, it is concluded the application can be found **in conformance** with this factor.*

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 DeSoto County concurrency regulations.

Consistency analysis: FLUE Policy 1.22.5 Concurrency Information/Data requires the County to maintain a concurrency database and monitoring system to ensure projects approved are subject to minimum criteria for public facilities requiring a concurrency determination that do not result in a reduction of the level of service below the adopted standard. Policy 1.22.5 provides for roadways, recreation and open space, solid waste, potable water and sanitary sewer.

The project is a proposed Planned Unit Development (PUD) District, which requires a concept plan with the submittal. The concept plan provides a supportive report (Public Facilities Impact Analysis and traffic analysis) as required by Sec. 20-144(g)(2), which would classify the PUD and concept plan as an Intermediate Development Order.

The proposed PUD proposes a full access off SW Highway 17, a collector roadway. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by the LDRs. Based on the above, it is concluded the application can be found consistent

with this policy.

Connection to Desoto County Utilities has planned potable water and wastewater availability on the horizon. Additionally, enclosed within the General Development Application is a public facilities impact analysis that determines adequate capacity of public facilities for the proposed development. This is addressed in detail with the analysis of Policy 1.4.6 Utilities.

The project is required to secure concurrency reservations as required by the Comprehensive Plan prior to Improvement Plan approval. Based on the above findings and recommended conditions, it is concluded the application can be found ***in conformance*** *with this policy,* ***with conditions****.*

5. Whether the existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for changes.

Consistency analysis: The proposed PUD zoning district is consistent with the Low Density Residential Future Land Use category and would allow the proposed single-family residential community. The PUD boundaries can be found to be logically drawn in relationship to the existing conditions on the property. The existing condition of the property is vacant/undeveloped pastureland. The existing zoning of CN does not permit the proposed development. Existing zoning district boundaries adjacent to the site are RMF-M, CN, A-5, and IL. The proposed PUD will align with the surrounding uses of single family residential and a church. Based on the above, it is concluded the application can be found ***in conformance*** *with this factor.*

6. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Consistency analysis: The project is within the Low-Density Residential Future Land Use Category, which envisions the development of this area of the county at a maximum of 2 dwelling units per acre with a bonus density of up to 3.5 du/acre. The project is proposing a max of 1.65 dwelling units per acre with a concept plan for a 49-unit single family home subdivision. The general area is developing in a pattern consistent with the proposed PUD.

The request to rezone to PUD will accommodate DeSoto's growing population and create a community that is carefully designed to provide safe interconnectivity for both vehicular and pedestrian networks while taking into consideration of the sensitive environmental areas of the site. Based on the above, it is concluded the application can be found ***in conformance*** *with this factor.*

7. Whether the proposed change will adversely influence living conditions in the area.

Consistency analysis: The project is within the Low-Density Residential Future Land Use Category, which envisions the development of this area of the county at a maximum of 2 dwelling units per acre with a bonus density of up to 3.5 du/acre. Proposed is a 49-residential unit on 29.61 ± acres. PUD Section 20-144(g)(2)(b)(2) states that the number and type of dwelling units involved and the corresponding overall project density is calculated in dwelling units per gross acre. The surrounding area is developing in a pattern consistent with the proposed PUD, with a mix of agricultural and residential type uses and the proposed change will not adversely influence living conditions in the area. However, staff is conditioning the residential portion of the site to be consistent with the density requirements of the Low-Density Residential future land use category in accordance with Policy 1.1.2, DeSoto Comprehensive Plan.

The density, intensity, and type of development proposed and permitted within the proposed PUD zoning district is compatible with existing development and existing zoning of surrounding properties. A Type A buffer is proposed on the east property boundary and a Type B buffer is being proposed on the north, south, and west property boundaries. The proposed buffers can be found consistent with Section 20-600 Buffer Matrix. Based upon the design and location, living conditions in the area will not be adversely affected by the proposed PUD. Based on the above it is concluded the application can be found ***in conformance*** *with this factor, with* ***conditions****.*

8. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Consistency analysis: The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety. The proposed PUD proposes a full access off SW HWY 17, a collector road. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by the LDRs. Based on the above, it is concluded the application can be found ***in conformance*** *with this factor,* ***with conditions****.*

9. Whether the proposed change will create a drainage problem.

Consistency analysis: The proposed PUD will not create a drainage problem. Stormwater will be maintained on-site and directed to a series of dry retention and wet retention ponds. The stormwater will be properly treated and attenuated per the State requirements prior to discharge. An environmental

resource permit from the SWFWMD will be required prior to commencement of site development activities, thereby ensuring adequate drainage. Based on the above, it is concluded the application can be found ***in conformance*** *with this factor.*

10. Whether the proposed change will seriously reduce light and air to adjacent areas.

    Consistency analysis: The reduction of light and air to the adjacent areas is a function of building height and building setbacks. The Concept Development Plan establishes yard setbacks and other building standards. The project is consistent with nearby development. Based upon the site design and location, the project will not seriously reduce light and air to the adjacent area. Based on the above, the Development Director concludes the application can be found ***in conformance*** *with this factor.*

11. Whether the proposed change will adversely affect property values in the adjacent area.

    Consistency analysis: Staff is conditioning the residential be consistent with the density requirements of the Low Density Residential future land use category in accordance with Policy 1.1.2, DeSoto Comprehensive Plan. A Type A buffer is proposed on the east property boundary and a Type B buffer is being proposed on the north, south, and west property boundaries. The proposed buffers can be found consistent with Section 20-600 Buffer Matrix. The proposed PUD is consistent with the type, density, and intensity permitted by the Low Density Residential future land use category. The proposed rezone should not adversely affect property values in the adjacent area. Property values are based on many factors, including the sale prices of similar land/homes in the area. Based on the above finding, it is concluded the application can be found ***in conformance*** *with this factor, with* ***conditions****.*

12. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

    Consistency analysis: With the proposed PUD, landscape and screening buffers are proposed around the project perimeter. Therefore, the proposed change should not be a deterrent to the improvement or development of adjacent property in accord with existing regulations. Thus, the Development Director concludes the application can be found ***in conformance*** *with this requirement.*

13. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Consistency analysis: The proposed PUD is consistent with the type, density, and intensity permitted by the Low-Density Residential future land use category. The project is also consistent with nearby development in the Low-Density Residential Future Land Use Category area. Therefore, the proposed rezone does not grant a special privilege to an owner as contrasted to the public welfare. Based on the above findings, it is concluded the application can be found ***in conformance*** *with this factor.*

14. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Consistency analysis: The property cannot be utilized for the proposed project due to the density and uses allowed by the current CN and RMF-M zoning districts. The project is located within the Low-Density Residential Future Land Use Category, which envisions the development of this area of the county at a maximum of 2 dwelling units per acre with a bonus density of up to 3.5 du/acre. The project is proposing a max of 1.65 dwelling units per acre with a concept plan for a 49-unit single family residential development. The surrounding area is developing in a pattern consistent with the proposed PUD. Thus, it is concluded the application can be found ***in conformance*** *with this factor.*

15. Whether the change suggested is out of scale with the surrounding area.

Consistency analysis: The project is within the Low-Density Residential Future Land Use Category, which envisions the development of this area of the county at a maximum of 2 dwelling units per acre with a bonus density of up to 3.5 du/acre. Proposed is a 49-residential unit on 29.61 ± acres. PUD Section 20-144(g)(2)(b)(2) states that the number and type of dwelling units involved, and the corresponding overall project density is calculated in dwelling units per gross acre. The surrounding area is developing in a pattern consistent with the proposed PUD, with a mix of agricultural and residential type uses and the proposed change will not adversely influence living conditions in the area. However, staff is conditioning the residential portion of the site to be consistent with the density requirements of the Low Density Residential future land use category in accordance with Policy 1.1.2, DeSoto Comprehensive Plan.

The density, intensity, and type of development proposed and permitted within the proposed PUD zoning district is compatible with existing development and existing zoning of surrounding properties. A Type A buffer is proposed on the east property boundary and a Type B buffer is being proposed on the north, south, and west property boundaries. The proposed buffers can be found consistent with Section 20-600 Buffer Matrix. Based upon the design and location, living conditions in the area will not be adversely affected by the proposed PUD. Based on the above it is concluded the application can be found ***in conformance*** *with this factor, with* ***conditions****.*

*The proposed PUD is not out of scale with the surrounding area and is consistent with the Low-Density Residential land use designation. Overall, the request to rezone to PUD and concept plan are consistent with the Goals, Objectives, and Policies of the DeSoto County Comprehensive Plan. Thus, it is concluded the application can be found **in conformance** with this factor, with **conditions**.*

In summary, the Development Director finds the application is in conformance with the 15 factors and, therefore, concludes the application can be found in **conformance** with LDR Section 20-1498(a) **provided** recommended conditions are imposed.

D. Planned Unit Development District General Requirements. LDR Section 20-144(e) requires all land included for purpose of development within a PUD District be owned or under the control of the applicant for such zoning designation, whether that applicant be an individual, partnership or corporation, or a group of individuals, partnerships or corporations. The applicant shall present firm evidence of the unified control of the entire area within the proposed development. The applicant is required to conform to three requirements.

1. Agree to be bound by:

    a. The Concept Development plan officially adopted as the PUD district; and
    b. Such other conditions or modifications as may be attached to the rezoning of land to the PUD classification.

2. Provide agreements, contracts, deed restrictions or sureties acceptable to the County for completion of undertaking in accord with the adopted Concept Development Plan as well as for the continuous operation and maintenance of such areas, functions and facilities that are not to be provided, operated or maintained at general public expense.

3. All conditions shall run with the land

*Consistency Analysis: Future plan submittals will be required to be consistent with these requirements. Thus, this factor is **applicable**.*

E. Planned Unit Development District Specific Requirements. LDR Section 20-144(f) requires a PUD comply with 13 other requirements.

1. Location: PUD districts shall be located so as to maintain adopted level of service on all impacted public rights-of-way.

Consistency analysis: The applicant provided a Public Facilities Impact Analysis and trip generation analysis. The proposed PUD proposes a full access off SW HWY 17, a collector road. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by the LDRs. Thus, it is concluded the application can be found ***in conformance*** *with this factor.*

2. **Minimum Area Required:** The minimum area required for a planned unit development district containing only residential uses shall be 5 acres: containing only commercial or industrial uses shall be 2 acres, and containing a mix of residential, commercial or industrial uses shall be 5 acres.

   Consistency analysis: The Development Director finds the PUD has a size of +/- 29.61 acres and proposes 49 single-family units. Therefore, the application can be found ***in conformance*** *with this factor.*

3. **Character of the Site:** The condition of soil, ground water level, drainage and topography shall all be appropriate to both kind and pattern of use or uses intended. The site shall also contain sufficient width and depth to adequately accommodate its proposed use and design.

   Consistency analysis: The subsurface soil conditions encountered at this site generally consist of very loose to dense sands (SP), medium dense slightly silty sands (SP-SM), loose to medium dense slightly clayey sands (SP-SC) and very loose to medium dense clayey sands (SC) to the boring termination depths. The subsurface soil conditions encountered at this site generally consist of very loose to dense sands (SP), medium dense slightly silty sands (SP-SM), loose to medium dense slightly clayey sands (SP-SC) and very loose to medium dense clayey sands (SC) to the boring termination depths. Based on the above, it is concluded the application can be found ***in conformance*** *with this factor.*

4. **Uses Permitted:** An applicant may propose any use or combination of uses within a proposed PUD subject to the minimum area requirements contained herein.

   Consistency analysis: The proposed 49 residential unit PUD Concept Development Plan is consistent with the uses allowed in the Low-Density Residential land use. The Concept Plan exceeds the required 25% open space for a PUD (7.40 + acres), providing 34.2% (+/- 10.14 acres). Provided open space includes common open space area, stormwater area, and wetland/wetland buffer area. Stormwater facilities will be required to secure any

*required SWFWMD permits. Thus, the Development Director concludes the application can be found **in conformance** with this factor.*

5. **Density:** The overall, gross density of the proposed PUD Concept Development Plan shall be calculated by dividing the total number of units proposed by the gross acreage of the PUD. In no event shall the gross density exceed the maximum density permitted by the Comprehensive Plan. In the event of multiple Future Land Use Map categories, no project may be authorized to utilize density averaging or blending techniques.

   Consistency analysis: The project is within the Low-Density Residential Future Land Use Category, which envisions the development of this area of the county at a maximum of 2 dwelling units per acre with a bonus density of up to 3.5 du/acre per Policy 1.1.2, but a minimum density of 2 du/ac per Policy 1.4.3. The project is proposing a concept plan for a 49-unit single-family housing community at a density of 1.65 du/ac and is proposing to connect to DeSoto County water and sewer. The surrounding area is developing in a pattern consistent with the proposed PUD.

   PUD Section 20-144(g)(2)(b)(2) states that the number and type of dwelling units involved and the corresponding overall project density is calculated in dwelling units per gross acre. The surrounding area is developing in a pattern consistent with the proposed PUD.

   *Overall, the request to rezone to PUD and concept plan show the gross density to be at or lower than the LDC requirement. Thus, the Development Director concludes the application can be found **in conformance** with this factor.*

6. **Minimum Open Space:** Planned Unit Developments shall set aside at least 25% of the gross area as open space. Usable open space shall include active and passive recreation areas such as playgrounds, golf courses, water frontage, waterways, lagoons, flood plains, nature trails and other similar open spaces. Open water area beyond the perimeter of the site and street rights-of-way, driveways, off-street parking areas and off-street loading areas, or private yards shall not be counted in determining usable open space.

   *Consistency analysis: The proposed 49 residential unit PUD Concept Development Plan exceeds the required 25% open space for a PUD (7.40 + acres), providing 34.2% (10.14 + acres). Provided open space includes common open space area, stormwater area, and wetland/wetland buffer area. However, it is not clear if the open space is usable or the amenity area proposed is consistent with this section. Based on the above, it is concluded the application can be found **in conformance** with this factor, **with conditions**.*

7. **Minimum Lot Area and Frontage Requirements within a PUD:** No minimum lot size or yards shall be required within a PUD, except that peripheral yards abutting the exterior limits of the PUD boundary (except for boundaries limited in or by water) shall observe yard requirements in accordance with the zoning classification the use most closely resembles. Every dwelling unit or other use must be served directly or via an approved private road, pedestrian way, court, or other area dedicated to public use or reserved for private use, or common element guaranteeing access. Permitted uses are not required to front on a publicly dedicated road or street.

   Consistency analysis: The Concept Plan illustrates proposed principal uses, setbacks, open space, buffers, amenity center, etc. Many of these specifications are consistent with existing standards and conditions are proposed to mitigate potential incompatibilities with the community. The PUD zoning district provides the flexibility to consider alternatives to typical zoning categories and for additional conditions to be placed on the concept plan. The concept plan indicates each lot for single family detached units to be a minimum of 40' x 100' or 4,000 square feet, with a minimum setback of 20' from the PUD boundary. Attached single family residential lots are proposed to be 30' x 100'.

   The proposed PUD proposes a full access off SW HWY 17. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by the LDRs.

   The PUD Concept Plan requests 4 deviations from the Code as follows:
   1. *Deviation from Section 20-504(C) to eliminate all street shoulder requirements where a closed drainage system is present.*
   2. *Deviation from Section 20-503 to allow for private residential right-of-ways to have a minimum width of 40 feet.*
   3. *Deviation from Section 20-503 to allow the minimum centerline radii to comply with the State of Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the "Florida Greenbook") as follows:*

DESIGN SPEED	*CENTERLINE RADIUS*
15	*50'*
20	*50'*

25	*180'*
30	*300'*

4. *Deviation from Engineering Detail D-15 "Maximum Cul-De-Sac Length" to allow for cul-de-sacs with lengths longer than 1,300 feet.*

The deviations from LDRs have been reviewed by County staff and have no objections. Deviations are reflected in the conditions.

*Based on the above, it is concluded the application can be found **in conformance** with this factor, **with conditions.***

8. **Off-Street Parking and Off-Street Loading Requirements:** Off-street parking and off-street loading requirements shall be as for comparable uses set out in the Land Development Regulations. Shared parking facilities may be approved as part of the request upon review of an acceptable alternative parking strategy study.

*Consistency analysis: The Concept Plan shows the general location of the proposed residential housing units. The concept plan indicates 2 parking spaces per unit. Given the small size of the subdivision and proximity of any amenity center location, the amenity center should provide ADA and bicycle parking at a minimum. Based upon the PUD Concept Plan and site layout, the Development Director concludes the application can be found **in conformance** with this factor **with conditions**.*

9. **Development Planning - External Relationships:** Development planning within a PUD district shall provide protection of the development from adverse surrounding influences and protection of surrounding areas from adverse influences generated by or within the district.

a. Principal vehicular access points shall be designed to encourage smooth traffic flow and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated heavy traffic flows indicate need. Where streets within the district intersect adjoining streets, appropriate visibility triangles shall be maintained.

Consistency analysis: The proposed PUD proposes a full access off SW HWY 17. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and

*access analysis will be required with future plan submittals as required by the LDRs. Visibility triangles are required to be shown on the Improvement Plan. Based on the above, it is concluded the application can be found **in conformance** with this factor.*

b. Fences, walls or vegetative screening at edges of PUD districts shall be provided where needed to protect residents from lighting, noise or other adverse off-site influences, or to protect residents of adjoining districts from similar possible influences from within the PUD district. In all cases, screening shall, at a minimum, be designed to protect existing or potential first-floor residential occupant window levels. In particular, off-street parking areas for five (5) or more cars, service areas for loading or unloading vehicles other than passengers, and areas for storage and collection of trash and garbage shall be so screened.

*Consistency analysis: The Concept Plan illustrates a Type A buffer along the east property line fronting US 17 and the remaining perimeter will be a Type B buffer consistent with the LDRs. Based on the above findings, the Development Director concludes the application can be found **in conformance** with this factor.*

10. **Phasing of Development:** It is the intent of DeSoto County that to the extent possible, each approved PUD development be carried through to completion in essentially the form in which it is approved at the Concept Development Plan level. Therefore, each phase of the development will be expected to adhere closely to the design principals of the Concept Development Plan. However, the County recognizes as a practical matter, that the long-term nature of the proposed buildout of the PUD will likely justify changes based on changing economic or other factors. Therefore, provision is made for the submission of individual phases or subunits of the entire PUD. All such phases shall, in their timing, nature, intensity and location, be determined to be consistent with the larger PUD and to contribute to its completion in a unified fashion. Where such consistency is not feasible, it is assumed that the overall PUD Concept Development Plan will be modified to reflect changed conditions or factors.

    These phases shall be so located and related that should for any reason the full PUD not be developed, the completed portion will be self-contained. If the PUD is to be phased and more than one (1) final plat is required, successive plats must be filed so that development activity shall be of a reasonable continuous nature, and shall adhere to the following:

    a. All public service facilities, major recreation facility or facilities, including open space, parks, nature areas or environmentally sensitive areas to serve the designated phase shall be platted prior to the platting of more than the first twenty-five (25%) percent of the total permitted dwelling units or

recreational vehicles. The above may be accomplished by phases. As each phase is approved, the public service facilities, recreation and environmentally sensitive areas within the proposed phase shall be dedicated to such public or private entity for such use.

Consistency analysis: Per the Concept Plan, the proposed PUD will be completed in multiple phases and indicated on the Improvement Plan. This factor is ***applicable.***

b. Internal commercial areas shall not be platted prior to, but may be platted concurrent with, the platting of at least twenty-five (25%) percent of the total permitted dwelling units or recreational vehicles.

Consistency analysis: This factor is ***not applicable.***

c. After rezoning to PUD district, no plat or building permit shall be issued by the County, and no development shall commence unless in conformance with the approved Concept Development Plan.

Consistency analysis: This factor is ***applicable.***

d. If no significant construction has begun or no use is established in the PUD within five (5) years from the time of rezoning the site to PUD, the Concept Development Plan shall lapse and be of no further effect. If a Concept Development Plan lapses under the provisions of this section, the County Commissioners may initiate a petition to rezone the said PUD to an appropriate zoning classification. No rezoning petition may be initiated until the County has provided the applicant with notice of its intent to rezone and further provided a sixty (60) day period during which the applicant may begin construction and thereby cure the lapse. The Board may extend the PUD for two (2) years provided the applicant can show good cause why said development cannot proceed. There shall be no limit to the number of extensions that may be granted by the Board. system.

Consistency analysis: This factor is ***applicable.***

e. After the original phase(s) containing twenty-five (25%) percent of the total permitted dwelling units is approved and platted, subsequent phases containing areas of residential development shall not be approved for final plat until a minimum of twenty-five percent (25%) percent of the residential units have been developed and certificates of occupancy issued. Provided, however, that the developer of the PUD shall be exempt from this provision if the developer:
   (1) Enters into a long term road and drainage maintenance agreement with the County, or

(2) Creates a Community Development District, special taxing district, Property Owners Association or other acceptable legal entity that will assume ownership and maintenance responsibility of the road and drainage system.

Consistency analysis: This factor is ***applicable.***

11. **Preservation and Protection of Natural Historic or Archeological Features:** Every effort shall be made in the planning and development of the PUD District to preserve and protect desirable natural, historic or archaeological features of the site, including trees and other vegetation of consequence. Preliminary evidence from the appropriate agency shall be submitted with the application indicating potential impacts or areas to consider for more detailed study.

Consistency analysis: The project is partially within the Conservation Overlay. Land development applications must meet County, State and Federal laws and permitting requirements. A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024) and a Geotechnical Report was submitted (UES, March 2025). Approximately 3.8 acres of the property are jurisdictional wetlands. The Project Narrative indicates all wetlands are preserved. Wetland buffers provide an average 25-foot setback around the preserved wetland areas. Mitigation of any impacts must be consistent with State and Federal laws and permitting requirements, which will be provided to the County with engineering plans prior to any development. Based on the above, it is concluded the application can be found ***in conformance*** *with this factor.*

12. **Utilities:** It is intended that within the developed portions of a PUD District, all utilities, including telephone, television, cable and electrical systems shall be installed underground, within approved utility easements, except that:

a. Appurtenances to these systems more than four (4) feet in height and two (2) feet in diameter must be effectively screened;
b. Main or feeder lines may require overhead installation based on environmental or technical problems
c. Primary facilities providing service to the site of development or necessary to service areas outside the development shall be exempt from this requirement; and
d. In cases of overhead main or feeder lines, service laterals from the point of connection shall be underground to the structure or dwelling

Consistency analysis: As the project goes thru more detailed plan submittals, these requirements will be addressed. This factor is ***not applicable*** *at this development review phase.*

13. **Connectivity:** All proposed development shall consider internal and external connectivity. Connectivity is intended to provide alternative routes between uses and neighborhoods, and in turn, reducing travel time. All applications shall provide at least a minimum:

    a. Sidewalks along both sides of all arterial and collector roads and a minimum of one side along all local roads located within and adjacent to the proposed development. Proper connections (i.e. handicap accessibility) at intersections shall be included.

       Consistency analysis: Per Policy 1.17.4, the PUD Concept Plan states that sidewalks are proposed on one side of the internal private roadways. A condition is recommended to provide a 5' wide sidewalk along the frontage of the property along US 17. These details shall be illustrated on the Improvement Plan. This factor is ***applicable, with conditions.***

    b. Stub-outs to vacant land of similar development designation (future urban areas) shall be provided. Requests for waiver to this requirement may be considered based on agreements that internal roadways will remain private and portions of development are gated.

       Consistency analysis: Stub-outs for future inter-neighborhood ties and connections are not recommended to the vacant property to the south due to the existence of a stormwater pond and existing single-family residence. The Concept Plan does not provide a connection to Lexington Place, a local street and neighborhood to the west. If a future resident desired to visit the adjacent neighborhood to the north or west, they would have to get on to US 17, drive south approximately ½ mile and perform a U-turn, drive north ¾ of a mile and turn left on SW Ogden Acres Blvd to access adjacent neighbors.

       To encourage better inter-neighborhood connectivity and minimize additional vehicle trips on arterial roadways, at least to provide for pedestrians and bicycles, the internal sidewalk should be extended and connect to Lexington Place to the west. These details shall be illustrated on the Improvement Plan. This factor is ***applicable, with conditions.***

    c. Internal connections between uses to allow proper internal traffic flow shall be required.

       Consistency analysis: Internal uses have vehicle and sidewalk connections. This factor is ***applicable.***

F. Other PUD requirements. LDR Section 20-144(g) imposes additional requirements.

1. LDR Section 20-144(g)(1) addresses the procedure for applying for Planned Unit Development zoning.

   This section requires submission of a concept development plan that addresses 14 factors and supportive document that responds to four issues. The 14 factors and a response to those factors are shown below.

   a. Location and size of the site including its legal description.

      *Consistency analysis: The application includes a general location map, boundary survey, Property Identification Map, and legal description. Thus, the application can be found **in conformance** with this factor.*

   b. An ownership and encumbrance report showing recorded ownership Interests including liens and encumbrances. If the applicant is not the owner, a statement of the developer's interest if the property and authorization from the owner for the PUD rezoning.

      *Consistency analysis: An ownership and encumbrance report showing recorded ownership Interests was included with the application. Thus, the application can be found **in conformance** with this factor.*

   c. Relationship of the site to existing development in the area, including streets, utilities, residential, commercial and industrial development, and physical features of the land including pertinent ecological features.

      *Consistency analysis: The Concept Development Plan and general location map address the relationship of the site to existing development in the area and physical features of the land including pertinent ecological features. The plan also provides buffers and setbacks as required. Thus, the application can be found **in conformance** with this factor.*

   d. Density or intensity of land use to be allocated to all parts of the site to be developed together with tabulations by acreage and percentages thereof.
      Consistency analysis: The Concept Development Plan displays the proposed use for the site as residential. The Concept Plan provides a land use table with the tabulations of uses, density, open space,

*preservation area, and stormwater area. Any amendments to this table shall be addressed with the Improvement Plan. Thus, the application can be found **in conformance** with this factor.*

e. Location, size and character of any common open space or preservation areas and the form of organization proposed to own and maintain any common open space.

*Consistency analysis: The Concept Development Plan displays the location, size, and character of the open space areas. However, usable open space is not addressed on this Concept Plan. A condition is recommended to provide usable open space per the LDRs on the Improvement Plan. Thus, the application can be found **in conformance** with this factor, **with conditions**.*

f. Use and type of buildings, i.e., single-family detached, townhouses, garden apartments, medium rise or high rise, proposed for each portion of the area included within the Concept Development Plan.

*Consistency analysis: The Concept Development Plan indicates the proposed residential units to be single family detached and attached with respective lot sizes. An amenity center is also proposed. Future plan submittals will be required to address these requirements in more detail. Thus, the application can be found **in conformance** with this factor.*

g. Proposed method of providing required improvements such as streets, water supply, storm water management and sewage collection.

Consistency analysis: The applicant of the proposed PUD plans to connect to DeSoto County centralized public water and wastewater systems. The Utilities Department does not object to the approval of this rezoning application. The review and approval of any Development/Improvement Plans does not constitute commitment of utility service by DCU. Conditions regarding utilities have been outlined elsewhere in this report.

The internal street network is proposed to be privately maintained. The proposed PUD proposes a full access off SW HWY 17, a collector road. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with

the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by the LDRs.

Stormwater will be maintained on-site and directed to a series of dry retention and wet retention ponds as illustrated on the concept plan and permitted by the Southwest Florida Water Management District and managed/maintained to function as designed and permitted. The stormwater will be properly treated and attenuated per the State requirements prior to discharge. Thus, the application can be found ***in conformance*** *with this factor.*

h. Provisions for the parking of vehicles and the function and location of vehicular and pedestrian system facilities

Consistency analysis: The Concept Plan shows the general location of the proposed residential housing units. The concept plan indicates 2 parking spaces per unit. Given the small size of the subdivision and proximity of any amenity center location, the amenity center should provide ADA and bicycle parking at a minimum. Thus, the application can be found ***in conformance*** *with this factor,* ***with conditions****.*

i. A plan for pedestrian and vehicular circulation showing the general locations, widths and recommended surface treatment of all major internal thoroughfares and pedestrian access ways, and diagrammatic traffic movement to, within and through the planned development unit.

Consistency analysis: The Concept Development Plan shows basic vehicular circulation. Sidewalks are being proposed to one side of the road, as noted in the PUD notes. The PUD Concept Plan states that sidewalks are proposed on one side of the internal private roadways. It is recommended to improve pedestrian circulation to adjacent neighborhoods that the sidewalk extend to the west to Lexington Place. These details shall be illustrated on the Improvement Plan. The application can be found ***in conformance*** *with this factor,* ***with conditions****.*

j. Information about existing vegetative cover and soil conditions in sufficient detail to indicate suitability for proposed structures and uses.

Consistency analysis: A Listed Species Survey was submitted (Passarella & Associates, Inc, November 2024) and included a FLUCFCS analysis. The applicant is responsible for additional soil / compaction testing to ensure conditions are consistent with

*development requirements. Thus, the application can be found **in conformance** with this factor.*

k. In case of plans which call for development over a period of years or in phases, a schedule showing the times within which application for final approval of all sections of the planned unit development are intended to be filed.

*Consistency analysis: Per the Concept Plan, the proposed PUD will be completed in multiple phases and indicated on the Improvement Plan. Thus, the application can be found **in conformance** with this factor.*

l. Any additional data, plans or specifications as the applicant may believe is pertinent to the proposed planned unit development.

*Consistency analysis: No additional data is required for this level of application per the LDRs. Thus, the application can be found **in conformance** with this factor.*

m. A list of deviations with appropriate justifications or support evidence, which may include design safety standards, independent studies, professionally acceptable alternative design(s),

Consistency analysis: A list of deviations and justifications is included with the application as follows:

1. *Deviation from Section 20-504(C) to eliminate all street shoulder requirements where a closed drainage system is present.*
2. *Deviation from Section 20-503 to allow for private residential rights-of-way to have a minimum width of 40 feet.*
3. *Deviation from Section 20-503 to allow the minimum centerline radii to comply with the State of Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the "Florida Greenbook") as follows:*

DESIGN SPEED	*CENTERLINE RADIUS*
15	*50'*
20	*50'*

25	*180'*
30	*300'*

4. *Deviation from Engineering Detail D-15 "Maximum Cul-De-Sac Length" to allow for cul-de-sacs with lengths longer than 1,300 feet.*

The deviations from LDRs have been reviewed by County staff and have no objections. Deviations are reflected in the conditions. Thus, the application can be found ***in conformance*** *with this factor,* ***with conditions****.*

n. Data and analysis demonstrating preliminary compliance with designated level-of-service.

Consistency analysis: The applicant provided a Public Facilities Impact Analysis and trip generation analysis. The proposed PUD proposes a full access off SW HWY 17, a collector road. A Trip Generation Analysis (TR Transportation Consultants, Inc., December 2024, revised April 9, 2025) was submitted and determined that there is sufficient capacity on US 17 to serve the development. However, the analysis did not provide an operational analysis for access/turn lanes or for all intersections with the study area. A more detailed transportation and access analysis will be required with future plan submittals as required by the LDRs.

The proposed PUD plans to connect to DeSoto County centralized public water and wastewater systems. The Utilities Department does not object to the approval of this rezoning application. The review and approval of any Development/Improvement Plans does not constitute commitment of utility service by DCU. Conditions have been recommended to ensure compliance with designated level-of-service. Based on the above findings, the application can be found ***in conformance*** *with this factor.*

2. Section 20-144(g)(2) also requires that supportive documents address four factors. The factors and an analysis of those factors is shown below.

a. A statement describing the character and intended use of the planned unit development, and indicating how and why the proposed project complies with the Comprehensive Plan of the County and the statement of purposes on planned unit development.

*Consistency analysis: The applicant provided a project narrative addressing Comprehensive Plan consistency. Thus, the application can be found **in conformance** with this factor.*

b. A general description of the proposed development, including information as to:

    1. Total acreage involved in the project. The Concept Development Plan shows the number of total number of acres.

        *Consistency analysis: The applicant provided a project narrative addressing Comprehensive Plan consistency. Thus, the application can be found **in conformance** with this factor.*

    2. The number and type of dwelling units involved and the corresponding overall project density in dwelling units per gross acre.

        *Consistency analysis: The Concept Development Plan includes the required information. Thus, the application can be found **in conformance** with this factor, with **conditions.***

    3. A list of proposed uses, both residential and non-residential.

        *Consistency analysis: The application includes proposed residential and subdivision amenity uses. Thus, the application can be found **in conformance** with this factor.*

    4. The minimum design standards reflected by the site plan for such features as lot shape and size, setbacks, internal streets and pedestrian ways, open space provisions, off-street parking, signs and landscaping.

        *Consistency analysis: The Concept Development Plan displays the overall project size, layout, residential unit lot sizes, setbacks, open space, and buffers. Thus, the application can be found **in conformance** with this factor.*

c. A proposed schedule of development which identifies the anticipated phase start and completion date, and the area and location of common open space to be provided at, or by said stage.

    *Consistency analysis: Per the Concept Plan, the proposed PUD will be completed in multiple phases and indicated on the Improvement Plan. This factor is **not applicable.***

d. A statement indicating whether streets or roads (and pedestrian ways) shall be of private ownership and maintenance, public ownership and maintenance, or some other form of ownership.

Consistency analysis: Per the Concept Plan, the internal streets are proposed to be privately owned and maintained. This factor is ***applicable.***

G. Planning Commission/Board Review Criteria. LDR Subsection 20-144(h)(2) addresses the Concept Development Plan approval process and Paragraph 20-144(h)(2)2 requires Planning Commission review while Paragraph 20-144(2)(h)3 requires the Board of County Commission to consider the Concept Development Plan at a hearing and either grant approval or disapproval based on the same criteria used by the Planning Commission, these being whether the following criteria can be satisfied:

1. The proposed use or mix of uses is appropriate at the subject location.

Consistency analysis: ***Table 1*** *shows the existing land use pattern. The table illustrates that the surrounding uses are developing in a fashion consistent with the Low-Density Residential Future Land Use Category. The Future Land Use Category of surrounding properties is Low Density Residential to the north, south, and west. The properties to the east have Employment Center future land use.*

The Land Development Regulations provide specific height, bulk, setback, density, buffering, and other regulations to ensure compatibility between uses. Development heights will be limited to 35 feet which is compatible with the maximum allowable heights of areas zoned for single-family homes. The project narrative a Type A buffer is proposed along the east property line and the remaining perimeter will be a Type B buffer is required by the LDRs. Based on the above, it is concluded the application can be found ***in conformance*** *with this factor.*

2. The recommended conditions to the concept development plan and other applicable regulations provide sufficient safeguards to the public interest.

Consistency analysis: The proposed ordinance accompanying this Development Review Report recommends conditions which are intended to provide sufficient safeguards to protect the public interest. Thus, the application can be found ***in conformance*** *with this requirement.*

3. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

*Consistency analysis: This Development Review Report documents why the conditions have been imposed and demonstrate that they are reasonably related to the impacts caused by the development in relation to the public interest. Thus, the application can be found **in conformance** with this requirement.*

H. Other PUD Regulations.

1. LDR Section 20-144(i) is in regard to improvement plan approval.

*Consistency analysis: The Development Director concludes this factor is **not applicable** to the rezoning application because a Concept Development Plan needs to be approved before an Improvement Plan can be submitted.*

I. Conditions and Safeguards. LDR Section 20-1449 allows the imposition of conditions to safeguard surrounding areas from potential incompatibilities generated by the application.

1. The Planning Commission may recommend that a rezoning application or an application to amend the LDRs be approved subject to conditions and safeguards, including but not limited to limiting the use of the property to certain uses provided for in the requested zoning district.

Consistency analysis: The Development Director recommends the Planning Commission impose any conditions on the Concept Development Plan. The Planning Commission, however, may recommend the imposition of additional Concept Development Plan conditions to safeguard the public health, safety and general welfare.

2. The Board of County Commissioners, after receiving the recommendation from the Planning Commission on an application for rezoning or an application to amend the LDRs, may grant or deny such rezoning or amendment and may make the granting conditional upon such conditions and safeguards as it may deem necessary to ensure compliance with the intent and purposes of the Comprehensive Plan.

Consistency analysis: The Board of County Commissioners is scheduled tentatively to consider the application at their duly noticed September 23, 2025, public hearing.

J. Public notice requirements. LDR Section 20-1502 requires notice of the date, time and place of the public hearings by the Planning Commission and Board of County Commissioners shall:

1. Be sent at least 10 days in advance of the hearings by mail to ten surrounding property owners or all owners of property within 1,000 feet of the property line of the land subject to the special exception use application; and

2. Have at least one sign posted on each road frontage; and

3. Be advertised in a newspaper of general circulation in DeSoto County at least 10 days prior to each public hearing.

The Development Director caused written notice of the hearings to be mailed to all property owners within 1000 ft and such notice is on file.

IV. ATTACHMENTS

Exhibit A: General Location Map

Exhibit B: Interim 2040 Future Land Use Map (FLUM), Excerpt

Exhibit C: Official Zoning District Atlas amendment application, Excerpt

Exhibit D: Concept Development Plan

Exhibit E: Proposed Ordinance

V. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

A. The Development Director finds the subject property consists of a 29.61 acres site located in south DeSoto County, on the west side of SW HWY 17.

B. The Development Director finds the Interim 2040 Future Land Use Map shows the property is designated Low-Density Residential (LDR).

C. The Development Director finds the Official Zoning District Atlas shows the property is currently zoned Commercial Neighborhood (CN) & Residential Multi-family Mixed District (RMF-M).

D. The Development Director finds that on January 6, 2025, an Official Zoning District Atlas amendment application (RZNE 0062-2025) was filed on behalf of the Applicant, TMV Properties Inc & McAlpine (Briarwood) Inc, which application proposes to rezone to Planned Unit Development (PUD).

E. LDR Sections 20-1345(c) and 20-144(h)(2)a provides 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.

F. LDR Section 20-1496(b) requires the Planning Commission review the application at a public hearing in accordance with quasi-judicial procedure, scheduled for October 7, 2025.

G. LDR Section 20-144(4)(2)3 requires that after the Planning Commission hearing, the application and staff report be forwarded to the Board for a public hearing. The application has been scheduled for October 28, 2025 Board public hearing.

H. 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 can be found consistent with the Comprehensive Plan with conditions.

I. LDR Division 7 establishes an adoption process and the Planning Director concludes the application has been processed in conformance with the adoption process, as the application has been scheduled for Planning Commission and Board of County Commissioners public hearings.

J. LDR Section 20-1498 also includes criteria that must be considered when reviewing the application. The Planning Director finds and concludes the application meets those requirements and can be approved by the Board of County Commissioners.

K. The LDR establishes specific public notice requirements for an Official Zoning District Amendment Development Order Application. The Planning Director finds and concludes the application has been duly noticed in conformance with the public hearing requirements and public hearings have been scheduled before the Planning Commission and Board of County Commissioners.

VI. ALTERNATIVE ACTIONS

The DeSoto County Planning Commission/Local Planning Agency may take one of the following alternative actions:

A. Enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing and recommend to the Board of County Commissioners to adopt the findings and conclusions contained herein, and adopt the proposed Ordinance as presented.

B. Enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein, and recommend to the Board of County Commissioner not adopt the proposed Ordinance.

C. Enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein, and recommend to the Board of County Commissioners to adopt the proposed Ordinance with conditions.

D. Enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing; identify any additional data and analysis needed to support the proposed Ordinance. Recommend to the Board of County Commissioners to table the proposed Ordinance for up to six months in order to allow the Development Director time to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. RECOMMENDED CONDITIONS FOR APPROVAL

1. All environmental permitting requirements shall be reflected on the Improvement Plan and copies of any required State and Federal permits or a letter of exemption shall be provided to the Development Department prior to issuance of the Notice to Proceed.
2. Landscape buffers shall be consistent with Section 20-600 Buffer Matrix or Sec. 20-603 Alternative Buffer Proposals and approved by the Development Department with the Improvement Plan.
3. A detailed transportation and access analysis, including safety and operational improvements needed shall be approved by the County Engineer with the Improvement Plan.
4. Stormwater engineering design and copies of State or Federal permit applications shall be provided with the Improvement Plan. The approved permits or letters of exemption shall be provided prior to issuance of the Notice to Proceed.
5. The Improvement Plan shall designate and provide usable open space per Section 20-144(f)(6) for Planned Unit Development projects and be approved by the Development Department.
6. The Improvement Plan shall show an internal neighborhood sidewalk extended to Lexington Place to the west and approved by the county engineer.

The following LDR deviations have been recommended for approval by the county engineer and are included as conditions of approval, to be shown on the Improvement Plan:

7. Deviation from Section 20-504(C) to eliminate all street shoulder requirements where a closed drainage system is present.
8. Deviation from Section 20-503 to allow for private residential rights-of-way to have a minimum width of 40 feet.
9. Deviation from Section 20-503 to allow the minimum centerline radii to comply with the State of Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the "Florida Greenbook") as follows:

DESIGN SPEED	CENTERLINE RADIUS
15	50'
20	50'
25	180'
30	300'

VIII. ALTERNATIVE MOTIONS & PC ACTION

Approval. Motion to enter into the record the Staff Report and **approve** the Ordinance for the Rezoning to PUD, **with conditions.**

Denial. Motion to enter into the record the Staff Report and **deny** the Ordinance for the Rezoning to PUD.

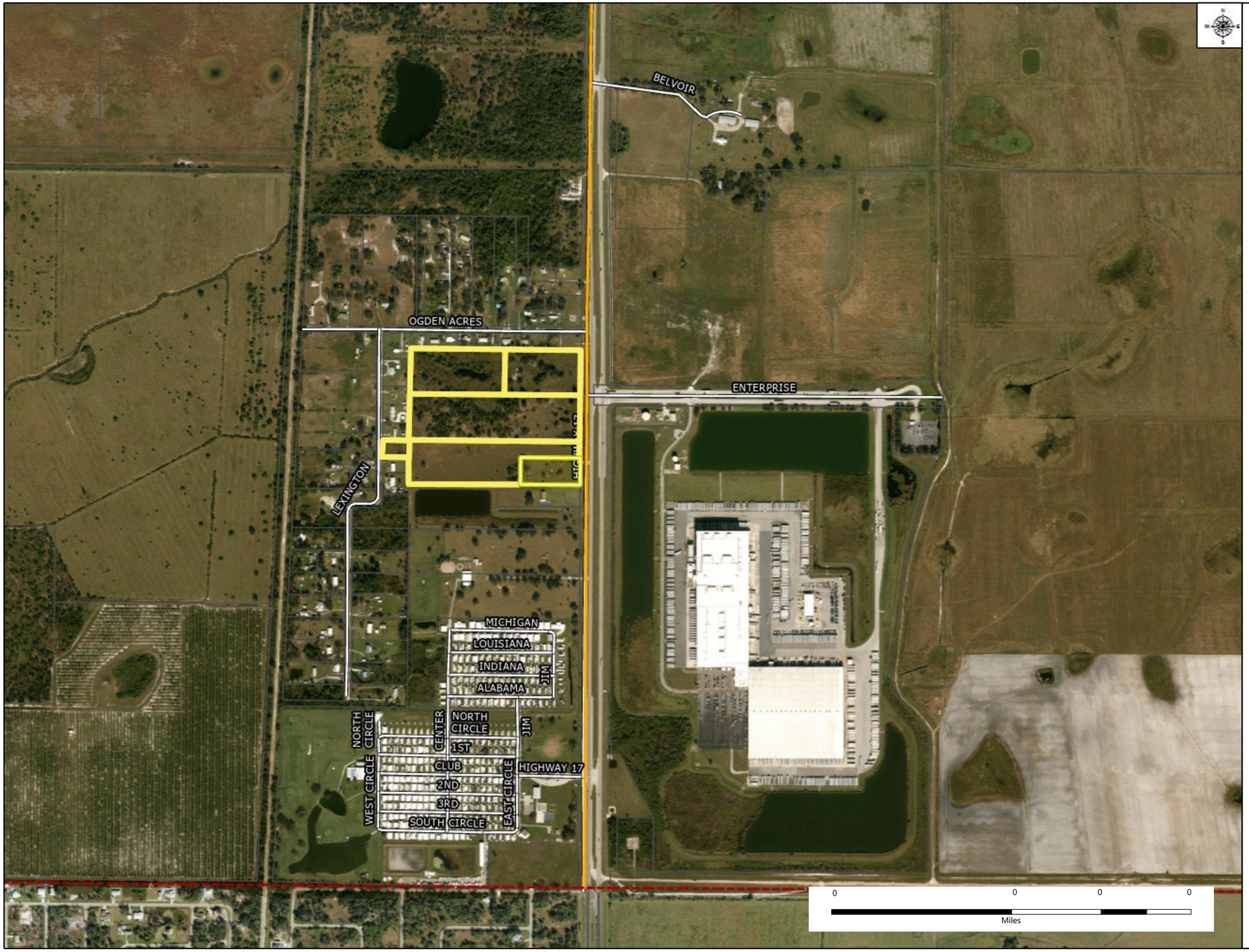
Table. Motion to enter into the record the Staff Report and **table** the Ordinance for the Rezoning to PUD to a future date.

Planning Commission Recommendation.

Motion:

Board action.

Location Map
McAlpine PUD

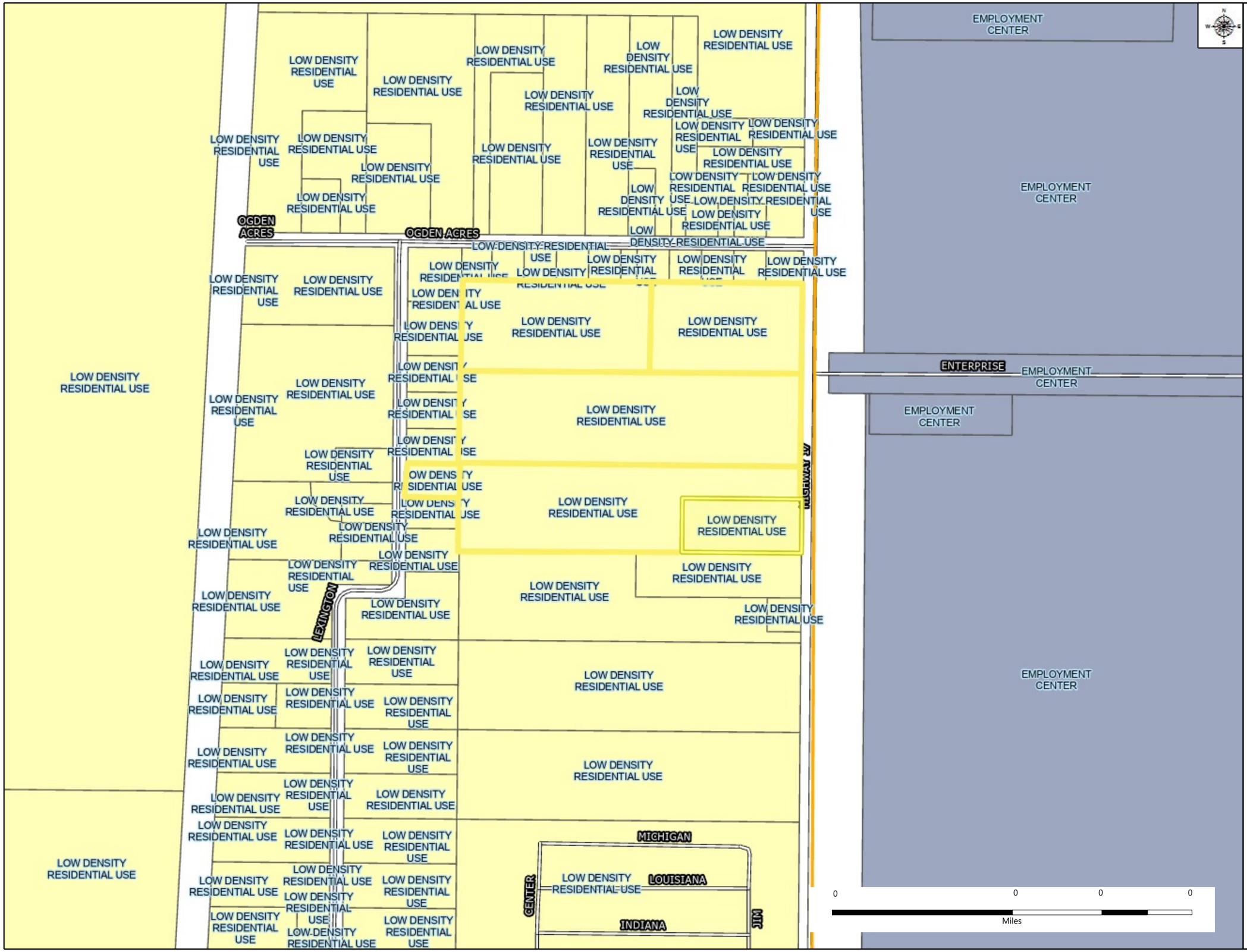


- Street Labels
- Major Road Labels
- County Boundary
- Major Roads
- Streets
- Parcels

September 24, 2025

Prepared By

HORNER SHIFRIN



FLU Map
McAlpine PUD

Street Labels
Major Road Labels
FLUM Labels
County Boundary
Major Roads
Streets
Parcels

FLUM 2040

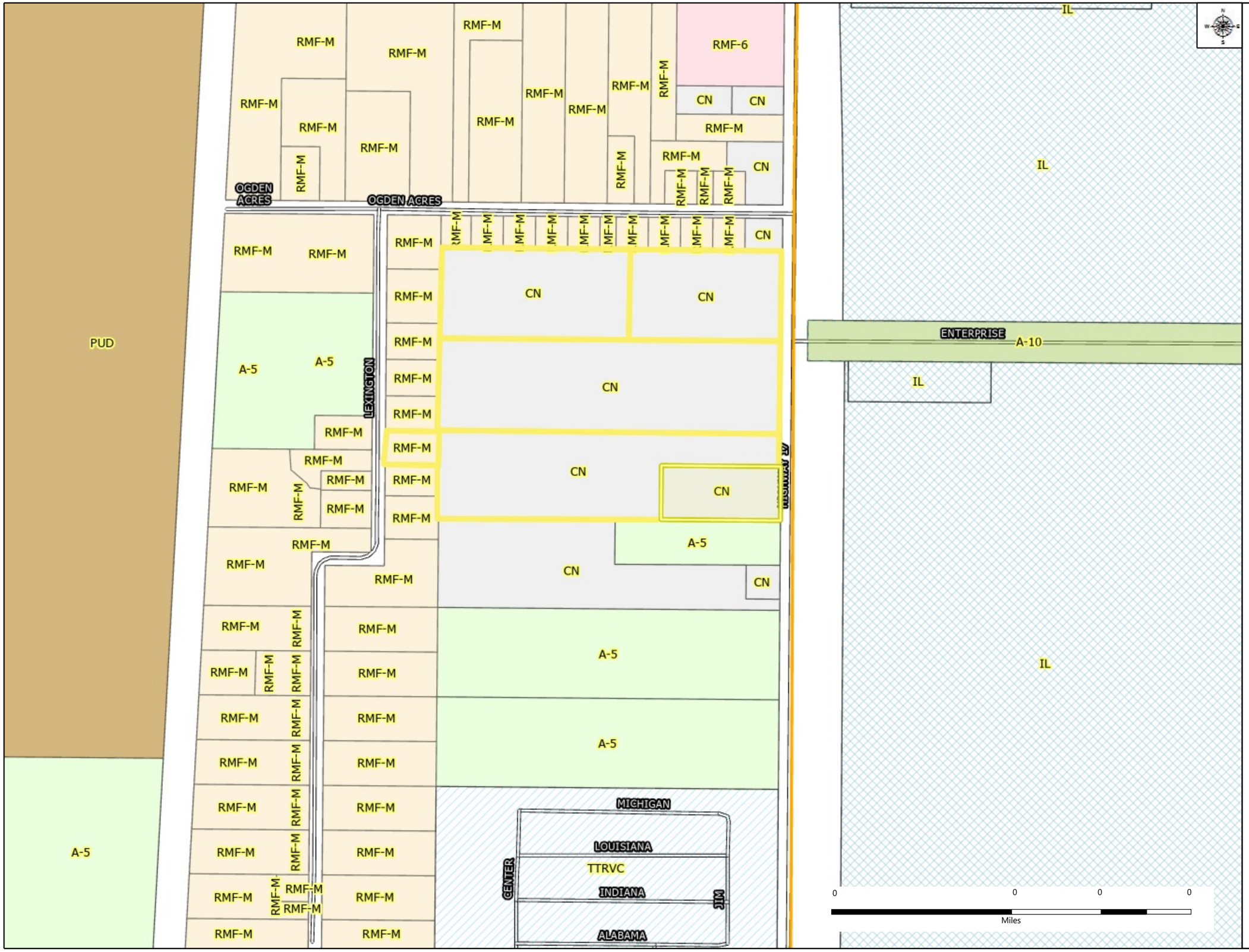
- Preservation
- Rural/Agriculture
- Low Density Residential
- Medium Density Residential
- Neighborhood Mixed Use
- Employment Center
- Commercial
- Urban Center Mixed Use
- Public Land/Institutional
- Electrical Generating Facility

September 24, 2025

Prepared By

HORNER SHIFRIN

Zoning Map
McAlpine PUD



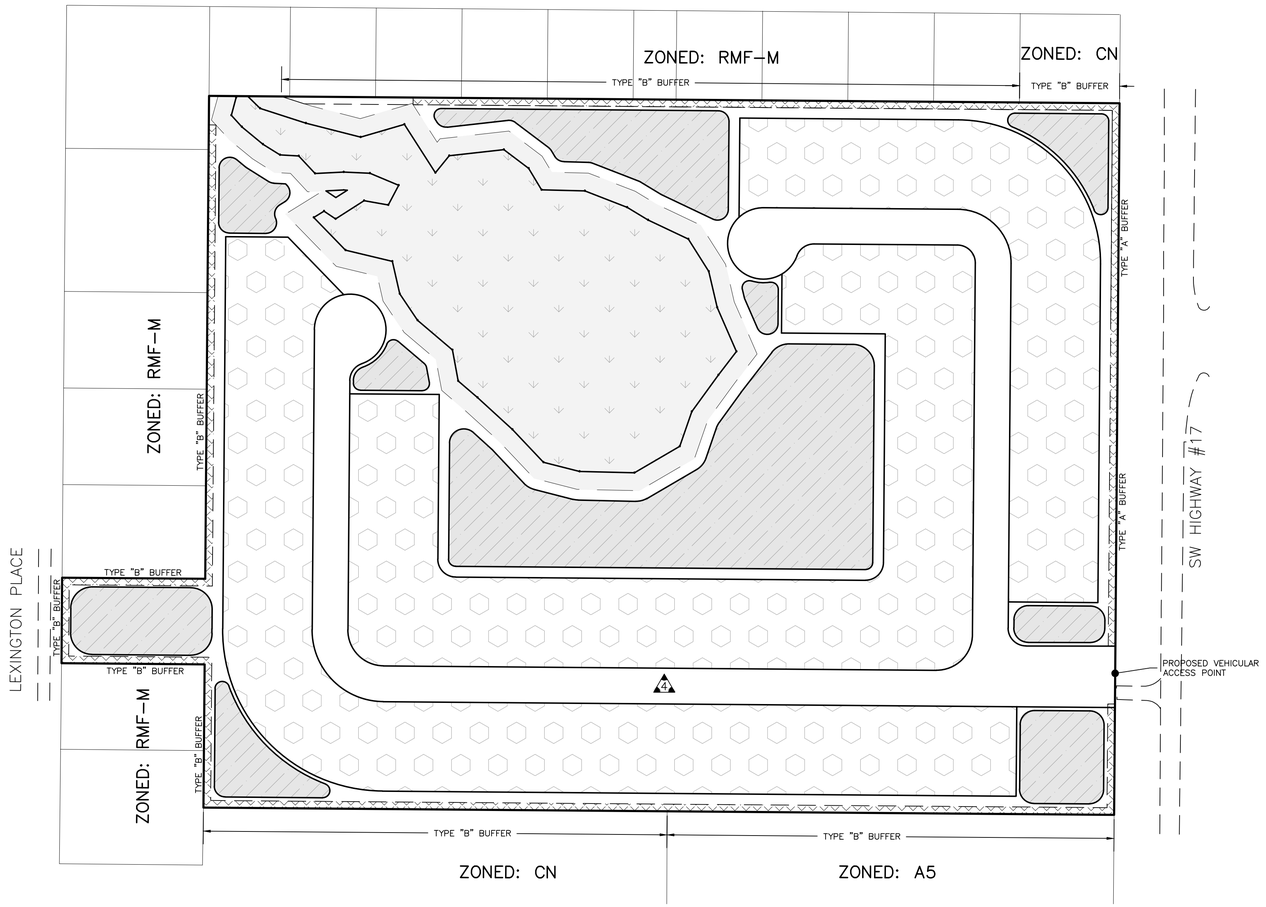
Street Labels
Major Road Labels
Zoning Labels
Zoning Designation

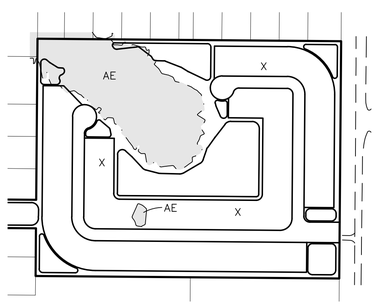
- A-10
- A-5
- CE
- CG
- CITY
- CN
- IH
- IL
- ILE
- MHP
- MHS
- P/I
- PM-I
- PUD
- RM
- RMF-12
- RMF-6
- RMF-8
- RMF-M
- ROI
- RSF

September 24, 2025

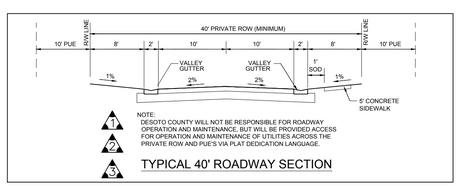
Prepared By

HORNER SHIFRIN





FEMA INSET
SCALE: 1"=500'



NOTE:
DESOTO COUNTY WILL NOT BE RESPONSIBLE FOR ROADWAY OPERATION AND MAINTENANCE, BUT WILL BE PROVIDED ACCESS FOR OPERATION AND MAINTENANCE OF UTILITIES ACROSS THE PRIVATE ROW AND PUE'S VIA PLAT DEDICATION LANGUAGE.

TYPICAL 40' ROADWAY SECTION

LEGEND:

- RESIDENTIAL TRACT AREA
- STORMWATER AREA
- WETLANDS / WETLANDS BUFFER PRESERVE AREA
- BUFFER AREA

PUD NOTES

1. PROJECT IS PROPOSED TO BE CONSTRUCTED IN PHASES. PROPOSED PHASING WILL BE INCLUDED AT IMPROVEMENT PLAN SUBMITTAL.
2. SIDEWALKS OR PATHWAYS SHALL BE PROVIDED ON ONE SIDE ONLY OF ALL INTERNAL ROADWAYS.
3. LOT WIDTH FOR CUL-DE-SAC LOTS WILL BE THE WIDTH MEASURED AT THE MID-POINT OF THE LOT DEPTH.
4. NEIGHBORHOOD SIGNAGE MAY BE PROVIDED AT EACH RESIDENTIAL AREA ENTRANCE.
5. MODEL HOMES MAY BE ALLOWED FOR UP TO TEN (10) YEARS OR UNTIL COMPLETION OF LOT SALES.
6. ALL ROADS WITHIN THE PLANNED DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS DEDICATED TO AND ACCEPTED BY A COMMUNITY DEVELOPMENT DISTRICT FOR MAINTENANCE PURPOSE.
7. SIGNS SHALL BE OF A UNIFORM DESIGN IN COMPLIANCE WITH ALL APPLICABLE CODES GOVERNING THEIR SIZES AND SHAPES, ETC. COMMUNITY DIRECTIONAL AND IDENTIFICATION SIGNS SHALL BE PERMITTED WITHIN PRIVATE RIGHT-OF-WAYS.
8. MINOR CHANGES IN THE CONCEPT DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 20-144 (J)(1) SHALL BE ADMINISTRATIVELY ALLOWED SUBJECT TO DIRECTOR APPROVAL.
9. OPTIONAL STREET LIGHTS ARE PROPOSED WITHIN PRIVATE RIGHT OF WAY AREAS.
10. ALL LANDSCAPE BUFFERS ARE PROPOSED TO BE IN CONFORMANCE WITH SECTION 20-604 BUFFER DIAGRAMS.
11. MAX DEPTH OF ALL PROPOSED STORM WATER LAKES IS 25 FEET FROM SEASONAL HIGH WATER TABLE.
12. THE GROSS ACREAGE OF THE SITE IS 29.61 ACRES.
13. THE TOTAL MAXIMUM NUMBER OF LOTS PROPOSED IS 49 AND THE MINIMUM LOT SIZES WILL BE PER THE PROPOSED PROPERTY DEVELOPMENT REGULATIONS LISTED ON THE PUD CONCEPT PLAN.
14. THERE ARE NO EXISTING SIDEWALKS LOCATED ADJACENT TO THE PROPERTY.

DEVIATIONS

1. DEVIATION FROM SECTION 20-504(C) TO ELIMINATE ALL STREET SHOULDER REQUIREMENTS WHERE A CLOSED DRAINAGE SYSTEM IS PRESENT.
2. DEVIATION FROM SECTION 20-503. TO ALLOW FOR PRIVATE RESIDENTIAL RIGHT-OF-WAYS TO HAVE A MINIMUM WIDTH OF 40 FEET.
3. DEVIATION FROM SECTION 20-503 TO ALLOW THE MINIMUM CENTERLINE RADII TO COMPLY WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS (COMMONLY KNOWN AS THE "FLORIDA GREENBOOK") AS FOLLOWS:

DESIGN SPEED	CENTERLINE RADIUS
15	50'
20	50'
25	180'
30	300'

4. DEVIATION FROM ENGINEERING DETAIL D-15 "MAXIMUM CUL-DE-SAC LENGTH" TO ALLOW FOR CUL-DE-SACS WITH LENGTHS LONGER THAN 1,300 FEET.

PROPOSED PARKING RATIOS

ALL RESIDENTIAL USES: 2 SPACES PER UNIT

LAND USE TABLE

PUD DEVELOPMENT AREA	29.61 AC.	(100.0%)
RESIDENTIAL AREA	13.79 AC.	(46.6%)
STORMWATER AREA	4.78 AC.	(16.2%)
WETLAND/WETLAND BUFFER AREA	4.87 AC.	(16.4%)
COMMON OPEN SPACE AREA	2.88 AC.	(9.7%)
RIGHT OF WAY AREA	3.29 AC.	(11.1%)

OPEN SPACE

REQUIRED:
29.61 AC (PUD DEVELOPMENT AREA) 25% = 7.40 AC

PROVIDED:

WETLAND / WETLAND BUFFER AREA	4.87 AC.
STORMWATER AREA (50%)	2.39 AC.
COMMON OPEN SPACE AREA	2.88 AC.
TOTAL PROPOSED:	10.14 AC (34.2%)

DENSITY

MAXIMUM PROPOSED DENSITY (PUD): 49 UNITS

DENSITY = MAXIMUM UNITS/PUD DEVELOPMENT AREA
= 49 UNITS/29.61 ACRES
= 1.65 UNITS/ACRE

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA (SF)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE **	SETBACKS (FT) FRONT	SIDE	CORNER	REAR	WATER	PROJECT PERIMETER	BUILDING SEPARATION	MAX. HT.(FT)	RESIDENTIAL USE ALLOWED BY AREA
SINGLE FAMILY	4,000	40'	100'	60%	20'	5'	7.5'	10'	20'*	20'	N/A	35'	ALL AREAS
SINGLE-FAMILY ATTACHED	3,000	30'	100'	70%	20'	0/5'	7.5'	10'	20'*	20'	10'	35'	ALL AREAS
POOLS, DECKS, SCREEN ENCLOSURES	N/A	N/A	N/A	N/A	20'	5'	7.5'	5'	20'*	20'	10'	N/A	ALL AREAS
AMENITY AREA	10,000	N/A	N/A	45%	20'	10'	10'	10'	20'*	20'	10'	35'	ALL AREAS
AMENITY AREA ACCESSORIES	1,000	N/A	N/A	N/A	20'	10'	10'	15'	20'*	20'	10'	25'	ALL AREAS
AGRICULTURE ***	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ALL AREAS

NOTES:
* SETBACK OCCURS FROM SEASONAL HIGH WATER LINE OF WATER BODY.
** LOT COVERAGE IS IN REGARDS TO BUILDINGS ONLY.
*** CONTINUATION OF A BONAFIDE AGRICULTURAL USE WITH NO LAPSE IN USE IN EXCESS OF 12 MONTHS. THE AGRICULTURAL USE IS TERMINATED ONCE FIRST BUILDING PERMIT IS ISSUED PER PLATTED TRACT. BONAFIDE AGRICULTURAL USE MAY CONTINUE ON ANY AREA OF LAND WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

ATWELL
866.850.4200 www.atwell-group.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

0 100 200
SCALE: 1"= 100'

PUD CONCEPT PLAN

McALPINE PROPERTY

DESOTO COUNTY, FLORIDA

PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE EACH ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

TODD R. REBOL, P.E.
LICENSE NO. 84040

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
TBV	DSZ	TRR
PROJECT NUMBER: 24006511	COMPLETION DATE: 4-10-25	SURVEY DATUM: –
BOOK AND PAGE:		

SHEET 1 OF 1

S:\jobs\24006511 - McAlpine Parcel - Manatee\3_ENGINEERING\PUD CONCEPT PLAN\24006511 PD.dwg, 4/10/2025 8:22:46 AM, TODD WINN, ATWELL, LLC

DESOTO COUNTY, FLORIDA
ORDINANCE 2025- _____

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 2001, 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.

WHEREAS, the subject property is owned by TMV Properties Inc & McAlpine (Briarwood) Inc., and consists of a +/- 29.61 acre property located in southwest DeSoto County, along SW-Highway 17 and south of SW Ogden Acres Road, Arcadia, FL, 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 (Exhibit A); and

WHEREAS, the Interim 2040 Future Land Use Map shows the +/- 29.61-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 Neighborhood (CN) and Residential Multifamily Mixed District (RMF-M) to Planned Unit Development (PUD); 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 October 7, 2025, Planning Commission meeting; and

WHEREAS, at October 7, 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 as presented with conditions; and

WHEREAS, on October 28, 2025, the DeSoto Board of County Commissioners (Board) held a duly noticed public hearing on application number RZNE-0062-2025, 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

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 +/- 29.61-acre property located in southwest DeSoto County, along SW Highway 17 and south of SW Ogden Acres Road, Arcadia, FL, 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.

Section 3. *Development order approval*, TMV Properties Inc & McAlpine (Briarwood) Inc., owner, is hereby granted an Official Zoning District Atlas amendment (RZNE-0062-2025) changing the +/- 29.61 acres from Commercial Neighborhood (CN) and Residential Multifamily Mixed District (RMF-M) to Planned Unit Development (PUD); TMV Properties Inc & McAlpine (Briarwood) Inc. shall be bound by the Concept Development Plan attached hereto and incorporated herein as Exhibit "C" and further agree to be bound by the following conditions:

1. All environmental permitting requirements shall be reflected on the Improvement Plan and copies of any required State and Federal permits or a letter of exemption shall be provided to the Development Department prior to issuance of the Notice to Proceed.
2. Landscape buffers shall be consistent with Section 20-600 Buffer Matrix or Sec. 20-603 Alternative Buffer Proposals and approved by the Development Department with the Improvement Plan.
3. A detailed transportation and access analysis, including safety and operational improvements needed shall be approved by the County Engineer with the Improvement Plan.
4. Stormwater engineering design and copies of State or Federal permit applications shall be provided with the Improvement Plan. The approved permits or letters of exemption shall be provided prior to issuance of the Notice to Proceed.
5. The Improvement Plan shall designate and provide usable open space per Section 20-144(f)(6) for Planned Unit Development projects and be approved by the Development Department.
6. The Improvement Plan shall show an internal neighborhood sidewalk extended to Lexington Place to the west and approved by the county engineer.

The following LDR deviations have been recommended for approval by the county engineer and are included as conditions of approval, to be shown on the Improvement Plan:

7. Deviation from Section 20-504(C) to eliminate all street shoulder requirements where a closed drainage system is present.
8. Deviation from Section 20-503 to allow for private residential rights-of-way to have a minimum width of 40 feet.
9. Deviation from Section 20-503 to allow the minimum centerline radii to comply with the State of Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and

Highways (commonly known as the “Florida Greenbook”) as

DESIGN SPEED	CENTERLINE RADIUS
15	50’
20	50’
25	180’
30	300’

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 October 2025.

ATTEST:

By:_____
Mandy J. Hines
County Administrator

BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA

By: _____
J.C. Deriso, Chairman
Board of County Commissioners

Approved as to Form and Correctness:

By: _____
Valerie Vicente,
County Attorney

Exhibit A; General Location Map:

Exhibit B; Future Land Use Map:

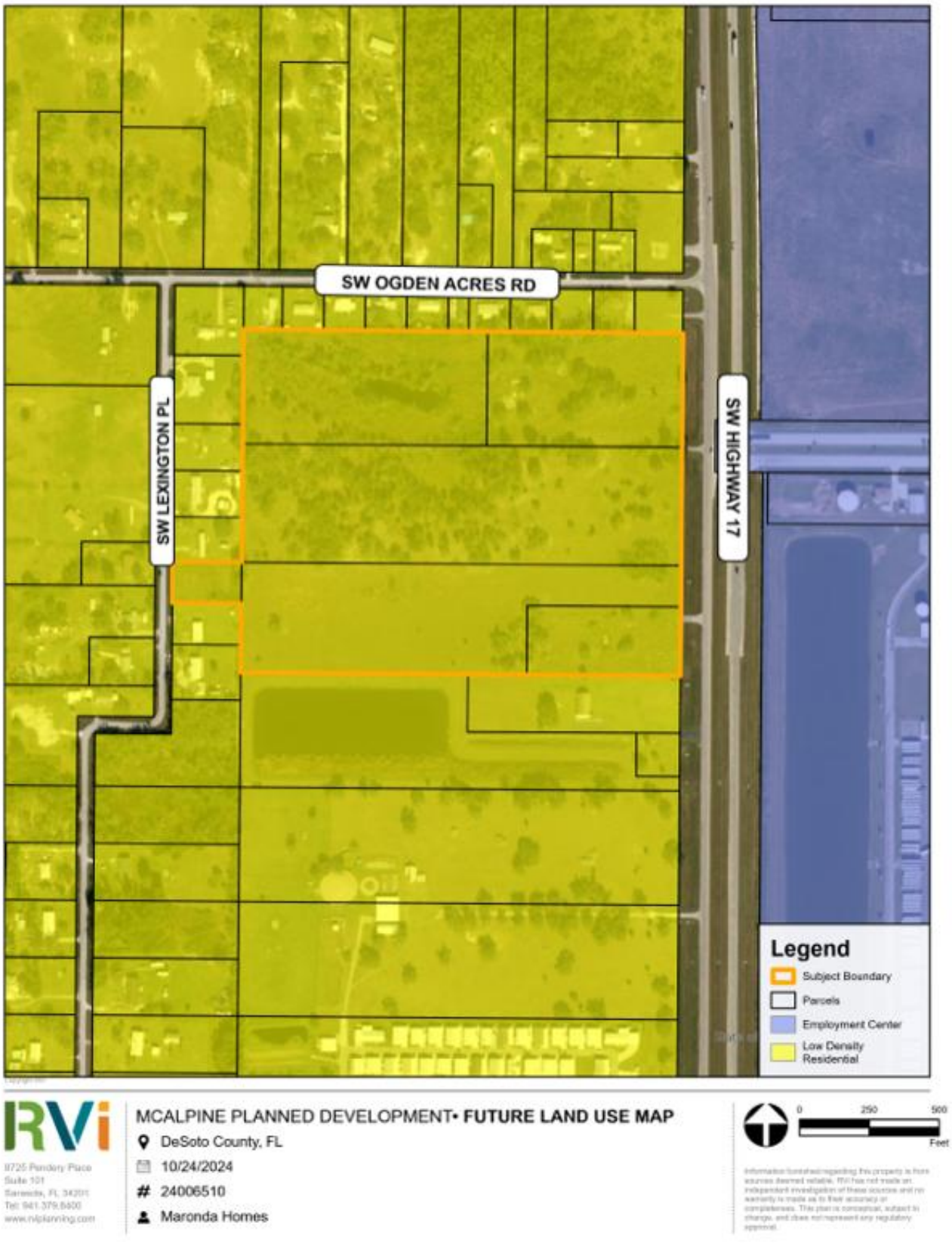
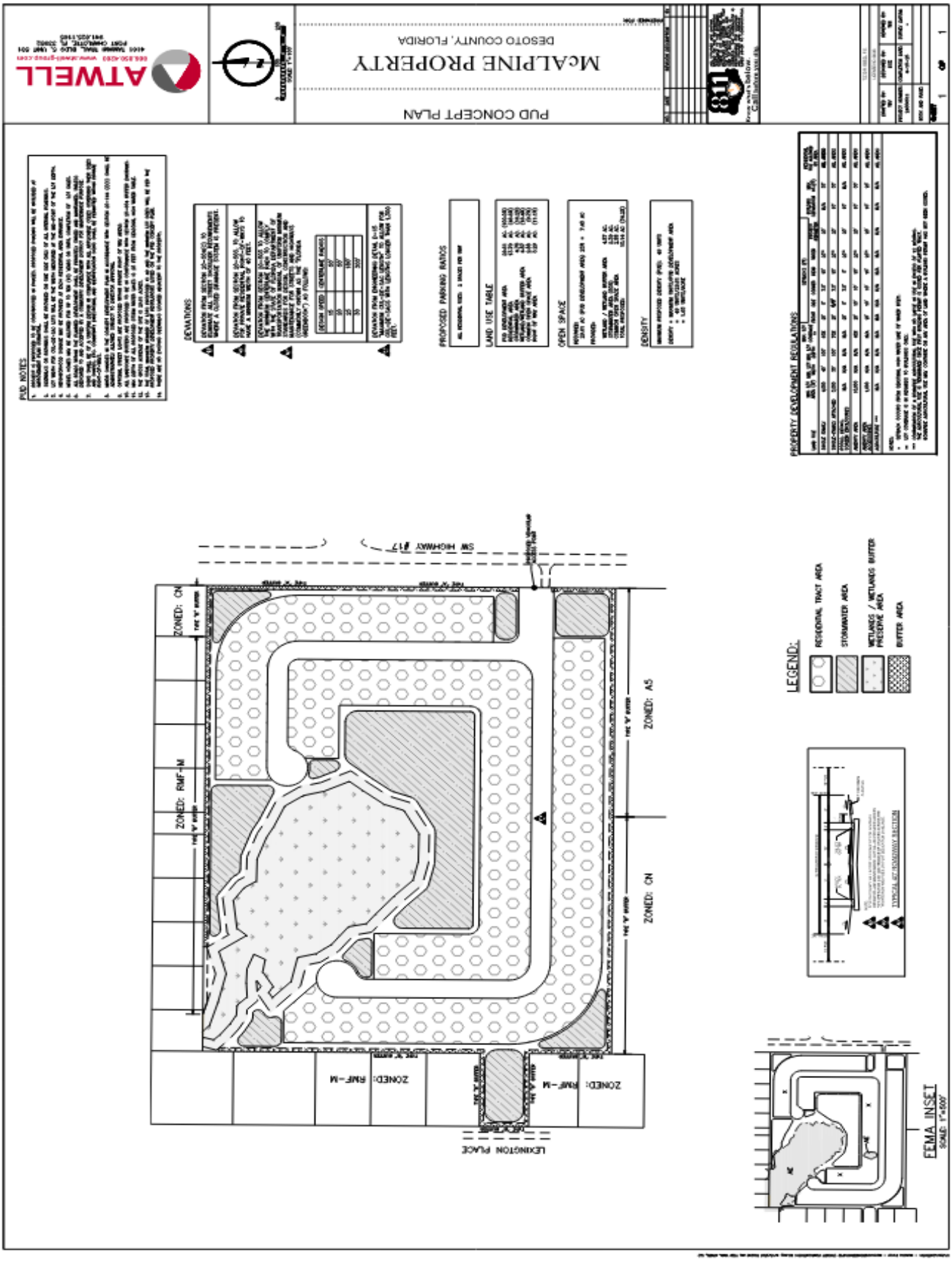


Exhibit C; Concept Development Plan



DeSoto County

10/7/2025

Item #: 4.

☐ Consent Agenda ☒Quasi-Judicial Public Hearing
☐ Regular Business 5:30 pm
☐ Public Hearing Other

DEPARTMENT: Planning & Zoning
SUBMITTED BY: **Laura McClelland**
PRESENTED BY: **Misty Servia**

TITLE & DESCRIPTION:
Ordinance / Maria G. Mendieta Olvera / Rezone (RZNE-0070-2025)

REQUESTED MOTION:
A motion to enter into the record this development review report and all other competent substantial evidence presented at the hearing and make a recommendation to the Board of County Commissioners to adopt/deny the findings and conclusions contained herein, and adopt/deny the proposed ordinance.

SUMMARY:
The applicant has applied for an Official Zoning District Atlas Amendment application (RZNE-0070-2025) to rezone ±1.11 acres from Agricultural-5 (A-5) to Residential Single Family-1 (RSF-1).

BACKGROUND:
The application is a request to amend the Official Zoning District Atlas by changing the zoning district of ±1.11 acres from Agricultural-5 (A-5), 1 dwelling unit per 5 acres, to Residential Single Family-1 (RSF-1), 1 dwelling unit per acre.

The Interim 2040 Future Land Use Map shows the property is designated as Low Density Residential, which allows up to 2 dwelling units per acre. Future Land Use Element Objective 1.4 defines the Low-Density Residential category., as follows: "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."

The Official Zoning District Atlas shows the property is located within the Agricultural-5 (A-5) zoning district. The rezone application states the applicant for this Official Zoning District Atlas amendment is Maria G. Mendieta Olvera.
The subject 1.1-acre parcel is a portion of a 2.23-acre Lot of Record; and while it is unclear when the Lot of Record was split in half, research on the Property Appraiser's website shows that it has been in the current configuration since April 11, 1994.

The Lot of Record was non-conforming to the A-5 district minimum lot area requirements and the non-conformity was increased when the parcel was split in half. Approval of the proposed rezoning will allow the parcel to comply with the minimum zoning standards of the RSF-1 district and eliminate the non-conformity for the subject parcel.

DeSoto County has an historical practice of requiring the issuance of a Zoning Letter prior to issuance of a Building Permit. The Zoning Letter confirms that a parcel has access, that the use is allowed, and the parcel meets the required dimensional standards; however, the practice does not include researching the history of the parcel creation and whether creation of the parcel was in conformance with subdivision regulations. In alignment with this practice, approval of the RSF-1 zoning will allow the subject parcel to be eligible for a future building permit. The subject property is currently occupied with a single wide mobile home. The application narrative states an intent to build a single-family home.

DESOTO COUNTY DEVELOPMENT DEPARTMENT
STAFF REPORT

CASE #:	RZNE-0070-2025
REQUEST:	Rezone from Agricultural - 5 (A-5) to Residential Single Family - 1 (RSF-1)
PROPERTY OWNER:	Maria G. Mendieta Olvera 2563 SW Hillsborough Avenue Arcadia, FL 34266
PROPERTY ID:	12-38-24-0000-0140-0000
PROPERTY ADDRESS:	2563 SW Hillsborough Ave., Arcadia, FL 34266
TOTAL PARCEL SIZE:	± 1.11 acres
FUTURE LAND USE DESIGNATION:	Low Density Residential
OVERLAY DISTRICT:	None

DEVELOPMENT REVIEW REPORT

The applicant has applied for an Official Zoning District Atlas Amendment application (RZNE-0070-2025) to rezone ±1.11 acres from Agricultural-5 (A-5) to Residential Single Family-1 (RSF-1).

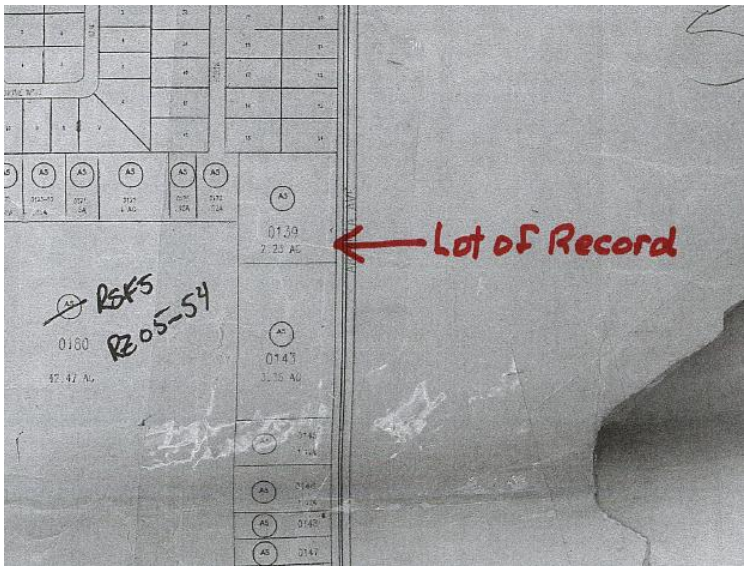
The property is generally located in central DeSoto County, at 2563 SW Hillsborough Avenue, east of SW Highway 17. The DeSoto County Land Development Regulations Article XI, Division 7 requires the Planning Commission/Local Planning Agency to hold at least one public hearing with due public notice on a rezoning application and to make a recommendation on the application to the Board of County Commissioners (Board).

I. BACKGROUND

The application is a request to amend the Official Zoning District Atlas by changing the zoning district of ±1.11 acres from Agricultural-5 (A-5), 1 dwelling unit per 5 acres, to Residential Single Family-1 (RSF-1), 1 dwelling unit per acre.

The Interim 2040 Future Land Use Map shows the property is designated as Low Density Residential, which allows up to 2 dwelling units per acre. Future Land Use Element Objective 1.4 defines the Low-Density Residential category., as follows: "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."

The Official Zoning District Atlas shows the property is located within the Agricultural-5 (A-5) zoning district. The rezone application states the applicant for this Official Zoning District Atlas amendment is Maria G. Mendieta Olvera.



The subject 1.1-acre parcel is a portion of a 2.23-acre Lot of Record; and while it is unclear when the Lot of Record was split in half, research on the Property Appraiser's website shows that it has been in the current configuration since April 11, 1994.

The Lot of Record was non-conforming to the A-5 district minimum lot area requirements and the non-conformity was increased when the parcel was split in half. Approval of the proposed rezoning will allow the parcel to comply with the minimum zoning standards of the RSF-1 district and eliminate the non-conformity for the subject parcel.

DeSoto County has an historical practice of requiring the issuance of a Zoning Letter prior to issuance of a Building Permit. The Zoning Letter confirms that a parcel has access, that the use is allowed, and the parcel meets the required dimensional standards; however, the practice does not include researching the history of the parcel creation and whether creation of the parcel was in conformance with subdivision regulations. In

alignment with this practice, approval of the RSF-1 zoning will allow the subject parcel to be eligible for a future building permit. The subject property is currently occupied with a single wide mobile home. The application narrative states an intent to build a single-family home.

II. PROPOSED ORDINANCE

An Ordinance of the Desoto County, Florida Board of County Commissioners, 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, the Property Identification Number being 12-38-24-0000-0140-0000; providing for an effective date.

III. DATA & ANALYSIS

In all quasi-judicial proceedings, the applicant shall bear the burden of demonstrating through competent and substantial evidence that the application satisfies the standards and requirements of the LDR's and the Comprehensive Plan.

LDR Article XI, Administration and Enforcement, Division 7 addresses Official Zoning District Atlas amendment (rezone) and LDR text amendment applications. LDR Section 20-1650 defines 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 Commissioners and certified and dated by the Chairman, as may be amended from time to time. Zoning District symbols are depicted within each boundary.

A. Application requirements. Land Development Regulations Section 20-1496 establishes two prerequisites for the filing of an Official Zoning District Atlas amendment as shown below.

1. Initiation. Section 20-1496(a) restricts the persons who may initiate an Official Zoning District Atlas amendment to the following:
   - Board of County Commissioners;
   - Planning Commission;
   - Board of Adjustment;
   - Any other department of agency of the County; or

- Any person other than those listed above; provided, however, that no person shall propose an amendment for the rezoning of property (except as agent or attorney for an owner) which he does not own. The name of the owner shall appear on each application.

Consistency analysis: The Planning Director finds that on March 31, 2025, an Official Zoning District Atlas amendment application (RZNE-0070-2025) and fee were filed with the Development Department. The Planning Director finds the Official Zoning District Atlas amendment application executed by Maria G. Mendieta Olvera, as owner of the property. Based on the above findings, it is concluded the application ***is in conformance*** *with this requirement.*

2. Filing requirements. Section 20-1496(b) provides that all proposals for zoning amendments shall be submitted in writing to the Development Department, accompanied by all pertinent information required by the LDR and the application along with payment of the application fee.

Consistency analysis: The written Official Zoning District Atlas application and fees were filed with the Development Department on March 31, 2025.

Based on the above findings, the Planning Director concludes the application can be found ***s in conformance*** *with the filing requirements in LDR Section 20-1496(b) for rezoning.*

B. The Planning Director review. "Development Director" and "Planning Director" shall be considered synonymous references in this staff report, as the LDR has not been updated to reflect the change of title. LDR Section 20-1497 addresses The Development Director review.

1. Section 20-1497(a) provides that upon receipt of an application; the Planning Director shall determine whether the application is complete. If the application is complete, it will be accepted for review. If the application is incomplete, the Planning Director shall specify in writing the additional information required in order for the application to be processed. No further action shall be taken on the application until the additional information is submitted and determined to be complete.

Consistency analysis: The Planning Director provided notice that the rezone application was found to be complete on May 1, 2025. The Planning Director finds that the Development Department processed the application ***in conformance*** *with LDR Section 20-1497(a).*

2. Section 20-1497(b) provides that after receipt of a complete application; the Planning Director shall distribute the application for review by the Development Review Committee (DRC).

   Consistency analysis: The Planning Director finds the application package was distributed to DRC members after each filing. DRC Comments were issued on May 1, 2025. The Planning Director finds the Development Department has processed the application ***in conformance*** *with the requirements of LDR Section 20-1497(b).*

3. Section 20-1497(c) provides that upon completion of review; the Planning Department shall prepare a staff report and schedule review of the application at a public hearing by the Planning Commission.

   Consistency analysis: This Development Review Report was provided to the authorized agent for review and comment. The Planning Director finds the Development Department has processed application ***in conformance*** *with LDR Section 20-1497(c).*

C. 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.

1. Whether the proposed change would be consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

   Consistency analysis: The Planning Director has reviewed the application against the Comprehensive Plan and concludes it can be found to be consistent.

   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	Residential - up to 2 dwelling units per acre

Consistency analysis: *The property currently is designated Low Density Residential Land Use on the Future Land Use Map and the proposed rezone to RSF-1 is a consistent zoning category. ,If the rezone is approved, it will allow for a maximum density of 1 dwelling unit per acre (±1.11 acres x 1 dwelling unit per acre = 1 dwelling unit maximum). The subject property is currently occupied with a single wide mobile home. The application narrative states an intent to build a single-family home.*

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

FLUE Policy 1.1.9: Zoning District Application Table. The County shall amend its Land Development Regulations to include land use/zoning regulations/tables establishing zoning districts that implement current and future land use categories.
Consistency analysis: The existing A-5 zoning district is consistent with the Low-Density Residential Future Land Use designation. The request to rezone to RSF-1 is also consistent with the Low-Density Residential Future Land Use designation, with conformance to policies 1.4.1 through 1.4.6 and Section 20-128 for Residential Single Family (RSF-1) District standards. Based on these findings, it is concluded the application ***can be found to be consistent*** *with this policy.*

FLUE 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: The rezoning review process has considered the location, availability and capacity of public services and facilities; the proximity to similar densities/intensities; the location within the transportation network; and environmental protection.

The rezoning review has considered Section 20-128 Residential Single Family -1 District standards and the requirements therein. Based on these findings, it is concluded the application ***can be found to be consistent*** *with this policy.*

FLUE Objective 1.4: Low Density Residential 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.

Consistency analysis: *The proposed rezoning to RSF-1 can be found to be consistent with Objective 1.4, the Low-Density Residential Category, as defined.*

FLUE 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 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. 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 rezoning to RSF-1 can be found to be generally consistent with Policy 1.4.2, as the parcel will be developed residentially at a low-density. The subject property is currently occupied with a single wide mobile home and is adjacent to and within an area of Low Density Residential designated land uses.

The parcel is located in central DeSoto County, on SW Hillsborough Avenue. Abutting parcels have a Low-Density Residential future land use and A-5, RSF-2, and RSF-5 zoning and range from .44 acre to 70 acres. Future development applications must conform to all required Federal, State, and County permitting requirements. Based on the above findings, it is concluded the application ***can be found to be consistent*** *with this Policy.*

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 subject parcel is 1.1 acre and located in central DeSoto County, on SW Hillsborough Avenue. Policy 1.4.3 requires a minimum density of 2 dwelling units per acre (du/ac), but conflicts with other policies in the Comprehensive Plan that require a maximum density of 2 du/ac. The application of a minimum density in the Low Density Residential category has been historically applied to land that has public utilities available for connection. DeSoto County does not have utilities available in this area, and therefore the subject parcel is not required to be developed at a minimum of 2 du/ac. Based on the above findings, it is concluded the application* ***can be found to be*** *consistent with 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: *Any future development will have to be consistent with Section 20-128 Residential Single Family (RSF-1) District standards, including a maximum impervious lot coverage of 35%, which will be evaluated with a future zoning approval. Based on the above findings, it is concluded the application* ***can be found to be*** *consistent with 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 property is located outside of DCU's service area. The property will therefore not utilize central potable water or sanitary sewer. The Utilities Department has no comments regarding the proposed rezone to RSF-1. Any future development must comply with all State, County and FDEP requirements for water and sewer with future plan and building permit submittals. A public drinking water permit will be required either from DOH, or DEP, if they are not connected to a municipal system. Based on the above findings, it is concluded the application* ***can be found to be consistent*** *with this Policy.*

FLUE Policy 1.14.2: Use compatibility. Compatibility between uses will be defined by level of density and intensity rather than by use, with the exception of large-scale public uses such as airports, regional hospitals, refineries and correctional institutions.

Consistency analysis: The Comprehensive Plan defines "compatibility" as "(a) condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion such that no use or condition is negatively impacted directly or indirectly by another use or conditions."

Table 1 provides a description of the Future Land Use Categories, Zoning Districts, and specific types of land uses surrounding the subject parcel:

TABLE 1
USE COMPATIBILITY ANALYSIS

Directions	Future Land Use	Zoning District	Types of Land Uses
Site	Low Density Residential Use	A-5	Single-family residential (mobile home) (1.11 acre lot)
North	Low Density Residential Use	A-5	Single-family residential (mobile home) (1.12 acre lot)
South	Low Density Residential Use	RSF-2	Single-family residential (mobile home) (3.35 acre lot)
East	Low Density Residential Use	A-5	Pastureland (70 acre parcel)
West	Low Density Residential Use	RSF-5 & A-5	Pastureland (42.47 acre parcel) & Single-family residential (mobile home) (.52 acre lot)

Table 1 illustrates that the surrounding zoning and uses are consistent with the Low-Density Residential Future Land Use Category. The Land Development Code provides specific minimum lot area and lot width, maximum density, minimum yard requirements, and maximum impervious lot coverage for the RSF-1 zoning district to help to achieve compatibility between uses. The site abuts SW Hillsborough Avenue with 165.23 feet of frontage.

The proposed zoning generally aligns with the uses in the area and can be found to be an appropriate change that will be generally compatible with the area. The site abuts an existing public road, SW Hillsborough Avenue (major collector), which is publicly maintained right-of-way. Any future land development must conform to all required Federal, State, and County permitting requirements. Based on the above findings, it is concluded the application ***can be found to be*** *consistent with this Policy.*

FLUE Policy 1.16.2: The County shall direct development to areas where services and facilities are available to accommodate additional growth.

Consistency analysis: The property is located outside of DCU's service area. The property will therefore not utilize central potable water or sanitary sewer. The Utilities Department has made no comments regarding the proposed rezone to RSF-1. Any future development must comply with all State, County and FDEP requirements for water and sewer with future plan and building permit submittals. A public drinking water permit will be required either from DOH, or DEP, if they are not connected to a municipal system. Based on the above findings, it is concluded the application ***can be found to be consistent*** *with this Policy.*

Transportation Element

Objective 1.1: Level of Service. The County shall adopt and adhere to service standards for arterial and collector streets.

Policy 1.1.1: Service Standards. The County establishes the following peak hour /peak directional level of service standards for collector, arterial, local, and limited access facilities in the County.

Roadway Type	State Road Urbanized Area	State Road Outside Urbanized Area	County Road
Limited Access Facilities	D	C	D
Controlled Access Highway	D	C	D
Other Multi-lane Roads	D	C	D
Two-lane Roads	D	C	D

Consistency analysis: The rezone is located in central DeSoto County, on SW Hillsborough Avenue, a major collector. No Trip Generation or traffic impact analysis information was submitted with the application, nor is one

*required for the rezoning petition. Based on the above, it is concluded the application **can be found to be** consistent with this policy.*

Policy 1.5.3: Analysis of FLUM and Zoning Amendments. The County's shall consider the potential maximum impacts of all Future Land Use map and zoning amendments on the LOS for all roadways directly and indirectly affected by the amendment when making such decisions. However, specific impacts and any required roadway improvements shall only be determined based on the submittal of a defined development proposal as part of the County's overall concurrency system.

*Consistency analysis: The subject parcel of 1.1 acre will allow for replacement of the existing manufactured home with a single-family home, which will not negatively impact the LOS (Level of Service) standards. Based on the above, it is concluded the application **can be found to be** consistent with this policy.*

Conservation Element

Groundwater Resources:

Policy 1.2.10: All requests for development shall be reviewed to ensure that potential impacts of the proposed development do not degrade the water quality and quantity of groundwater resources.

*Consistency analysis: Future construction may trigger the need for a permit from the Southwest Florida Water Management District (SWFWMD) or the Florida Department of Environmental Projection (FDEP). It will be the applicant's responsibility to verify any state requirements, prior to construction. Based on the above, it is concluded the application **can be found to be** consistent with this policy, with conditions.*

Surface Water Resources:

Policy 1.4.3: The County shall identify and require the creation of upland buffer zones, in accordance with the regulations of the water management districts, between development and surface water, environmentally sensitive areas, and wetlands in order to protect these natural resources from the activities and impacts of development.

Consistency analysis: Based upon DeSoto County GIS, the property does not contain the probability of wetlands or other environmentally sensitive areas. Should any wetlands be identified on site, it will be the applicant's responsibility to coordinate with the State of Florida on any required permits. Based on the above findings, it is concluded the application ***can be found to be*** *consistent with this policy.*

Based upon the analysis above, the Planning Director concludes the rezoning application can be found to be consistent with the Comprehensive Plan.

2. The existing land use pattern.

Consistency analysis: The area is transitioning from agriculture to a rural residential/suburban agricultural development pattern. The subject property is currently occupied with a mobile home. The land use pattern will not be affected with approval of the RSF-1 zoning. The parcel is located in central DeSoto County SW Hillsborough Avenue, with residential parcels nearby and adjacent. Any future development will have to be consistent with Section 20-128 Residential Single Family (RSF-1) District standards. Table 1 illustrates that the surrounding uses are consistent with the Low-Density Residential Future Land Use Category.

The Land Development Code provides specific height, bulk, setback, density, buffering, and other regulations for the RSF-1 zoning district to help to achieve compatibility between uses. Any future land development must conform to all required Federal, State, and County permitting requirements. Based on the above, it is concluded the application ***can be found to be in conformance*** *with this factor.*

3. The creation of an isolated district unrelated to adjacent and nearby districts.

Consistency analysis: The property is located in an area with similar residential uses and is subject to other requirements in the Land Development Code for setbacks, buffers, and open space. The proposed rezoning will not create an isolated district, as the area contains other low-density residential zoning. Based on the above findings, it can be concluded the application ***is in conformance*** *with this factor.*

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 DeSoto County concurrency regulations.

   Consistency analysis: FLUE Policy 1.22.5 Concurrency Information/Data requires the County maintain a concurrency database and monitoring system. This is to ensure projects approved are subject to minimum criteria for public facilities requiring a concurrency determination that do not result in a reduction of the level of service below the adopted standard. Policy 1.22.5 provides for roadways, recreation and open space, solid waste, potable water and sanitary sewer. The change is zoning is not expected to change the existing single-family residential use of the property and therefore will not have a detrimental effect on public facilities. Based on the above findings it is concluded the application can be found to be in ***conformance*** *with this factor.*

5. Whether the existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for changes.

   Consistency analysis: The property is within a rural residential area with a majority of the surrounding properties zoned A-5. However, the proposed RSF-1 zoning district is generally more consistent with nearby uses. The proposed zoning aligns with the surrounding, existing uses and densities in the area. Based on the above, it is concluded the application ***can be found to be in conformance*** *with this factor.*

6. Whether changed or changing conditions make the passage of the proposed amendment necessary.

   Consistency analysis: The property is within a rural residential area with a majority of the surrounding properties zoned A-5. However, the proposed RSF-1 zoning district is generally more consistent with nearby uses and will eliminate the existing lot area non-conformity. The proposed zoning aligns with the surrounding, existing uses and densities in the area. Based on the above, it is concluded the application ***can be found to be in conformance*** *with this factor.*

7. Whether the proposed change will adversely influence living conditions in the area.

Consistency analysis: The property is within a rural residential area with a majority of the surrounding properties zoned A-5, and the rezoning will not adversely affect living conditions in the area Based on the above, it is concluded the application ***can be found to be in conformance*** *with this factor.*

8. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Consistency analysis: The proposed rezone is located SW Hillsborough Avenue, a major collector. The site will obtain access from SW Hillsborough Avenue.

If approved, the RSF-1 zoning district will only allow 1 home on the property. There is currently a manufactured home on the property, and if replaced, will generate a similar amount of vehicle trips. Based on the above, it is concluded the application ***can be found to be in conformance*** *with this factor.*

9. Whether the proposed change will create a drainage problem.

Consistency analysis: The rezone to RSF-1 will not negatively impact drainage in the area. The FEMA flood map for this area is number 12027C0186C, effective on 11/06/2013. Based upon the flood map, the site is in an area of minimal flood hazard - Zone X. Based on the above, it is concluded the application ***can be found to be in conformance*** *with this factor.*

10. Whether the proposed change will seriously reduce light and air to adjacent areas.

Consistency analysis: The reduction of light and air to the adjacent areas is a function of total development vs. open space, building height, and building setbacks. A 1.1-acre parcel that is developed with a manufactured home, which may be replaced with a single-family home will not negatively reduce light and air to adjacent areas. Based on the above findings, it is concluded

*the application **can be found to be in conformance** with this factor.*

11. Whether the proposed change will adversely affect property values in the adjacent area.

    *Consistency analysis: The Comprehensive Plan expressly permits residential uses in the Low-Density Residential land use designation and the standards in the RSF-1 zoning district have criteria to minimize impacts to adjacent uses. The existing zoning district surrounding the site is A-5 (undeveloped RSF-5 to west) and consistent with the agricultural and residential uses in the area. The proposed zoning will align with the property's proposed use. The RSF-1 zoning is consistent with the area development pattern and other uses on SW Hillsborough Avenue. Therefore, the proposed change should not adversely affect property values in the adjacent area. Based on the above finding, it is concluded the application can be found to be in **conformance** with this factor.*

12. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

    *Consistency analysis: The proposed change in zoning will allow one single-family home on the parcel. With the LDR standards for setbacks and open space, the proposed change should not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations. Based on the above finding, it is concluded the application **can be found to be in conformance** with this factor.*

13. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

    *Consistency analysis: The proposed change does not grant a special privilege to an individual owner as compared to the public welfare. The Comprehensive Plan expressly permits residential uses in the Low-Density Residential land use designation and the standards in the RSF-1 zoning district have criteria to minimize impacts to adjacent uses. Based on the above findings, it is concluded the application **can be found to be in conformance** with this factor.*

14. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Consistency analysis: The parcel is non-conforming to the minimum required lot area with the existing A-5 zoning. A rezone to RSF-1 will eliminate the non-conformity and allow the owner to apply for a building permit for a single-family home. Based on the above, it is concluded the application ***can be found to be in conformance*** *with this factor.*

15. Whether the change suggested is out of scale with the surrounding area.

Consistency analysis: The proposed rezone to RSF-1 will not be out of scale with the surrounding area and is consistent with the transitional rural agricultural and low-density residential uses is proximity to the subject property. The LDRs provide specific regulations for the RSF-1 zoning district to ensure compatibility between uses. Based on the above, it is concluded the application ***can be found to be in conformance*** *with this factor.*

In summary, the Planning Director finds the application is in conformance with the 15 factors for rezoning and, therefore, concludes the application can be found to be in conformance with LDR Section 20-1498(a).

The Board of County Commissioners, after receiving the recommendation from the Planning Commission on an application for rezoning or an application to amend the LDRs, may approve or deny such rezoning or amendment.
Consistency analysis: The Planning Commission hearing is scheduled for October 7, followed by the Board of County Commissioners hearing on October 28, 2025.

B. **Public notice requirements**. LDR Section 20-1502 requires notice of the date, time and place of the public hearings by the Planning Commission and Board of County Commissioners shall:

1. Be sent at least 10 days in advance of the hearings by mail to ten surrounding property owners or all owners of property within 1,000 feet of the property line of the land subject to the special exception use application; and

2. Have at least one sign posted on each road frontage; and

3. Be advertised in a newspaper of general circulation in DeSoto County at least 10 days prior to each public hearing.

The Planning Director caused written notice of the hearings to be mailed to all property owners within 1000 ft and such notice is on file.

IV. ATTACHMENTS

Exhibit A: General Location Map

Exhibit B: Interim 2040 Future Land Use Map (FLUM), Excerpt

Exhibit C: Official Zoning District Atlas amendment application, Excerpt

V. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

A. The Planning Director finds the subject property consists of a ±1.11-acre site located in central DeSoto County, south of Highway 70, east of US Highway 17 off SW Hillsborough Avenue.

B. The Planning Director finds the Interim 2040 Future Land Use Map shows the property is designated Low Density Residential.

C. The Planning Director finds the Official Zoning District Atlas shows the property is currently zoned Agricultural-5 (A-5), 1 dwelling unit per 5 acres.

D. The Planning Director finds that on March 25, 2025, an Official Zoning District Atlas amendment application (RZNE-0070-2025) was filed by the owner, Maria G. Mendieta Olvera, which proposes to change the zoning district to Residential Single Family-1 (RSF-1), 1 dwelling unit per acre.

E. LDR Section 20-1345 requires the application to be complete and in writing. The Planning Director found the filed application was submitted in writing and complete.

F. LDR Sections 20-1345(c) provides the complete application should be distributed to the Development Review Committee (DRC) for comments. The Planning Director finds the application was distributed to the DRC May 1, 2025.

G. 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 October 7, 2025.

H. 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 can be found to be consistent with the Comprehensive Plan.

I. LDR Division 7 establishes an adoption process, and the Planning Director concludes the application has been processed in conformance with such and the application has been scheduled for Planning Commission and Board of County Commissioners public hearings.

J. LDR Section 20-1498 also includes criteria that must be considered when reviewing the application. The Planning Director finds and concludes the application can be found to meet those requirements.

K. The LDR establishes specific public notice requirements for an Official Zoning District amendment application. The Planning Director finds and concludes the application has been noticed in conformance with the amendment public hearing requirements and public hearings have been scheduled before the Planning Commission and Board of County Commissioners.

VI. ALTERNATIVE ACTIONS

The DeSoto County Planning Commission/Local Planning Agency may take one of the following alternative actions:

A. Approval: Based upon the staff report, evidence presented, and comments made at the Public Hearing, the Planning Commission hereby finds the application to be CONISTENT with the DeSoto County Comprehensive Plan and in compliance with

the applicable review standards of the Land Development Regulations, and move to recommend that the Board of County Commissioners ADOPT the Ordinance approving the Official Zoning District Atlas Amendment application, RZNE-0070-2025, for Maria G. Mendieta Olvera.

B. Denial: Based upon the staff report, evidence presented, and comments made at the Public Hearing, the Board hereby finds the application to be INCONISTENT with the DeSoto County Comprehensive Plan and not in compliance with the applicable review standards of the Land Development Regulations, and move to recommend that the Board of County Commissioners DENY the Official Zoning District Atlas Amendment application, RZNE-0070-2025, for Maria G. Mendieta Olvera.

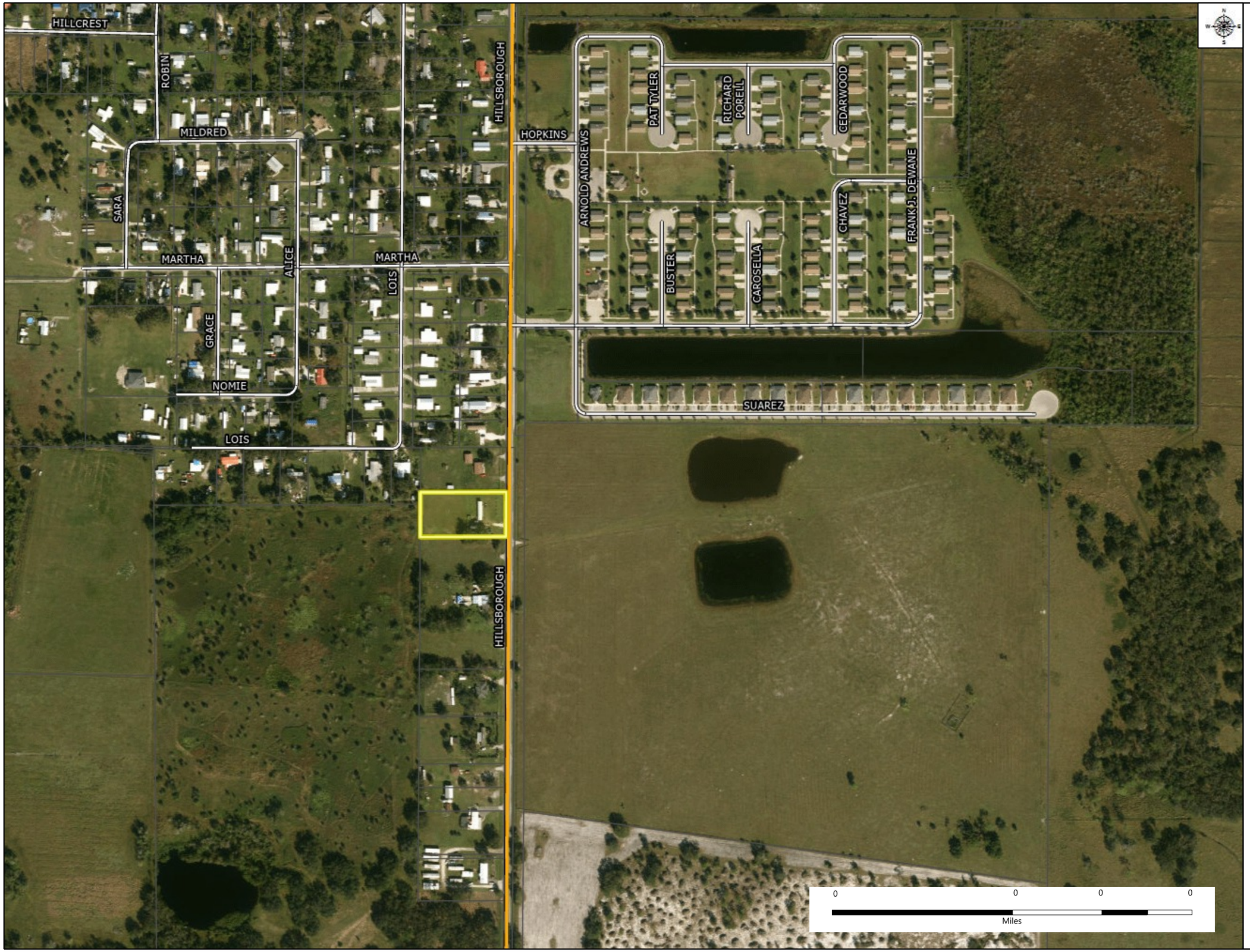
PUBLIC HEARING SCHEDULE

Planning Commission: October 7, 2025
Board of County Commissioners: October 28, 2025

Planning Commission recommendation.

Board action.

Location Map



Street Labels
Major Road Labels
County Boundary
Major Roads
Streets
Parcels

July 17, 2025

Prepared By

HORNER SHIFRIN

April 2, 2025

Prepared By

HORNER SHIFRIN

Zoning Map

Address Point Labels
Street Labels
Major Road Labels
Zoning Labels
Zoning Designation

- A-10
- A-5
- CE
- CG
- CITY
- CN
- IH
- IL
- ILE
- MHP
- MHS
- P/I
- PM-I
- PUD
- RM
- RMF-12
- RMF-6
- RMF-8
- RMF-M
- ROI

April 2, 2025

Prepared By

HORNER SHIFRIN

DESOTO COUNTY, FLORIDA
ORDINANCE 2025- _____

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.

WHEREAS, on March 31, 2025, an Official Zoning District Atlas Amendment application and required review fee was submitted to the Development Department (RZNE-0070-2025) by Maria G. Mendieta Olvera ("Owner") requesting approval to rezone ±1.11 acres from Agricultural-5 (A-5) to Residential Single Family-1 (RSF-1), on SW Hillsborough Avenue; and

WHEREAS, the DeSoto County Property Appraiser records show that the subject property is located at 2563 SW Hillsborough Avenue and is owned by Maria G. Mendieta Olvera (Exhibit A: Location Map) (the "Subject Property"); and

WHEREAS, the Interim 2040 Future Land Use Map shows the +/- 1.11-acre parcel is within the Low-Density Residential Land Use designation (Exhibit B: Future Land Use Map) and the Official Zoning District Atlas shows the property is situated within the Agricultural-5 (A-5) zoning district (Exhibit C: Official Zoning District Atlas); and

WHEREAS, the Development Department has reviewed the Official Zoning District Atlas Amendment application and concludes the application can be found to be in conformance with LDR Sections 20-1497 and 20-1498, and the County's Comprehensive Plan; and

WHEREAS, on October 7, 2025, the Planning Commission held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other competent substantial evidence presented at the hearing, and forwarded the record to the Board of County Commissioners (Board) with the unanimous recommendation that the Board adopt the proposed Ordinance; and

WHEREAS, on October 28, 2025, the Board of County Commissioners (Board) held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other substantial competent evidence presented at the Planning Commission and Board hearings; and

WHEREAS, the Board concluded adoption of this Ordinance will not adversely affect the public interest and 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. *Whereas clauses incorporated*. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Ordinance.

Section 2. *Property description*. A ±1.11-acre property located in central DeSoto County, on SW Hillsborough Avenue, Arcadia, the Property Identification Number being 12-38-24-0000-0140-0000.

Section 3. *Findings and Conclusions.* Based upon the staff report, evidence presented, and comments made at the Public Hearing, the Board hereby finds and concludes the applicant's request for an Official Zoning District Atlas Amendment, is in compliance with the Comprehensive Plan and the Land Development Regulations of the County, and there is substantial competent evidence to support approval of the application.

Section 4. *Rezoning approval*. Maria G. Mendieta Olvera, owner and applicant, is hereby granted an Official Zoning District Atlas amendment (RZNE-0070-2025) changing the zoning district of the ±1.11-acre subject property from Agricultural-5 (A-5) to Residential Single Family-1 (RSF-1), as reflected in Exhibit D.

Section 5. The Development Department is hereby directed to amend the Official Zoning District Atlas to codify the change approved by this Ordinance, as reflected in Exhibit D.

Section 6. *Effective date.* This Ordinance shall take effect immediately upon It's adoption.

PASSED AND DULY ADOPTED this 28th day of October 2025.

ATTEST:

By:_____
Mandy J. Hines
County Administrator

BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA

By: _____
J. C. Deriso, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By:_____
Valerie Vicente,
County Attorney

Exhibit A (Location)

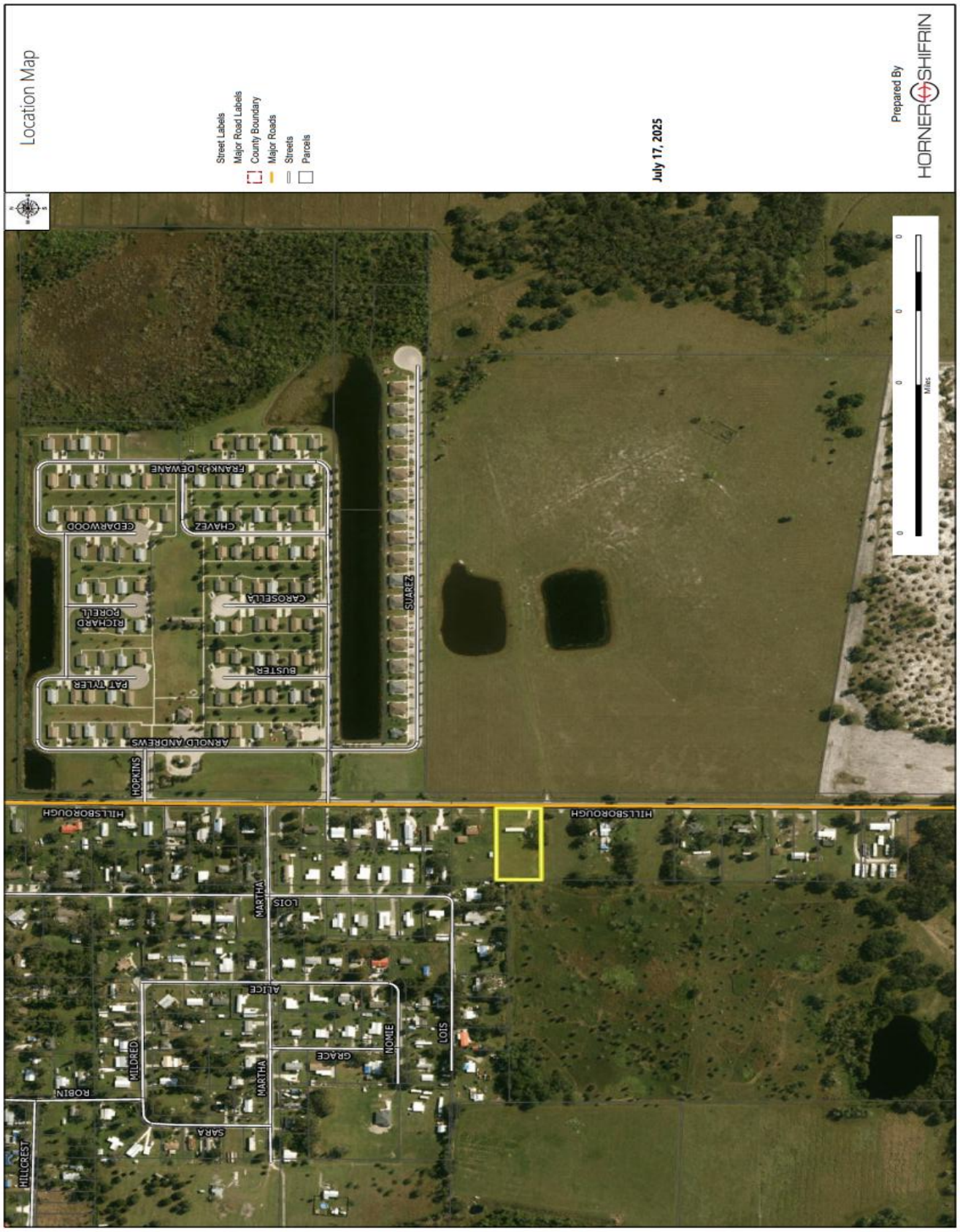
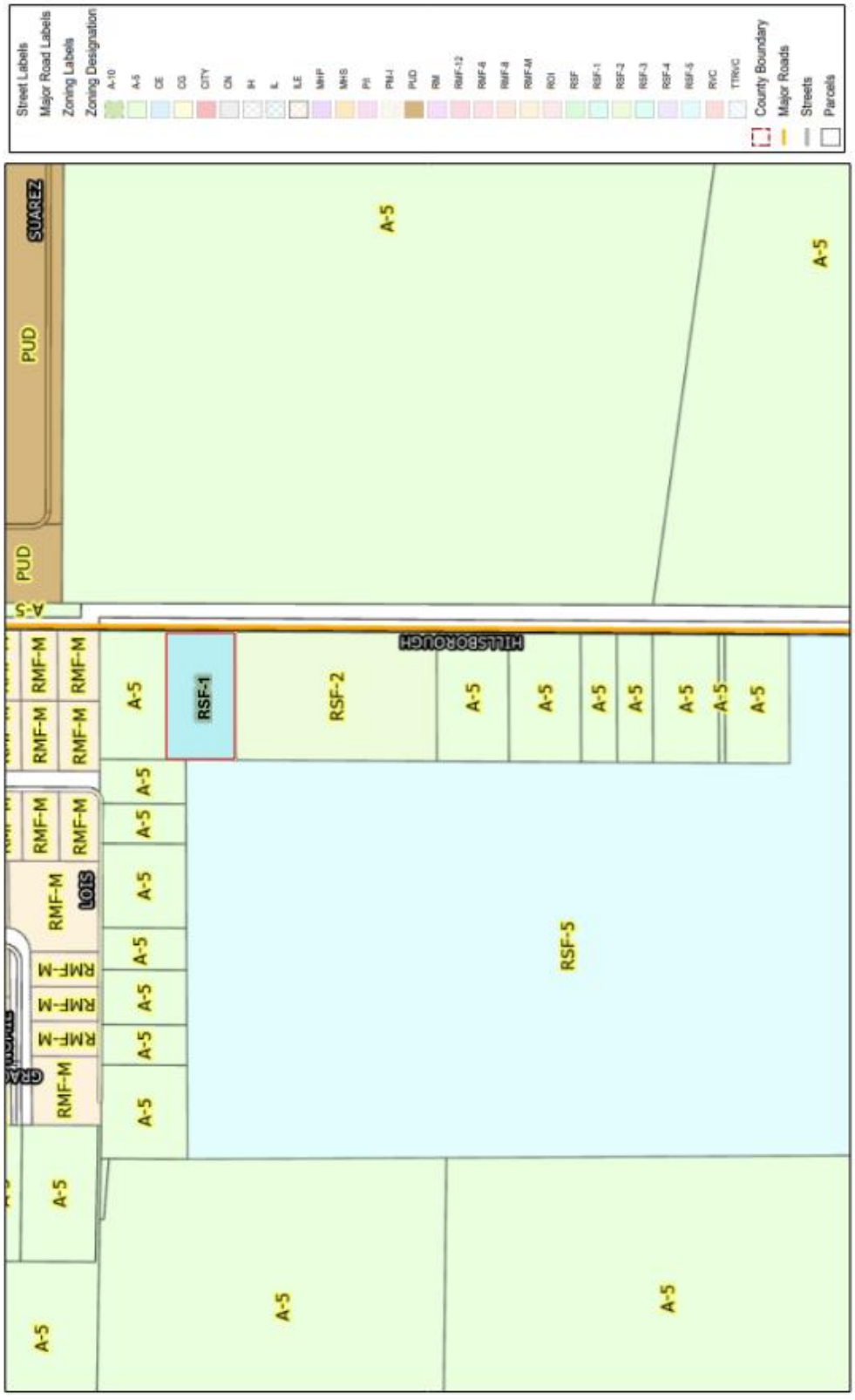


Exhibit B (Future Land Use)

Exhibit C (Existing Zoning)

Exhibit D (<u>Proposed</u> Zoning)



<u>PROPOSED</u> ZONING DISTRICT FROM AGRICULTURAL-5 (A-5) TO RESIDENTIAL SINGLE FAMILY-1 (RSF-1)

Subject Property

N E S W

DeSoto County

10/7/2025

Item #: 5.

☐ Consent Agenda ☒Quasi-Judicial Public Hearing
☐ Regular Business 5:30 pm
☐ Public Hearing Other

DEPARTMENT: Planning & Zoning
SUBMITTED BY: **Laura McClelland**
PRESENTED BY: **Misty Servia**

TITLE & DESCRIPTION:
Resolution / Bernardo Hernandez-Villanueva / Special Exception (USE-0188-2024)

REQUESTED MOTION:
A motion to enter into the record this development review report and all other competent substantial evidence presented at the hearing and make a recommendation to the Board of County Commissioners to adopt/deny the findings and conclusions contained herein, and adopt/deny the proposed resolution with conditions.

SUMMARY:
The applicant has applied for a Special Exception use application (USE 0188-2024) to allow a 200' telecommunications tower on a 17.026-acre property located on SW Martha Street. The property is zoned Agricultural- 5 (A-5) and located in the Neighborhood Mixed Use Future Land Use Category.

BACKGROUND:
The subject parcel is located at 1316 SW Martha Street and is owned by Bernardo Hernandez-Villanueva and Isaias Hernandez. The owner is requesting a Special Exception to allow a telecommunications tower on site. The property is currently pastureland with an existing barn.

The 2040 Future Land Use Map shows the property is located within the Neighborhood Mixed Use Future Land Use Category and the Official Zoning District Atlas shows the property is zoned Agricultural- 5 (A-5).

A portion of the parcel is located within the Conservation Overlay District in the northwest corner of the site, which means there is the potential for jurisdictional

wetlands. The lease area for the proposed telecommunications tower is located outside the limits of wetlands (to be field verified) on the survey.

Land Development Regulations (LDR) Section 20-127(1)c3, relating the Agriculture 5 District (A-5) provides for "Communication transmitting and receiving facilities, non-occupied" as a special exception use in A-5 provided the criteria for special exception uses in LDR Article XI, Division 5, are met. Additionally, Section 365.172(13)(b), Florida Statutes generally limits local government (including counties) review of applications for placement, construction, or modifications to a wireless communications facility to address aesthetics, landscaping, land-use-based location priorities, structural design, and setbacks. Here, the proposed site exceeds the required minimum lot size of 5 acres and is 17.026 acres.

An application for a Special Exception was received in the Development Department on July 12, 2024.

DESOTOBOCC.COM
DESOTO COUNTY, FLORIDA

DESOTO COUNTY DEVELOPMENT DEPARTMENT
STAFF REPORT

CASE #:	USE 0188-2024
REQUEST:	Special Exception: Telecommunications Tower
PROPERTY OWNER:	Bernardo Hernandez-Villanueva and Isaias Hernandez 1712 SE Peach Drive Arcadia, Florida 34266
PROPERTY ID:	12-38-24-0000-0096-0000
PROPERTY ADDRESS:	1316 SW Martha St., Arcadia, FL 34266
TOTAL PARCEL SIZE:	+/- 17.026 acres
ZONING DISTRICT:	A-5 (Agricultural- 5)
FUTURE LAND USE DESIGNATION:	Neighborhood Mixed Use
OVERLAY DISTRICTS:	Conservation Overlay District

DEVELOPMENT REVIEW REPORT

The applicant has applied for a Special Exception use application (USE 0188—2024) to allow a 200' telecommunications tower on a 17.026-acre property located on SW Martha Street. The property is zoned Agricultural- 5 (A-5) and located in the Neighborhood Mixed Use Future Land Use Category.

LDR Article XI, Division 5 requires the Planning Commission/Local Planning Agency to hold at least one public hearing with due public notice on the Special Exception use application and to provide a recommendation on the application to the Board of County Commissioners.

OVERVIEW OF REQUEST

The subject parcel is located at 1316 SW Martha Street (See Exhibit A) and is owned by Bernardo Hernandez-Villanueva and Isaias Hernandez. The owner is requesting a Special Exception to allow a telecommunications tower on site. The property is currently pastureland with an existing barn.

The 2040 Future Land Use Map shows the property is located within the Neighborhood Mixed Use Future Land Use Category (See Exhibit B) and the Official Zoning District Atlas shows the property is zoned Agricultural- 5 (A-5) (See Exhibit C).

A portion of the parcel is located within the Conservation Overlay District in the northwest corner of the site, which means there is the potential for jurisdictional wetlands. The lease area for the proposed telecommunications tower is located outside the limits of wetlands (to be field verified) on the survey.

Land Development Regulations (LDR) Section 20-127(1)c3, relating the Agriculture 5 District (A-5) provides for "Communication transmitting and receiving facilities, non-occupied" as a special exception use in A-5 provided the criteria for special exception uses in LDR Article XI, Division 5, are met. Additionally, Section 365.172(13)(b), Florida Statutes generally limits local government (including counties) review of applications for placement, construction, or modifications to a wireless communications facility to address aesthetics, landscaping, land-use-based location priorities, structural design, and setbacks. Here, the proposed site exceeds the required minimum lot size of 5 acres and is 17.026 acres.

An application for a Special Exception was received in the Development Department on July 12, 2024.

PROPOSED RESOLUTION

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 PARCE 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.

DATA & ANALYSIS

In all quasi-judicial proceedings, the applicant shall bear the burden of demonstrating with competent and substantial evidence that the application satisfies the applicable requirements of the LDR and Comprehensive Plan.

A. **Application requirements**. LDR Section 20-1431 requires that a Special Exception Use Application be submitted indicating the LDR basis on which the Special Exception use is sought and stating the grounds upon which it is requested, with reference to the types of findings which the Planning Commission must make, as described below. The application must demonstrate that approval of the Special Exception will be in harmony with the LDRs general intent and purpose, not be injurious to the neighborhood or to adjoining properties, or otherwise detrimental to the public's welfare. Evidence to support such includes, but is not limited to the following, where applicable:

1. Plans at an appropriate scale showing proposed placement of structures on the property, provisions for ingress and egress, off-street parking, and off-street loading areas, refuse and services areas, and required yards and other open spaces.

a. Placement of structures. *The request is for a 200' telecommunications tower as a Special Exception Use on private property zoned Agricultural-5. A barn is the only structure that exists on site. The applicant has submitted a site plan showing a proposed 100' x 100' lease area, with the proposed non-occupied tower located in a 60' x 60' chain link fenced compound in the center of the lease area. The tower will be a stand-alone lattice design, allowing for three antenna sets for co-location opportunities. Installation of the tower includes a 12' x 9'6" concrete pad, three steel equipment cabinets, and a 20 kilo-watt diesel generator and ancillary equipment.*

The A-5 zoning district allows non-occupied communication transmitting and receiving facilities with approval of a Special Exception. The LDR requires a minimum setback from any property boundary line equal to 100 percent of proposed tower height. The site plan shows the distance from property lines ranges from 266'-537', which is greater than the proposed tower height.

The proposed telecommunications tower is in Neighborhood Mixed Use future land use category and there are single family residences on adjacent properties. The site plan indicates the tower is planned a minimum of 500' from these adjacent residences.

No additional structures or commercial activities are proposed. Based upon the above, the application can be found in ***conformance*** *with this factor.*

b. Provisions for ingress and egress. *The proposed use is a non-occupied telecommunications tower. SW Martha Street dead ends at the subject property. The applicant proposes a 50' wide ingress/egress and utility easement from where SW Martha Street ends at the property boundary to the proposed 60' x 60' fenced compound for the telecommunications tower. A private 20' wide gravel road is proposed with a cattle guard at the entrance to the property. A 12' wide double swing access gate is also proposed at the entrance to the fenced compound. The Special Exception application states that access will not be available to the public. Based upon the above, the application can be found in* ***conformance*** *with this factor.*

c. Off-street parking. *The proposed use is a non-occupied telecommunications tower. The LDR does not have specific requirements for parking for this type of utility use. It will have occasional service vehicles visiting the site for maintenance but can be considered like a utility sewer lift station in terms of visitors/parking. The site plan does show a 20' x 100' parking and turnaround area at the entrance of the fenced compound, which should adequately accommodate parking needs for the site. Based upon the above, the application can be found in* ***conformance*** *with this factor.*

d. Off-street loading. *The proposed use is a non-occupied telecommunications tower. Loading is not required for this use, and therefore, this factor is not applicable.*

e. Refuse and service areas. *The proposed use is a non-occupied telecommunications tower. A solid waste collection plan has not been shown on the concept plan. If solid waste service is required for the use, it will be the applicant's responsibility to engage in a solid waste contract with the County's provider. Based upon the above, the application can be found in* ***conformance*** *with this factor with* ***conditions****.*

f. Required yards and open space. *LDR 20-127(2)(c) requires a minimum front yard setback of 50', a minimum side yard setback of 30', and a minimum rear yard setback of 50' in the A-5 zoning district. TheA-5 district does not limit the amount of impervious site coverage. LDR 20-127(1)(c)3 requires a minimum setback from any property boundary line equal to 100 percent of proposed tower height and the site plan demonstrates that the minimum required setbacks will be*

met, as the distance from property lines ranges from 266'-537'. Based upon the above, the application can be found in ***conformance*** *with this factor.*

2. Plans showing proposed locations for utilities hook-up.

   Consistency analysis: The proposed use is an non-occupied telecommunications tower. The site plan does not show any plans for water and sewer. Electric service and fiber optics will be coordinated with local utility providers. No additional utilities are proposed. Based upon the above, the application can be found in ***conformance*** *with this factor.*

3. Plans for screening and buffering with reference as to type, dimensions and characters.

   Consistency analysis: The proposed use is a non-occupied telecommunications tower on private property zoned Agricultural-5. While the buffer matrix in Section 20-600 does not expressly require a buffer for telecommunication towers adjacent to single family residential, the applicant has proposed 24 "Green Giants" planted at 10' on center outside the perimeter of the fenced compound to the north, east, and west on the Landscape Plan. Based upon the above, the application can be found in ***conformance*** *with this factor.*

4. Plans for proposed landscaping and provisions for trees.

   Consistency analysis: The proposed use is a non-occupied telecommunications tower on private property zoned Agricultural-5. While the buffer matrix in Section 20-600 does not expressly require a buffer for telecommunication towers adjacent to single family residential, the applicant has proposed 24 "Green Giants" planted at 10' on center outside the perimeter of the fenced compound to the north, east, and west on the Landscape Plan. Based upon the above, the application can be found in ***conformance*** *with this factor.*

5. Plans for proposed signs and lighting, including type, dimensions and character. All signs and lighting must follow the DeSoto County Land Development Regulations.

   Consistency analysis: The proposed use is a non-occupied telecommunications tower. The applicant states that a site notification sign will be located at the property entrance. Warning and hazard signs will be

located on the south face of the fenced compound. To meet FAA requirements, the tower is proposed to have a medium-intensity, white flashing beacon light to be used during the daytime and twilight hours. During the night, the light will change to a red flashing beacon per FAA requirements. The ground equipment area will have standard lighting to comply with County requirements. Based upon the above, the application can be found in ***conformance*** *with this factor.*

The Special Exception application and proposed site plan were considered in applying the standards for the proposed telecommunications tower.

Based upon the findings and conclusions above, with conditions, it can be concluded that the applicant has demonstrated that approval of the Special Exception will be in harmony with the LDRs general intent and purpose, not be injurious to the neighborhood or to adjoining properties, or otherwise detrimental to the public welfare, if approved with the recommended conditions.

C. **Planning Commission findings**. LDR Section 20-1433 provides that before any Special Exception use is recommended for approval to the Board of County Commissioners, the Planning Commission shall make a written finding that the granting of the Special Exception Use will not adversely affect the public interest, that the specific requirements governing the individual Special Exception Use, if any, have been met by the applicant, and that satisfactory provisions and arrangements have been made concerning twelve (12) matters, where applicable. These 12 matters and staff's evaluation of conformance with these matters is addressed below.

1. Compliance with all elements of the Comprehensive Plan.

   Consistency analysis: The 2040 Future Land Use Map shows the subject property is located within the Neighborhood Mixed Use Land Use (See Attachment B). The Neighborhood Mixed Use Future Land Use category consists primarily of residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Urban Center and less density/intensity in areas adjacent to the Low and Medium Density Residential and Rural/Agricultural categories. A portion of the property is within the Conservation Overlay District, but no development is proposed in that area. The applicant provided a letter from FDEP indicating the project is exempt from regulatory review, but a permit or authorization from the Army Corps of Engineers will be required. This application can be found in ***conformance*** *with* ***conditions*** *with all elements of the Comprehensive Plan.*

2. Ingress and egress to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

a. Automotive safety and convenience.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. SW Martha Street dead ends at the subject property. The applicant proposes a 50' wide ingress/egress and utility easement from where SW Martha Street ends at the property boundary to the proposed 60' x 60' fenced compound for the telecommunications tower. A private 20' wide gravel road is proposed with a cattle guard at the entrance to the property. A 12' wide double swing access gate is also proposed at the entrance to the fenced compound. The use is a utility use and does not have regular visitors via automobile, just occasional maintenance vehicles. The Special Exception application states that access will not be available to the public. Further review of the proposed access will be addressed with the Improvement Plan application. Based upon the above, it is concluded that the application can be found to be in ***conformance****.*

b. Pedestrian safety and convenience.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. No pedestrian facilities are proposed as the use does not lend itself to walkability. Based upon the above, it is concluded that the application can be found to be in ***conformance****.*

c. Traffic flow and control.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. SW Martha Street dead ends at the subject property. The applicant proposes a 50' wide ingress/egress and utility easement from where SW Martha Street ends at the property boundary to the proposed 60' x 60' fenced compound for the telecommunications tower. A private 20' wide gravel road is proposed with a cattle guard at the entrance to the property. A 12' wide double swing access gate is also proposed at the entrance to the fenced compound. The Special Exception application states that access will not be available to the public. Further review of the proposed access will be addressed with the Improvement Plan application. Based upon the above, it is concluded that the application can be found to be in ***conformance****.*

d. Access in case of fire or catastrophe.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. SW Martha Street dead ends at the subject property. The applicant proposes a 50' wide ingress/egress and utility easement from where SW Martha Street ends at the property boundary to the proposed 60' x 60' fenced compound for the telecommunications tower. A private 20' wide gravel road is proposed with a cattle guard at the entrance to the property. A 12' wide double swing access gate is also proposed at the entrance to the fenced compound. The Special Exception application states that access will not be available to the public. Further review of the proposed access will be addressed with the Improvement Plan application. Based upon the above, it is concluded that the application can be found to be in ***conformance****.*

3. Off-street parking and loading areas, where required, and economic, noise, vibration, dust, glare or odor effects of the Special Exception on adjoining properties and properties generally in the district. Issues generally related to off-street parking and loading have been addressed elsewhere in this report.

a. Economic impacts.

Consistency analysis: The application states that the proposed use will result in more efficient wireless phone service. The applicant has indicated that cell service signal strength will improve for homes and businesses in the area south of downtown Arcadia and along Highway 17. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

b. Noise impacts.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. The Special Exception application states that the proposed telecommunications tower will not emit any noise or contribute to noise pollution in the area. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

c. Vibration impacts.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. The Special Exception application states that the proposed telecommunications tower will not produce any vibration effects on the adjoining properties or properties in the district. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

d. Dust impacts.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. The Special Exception application states that the proposed telecommunications tower will not produce any dust effects on the adjoining properties or properties in the district. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

e. Glare impacts.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. The Special Exception application states that the proposed telecommunications tower will be constructed of galvanized steel and will not have a glare effect on adjoining properties or properties in the district. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

f. Odor impacts.

Consistency analysis: The proposed Special Exception is a request to allow a 200' telecommunications tower on private property zoned A-5. The Special Exception application states that the proposed telecommunications tower will not emit any odors that will affect the adjoining properties or properties in the district. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

4. Utilities, with reference to locations, availability and compatibility.

Consistency analysis: Utilities were addressed elsewhere in this report.

5. Screening and buffering with reference to type, dimensions and character.

Consistency analysis: Screening and buffering were addressed elsewhere in this report.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Consistency analysis: Signs and lighting were addressed elsewhere in this report.

7. Required yards and other open space.

Consistency analysis: Required yards and other open space were addressed elsewhere in this report.

8. General compatibility with adjacent properties and other property in the district.

Consistency analysis: Table 1, below shows the subject property is located within an Agricultural- 5 (A-5) zoning district and the zoning of adjacent properties.

TABLE 1
LAND USE AND ZONING

DIRECTION	EXISTING USE	LAND USE	ZONING
SITE	PASTURELAND	NEIGHBORHOOD MIXED USE	A-5
NORTH	VACANT, SINGLE FAMILY	NEIGHBORHOOD MIXED USE	CG, RMF-6
SOUTH	VACANT, MOBILE HOME, PASTURELAND	NEIGHBORHOOD MIXED USE	A-5
EAST	SINGLE FAMILY	NEIGHBORHOOD MIXED USE	RMF-M
WEST	PASTURELAND, SINGLE FAMILY	NEIGHBORHOOD MIXED USE	CG

Sources: DeSoto County Property Appraiser (2022); DeSoto County Geographic Information System maps.

The subject property is in an area of primarily agricultural and residential uses to the north, east, and south, with commercial located to the north and west and along nearby Highway 17. The existing/proposed driveway for the subject property is in the southeastern corner of the property where SW Martha Street dead ends. Landscape screening is proposed on the north, west, and east sides of the proposed 60' x 60' fenced compound. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

9. Any special requirements set out in the zoning district regulations for the particular use involved.

Consistency analysis: The A-5 zoning district has standards regarding telecommunication towers, in addition to the Special Exception criteria. LDR Section 20-127(1)(c)3 requires a minimum setback from any property boundary line equal to 100 percent of proposed tower height. The site plan demonstrates that the minimum required setbacks have been met the distance with the distance from property lines ranging from 266'-537'. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

10. Public and private utilities, structures, or uses required for public or private utilities, including but not limited to wastewater, gas, electric, and telephone utilities, sanitary landfills, and radio and television stations and towers may be permitted only as a Special Exception use unless determined by the Board to be essential service. In addition to items 1 through 9 above, the review of the request for a Special Exception Use shall include consideration of a plan showing all improvements or alterations that are proposed for the utilities or facilities. The proposed location of such utilities or facilities shall be such as not to be injurious to the health, safety, and welfare of the public or surrounding property owners, and shall protect the character of the surrounding property and maintain the stability of residential, commercial, manufacturing, agricultural, educational, cultural, and recreational areas within the County. The public benefit to be derived, the need for the proposed facilities, the existence of suitable alternative locations, potential impacts to surface or ground water drinking supplies, and whether the facility can properly be located on the site and in the development which it is to service shall also be taken into consideration where appropriate. Conditions in the form of screening, landscaping, or other site development restrictions may be imposed to protect the health, safety and welfare of the public or surrounding property owners.

Consistency analysis: The Special Exception use application is a request to allow a 200' telecommunications tower on private property zoned A-5. The review of the application request included consideration of a site plan

that shows all proposed improvements. Further review of the proposed use will take place with the Improvement Plan application. The proposed location of the telecommunications tower is in an area of primarily agricultural and residential uses to the north, east, and south, with commercial located to the north and west and along nearby Highway 17. The 2040 Future Land Use Map shows the subject property is located within the Neighborhood Mixed Use Land Use (See Attachment B). The Neighborhood Mixed Use Future Land Use category consists primarily of residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Urban Center and less density/intensity in areas adjacent to the Low and Medium Density Residential and Rural/Agricultural categories. The project is in the A-5 zoning district which allows by special exception non-occupied communication transmitting and receiving facilities with a minimum setback from any property boundary line equal to 100 percent of proposed tower height. The site plan shows the distance from property lines ranges from 266'-537'.

The proposed telecommunications tower exceeds the setbacks required by Code, protecting the public and surrounding property owners. The proposed tower includes multiple layers of security which includes locked access gates, compound perimeter fencing, security lighting, regulation lighting, and secured security cabinets. The project is not expected to emit noise, air or ground pollution that may negatively affect the surrounding area.

The applicant provided RF prediction maps showing the expected network improvement from low signal strength to a dominant signal level that would serve the residents and businesses south of downtown Arcadia, along Highway 17. The applicant states that the proposed special exception will provide enhanced wireless telephone service for increased call stability, faster wireless internet service and extended range of coverage.

The proposed telecommunications tower is located approximately 1.5 miles west of the City of Arcadia Airport. The applicant provided a letter from the FAA, issued March 7, 2024, noting a determination of no hazard to air navigation after conducting an aeronautical study for the proposed 200' telecommunications tower. Lighting of the tower is to be in accordance with the FAA.

DeSoto County Engineering stated that at the Improvement Plan stage, the applicant will have to demonstrate that the construction of the proposed improvements will not result in adverse stormwater impacts to neighboring properties. The applicant provided correspondence from FDEP indicating the proposed telecommunications tower would be considered exempt from stormwater permitting given the disturbed area is

less than 1 acre. A drainage report was provided by the applicant stating that Based on drainage calculation of the existing property before and after development, the proposed development has no adverse impact on adjacent properties and existing water storage, etc. and follows the governing criteria regarding stormwater quantity and quality per LDR by Desoto County, SWFWMD Handbook and Drainage Manual 2025 by FDOT.

While the buffer matrix in Section 20-600 does not expressly require a buffer for telecommunication towers adjacent to single family residential, the applicant has proposed 24 "Green Giants" planted at 10' on center outside the perimeter of the fenced compound to the north, east, and west on the Landscape Plan.

Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

11. The proposed use shall not act as a detrimental intrusion into the surrounding area.

    Consistency analysis: The application states that the use will meet the minimum zoning requirements and is listed as a permitted use by special exception in the A-5 zoning district. Chapter 365.172(13) b.3 of the Florida Statutes generally limits local government review to aesthetics, landscaping, land use-based location priorities, structural design, and setbacks. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

12. *The proposed use shall meet the performance standards of the district in which the proposed use is permitted*.

    Consistency analysis: The project is in the A-5 zoning district which allows by Special Exception non-occupied communication transmitting and receiving facilities with a minimum setback from any property boundary line equal to 100 percent of proposed tower height. The site plan shows the distance of the proposed 200' telecommunications tower from property lines ranges from 266'-537', which meets the requirements of the A-5 zoning district. Based on the above, it is concluded the application can be found in ***conformance*** *with this factor.*

In conclusion, based upon the totality of the circumstances as documented herein, the application includes material necessary to demonstrate, with competent substantial evidence, that granting of the Special Exception use will not adversely affect the public interest, that the specific requirements governing the individual Special Exception use application have been met by the applicant, and that

satisfactory provisions, arrangements or conditions have been made concerning the above factors.

D. **Public notice requirements**. LDR Section 20-1439(c) requires notice of the date, time and place of the public hearings by the Planning Commission and Board of County Commissioners shall:

1. Be sent at least 10 days in advance of the hearings by mail to ten surrounding property owners or all owners of property within 1,000 feet of the property line of the land subject to the Special Exception use application; and

2. Have at least one sign posted on each road frontage; and

3. Be advertised in a newspaper of general circulation in DeSoto County at least 10 days prior to each public hearing.

The Development Department staff has provided written notice of the hearings which were mailed to all property owners, and such notice is on file with the Development Department and incorporated herein by reference.

ATTACHMENTS

Exhibit A: General Location Map

Exhibit B: Interim 2040 Future Land Use Map, Excerpt

Exhibit C: Official Zoning District Atlas, Excerpt

Exhibit D: Concept Plan Sketch

ALTERNATIVE ACTIONS FOR THE PLANNING COMMISSION

A. Enter into the record the Development Review Report, and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to adopt the proposed Resolution.

B. Enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein and make a recommendation to the Board of County Commissioners to deny the proposed Resolution.

RECOMMENDED CONDITIONS

1. The uses allowed on the subject site shown on the site plan shall be limited to supporting equipment related to the proposed telecommunications tower.

2. The site is within the Conservation Overlay District and wetlands likely exist in the northwest portion of the site. The applicant shall be responsible for securing any required permits from SWFWMD if wetland impacts are proposed.

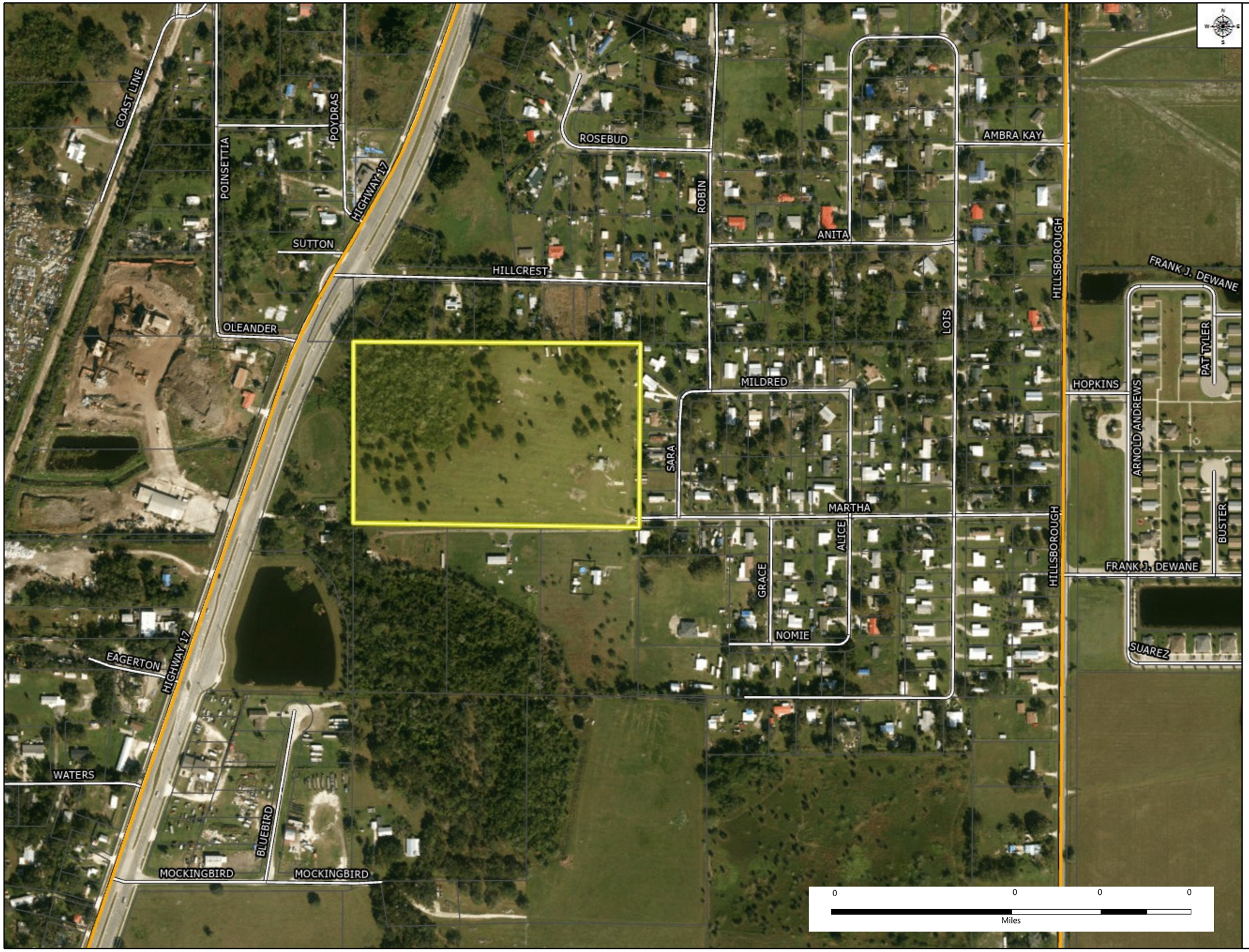
3. If solid waste service is required for the use, it will be the applicant's responsibility to engage in a solid waste contract with the county's provider.

4. An Improvement Plan and Notice to Proceed shall be authorized by the Development Department prior to any construction on site.

A. Planning Commission: Scheduled for October 7, 2025

B. Board action. Scheduled for October 28, 2025

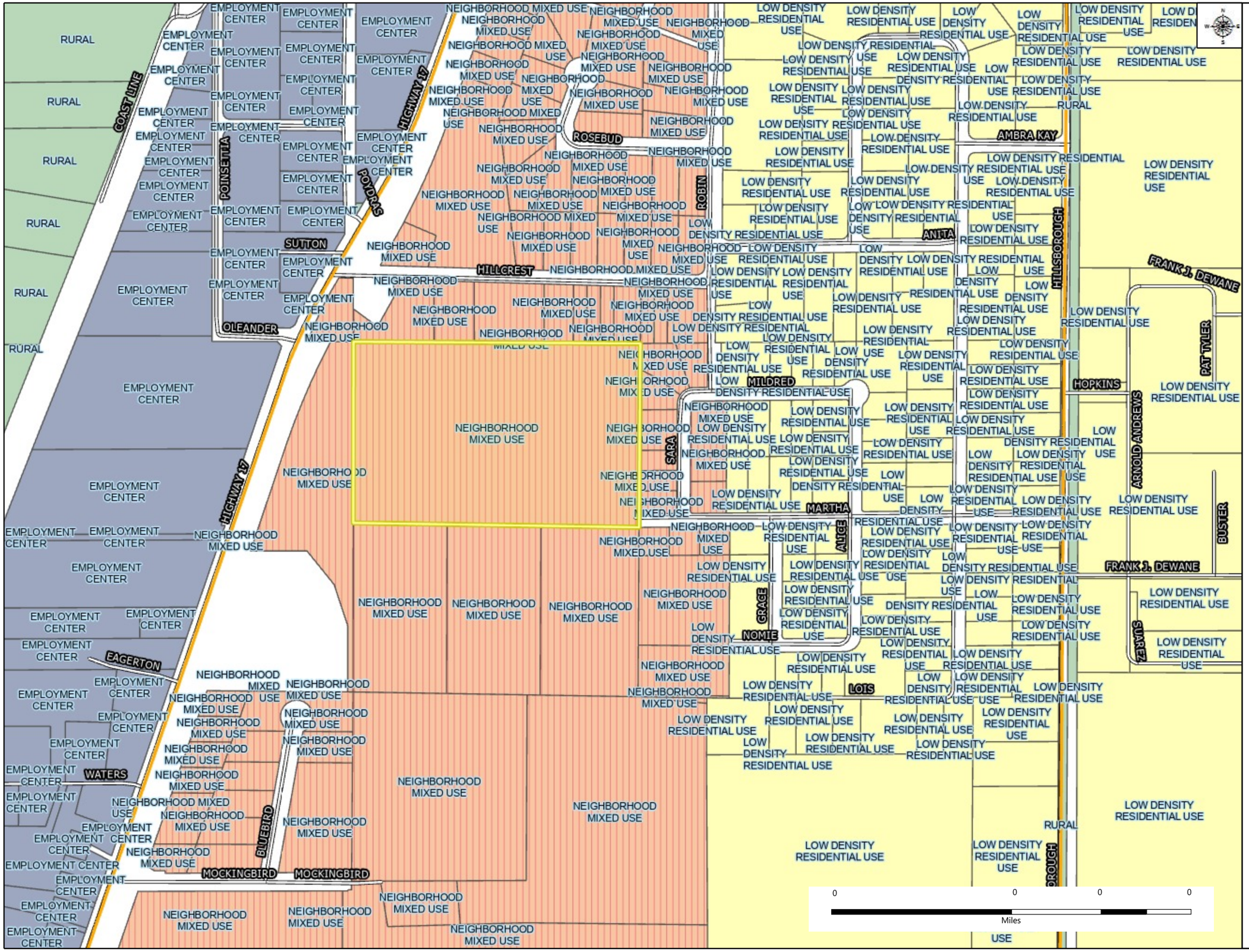
Location Map



Street Labels
Major Road Labels
County Boundary
Major Roads
Streets
Parcels

September 22, 2025

Prepared By
HORNER SHIFRIN



FLU Map

Street Labels
Major Road Labels
FLUM Labels
County Boundary
Major Roads
Streets
Parcels

FLUM 2040

- Preservation
- Rural/Agriculture
- Low Density Residential
- Medium Density Residential
- Neighborhood Mixed Use
- Employment Center
- Commercial
- Urban Center Mixed Use
- Public Land/Institutional
- Electrical Generating Facility

September 22, 2025

Prepared By

HORNER SHIFRIN

Zoning Map

Street Labels
Major Road Labels
Zoning Labels
Zoning Designation

- A-10
- A-5
- CE
- CG
- CITY
- CN
- IH
- IL
- ILE
- MHP
- MHS
- P/I
- PM-I
- PUD
- RM
- RMF-12
- RMF-6
- RMF-8
- RMF-M
- ROI
- RSF

September 22, 2025

Prepared By

HORNER SHIFRIN

AT&T NUMBER

15828317

AT&T SITE NAME

HOG BAY AVE & HWY 70

TILLMAN SITE NUMBER

TI-OPP-29300

TILLMAN SITE NAME

BERNARDO HERNANDEZ-VILLANUEVA

ARCADIA FL TI-05363

SITE ADDRESS

1320 SW MARTHA ST
ARCADIA, FL 34266

TILLMAN INFRASTRUCTURE

AT&T

PROJECT DESCRIPTION

NEW 200'-0" SELF SUPPORT TOWER

AT&T SIGNATURES

SITE INFORMATION

SITE ADDRESS:	1320 SW MARTHA ST ARCADIA, FL 34266
COUNTY:	DESOTO COUNTY
LATITUDE (NAD 83):	N 27° 11' 23.3905" (27.1898307°)
LONGITUDE (NAD 83):	W 81° 51' 57.2163" (-81.8658934°)
GROUND ELEVATION:	47.61' AMSL
ZONING:	A-5
PARCEL/MAP NUMBER:	12-38-24-0000-0096-0000
PARCEL OWNER:	BERNARDO HERNANDEZ-VILLANUEVA AND ISAIAS HERNANDEZ
TOWER OWNER:	TILLMAN INFRASTRUCTURE 152 W. 57TH ST. 27TH FLOOR NEW YORK, NY 10019 PHONE: (212) 706-1677 EMAIL: contact@tillman.com
STRUCTURE TYPE:	SELF SUPPORT TOWER
STRUCTURE HEIGHT (FT):	200'-0"
POWER PROVIDER:	JEA PHONE: 1-904-665-6250
FIBER PROVIDER:	AT&T PHONE: 1-866-326-1402

PROJECT TEAM

TOWER OWNER / APPLICANT:	TILLMAN INFRASTRUCTURE 152 W. 57TH ST. 27TH FLOOR NEW YORK, NY 10019 PHONE: (212) 706-1677 EMAIL: contact@tillmanglobal.com
A+E FIRM:	ALLPRO CONSULTING GROUP, INC. 9221 LYNDON B. JOHNSON FREEWAY SUITE 204 DALLAS, TX 75243 CONTACT: CHIYU ZHANG, P.E. OFFICE: 972-231-8893 FAX: 866-364-8375

VICINITY MAP

DIRECTIONS

DIRECTION FROM SOUTHWEST FLORIDA INTERNATIONAL AIRPORT, 11000 TERMINAL ACCESS ROAD, FORT MYERS, FL 33913:

DRIVE NORTHEAST. TURN LEFT ONTO REGIONAL LANE. TURN LEFT ONTO CHAMBERLIN PARKWAY. TURN LEFT ONTO DANIELS PARKWAY/CR 876. TAKE THE I 75 NORTH RAMP TOWARD TAMPA. TAKE EXIT 164 ONTO DUNCAN ROAD TOWARD PUNTA GORDA/ARCADIA. KEEP RIGHT TO TAKE DUNCAN ROAD. TURN RIGHT ONTO SOUTHWEST HILLCREST STREET. TURN RIGHT ONTO SOUTHWEST ROBIN ROAD. TURN RIGHT ONTO SOUTHWEST MILDRED STREET. TURN LEFT ONTO SOUTHWEST SARA AVENUE. TURN RIGHT ONTO SOUTHWEST MARTHA STREET. YOU HAVE ARRIVED AT YOUR DESTINATION.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2023 FLORIDA BUILDING CODE (2021 IBC AMENDED)
- 2020 NATIONAL ELECTRICAL CODE
- NFPA 37 (STANDARD FOR THE INSTALLATION AND USE OF STATIONARY COMBUSTION ENGINES AND GAS TURBINES)
- TOWER IS DESIGNED FOR 144 MPH BASIC AND 30 MPH WIND SPEED WITH 0" ICE, RISK CATEGORY II AND EXPOSURE CATEGORY C

811 Know what's below. Call before you dig.

DRAWING INDEX

SHEET NO.	DESCRIPTION	REVISION
T-1	TITLE SHEET	0
1 OF 1	RAWLAND TOWER SURVEY	0
C-1	SITE PLAN	0
C-1A	ENLARGED SITE PLAN	0
C-2	COMPOUND PLAN	0
C-2A	GRADING PLAN	0
C-2B	IMPERVIOUS COVER EXHIBIT	0
C-2C	EXISTING DRAINAGE AREA MAP	0
C-2D	PROPOSED DRAINAGE AREA MAP	0
C-3	ELEVATION	0
C-4	GRADING DETAILS	0
C-5	EROSION CONTROL DETAILS	0
C-6 - C-6.1	FENCE LAYOUT & DETAILS	0
C-7 - C-7.1	AT&T SITE SIGNAGE DETAILS	0
C-8	CATTLE GUARD DETAILS	0
D-1	EQUIPMENT LAYOUT & DETAILS	0
D-2	ANTENNA LAYOUT	0
D-3	VWUC SPECIFICATIONS	0
D-4	EQUIPMENT DETAILS	0
D-5	ANTENNA AND RRH PLATFORM SPECIFICATIONS	0
D-6	GENERATOR SPECIFICATIONS	0
D-6.1	GENERATOR TANK SPECIFICATION	0
D-7	EQUIPMENT CONCRETE PAD AND DETAILS	0
E-1	UTILITY PLAN	0
E-1A	ENLARGED UTILITY PLAN	0
E-2	ELECTRICAL PANEL SCHEDULE, DIAGRAM AND NOTES	0
E-3	ELECTRICAL RISER DIAGRAM	0
G-1	GROUNDING PLANS	0
G-2	EQUIPMENT GROUNDING PLAN AND RISER DIAGRAM	0
G-3	GROUNDING DETAILS AND NOTES	0
G-4	GROUNDING DETAILS	0
GN-1	GENERAL NOTES	0
GN-2	GENERAL NOTES	0
GN-3	GENERAL NOTES	0
GN-4	GENERAL NOTES	0
L-1	LANDSCAPE PLAN	0

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"X34" AND HALF SIZE AT 11"X17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

THIS PROJECT CONSISTS OF:

- NEW 60'-0"X60'-0" 6" CHAIN-LINK FENCED COMPOUND INSIDE NEW 100'-0"X100'-0" LEASE AREA
- NEW 200'-0" TALL SELF SUPPORT TOWER
- NEW AT&T VWUC & GENERATOR ON 9'-6"X12'-0" CONCRETE PAD
- NEW AT&T ANTENNAS ON SELF SUPPORT TOWER

TILLMAN INFRASTRUCTURE
152 W. 57TH ST. 27TH FLOOR
NEW YORK, NY 10019

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FLORIDA FIRM REGISTRATION # 27492

ACGI NO:	23-2337
DRAWN BY:	RM
CHECKED BY:	CZ

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2	10/15/24	CITY COMMENTS	RM
1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

STAMP

CHIYU ZHANG LICENSE No 86873 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Chiyu Zhang, PE using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Chiyu Zhang
Date: 2025.04.23 15:46:23 -04'00'

NOT VALID WITHOUT ORIGINAL STAMP & SIGNATURE

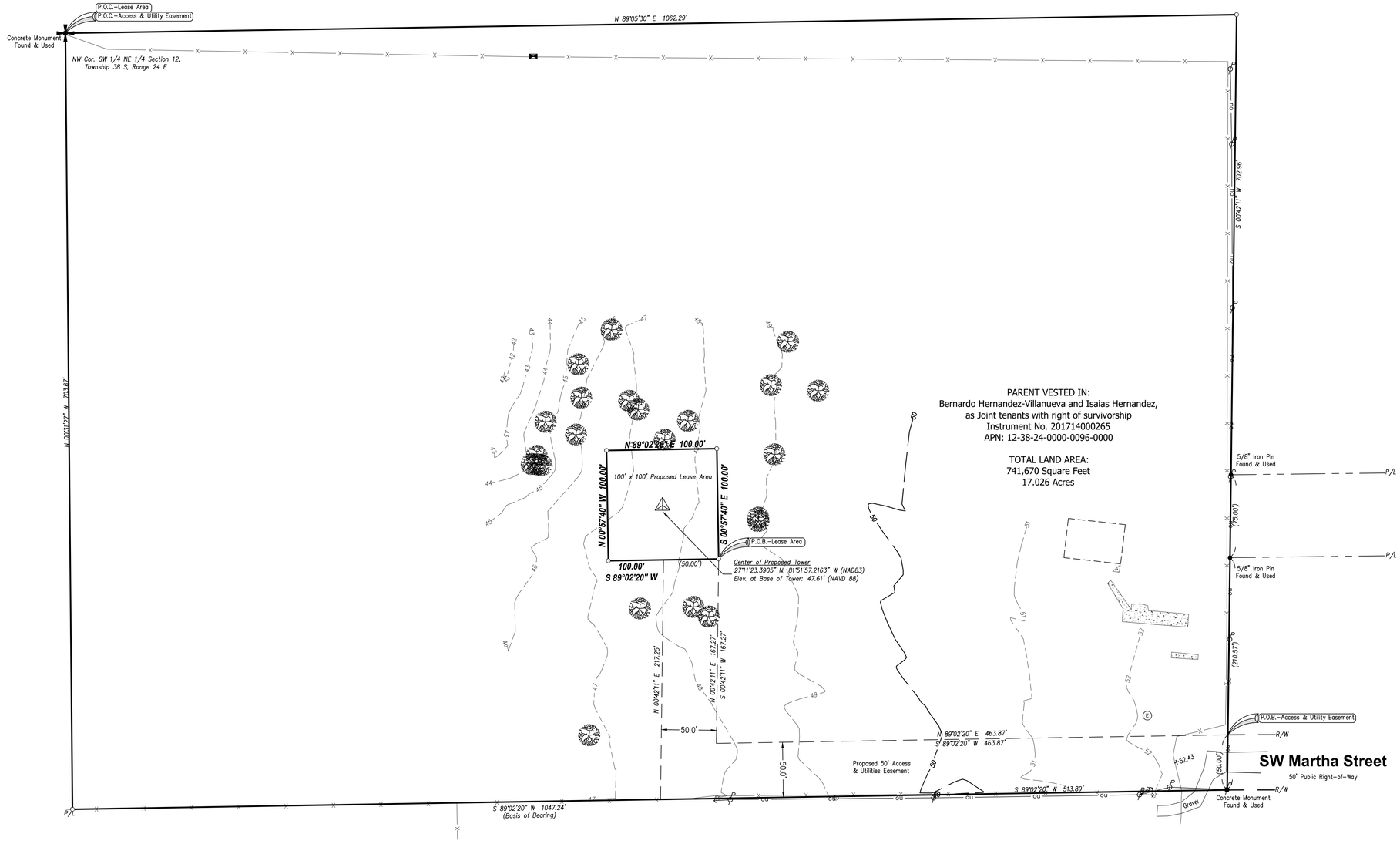
SITE INFORMATION
AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

R/W	– Right–of–Way
P/L	– Adjoiner Property Line
P.O.B.	– Place/Point of Beginning
P.O.C.	– Place/Point of Commencement
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set Stamped "LB 7351"
	– Section Corner Found as Noted
	– Proposed Tower
	– Tree
	– Water Meter
E	– Electric Manhole
	– Benchmark
	– Utility Pole
X	– Fence (As Noted)
OU	– Overhead Utilities
	– Concrete Area

PROPOSED LEASE AREA DESCRIPTION:

A tract of land located in the SW 1/4 of the NE 1/4 of Section 12, Township 38 South, Range 24 East, of DeSoto County, Florida, being more particularly described as follows;

COMMENCING at a concrete Monument, being the NW corner of the SW 1/4 of the NE 1/4 of Section 12, THENCE North 89 degrees 05 minutes 30 seconds East, along the South line of Hillcrest Subdivision as shown on Plat Book 6, Page 5, of the DeSoto County Records, for a distance of 1062.29 feet; THENCE South 00 degrees 42 minutes 11 seconds West, for a distance of 652.96 feet to a point on the Northerly right of way of SW Martha Street, a 50' public right–of–way; THENCE South 89 degrees 02 minutes 20 seconds West, for a distance of 463.87 feet; THENCE North 00 degrees 42 minutes 11 seconds East, for a distance of 167.27 feet to the POINT OF BEGINNING;

THENCE South 89 degrees 02 minutes 20 seconds West, for a distance of 100.00 feet; THENCE 00 degrees 57 minutes 40 seconds West, for a distance of 100.00 feet; THENCE North 89 degrees 02 minutes 20 seconds East, for a distance of 100.00 feet; THENCE South 00 degrees 57 minutes 40 seconds East, for a distance of 100.00 feet to the POINT OF BEGINNING;

Said tract of land containing 1,000 square feet (0.022 Acres) of land, more or less.

WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT NO. TIL-158881-C - SCHEDULE A:

All that certain land situate in DeSoto County, Florida, to wit:

The North 16.9 acres of the West 1042.5 feet of the South ½ of the NE ¼ of Section 12, Township 38 South Range 24 East, DeSoto County, Florida, excepting therefrom the East 1597.50 feet thereof.

Parcel ID: 12–38–24–0000–0096–0000

Being a portion of the same property conveyed to Bernardo Hernandez–Villanueva and Isaias Hernandez, as joint tenants with right of survivorship in Warranty Deed from Eugene P. Heitman, a single man dated January 5, 2017 and recorded January 17, 2017 in Instrument No. 201714000265.

PROPOSED ACCESS & UTILITY EASEMENT DESCRIPTION:

A 50 foot access and utility easement located the SW 1/4 of the NE 1/4 of Section 12, Township 38 South, Range 24 East, of DeSoto County, Florida, being more particularly described as follows;

COMMENCING at a concrete Monument, being the NW corner of the SW 1/4 of the NE 1/4 of Section 12, THENCE North 89 degrees 05 minutes 30 seconds East, along the South line of Hillcrest Subdivision as shown on Plat Book 6, Page 5, of the DeSoto County Records, for a distance of 1062.29 feet; THENCE South 00 degrees 42 minutes 11 seconds West, for a distance of 652.96 feet to the POINT OF BEGINNING;

THENCE continuing along the same bearing, a distance of 50.00 feet to a concrete monument; THENCE South 89 degrees 02 minutes 20 seconds West, for a distance of 513.89 feet; THENCE North 00 degrees 42 minutes 11 seconds East, for a distance of 217.25 feet; THENCE North 89 degrees 02 minutes 20 seconds East, for a distance of 50.00 feet; THENCE South 00 degrees 42 minutes 11 seconds West, for a distance of 167.27 feet; THENCE North 89 degrees 02 minutes 20 seconds East, for a distance of 463.87 feet to the POINT OF BEGINNING;

Said easement containing 34,035 square feet (0.781 Acres) of land, more or less.

MISCELLANEOUS NOTES:

1. This is not a boundary survey for the parent tract.
2. Elevations determined by GPS observation. A Stonex S900A triple–frequency GPS receiver was used to perform all or part of this survey. Vertical datum was adjusted to OPUS. This survey was done in accordance to the current Federal Geodetic Control Standards.
3. Horizontal Datum: NAD83 Vertical Datum: NAVD88
4. Date of fieldwork: September 13, 2023.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X–Unshaded (Areas of minimal hazard) according to the Flood Insurance Rate Map for the County of DeSoto, Community Panel No. 12027C0178C, Effective Date November 6, 2023.

BASIS OF BEARING:

The basis for all bearings shown hereon is the South line of subject property, known as being S 89°02'20" W, per Instrument No. 202114005826 of the DeSoto County Records.

GROSS LAND AREA:

1,000 Square Feet
0.022 Acres

BENCHMARKS

On–Site Benchmark
Mag Nail set at 52.43' Elevation (NAVD88)

CERTIFICATION:

I, Timothy Leigh Fish, a Florida Professional Surveyor & Mapper, hereby certify to Allpro Consulting Group, Inc. the following:

Latitude and Longitude values for the center of the above referenced tower are accurate to within +/– 20 feet horizontally:

Horizontal Datum: NAD83

Latitude: 27 degrees 11 minutes 23.3905 seconds North
Longitude: 81 degrees 51 minutes 57.2163 seconds West

The field work was completed on September 13, 2023.

Date of Plat or Map: September 15, 2023.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5J–17.050–052 F.A.C.

Timothy L Fish, PSM
Florida Professional Surveyor and Mapper No. LS 6819
Florida Certificate of Authorization No. LB 7351

REVISION HISTORY

BY:	DATE:	COMMENT:
CLA	10/18/2023	TITLE
CLA	06/06/2024	REVISED LEASE AREA
CLA	01/29/2025	COMMENTS
CLA	02/05/2025	SURVEYOR COMMENTS

CBRE
Transforming the Industry
Land Surveys
Zoning Compliance
Environmental Consulting
Property Condition Assessment
Seismic Risk Analysis
Appraisal

Millman Surveying, Inc.
d.b.a CBRE Land Surveying
Corporate Headquarters
950 Main Avenue
Cleveland, OH 44113
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@cbre.com

SPECIAL PURPOSE SURVEY

ALLPRO CONSULTING GROUP, INC.

9221 Lyndon B. Johnson Freeway
Suite 204
Dallas, TX 75243

TI-OPP-29300
1320 Southwest Martha Street
City of Arcadia
County of DeSoto
State of Florida
Zip Code 34266

NORTH

GRAPHIC SCALE
0 40' 80'
1 INCH = 40 FT.

Not valid without the signature and raised original seal of a Florida Licensed Surveyor and Mapper, unless transmitted electronically.

Surveyor's Seal
Date Signed: 02-10-2025

Sheet No. 1 of 1

MSI Project No. 57298
PC: TRM
PM: CLA Drafter: CLA

LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE
- - - - - - - -	EASEMENT LINE
—— – – ——	LEASE AREA
——X——	FENCE LINE
——OHT——	OVERHEAD TELCO
——OHF——	OVERHEAD FIBER
——P——	UNDERGROUND POWER CONDUIT
——T——	UNDERGROUND TELCO CONDUIT
——F——	UNDERGROUND FIBER CONDUIT
——GAS——	UNDERGROUND GAS
——OHP——	OVERHEAD POWER
——SF——	SILT FENCE
——GUY——	GUYED WIRE
——WET——	LIMITS OF WETLANDS

NOTE:
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SITE REFERENCE NOTE:
SITE LAYOUT IS BASED ON SURVEY BY MILLMAN LAND SERVICES, INC., MSI PROJECT NO. 57298, DATED 9/15/2023. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.

FLOOD NOTE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE NEW TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 12027C0178C, DATED 11/6/2013. IF A PROFESSIONAL CONSULTANT HAS FINDINGS OF FLOODING/WETLANDS CONTACT ALLPRO CONSULTING GROUP, INC. FOR A RE-DESIGN.

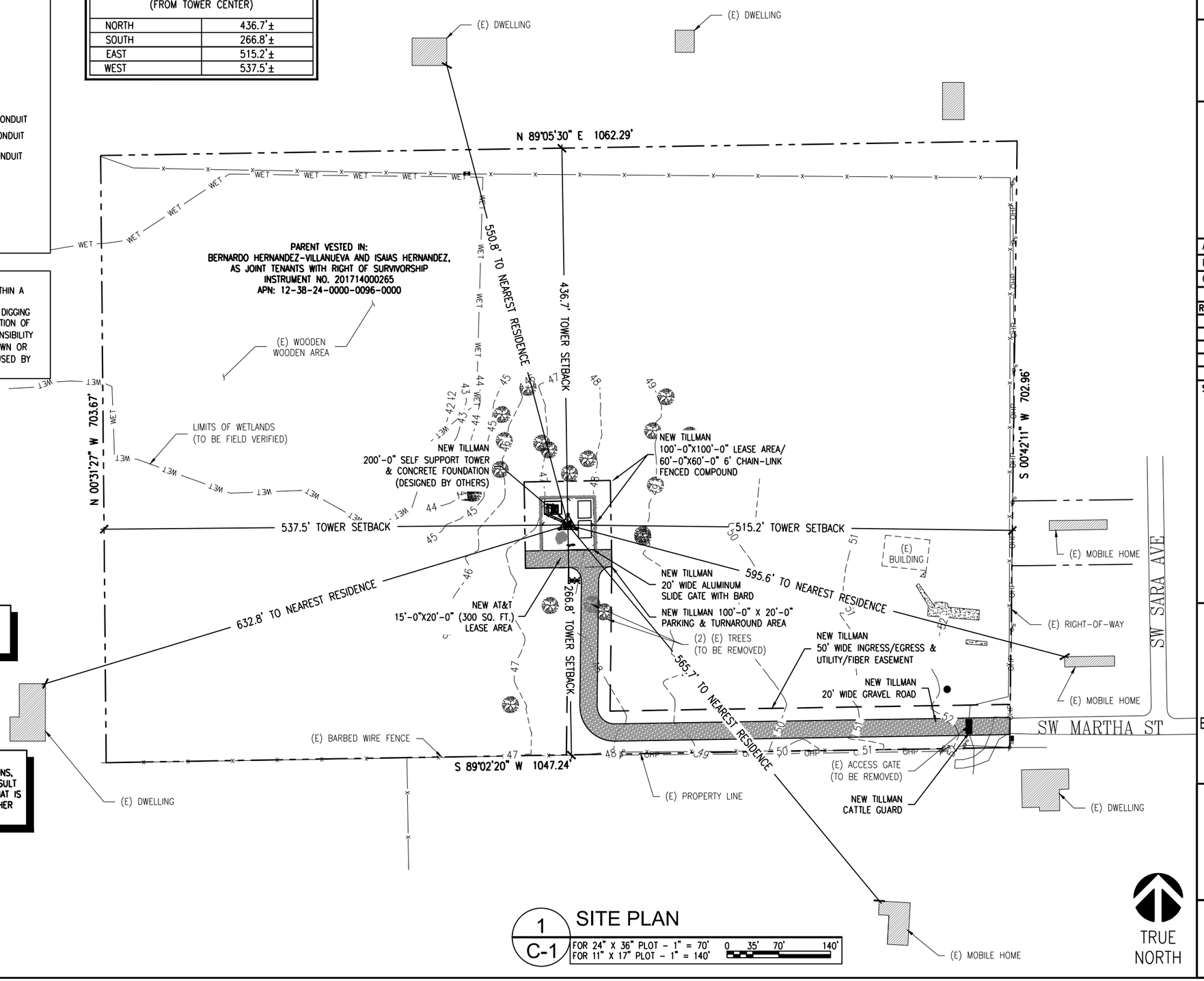
NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

PRE-CONSTRUCTION ONLY:
THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS A CONSTRUCTION DRAWINGS.

HIDDEN OR CHANGED CONDITIONS DISCLAIMERS:
ANY WORK NOT INDICATED IN THE PLANS OR SPECIFICATIONS, THAT MUST BE ADDED, REPAIRED, OR REPLACED AS A RESULT OF HIDDEN, CONCEALED, OR CHANGED CONDITIONS, OR THAT IS REQUIRED FOR COMPLIANCE WITH BUILDING CODES OR OTHER REGULATIONS, SHALL RESULT IN ADDITIONAL FEES.

TOWER DISCLAIMER:
TOWER AND FOUNDATION GEOMETRY PENDING FINAL STRUCTURAL DESIGN BY OTHERS, TOWER/COMPOUND LAYOUT MAY SUBJECT TO CHANGE BASED ON FINAL DESIGN.

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	436.7'±
SOUTH	266.8'±
EAST	515.2'±
WEST	537.5'±



1 / C-1 SITE PLAN

FOR 24" X 36" PLOT - 1" = 70'
FOR 11" X 17" PLOT - 1" = 140'
0 35' 70' 140'

TILLMAN INFRASTRUCTURE
152 W. 57TH ST. 27TH FLOOR
NEW YORK, NY 10019

AT&T

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FLORIDA FIRM REGISTRATION # 27492

ACGI NO:	23-2337
DRAWN BY:	RM
CHECKED BY:	CZ

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REV	DATE	DESCRIPTION	BY
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3	03/05/25	DRC COMMENTS & REDLINES	RM
2	10/15/24	CITY COMMENTS	RM
1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

STAMP

4/23/2025
CHIYU ZHANG
LICENSE
No 86873
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE INFORMATION
AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1

LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE
- - - - - - - -	EASEMENT LINE
—— – – ——	LEASE AREA
——X——	FENCE LINE
—— OHT ——	OVERHEAD TELCO
—— OHF ——	OVERHEAD FIBER
—— P ——	UNDERGROUND POWER CONDUIT
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—— F ——	UNDERGROUND FIBER CONDUIT
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—— SF ——	SILT FENCE
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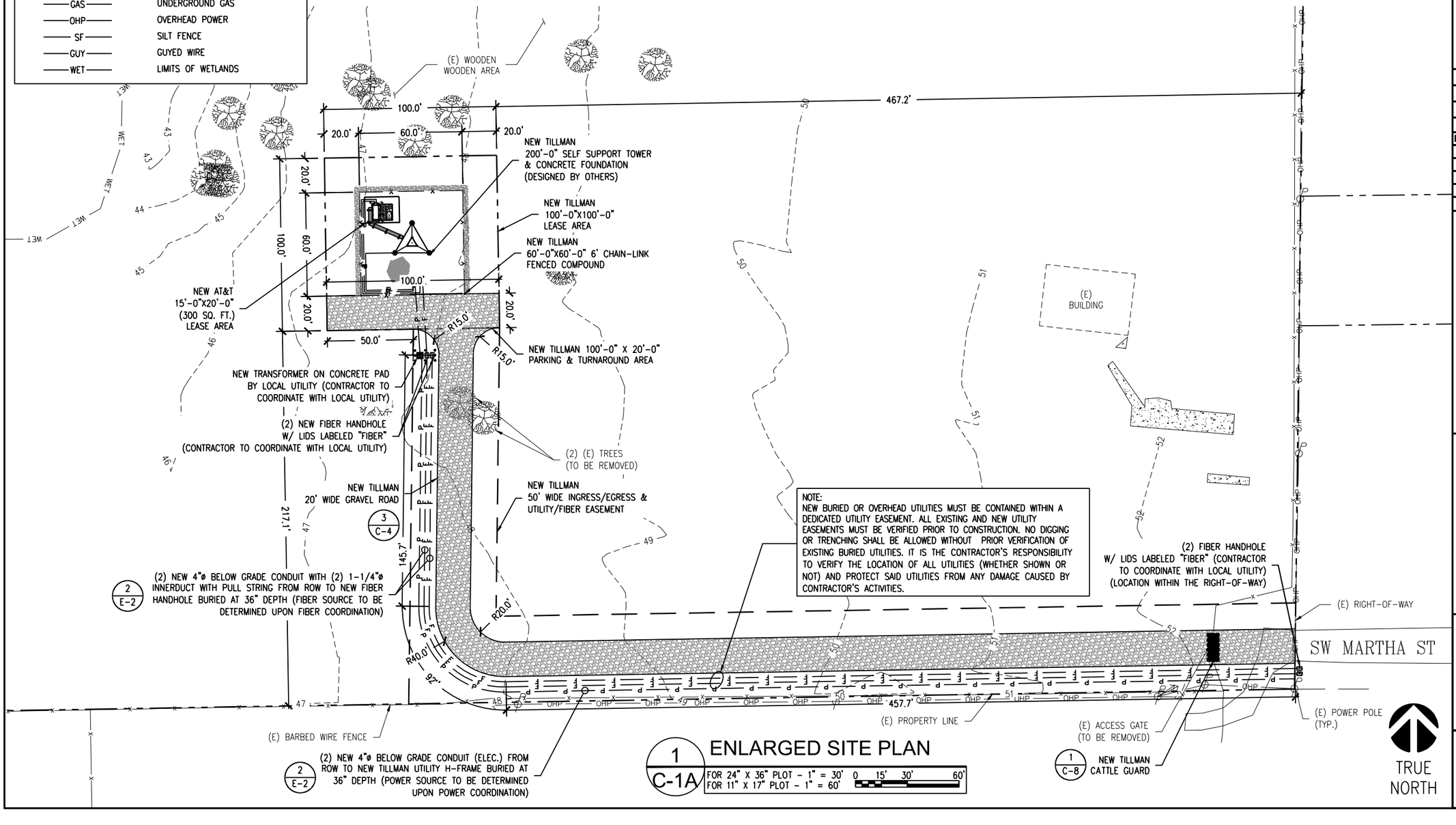

1 C-1A **ENLARGED SITE PLAN**

FOR 24" X 36" PLOT - 1" = 30' 0 15' 30' 60'
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TILLMAN INFRASTRUCTURE
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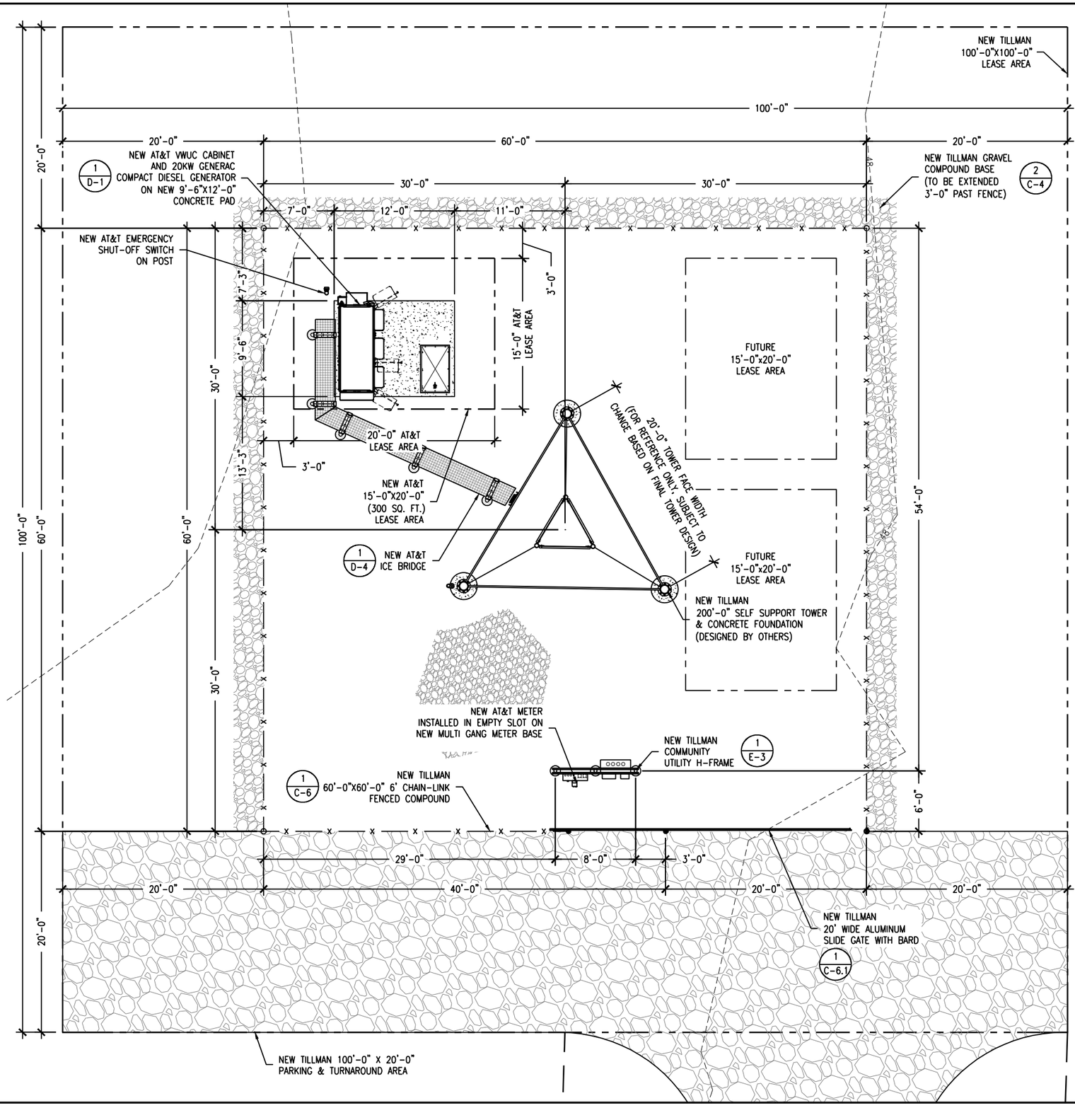

1 / C-2 COMPOUND PLAN

FOR 24" X 36" PLOT - 3/16" = 1' 0 2' 4' 8'
FOR 11" X 17" PLOT - 3/32" = 1'

TRUE NORTH

TILLMAN INFRASTRUCTURE
152 W. 57TH ST. 27TH FLOOR
NEW YORK, NY 10019

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PHONE: 972-231-8893
FAX: 866-364-8375
www.allprocgi.com
FLORIDA FIRM REGISTRATION # 27492

ACGI NO:	23-2337
DRAWN BY:	RM
CHECKED BY:	CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
4	04/23/25	DRC COMMENTS & REDLINES	RM
3	03/05/25	DRC COMMENTS & REDLINES	RM
2	10/15/24	CITY COMMENTS	RM
1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

STAMP

4/23/2025
CHIYU ZHANG LICENSE No 86873 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE INFORMATION
AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER:
C-2

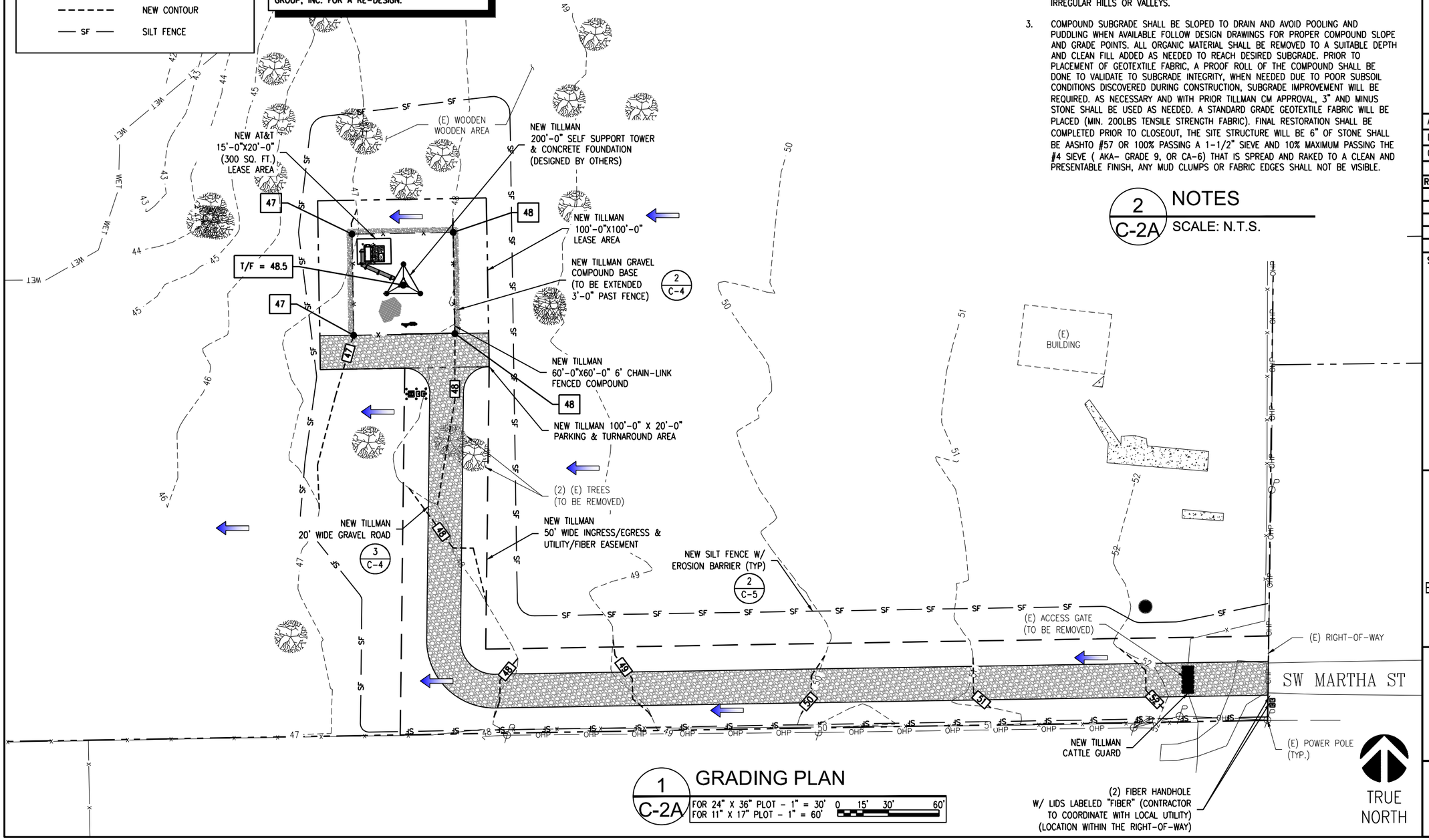
LEGEND

XXX.XX	NEW CONTOUR
XXX.XX	NEW ELEVATION
T/F=XXX.XX	TOP OF FOUNDATIONS
	FLOW DIRECTION
LF	LINEAR FEET
	EXISTING CONTOUR
	NEW CONTOUR
SF	SILT FENCE

SITE REFERENCE NOTE:
SITE LAYOUT IS BASED ON SURVEY BY MILLMAN LAND SERVICES, INC., MSI PROJECT NO. 57298, DATED 9/15/2023. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.

NOTE:
CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN PROPOSED LEASE AREA.

FLOOD NOTE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE NEW TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 12027C0178C, DATED 11/6/2013. IF A PROFESSIONAL CONSULTANT HAS FINDINGS OF FLOODING/WETLANDS CONTACT ALLPRO CONSULTING GROUP, INC. FOR A RE-DESIGN.



1 C-2A **GRADING PLAN**
FOR 24" X 36" PLOT - 1" = 30'
FOR 11" X 17" PLOT - 1" = 60'
0 15' 30' 60'

1. PRIOR TO ANY EARTHWORK OR GRUBBING, SOIL EROSION MEASURES SHALL BE IN PLACE TO MEET OR EXCEED LOCAL CODE REQUIREMENTS AND GOOD JUDGMENT. SOIL EROSION FILTER FENCE SHALL BE PLACE DOWNHILL FROM ANY NEW EXCAVATION OR SOIL DISTURBANCE AND ON THE UPHILL SIDE AS NECESSARY TO REDUCE WATER FLOW VELOCITY WHICH WILL REDUCE SOIL EROSION ON EXCAVATED SUBGRADE. SWALES SHALL HAVE STRAW OR SYNTHETIC DITCH CHECKS TO REDUCE EROSION AND MAINTAIN DOWNSTREAM WATER QUALITY.
2. THE SITE WILL BE GRADED PER PLAN AND SOUND JUDGEMENT, THE CONTRACTOR WILL AVOID HAVING STORMWATER FROM OFF-SITE FLOW ACROSS THE COMPOUND AND DEPOSIT SEDIMENT IN THE COMPOUND GRAVEL, THE ENTIRE 100'-0"X100'-0" LEASE AREA WILL BE GRADED AND MADE READY FOR FUTURE EXPANSION WHEN POSSIBLE AND FEASIBLE. SWALES SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE SITE TO MOVE WATER PAST THE SITE. COMPOUND GRAVEL SHALL HAVE A MINIMUM SLOPE OF 2% AND HAVE POSITIVE DRAINAGE TO PREVENT PUDDLING OR SEVERE EROSION. WHEN POSSIBLE, THE MAXIMUM SLOPE OF ANY COMPOUND IS 5% (1' OF DROP ACROSS 10' OF RUN) THE SITE WILL BE SMOOTH AND RELATIVELY LEVEL WITH NO IRREGULAR HILLS OR VALLEYS.
3. COMPOUND SUBGRADE SHALL BE SLOPED TO DRAIN AND AVOID POOLING AND PUDDLING WHEN AVAILABLE FOLLOW DESIGN DRAWINGS FOR PROPER COMPOUND SLOPE AND GRADE POINTS. ALL ORGANIC MATERIAL SHALL BE REMOVED TO A SUITABLE DEPTH AND CLEAN FILL ADDED AS NEEDED TO REACH DESIRED SUBGRADE. PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC, A PROOF ROLL OF THE COMPOUND SHALL BE DONE TO VALIDATE TO SUBGRADE INTEGRITY, WHEN NEEDED DUE TO POOR SUBSOIL CONDITIONS DISCOVERED DURING CONSTRUCTION, SUBGRADE IMPROVEMENT WILL BE REQUIRED. AS NECESSARY AND WITH PRIOR TILLMAN CM APPROVAL, 3" AND MINUS STONE SHALL BE USED AS NEEDED. A STANDARD GRADE GEOTEXTILE FABRIC WILL BE PLACED (MIN. 200LBS TENSILE STRENGTH FABRIC). FINAL RESTORATION SHALL BE COMPLETED PRIOR TO CLOSEOUT, THE SITE STRUCTURE WILL BE 6" OF STONE SHALL BE AASHTO #57 OR 100% PASSING A 1-1/2" SIEVE AND 10% MAXIMUM PASSING THE #4 SIEVE (AKA- GRADE 9, OR CA-6) THAT IS SPREAD AND RAKED TO A CLEAN AND PRESENTABLE FINISH, ANY MUD CLUMPS OR FABRIC EDGES SHALL NOT BE VISIBLE.

2 C-2A **NOTES**
SCALE: N.T.S.

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STAMP

4/23/2025
CHIYU ZHANG
LICENSE
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STATE OF FLORIDA
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AT&T SITE NAME
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TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-2A

LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE
- - - - - - - -	EASEMENT LINE
—— – – ——	LEASE AREA
——X——	FENCE LINE
—— OHT ——	OVERHEAD TELCO
—— OHF ——	OVERHEAD FIBER
—— P ——	UNDERGROUND POWER CONDUIT
—— T ——	UNDERGROUND TELCO CONDUIT
—— F ——	UNDERGROUND FIBER CONDUIT
——GAS——	UNDERGROUND GAS
——OHP——	OVERHEAD POWER
—— SF ——	SILT FENCE
——GUY——	GUYED WIRE
——WET——	LIMITS OF WETLANDS

NOTE:
NEW BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT. ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

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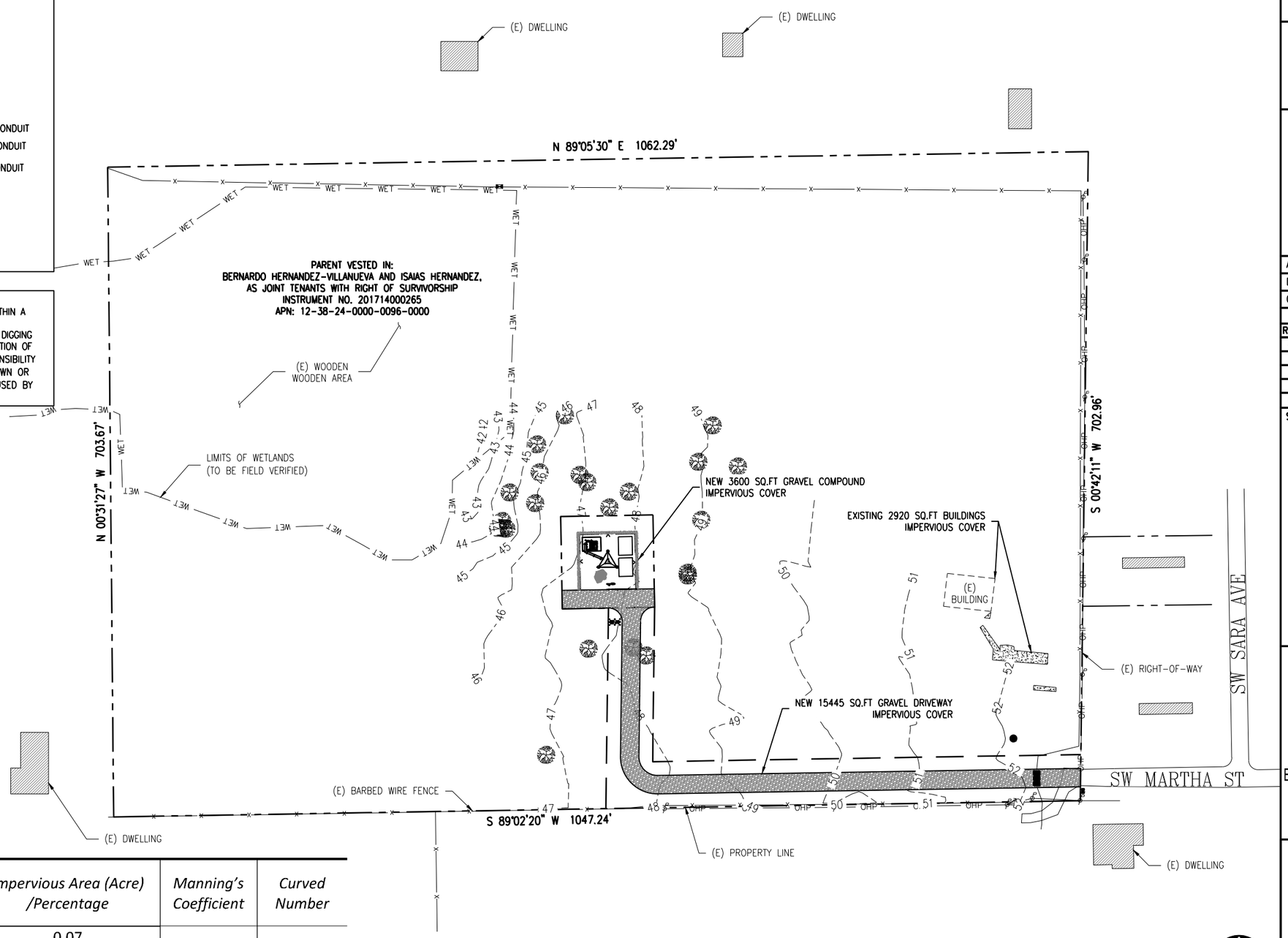

	Impervious Area (Acre) /Percentage	*Manning's Coefficient*	*Curved Number*
Pre-development	0.07 / 0.39%	0.36	66.36
Post-development	0.5 / 2.96%	0.36	66.96

1 C2-B IMPERVIOUS COVER EXHIBIT
SCALE: 1" = 70' 0 35' 70' 140'
FOR 11" X 17" PLOT - 1" = 140'

TILLMAN INFRASTRUCTURE
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1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

STAMP
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TILLMAN SITE NAME
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ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
IMPERVIOUS COVER EXHIBIT

SHEET NUMBER:
C2-B

LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE
- - - - - - - -	EASEMENT LINE
—— – – ——	LEASE AREA
——X——	FENCE LINE
—— OHT ——	OVERHEAD TELCO
—— OHF ——	OVERHEAD FIBER
—— P ——	UNDERGROUND POWER CONDUIT
—— T ——	UNDERGROUND TELCO CONDUIT
—— F ——	UNDERGROUND FIBER CONDUIT
—— GAS ——	UNDERGROUND GAS
—— OHP ——	OVERHEAD POWER
—— SF ——	SILT FENCE
—— GUY ——	GUYED WIRE
—— WET ——	LIMITS OF WETLANDS
⇦	EXISTING FLOW
⬅	PROPOSED FLOW

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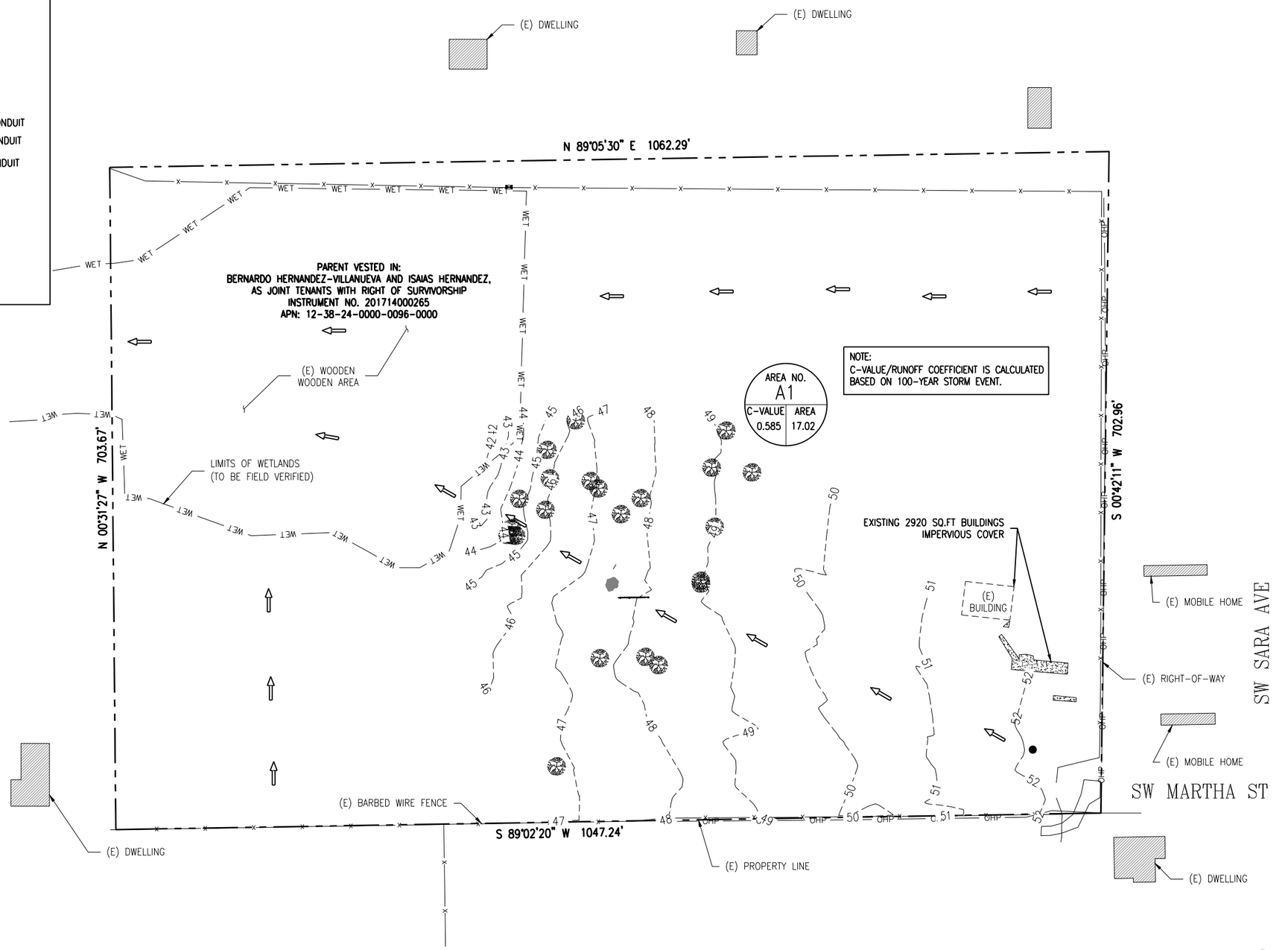

1 / C2-C **EXISTING DRAINAGE PLAN**

FOR 24" X 36" PLOT - 1" = 70'
FOR 11" X 17" PLOT - 1" = 140'
0 35' 70' 140'

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SITE ADDRESS
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ARCADIA, FL 34266

SHEET TITLE:
EXISTING DRAINAGE AREA MAP

SHEET NUMBER:
C2-C

LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE
– – – – – –	EASEMENT LINE
—— – – ——	LEASE AREA
——X——	FENCE LINE
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⇦	EXISTING FLOW
⬅	PROPOSED FLOW

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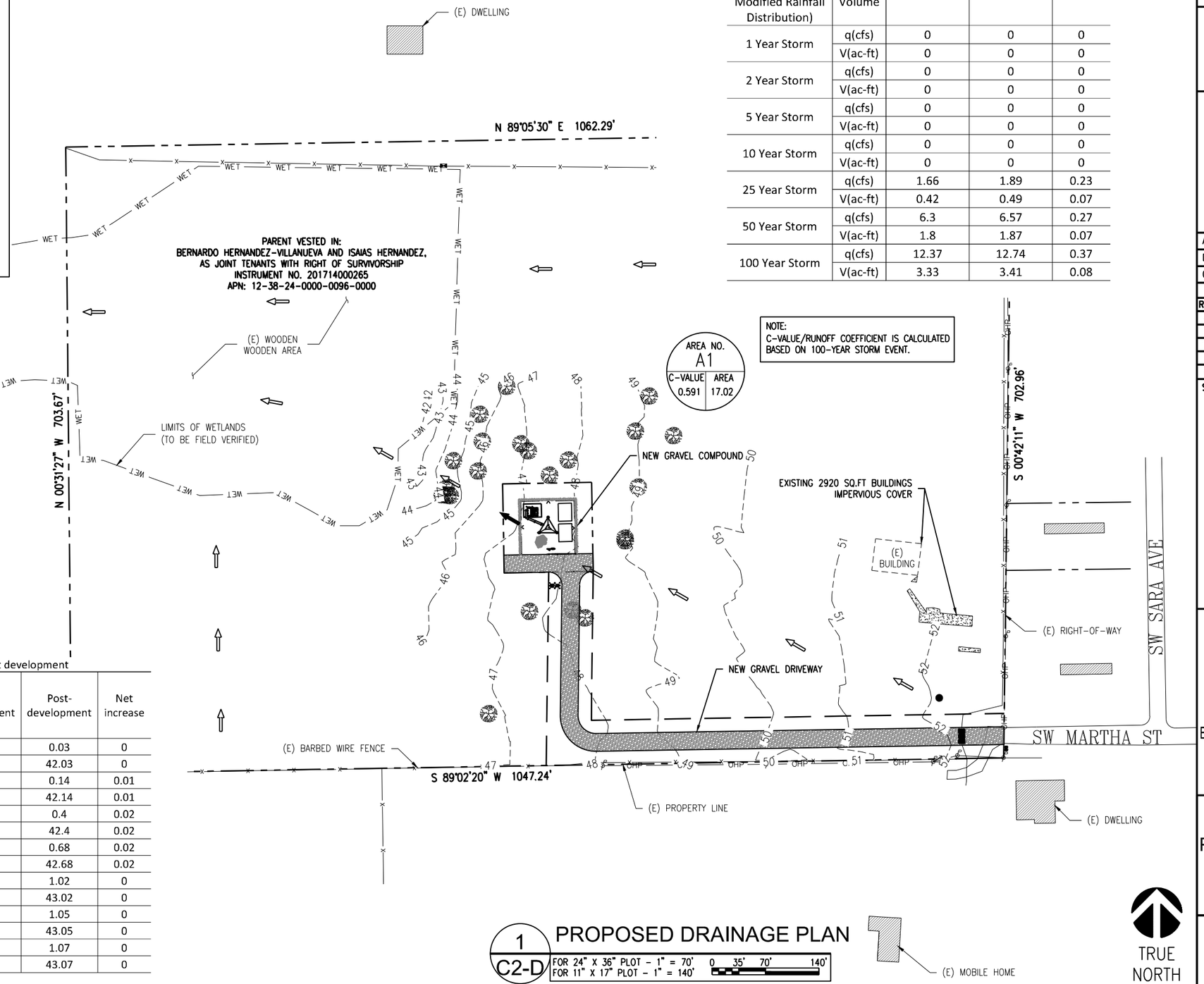
Retention HGL Results - Pre and Post development

Storm Event (24-hour duration/SCS Type II Florida Modified Rainfall Distribution)	Maximum Depth / HGL (ft)	Pre-development	Post-development	Net increase
1 Year Storm	Depth	0.03	0.03	0
	HGL	42.03	42.03	0
2 Year Storm	Depth	0.13	0.14	0.01
	HGL	42.13	42.14	0.01
5 Year Storm	Depth	0.38	0.4	0.02
	HGL	42.38	42.4	0.02
10 Year Storm	Depth	0.66	0.68	0.02
	HGL	42.66	42.68	0.02
25 Year Storm	Depth	1.02	1.02	0
	HGL	43.02	43.02	0
50 Year Storm	Depth	1.05	1.05	0
	HGL	43.05	43.05	0
100 Year Storm	Depth	1.07	1.07	0
	HGL	43.07	43.07	0



NOTE:
C-VALUE/RUNOFF COEFFICIENT IS CALCULATED BASED ON 100-YEAR STORM EVENT.

Runoff Results - Pre and Post development

Storm Event (24-hour duration/SCS Type II Florida Modified Rainfall Distribution)	Peak Flow/ Runoff Volume	Pre-development	Post-development	Net increase
1 Year Storm	q(cfs)	0	0	0
	V(ac-ft)	0	0	0
2 Year Storm	q(cfs)	0	0	0
	V(ac-ft)	0	0	0
5 Year Storm	q(cfs)	0	0	0
	V(ac-ft)	0	0	0
10 Year Storm	q(cfs)	0	0	0
	V(ac-ft)	0	0	0
25 Year Storm	q(cfs)	1.66	1.89	0.23
	V(ac-ft)	0.42	0.49	0.07
50 Year Storm	q(cfs)	6.3	6.57	0.27
	V(ac-ft)	1.8	1.87	0.07
100 Year Storm	q(cfs)	12.37	12.74	0.37
	V(ac-ft)	3.33	3.41	0.08

1 C2-D PROPOSED DRAINAGE PLAN

FOR 24" X 36" PLOT - 1" = 70'
FOR 11" X 17" PLOT - 1" = 140'
0 35' 70' 140'

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STAMP

4/23/2025
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SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
PROPOSED DRAINAGE AREA MAP

SHEET NUMBER:
C2-D

NOTE:
PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE NEW LOADS. STRUCTURAL ANALYSIS BY OTHERS.

CLIMBERS NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ANTENNA MOUNTS ETC WITHOUT PROPER EVALUATION. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
MOUNT ANALYSIS BY OTHERS. NO ANTENNAS OR EQUIPMENT SHALL BE INSTALLED WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

NOTE:
NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

FLOOD NOTE:
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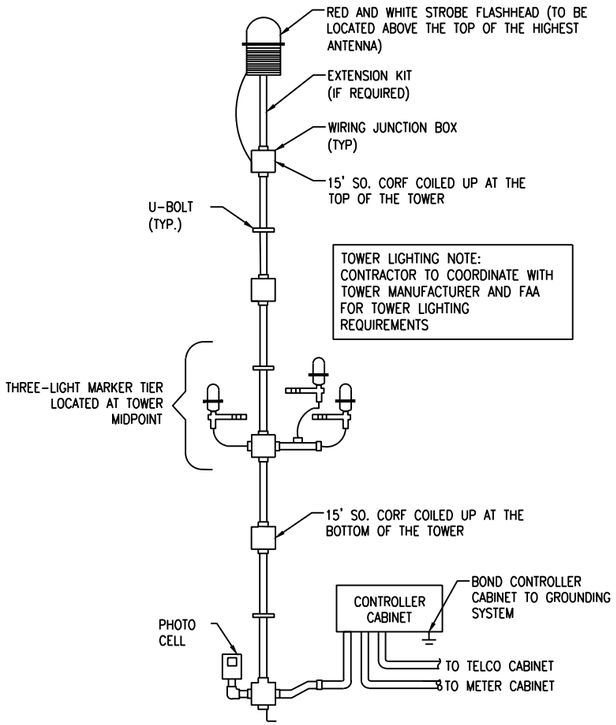
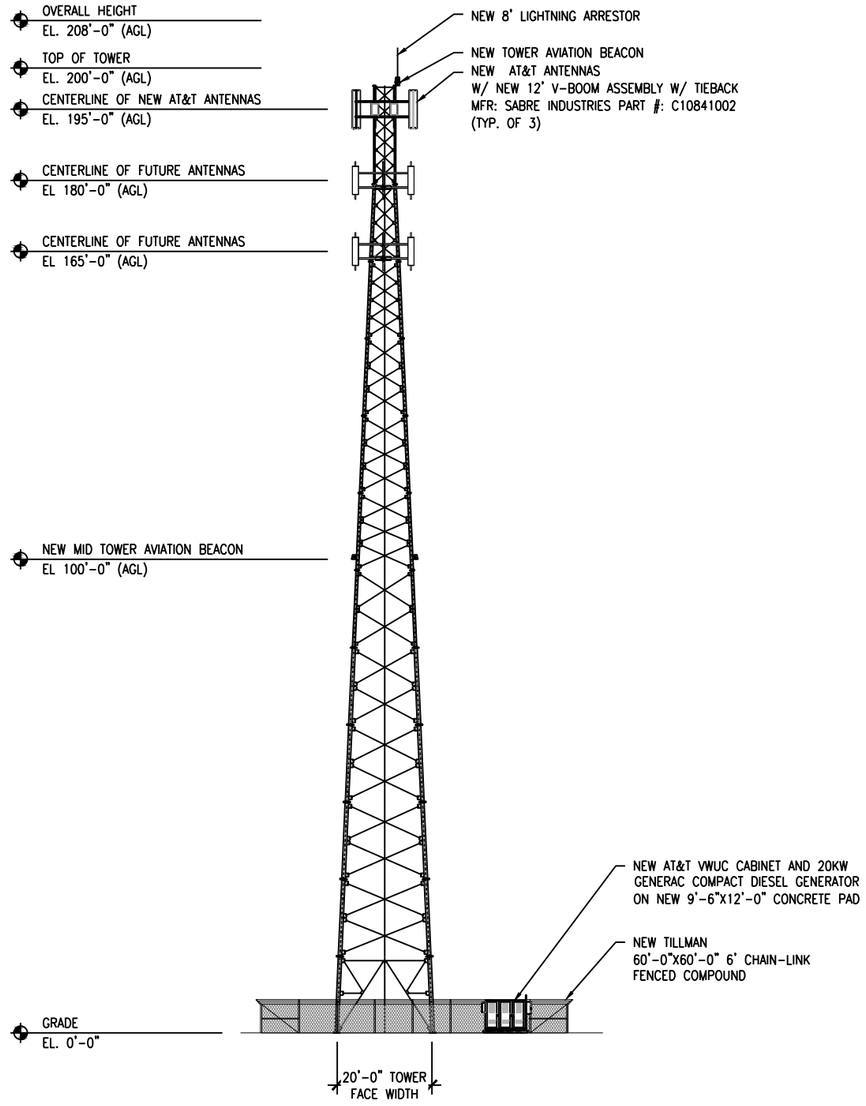


2 / C-3 TOWER LIGHTING DETAIL
SCALE: N.T.S.



1 / C-3 ELEVATION
FOR 24" X 36" PLOT - 1/16" = 1' 0 4' 8' 16' 32'
FOR 11" X 17" PLOT - 3/64" = 1'

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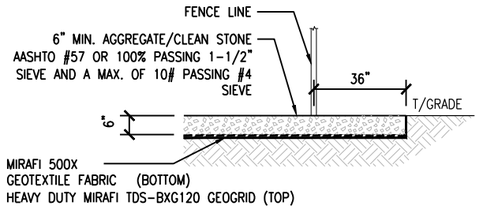
SHEET TITLE:
ELEVATION

SHEET NUMBER:
C-3

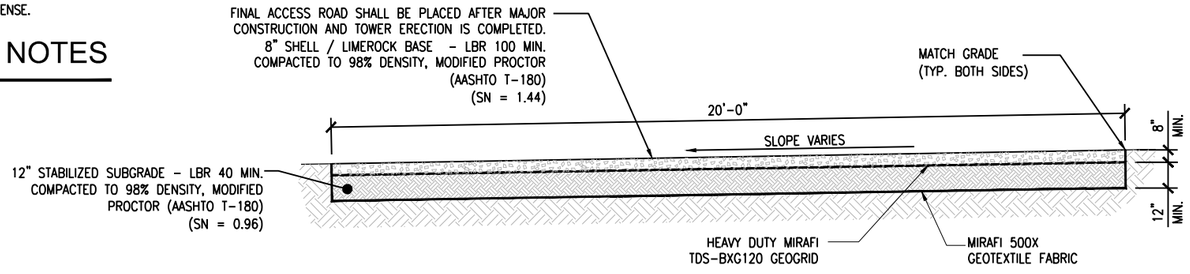
SITE WORK:

1. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE WELL DRAINED AT ALL TIMES.
2. PERFORM ALL SURVEY, LAYOUT, STAKING AND MARKING TO ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
3. LOCATE AND CLEARLY FLAG TREES, VEGETATION AND EXISTING SITE CONDITIONS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO ESTABLISH INSPECTIONS AND APPROVAL PROCESS FOR ALL SITE WORK.
5. EXCAVATION AND STRUCTURAL BACKFILL FOR TOWER FOUNDATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. CONTRACTOR IS REQUIRED TO OBTAIN A COPY OF THE REPORT PRIOR TO CONSTRUCTION.
6. SUITABLE NON-STRUCTURAL BACKFILL: EXCAVATED INORGANIC MATERIAL, COHESIVE AND NON-COHESIVE MATERIALS, INCLUDING GRAVEL, SAND, SILT, CLAY, AND COMBINATIONS THEREOF FREE FROM REFUSE, FROZEN LUMPS, STONES OR ROCKS LARGER THAN 3 INCHES.
7. UNSUITABLE BACKFILL: TOP SOIL, HIGH AND MODERATELY PLASTIC SILTS AND CLAY, MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES.
8. GEOTEXTILE FABRIC (AND GEOGRID, WHEN REQUIRED) SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
9. REMOVE ALL FORMWORK RESULTING FROM CONCRETE CONSTRUCTION PRIOR TO BACKFILL.
10. ALL SUITABLE FILL MATERIAL SHALL BE INSTALLED IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 9 INCHES AND SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST, ASTM D1557.
11. WHEN SOFT, YIELDING OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED AT THE REQUIRED TRENCH BOTTOM ELEVATION, OVER-EXCAVATE THE TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.
12. UTILIZE SUITABLE FILL MATERIALS RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILL, ACCESS ROAD, SITE GRADING AND FOR THE REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
13. PERFORM ALL FINISHED GRADING TO PROVIDE SMOOTH, EVEN SURFACE AND SUBSURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES.
15. WHEN EXCAVATING IN THE AREA OF EXISTING UTILITIES, THE CONTRACTOR SHALL USE REASONABLE CARE IN PROTECTING SUCH UTILITIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION.
16. DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE PROJECT MANAGER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO ACT WITH DUE REGARD SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

1 / C-4 SITE WORK NOTES
SCALE: N.T.S.



2 / C-4 GRAVEL COMPOUND DETAIL
SCALE: N.T.S.



3 / C-4 GRAVEL DRIVEWAY TYP. SECTION
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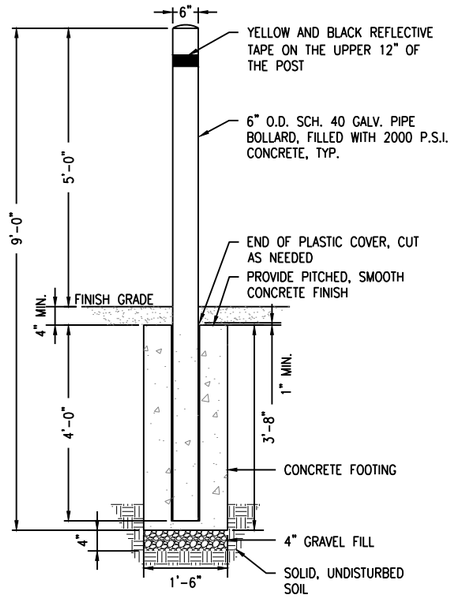

6 / C-4 BOLLARD DETAIL
SCALE: N.T.S.

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CHECKED BY:	CZ

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ARCADIA FL TI-05363
SITE ADDRESS
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ARCADIA, FL 34266

SHEET TITLE:
GRADING DETAILS

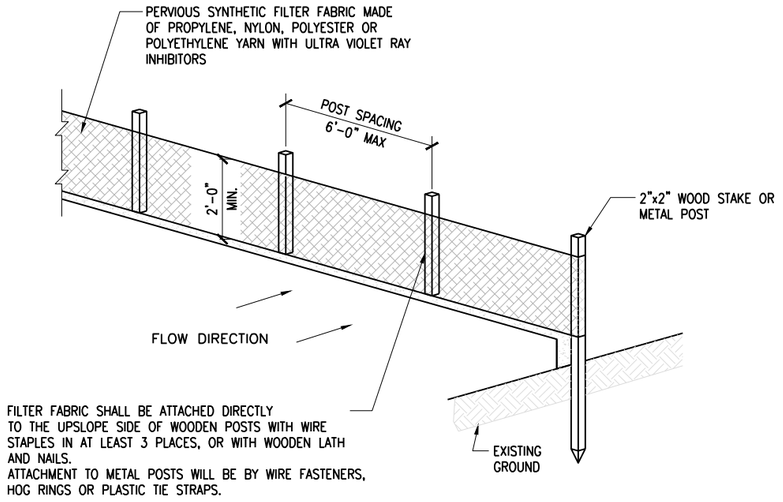
SHEET NUMBER:
C-4

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
2. A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION
3. SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING
4. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE
5. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT
6. MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT
7. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER
8. ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED
9. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDED WITH AN APPROPRIATE GROUND COVER
10. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY
11. REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT
12. SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED

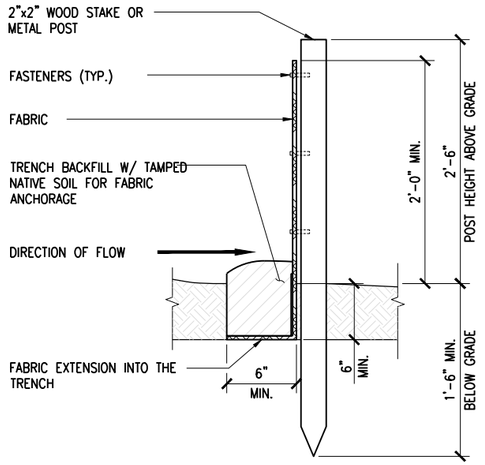
SOIL EROSION AND SEDIMENT CONTROL NOTES

1 / C-5

SCALE: N.T.S.



ISOMETRIC VIEW

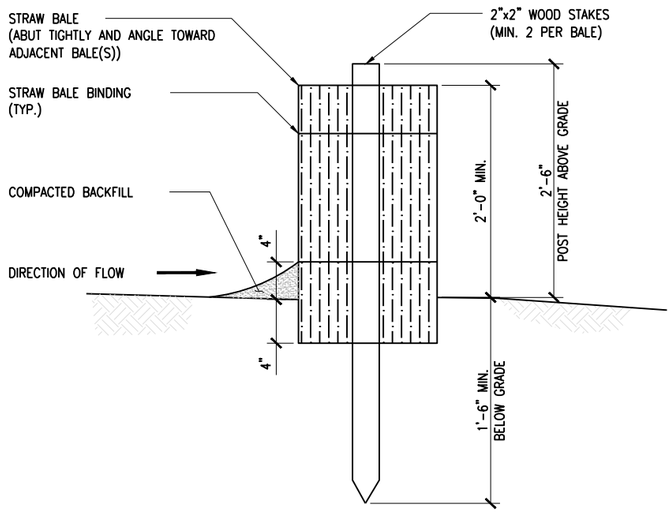


SECTION VIEW

EROSION CONTROL - SILT FENCE

2 / C-5

SCALE: N.T.S.



SECTION VIEW

EROSION CONTROL - STRAW BALE (OPTIONAL)

3 / C-5

SCALE: N.T.S.

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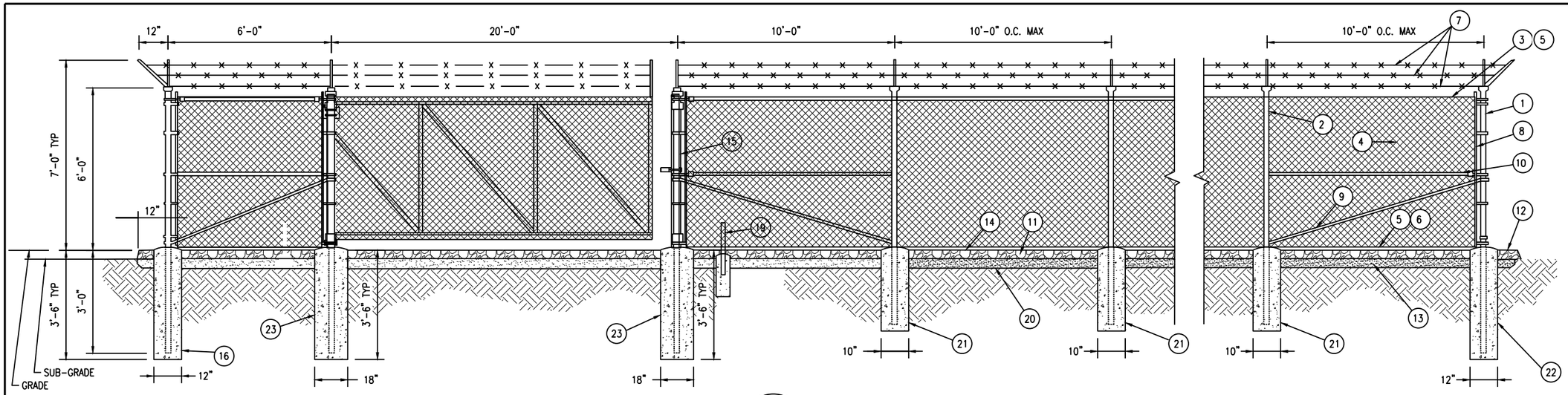
SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
C-5



1 / C-6 FENCE DETAIL

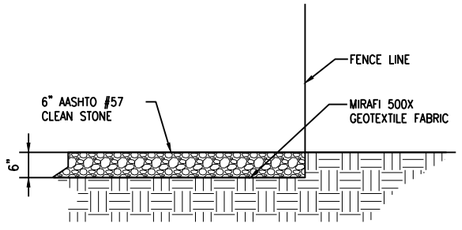
SCALE: N.T.S.

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 2" STD. GAUGE (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED, ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV, (OR EQUAL)
5. ALL OPEN POSTS SHALL HAVE END-CAPS
6. USE GALVANIZED HOG-RING WORE TO MOUNT ALL SIGNS
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC
8. USE COMMERCIAL GRADE MATERIALS ONLY

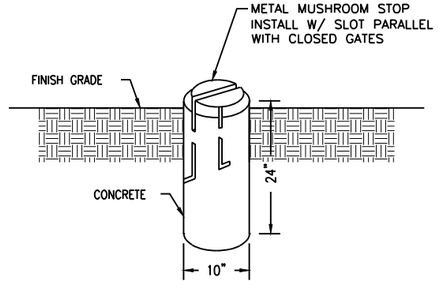
REFERENCE NOTES:

1. CORNER END OR PULL POST 4" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 2 1/2"SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083
4. FABRIC" 9GA CORE WIRE SIZE 2' MESH, CONFORMING TO ASTM-A392
5. TIE WIRE: MINIMUM II GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE END AT TENSIONS WIRE BU HOG RINGS SPACED AX. AT 24" O.C.
6. TENSION WIRE: 9GA GALVANIZE STEEL
7. BARBED WIRE: DOUBLE STRAND 12 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC 14GA, 4PT. BARBS SPACE ON APPROX. 5" CENTERS
8. STRETCHER BAR
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD
10. FENCE CORNER POST BRACE: 1 5/8" DIAZ. EACH CORNER EACH WAY
11. 1" MAXIMUM CLEARANCE FROM GRADE
12. 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK
13. 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
14. FINISH GRADE SHALL BE UNIFORM AND LEVEL
15. GATE POST 4" SCHEDULE 40 PIPE. FOR GATE WIDTHS UP THRU 7 FEET OR 4 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083
16. GATE FRAME: 2" STD. GAUGE PIPE, PER ASTM-F1083
17. GATE FRAME: 2" STD. GAUGE PIPE, PER ASTM-F1083
18. GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE
19. DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION
20. GEOMETRIES FABRIC
21. LINE POST: CONCRETE FOUNDATION (2500 PSI)
22. CORNER POST: CONCRETE FOUNDATION (2500 PSI)
23. GATE POST: CONCRETE FOUNDATION (2500 PSI)
24. STYMIE LOCK OR EQUIVALENT



2 / C-6 GRAVEL COMPOUND DETAIL

SCALE: N.T.S.



3 / C-6 MUSHROOM STOP DETAIL

SCALE: N.T.S.

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ARCADIA FL TI-05363
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SHEET TITLE:
FENCE LAYOUT & DETAILS

SHEET NUMBER:
C-6

DETAILS BY OTHERS NOTE:
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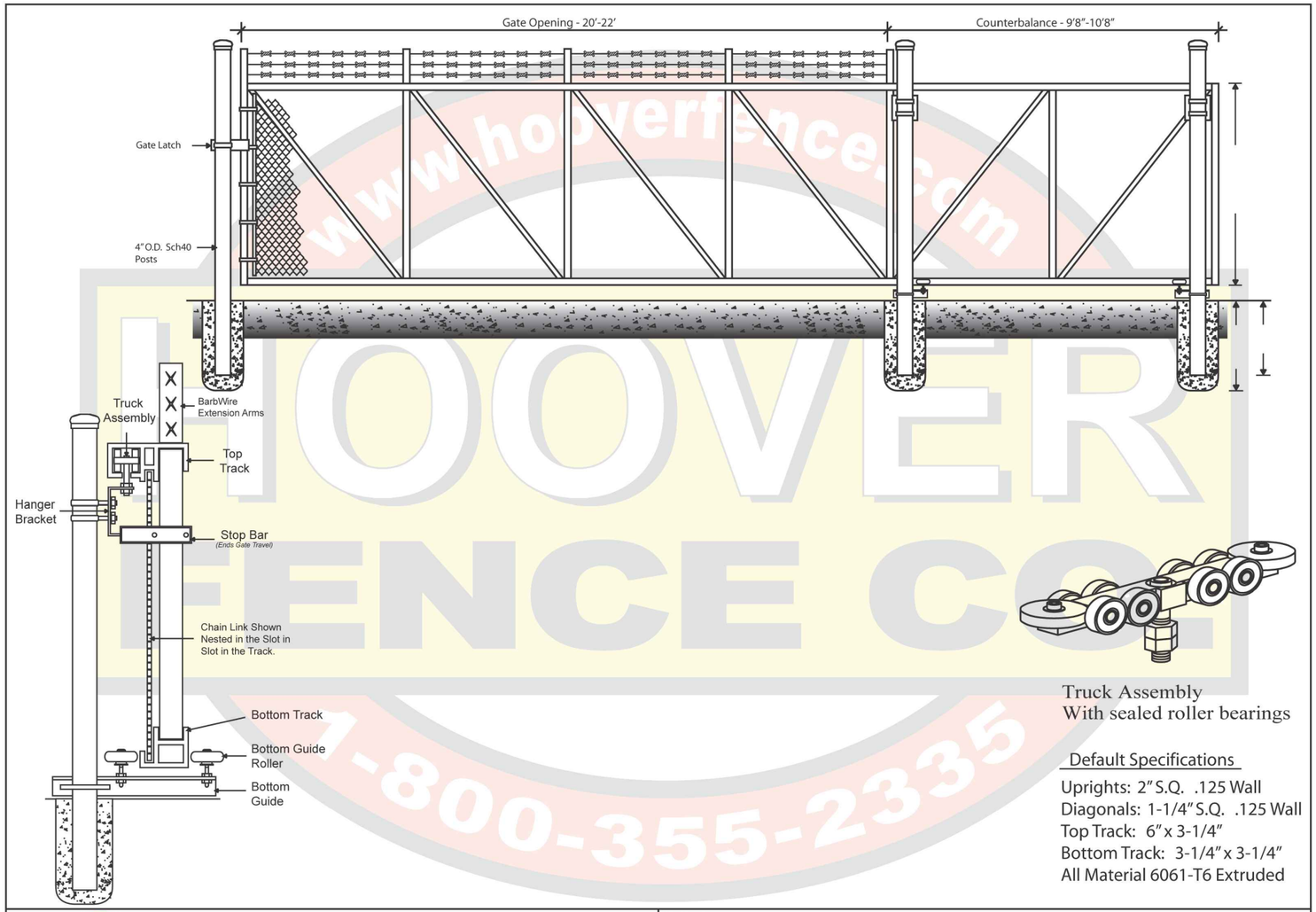

Project:	20'-22' Aluminum Slide Gate With Barb
Approved By/Date	Revision NO.
Drawn By:	Effective Date
	Drawing NO.

1 / C-6.1 GATE DETAIL
SCALE: N.T.S.

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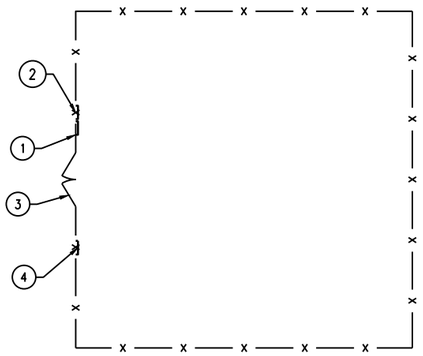
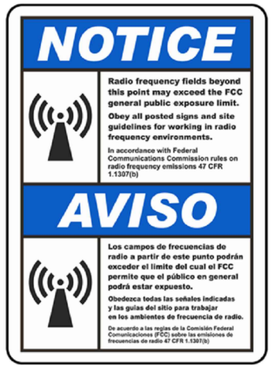


NOTE:
SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

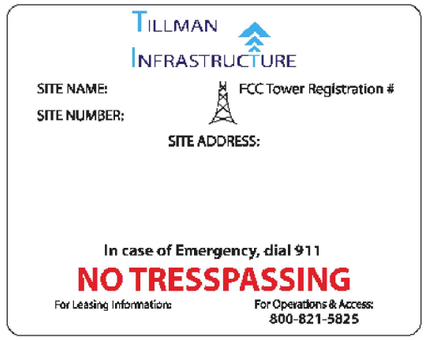
NOTE:

GENERAL CONTRACTOR SHALL PROCURE AND PROVIDE 0.063" RUST FREE ALUMINUM SIGNS WITH ONE YEAR WARRANTY FOR ALL SIGNS



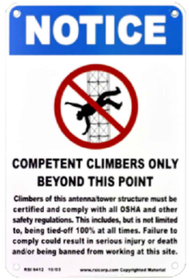
① NOTICE - RF SIGN (BLUE)

12" x 18" DIGITAL PRINT MOUNTED TO 0.063" THICK ALUMINUM



② SITE OWNER SIGN

30" X 36" DIGITAL PRINT MOUNTED TO 0.063" THICK ALUMINUM



③ TOWER CLIMBING SIGN DETAIL

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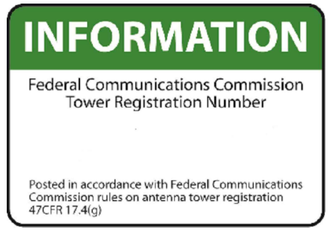


④ ASR SIGN

10" x 12" DIGITAL PRINT MOUNTED TO 0.063" THICK ALUMINUM

⑤ CATTLE SIGN (AS REQUIRED)

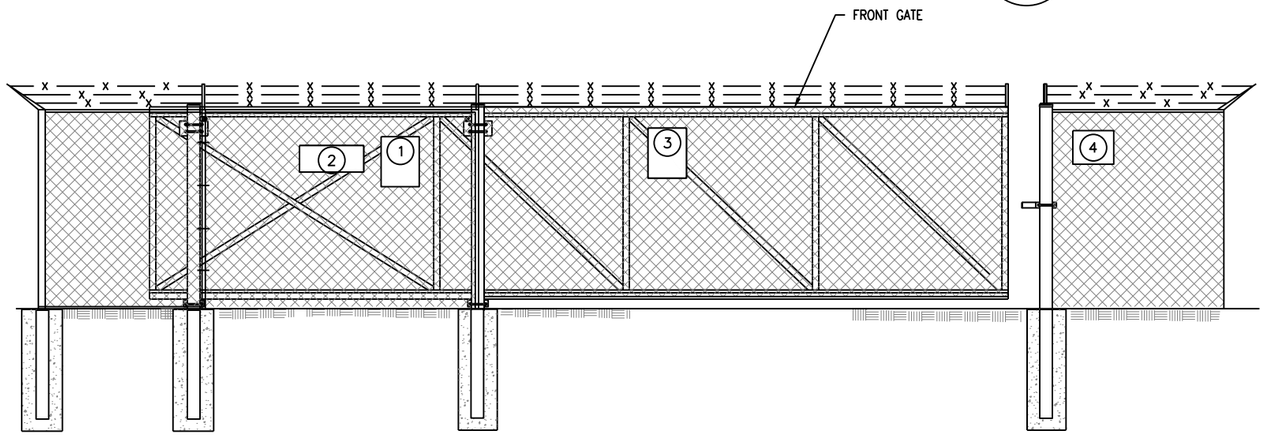
SITES WITH LIVESTOCK SHALL HAVE THIS SIGN ON THE RANCH GATE/ACCESS GATE

1 / C-7 SIGN PLACEMENT PLAN VIEW

SCALE: N.T.S.

2 / C-7 TYPICAL SIGNS AND SPECIFICATIONS

SCALE: N.T.S.



3 / C-7 SIGN PLACEMENT FRONT GATE VIEW

SCALE: N.T.S.

SIGNAGE NOTES:
1. SIGNS SHALL FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATING.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL B MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILITIES IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

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ARCADIA, FL 34266

SHEET TITLE:

SITE SIGNAGE DETAILS

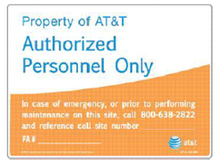
SHEET NUMBER:

C-7

Section 1: Standard Cell Site Signage

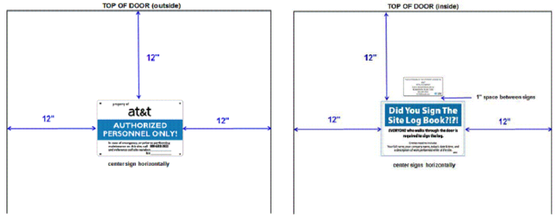
- **AT&T owned sites require the following signs:**

1. **Gate sign**
   - 15" x 20" aluminum gate sign



2. **Door sign (shelter or tenant improvement room)**
   - 8" x 12" door sign

Recommended layouts for main shelter door



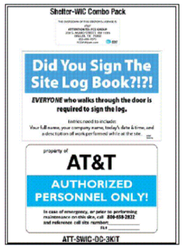
3. **FCC Custodial License sign** (*note change in address for FCC Group effective 9/2017*)
   - 3" x 6.5"

4. **No Trespassing signs**

- **AT&T leased sites (not owned by AT&T) only require a door and FCC Custodial License sign**

Combination sign packages for shelters and WIC (Walk-In-Cabinet):

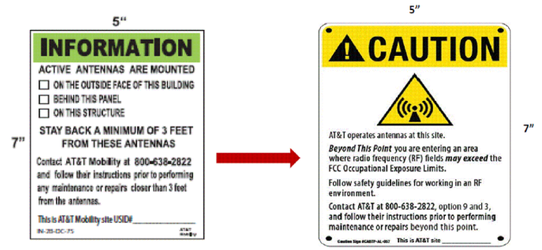
- Available from Excel Signs, item # *ATT-SWIC-DC-3KIT*. Includes door, log book and FCC Custodial Letter signs



NEW *INFO-2 SIGN POLICY*

Effective immediately, Information 2 signs shall be retired from AT&T sign inventory and 5"x7" **Caution Sign 2C** sign will be used instead

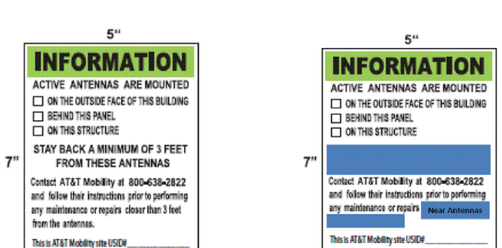
Vendors/AT&T Field technicians shall remove existing "**Information Sign 2**" sign/s that currently exist at the site (i.e. parapet mount) and replace them with the following "**Caution Sign 2C** sign which has 5"x7" dimension.



INFORMATION Sign 2 — Caution Sign 2C

NEW *INFO-2 SIGN POLICY (Existing Historical Signs)*

If **Information sign 2** sign/s are not able to be removed (i.e. existing stocks or damage risk to structure, the verbiage will be covered as example on bottom right as well as adding "**Near Antenna**" with a marker



INFORMATION Sign 2 — Covered INFORMATION Sign 2

Section 4: FCC Signs

- **Antenna Structure Registration (ASR) sign**
  1. 8" x 12" sign

- **FCC custodial letter**
  1. 3" x 6.5" decal sign (available through Excel Sign, part #ATT DC CUS 653)

OR

2. 8.5" x 11" standard paper

THE CUSTODIAN OF THIS STATION'S LICENSE IS:
AT&T
ATTENTION TO: FCC GROUP
208 S. AKARD STREET, RM 1016
DALLAS, TEXAS 75202
855-699-7073
FCCMW@att.com

Section 6: Miscellaneous signs

The following signs are optional and may be posted as needed:

- Log Book sign
  1. Posting on inside of shelter door recommended

- Padlock decal
  1. Can be affixed to padlocks to indicate an AT&T lock
  2. Can also be used to label items such as electrical disconnect boxes, electrical meters, etc.
  3. 1" x 8" decal if ordered from Excel Sign

- Gate signs

- Door Exit sign
  1. May be posted on the inside of shelter doors at sites currently not equipped with an Exit sign (or emergency light/exit sign combination) above the door
  2. Sign has glow in the dark letters and border to aid visibility
  3. Excel part # EXT-128-DL

TILLMAN INFRASTRUCTURE
152 W. 57TH ST. 27TH FLOOR
NEW YORK, NY 10019

AT&T

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SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
www.allprocgi.com
FLORIDA FIRM REGISTRATION # 27492

ACGI NO:	23-2337
DRAWN BY:	RM
CHECKED BY:	CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
4	04/23/25	DRC COMMENTS & REDLINES	RM
3	03/05/25	DRC COMMENTS & REDLINES	RM
2	10/15/24	CITY COMMENTS	RM
1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

STAMP

4/23/2025
CHIYU ZHANG
LICENSE
No 86873
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE INFORMATION
AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
AT&T SITE SIGNAGE DETAILS

SHEET NUMBER:
C-7.1

Section 2: Outdoor Cabinet Site Signage

Outdoor sites require the same gate and no trespassing signs as indoor sites if owned by AT&T. In place of the door sign the cabinets must have the following signs:

- Single cabinet sites require a sign, such as a door sign, that indicates AT&T as the owner and has provisions for adding the site number along with the MNRC contact number
  1. Sign must be affixed to the side of the cabinet (front, rear or side) which is most visible when approaching the cabinet from the site access point
     - 8" x 12" decal acceptable for outdoor cabinet

- Multiple cabinet sites require the sign specified in the previous bullet attached to the side of each cabinet on the end of the lineup. In addition, a sign indicating AT&T as the owner must be affixed to the front or rear of every cabinet (not both).
  1. AT&T identification sign is to be affixed to the most visible area (front or rear) when approaching the cabinets from the site access point
     - 3" x 6.5" decal is acceptable for front or rear of outdoor cabinets

     - Example of AT&T identification signs on outdoor cabinets (signs on each end of lineup not shown but are required)

- Miscellaneous enclosures such as AC electrical boxes and meter housings, shall have an AT&T identification sign attached. Acceptable signs are engraved phenolic labels, the 3" x 6.5" sign shown above or the padlock decal shown on page 12 or an equivalent type of sign indicating AT&T ID

- Diesel generators installed outdoors, such as on a pad in a compound, shall have signs affixed to the tank on both of the long sides of the generator. For belly tank style generators, if signs will not properly adhere to the tank they may be installed on the generator housing (alternate locations shown in yellow boxes below)
  1. AT&T identification sign, 8" x 12" or 3" x 6.5"
  2. Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0)
  3. Yellow EH&S sign, approximately 10" x 10"
  4. Diesel Fuel, Combustible, No Smoking (Excel combination sign is recommended)

Note: for stand-alone tank style generators (not belly tank) the only required sign on the generator itself is the AT&T identification sign. All 4 signs listed above will be installed on the stand-alone fuel tank

Belly Type Tank Style Generator

NOTE: if ribs on the generator tank do not allow enough room to place signs, it is acceptable to affix the signs to the generator housing

Stand-alone Type Tank Style

Section 3: Fixed Generator Signage (continued)

Per AT&T EH&S, fixed generators are required to have the following signage:

1. **AT&T identification sign, 8" x 12" or 3" x 6.5"**

OR

2. **Yellow EH&S sign**

3. **Fuel type, Combustible (Diesel), Flammable (Propane & Natural Gas) and No Smoking signs (individual signs or the Excel combination sign shown below are acceptable). Fuel tank capacity is optional**

4. **Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0) Diesel only**

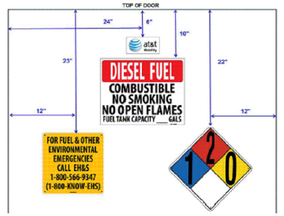
Section 3: Fixed Generator Signage (continued)

Per AT&T EH&S, fixed generators are required to have signage posted as follows:

- Diesel generators installed indoors, such as a shelter generator room, shall have signs affixed to the entrance door to the room the generator is housed in and one of the long sides of the generator tank. If signs will not properly adhere to the tank they may be installed on the end of the generator housing (yellow box on far right photo below)
  1. AT&T identification sign, 8" x 12" or 3" x 6.5"
  2. Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0)
  3. Yellow EH&S sign
  4. Diesel Fuel, Combustible, No Smoking signs (Excel combination sign is recommended)

Door Signage ***Preferred Tank Signage Location*** ***Alternate Tank Signage Location***

Recommended layout for a 4' x 7' generator room door



Section 3: Fixed Generator Signage (continued)

Diesel generator signs may be purchased in a kit from Excel Signs (link below). The kit contains 2 of each required sign and provides all of the signage needed for a diesel generator site

Excel Sign Diesel Generator Combo Pack

Diesel Generator Combo Pack

Consists of:

(2) Diesel Fuel 15x12 Decals
(2) EH&S 11x11 Decals
(2) NFPA Pre-printed 120 15x15 Decals
(2) ATT Mobility 6.5x3 Logo Decals

Natural gas and propane generators signage requirements are identical to diesel generators with the exception that the Hazard Diamond sign is not required unless mandated by the Authority Having Jurisdiction (AHJ). Combination signs are available for both natural gas and propane through Excel sign. A combo sign pack is also available for propane generators.

Excel Sign Propane Generator Combo Pack

Propane Generator Combo Pack

(2) Propane Fuel 15x12 Decals
(2) EH&S 11x11 Decals
(2) NFPA Pre-printed 240 15x15 Decals
(2) ATT Mobility 6.5x3 Logo Decals

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0	05/30/24	FINAL CD	RM

STAMP

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AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:

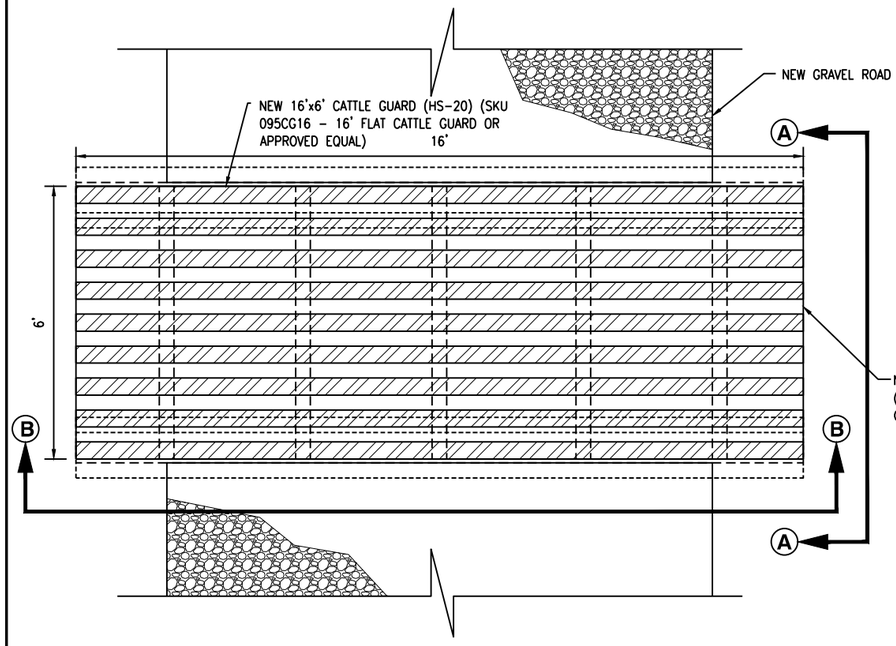
AT&T
SITE SIGNAGE
DETAILS

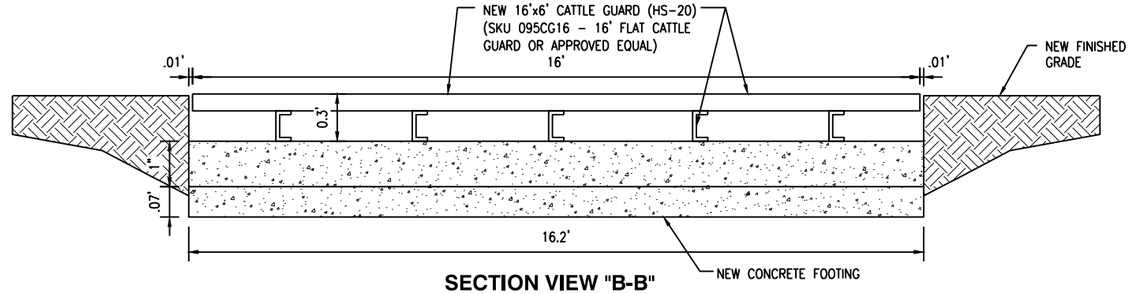
SHEET NUMBER:

C-7B

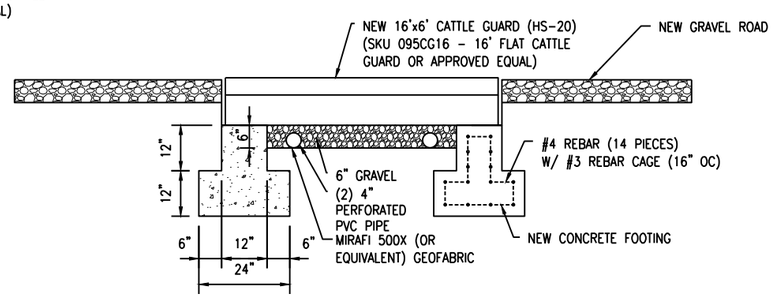
DETAILS BY OTHERS NOTE:
DETAILS SHOWN ON THIS PAGE WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER THE SIGNATURE AND SEAL OF ALLPRO CONSULTING GROUP, INC. AND/OR IT'S ENGINEERS.

NOTE:
CATTLE GUARDS ARE DESIGNED TO SUPPORT THE WEIGHT OF VEHICLES, AND THEIR LOAD-BEARING CAPACITY VARIES DEPENDING ON THE MATERIALS AND CONSTRUCTION. THEY ARE TYPICALLY RATED TO HANDLE LOADS FROM STANDARD PASSENGER VEHICLES UP TO HEAVY FARM EQUIPMENT, WITH RATINGS RANGING FROM 10 TO 20 TONS OR MORE. FOR PUBLIC ROADS, AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS) STANDARDS OFTEN DICTATE AN H-20 LOAD RATING, MEANING THE CATTLE GUARD CAN SUPPORT UP TO 16,000 POUNDS PER AXLE.





SECTION VIEW "B-B"



SECTION VIEW "A-A"

1 / C-8 CATTLE GUARD DETAILS

SCALE: N.T.S.

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TILLMAN SITE NAME
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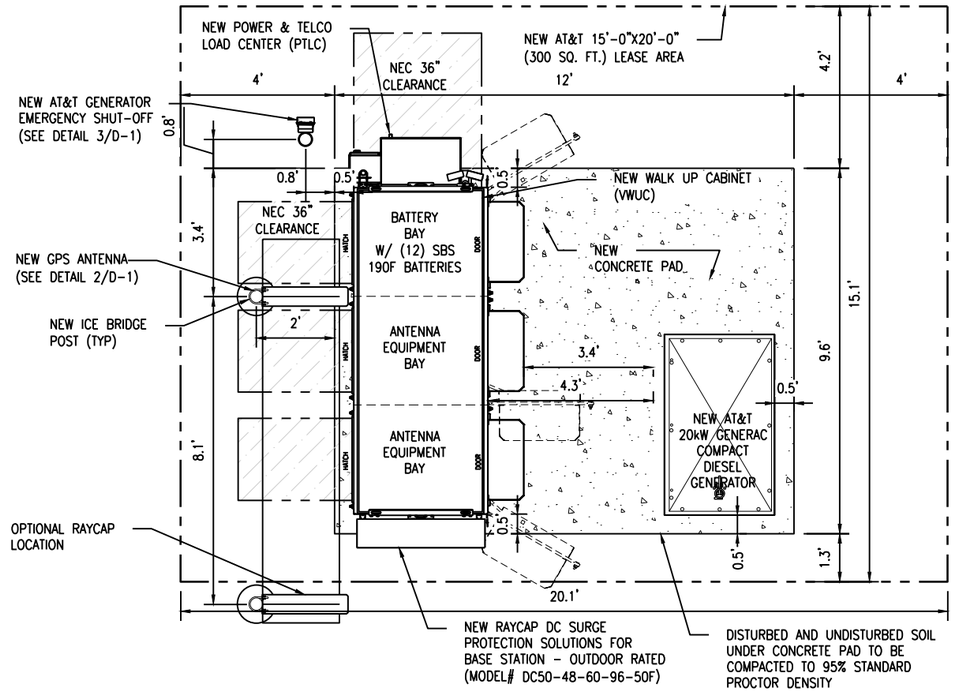
ARCADIA, FL 34266

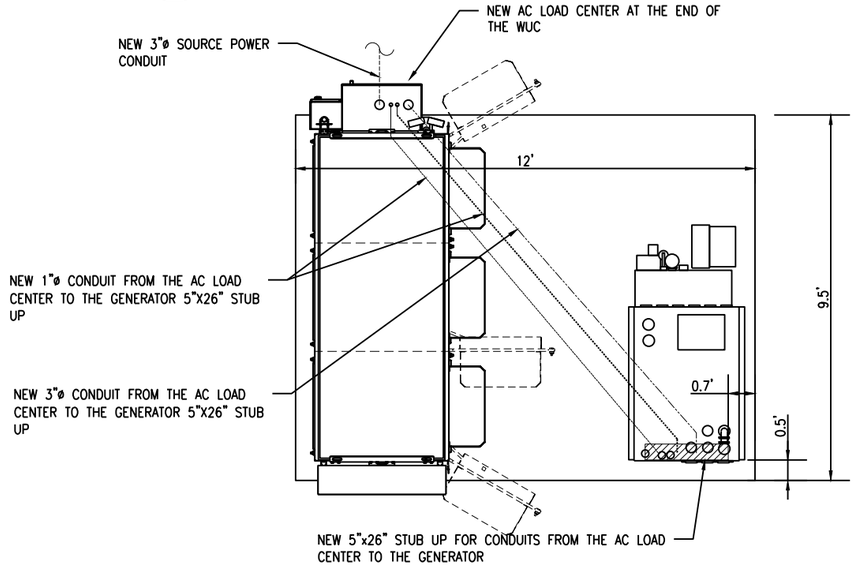
SHEET TITLE:
CATTLE GUARD DETAILS

SHEET NUMBER:
C-8



1 / D-1 CONCRETE PAD LAYOUT

SCALE: N.T.S.



2 / D-1 CONCRETE PAD CONDUIT ROUTING

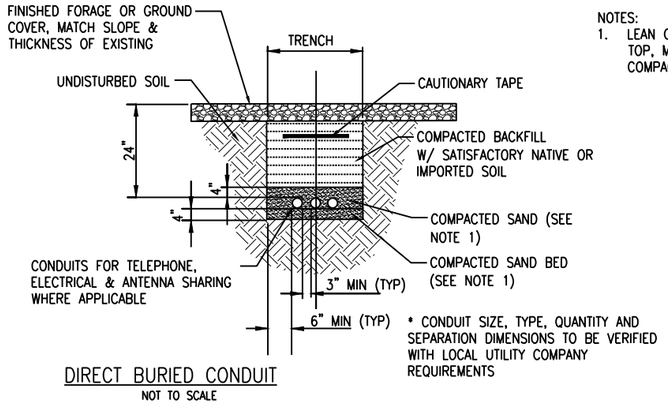
SCALE: N.T.S.

NOTES:
1. REFER TO D-3 FOR VWUC SPECIFICATIONS
2. REFER TO ATTACHMENTS FOR GENERATOR SPECIFICATIONS

BATTERY SPECIFICATIONS:

ENERSYS POWERSAFE SBS-190F BATTERY 12V 190AH FRONT TERM

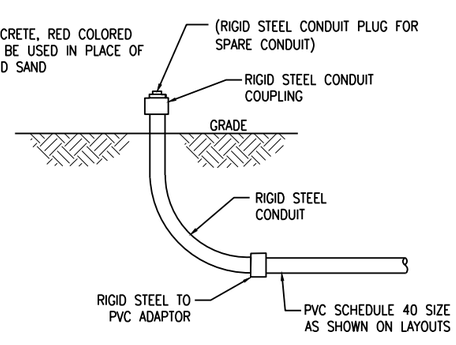
QUANTITY:	12
SKU / OSI ITEM NUMBER:	SBS-190F
CHEMISTRY:	SEALED LEAD ACID
NOMINAL VOLTAGE:	12V
NOMINAL CAPACITY:	190.0AH
TERMINALS:	M6
DIMENSIONS (L X W X H):	22.10 X 4.90 X 12.40
WEIGHT (POUNDS):	132.3



DIRECT BURIED CONDUIT

NOT TO SCALE

NOTES:
1. LEAN CONCRETE, RED COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND



UNDERGROUND CONDUIT STUB-UP

NOT TO SCALE

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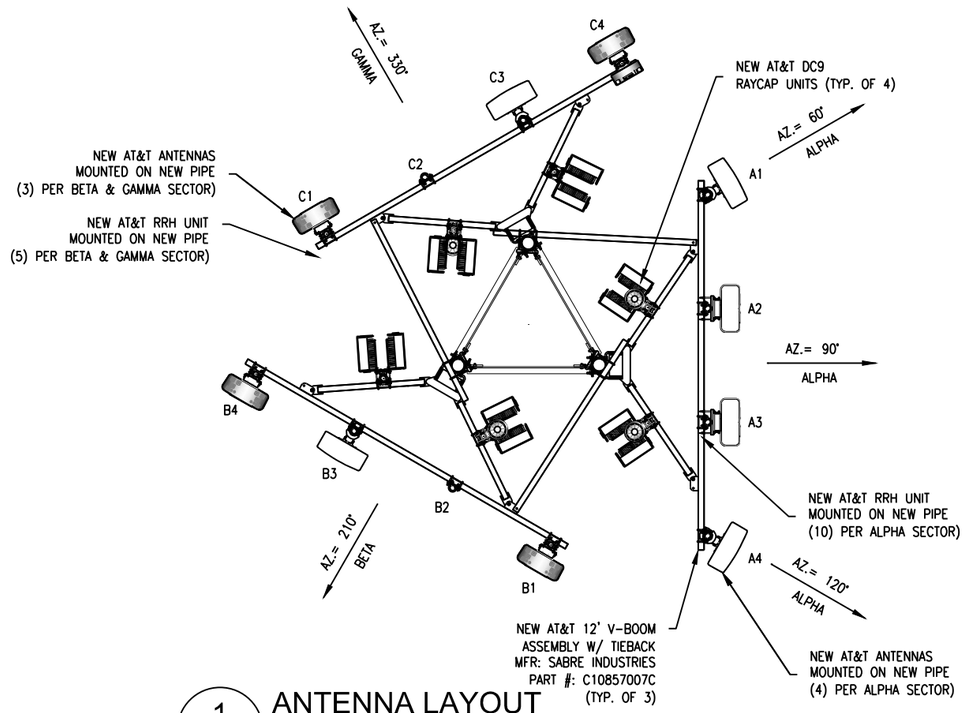
SHEET TITLE:

EQUIPMENT LAYOUT & DETAILS

SHEET NUMBER:

D-1



1 / D-2 ANTENNA LAYOUT

SCALE: N.T.S.

NOTE:
NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

CLIMBERS NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ANTENNA MOUNTS ETC WITHOUT PROPER EVALUATION. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE NEW LOADS. STRUCTURAL ANALYSIS BY OTHERS.

NOTE:
MOUNT ANALYSIS BY OTHERS. NO ANTENNAS OR EQUIPMENT SHALL BE INSTALLED WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

CABLE NOTE:
CONTRACTOR TO VERIFY AT&T MARKET STANDARD & LENGTHS PRIOR TO ORDERING COAX OR HYBRIFLEX CABLE

NOTE:
THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.

PROPOSED ANTENNA CONFIGURATION AND CABLE SCHEDULE

SECTOR	POS	TECH	ANTENNA	ANTENNA ℄ HEIGHT	AZ	TMA/RRU	DC SURGE AND DISTRIBUTION	CABLE TYPE	CABLE LENGTH	DOWN TILTS
A	1	5G CBAND 5G DOD	ERICSSON AIR6419 B77D + AIR6419 B77G (STACKED)	195' AGL	60°	INTEGRATED WITHIN: AIR6419 B77G INTEGRATED WITHIN: AIR6419 B77D	(4) RAYCAP DC9-48-60-24-8C-EV	(4) 1" (WR-VG66ST-BRD) (2) 3/8" (FB-L98B-235; 24-PAIR)	200'	2
	2	LTE 700/1900/AWS 5G 850	ANDREW 2NN2HH-33B-R4		90°	RRH 4890 B25/B66 RRH 4890 B25/B66 RRH 4490 B5/B12A				1
	3	LTE 700/1900/AWS	ANDREW 2NN2HH-33B-R4		90°	RRH 4494 B14/B29 RRH 4490 B5/B12A RRH 4494 B14/B29				1
	4	5G CBAND 5G DOD	ERICSSON AIR6419 B77D + AIR6419 B77G (STACKED)		120°	INTEGRATED WITHIN: AIR6419 B77G INTEGRATED WITHIN: AIR6419 B77D				2
B	1	LTE 700/1900/AWS 5G 850	ANDREW NNH4-85B-R6	195' AGL	210°	RRH 4490 B5/B12A RRH 4890 B25/B66		(2) 1" (WR-VG66ST-BRD) (1) 3/8" (FB-L98B-235; 24-PAIR)	200'	1
	2									
	3	5G CBAND 5G DOD	ERICSSON AIR6419 B77D + AIR6419 B77G (STACKED)		210°	INTEGRATED WITHIN: AIR6419 B77G INTEGRATED WITHIN: AIR6419 B77D				2
	4	LTE 700/LTE	ANDREW NNH4-85B-R6		210°	RRH 4494 B14/B29				1
C	1	LTE 700/1900/AWS 5G 850	ANDREW NNH4-65B-R6H4	195' AGL	330°	RRH 4490 B5/B12A RRH 4890 B25/B66		(2) 1" (WR-VG66ST-BRD) (1) 3/8" (FB-L98B-235; 24-PAIR)	200'	1
	2									
	3	5G CBAND 5G DOD	ERICSSON AIR6419 B77D + AIR6419 B77G (STACKED)		330°	INTEGRATED WITHIN: AIR6419 B77G INTEGRATED WITHIN: AIR6419 B77D				2
	4	LTE 700/LTE	ANDREW NNH4-65B-R6H4		330°	RRH 4494 B14/B29				1

* INCLUDES SAFETY FACTOR OF 20' FT. (10 FT. AT BOTH ENDS OF CABLE RUN). CONTRACTOR TO VERIFY RF DATA WITH AT&T WIRELESS CONSTRUCTION MANAGER AND/OR RF ENGINEER PRIOR TO INSTALLATION

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REVISIONS

REV	DATE	DESCRIPTION	BY
4	04/23/25	DRC COMMENTS & REDLINES	RM
3	03/05/25	DRC COMMENTS & REDLINES	RM
2	10/15/24	CITY COMMENTS	RM
1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

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CHIYU ZHANG
LICENSE
No 86873
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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SITE INFORMATION
AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
ANTENNA LAYOUT

SHEET NUMBER:
D-2

Vertiv™ NetSure™ X701 Walk Up Cabinet (WUC)

Description

The Vertiv™ NetSure™ X701 provides room for power, batteries, and other sensitive equipment in a single convenient outdoor enclosure. Its aluminum construction provides protection from both vandalism and harsh environmental conditions while still standing up to high winds and seismic events. With up to 15kW of heat dissipation available, the NetSure™ X701 outdoor enclosure is designed to handle ever-increasing heat load requirements at your base station and network edge sites.

- UL 2416 Certified
- Factory-integrated Vertiv™ NetSure™ 512 DC power system supports -48V and -58V DC load requirements
- Battery trays for (3) strings of VRLA batteries up to 210Ah each
- Up to 74RU of available equipment space
- Convenient cable entry and management throughout the enclosure

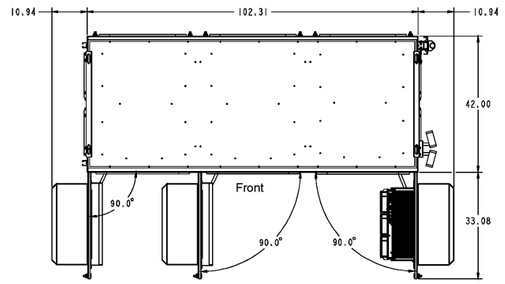
Technical Specifications

Enclosure		
Two-Bay	Dimensions (H x W x D)	86" x 68" x 54"
	Weight	1300 lbs.
	Equipment Space	43 RU available
	Color	Cool White
	Cabinet Access	Front door and rear panels
	Security	All handles can accommodate padlock
Three-Bay	Dimensions (H x W x D)	74" x 102" x 54"
	Weight	1650 lbs.
	Equipment Space	76 RU available
	Color	Cool White
	Cabinet Access	Front door and rear panels
	Security	All handles can accommodate padlock
Mounting		
Mounting Options	Pad; Platform	
Racks	Adjustable 19" to 23" racks in each equipment chamber	
Electrical		
Input/Output Voltage	208/240VAC single-phase input; -48VDC primary/-58VDC secondary output	
Maximum Input Current	N/A (Generally used w/ customer-provided service entrance transfer switch, generally 200A)	
Environmental		
Operating Temperature	-40°C to 46°C	
Relative Humidity	0% to 95% non-condensing	
Thermal Solutions		
Heat Exchanger	6000 watts in each equipment chamber, 2800 watts in power chamber	
Equipment Chamber		
DC Power	Factory-integrated NetSure 512 system	
AC Outlet	GFI	
Grounding	Ground bar in each chamber	
Standards Compliance		
Safety	UL 2416	
Environment	Designed for Telcordia GR-487	

Ordering Information, Three-Bay

AT&T Number	Vertiv Number	Description
CEQ.54298	F2020030	Vertiv™ NetSure™ X701 three-bay outdoor walk-up enclosure with 76 RU available
CEQ.53997	582137000501	NetSure™ 512, -48 VDC/-58 VDC, (43) -48 V load breaker positions, (16) -58 V load breaker positions, LVBD capability
	582137000027	(1) two row distribution cabinet
	582137000030	(4) rectifier shelves, 3 right positions can be used for -48V to -58V converters
	582137000AC	(1) -48 VDC (30 position) distribution panel
	582137000FJ	(1) -48 VDC (13 position) and -58 VDC (16 position) distribution panel
	1M830DNA10024046	(1) NCU controller
	552992	(2) 10M temperature probes
	541308	(2) alarm cables (power system side)
	541309	(2) alarm cable extensions
	582137000070	(1) extended interface board
	549017	(1) GMT fuse option board
		(1) 2800 watt door-mounted heat exchanger (power and battery chamber)
		(2) 6000 watt door-mounted heat exchanger (equipment chamber)
		(2) 66 blocks for alarms
		(3) 200 amp DC battery disconnects
		(4) 1000 watt equipment heaters
		(1) Duplex AC convenience outlet
		(3) 10-position ground bars

Figure 2.5 Overhead View with Door Open (F2020030) (3-Bay)



Notes:
1. All dimensions are in inches.

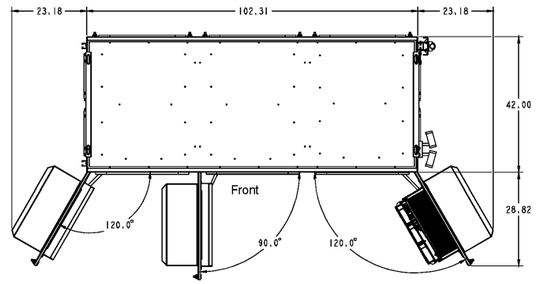


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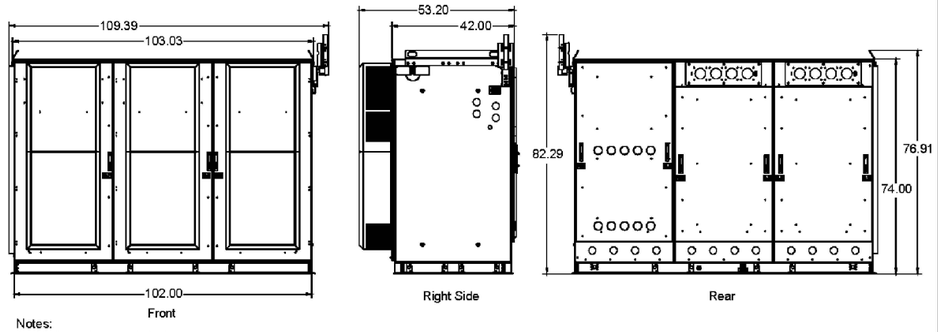
Figure 2.3 Enclosure Dimensions (F2020030) (3-Bay)



Notes:
1. All dimensions are in inches.

TILLMAN INFRASTRUCTURE
152 W. 57TH ST. 27TH FLOOR
NEW YORK, NY 10019

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www.allprocgi.com
FLORIDA FIRM REGISTRATION # 27492

ACGI NO:	23-2337
DRAWN BY:	RM
CHECKED BY:	CZ

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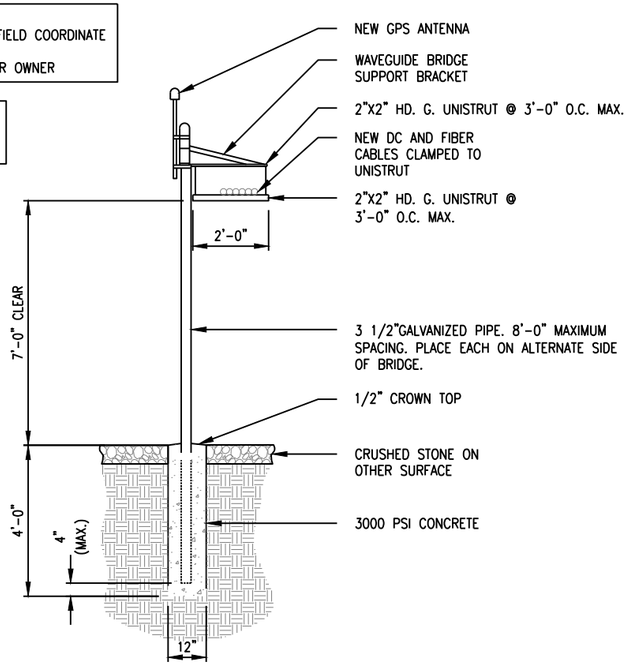
SHEET TITLE:
VWUC SPECIFICATIONS

SHEET NUMBER:
D-3

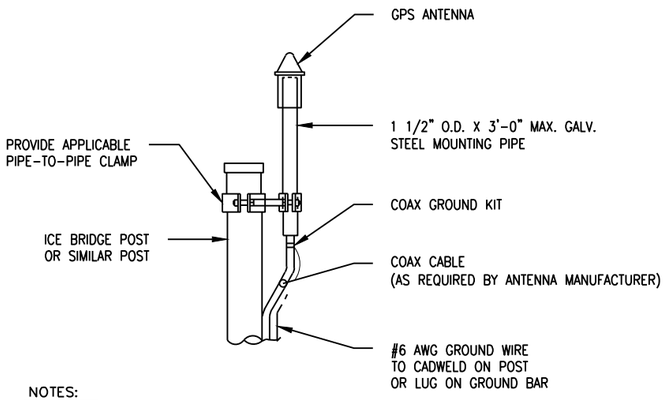
ICE BRIDGE NOTE:
PRIOR TO CONSTRUCTION FIELD COORDINATE HEIGHT AND ROUTE OF ICE BRIDGE WITH TOWER OWNER

ICE BRIDGE NOTE:
ALL SUPPORT POSTS MUST BE GROUNDED



1 / D-4 CABLE BRIDGE DETAIL

SCALE: N.T.S.

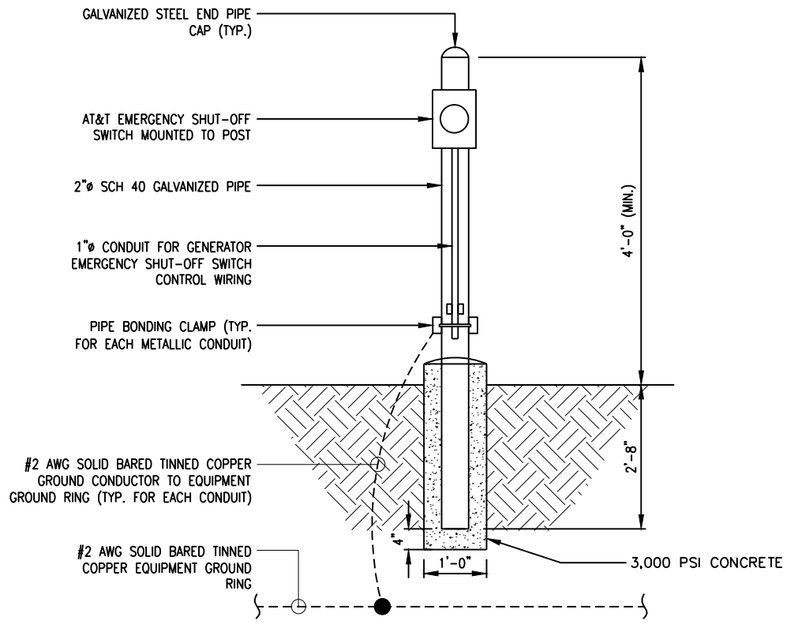


NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS LOCATIONS MUST BE ABLE TO RECIEVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

2 / D-4 GPS ANTENNA MOUNTING DETAIL

SCALE: N.T.S.



3 / D-4 EMERGENCY SHUT-OFF SWITCH DETAIL

SCALE: N.T.S.

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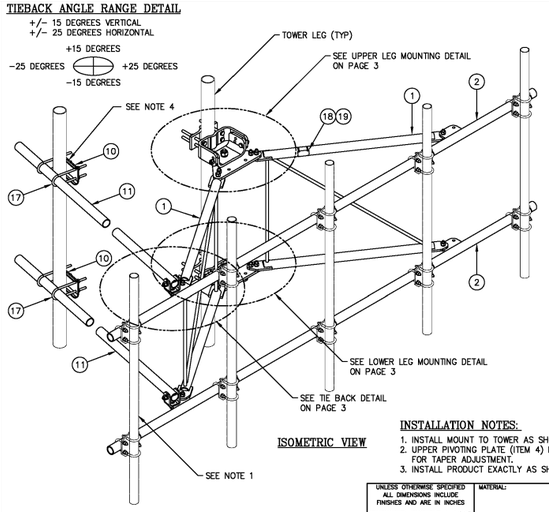
ARCADIA, FL 34266

SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER:
D-4

NOTE:
FOR REFERENCE ONLY.

TIEBACK ANGLE RANGE DETAIL



ISOMETRIC VIEW

C10857007C 12' EHD V-BOOM ASSEMBLY W/TIEBACKS

ITEM	QTY.	PART NO.	DESCRIPTION	WEIGHT
1.	2	CW01222	WELDMENT, STANDOFF ARM	126
2.	2	CW01223	WELDMENT, FACE PIPE	147
3.	2	CS03109	PLATE, ROTATING	34
4.	1	CS03110	PLATE, PIVOTING (UPPER)	16
5.	1	CS03111	PLATE, LEG CLAMP (UPPER)	17
6.	1	CS03112	PLATE, PIVOTING (LOWER)	14
7.	1	CS03113	PLATE, LEG CLAMP (LOWER)	17
8.	2	CS03114	PLATE, LEG CLAMP (BACK)	14
9.	2	CS00098	PLATE, TIE BACK SWIVEL	5
10.	2	CS03285	PLATE, TIE BACK CLAMP	9
11.	2	CS03333	PIPE, TIE BACK	76
12.	2	C40026073	BOLT ASSEMBLY, 1 ø X 3 A325	4
13.	8	C40140004	BOLT ASSEMBLY, 5/8 ø X 8 A307	13
14.	2	C40026033	BOLT ASSEMBLY, 5/8 ø X 4 1/2 A325	2
15.	12	C40026025	BOLT ASSEMBLY, 5/8 ø X 2 1/2 A325	6
16.	6	C40026024	BOLT ASSEMBLY, 5/8 ø X 2 1/4 A325	3
17.	4	C40034183	U-BOLT ASSEMBLY, 1/2 ø X 2 9/16 C-C	6
18.	1	Z30992017	MOUNT CLASSIFICATION TAG C10857007C	1
19.	2	C40062103	STAINLESS STEEL SELF-LOCKING CABLE TIE	1
			TOTAL WEIGHT	511

PACKAGING NOTE

CK00386 INCLUDES ITEMS 1, 3, 4, 5, 6, 7, 12 & 15 (8 QTY)
CK00392 INCLUDES ITEMS 2, 8, 9, 10, 11, 13, 14, 15 (4 QTY), 16, 17, 18 & 19

INSTALLATION NOTES:

1. INSTALL MOUNT TO TOWER AS SHOWN, SO THAT WELDED STANDOFF DIAGONAL IS SLOPING DOWNWARD FROM TOWER END TO FACE PIPE END.
2. UPPER PIVOTING PLATE (ITEM 4) HAS THREE HOLES ON EACH SIDE AND UPPER LEG CLAMP PLATE (ITEM 5) HAS TWO HOLES ON EACH SIDE FOR TAPER ADJUSTMENT.
3. INSTALL PRODUCT EXACTLY AS SHOWN IN DRAWING, WITH ALL BOLTS FACING UPWARDS.

NOTES:

1. MOUNTING PIPES & CROSSOVER PLATE KITS MUST BE PURCHASED SEPARATELY.
2. QUANTITIES SHOWN IN LISTS OF MATERIAL ARE FOR ONE (1) V-BOOM ONLY.
3. THIS V-BOOM WILL MOUNT TO THE FOLLOWING:1 1/2"ø TO 5 9/16"ø ROUND LEG.
4. TIEBACKS MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED ABOVE IN THE TIEBACK ANGLE RANGE DETAIL UNLESS APPROVED BY THE ENGINEER OF RECORD.

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES
TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"
MATERIAL: TOLERANCES DO NOT APPLY TO RAW MATERIAL

REV	DATE	DRW	CHK	DESCRIPTION
1	10/19/16	KLE	KEL	ADDED INSTALLATION NOTES

Sabre Industries Towers and Poles

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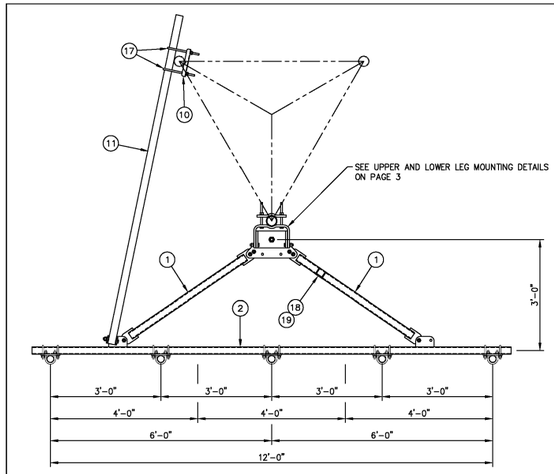
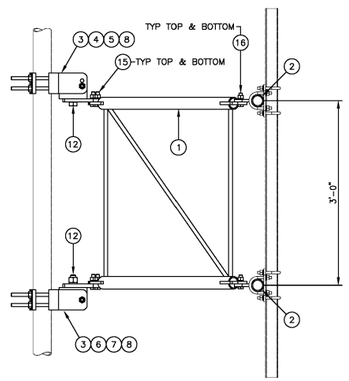
12' EHD V-BOOM ASSEMBLY W/TIEBACKS
(3' STANDOFF)
W/NO ANTENNA MOUNTING PIPES

		SIZE	DRAWING NO.	REV
DATE	02/29/16	B	C10857007C	1
DRAWN BY	WRF			
CHECKED BY	KLE		SCALE None	PAGE 1 OF 3



MOUNTING OPTIONS
SHOWING MOUNTING PIPE PLACEMENTS



SIDE VIEW

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MATERIAL: TOLERANCES DO NOT APPLY TO RAW MATERIAL

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12' EHD V-BOOM ASSEMBLY W/TIEBACKS
(3' STANDOFF)
W/NO ANTENNA MOUNTING PIPES

		SIZE	DRAWING NO.	REV
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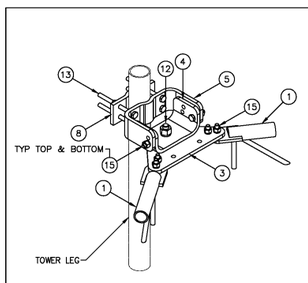
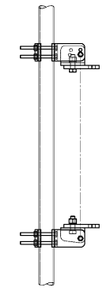
CHECKED BY	KLE		SCALE None	PAGE 2 OF 3

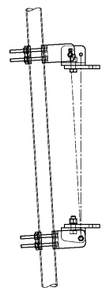


UPPER LEG MOUNTING DETAIL

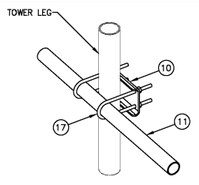


STRAIGHT TOWER SECTION

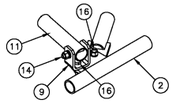
TAPERED 1'–9 IN 20' SLOPE



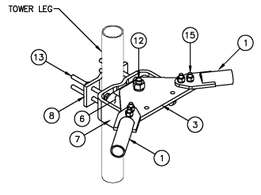
TAPERED 2' IN 20' SLOPE



TIE BACK DETAIL
AT TOWER LEG



TIE BACK DETAIL
AT ANTENNA MOUNTING FRAME



LOWER LEG MOUNTING DETAIL

–––––––PIVOTING OPTIONS–––––––

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES
TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"
MATERIAL: TOLERANCES DO NOT APPLY TO RAW MATERIAL

REV	DATE	DRW	CHK	DESCRIPTION
1	10/19/16	KLE	KEL	ADDED INSTALLATION NOTES

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12' EHD V-BOOM ASSEMBLY W/TIEBACKS
(3' STANDOFF)
W/NO ANTENNA MOUNTING PIPES

		SIZE	DRAWING NO.	REV
DATE	02/29/16	B	C10857007C	1
DRAWN BY	WRF			
CHECKED BY	KLE		SCALE None	PAGE 3 OF 3

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SITE ADDRESS
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ARCADIA, FL 34266

SHEET TITLE:
ANTENNA AND RRH PLATFORM SPECIFICATIONS

SHEET NUMBER:
D-5

DETAILS BY OTHERS NOTE:
DETAILS SHOWN ON THIS PAGE WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER THE SIGNATURE AND SEAL OF ALLPRO CONSULTING GROUP, INC. AND/OR IT'S ENGINEERS.

SH 1/3 | REV | WINDCHILL VERSION

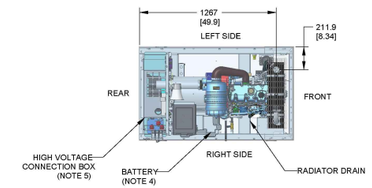
Notes:
1. CONTROL PANEL, (2 AMP BATTERY CHARGER INSIDE).
2. 120V, 20A GFCI & 250V, 15A OUTLET (OPTIONAL).
3. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB-UP AREA).
4. BATTERY (12 VOLT NEGATIVE GROUND SYSTEM).
5. MAIN LINE CIRCUIT BREAKER (MLCB), AC LOAD LEADS.
   MAIN LINE CIRCUIT BREAKER INFORMATION:
   -SEE SPECIFICATION SHEET OR OWNERS MANUAL
   -ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR
   (DIMENSIONS MAY VARY DUE TO UNIT CONFIGURATION)
6. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
   FOR WEIGHT AND CENTER OF GRAVITY DATA SEE SHEET 3
7. ENGINE SERVICE CONNECTIONS:

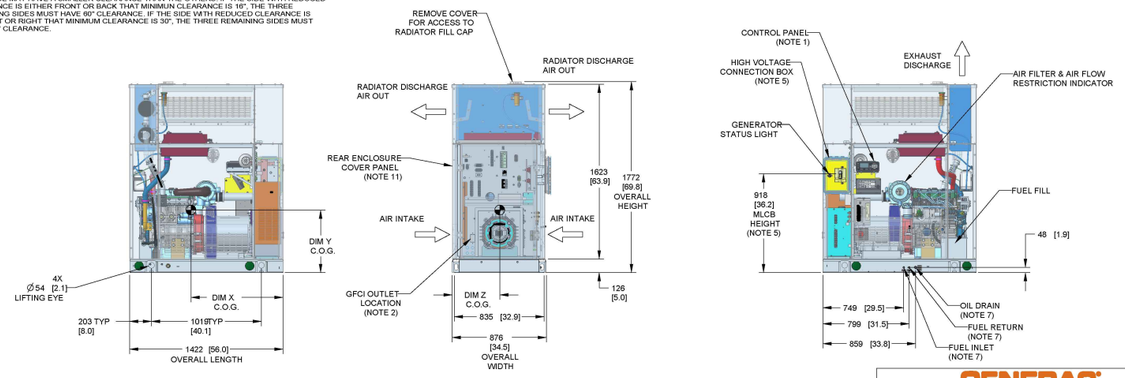
   INLET DIESEL = 1/4" NPT
   RETURN DIESEL = 1/4" NPT
   OIL DRAIN = 1/2" NPT
   RADIATOR DRAIN = 1/4" NPT
   FLEX PIPE OUTLET = 2" ID
   EXHAUST OUTLET = 2" ID
   ***** SEE GENERATOR SIZING GUIDE FOR FUEL PIPE SIZING TO SUIT APPLICATION *****

8. GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED.
9. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
10. EXHAUST SYSTEM MAXIMUM BACK PRESSURE = 10" H20 (ADDITIONAL).

11. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
    -RIGHT VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120V AC (0.5 AMP MAX) CONNECTION.
    LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
12. BOLTS OR STUDS USED TO MOUNT UNIT TO PAD SHALL BE 5/8 - 11 GRADE 5.
13. ONE SIDE MAY HAVE A SMALLER CLEARANCE THAN THE OTHERS. IF THE SIDE WITH REDUCED CLEARANCE IS EITHER FRONT OR BACK THAT MINIMUM CLEARANCE IS 16", THE THREE REMAINING SIDES MUST HAVE 60" CLEARANCE. IF THE SIDE WITH REDUCED CLEARANCE IS THE LEFT OR RIGHT THAT MINIMUM CLEARANCE IS 30", THE THREE REMAINING SIDES MUST HAVE 60" CLEARANCE.

SERVICE ITEM	
OIL FILL CAP	RIGHT SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	RIGHT SIDE
COOLANT RECOVERY BOTTLE	RIGHT SIDE
RADIATOR FILL CAP ACCESS	ROOF
AIR CLEANER ELEMENT	RIGHT SIDE
FUEL FILTER	RIGHT SIDE
BATTERY	RIGHT SIDE





DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

DIMENSIONS ARE IN MILLIMETERS [INCHES]

INSTALLATION DRAWING

GENERAC

TITLE
INSTALL D2.2L G22 L2A ENCLOSURE
D2.2L: SDC020

ISSUE DATE:

SIZE	CAGE NO	DWG NO	REV
B	N/A	A0001367034	B
SCALE 0.035	WT-KG 195571575.433	SHEET 1 of 3	

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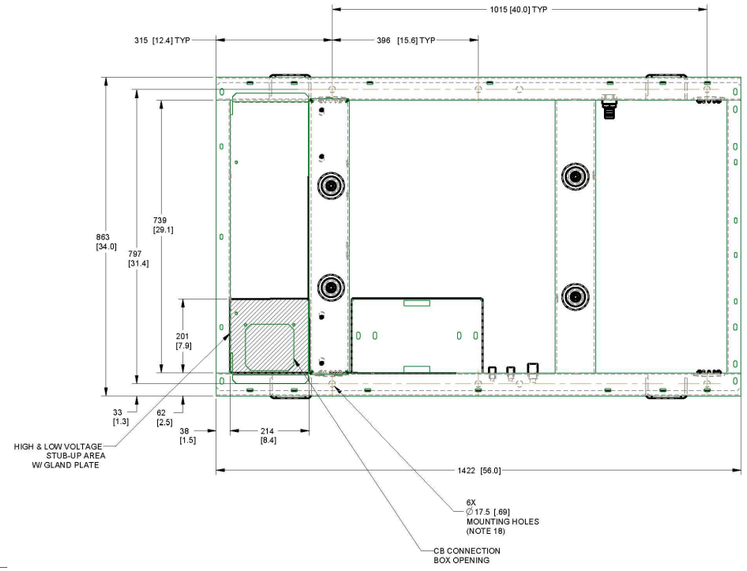
ELECTRONICALLY APPROVED
INSIDE WINDCHILL

L2A ENCLOSURE, ALUMINUM

MODEL	VOLTAGE	WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z
SD20	240V, 1Ø	664.5 kg [1465 lbs.]	738 [29.1]	TBD [TBD]	450 [17.7]
SD20	208V, 240V, 480V, 600V 3	667.2 kg [1470.9 lbs]	737 [29.0]	TBD [TBD]	



1 / D-6 GENERATOR SPECIFICATIONS
SCALE: N.T.S.

TILLMAN INFRASTRUCTURE
152 W. 57TH ST. 27TH FLOOR
NEW YORK, NY 10019

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FLORIDA FIRM REGISTRATION # 27492

ACGI NO:	23-2337
DRAWN BY:	RM
CHECKED BY:	CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
4	04/23/25	DRC COMMENTS & REDLINES	RM
3	03/05/25	DRC COMMENTS & REDLINES	RM
2	10/15/24	CITY COMMENTS	RM
1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

STAMP

4/23/2025
CHIYU ZHANG LICENSE No 86873 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE INFORMATION
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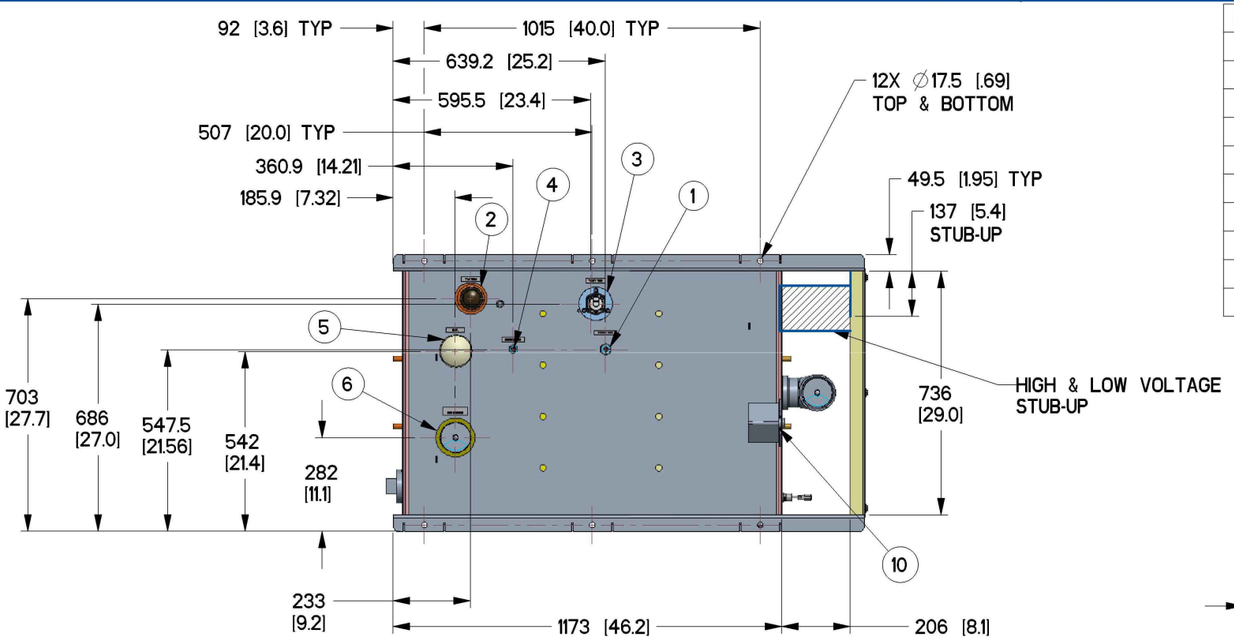
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

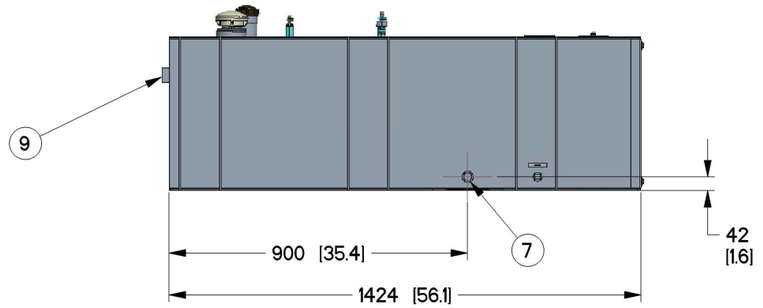
SHEET TITLE:
GENERATOR SPECIFICATIONS

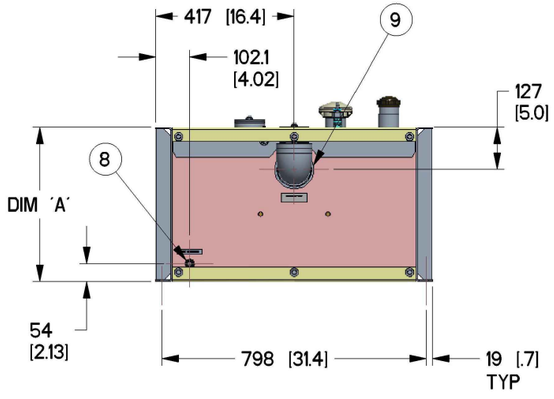
SHEET NUMBER:
D-6

DETAILS BY OTHERS NOTE:
DETAILS SHOWN ON THIS PAGE WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER THE SIGNATURE AND SEAL OF ALLPRO CONSULTING GROUP, INC. AND/OR IT'S ENGINEERS.

SH 1/1 | REV 1 | WINDCHILL VERSION 1.5







I/N	TANK FITTING	PROVIDING FUNCTION
1	3/8" NPT COUPLING	FUEL SUPPLY
2	2" NPT WELD FLANGE	FUEL FILL
3	FUEL LEVEL OPENING	FUEL LEVEL
4	3/8" NPT COUPLING	FUEL RETURN
5	2" NPT WELD FLANGE	VENT
6	3" NPT WELD FLANGE	EMERGENCY VENT
7	3/4" NPT COUPLING	DRAIN
8	1/2" NPT HALF COUPLING	LEAK DETECTOR
9	3" NPT WELD FLANGE	OUTER EMERGENCY VENT
10	1/2" NPT HALF COUPLING	FLUID DETECTOR (OPTIONAL)

CAPACITY: LITER [GALLONS]
WEIGHT: KILOGRAMS [POUNDS]
LENGTH: MM [INCH]

UL #142 / ULC-S601 LISTED

TANK P/N	A0001273353	A0001273985
DIM 'A'	466 [18.4]	766 [30.2]
TOTAL CAPACITY	56 GAL	105 GAL
USABLE CAPACITY	51 GAL	103 GAL
DRY WEIGHT	449 LB / 204 KG	625 LB / 283 KG

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

DIMENSIONS ARE IN MILIMETERS [INCHES]

INSTALLATION DRAWING

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE
INSTALL COMPACT BASETANKS D2.2L

ISSUE DATE:

SIZE	CAGE NO	DWG NO	REV
B	N/A	A0001367037	1
SCALE 0.070	WT-KG	SHEET 1 of 1	

1 / D-6.1 GENERATOR TANK SPECIFICATION
SCALE: N.T.S.

TILLMAN INFRASTRUCTURE
152 W. 57TH ST. 27TH FLOOR
NEW YORK, NY 10019

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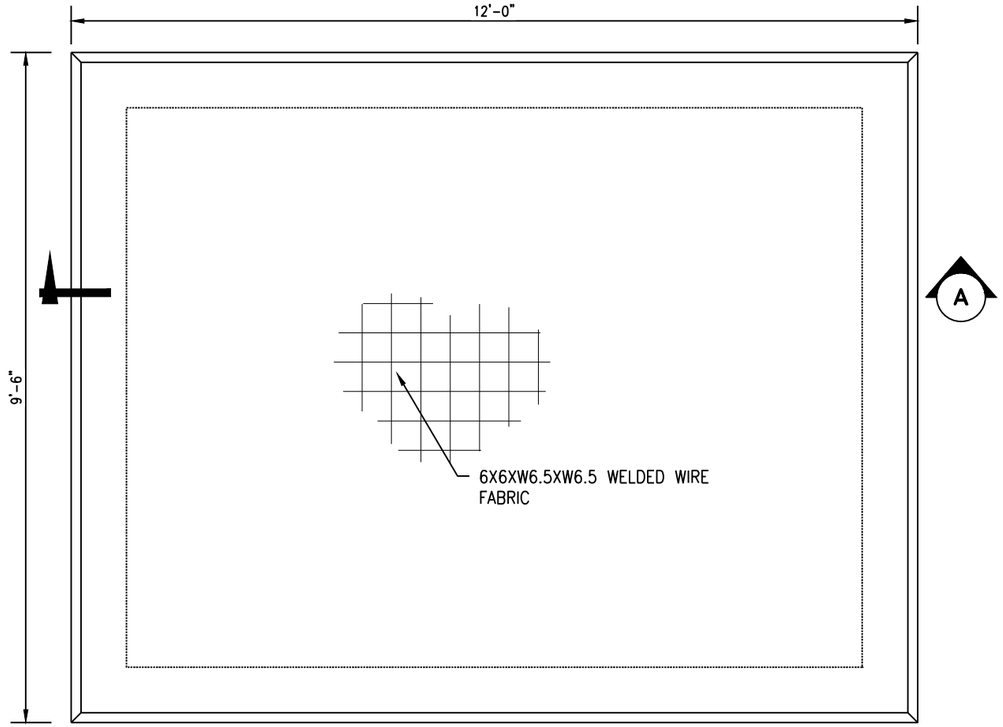
SHEET TITLE:
GENERATOR TANK SPECIFICATION

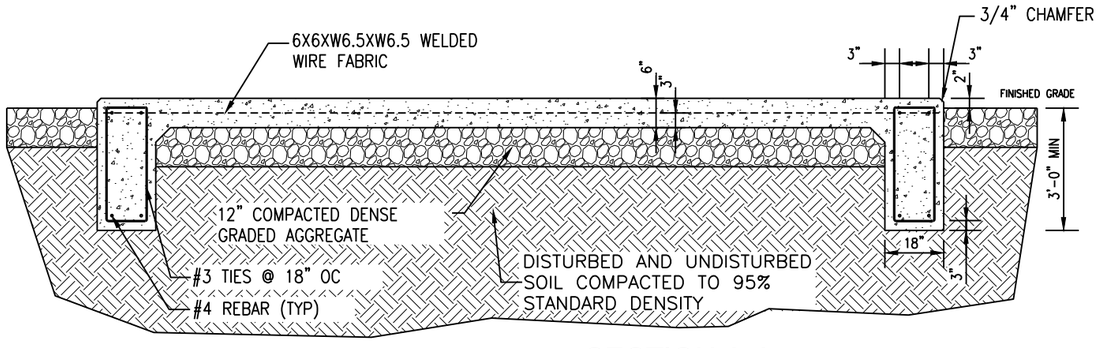
SHEET NUMBER:
D-6.1



NOTE:
FOR REFERENCE ONLY -
FOUNDATION DESIGNS ARE BY OTHERS.

3 / D-7 CONCRETE PAD DETAIL

SCALE: N.T.S.



SECTION A-A

NOT TO SCALE

NOTES:

1. SLAB TO BE LEVEL ±1/4".
2. FOOTING TO EXTEND A MINIMUM OF 24" BELOW UNDISTURBED SOIL OR 6" BELOW FROST LINE.
3. FINAL SITE DESIGN IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
4. CONTRACTOR SHALL VERIFY DESIGN WITH ACTUAL SITE CONDITIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
6. SLAB FOUNDATION DESIGNED ASSUMING MAXIMUM SOIL PLASTICITY INDEX OF 27.
7. CONCRETE STRENGTH SHALL BE A MINIMUM OF 3000 PSI.
8. CONTRACTOR SHALL VERIFY DIMENSIONS AND BOLT LAYOUT WITH SELECTED SHELTER.

EQUIPMENT FOUNDATION HAS BEEN DESIGNED FOR SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 1500 PSF FOR CLAYSOILS & 2000 PSF FOR SANDY SOILS. NOTIFY ALLPRO CONSULTING GROUP INC., FOR A REDESIGN IF THE BEARING CAPACITY IS LESS THAN 1500 PSF

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AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
EQUIPMENT CONCRETE PAD AND DETAILS

SHEET NUMBER:
D-7

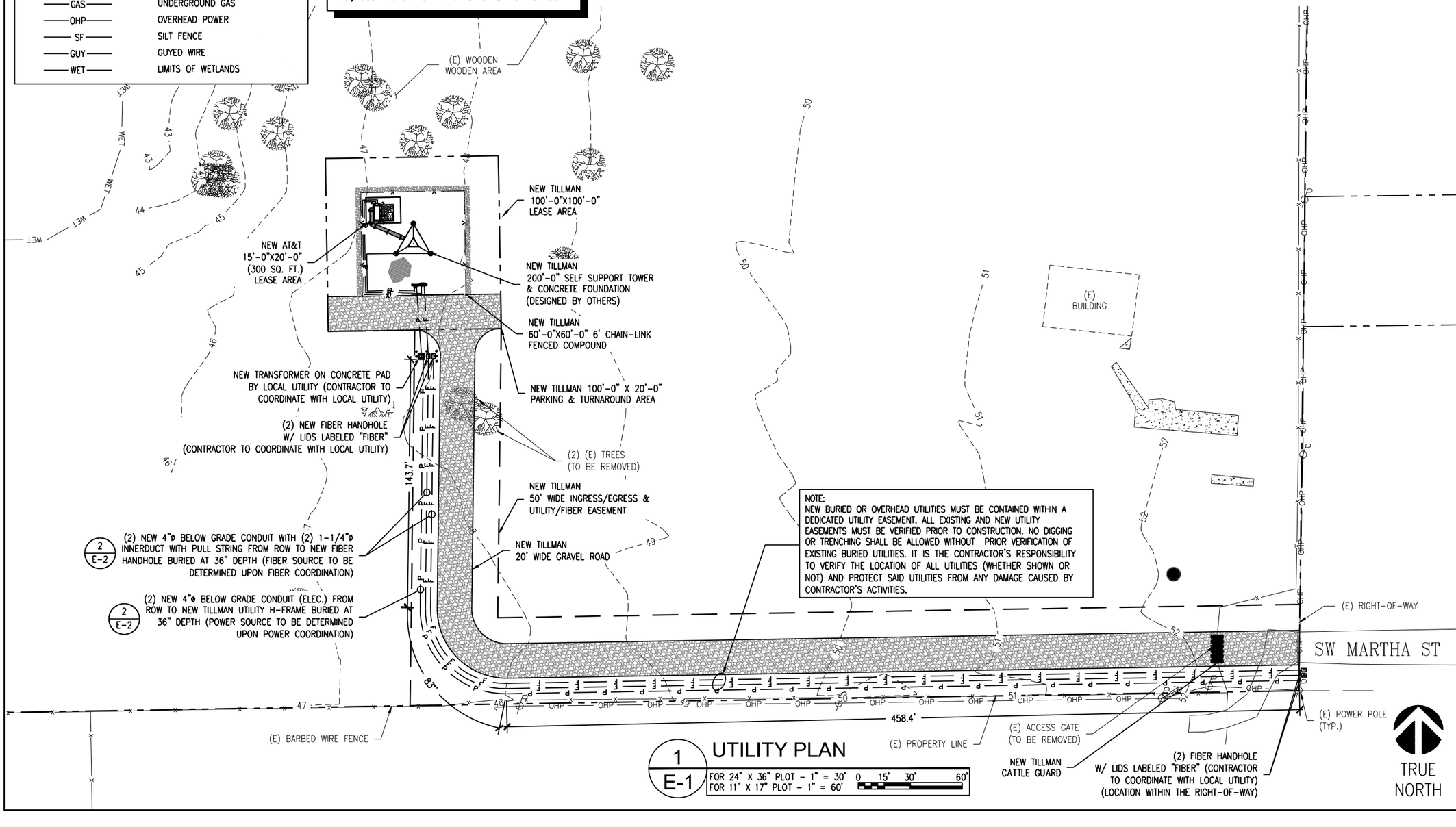
LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE
- - - - - - - -	EASEMENT LINE
—— – – ——	LEASE AREA
——X——	FENCE LINE
—— OHT ——	OVERHEAD TELCO
—— OHF ——	OVERHEAD FIBER
—— P ——	UNDERGROUND POWER CONDUIT
—— T ——	UNDERGROUND TELCO CONDUIT
—— F ——	UNDERGROUND FIBER CONDUIT
——GAS——	UNDERGROUND GAS
——OHP——	OVERHEAD POWER
—— SF ——	SILT FENCE
——GUY——	GUYED WIRE
——WET——	LIMITS OF WETLANDS

SITE REFERENCE NOTE:
SITE LAYOUT IS BASED ON SURVEY BY MILLMAN LAND SERVICES, INC., MSI PROJECT NO. 57298, DATED 9/15/2023. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.

FLOOD NOTE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE NEW TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 12027C0178C, DATED 11/6/2013. IF A PROFESSIONAL CONSULTANT HAS FINDINGS OF FLOODING/WETLANDS CONTACT ALLPRO CONSULTING GROUP, INC. FOR A RE-DESIGN.

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.



1 / E-1 **UTILITY PLAN**
FOR 24" X 36" PLOT - 1" = 30'
FOR 11" X 17" PLOT - 1" = 60'
0 15' 30' 60'

TILLMAN INFRASTRUCTURE
152 W. 57TH ST. 27TH FLOOR
NEW YORK, NY 10019

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SITE INFORMATION
AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
E-1

LEGEND

NEW	PROPOSED
(E)	EXISTING
—— – ——	CENTER LINE
—— – – ——	PROPERTY LINE
- - - - - - - -	EASEMENT LINE
—— – – ——	LEASE AREA
——X——	FENCE LINE
—— OHT ——	OVERHEAD TELCO
—— OHF ——	OVERHEAD FIBER
—— P ——	UNDERGROUND POWER CONDUIT
—— T ——	UNDERGROUND TELCO CONDUIT
—— F ——	UNDERGROUND FIBER CONDUIT
——GAS——	UNDERGROUND GAS
——OHP——	OVERHEAD POWER
—— SF ——	SILT FENCE
——GUY——	GUYED WIRE
——WET——	LIMITS OF WETLANDS

NOTE:
NEW BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT. ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

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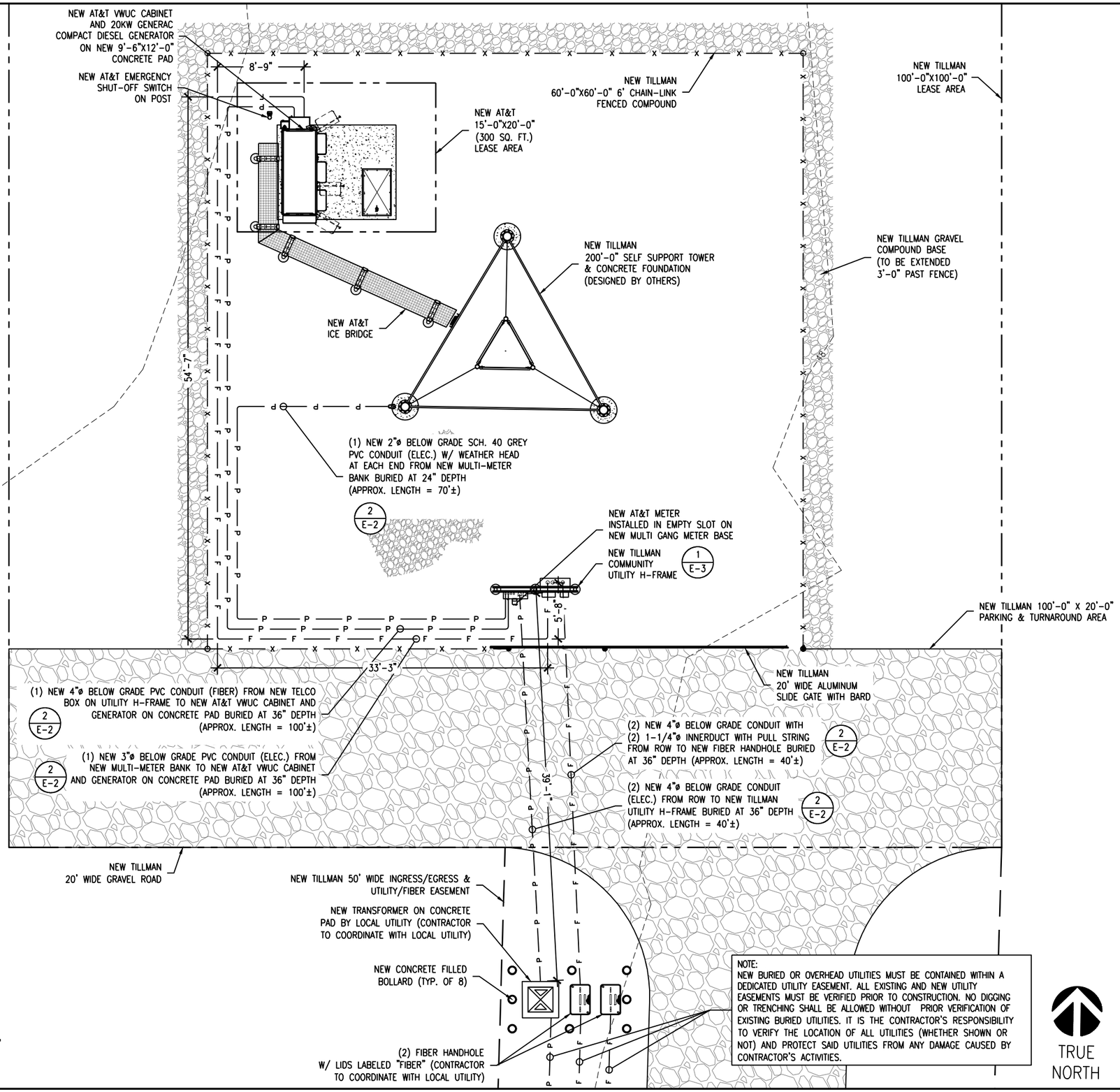

1 E-1A ENLARGED UTILITY PLAN
FOR 24" X 36" PLOT - 3/16" = 1' 0 2' 4' 8'
FOR 11" X 17" PLOT - 3/32" = 1'

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SITE ADDRESS
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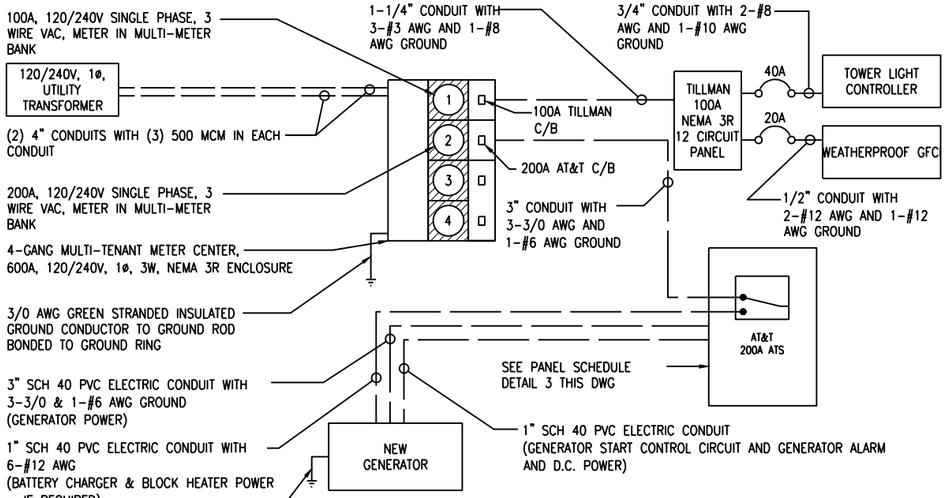
ARCADIA, FL 34266

SHEET TITLE:
ENLARGED UTILITY PLAN

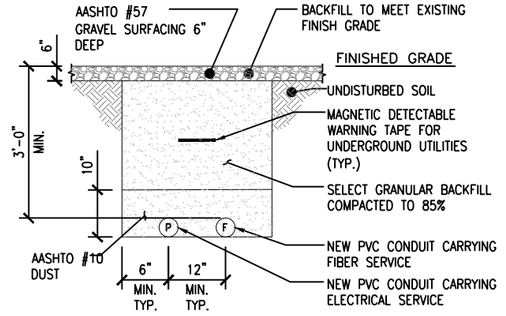
SHEET NUMBER:
E-1A

ELECTRICAL NOTES

1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
9. ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
11. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
12. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THHW, RATED IN ACCORDANCE WITH NEC 110-14(C).
13. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
14. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
15. CONDUIT:
    A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
    B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
    C. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
    D. CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
    E. PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
18. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
19. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
20. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
21. VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
22. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.



1 E-2 POWER DIAGRAM
SCALE: N.T.S.



NOTE:
EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS IN ACCORDANCE WITH OSHA AND ALL APPLICABLE CODES.

2 E-2 TYPICAL TRENCH DETAIL
SCALE: N.T.S.

INTEGRATED LOAD CENTER

	LOAD DESCRIPTION	QTY.	UNIT V.A.	LOAD PER PHASE (VA) A	LOAD PER PHASE (VA) B	WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP		TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NON-CONTINUOUS	LOADS CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA) A	LOAD PER PHASE (VA) B	UNIT V.A.	QTY.	LOAD DESCRIPTION	
1	RECTIFIER #1	1	1400	1400		BLK	X			8	(10)	40		40	(10)	8			X	BLK	1400		1400	1	RECTIFIER #5	2
3		1	1400		1400	RED														RED		1400	1400	1		4
5	RECTIFIER #2	1	1400	1400		BLK	X			8	(10)	40		40	(10)	8			X	BLK	1400		1400	1	RECTIFIER #6	6
7		1	1400		1400	RED														RED		1400	1400	1		8
9	RECTIFIER #3	1	1400	1400		BLK	X			8	(10)	40		40	(10)	8			X	BLK	1400		1400	1	RECTIFIER #7	10
12		1	1400		1400	RED														RED		1400	1400	1		12
13	RECTIFIER #4	1	1400	1400		BLK	X			8	(10)	40		40	(10)	8			X	BLK	1400		1400	1	RECTIFIER #8	14
15		1	1400		1400	RED														RED		1400	1400	1		16
17						BLK														BLK						18
19						RED	X			12	12	20								RED						20
21	GFCI RECEPTACLES	2	180	360		BLK	X			12	(12)	20								BLK						22
23	OPTIONAL FIBER BOX RECEPTACLE	1	180		180	RED	X			12	12	20								RED						24
25	BATTERY CHARGER/BLOCK HEATER (IF REQIRED)	1	240	480		BLK	X			12	12	20								BLK						26
27						RED														RED						28
29	OIL HEATER (IF REQUIRED)	1	180	180		BLK	X			12	12	20								BLK						30
			SUBTOTAL CONTINUOUS	6,380	7,280																5,600	5,600	SUBTOTAL CONTINUOUS			
			SUBTOTAL NON-CONTINUOUS	-	-																-	-	SUBTOTAL NON-CONTINUOUS			
			SUBTOTAL SUB-PANEL	-	-																-	-	SUBTOTAL SUB-PANEL			

PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)							
MAIN LUGS: N/A	MAIN BREAKER: 200 AMP					BRANCH BREAKER TYPE: SIEMENS - BL	
VOLTAGE: 120/240	CYCLE: 60	PHASE: 1	WIRES: 3	MAIN COPPER BUS: 200 AMPS	NEUTRAL: 200 AMPS		

TOTAL KVA CONTINUOUS x 1.25	31.075
TOTAL KVA NON-CONTINUOUS	-
TOTAL KVA SUB-PANEL	-
TOTAL KVA	31.075
TOTAL AMPS	129.48

3 E-2 PANEL SCHEDULE
SCALE: N.T.S.

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ACGI NO: 23-2337
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REVISIONS

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4/23/2025
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15828317
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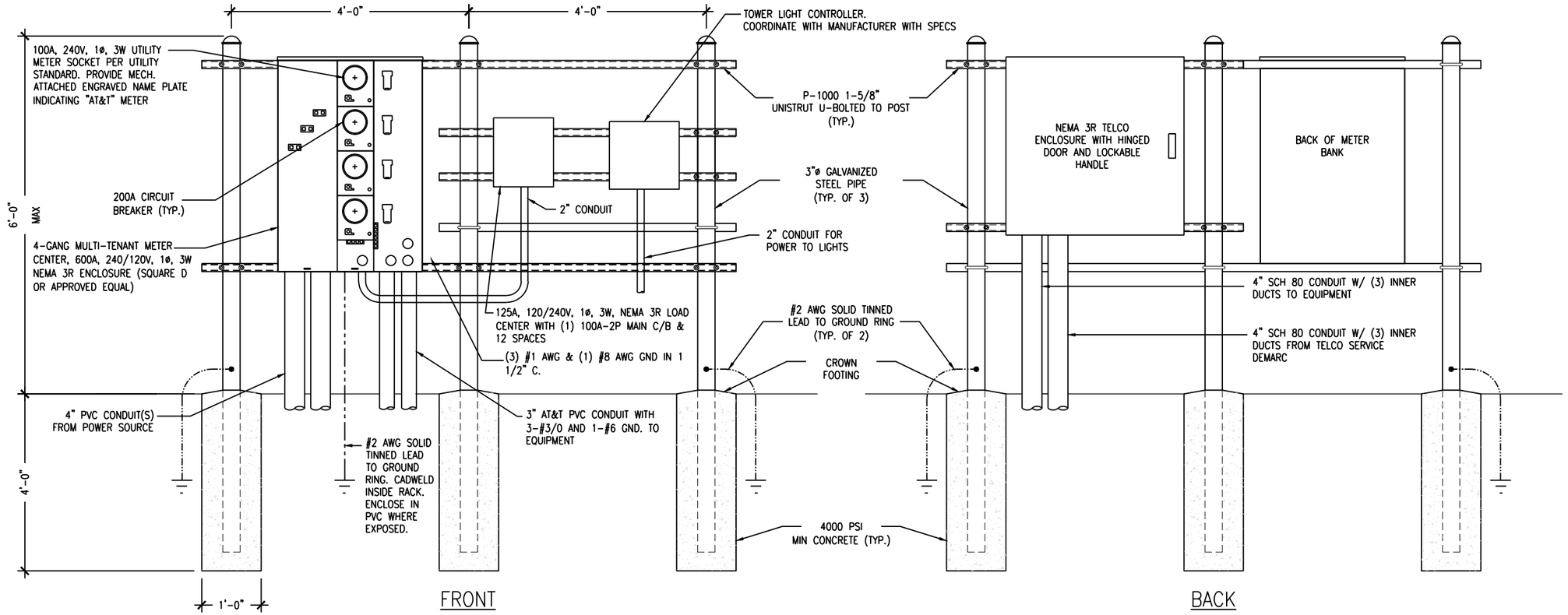
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
ELECTRICAL PANEL SCHEDULE, DIAGRAM AND NOTES

SHEET NUMBER:
E-2



NOTES:

1. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
2. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
4. SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
5. TELCO CABINET SHALL BE 48"x48"x12" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
6. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.

1 / E-3 H-FRAME DETAIL

SCALE: N.T.S.

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SHEET TITLE:
ELECTRICAL RISER DIAGRAM

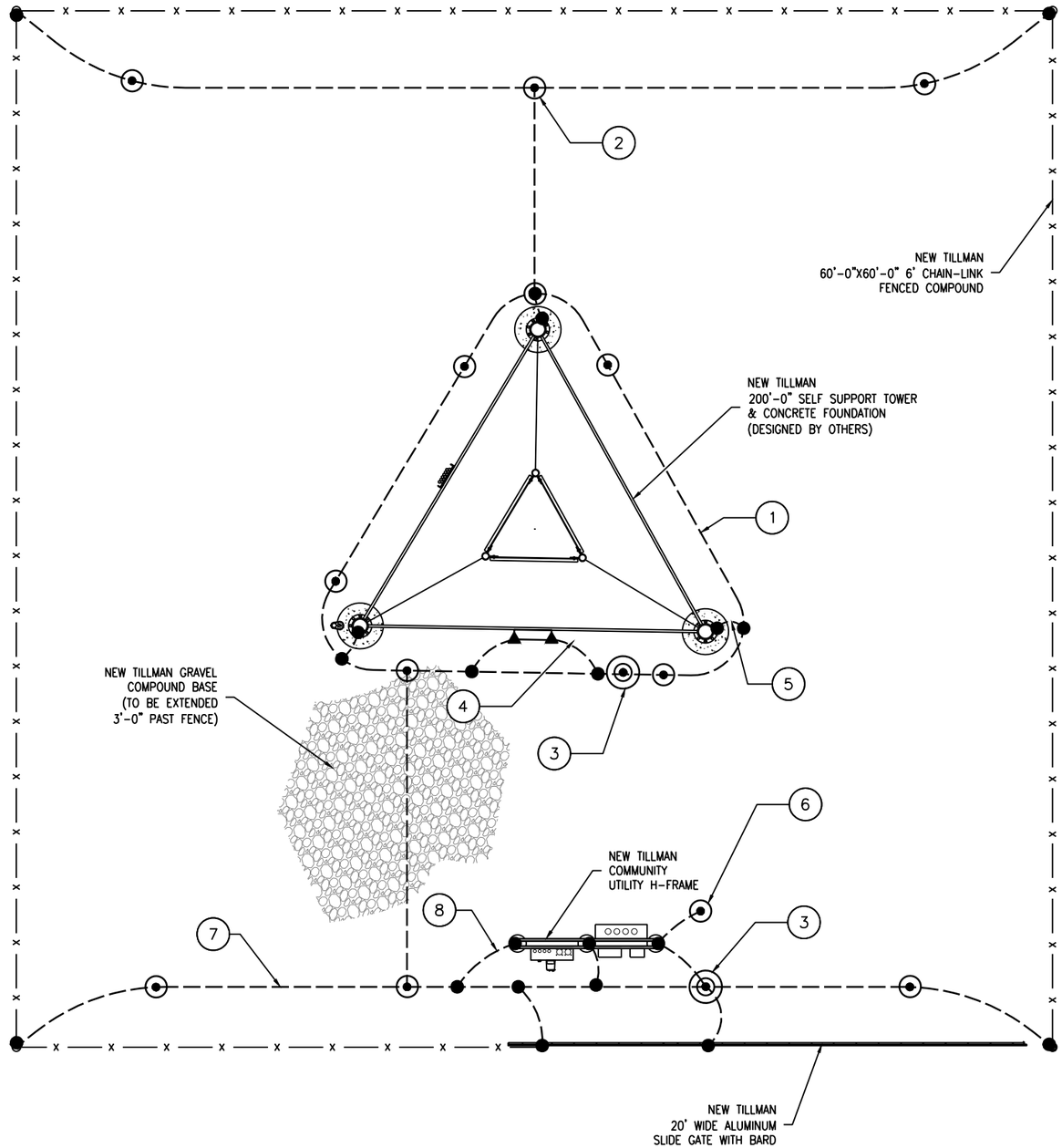
SHEET NUMBER:
E-3

GROUNDING LEGEND

- EXOTHERMIC WELD CONNECTION
- COMPRESSION FITTING CONNECTION
- 5/8"X10' COPPER-CLAD STEEL GROUND ROD
- 5/8"X10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL
- NEW GROUND WIRING
- TINNED COPPER GROUND BAR 1/4"X4"X12" OR 1/4"X4"X20"

NOTE:
SEE COMPOUND PLAN FOR TOWER AND COMPOUND ORIENTATION, UTILITY H-FRAME, GATE AND TOWER LOCATION.

1. GROUND RING, #2 SOLID TINNED, BARE COPPER WIRE
2. 5/8"ø x 10'-0" COPPER CLAD STEEL GROUND ROD SPACED MIN. 10'-0", MAX 15'-0" APART
3. GROUND SYSTEM TEST WELL
4. #2 SOLID TINNED, BARE COPPER GROUND WIRE FROM LOWER TOWER GROUND BAR TO NEW GROUND RING (2 REQ'D)
5. #2 SOLID TINNED, BARE COPPER GROUND WIRE FROM TOWER BASE PLATE TO NEW GROUND RING
6. 5/8"ø x 10'-0" COPPER CLAD GROUND ROD FOR ELECTRICAL SERVICE GROUND
7. 3/0 AWG GREEN STRANDED INSULATED GROUND CONDUCTOR TO GROUND ROD BONDED TO GROUND RING
8. #2 SOLID TINNED, BARE COPPER GROUND WIRE, BOND UTILITY POST W/ VS TYPE CADWELD. (1 PER POST REQ'D)



1 / G-1 COMPOUND GROUNDING PLAN

FOR 24" X 36" PLOT - 1/4" = 1' 0 1' 2' 4' 8'
FOR 11" X 17" PLOT - 1/8" = 1'

TRUE NORTH

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SHEET TITLE:
GROUNDING PLAN

SHEET NUMBER:
G-1

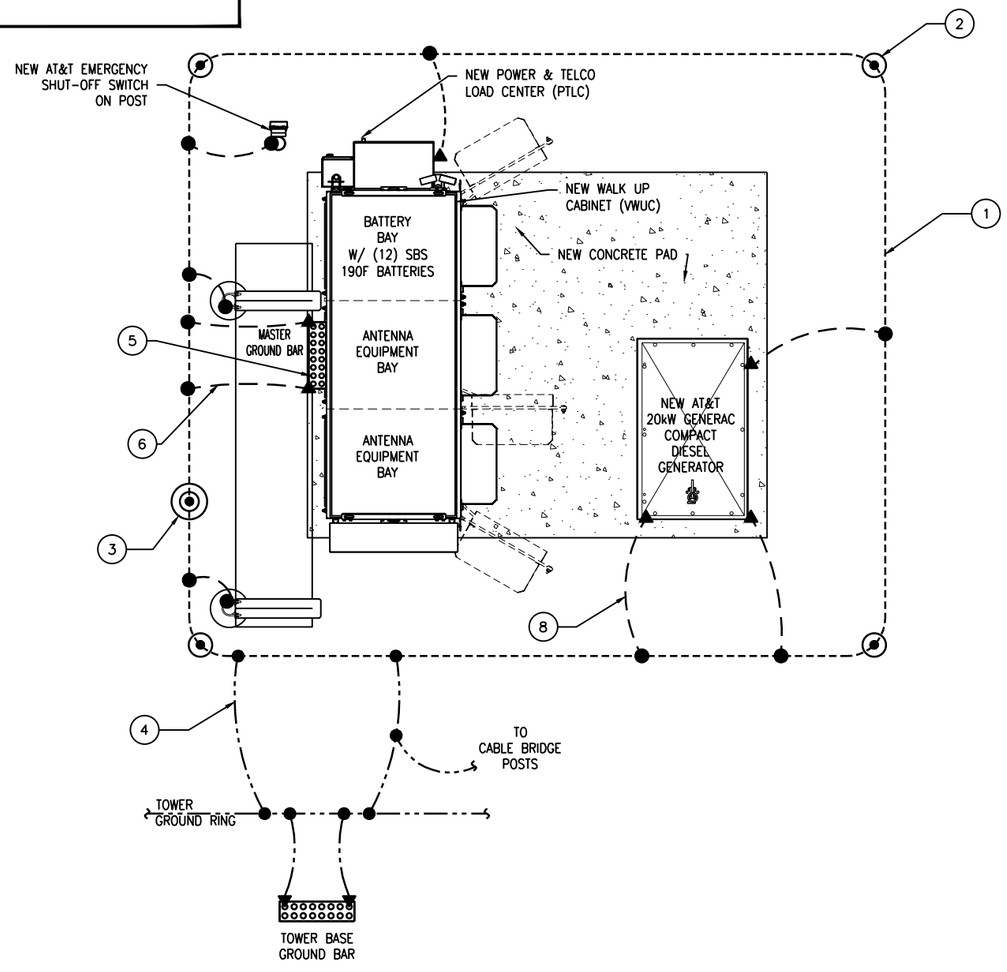
GROUNDING LEGEND

●	EXOTHERMIC WELD CONNECTION
▲	COMPRESSION FITTING CONNECTION
◉	5/8"X10' COPPER-CLAD STEEL GROUND ROD
◎	5/8"X10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL
----------	NEW GROUND WIRING
▭	TINNED COPPER GROUND BAR 1/4"X4"X12" OR 1/4"X4"X20"
CGB	COLLECTOR GROUND BAR
MGB	MAIN GROUND BAR

NOTES:
1. SEE COMPOUND PLAN FOR EQUIPMENT ORIENTATION

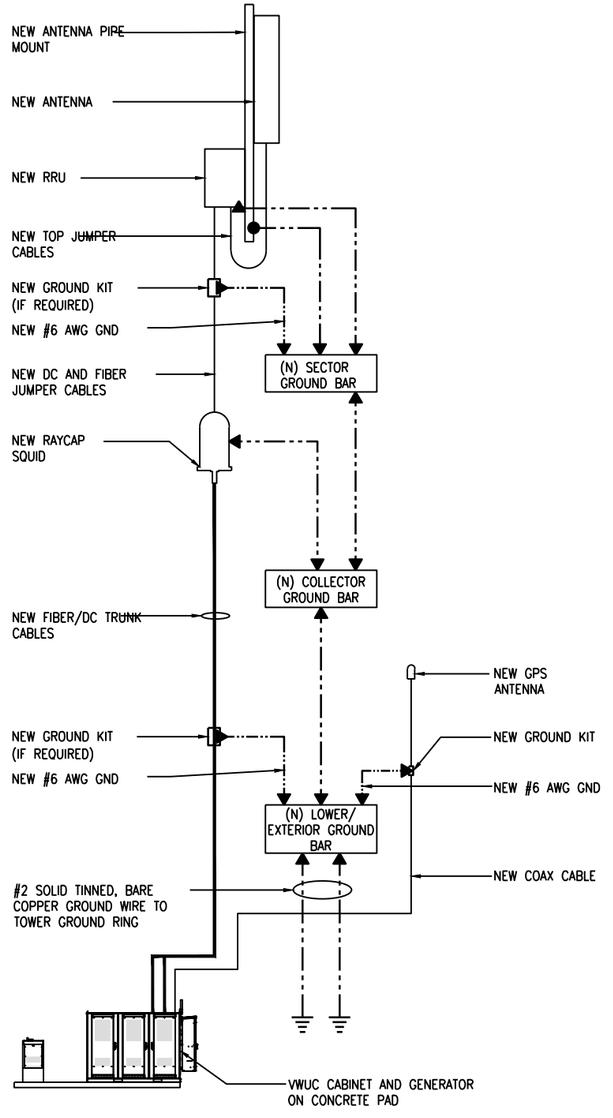
GROUNDING NOTES:

1. GROUND RING IS TO BE CONSTRUCTED OF #2 SOLID TINNED BARE COPPER WIRE IN ONE CONTINUOUS PIECE
2. GROUND RODS WILL BE 5/8"x10'-0" COPPER CLAD, NOT LESS THAN 10' OR MORE THAN 15' APART
3. GROUND TEST WELL
4. CONNECT NEW EQUIPMENT GROUND RING TO TOWER GROUND RING (TYP. OF 2)
5. EXTERIOR GROUND BAR PROVIDED BY EQUIPMENT
6. #2 SOLID TINNED, BARE COPPER GROUND WIRE FROM GROUND BAR TO GROUND RING
7. #2 SOLID TINNED BARE COPPER GROUND WIRE FROM GENERATOR TO GROUND RING (TYP. OF 2)
8. #2 AWG GREEN STRANDED INSULATED GROUND CONDUCTOR TO GROUND ROD BONDED TO GROUND RING



1 G-2 EQUIPMENT GROUNDING PLAN

SCALE: N.T.S.



NOTE:
1. (1) ANTENNA/RRU/ RAYCAP SHOWN FOR CLARITY. GROUNDING IS TYPICAL FOR EACH ADDITIONAL
2. ADDITIONAL CABLE GROUND KIT REQUIRED AT MIDPOINT FOR CABLE LENGTHS GREATER THAN 200 FT.

LEGEND:
- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND KIT
- #2 GREEN STRANDED INSULATED COPPER GND WIRE (SUNLIGHT RESISTANT) U.N.O.

2 G-2 TYPICAL RISER DIAGRAM

SCALE: N.T.S.

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SHEET TITLE:
EQUIPMENT GROUNDING PLAN AND RISER DIAGRAM

SHEET NUMBER:
G-2

GROUNDING NOTES:

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
3. ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
4. GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
5. GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
6. GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
7. ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
8. INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
9. REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
10. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"X10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
11. IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45'.
12. EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
13. CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE CARRIER CONSTRUCTION MANAGER.
14. ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
15. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.). PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
16. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A CARRIER REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
17. WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
18. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
19. ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

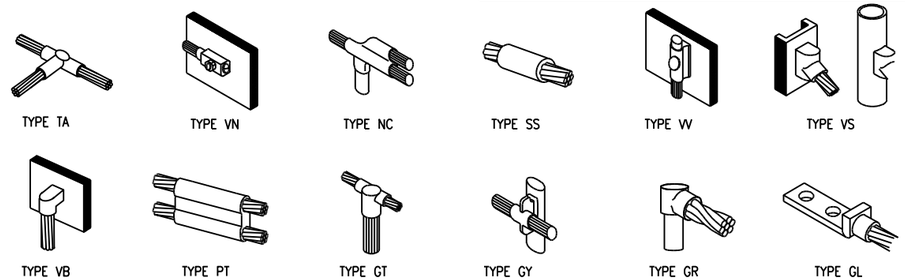
CABLE COLOR CODING NOTES:

1. SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.
2. THE ANTENNA SYSTEM CABLES SHALL BE LABELED WITH VINYL TAPE EXCEPT IN LOCATIONS WHERE ENVIRONMENTAL CONDITIONS CAUSE PHYSICAL DAMAGE, THEN PHYSICAL TAGS ARE PREFERRED.
3. THE STANDARD IS BASED ON EIGHT COLORED TAPES – RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE & VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR SUBCONTRACTOR ON SITE.
4. USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLES BY SECTOR AND NUMBER AS SHOWN ON "CABLE MARKING COLOR CONVENTION TABLE".
5. WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN GSM/3G AND IS-136 TDMA IS ENCOUNTERED, THE SUBCONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING AND TAGGING STANDARD THAT IS OUTLINED IN THE CURRENT VERSION OF ND-00027. IN THE ABSENCE OF AN EXISTING COLOR CODING TAGGING SCHEME, OR WHEN INSTALLING NEW COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
6. ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE A MINIMUM OR (3) WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
7. ALL COLOR BANDS INSTALLED AT THE TOP OF TOWER SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE IN BETWEEN EACH COLOR.
8. ALL COLOR CODES SHALL BE INSTALLED AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE TO SIDE.
9. IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE GSM TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

CABLE MARKING TAGS:

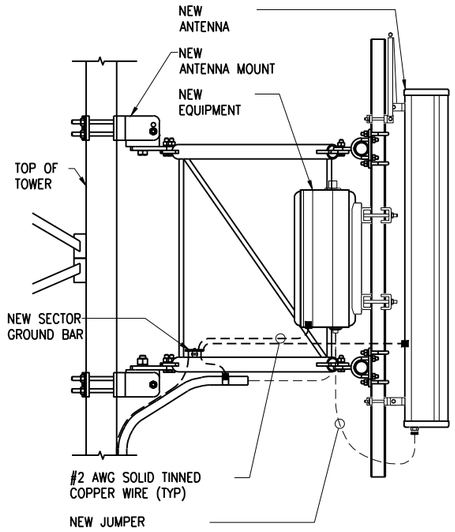
WHEN USING THE ALTERNATIVE LABELING METHOD, EACH RF CABLE SHALL BE IDENTIFIED WITH A METAL ID TAG MADE OF STAINLESS STEEL OR BRASS. THE TAG SHALL BE 1-1/2" IN DIAMETER WITH 1/4" STAMPED LETTERS AND NUMBERS INDICATION THE SECTOR, ANTENNA POSITION AND CABLE NUMBER. ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSION PROOF WIRE AROUND THE CABLE AT THE SAME LOCATION AS DEFINED ABOVE. THE TAG SHOULD BE LABELED AS SHOWN ON THE "GSM AND UMTS LINE TAG" DETAIL.

CABLE MARKING LOCATIONS TABLE	
NO.	LOCATIONS
1	EACH JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS AT THE TOP JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS PRIOR TO ENTERING THE BTS OR SHELTER.
3	CABLE ENTRY PORT ON THE INTERIOR OF SHELTER.
4	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
5	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.



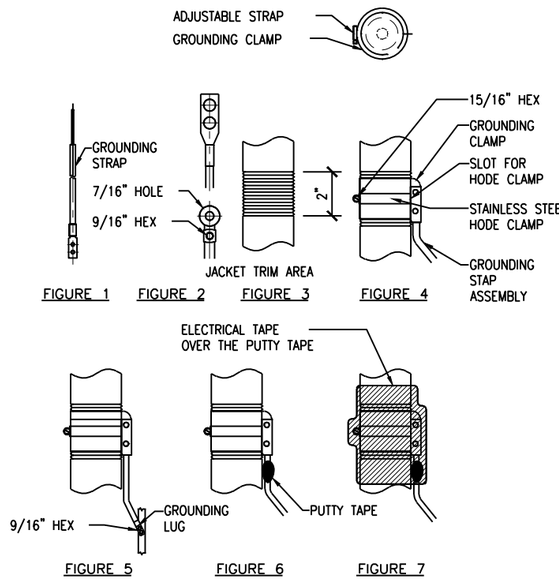
1 G-3 CADWELD GROUNDING CONNECTION DETAILS

SCALE: N.T.S.



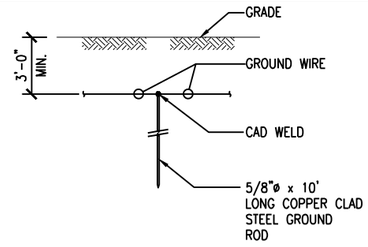
2 G-3 ANTENNA AND CABLE GROUNDING

SCALE: N.T.S.



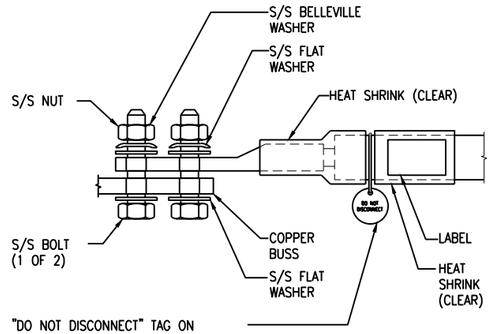
3 G-3 GROUNDING STRAP WEATHERPROOFING DETAILS

SCALE: N.T.S.



4 G-3 GROUNDING ROD DETAIL

SCALE: N.T.S.



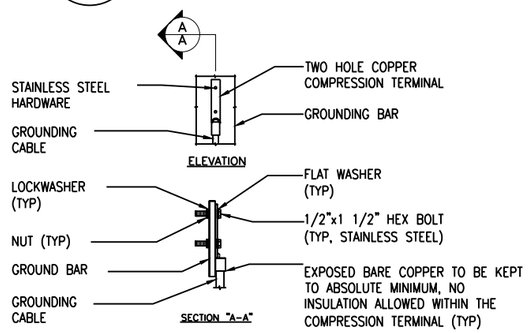
"DO NOT DISCONNECT" TAG ON ALL GROUND BAR INTERCONNECTS

NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH ANTI-OXIDATION COMPOUND BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH ANTI-OXIDATION COMPOUND.
3. COAT ALL BARRELS WITH ANTI-OXIDATION COMPOUND BEFORE CRIMPING.

5 G-3 GENERAL LUG DETAIL

SCALE: N.T.S.



NOTE:
1. "DOUBLING UP" OR "STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

6 G-3 TYPICAL GROUND BAR CONNECTION DETAIL

SCALE: N.T.S.

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FLORIDA FIRM REGISTRATION # 27492

ACGI NO:	23-2337
DRAWN BY:	RM
CHECKED BY:	CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
4	04/23/25	DRC COMMENTS & REDLINES	RM
3	03/05/25	DRC COMMENTS & REDLINES	RM
2	10/15/24	CITY COMMENTS	RM
1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

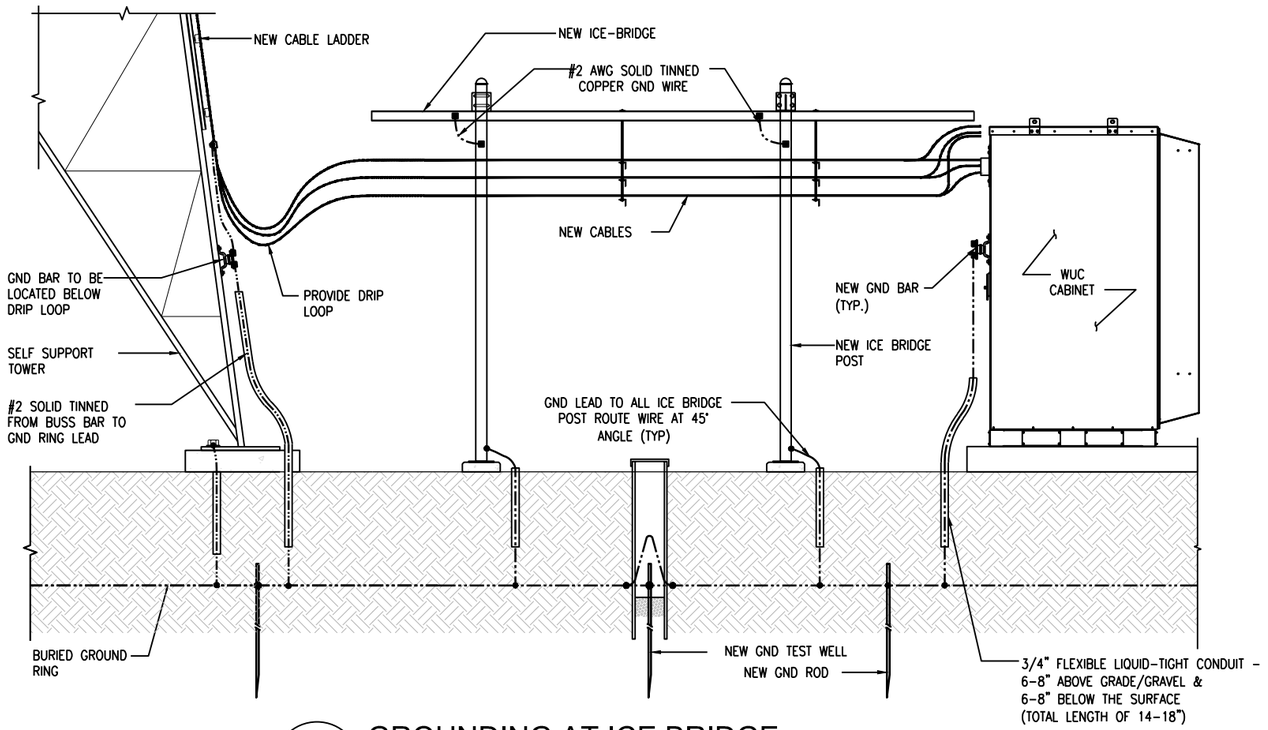
STAMP

4/23/25
CHIYU ZHANG
LICENSE
No 86873
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE INFORMATION
AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

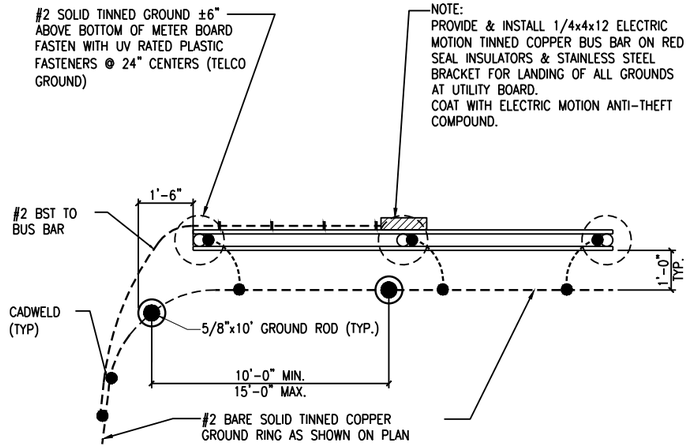
SHEET TITLE:
GROUNDING DETAILS AND NOTES

SHEET NUMBER:
G-3



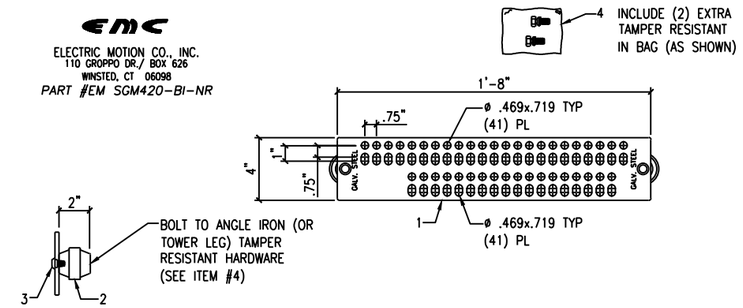
1 G-4 GROUNDING AT ICE BRIDGE

SCALE: N.T.S.



2 G-4 UTILITY H-FRAME GROUNDING DETAIL

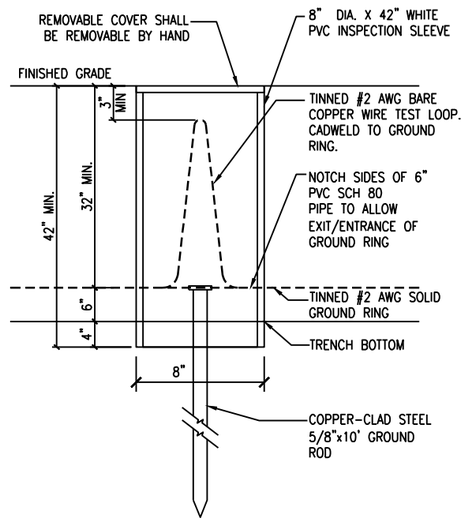
SCALE: N.T.S.



ITEM	PART NO.	DESCRIPTION	REQ
4	02-009-0663-000 (SUB ASSEMBLY)	3/8-16x5/8" TORQUE SHEAR HEAD BOLT IN A STANDARD 4x6 BAG INCLUDES: (2) 3/8-16x5/8" TORQUE SHEAR HEAD BOLT (NON-REMOVABLE) WITH VIBRSEAL; STAINLESS STEEL (303) P/N 02-009-0603-000 (1) STANDARD 4"x6" BAG (P/N 03-009-0209-00)	1
3	02-009-0633-000	3/8-16x5/8" TORQUE SHEAR HEAD BOLT (NON-REMOVABLE) WITH VIBRSEAL; STAINLESS STEEL (303)	2
2	03-009-0118-000	2"x2" INSULATOR; FIBERGLASS	2
1	02-009-0672-000	20" GROUND BAR; STEEL; GALVANIZED	1

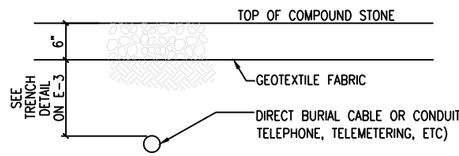
3 G-4 TOWER BUS BAR DETAIL

SCALE: N.T.S.



4 G-4 INSPECTION WELL DETAIL

SCALE: N.T.S.



INSTALLATION

1. THE TAPE SHALL BE MAGNETIC DETECTABLE MARKER, LAID DIRECTLY ABOVE THE CABLE OR CONDUIT UNDER RIGID TYPE AND OIL MAT PAVEMENTS, AND DIRECTLY ON TOP OF THE COMPACTED EARTH SUBGRADE IMMEDIATELY BEFORE RESTORING THE PAVEMENT.
2. IN OPEN AREAS, THE TAPE SHALL BE LAID DURING THE BACKFILLING OPERATION ON SMOOTH, COMPACTED BACKFILL AT A DISTANCE OF 8" BELOW THE SURFACE OF THE AREA.
3. THE ENDS OF THE TAPE SHALL BE LAPPED APPROXIMATELY SIX (6) INCHES.
4. TAPE SHALL BE THE COLOR AS INDICATED AND HAVE THE FOLLOWING MARKINGS:

RED	CAUTION BURIED ELECTRIC LINE BELOW	CAUTION	CAUTION
ORANGE	CAUTION BURIED TELEPHONE LINE BELOW	CAUTION	CAUTION

5 G-4 STANDARD MARKER TAPE DETAIL

SCALE: N.T.S.

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ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

G-4

I. PRECONSTRUCTION/PRELIMINARY

1. PERMITS AND LICENSES

1.1. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL, COUNTY, AND/OR STATE PERMITS AND LICENSES.

1.2. ALL APPLICABLE FEDERAL, STATE, AND LOCAL TAXES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1.3. THE COSTS PAID FOR THE PERMITS BY THE CONTRACTOR ARE TO BE INCLUDED IN THE CONTRACTOR'S BID PRICE.

1.4. LEGIBLE COPIES OF ALL PERMITS ARE TO BE INCLUDED IN THE PROJECT CLOSEOUT DOCUMENTATION PACKAGE.

2. COMPLIANCE

2.1. ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

3. GEOTECHNICAL INFORMATION

3.1. A PROFESSIONAL GEOTECHNICAL INVESTIGATION OF THE SITE WILL BE FURNISHED TO THE CONTRACTOR AS PART OF THE PROPOSAL PACKAGE, IF REQUIRED, FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN INTERPRETATION, AND THE LIABILITY THEREOF, OF THE SUBSURFACE CONDITIONS DOCUMENTED IN THE GEOTECHNICAL REPORT. IF HE CONSIDERS THIS INFORMATION AND/OR SAMPLES TO BE LACKING OR INADEQUATE, HE SHALL CARRY OUT FURTHER INVESTIGATIONS, AT HIS OWN OPTION AND EXPENSE, TO SATISFY HIMSELF OF THE SUBSURFACE CONDITIONS

4. SURVEYING AND LAYOUT

4.1. A SURVEY OF THE SITE SHALL BE FURNISHED TO THE CONTRACTOR AS PART OF THE PROPOSAL PACKAGE. THE CONTRACTOR SHALL USE A REGISTERED LAND SURVEYOR, AT HIS OWN EXPENSE, FOR ALL CONSTRUCTION SURVEYING THAT MAY BE REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND MASTER SPECIFICATIONS

4.2. WHERE THE CONTRACTOR BELIEVES THAT NECESSARY DIMENSIONS ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS, HE MUST REQUEST THESE DIMENSIONS FROM THE PM IN WRITING BEFORE STARTING WORK. HE SHALL MAKE ADEQUATE PROVISION, IN TIME, FOR THE PM TO DETERMINE SUCH DIMENSIONS WITHOUT CAUSING DELAY IN WORK

5. NOTICES UNDER THE CONTRACT.

5.1. ALL NOTICES, APPLICATIONS, INSTRUCTIONS, AND REQUESTS TO BE GIVEN TO THE CONTRACTOR UNDER THE CONTRACT WILL BE GIVEN VIA E-MAIL, FAX, OR VERBALLY. AT HIS OWN DISCRETION, THE CONTRACTOR SHALL FORWARD TO THE PM WRITTEN CONFIRMATION OF ANY VERBAL DISCUSSION.

6. SUBSTITUTIONS AND VARIATIONS

6.1. THE CONTRACTOR SHALL FURNISH MATERIAL AS SHOWN OR APPROVED EQUAL, AND WORK IN PLACE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. NO DEVIATIONS SHALL BE MADE FROM THE CONSTRUCTION DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE PM.

6.1.1. EQUAL SUBSTITUTES SHALL BE SUBMITTED TO THE PM FOR WRITTEN APPROVAL PRIOR TO USE.

7. TEMPORARY WATER, POWER, AND SANITARY FACILITIES

7.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, AT HIS OWN EXPENSE, ANY REQUIRED TEMPORARY WATER, CONSTRUCTION POWER, AND SANITARY FACILITIES NEEDED FOR THE COMPLETION OF THE CONSTRUCTION OF THE PROJECT.

8. COORDINATION WITH PUBLIC AUTHORITIES

8.1. THE CONTRACTOR SHALL COORDINATE WITH RELEVANT AUTHORITIES THE WORK THEY ARE TO CARRY OUT. HE SHALL CONDUCT HIS OPERATIONS SO AS NOT TO INTERFERE WITH THE OPERATIONS OF PUBLIC AND/OR PRIVATE UTILITY AUTHORITIES INSTALLING SERVICES AT THE SITE. COORDINATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

8.1.1. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES AND ASSOCIATED STRUCTURES DURING CONSTRUCTION OF THE SITE

8.1.2. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

8.1.3. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DAMAGED EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO FINES AND REPAIR COSTS.

8.1.4. DO NOT INTERRUPT EXISTING UTILITIES WITHOUT PERMISSION FROM THE UTILITY AND THE APPROVAL OF THE PM. PROVIDE 48-HOUR NOTIFICATION TO CUSTOMERS SERVICES BY THE AFFECTED UTILITY AND THE PM.

8.1.5. WHERE INACTIVE/ABANDONED UTILITIES ARE ENCOUNTERED WITHIN THE SITE THAT INTERFERE WITH THE EXECUTION OF THE CONSTRUCTION WORK, THE CONTRACTOR SHALL REMOVE AND/OR TERMINATE SUCH UTILITIES IN ACCORDANCE WITH THE UTILITY COMPANY'S RECOMMENDATION.

9. USE OF PUBLIC ROADS AND TRAFFIC CONTROL

9.1. THE CONTRACTOR SHALL MAINTAIN ALL ROADS FREE OF ANY DEBRIS OR OTHER MATERIAL THAT MAY FALL FROM HIS EQUIPMENT OR OTHERWISE BE DEPOSITED ON THE ROADS. ALL SUCH MATERIAL SHALL BE PROMPTLY REMOVED AND THE ROAD CLEANED TO THE SATISFACTION OF THE GOVERNING AUTHORITIES

9.1.1. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL REPAIR ANY DAMAGE TO PUBLIC ROADS CAUSED BY THE CONTRACTOR TO THE SATISFACTION OF THE GOVERNING AUTHORITIES.

9.2. THE CONTRACTOR IS TO ARRANGE HIS USE OF PUBLIC AND PRIVATE ROADS IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.

10. INSPECTIONS

10.1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL RELEVANT AUTHORITY INSPECTIONS ARE CARRIED OUT IN A TIMELY MANNER.

10.2. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

11. EXPLOSIVES

11.1. THE USE OF EXPLOSIVE WILL BE PERMITTED ONLY WITH THE WRITTEN PERMISSION OF THE PROPERTY OWNER AND THE PM. WHEN APPROVED, BLASTING SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK.

11.2. ADJOINING PROPERTY OWNERS LIKELY AFFECTED BY THE BLASTING SHALL BE NOTIFIED IN ADVANCE, IN WRITING. ALL SUCH NOTIFICATIONS SHALL BE COPIED TO THE PM.

11.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS AS A RESULT OF HIS BLASTING ACTIVITY.

12. NOISE LEVELS

12.1. THE CONTRACTOR SHALL ENSURE THAT STATE AND LOCAL REGULATIONS ARE COMPLIED WITH IN REGARD TO NOISE LEVELS PRODUCES BY HIS OR HIS SUBCONTRACTOR'S EQUIPMENT OR METHODS OF CONSTRUCTION.

13. DUST CONTROL

13.1. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO LIMIT THE CREATION OF ANY DUST NUISANCE THAT MIGHT ARISE DURING CONSTRUCTION, TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND THE PROPERTY OWNER.

14. PRESERVATION OF TREES AND SHRUBS

14.1. THE CONTRACTOR AND HIS EMPLOYEES AND SUBCONTRACTORS SHALL REFRAIN FROM DESTROYING, REMOVING, OR CLEARING TREES AND SHRUBS UNLESS SPECIFICALLY REQUIRED ON THE CONSTRUCTION DRAWINGS OR APPROVED BY THE CARRIER'S PM.

15. PERSONNEL AND EQUIPMENT

15.1. THE CONTRACTOR SHALL SUPPLY ALL PERSONNEL, SUPERVISION, EQUIPMENT, TOOLS, TRANSPORTATION, AND LODGING NECESSARY TO COMPLETE THE WORK AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND MASTER SPECIFICATIONS.

II. DRIVE LAYOUT

1. MINIMUM WIDTH - 12'

1.1. MINIMUM TURNING RADIUS - 50' FROM ROAD

1.2. MAXIMUM GRADE - 15%

1.3. INCREASE WIDTH OF DRIVES IN TURNS TO 15' ALONG INNER RADIUS OF 12' DRIVES, 18' FOR 15' WIDTH DRIVES.

1.4. FLARE ACCESS DRIVE TO 15' OR TO MEET LOCAL CODES AT INTERSECTION WITH OTHER ROADS.

1.5. INSTALL TURNAROUND SITE BASIC LAYOUT DRAWING PLANS AS PROVIDED SPEC.

2. DRIVE DRAINAGE

2.1. DRIVES ACROSS LEVEL GROUND - 2" CROWN WITH DITCHES CONSTRUCTED ON EITHER SIDE OF DRIVE.

2.2. DRIVES PERPENDICULAR TO SLOPE - 0 TO 10% - DRIVE SURFACE TO BE FLUSH WITH EXISTING GRADE TO ALLOW RUN-OFF TO SHEET ACROSS DRIVE. 11%> -2" SLOPE WITH DITCH CONSTRUCTED ON HIGH SIDE OF DRIVE. PROVIDE 15" CORRUGATED METAL PIPE DRAINAGE CULVERTS AS REQUIRED.

3. DRIVE BED COMPACTION - REFER TO DRAWN DETAILS

4. EROSION CONTROL AT DRIVES

4.1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN AT ALL TIMES SUFFICIENT MEASURES TO PREVENT SOIL AND DEBRIS FROM CONTAMINATING ADJACENT PROPERTIES, ROADS, WALKWAYS, STORM DRAINAGE SYSTEMS, AND WATERWAYS. SEE DRAWINGS.

5. PUBLIC ROADS

5.1. THE CONNECTION OF ACCESS DRIVES TO THE PUBLIC THOROUGHFARES SHALL CONFORM TO THE STANDARDS OF THE DEPARTMENT OF TRANSPORTATION HAVING JURISDICTION IN THAT AREA. SPECIFIC CONNECTION DETAILS WILL BE PROVIDED BY THE A/E.

6. CLEARING AND GRUBBING OF ROADWAY

6.1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL DRIVE CENTERLINES, CURB CUTS, ETC.

6.2. WITHIN THE STANDARD DRIVE AREA, THE CONTRACTOR SHALL REMOVE ALL TREES, STUMPS, LOGS, ROOTS, BRUSH, SURFACE BOULDERS, EXISTING FOUNDATIONS, FENCES, AND STRUCTURES OF ALL DESCRIPTIONS. ALL GRUB HOLES OR OTHER DEPRESSIONS RESULTING FROM THE CLEARING AND/OR GRUBBING WORK SHALL BE BACKFILLED AND COMPACTED WITH APPROVED MATERIAL.

6.2.1. ALL MATERIAL CLEARED AND GRUBBED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE TO A LEGAL DUMPING AREA.

6.2.2. BURIAL OF MATERIAL ON SITE CAN ONLY BE DONE WITH WRITTEN PERMISSION FROM THE LANDOWNER AND THE PM.

7. FILL & BORROW MATERIAL - REFER TO DRAWN DETAILS

III. SITE WORK

1. EROSION CONTROL

1.1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN AT ALL TIMES SUFFICIENT MEASURES TO PREVENT SOIL AND DEBRIS FROM CONTAMINATING ADJACENT PROPERTIES, ROADS, WALKWAYS, STORM DRAINAGE SYSTEMS, AND WATERWAYS.

1.2. ONCE GRADING OPERATIONS ARE COMPLETE, ALL DISTURBED AREAS THAT DO NOT RECEIVE PAVEMENT OR STRUCTURES SHALL BE PLANTED WITH SEED AND MULCH OR SOD, AS INDICATED ON THE CONSTRUCTION DRAWINGS.

2. CLEARING AND GRUBBING OF THE SITE

2.1. THE CONTRACTOR SHALL PROPERLY IDENTIFY THE AREAS TO BE CLEARED AS SHOWN ON THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING CLEARING OPERATIONS. CLEARING LIMITS SHALL EXTEND APPROX. 15' OUTSIDE THE AREA TO BE FENCED BUT NOT CROSSING THE LANDOWNER'S PROPERTY BOUNDARIES.

2.2. FORM MATERIALS SHALL BE SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF CEMENT PASTE.

2.3. ALL FORM SURFACES EXPOSED TO THE CONCRETE SHALL BE THOROUGHLY CLEANED AND COATED WITH COMMERCIAL GRADE, NON-STAINING, NON-TOXIC FORM RELEASE AGENT.

2.3.1. WITHIN THE GUY PATH AND GUY ANCHOR AREAS, THE CONTRACTOR SHALL REMOVE ALL TREES (UNLESS OTHERWISE NOTED), STUMPS, LOGS, ROOTS, BRUSH, SURFACE BOULDERS, EXISTING FOUNDATIONS, FENCES AND STRUCTURES OF ALL DESCRIPTIONS. AFTER CLEARING, THE AREA IS TO BE GRADED AND SOWN DOWN SO THE AREAS CAN BE MAINTAINED WITH TRACTOR AND BUSHHOG.

2.3.2. BEYOND THE CLEARING LIMITS, TRIM UP OR CUT DOWN ANY TREES THAT WOULD DAMAGE THE GUY WIRES OR GUY ANCHOR COMPOUNDS SHOULD THEY FALL.

2.4. ALL MATERIAL CLEARED AND GRUBBED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE TO A LEGAL DUMPING AREA.

2.4.1. BURIAL OF MATERIAL ON SITE CAN ONLY BE DONE WITH THE WRITTEN PERMISSION FROM THE LANDOWNER AND THE PM.

3. FILL AND BORROW MATERIAL - REFER TO DRAWN DETAILS

4. FINISH GRADING

4.1. THE ENTIRE SITE ARE SHALL BE GRADED UNIFORMLY TO PREVENT PONDING OF SURFACE WATER AND PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT, PARKING AREAS, TOWER FOUNDATIONS AND GUY ANCHORS.

4.2. WHERE REQUIRED BY THE SLOPE OF THE WORK TOPSOIL WITHIN THE GRADED AREA SHALL BE STOCKPILED FOR LATER USE IN LANDSCAPING, AFTER COMPLETION OF CONSTRUCTION WORK, THE TOPSOIL SHALL BE UNIFORMLY SPREAD OVER DISTURBED AREAS AND FINISH GRADED TO ACCEPT SEED AND MULCH OR SOD AS INDICATED ON THE CONSTRUCTION DRAWINGS.

4.3. PROTECT NEWLY GRADED AREAS FROM EROSION AND TRAFFIC. WHERE EROSION, RUTTING, OR SETTLEMENT OCCURS DUE TO WEATHER CONDITIONS OR CONSTRUCTION ACTIVITIES, REPAIR AND REESTABLISH GRADES TO THE REQUIRES CONTOURS. SEE DRAWINGS FOR EROSION CONTROL DEVICES.

5. SITE AND GUY ANCHOR COMPOUND PAVEMENT

5.1. INSTALL A LAYER OF MIRAFI 500X GEOTEXTILE FABRIC (OR APPROVED EQUAL) WITH 4" MINIMUM LAYER OF #57 OR 3/4" CLEAN STONE. EXTEND PAVING MATERIAL ONE FOOT OUTSIDE THE FENCE LINE TO MINIMIZE SITE MAINTENANCE. SEE PLANS FOR SPECIFIC REQUIRED GRAVEL THICKNESS.

5.2. ON SITES THAT REQUIRE A DIFFERENT SITE COMPOUND MATERIAL DUE TO THE PERMITTING AGENCIES, THE FABRIC AND #57 STONE OR EQUIVALENT MATERIAL WILL BE ELIMINATED AND THE SURFACE MATERIAL THAT IS SHOWN ON THE CONSTRUCTION DRAWINGS WILL BE USED.

SITE SPECIFICATIONS REFER TO BOTH RAW LAND AND CO-LOCATION SITES. REFERENCE SITE PLANS FOR TYPE OF SITE AND USE APPLICABLE SPECIFICATIONS.

*NOTE: PM REFERS TO TILLMAN PROJECT MANAGER

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HOG BAY AVE & HWY 70
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TI-OPP-29300
TILLMAN SITE NAME
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ARCADIA FL TI-05363
SITE ADDRESS
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ARCADIA, FL 34266

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1

IV. TOWER FOUNDATIONS ARE NOT INCLUDED IN THE SCOPE OF THESE DOCUMENTS

1. IN ADDITION TO THE IMPROVEMENTS SPECIFICALLY DETAILED ON THESE PLANS, DRILLING AND/OR FORMING THE TOWER FOUNDATION, PLACEMENT OF THE REQUIRED REINFORCING STEEL AND STACKING THE TOWER SHALL BE COMPLETED BY A COMPETENT CONTRACTOR FAMILIAR WITH ALL INDUSTRY CONSTRUCTION STANDARDS AND SAFETY MEASURES.

V. CONCRETE

1. GENERAL

1.1. BEFORE ANY CONCRETE FOUNDATION CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND CORRECT PLACEMENT OF THE PADS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

2. FORMWORK

2.1. PLACE, ERECT, SUPPORT, AND BRACE FORMS TO PROVIDE CONCRETE STRUCTURES HAVING THE SHAPE, LINES, AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. FABRICATE FORMS TO ALLOW FOR EASY REMOVAL AFTER CONCRETE CURING.

2.2. FORM MATERIALS SHALL BE SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF CEMENT PASTE.

2.3. ALL FORM SURFACES EXPOSED TO THE CONCRETE SHALL BE THOROUGHLY CLEANED AND COATED WITH COMMERCIAL GRADE, NON-STAINING, NON-TOXIC FORM RELEASE AGENT.

3. CONCRETE REINFORCEMENT

3.1. ALL REINFORCING BARS SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A 615 GRADE 60 STANDARDS, UNLESS OTHERWISE NOTED, AND SHALL BE FREE OF LOOSE RUST AND SCALE.

3.1.1. HEATING AND WELDING OF REINFORCING BARS IN STRICTLY PROHIBITED.

3.2. ALL REINFORCING BOLSTER CHAIRS, SPACERS, AND OTHER ACCESSORIES FOR FASTENING OR POSITIONING BARS SHALL CONFORM TO CRSI SPECIFICATIONS AND SHALL BE ACCURATELY POSITIONED AND SECURED WHILE THE CONCRETE IS BEING PLACED.

3.3. ALL REINFORCEMENT SHALL HAVE MINIMUM CONCRETE COVER OF 3", UNLESS OTHERWISE NOTED.

4. READY-MIX CONCRETE

4.1. ALL EQUIPMENT/SHELTER FOUNDATION READY-MIX CONCRETE SHALL BE 3000 PSI MINIMUM AND SHALL CONFORM TO ASTM C 94 STANDARDS.

4.2. CONCRETE SLUMP SHALL BE 4" MINIMUM TO 7" MAXIMUM FOR CONCRETE PLACED IN EQUIPMENT FOUNDATION.

4.3. INTRODUCTION OF ADDITIONAL WATER TO CONCRETE ON SITE SHALL BE IN ACCORDANCE WITH SECTION 11.7 OF ASTM C 94 AND SHALL NOT CAUSE CONCRETE TO EXCEED THE MAXIMUM SPECIFIED SLUMP.

4.4. THE USE OF APPROVED SET RETARDING ADMIXTURES IS PERMISSIBLE.

5. PLACING CONCRETE

5.1. IMMEDIATELY BEFORE PLACING CONCRETE, THE CONTRACTOR SHALL INSPECT ALL FRAMEWORK, REINFORCING STEEL, AND EMBEDDED ITEMS TO VERIFY CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

5.2. NO CONCRETE SHALL BE PLACED ON FROZEN OR SATURATED GROUND.

5.3. ALL DEBRIS AND EXCESS MATERIALS SHALL BE REMOVED FROM THE EXCAVATION PRIOR TO PLACING CONCRETE.

5.4. ONCE A FOUNDATION POUR IS STARTED IT MUST BE COMPLETE IN A CONTINUOUS MANNER.

5.5. DURING AND IMMEDIATELY AFTER PLACING THE CONCRETE, USE MECHANICAL VIBRATORS TO CONSOLIDATE CONCRETE AROUND REINFORCING STEEL, ANCHOR BOLTS AND INTO CORNERS. DO NOT ALLOW THE CONCRETE TO SEPARATE DURING VIBRATING.

6. WEATHER CONCRETE PLACEMENT

6.1. DURING COLD WEATHER CONSTRUCTION, CONCRETE DELIVERED SHALL HAVE A MINIMUM PLACEMENT TEMPERATURE OF 50 DEGREES F.

6.2. DO NOT USE ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS WITHOUT APPROVAL OF THE PM.

6.3. IF TEMPERATURES ARE EXPECTED TO BE BELOW 40 DEGREES F WITHIN 6 HOURS OF PLACING THE CONCRETE, PROVISIONS SHALL BE MADE TO MAINTAIN A CONCRETE TEMPERATURE OF 50 DEGREES F FOR 5 DAYS OR 70 DEGREES F FOR 3 DAYS.

7. HOT WEATHER CONCRETE PLACEMENT

7.1. DURING HOT WEATHER CONSTRUCTION, COMPLY WITH ACI 305 STANDARDS AS SPECIFIED. CONCRETE DELIVERED IN HOT WEATHER SHALL NOT EXCEED 95 DEGREES F AT TIME OF PLACEMENT.

7.2. USE ICE OR OTHER METHODS TO COOL THE WATER AND AGGREGATE PRIOR TO MIXING, IN ORDER TO ACHIEVE A CONCRETE TEMPERATURE AT POINT OF PLACEMENT AND DURING THE CURING PROCESS OF LESS THAN 95 DEGREES F.

8. FINISHING

8.1. UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS OR "SPECIAL NOTES" PAGE, ALL EXPOSED SURFACES SHALL RECEIVE A MEDIUM BROOM FINISH PARALLEL TO THE SHORT SIDE OF THE FOUNDATION. EXPOSED EDGES OF ALL EQUIPMENT FOUNDATIONS SHALL RECEIVE EITHER A 3/4" BY 3/4" 45 DEGREE CHAMFER OF A 1" RADIUS TOOLED FINISH.

8.2. FOUNDATION TOPS THAT POND WATER WILL NOT BE ACCEPTED.

8.3. AFTER FORMS ARE REMOVED ALL EXPOSED SURFACES ARE TO BE REPAIRED, TO INCLUDE FILLING OF VOIDS AND PUDDLING, AND RUBBED AND BRUSHED OUT TO PRESENT A UNIFORM APPEARANCE.

9. CURING

9.1. CURING OF EQUIPMENT FOUNDATIONS SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:CONTINUOUSLY SPRINKLE OR POND SURFACES WITH WATER. CARE SHOULD BE TAKEN IN THE DISPOSAL OF RUNOFF WATER TO PREVENT EARTHWORK EROSION AND SUBGRADE DETERIORATION.

COVER SURFACE WITH POLYETHYLENE TO CONTAIN MOISTURE.

COVER SURFACE WITH WET BURLAP.

EXTREME CARE SHOULD BE TAKEN DURING HOT WEATHER TO PREVENT RAPID EVAPORATION OF MIX WATER DURING CONCRETE CURING.

VI. CONCRETE TESTING AND INSPECTIONS

1. GENERAL

1.1. THE GEOTECHNICAL FIRM SHALL ACCOMPLISH CONCRETE TESTING AND INSPECTIONS. THE COST OF TESTING SHALL BE PAID BY THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE GEOTECHNICAL FIRM PROJECT MANAGER A MINIMUM OF 24 HOURS IN ADVANCE OF ALL FOUNDATION POURS.

1.2. CONCRETE TEST CYLINDER CASTING SHALL BE DONE ACCORDING TO THE FOLLOWING SCHEDULE: MAT FOUNDATION – ONE SET IF DONE IN ONE POUR, OR ONE SET FOR THE MAT AND ONE SET FOR THE PIERS. SPREAD FOOTING AND PIER – ONE SET IF ONE IN ONE POUR, OR ONE SET FOR THE SPREAD FOOTING AND ONE SET FOR THE PIER.

2. TEST CYLINDERS

2.1. EACH TEST SHALL CONSIST OF 5 CYLINDERS THAT ARE CAST AND CURED IN ACCORDANCE WITH ASTM C 31 AND TESTED IN ACCORDANCE WITH ASTM C 39. TESTING SCHEDULE IS AS FOLLOWS: ONE CYLINDER AT 7 DAYS, ONE CYLINDER AT 14 DAYS, AND ONE AT 28 DAYS.

2.1.1. OF THE REMAINING 2 CYLINDERS, ONE IS TO BE A SPARE AND ONE WILL BE USED FOR A 3 DAY TEST DUE TO AN ACCELERATED TOWER ERECTION SCHEDULE.

2.2. FOR PROPER RECORD KEEPING, EACH SET OF TEST CYLINDERS SHALL BE MARKED WITH THE DATE AND TIME OF THE DAY THE CYLINDERS WERE MADE, THE SITE NUMBER AND LOCATION, THE BATCH NUMBER, THE AIR CONTENT, AND SLUMP.

2.3. WRITTEN CONFIRMATION OF THE CYLINDER TESTS SHALL BE SENT TO THE PM.

3. FIELD TESTING

3.1. FIELD TESTING OF FRESH CONCRETE SHALL CONSIST OF THE FOLLOWING: SLUMP TEST, AIR CONTENT, AND TEMPERATURE. AMBIENT AIR TEMPERATURE SHALL ALSO BE CHECKED AND RECORDED.

4. ADDITIONAL CONCRETE TESTING

4.1. A TESTING AGENCY MAY TAKE CORE SAMPLES OF IN-PLACE CONCRETE WHEN TEST RESULTS ARE SUCH THAT THERE IS REASONABLE DOUBT THAT SPECIFIED CONCRETE STRENGTHS HAVE BEEN OBTAINED.

4.2. THE TESTING AGENCY SHALL CONDUCT TESTS TO DETERMINE THE STRENGTH OF THE IN-PLACE CONCRETE BY COMPRESSION TESTS ON CORED CYLINDERS COMPLYING WITH ASTM C 42, OR BY LOAD TESTING AS OUTLINED IN ACI 318.

4.3. COST OF ADDITIONAL TESTING, INCLUDING CORE TESTS, LOAD TESTS, OR OTHER TESTING AS DETERMINED BY THE PM WHENEVER CONCRETE FAILS TO MEET SPECIFIED CRITERIA, SHALL BE PAID BY THE CONTRACTOR.

VII. AC POWER AND TELCO

1. GENERAL

1.1. THE BASIC AC POWER AND TELCO REQUIREMENTS ARE AS FOLLOWS:

1.2. SITES WITH HAZARD LIGHTING

120/240 VAC SINGLE PHASE, 800 AMP FEED TO THE POWER DISTRIBUTION PANEL, METERED SERVICE TO THE 120/240 VAC SINGLE PHASE, 125 AMP SUB PANEL TO POWER THE HAZARD LIGHTING CONTROLLER AND THE ALARM CONTROL PANEL, AND A TELCO "POTS" LINE TO THE ALARM CONTROL PANEL.

ON SITES WITH HAZARD LIGHTING, THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE APPLICATION FOR POWER.

CONTACT THE PM FOR ANY WRITTEN AUTHORIZATION THAT MAY BE REQUIRED BY THE UTILITY FOR SETTING UP THESE ACCOUNTS.

CONTRACTOR SHALL ALSO SCHEDULE AND COORDINATE THE INSTALLATION AND CONNECTION OF THESE SERVICES.

1.3. SITES WITHOUT HAZARD LIGHTING

EACH FUTURE CARRIER'S CONTRACT SHALL DICTATE THE SCOPE OF WORK FOR SECONDARY AND PRIMARY DISTRIBUTION RUNS.

120/240 VAC SINGLE PHASE, 200 AMP FEED TO THE POWER DISTRIBUTION PANEL.

CONTRACTOR IS RESPONSIBLE FOR ONLY INSTALLING THE POWER DISTRIBUTION PANEL AND ASSOCIATED CONDUITS, THE TELCO CONDUITS, AND OBTAINING THE ROUGH-IN INSPECTIONS.

ON SITES WITHOUT HAZARD LIGHTING, THE CARRIER IS RESPONSIBLE FOR MAKING THE APPLICATION FOR POWER, INCLUDING APPLICATION FEES AND DEPOSITS.

DEPENDING ON THE PROJECT SCOPE OF WORK, THE CONTRACTOR MAY ALSO SCHEDULE AND COORDINATE THE INSTALLATION AND CONNECTION OF THESE SERVICES.

2. MATERIALS

2.1. ALL CONDUITS SHALL BE SCHEDULE 40 PVC, OR AS SPECIFIED ON DESIGN DRAWINGS. ALL JOINTS SHALL BE MADE WATERTIGHT USING SOLVENT CEMENT SPECIFICALLY DESIGNED FOR USE WITH PVC CONDUIT.

2.2. ALL EXPOSED MATERIALS ARE TO BE HOT DIPPED GALVANIZED OR HAVE FINISHES APPROVED FOR OUTDOOR USE.

2.3. POSTS SUPPORTING POWER DISTRIBUTION SYSTEM ARE TO BE CAPPED WITH METAL CAPS.

2.4. ALL OTHER MATERIALS SHALL BE AS SPECIFIED ON THE CONSTRUCTION DRAWINGS OR IN THE NATIONAL ELECTRIC CODE.

3. COMMERCIAL AC POWER

3.1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND ASSOCIATED LABOR FOR CONSTRUCTION OF THE POWER DISTRIBUTION PANEL SYSTEM AS SHOWN ON THE CONSTRUCTION DRAWINGS. THIS SYSTEM INCLUDES THE CONDUIT(S) FOR THE INCOMING SERVICE, DISTRIBUTION PANEL AND THE POWER CONDUIT TO THE CARRIER LOCATION.

3.2. ADDITIONALLY, SITES WITH HAZARD LIGHTING REQUIRE A NEMA TYPE 3R, 125 AMP MAIN LUG PANEL WITH TWO 15 AMP BREAKERS AND A DUPLEX RECEPTACLE FOR POWERING THE TOWER HAZARD LIGHTING CONTROLLER AND THE OPTO 22 MONITORING BOX. A CONDUIT WILL ALSO NEED TO BE INSTALLED FROM THE HAZARD LIGHT CONTROLLER TO THE OPTO 22 MONITORING BOX.

3.3. ADDITIONALLY, WHEN INSTALLING THE OPTO 22 UNIT, THE OPTO 22 MONITORING FORM MUST BE FILLED OUT AND SENT ACCORDING TO INSTRUCTIONS.

4. INSTALLATION

4.1. UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS OR REQUIRED BY THE LOCAL UTILITY, THE ELECTRIC SERVICE IS TO BE A 120/240 VAC SINGLE PHASE, 800 AMP UNDERGROUND SERVICE.

4.2. ALL BURIED CONDUITS SHALL BE A MINIMUM OF 3' BELOW FINISHED GRADE.

4.3. IN ALL TRENCHES THAT CONTAIN ELECTRIC POWER CONDUITS, WARNING TAPE "BURIED ELECTRIC CABLES" IS TO BE INSTALLED 12" BELOW FINISHED GRADE DURING BACKFILL OPERATIONS.

4.4. ON SITES THAT REQUIRED HAZARD LIGHTING, THE TOP ELECTRIC METER WILL BE FOR THE TOWER OPERATOR, UNLESS ANOTHER LOCATION IS REQUIRED BY THE LOCAL UTILITY.

5. TELCO

5.1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND ASSOCIATED LABOR FOR THE CONSTRUCTION OF THE REQUIRED TELCO RUNS TO DEMARC LOCATION AS DIRECTED BY TELEPHONE COMPANY, AND/OR TO OPTO 22 MONITORING BOX AS SHOWN ON THE CONSTRUCTION DRAWINGS.

6. INSTALLATION

6.1. ALL BURIED CONDUITS SHALL BE A MINIMUM OF 2' BELOW FINISHED GRADE, ALL EMPTY CONDUITS WILL HAVE PULL CORDS LEFT IN EACH CONDUIT.

7. SIGNAGE

7.1. CARRIER IDENTIFICATION SIGNS ARE TO BE ATTACHED TO THE METERING PANEL OPPOSITE THE METER TO ELIMINATE CONFUSION FOR THE UTILITY COMPANIES.

7.2. AN IDENTIFYING SIGN WILL BE ATTACHED TO THE PANEL OPPOSITE THE METER FOR THE HAZARD LIGHTING SYSTEM.

VIII. TOWER INSTALLATION IS NOT INCLUDED IN THE SCOPE OF THESE DOCUMENTS.

IX. ANTENNA MOUNTS AND ASSOCIATED EQUIPMENT ARE NOT INCLUDED IN THE SCOPE OF THESE DOCUMENTS.

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ACGI NO:	23-2337
DRAWN BY:	RM
CHECKED BY:	CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
4	04/23/25	DRC COMMENTS & REDLINES	RM
3	03/05/25	DRC COMMENTS & REDLINES	RM
2	10/15/24	CITY COMMENTS	RM
1	07/25/24	REV. PER CM REDLINES	RM
0	05/30/24	FINAL CD	RM

STAMP

4/23/2025
CHIYU ZHANG
LICENSE
No 86873
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE INFORMATION
AT&T NUMBER
15828317
AT&T SITE NAME
HOG BAY AVE & HWY 70
TILLMAN SITE NUMBER
TI-OPP-29300
TILLMAN SITE NAME
BERNARDO HERNANDEZ-VILLANUEVA
ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-2

X. GROUNDING SPECIFICATIONS

1. INTRODUCTION

1.1. GROUNDING IS PROVIDED AT ALL COMMUNICATIONS LOCATIONS FOR THE FOLLOWING REASONS:

1.1.1. PROTECTION OF PERSONNEL AGAINST INJURY OR DEATH FROM CONTACT WITH HIGH POTENTIALS ASSOCIATED WITH LIGHTNING CURRENT.

1.1.2. TO MEET NATIONAL ELECTRIC CODE (NEC) STANDARDS FOR PERSONNEL SAFETY.

1.1.3. TO PROTECT EQUIPMENT AGAINST DAMAGE FROM LIGHTNING CURRENTS OR OTHER HIGH ELECTRICAL TRANSIENTS OR SURGES.

1.1.4. TO FIX THE POTENTIAL OF EQUIPMENT TO A COMMON (EQUIPOTENTIAL) VALUE FOR THE PURPOSE OF INHIBITING INTERFERENCE BETWEEN CIRCUITS AND THE INJECTION OF NOISE INTO CIRCUITS.

1.1.5. AS AN OPERATIONAL REQUIREMENT OF THE EQUIPMENT SUPPLIER.

1.1.6. PROTECTION OF EXISTING BUILDING STRUCTURES FROM DAMAGE BY LIGHTNING CURRENTS IN ACCORDANCE WITH NFPA 780.

1.1.7. FOR A GROUND SYSTEM TO MEET ALL THE ABOVE REQUIREMENTS, IT MUST PROVIDE A LOW IMPEDANCE TO THE GENERAL MASS OF THE EARTH. THE NEED TO PROTECT AGAINST THE EFFECTS OF A LIGHTNING STRIKE OR LIGHTNING INDUCE TRANSIENTS IS PROBABLY THE MOST DEMANDING AND REQUIRES LOW "SURGE IMPEDANCES" TO EARTH WHICH IN TURN REQUIRES PARTICULAR ATTENTION TO BONDING PRACTICES AND WIRING METHODS, E.G. CONDUCTORS TO BE AS SHORT AND DIRECT AS PRACTICAL WITHOUT SHARP BENDS.

1.1.8. THE GROUNDING METHODS AND PRACTICES SET OUT IN THIS DOCUMENT ARE DESIGNED TO PROVIDE A UNIFORM STANDARD OF GROUNDING AND PROTECTION AT ALL COMMUNICATION LOCATIONS CONSISTENT WITH THE ABOVE CONCEPTS. THIS STANDARD SHOULD BE USED AS THE OBJECTIVE TO BE SOUGHT. HOWEVER, SITE CONSTRAINTS ARE ACKNOWLEDGED TO LIMIT SPECIFIC CONFORMITY, AND IN SOME CASES WILL REQUIRE THE PRINCIPLES OF THIS STANDARD TO BE FOLLOWED, RATHER THAN THE PRECISE DETAILS.

1.1.9. THEREFORE, ANY EXCEPTIONS TO THIS STANDARD THROUGH DESIGN OR MODIFICATION STAGES, SHALL BE CITED ON LOCAL GROUNDING AND/OR LIGHTNING PROTECTION SYSTEM DESIGN DRAWINGS.

1.1.10. IT IS IMPORTANT TO REALIZE THAT LIGHTNING AND LIGHTNING PROTECTION ARE PROBABILITY PHENOMENA. WE CANNOT BE 100% POSITIVE THAT A FACILITY IS PROTECTED FROM LIGHTNING BECAUSE THE PROTECTION SYSTEM IS "CORRECTLY" INSTALLED. BETTER PROTECTION LOWERS THE PROBABILITY OF DAMAGING LIGHTNING STRIKES. QUALITY MATERIAL IMPROPERLY INSTALLED DOES NOT GENERALLY PROVIDE BETTER PROTECTION.

2. GENERAL DESCRIPTION

2.1. THE TILLMAN WIRELESS (TILLMAN) GROUNDING STANDARD IS BASED ON PROVIDING PERSONNEL SAFETY, AS WELL AS EQUIPMENT AND STRUCTURAL PROTECTION IN THE EVENT OF A NEARBY LIGHTNING DISCHARGE, AT ALL COMMUNICATION LOCATIONS.

2.2. APPROACHING THUNDERSTORMS SHOULD BE ANTICIPATED, AND MAINTENANCE AVOIDED UNTIL STORMS HAVE CLEARED. DURING THUNDERSTORMS AVOID THE USE OF OR CONTACT WITH ELECTRICAL APPLIANCES, TELEPHONES, RF CABLES, MASTS, PLUMBING FIXTURES AND OTHER CONDUCTIVE OBJECTS WITHIN AND AROUND THE STRUCTURE.

2.3. AN INTERCONNECTED DRIVEN GROUND ROD SYSTEM IS EMPLOYED AS THE BASIS FOR THE TILLMAN GROUNDING RODS, FORMS A RING AROUND THE BUILDING. THE EXTERIOR BURIED GROUND RING SYSTEM IS USED IN CONJUNCTION WITH AN INTERIOR GROUND RING SYSTEM SURROUNDING THE COMMUNICATIONS EQUIPMENT IN THE BUILDING'S INTERIOR. MULTIPLE BONDS BETWEEN THE EXTERIOR AND INTERIOR RINGS, PLUS CONNECTIONS TO THE BUILDING, ARE UTILIZED IN AN ATTEMPT TO MINIMIZE POTENTIAL DIFFERENCES BETWEEN ADJACENT METALLIC OBJECTS.

2.4. THE DESIGN CRITERIA FOR RESISTANCE TO GROUND IS 5 OHMS OR LESS. THE DRIVEN GROUND ROD SYSTEM RECOMMENDED HEREIN IS DESIGNED TO PRODUCE AS LOW A RESISTANCE AS PRACTICAL WITHIN REASONABLE ECONOMIC LIMITATIONS, AND TO PROVIDE A FIELD OF MINIMUM DETERIORATION WITHIN THOSE SAME LIMITATIONS.

2.5. A COMPLETE GROUND ROD SYSTEM SHALL CONSIST OF THE FOLLOWING COMPONENTS:

2.5.1. A BURIED EXTERIOR FIELD (FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR) CONSISTING OF SHELTER GROUND RING, TOWER GROUND RING, ICE BRIDGE GROUNDING, PERIMETER GROUND RING, GROUND RODS, CONNECTIONS BETWEEN GROUND RINGS AND CONNECTIONS TO FENCES, TOWER, GENERATORS, FUEL TANKS, GATES, MISC. METAL OBJECTS AND EXTERIOR MOUNTED SHELTER EQUIPMENT (A/C UNITS, GROUND BARS, DOOR FRAMES, CABLE PORTS, EMERGENCY GENERATOR RECEPTACLE, POWER OUTLET, ETC.).

2.5.2. WHERE EQUIPMENT SHELTERS ARE REQUIRED, AN EXPOSED INTERIOR GROUND FIELD (FURNISHED AND INSTALLED BY THE SHELTER MANUFACTURER) CONSISTING OF INTERIOR SHELTER HALO WITH GROUND TO ALL TELECOMMUNICATIONS EQUIPMENT, POWER AND TELCO, OUTLETS, DOOR AND FRAME, GROUND BARS, A/C UNIT FRAMES, CABLE PORTS, CABLE RACKS, STEEL CONDUIT AND JUNCTION BOXES AND ALL OTHER MISC. METAL OBJECTS.

2.5.3. TOWER GROUNDING (FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR) CONSISTING OF LIGHTNING ROD, DRIVEN GROUND RODS AND #2 AWG WIRE.

2.5.4. COAXIAL CABLE GROUNDING CONSISTING OF UPPER, MIDDLE, LOWER AND SHELTER ENTRY GROUND BARS, C.R.G.B. AND RELATED GROUND KITS.

2.6. THE GENERAL CONTRACTORS SHALL ALSO FURNISH AND INSTALL SPECIFIC GROUND CONNECTIONS AS FOLLOWS:

2.6.1. WHERE EQUIPMENT SHELTERS ARE REQUIRED, PROVIDE BETWEEN INTERIOR AND EXTERIOR GROUND RINGS THRU SLEEVES IN WALL OF SHELTER

2.6.2. BETWEEN EXTERIOR GROUND AND INTERIOR POWER AND TELCO PANEL BOARDS.

2.6.3. BETWEEN EXTERIOR GROUND RING AND INTERIOR GROUND BAR (C.R.G.B.) AT CABLE PORT.

3. MATERIALS

3.1. GROUND RINGS – NO. 2 AWG BARE, SOLID, TINNED COPPER WIRE (STRANDED WIRE IS NOT ACCEPTABLE OUTSIDE SHELTER)

3.2. GROUND RODS – SOLID, COPPER CLAD, STEEL RODS, 5/8" DIAMETER TYPICALLY 10 FEET LONG (USE 10 FEET LONG AT INSPECTION WELLS).

3.3. CONNECTIONS – WHERE REQUIRED ALL CONNECTIONS INSIDE SHELTER TO BE BY NON-CORROSIVE COMPRESSION CONNECTORS (SUCH AS "BRUNDY" TYPE INSTALLED WITH THE PROPER TOOL). ALL CONNECTIONS BELOW GRADE TO BE EXOTHERMIC WELDS. ABOVE GROUND CONNECTORS (EXCEPT INSIDE SHELTERS) SHALL BE MADE WITH EXOTHERMIC WELDS, WHERE PRACTICAL, OR WITH 2 HOLE MECHANICAL TYPE CONNECTORS. EXCEPTION: ALL CONDUCTORS FROM RING TO GROUND BAR TO BE BY EXOTHERMIC WELD (INSIDE OR OUTSIDE SHELTER).

3.4. INSPECTION SLEEVES – SCHEDULE 40 WHITE PVC PLASTIC, 6" DIAMETER BY 24" LONG WITH REMOVABLE WHITE PVC CAPS/COVER AND SLOTTED BOTTOM ENDS TO FIT OVER THE GROUND RING CABLE

3.5. INSPECTION SLEEVE OVER CHEMICAL GROUND ROD – PLASTIC, IRRIGATION VALUE BOX WITH PERFORATED COVERS

3.6. CHEMICAL GROUND RODS – USED IN SOIL WITH POOR RESISTIVITY OR CERTAIN SITE CONDITIONS, CHEMICAL GROUND ROADS ARE USED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. USE UNDER THE DIRECTIONS OF THE TILLMAN WIRELESS CONSTRUCTION MANAGER.

3.7. CONNECTION PROTECTION – COMPRESSION CONNECTIONS TO BE PROTECTED WITH ANTIOXIDANT COMPOUND, EXOTHERMIC WELDS SHALL BE TREATED WITH TWO COATS OF ZINC RICH, COLD GALVANIZED PAINT. COMPRESSIONS CONNECTIONS SHALL BE MADE WITH THE PROPER TOOL.

3.8. GROUND WIRES AND LEADS – NO. 2 AWG BARE, SOLID, TINNED, COPPER WIRE.

3.9. GROUND BARS – 1/4" THICK SOLID, TINNED COPPER – LENGTH AND WIDTH AS DETAILED.

3.10. WELDED CABLE GATE BONDS OR FLEXIBLE GROUND WIRES – FLEXIBLE JUMPERS STRAP SIMILAR TO BELDEN #8662 FLAT BRAID TINNED COPPER (USED AS GATE JUMPERS).

3.11. LIGHTNING RODS – BUILDING: AS PER ENGINEER'S RECOMMENDATIONS FOR SHELTERS OUTSIDE THE TOWER "SPHERE OF INFLUENCE." TOWER: AIR TERMINALS AT LEAST 4 FEET LONG, BONDED TO THE TOWER.

4. INSTALLATION

4.1. THE CONTRACTOR SHALL INSTALL THE GROUNDING SYSTEM IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS, WHERE UNUSUAL SITE CONDITIONS REQUIRE DEVIATION FROM THESE STANDARDS, THE CONTRACTOR SHALL SEEK DIRECTION FROM THE TILLMAN CONSTRUCTION MANAGER.

4.2. THE GROUNDING SYSTEM, INCLUDING ALL CONNECTIONS, SHALL BE INSTALLED BY TECHNICIANS CERTIFIED AT THE PROCESS.

4.3. GROUND RINGS AND CONDUCTOR:

4.4. ALL CONDUCTORS SHALL FORM A SMOOTH, DOWNWARD PATH TO GROUND WITH A MINIMUM NUMBER OF BENDS AND CURVES.

4.5. THE MINIMUM ALLOWABLE BENDING RADIUS FOR ANY PORTIONS OF THE GROUND RING OR A CONDUCTOR IS 8".

4.6. ALL CONNECTIONS BELOW GRADE SHALL BE BY EXOTHERMIC WELDS.

4.7. NO MECHANICAL CONNECTIONS ARE ALLOWED OUTSIDE SHELTERS, EXCEPT THAT TWO-LUG COMPRESSION CONNECTIONS WITH ANTIOXIDANT PROTECTION IS ACCEPTABLE ONLY ON GROUND BARS.

4.8. GROUND RINGS SHALL BE BURIED 24" MINIMUM BELOW SITE FINISHED GRADE OR AT LEAST 6" BELOW THE LOCAL FROST LINE, WHICHEVER IS GREATER.

4.9. GROUND RODS SHALL BE DRIVEN VERTICALLY TO THE DEPTH OF THE GROUND RING AND CONNECTED TO THE GROUNDING CONDUCTOR BY EXOTHERMIC WELDS.

4.10. OF ROCK OR OTHER OBSTRUCTIONS ARE ENCOUNTERED, THE RODS MAY BE DRIVEN AWAY FROM OR PARALLEL TO SHELTER SIDES AND UP TO 45 DEGREES OF VERTICAL TO OBTAIN HE REQUIRED DEPTH. GROUND ROADS SHALL PENETRATE THE FROST LINE IN ALL INSTALLATIONS.

4.11. IN CASES WHERE IT IS NOT POSSIBLE TO INSTALL GROUND RODS BY DRIVING DUE TO SUBGRADE CONDITIONS, CORING AND BACKFILL WITH PROPER MATERIALS IS ACCEPTABLE.

4.12. CHEMICAL GROUND RODS SHOULD BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. URN OVER "RED TAGS" TO TILLMAN WIRELESS CONSTRUCTION MANAGER.

4.13. CONNECTIONS

4.13.1. MAKE APPROPRIATE EXOTHERMIC WELDED CONNECTIONS OF CONDUCTORS TO GROUND RING AND GROUND RING TO GROUND RODS.

4.13.2. PROTECT CONNECTORS ON GALVANIZED POSTS WITH TWO COATS OF ZINC RICH, COLD GALVANIZED PAINT.

4.13.3. DO NOT COVER-UP GROUND RING UNTIL TILLMAN WIRELESS CONSTRUCTION MANAGER HAS INSPECTED AND RECORDED HE OPEN GROUND FIELD INSTALLATION.

5. TESTING OF GROUNDING SYSTEM

5.1. THE CONTRACTOR SHALL MEASURE THE GROUNDING SYSTEM RESISTANCE PRIOR TO BACKFILLING THE GROUND RING TRENCHES.

5.2. THE CONTRACTOR SHALL USE THE 3 POINT "FALL OF POTENTIAL" METHOD FOR THE TEST AND SHALL USE THE FOLLOWING PARAMETERS: STANDARD TESTING PROCEDURE FOR MEASURING & REPORTING READING.

5.3. THE OPTIMUM READING SHALL BE 5 OHMS (OR LESS) OR METHODS SHALL BE EMPLOYED TO ENHANCE THE GROUND FIELD.

6. INSPECTION SLEEVES

6.1. WHERE THE SHELTER BURIED GROUND RING CONNECTS TO A TOWER GROUND RING, AN INSPECTION SLEEVE SHALL BE PROVIDED TO PERMIT VISUAL INSPECTION TO BE MADE OF THE GROUNDING CONNECTION. THESE SLEEVES AND COVERS SHALL BE FABRICATED FROM PVC PLASTIC, UNLESS THE GROUND ROD IS LOCATED IN AN AREA WHEN VEHICLES ARE LIKELY TO DRIVE, IN WHICH CASE, A SLEEVE OF TRAFFIC CARRYING QUALITY SHALL BE PROVIDED AND FABRICATED FROM CONCRETE, PLASTIC, OR STEEL COVER. COVERS SHALL BE REMOVABLE BY HAND, WITH NO TOOLS REQUIRED.

6.2. WHERE THE SHELTER BURIED GROUND RING CONNECTS TO A THESE SLEEVES SHALL BE POSITIONED CENTRALLY ABOUT THE CONNECTION WITH SLOTS CUT IN THE SIDE TO ALLOW THE EXTERIOR BURIED GROUND RING TO PASS HORIZONTALLY THROUGH. THE TOP OF THESE SLOTS ARE TO BE CUT WELL ABOVE THE EXTERIOR BURIED GROUND RING SO THAT IT WILL NOT BE DAMAGED IF THE SLEEVE IS FORCED DOWNWARD BY THE WEIGHT OF THE VEHICLE OR OTHER LOAD.

7. BONDING OF METAL OBJECTS TO GROUND RING

7.1. THE BURIED GROUND RING SHALL BE BONDED TO TOWER LEGS, EXTERIOR BURIED AND ABOVE SURFACE METALLIC OBJECTS, OTHER ELECTRODES, AND TO THE INTERIOR GROUND RING AND ANTENNA CABLE EXTERIOR HATCH-PLATE GROUND BARS.

7.2. UNIT BONDS CONNECTED TO THE BURIED GROUND RING SHALL BE #2 AWG BARE TINNED SOLID COPPER WIRE. CONNECTIONS TO ABOVE GROUND UNITS SHALL BE MADE WITH EXOTHERMIC WELD, WHERE PRACTICE, WITH 2 HOLE MECHANICAL TYPE CONNECTORS OR APPROVED CRIMP TYPE CONNECTORS.

7.3. CONNECTIONS OTHER THAN EXOTHERMIC WELD SHALL BE LOCATED SO AS TO FACILITATE PERIODIC INSPECTION AND MAINTENANCE.

7.4. ALL MECHANICAL CONNECTIONS SHALL BE TREATED WITH A PROTECTIVE, ANTIOXIDANT COATING, ALL EXOTHERMIC WELDS GALVANIZED SURFACES SHALL BE SPRAYED WITH GALVANIZED PAINT (ENSURE REMOVAL OF GALVANIZING PRIOR TO WELDING).

7.5. BONDS TO THE BURIED GROUND RING ARE CATEGORIZED AS FOLLOWS:

7.5.1. BURIED METALLIC OBJECTS:
DRIVEN GROUND RODS
POWER COMPANY OR OTHER DRIVEN ELECTRODES
CONDUITS, PIPES
OTHER OBJECTS WITH METALLIC CONNECTION TO THE BUILDING (POTENTIAL EARTH ELECTRODES)

7.5.2. EARTH SUPPORTED METALLIC OBJECTS LOCATED WITH, OR LESS THAN 6 FEET FROM THE PERIMETER OF THE BURIED GROUND RING.

7.5.2.1. TOWER LEGS OR BASE OF MONOPOLE EXOTHERMICALLY WELDED CONNECTIONS ARE RECOMMENDED TO A WELD FLANGE WELDED AT THE FACTORY TO AVOID DESTROYING THE INTERIOR GALVANIZING DURING THE WELDING PROCESS. FOR A MONOPOLE, 2 SUCH BONDS ARE REQUIRED; FOR SELF-SUPPORT TOWER, 3 BONDS ARE REQUIRED (1 PER LEG). AND FOR GUYED TOWER, 3 BONDS ARE REQUIRED (1 PER TOWER SIDE).

7.5.2.2. WHERE NO WELD FLANGE IS FACTORY PROVIDED WITH THE PERMISSION OF THE PM AND EXOTHERMIC WELDED CONNECTIONS MAY BE MADE TO HOLLOW STEEL MEMBERS.

7.5.2.3. METAL CORNER FENCE POSTS AND GATE POSTS. GATES SHALL BE GROUNDED THRU A FLEXIBLE COPPER STRAP EXOTHERMICALLY WELDED TO THE GATE FENCE POST AND GATE.

7.5.2.4. OTHER METALLIC OBJECTS OF SIGNIFICANT SIZE.

7.5.2.5. TOWER GROUND BAR.

7.5.2.6. EACH ICE BRIDGE LEG SHALL BE GROUNDED WITH EXOTHERMIC WELDS AT BOTH THE LEGS AND BURIED GROUND RING.

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TILLMAN SITE NAME
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ARCADIA FL TI-05363
SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-3

7.5.3. METALLIC OBJECTS MOUNTED ON THE BUILDING EXTERIOR:

7.5.3.1. GROUND BARS AT THE CABLE ENTRY PORT.

7.5.3.2. DOWN SPOUTS OR METAL DRAINS.

7.5.3.3. ALUMINUM (OR SIMILAR) EXTERIOR WALL SIDING.

7.5.3.4. CONDUITS, PIPES, (MULTIPLE GROUNDS REQUIRED EVERY 25 FEET WHEN RUN IS PARALLEL TO EARTH OR EXTERIOR WALLS).

7.5.3.5. AIR EXHAUST HOODS AND PORCH ROOF.

7.5.3.6. OUTER SHEATH OF COAXIAL ANTENNA CABLES

7.5.3.7. METALLIC DOORS AND FRAMES

7.5.3.8. MAIN DISCONNECT SWITCH

7.5.3.9. AIR CONDITIONING UNITS AND ASSOCIATED DISCONNECT SWITCH.

7.5.3.10. GENERATOR RECEPTACLE.

7.5.3.11. OTHER METAL OF SIMILAR NATURE.

7.5.3.12. SERVICE PLUGS.

NOTE: THESE CONNECTIONS TO THE EXTERNAL GROUND RING ARE NOT IN LIEU OF THE NEC GREEN WIRE EQUIPMENT GROUND TO THE A/C PANELBOARD.

7.6. COAX CABLE GROUNDING

7.6.1. THE OUTER CONDUCTOR OF ALL ANTENNA COAX CABLES SHALL BE GROUNDED AS FOLLOWS:

7.6.1.1. AT THE TOP OF THE VERTICAL RUN ON THE TOWER, EACH ANTENNA CABLE SHEATH SHALL BE INDIVIDUALLY GROUNDED TO A GROUND BAR WITH A TWO HOLE CONNECTOR AND STAINLESS STEEL FASTENERS. THE CONNECTION SHALL BE COATED WITH A PROTECTIVE, ANTIOXIDANT MATERIAL. THE GROUND BAR SHALL BE ATTACHED TO THE TOWER UTILIZING STAINLESS STEEL MOUNTING HARDWARE.

7.6.1.2. AT THE MIDDLE GROUND BAR (ON TOWERS OVER 200 FEET TALL) FOR SELF-SUPPORTING AND GUYED TOWERS, THE GROUNDING OF ANTENNA CABLES IS ACCOMPLISHED BY THE USE OF APPROPRIATE GROUNDING STRAP KITS SUPPLIED BY THE ANTENNA CABLE MANUFACTURER. THE INSTRUCTIONS SUPPLIED WITH THESE KITS MUST BE FOLLOWED FOR APPLICATION. THE GROUND BAR SHALL BE ATTACHED TO THE TOWER UTILIZING STAINLESS STEEL MOUNTING HARDWARE.

7.6.1.3. AT THE BOTTOM OF VERTICAL RUN ON THE TOWER, AT THE POINT OF TOWER EXIT, EACH ANTENNA CABLE SHEATH SHALL BE INDIVIDUALLY GROUNDED TO A TOWER EXIT GROUND BAR WITH A TWO HOLE CONNECTOR. THE CONNECTION SHALL BE COATED WITH A PROTECTIVE, ANTIOXIDANT MATERIAL. THE GROUND BAR SHALL BE ATTACHED TO THE TOWER UTILIZING STAINLESS STEEL MOUNTING HARDWARE. THE BOTTOM GROUND BAR SHALL BE DIRECTLY BONDED AT ITS LOWEST POINT TO THE EXTERIOR GROUND RING AT A GROUND ROD BY EXOTHERMIC WELD.

7.6.1.4. WHERE EQUIPMENT SHELTERS ARE REQUIRED: AT THE POINT OF ENTRANCE TO THE SHELTER, THIS SHALL BE A TWO HOLE CONNECTOR ATTACH TO THE GROUND BAR BELOW, OR TO THE SIDE OF THE CABLE ENTRY PORT. THIS CONNECT ION SHALL BE COATED WITH PROTECTIVE, ANTIOXIDANT MATERIAL. THE GROUND BAR SHALL BE ISOLATED FROM THE SHELTER WALL. THE GROUND BAR SHALL BE COATED SHALL BE DIRECTLY GROUNDED AT ITS LOWEST POINT TO THE EXTERIOR GROUND RING. THE PRIMARY GROUND WIRE SHALL BE #2 AWG BARE TINNED COPPER SOLID WIRE EXTENDED FROM A PARALLEL TYPE EXOTHERMIC WELD CONNECTION AT THE EXTERIOR GROUND RING TO AN EXOTHERMIC WELD AT THE CABLE ENTRY PORT GROUND BAR. THE PRIMARY GROUND WIRE SHALL BE SUPPORTED ON THE EXTERIOR WALL WITH NON-DEGRADING FASTENER EVERY 2 FEET. UNNECESSARY BENDS SHALL BE OF GREATEST PRACTICAL RADIUS (8" MINIMUM),

ABBREVIATIONS

2C	2ND CARRIER
3C	3RD CARRIER
4C	4TH CARRIER
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BBU	BASE BAND UNIT
℄	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
CSRF	CROSS SECTOR REDUNDANCY FEATURE
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
F	FIBER
FIF	FACILITY INTERFACE FRAME
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
GSM	GLOBAL SYSTEM FOR MOBILE COMMUNICATION
LTE	LONG TERM EVOLUTION MAXIMUM
MAX	MULTI-CARRIER POWER AMPLIFIER
MCPA	MANUFACTURER
MFR	MASTER GROUND BAR
MGB	MINIMUM
MIN	MANUAL TRANSFER SWITCH
MTS	NOT TO SCALE
N.T.S.	ON CENTER
O.C.	OVERHEAD ELECTRIC/TELCO
OE/OT	POWER PROTECTION CABINET
PPC	PROPERTY LINE
℄	RADIO BASED STATION
RBS	REMOTE RADIO HEAD
RRH	RIGID GALVANIZED STEEL
RGS	INCH(ES)
IN	INTERIOR
INT	POUND(S)
LB(S), #	SQUARE FOOT
SF	STEEL
STL	TYPICAL
TYP	UNDERGROUND ELECTRIC/TELCO
UE/UT	UNLESS NOTED OTHERWISE
UNO	UNIVERSAL MOBILE TELE- COMMUNICATION
UMTS	SYSTEM VERIFY IN FIELD
VIF	WITH
W/	TRANSFORMER
XFMR	

SITE SPECIFICATIONS REFER TO BOTH RAW LAND AND CO-LOCATION SITES. REFERENCE SITE PLANS FOR TYPE OF SITE AND USE APPLICABLE SPECIFICATIONS.

*NOTE: PM REFERS TO TILLMAN PROJECT MANAGER

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SITE ADDRESS
1320 SW MARTHA ST
ARCADIA, FL 34266

SHEET TITLE:

GENERAL NOTES

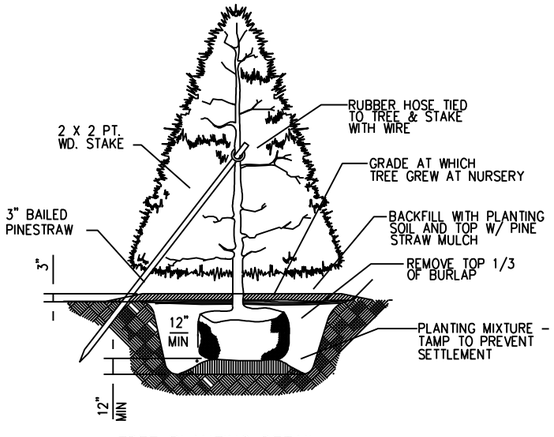
SHEET NUMBER:

GN-4

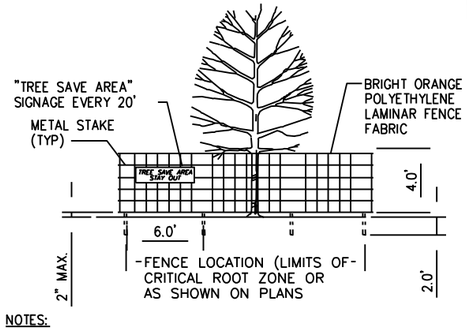
LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

TOTAL AREA OF LANDSCAPE BUFFER: 856 SF - 0.0197 ACRES			
PLANT LIST:			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
24	CRAPE MYRTLE	LAGERSTOEMIA INDICA	6' MIN. HEIGHT AT PLANTING PLANTED MIN 10'-0" O.C.
2400 SF	PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW		

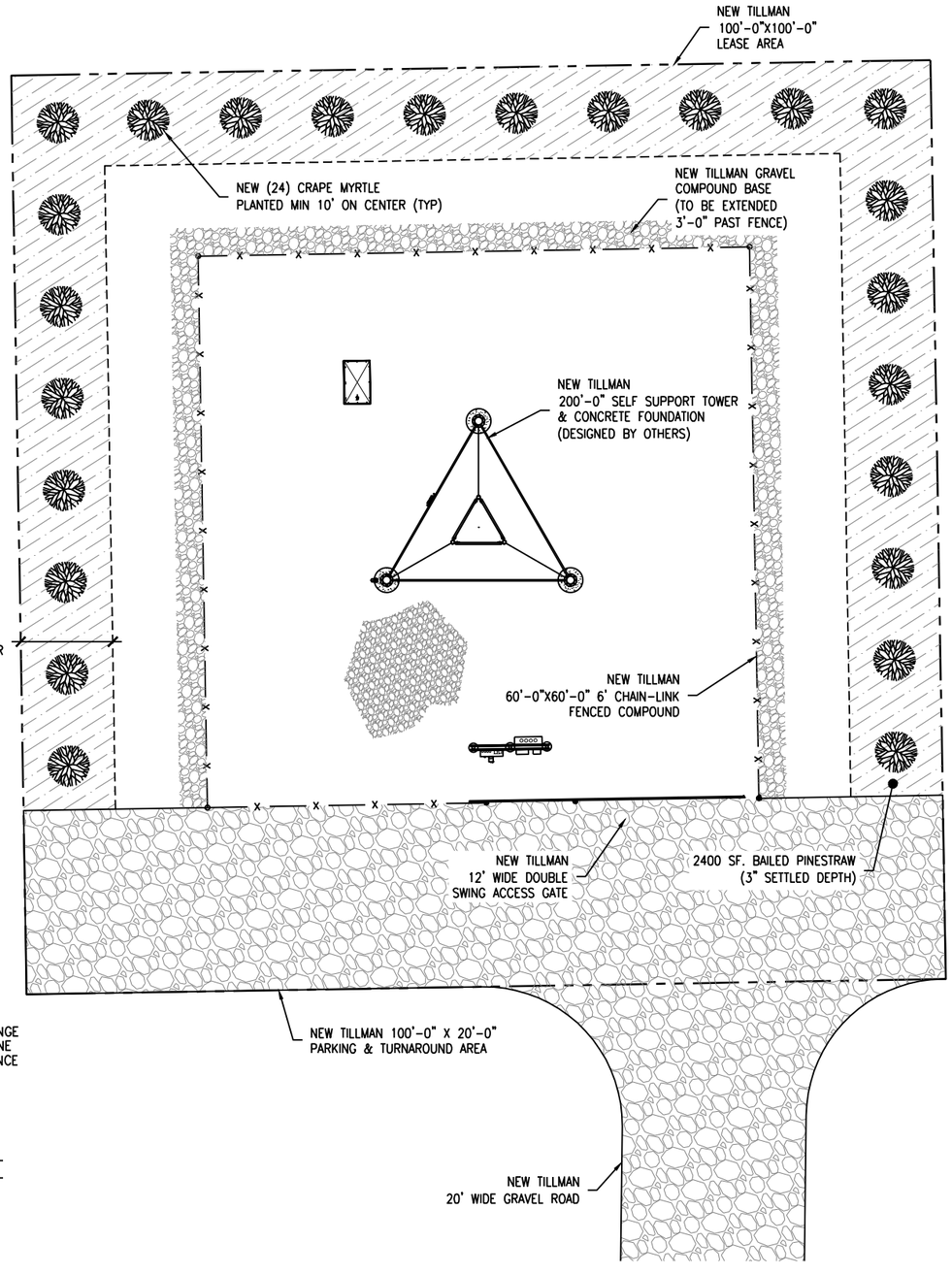


TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
1) ALL PARKING WILL OCCUR ON EXISTING DRIVE.
2) THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.
3) ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

TREE PROTECTION DETAIL
NOT TO SCALE



1 / L-1 LANDSCAPE PLAN
FOR 24" X 36" PLOT - 1/8" = 1' 0 2' 4' 8' 16'
FOR 11" X 17" PLOT - 1/16" = 1'

TRUE NORTH

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1320 SW MARTHA ST
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2025 - ___

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.

WHEREAS, the DeSoto County Property Appraiser records show that the subject property is located at 1316 SW Martha Street and is owned by Bernardo Hernandez-Villanueva and Isaias Hernandez (Exhibit A: Location Map); and

WHEREAS, the 2040 Future Land Use Map shows the 17.026-acre property is located within the Neighborhood Mixed Use Future Land Use Category and the Official Zoning District Atlas shows the property is zoned Agricultural-5 (A-5); and

WHEREAS, Land Development Regulations (LDR) Section 20-127(1)(c)(3) provides for "Communication transmitting and receiving facilities, non-occupied" as a special exception use provided the criteria for special exception uses in LDR Article XI, Division 5, of this chapter are met; and

WHEREAS, on July 12, 2024, a Special Exception Use application and required fee was submitted to the Development Department (USE-0188-2024) requesting approval of a telecommunications tower in the Agricultural- 5 (A-5) zoning district, on a 17.026-acre property located at 1316 SW Martha Street; and

WHEREAS, Section 365.172(13)(b)3, Florida Statutes generally limits local government review for telecommunications towers to aesthetics, landscaping, land use-based location priorities, structural design, and setbacks; and

WHEREAS, the Development Department has reviewed the Development Plan application and concludes the application is in conformance with the LDR provided conditions are imposed; and

WHEREAS, on October 7, 2025, the Planning Commission held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other competent substantial evidence presented at the hearing, and forwarded the record to the Board of County Commissioners (Board) with the recommendation that the Board adopt the proposed Resolution; and

WHEREAS, the Planning Commission found that the granting of the Special Exception Use would not adversely affect the public interest, that the specific requirements governing the

individual Special Exception Use, have been met by the applicant, and that satisfactory provisions and arrangements have been made concerning twelve (12) matters, where applicable, and

WHEREAS, on October 28, 2025, the Board of County Commissioners held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other competent substantial evidence presented at the Planning Commission and Board hearings; and

WHEREAS, the Board concluded the Special Exception use application established through competent substantial evidence the application was in harmony with the LDRs general intent and purpose, is not injurious to the neighborhood or to adjoining properties or is otherwise detrimental to the public welfare based on the findings herein and conditions of approval.

NOW, THEREFORE, **BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:**

Section 1. *Whereas clauses incorporated*. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Resolution.

Section 2. *Property description*. A 17.026-acre parcel is located at 1316 SW Martha Street, the Property Identification Number being 12-38-24-0000-0096-0000.

Section 3. *Findings and conclusions*. The Development Review Report, incorporated herein by reference, represents the written findings of fact and conclusions to support approval of a Special Exception use development order in the Agricultural- 5 (A-5) zoning district, for an non-manned telecommunications tower on a 17.026 acre property located on SW Martha Street as shown on the site plan (Exhibit B: Site Plan), created by Tillman Infrastructure and digitally signed by Chiyu Zhang, dated April 23, 2025, in accordance with the Land Development Regulations and subject to the following conditions:

1. The uses allowed on the subject site, shown on the site plan, shall be limited to supporting equipment related to the proposed cell tower.

2. The site is within the Conservation Overlay District and wetlands likely exist in the northwest portion of the site. The applicant shall be responsible for securing any required permits from SWFWMD if wetland impacts are proposed.

3. If solid waste service is required for the use, it will be the applicant's responsibility to engage in a solid waste contract with the county's provider.

4. An Improvement Plan and Notice to Proceed shall be authorized by the Development Department prior to any construction on site.

Section 4. *Effective date*. This Resolution shall take effect immediately upon its adoption.
PASSED AND ADOPTED this 28th day of October 2025.

ATTEST:

By: _____
Mandy Hines
County Administrator

BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA

By: _____
JC Deriso, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By: _____
Valerie Vicente
County Attorney

Exhibit A
Location

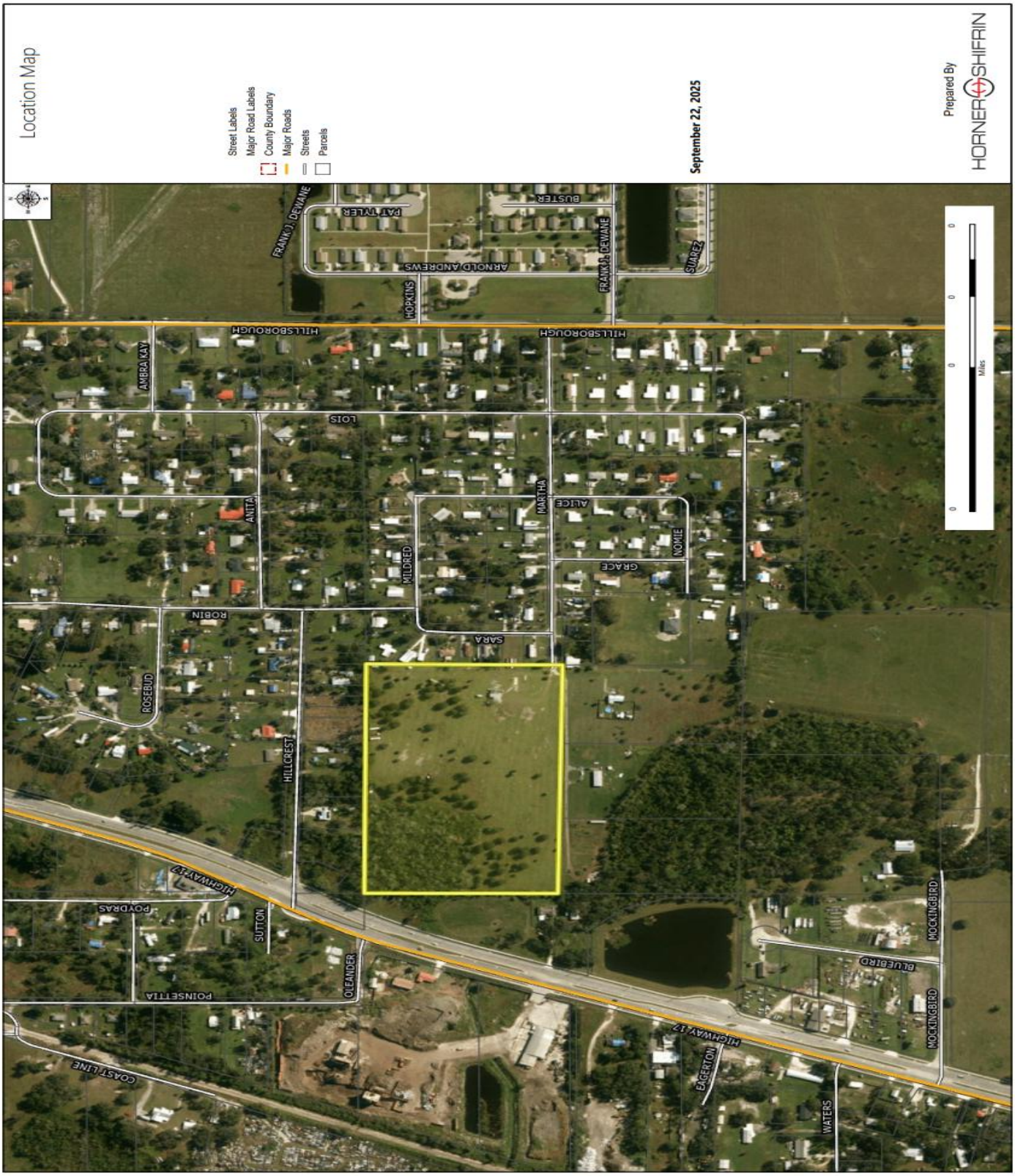
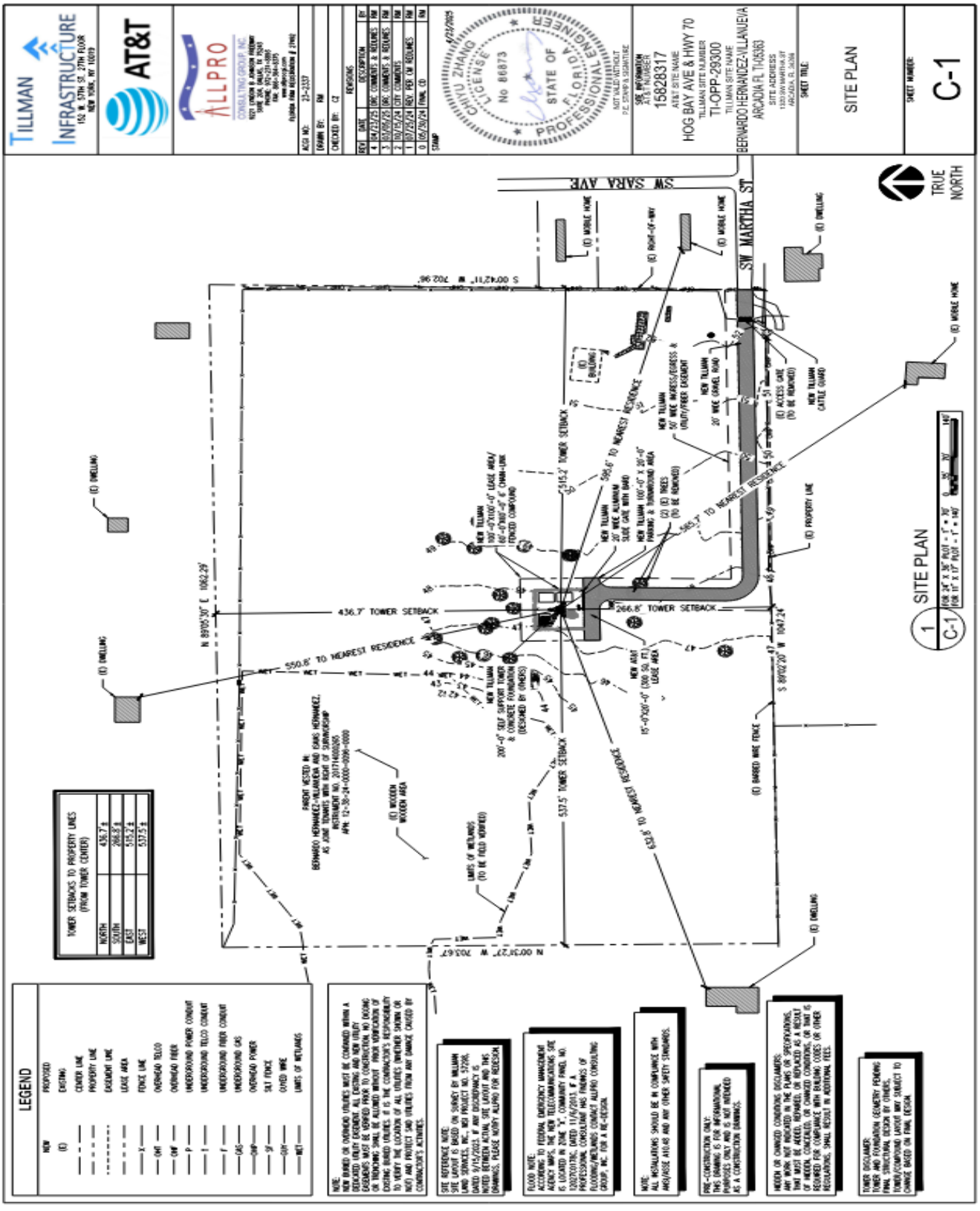


Exhibit B
Site Plan



DeSoto County

10/7/2025

Item #: 6.

☐ Consent Agenda ☐Quasi-Judicial Public Hearing
☐ Regular Business 5:30 pm
☒ Public Hearing Other

DEPARTMENT: Planning & Zoning
SUBMITTED BY: **Laura McClelland**
PRESENTED BY: **Misty Servia**

TITLE & DESCRIPTION:
Ordinance / Easy Mini Storage / Small Scale Comprehensive Plan Map Amendment (COMP-0013-2025)

REQUESTED MOTION:
A motion to make a recommendation to the Board of County Commissioners to adopt/deny the proposed ordinance.

SUMMARY:
The agenda request is a Comprehensive Plan Future Land Use Map Amendment application (COMP-0013-2025) filed by Gabriel Quave, property owner, to amend the map designation from Rural/Agricultural to Commercial on a +/- 3.48-acre parcel.

BACKGROUND:
The subject property is made up of one (1) parcel totaling +/- 3.48 acres and is in central DeSoto County on the east side of US 17 in Arcadia, FL just south of SW Fletcher St. The subject property has the Rural/Agricultural Future Land Use Map Category (FLUC) which is intended to prevent the creation of conditions which would endanger, damage, or destroy the agricultural base, environmental resources, potable water supply, and the wildlife resources of the county.

The subject property has three existing non-residential buildings (6,720 sf, 2240 sf, and 2,240 sf for a total of 11,200 sf) that have been used as a mini warehouse facility and the applicant would like to use as a commercial business, which is not consistent with the Rural/Agricultural land use category.

The site is currently zoned Commercial General (CG), which is consistent with the proposed Commercial Future Land Use Category that has been applied for.

DESOTOBOCC.COM
DESOTO COUNTY, FLORIDA

DESOTO COUNTY DEVELOPMENT DEPARTMENT

REQUEST:	COMP-0013-2025 (Small Scale Comprehensive Plan Map Amendment) to amend the Future Land Use Map from Rural/Agricultural to Commercial
PROPERTY OWNER/APPLICANT:	Gabriel Quave Easy Mini Storage, Inc. 162 N. Brevard Ave., Arcadia, FL 34266
ENGINEER:	Bumper Hay 118 N. Brevard Ave., Arcadia, FL 34266
PROPERTY ID:	13-38-24-0000-0905-0000
SITE ADDRESS:	3624 SW Hwy 17, Arcadia, FL 34266
TOTAL PARCEL SIZE:	+/- 3.48 acres
EXISTING FUTURE LAND USE CATEGORY:	Rural/Agricultural
PROPOSED FUTURE LAND USE CATEGORY:	Commercial

DEVELOPMENT REVIEW REPORT

The agenda request is a Comprehensive Plan Future Land Use Map Amendment application (COMP-0013-2025) filed by Gabriel Quave, property owner, to amend the map designation from Rural/Agricultural to Commercial on a +/- 3.48-acre parcel.

Review Process. Small Scale Amendments to the County's Comprehensive Plan follow a process outlined by Section 163.3187, Florida Statutes. The legislature created a streamlined process for amendments affecting 50 acres or less, with some exceptions. Small scale amendments are exempt from the state coordinated review process and they do not require the same level of analysis as large-scale analyses.

Pursuant to Section 163.3174(4)(a), Florida Statutes, the local planning agency (DeSoto County Planning Commission) must hold at least one public hearing on the proposed comprehensive plan amendment and must provide public notice for that hearing.

Pursuant to Section 163.3187, Florida Statutes, "Process for adoption of small-scale comprehensive plan amendment" permits a future land use amendment that is 50-acres or less are processed through only one public hearing (adoption hearing) before the governing board (Board of County Commissioners).

I. BACKGROUND

The subject property is made up of one (1) parcel totaling +/- 3.48 acres and is in central DeSoto County on the east side of US 17 in Arcadia, FL just south of SW Fletcher St. The subject property has the Rural/Agricultural Future Land Use Map Category (FLUC) which is intended to prevent the creation of conditions which would endanger, damage, or destroy the agricultural base, environmental resources, potable water supply, and the wildlife resources of the county.

The subject property has three existing non-residential buildings (6,720 sf, 2240 sf, and 2,240 sf for a total of 11,200 sf) that have been used as a mini warehouse facility and the applicant would like to use as a commercial business, which is not consistent with the Rural/Agricultural land use category.

The site is currently zoned Commercial General (CG), which is consistent with the proposed Commercial Future Land Use Category that has been applied for.

Summary Conclusion

From a planning perspective, separating intensive uses from less intensive ones is the basic premise behind the Future Land Use Element, Future Land Use Map, the Zoning Map, and policy structure of the Comprehensive Plan. This policy structure exists to protect development from incompatible adjacent land uses.

The proposed Commercial future land use designation is consistent with the existing commercial use on the property and existing commercial zoning just north of the property. The current use is a mini warehouse facility and has an existing driveway on US 17. The proposed Commercial Future Land Use Map Category is on a 4-lane divided thoroughfare roadway, which is appropriate for this type of use.

Based on the above findings, it is concluded the plan amendment application can be found **consistent** with policies within the Comprehensive Plan and Florida Statutes.

II. ORDINANCE

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.

III. DATA & ANALYSIS

Small scale plan amendments must be internally consistent between the elements of the Comprehensive Plan, which was approved under the structure of Section 163.3177, FS; however, they are not subject to the full review criteria of this chapter, as standardly applied to large scale plan amendments.

1. *Utilities. An analysis of the availability of facilities and services*.

   The subject property is not within the County's Utility Service Area nor is it connected to County utilities. However, if it were in the future, this analysis is relevant for comparison purposes.

   FLUE Policy 1.22.5 establishes level of service standards (LOSS) for the following public facilities: potable water, sanitary sewer, solid waste, roadways, and recreation and open space.

   The property is +/- 3.48 acres. In the existing Rural / Agricultural FLUC, the base intensity for non-residential uses is up to 0.4 FAR with no bonus density available. This category would support up to 60,635 sf of non-residential development (3.48 ac = 151,588 sf; 151,588sf x 0.4 FAR = 60,635 sf).

   The existing use is a mini warehouse facility, which has limited and infrequent impact to the utility system. Under the Rural/Agricultural land use category, non-residential development could occur at this location and is used for comparison purposes.

   The proposed Future Land Use Map Category is Commercial. It allows an intensity up to a 0.25 floor-area-ratio (FAR) of non-residential uses and a bonus intensity of 0.35 FAR if the bonus criteria is met in Comprehensive Plan Policy 1.1.3. This change would allow up to 37,897 square feet (bonus

density not requested at this point) (3.48 ac = 151,588 sf; 151,588sf x 0.25 FAR = 37,897 sf). For the purposes of calculating concurrency impacts conservatively for a non-residential use, the 0.25 FAR and 37,897 SF is a reasonable maximum.

a. Potable water. The property is inside the County's utility service area.

Potable Water Element Policy 1.1.1 The County's Level of Service for potable water supply shall be 102 gallons per capita per day.

The Utilities Standards Handbook designates 1 ERU per 10,000 sf of warehouse. The site as 11,200 sf of existing warehouse use with a maximum of 37,897 sf. There is an existing 12" water main and a 10" forcemain located on US 17.

FLUE Policy 1.22.5(3)(b) provides potable water supplies shall be consistent with the projected demand. Failure to provide sufficient supply for projected needs will result in denial of concurrency.

<u>Existing Land Use – Rural/Agricultural</u>
11,200 sf existing mini warehouse facility (current max allowable amount given inconsistent future land use designation with existing uses)
1 ERU per 10,000 SF = 1.1 ERUs
3.7 ERUs x 255 GPD / ERU = 943.5 gallons Average Daily Flow (ADF) per the Utilities Standards Handbook.

<u>Proposed Future Land Use – Commercial</u>
37,897 sq. ft. warehouse (most realistic scenario given existing warehouse use)
1 ERU per 10,000 SF = 3.78 ERUs
3.78 ERUs x 255 GPD / ERU = 963 gallons Average Daily Flow (ADF) per the Utilities Standards Handbook.

The proposed comprehensive plan amendment results in an increased potable water demand of 19.5 GPD. This amount of increase is negligible. However, the site is not currently connected to County utilities. Potential future development may be required to connect.

b. Sanitary sewer. The property is inside the County's utility service area. There is an existing 12" water main and a 10" forcemain located on US 17.

Sanitary Sewer Element Policy 1.1.1: The County's adopted level of service for sanitary sewer capacity shall be 80 gallons per capita per day.

FLUE Policy 1.22.5(3)(b) provides sanitary sewer supply shall be consistent with the projected demand. Failure to provide sufficient supply for projected needs will result in denial of concurrency.

Existing Land Use – Low Density Residential
11,200 sq. ft. mini warehouse facility (current max allowable amount given inconsistent future land use designation with existing uses)
1 ERU per 10,000 SF = 1.1 ERUs
3.7 ERUs x 80 GPD / ERU = 296 gallons Average Daily Flow (ADF) per the Utilities Standards Handbook.

Proposed Future Land Use – Commercial
37,897 sq. ft. warehouse (most realistic scenario given existing warehouse use)
1 ERU per 10,000 SF = 3.78 ERUs
3.78 ERUs x 80 GPD / ERU = 302.4 gallons Average Daily Flow (ADF) per the Utilities Standards Handbook.

The proposed comprehensive plan amendment results in a increased sanitary sewer demand of 6.4 GPD. This amount of increase is negligible. However, the site is not currently connected to County utilities or within the service area.

If approved, future development plans will be required to demonstrate that the existing well and septic are sufficient to meet any future project needs or be required to connect to County utilities.

2. Solid Waste.

Solid Waste Element Policy 1.1.1: The County's minimum level of service for solid waste will be 4.6 pounds per person per day (0.84 tons per capita annually), which will be utilized to plan for future demand.

FLUE Policy 1.22.5(2)(b) also provides that for solid waste, failure to provide sufficient supply for projected needs will result in the denial of concurrency.

The proposed development will result in an insignificant contribution to the landfill and additional traffic on State and County roadways. Based on projections in the Master Plan, the medium average waste protection per person per year is 0.84 tons. The Master Plan also includes

population projections to 2035 as part of its estimated useful life approximations. While the proposed project will result in the reduction of the available capacity in the landfill, it may or may not decrease the projections of useful life shown in the Master Plan depending on growth elsewhere in the County.

The proposed project will contribute revenue to the landfill for continued operation and future expansion. With the County's planning of expansion of the landfill over the next 41 + years and beyond, it does not appear that the proposed project will impact the landfill in a manner that cannot be accommodated by future growth planning. Last, the roadway network between the subject property and the landfill is sufficient to accommodate waste disposal vehicles and with routine repairs and maintenance that are normally performed, the roadways can continue to accommodate the loads in the future.

Waste collection service costs for residential single-family dwellings are included within the annual ad valorem taxes. Waste collection service costs for non-residential uses are through a contract with the franchisee.

3. Transportation.

Transportation Element (TE) Policy 1.1.1 on *Service Standards* provides *"*The County establishes the following peak hour /peak directional level of service standards for collector, arterial, local and limited access facilities in the County.

ROADWAY TYPE	STATE ROAD URBANIZED AREA	STATE ROAD OUTSIDE URBANIZED AREA	COUNTY ROAD
Limited Access Facilities	D	C	D
Controlled Access Highway	D	C	D
Other Multi-lane Roads	D	C	D
Two-lane Roads	D	C	D

US 17 is a controlled access highway. A Traffic Impact Statement (TIS) has not been provided with the application. It is expected that the trip generation will remain the same from Rural/Agricultural to a Commercial use. The use does not appear to be changing and use rates are outlined as follows:

Land Use	Units / KSF	Trip Generation Rate (PM Peak Hour average)	Total Trips
Potential Reasonable Use - Mini Storage (ITE Code 151)	60,635 SF	0.15 trips per 1,000 SF	9.10
Existing Use – Mini Storage (ITE Code 151)	11,200 SF	0.15 trips per 1,000 SF	1.68

Source: ITE Trip Generation Manual 11th Edition

Given the existing buildings and use, it is not likely that the change to the future land use will change the use of the property. Any future site plans, including an expansion of the existing use, will be required to provide a more detailed analysis and site and operational analysis at the points of access with application submittal.

4. Recreation.

FLUE Policy 1.22.5(2)(b) provides that for recreation and open space, failure to provide sufficient supply for projected needs will result in the denial of concurrency.

Recreation and Open Space Element Policy 1.1.1 provides the recommended planning level of service (LOS) standard for parks shall be twenty (20) acres of parkland per 1,000 residents or a cumulative demand for 82.5 acres of parks.

Neither the mini warehouse facility or potential uses within the Commercial land use designation use park capacity. Based on the above, it is concluded that DeSoto County has adequate recreation and open space acreage to accommodate the impacts generated from the proposed Future Land Use Map amendment.

5. Schools

Neither the mini warehouse facility or potential uses within the Commercial land use designation use school capacity. Based on the above, proposed Future Land Use Map amendment has no impact on school capacity.

6. Fire

While a fire capacity analysis is not included here, the closest existing fire station (DeSoto County Fire Station #1) is located approximately 3.6 miles from the subject property.

7. Public Library

While a library capacity analysis is not included here given the existing and likely any proposed uses will be non-residential, the closest existing public library is 3.5 miles and located in Arcadia.

The subject property is currently developed with a mini warehouse facility, located in the Rural/Agricultural Future Land Use Map category. Generally, DeSoto County has availability of facilities and services to serve non-residential development at this location. However, depending upon the type and extent of use proposed and timing of development, the applicant may be required to provide additional on or off-site infrastructure improvements to meet County and State requirements for any future expansions. The application conforms to this provision.

An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

1. Character of the undeveloped land.

   The DeSoto County Property Appraiser characterizes the developed land as warehouse-storage. Based on the findings that the property is designated Rural/Agricultural and zoned CG, it is concluded the character of the land can be described as a holding zone for future non-residential development as the property already has a non-residential building and uses.

2. Soils.

   Applicants will secure their own geotechnical report to ensure the soil will support any future additional development.

3. Topography.

   Applicants will secure their own topographic map of the property to ensure the elevations will support any future additional development.

4. Natural resources.

The project is within the Conservation Overlay. Any type of future development application will be required to provide an Environmental Assessment Report. The application narrative states the amendment will comply with the Goals, Objectives and Policies in the Comprehensive Plan relating to open space and preservation of environmentally sensitive areas. Future site plan submittals will be required to demonstrate protection of the wetlands and another environmental features consistent with local, state and federal requirements.

5. Historic resources.

   No known historic resources are on-site. Any discoveries will be required to follow State requirements. Based on the above, the property is suitable for development.

In conclusion, from a physical perspective considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site, the subject property is suitable for development consistent with any County, State, and Federal requirements. The application conforms to this provision.

An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

The subject property is along US 17, a four-lane divided throughfare roadway, with an existing building and access point. From a land use perspective, these locations are best served for non-residential uses and can provide an appropriate transition to residential uses farther from these high-capacity roadways.

Consistency with the Comprehensive Plan. The proposed amendment application has been reviewed for consistency with the following Comprehensive Plan provisions.

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**	**Bonus**(Policy 1.1.3)**
Rural/Agricultural (existing)	Residential - Up to 1 du/10 acre Non-residential – up to 0.4 FAR maximum	None

Land Use Categories	Base Density/Intensity	Bonus**(Policy 1.1.3)
Commercial (proposed)	Non-residential – Up to 0.25 FAR	0.35 FAR maximum*

Consistency analysis: The proposed amendment would change the future land use category for +-/ 3.48 acres of land from Rural/Agricultural to Commercial. The site is currently developed with non-residential buildings and mini warehouse use. The proposed change could facilitate a wider variety of uses.

*The subject property is already zoned commercial (existing CG zoning). Any future development will be required to be **consistent** with FLUE Policy 1.1.2 and the maximum square footage (calculated by FAR).*

Objective 1.7: Commercial Category Defined. DeSoto County shall recognize existing "Commercial" corridors by their designation and mapping on the Future Land Use Map as Commercial (COMM) and shall promote the infilling of such areas through the establishment of criteria for the development of lands within the Commercial designations and limitations to the expansion such areas.

MEASURABLE TARGET: Development Plans issued, plans reviewed and checks for business tax certificates issued or renewed.

Consistency analysis: The proposed amendment to Commercial for these existing non-residential buildings and mini warehouse use on a thoroughfare roadway is an appropriate location close to existing developed areas. Any future development will be required to be consistent with County and State requirements. The application can be found consistent with this policy.

Policy 1.7.1: Characteristics. Commercial corridors are characterized by linear concentrations of all types of commercial, office, and institutional uses along a roadway. Some linear Commercial corridors may contain existing industrial uses.

Consistency analysis: The proposed amendment to Commercial for these existing non-residential buildings on a thoroughfare roadway is an appropriate location close to existing developed areas. Any future development will be required to be consistent with County and State requirements. The application can be found consistent with this policy.

Policy 1.7.3: Location Criteria. Expansion of any Commercial area shall be limited to infill development. Infilling of an existing Commercial corridor shall be limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development. The extension (along the road) or

establishment of new Commercial strips shall not be permitted, except to recognized legitimate errors made during the original mapping process. Any such map-error corrections shall require that a Plan amendment be processed consistent with requirements of this policy and Chapter 163, FS. The following factors shall be taken into consideration when evaluating whether an error was made during the original mapping process and shall be used as the basis for the review of the associated plan amendment required to correct the error.

Consistency analysis: The subject property has a Rural/Agricultural land use, and the property is currently zoned Commercial (CG). There are existing non-residential buildings used for a mini warehouse and access drive. Per the Property appraiser, this mini warehouse use has been in effect since at least 1975, prior to the Future Land Use Mapping (1985 Growth Management Act). The proposed amendment to Commercial for this existing non-residential building on a thoroughfare roadway is an appropriate location close to existing developed areas. Any future development will be required to be consistent with County and State requirements. Based upon the analysis, the application can be found to be consistent with this policy.

Policy 1.7.4: Development Criteria. Development or redevelopment within a Commercial corridor shall conform to the following criteria:
(1) Permitted uses include all types of commercial, office, and institutional uses typically located along a roadway.
(2) New development or redevelopment within a linear Commercial corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.
(3) Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive land use and shall not be separated from that use by an arterial road, or a natural or man-made barrier which makes the step-down use unnecessary.
(4) New development or redevelopment within a linear Commercial corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of- way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used.
(5) Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.
(6) Where the Commercial corridor abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.

(7) Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities that may require special buffering provisions.
(8) The maximum floor area ratio shall not exceed 0.35.

Consistency analysis: Any future development will be required to be consistent with County and State requirements. Based upon the analysis, the application can be found consistent with this policy.

Policy 1.7.5: Adjacent Development. Development adjacent to a Commercial corridor may include the following uses: Office, Residential, Institutional, Employment Center or Open Space.

Consistency analysis: Adjacent development is within the Rural / Agricultural Future Land Use Category with uses ranging from agricultural, residential, and vacant industrial. The use has been existing since 1975. This amendment will allow the existing use to be consistent with the Comprehensive Plan and Future Land Use Map.

Policy 1.5.5: Open Space design. All open space areas shall be primarily located adjacent to other areas approved as open space in order to create natural corridors.

Consistency analysis: All future development applications will be required to meet this policy.

FLUE Policy 1.5.6: *Utilities.* All development within the Commercial category shall connect to existing public centralized water and wastewater systems.

Consistency analysis: *The project is not served by DeSoto County Utilities. However, future development applications will be reviewed for consistency with the County's utility connection ordinance. Based on the above, it is concluded the proposed amendment can be found **consistent** with this policy.*

FLUE Policy 1.7.1: *Characteristics*. Commercial corridors are characterized by linear concentrations of all types of commercial, office, and institutional uses along a roadway. Some linear Commercial corridors may contain existing industrial uses.

Consistency analysis: The subject site is located along SW Highway 17, an existing commercial corridor making it consistent with this policy.

FLUE Policy 1.14.2: Use compatibility. Compatibility between uses will be defined by level of density and intensity rather than by use, with the exception of

large-scale public uses such as airports, regional hospitals, refineries and correctional institutions.

The Comprehensive Plan defines “compatibility” as “(a) condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion such that no use or condition is negatively impacted directly or indirectly by another use or conditions.”

Consistency analysis: *The following table (Table 1) provides a description of the Future Land Use Categories, Zoning Districts, and specific types of land uses surrounding the proposed amendment:*

TABLE 1 - USE COMPATIBILITY ANALYSIS

	Future Land Use	**Zoning District**	**Types of Land Uses**
Site	*Rural/Agricultural* (existing) *Commercial (proposed)*	CG (existing) *CG*	Mini warehouse facility (existing non-residential buildings)
North	Rural/Agricultural	A-5, CG	Single Family Residential, duplex (existing residential building)
South	Rural/Agricultural	A-5, IL	Vacant
East	Rural/Agricultural	A-5	Single Family Residential (existing residential building)
West	Rural/Agricultural	A-5	Orchards/Groves

Table 1 illustrates that the surrounding uses. Rural/Agricultural Future Land use exists in all adjacent parcels, but there are developed Single Family residences and duplexes to the north and east. The parcels to the south and west are vacant. Any future development on the subject property will be required to meet all setbacks and any landscaping and buffer requirements. The proposed is consistent with this policy.

FLUE Policy 1.16.2: The County shall direct development to areas where services and facilities are available to accommodate additional growth.

Consistency analysis: *The site is in the central portion of the county. The site has an existing building and access drive. It will provide potential employment, or residential support uses near existing development. Based on the above, it is concluded that the amendment can be found* ***consistent*** *with this policy.*

Transportation Element (TE) Provisions

TE Policy 1.5.3: ***Analysis of Future Land Use Map and Zoning Amendments*****.** The County shall consider the potential maximum impacts of all Future Land Use Map and zoning amendments on the LOS for all roadways directly and indirectly affected by the amendment when making such decisions. However, specific impacts and any required roadway improvements shall only be determined based on the submittal of a defined development proposal as part of the County's overall concurrency system.

Consistency Analysis: A Traffic Impact Statement has not been provided. However, the site has existing buildings, parking, and access drive onto US 17. The applicant will be required to comply with any requirements of FDOT with any future development. Thus, the application can be found to be ***consistent*** *with this policy.*

Objective 1.16: Sprawl and Redevelopment. The County shall maintain regulations and procedures to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas.

Consistency Analysis: The subject property has been developed commercially with a mini-warehouse facility since 1975 and was expanded in 1981. There is currently sporadic development along this portion of SW Highway 17, and non-residential development is anticipated to grow along the arterial roadway and connect to the Employment Center land located northwest of the subject site. Approval of the future land use map amendment to commercial will not promote urban sprawl and will promote additional development and redevelopment along the corridor.

D. Public notice. Pursuant to Section 163.3187(2), F.S., small scale comprehensive plan amendments adopted pursuant to that section require only one public hearing before the governing board, which shall be an adoption hearing as described in s. 163.3184(11). In addition to the above, pursuant to Section 163.3174, comprehensive plan amendments are required to be considered by the County's Local Planning Agency (LPA).

DeSoto County does not have any written policies or administrative rules governing site-specific Future Land Use Map amendments and public notice has been limited to advertising the amendment in a newspaper of general circulation in DeSoto County at least 10 days prior to each public hearing and the posting of

the property. The Applicant has provided evidence that the property was posted at least 10 days before the Planning Commission (which commission sits as the County's LPA) public hearing.

Written notice of the hearings was mailed to all surrounding property owners located within 1,000 feet of the site or a minimum of 10, whichever is greater and such notice is on file with the Division and incorporated herein by reference.

IV. ATTACHMENTS

Exhibit A: Chapter 163.3187, Florida Statutes, Process for adoption of small scale plan amendment.

Exhibit B: General Location Map

Exhibit C: Existing Interim 2040 Future Land Use Map, Excerpt

Exhibit D: Proposed Interim 2040 Future Land Use Map, Excerpt

Exhibit E: Official Zoning District Atlas, Excerpt

Exhibit H: Proposed Future Land Use Map amendment application
- Application Packet submitted by applicant
- Comp plan amendment justification by applicant

Exhibit I: Proposed Ordinance

Exhibit J: Development Review Committee (DRC) Comments

Exhibit K: Property Posted Photograph

V. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

1. An application to amend the Comprehensive Plan's Interim 2040 Future Land Use Map by changing from Rural/Agricultural designation to Commercial of a +/- 3.48-acre site located at 3624 SW Hwy 17, Arcadia, FL was filed with the Development Department. The Development Department has reviewed the application and has determined that the application is complete.

2. The Planning Director has reviewed the Future Land Use Map amendment application for consistency with the three requirements in Section 163.3187,

Florida Statutes, and concludes the application can be found to be **consistent** with the requirements.

3. The Planning Director has reviewed the proposed amendment against the Comprehensive Plan's goals, objectives and policies and concludes it can be found to be **consistent**.

4. The due public notice requirements have been satisfied.

VI. ALTERNATIVE ACTIONS

The Planning Commission / LPA (Local Planning Agency) has one of the following alternative actions at its disposal:

A. Enter into the record the Development Review Report and all other evidence presented at the hearing and forward the record to the Board of County Commissioners with a recommendation that the proposed Ordinance providing for a small-scale comprehensive plan map amendment be approved.

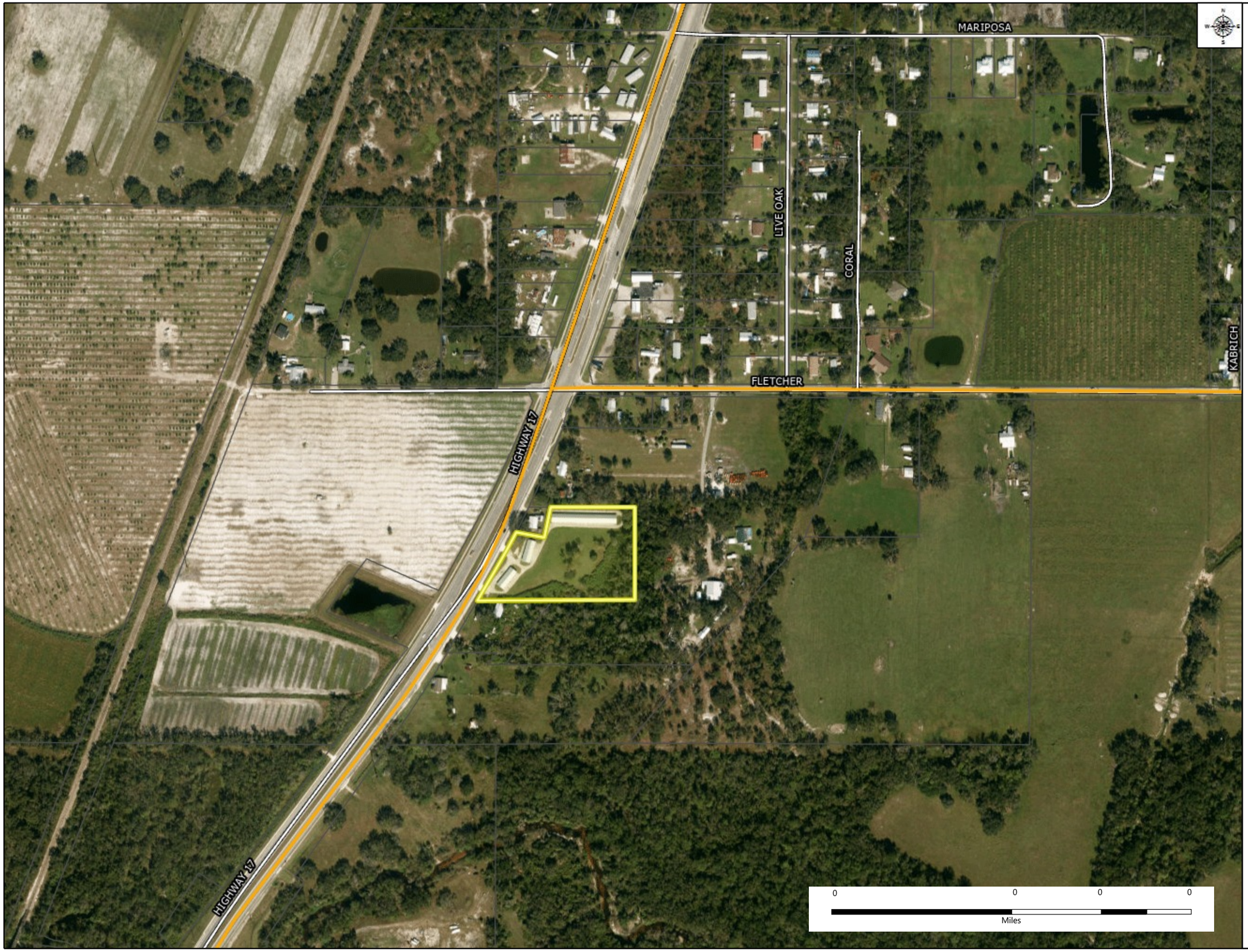
B. Enter into the record the Development Review Report and all other evidence presented at the hearing, amend the findings and conclusions contained herein to support the Planning Commission's recommendation, and forward the record to the Board of County Commissioners with the recommendation that the proposed Ordinance providing for small scale comprehensive plan map amendment be denied.

Public Meetings

B. Planning Commission/LPA recommendation. Scheduled for the October 7, 2025, meeting.

C. Board of County Commission action. The first reading is scheduled for October 28, 2025 meeting for adoption.

Location Map



Street Labels
Major Road Labels
County Boundary
Major Roads
Streets
Parcels

September 4, 2025

Prepared By

HORNER SHIFRIN

FLU Map

Street Labels
Major Road Labels
FLUM Labels
County Boundary
Major Roads
Streets
Parcels

FLUM 2040

- Preservation
- Rural/Agriculture
- Low Density Residential
- Medium Density Residential
- Neighborhood Mixed Use
- Employment Center
- Commercial
- Urban Center Mixed Use
- Public Land/Institutional
- Electrical Generating Facility

September 4, 2025

Prepared By

HORNER SHIFRIN

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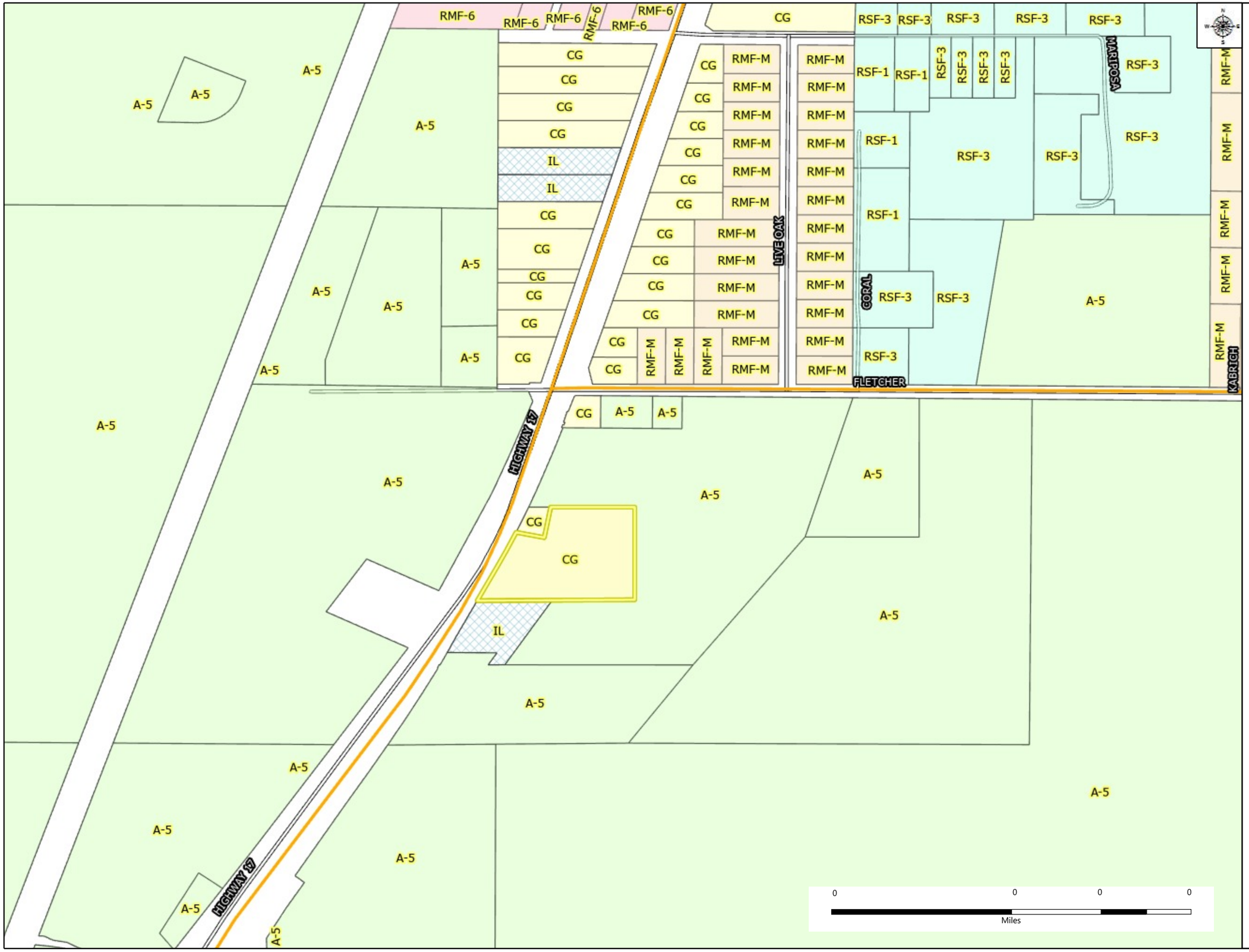
PROPOSED FUTURE LAND USE FROM RURAL/AGRICULTURAL TO COMMERCIAL

Subject Property

Zoning Map



Street Labels
Major Road Labels
Zoning Labels
Zoning Designation

- A-10
- A-5
- CE
- CG
- CITY
- CN
- IH
- IL
- ILE
- MHP
- MHS
- P/I
- PM-I
- PUD
- RM
- RMF-12
- RMF-6
- RMF-8
- RMF-M
- ROI
- RSF

September 4, 2025

Prepared By

HORNER SHIFRIN

DESOTO COUNTY, FLORIDA
ORDINANCE 2025- ___

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 COMMERCIAL FOR 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.

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners (hereinafter referred to as the "Board") to prepare and enforce comprehensive plans for the development of the county; and

WHEREAS, the Development Department received an application from Easy Mini Storage, Inc. (the "Applicant") for a small scale comprehensive plan map amendment to amend the DeSoto County Comprehensive Plan which consists of amending the Future Land Use Map designation of +/- 3.48 acres from Rural/Agricultural category to the Commercial future land use category; and

WHEREAS, the DeSoto County Planning Commission, acting as the Local Planning Agency, held a public hearing on the proposed small scale map amendment on October 7, 2025 and recommended approval; and

WHEREAS, pursuant to Section 163.3187, Florida Statutes, a small-scale comprehensive plan map amendment requires only one (1) public hearing before the local governing body, which is the adoption hearing, and was held by the Board on October 28; 2025 and

WHEREAS, at the aforementioned adoption hearing, the Board gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, including the consideration and findings in the staff report, the documents in the record, and the testimony of all interested persons, the Board found the proposed small-scale map amendment request is consistent with the County's Comprehensive Plan and the County's land development code, and voted to approve the Application.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORDA, AS FOLLOWS:

Section 1. The comprehensive plan map amendment application to amend the Future Land Use Map designation of +/- 3.48 acres from the Rural/Agricultural category to the Commercial category, for parcel ID 13-38-24-0000-0905-0000, is hereby granted.

Section 2. The DeSoto County Comprehensive Plan is hereby amended to change the Future Land Use Classification of the property with parcel ID 13-38-24-0000-0905-0000, from the Rural/Agricultural future land use classification, to the Commercial future land use classification

(+/-3.48 acres), as depicted in the excerpt of the future land use map attached hereto as Exhibit "A".

Section 3. The Board directs the Development Director to transmit said Comprehensive Plan amendment to the State Land Planning Agency, so that the Department can maintain a complete and up-to-date copy of the local government's Comprehensive Plan.

Section 4. Pursuant to Florida Statute § 163 .3187, this ordinance shall become effective 31 days after adoption. Anyone seeking to challenge the compliance of this small-scale plan amendment shall file a petition with the Division of Administrative Hearings within 30 days following the local government's adoption of the amendment. If challenged within 30 days after adoption, this small scale plan amendment shall not be effective until the state land planning agency of the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance. No development orders, development permits or land uses dependent on this amendment may be issued or commenced before it has become effective

PASSED AND DULY ADOPTED in DeSoto County, Florida, this October 28, 2025.

ATTEST:

BY: _____
Mandy Hines
County Administrator

DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
J.C. Deriso
Chairman

Approved as to form and legal sufficiency:

By: _____
Valerie Vicente
County Attorney

DeSoto County

10/7/2025

Item #: 7.

☐ Consent Agenda ☐Quasi-Judicial Public Hearing
☐ Regular Business 5:30 pm
☒ Public Hearing Other

DEPARTMENT: Planning & Zoning
SUBMITTED BY: **Laura McClelland**
PRESENTED BY: **Valerie Vicente**

TITLE & DESCRIPTION:
Ordinance / Amending Section 20-1581 of Article XI "Administration and Enforcement" Chapter 20 of The DeSoto County Land Development Regulation

REQUESTED MOTION:
A motion to recommend to the Board of County Commissioners to adopt/deny the proposed ordinance.

SUMMARY:

Section 20-1581 of the County's Land Development Regulations ("LDRs"), titled "Notice and initiation of Special Master hearings," sets forth the County's process for the initiation of code enforcement proceedings of the various County codes before the County's Special Master. Specifically, said section provides that the Code Enforcement Officer shall prepare an affidavit of violation and provide said affidavit to the County Administrator who shall serve the affidavit upon the violator pursuant to Section 162.12, Florida Statutes, and Chapter 48, Florida Statues.

Notably, Section 162.12, Florida Statutes, provides the various methods a local government can utilize to provide notices to an alleged violator, including certified mail return receipt, hand delivery, posting, or publication, as more particularly set forth therein. Whereas Chapter 48, Florida Statutes, sets forth the manner of providing personal service of process, utilizing a process server.

As currently codified, Section 20-1581 of the County's LDRs utilizes the conjunctive "and" to provide that serving of the affidavit of violation must be provided in accordance with Section 162.12, Florida Statutes, and Chapter 48, Florida Statutes, however, having to engage a process server to serve each violator would be cost prohibitive and unduly burdensome, especially where it is not legally required under Chapter 162, Florida

Statutes, governing local government code enforcement actions. Therefore, it is proposed and recommended that the "and" be amended to provide "or" in Section 20-1581(b) so that County code enforcement officers may opt to choose whichever process for notice that best suits the circumstances so long as notice is legally effectuated in conformance with state statutes.

DESOTO COUNTY

ORDINANCE NO. 2025 -

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.

WHEREAS, Section 20-1581, titled "Notice and initiation of Special Master hearings," of Article XI "Administration and Enforcement" of Chapter 20 of the DeSoto County ("County") Land Development Regulations ("LDRs") sets forth the County's process for the initiation of code enforcement proceedings of the various County codes before the County's Special Master; and

WHEREAS, Section 20-1581 of the LDRs specifically provides that the Code Enforcement Officer shall prepare an affidavit of violation and provide said affidavit to the County Administrator who shall serve the affidavit upon the violator pursuant to Section 162.12, Florida Statutes, and Chapter 48, Florida Statues; and

WHEREAS, Section 162.12, Florida Statutes, provides the various methods a local government can utilize to provide notices to an alleged violator, including certified mail return receipt, hand delivery, posting, or publication, as more particularly set forth therein; and

WHEREAS, Chapter 48, Florida Statutes, sets forth the manner of providing personal service of process, utilizing a process server; and

WHEREAS, as currently codified, the Section 20-1581 of the County's LDRs utilizes the conjunctive "and" to provide that serving of the affidavit of violation must be provided in accordance with Section 162.12, Florida Statutes, and Chapter 48, Florida Statutes, however, having to engage a process server to serve each violator would be cost prohibitive and unduly burdensome, especially where it is not legally required under Chapter 162, Florida Statutes, governing local government code enforcement actions; and

WHEREAS, it is proposed that the “and” be amended to provide “or” in Section 20-1581(b) so that County code enforcement officers may opt to choose whichever process for notice that best suits the circumstances so long as notice is legally effectuated in conformance with state statutes; and

WHEREAS, on October 7, 2025, at a duly noticed public meeting, the Planning Commission considered the proposed Ordinance and recommended approval.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, THAT:

Section 1. Incorporation of Recitals. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. Amendment to Article XI, of Chapter 20 of the DeSoto County Code of Ordinances. Chapter 20, Article XI, of the DeSoto County Code of Ordinances is hereby amended as follows:

ARTICLE XI. - ADMINISTRATION AND ENFORCEMENT

DIVISION 1. – GENERALLY

***

DIVISION 10. - ENFORCEMENT OF THE LAND DEVELOPMENT REGULATIONS

Sec. 20-1581. Notice and initiation of Special Master hearings.

(a) Initiation of enforcement proceedings of the various codes shall be solely the duty of the County Administrator or ~~his~~ their designee.

(b) Except as provided in Subsections (c) and (d) of this section, if a violation of any code is found, the County Administrator shall provide a notice of violation to the alleged violator pursuant to F.S. § 162.12, and give the violator a reasonable time to correct the violation. In the event the violation continues beyond the time specified for correction, the Code Enforcement Officer shall prepare an affidavit of violation and provide said affidavit to the County Administrator who shall serve the affidavit upon the violator pursuant to F.S. § 162.12 ~~and~~ or F.S. ch. 48.

(1) The affidavit shall be attached to a notice of mandatory hearing which shall specify the hearing date.

(2) If notice of receipt of service is not received prior to the date of the scheduled hearing, the hearing shall be re-scheduled and the affidavit reserved. This re-scheduled shall continue until such time service is perfected.

(3) If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the County Administrator, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing, and the notice shall so state.

(c) If a repeat violation if found, the Code Enforcement Officer shall provide a written affidavit of recurrence to the County Administrator. The County Administrator shall schedule a hearing date and indicate the date on a notice of penalty hearing attached to the affidavit of recurrence. The affidavit of recurrence is not required to give the violator a reasonable time to correct the violation. If notice if receipt of service is not received prior to the date of the scheduled hearing, the hearing shall be re-scheduled and the affidavit of recurrence re-served. The case may be presented to the Special Master for assessment of a fine and/or order of mitigation even if the repeat violation has been corrected prior to the hearing, and the notice shall so state.

(d) Notwithstanding the provisions of this section, if the County Administrator has reason to believe a violation presents a serious threat to a public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the County Administrator shall serve a notice of violation on the alleged violator requesting immediate compliance and an emergency hearing, which shall be held as soon as possible after proper service notifying the alleged violator of the emergency hearing date has been made.

(e) To alleviate the necessity of having to amend this section whenever new codes are adopted or existing codes repealed, the Board of County Commissioners shall designate by resolution those codes to be enforced before Special Masters.

(f) The alleged violator may appear pro se at the hearing or be represented by legal counsel.

(g) No later than three business days prior to the hearing, the respondent or his legal counsel shall file any affirmative defenses with the County Administrator and shall provide a copy to the prosecutor. If an affirmative defense is not timely filed or timely provided to the County Attorney, the County Attorney shall be granted a continuance upon request.

(h) By resolution, the Board of County Commissioners shall have the authority to prescribe proper and necessary rules and regulations governing the notice and initiation and procedural conduct of Special Master hearings. Such rules and regulations shall be

served with the notice of mandatory hearing and notice of penalty hearing served on the alleged violator. The alleged violator shall be subject to only those rules and regulations currently in effect at the time the notice is served.

***

Section 3. Repealer. All ordinances, or parts of ordinances, in conflict herewith be, and the same, are hereby repealed.

Section 4. Severability. If any section, subsection, clause, or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

Section 5. Inclusion in the Code. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Code of Ordinances of DeSoto County, Florida ; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word, as required.

Section 6. Effective Date. This Ordinance will become effective after adoption at second reading in accordance with Florida law.

DULY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, this 28th day of October, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA

By: _____
Mandy Hines
County Administrator

By: _____
J.C. Deriso, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By: _____
Valerie Vicente
County Attorney

DeSoto County

10/7/2025

Item #: 8.

☐ Consent Agenda ☐Quasi-Judicial Public Hearing
☐ Regular Business 5:30 pm
☒ Public Hearing Other

DEPARTMENT: Planning & Zoning
SUBMITTED BY: **Laura McClelland**
PRESENTED BY: **Misty Servia**

TITLE & DESCRIPTION:
Resolution / Transmittal of a Comprehensive Plan Text Amendment to the Future Land Use Element related to Density and Intensity (COMP-0015-2025)

REQUESTED MOTION:
A motion to recommend to the Board of County Commissioners to adopt/deny the proposed resolution for the transmittal of this Comprehensive Plan amendment.

SUMMARY:
The proposed amendments to the DeSoto County Comprehensive Plan Future Land Use Element are related to the existing Neighborhood Mixed Use and Urban Center Mixed Use Future Land Use designation. Specifically, the proposed amendment is to increase the Neighborhood Mixed Use base density from 3.5 du/acre to 5 du/acre and the bonus density from 5 du/acre to 12 du/acre, also to increase the Urban Center Mixed Use bonus density from 8 du/acre to 16 du/acre. The increase in residential density is to encourage more affordable housing types in these designated areas of the county.

BACKGROUND:
DeSoto County's Comprehensive Plan Future Land Use Element has a variety of Future Land Use Map designations, providing for residential and non-residential development. The designations also allow a variety of residential densities (dwelling units per acre) and non-residential intensities (floor-area-ratio of land area to building area). The Future Land Use Element also allows approval of Bonus Density, as contained in Policy 1.1.4. The higher densities can be found to be appropriate when developing in proximity to public infrastructure, proposing designs that protect environmentally sensitive areas, providing increased open and pubic recreational spaces, and other exceptional design components, that help to balance the higher densities with a design that is determined to be more community oriented and efficient to serve.

Maximum residential densities vary in the County from the Rural / Agricultural designation at 1 dwelling unit per 10 acres, to more suburban-type densities with Low and Medium Density Residential up to 2 and 3.5 dwelling units per acre respectively (up to 3.5 and 5 dwelling units per acre respectively if they meet Bonus Density criteria). Neighborhood Mixed Use and Urban Center Mixed Use designations allow up to 3.5

DESOTO COUNTY DEVELOPMENT DEPARTMENT

CASE#:	COMP-0015-2025
REQUEST:	County-Initiated Text Amendment to the Comprehensive Plan Future Land Use Element
APPLICANT:	DeSoto County Government
PROPERTY ID:	NA
PROPERTY ADDRESS:	NA

DEVELOPMENT REVIEW REPORT

The following are proposed amendments to the DeSoto County Comprehensive Plan Future Land Use Element related to the existing Neighborhood Mixed Use Future Land Use and Urban Center Mixed Use categories. The proposed amendment to both land use designations increases the maximum residential density to encourage more affordable housing in these designated areas of the county that are in proximity to infrastructure and services.

Specifically, in the Neighborhood Mixed Use Future Land Use designation, the amendment is to allow a base density maximum of up to 5 dwelling units per acre (instead of 3.5 du/ac) and the bonus density of up to 12 du/ac (instead of 5 du/ac maximum). Also, in the Urban Center Mixed Use Future Land Use designation, the amendment is to allow a bonus density of up to 16 du/acre (instead of 8 du/ac maximum).

Other changes provide additional policy clarification and include other supporting amendments that address potential compatibility issues with allowing greater density.

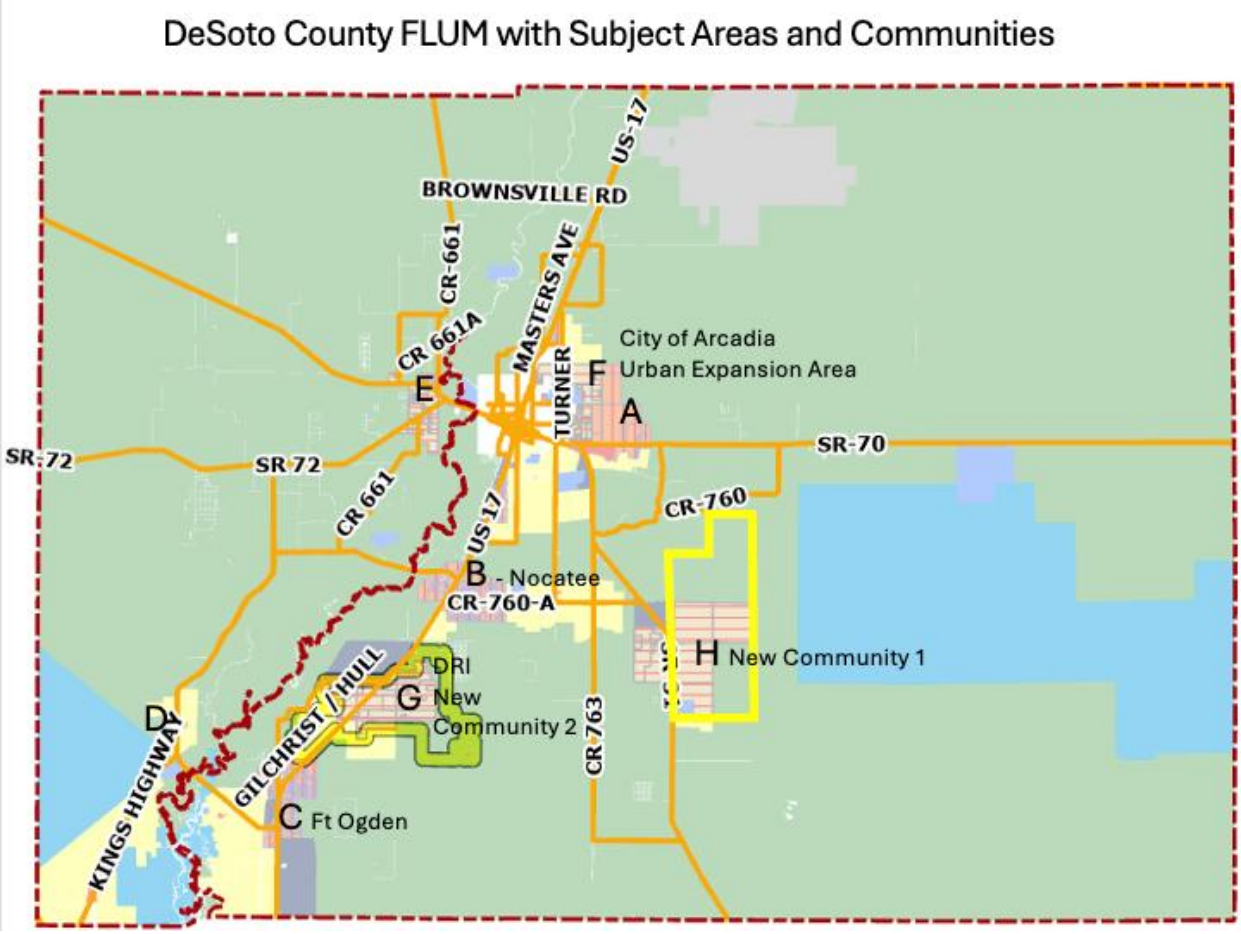
I. BACKGROUND

DeSoto County's Comprehensive Plan Future Land Use Element has a variety of Future Land Use Map designations, providing for residential and non-residential development. The designations also allow a variety of residential densities (dwelling units per acre) and non-residential intensities (floor-area-ratio of land area to building area). The Future Land Use Element also allows for the approval of Bonus Density, as contained in Policy 1.1.4. The higher densities can be found to be appropriate when developing in proximity to public infrastructure, proposing designs that protect environmentally sensitive areas,

providing increased open and public recreational spaces, and other exceptional design components, that help to balance the higher densities with designs that are determined to be more community oriented and efficient to serve.

Maximum residential densities vary in the County from the Rural / Agricultural designation at 1 dwelling unit per 10 acres, to more suburban-type densities with Low and Medium Density Residential up to 2 and 3.5 dwelling units per acre respectively (up to 3.5 and 5 dwelling units per acre respectively if they meet Bonus Density criteria). Neighborhood Mixed Use and Urban Center Mixed Use designations allow up to 3.5 and 5 dwelling units per acre respectively (up to 5 and 8 dwelling units per acre respectively if they meet Bonus Density criteria). Despite having a process for the Board to authorize a bonus density, the density allowances have not been high enough to attract affordable housing to the areas that are most efficient to serve. Proposed are changes to increase the density of the Neighborhood Mixed Use and Urban Center Mixed Use future land use categories.

The Urban Center Mixed Use and Neighborhood Mixed Use categories appear to be the best areas to offer higher bonus densities, as development in these areas are primarily residential uses in progressive degrees of urban intensity with higher density in areas adjacent to or within the Urban Center and less density/intensity in areas adjacent to the Low and Medium Density Residential and Rural/Agricultural categories. These areas generally have adequate central water and sewer systems, stormwater management facilities, and public paved roadways. The location of the Urban Center Mixed Use and Neighborhood Mixed Use areas are normally at major collector and arterial road intersections, where such crossroads act as village and hamlet town centers. See the following map graphic, DeSoto County FLUM with Subject Areas and Communities.



Neighborhood Mixed Use Future Land Use Designation

The proposed change to the Neighborhood Mixed Use designation is to allow a base density maximum of up to 5 dwelling units per acre (instead of 3.5 du/ac) and a bonus density of up to 12 du/ac (instead of 5 du/ac maximum).

The Neighborhood Mixed Use future land use category is concentrated in several locations throughout the unincorporated areas in the County, as shown on the map graphic, DeSoto County FLUM with Subject Areas and Communities.

- Area A is in N Central County, on the north side of SR 70 and east of the City of Arcadia. This is also known as the City of Arcadia Urban Expansion Area.
- Area B is in south central county on US 17 at all quadrants of the intersection with CR 760 / Wells Road. This is also known as the Nocatee Community.
- Area C is in southeast county along Gilchrist / Hull Avenue and US 17 intersection, and extending south along US 17, in the vicinity of the CR 761 intersection. This area is known as the Ft Ogden Community.
- Area D is the smallest concentration of this designation and is in southwest county on Kings Highway, just north of the CR 761 intersection.

Areas A, B, and C are represented on Map FLUEMS-7 (see exhibits), Existing Community Overlap Map (see Exhibit C). Area D has no specific community associated with it.

There are 969 parcels within the Neighborhood Mixed Use Future Land Use Designation, with a total of +/- 5,062 acres. Out of the 969 parcels, roughly half, or 531 parcels, are utilized per the Property Appraiser with various types of development. The other parcels are either vacant, in some type of agricultural use, or do not have an assigned use per the Property Appraiser. Most uses are residential with a wide range of uses existing in smaller numbers, including churches, County properties, office, public schools, repair services, stores, utilities, warehouse, etc., in this Future Land Use Map category which allows mixed uses.

Urban Center Mixed Use Future Land Use Designation

The proposed change to the Urban Center Mixed Use designations is to maintain maximum base density of 5 dwelling units per acre but allow a maximum bonus density of up to 16 du/ac (instead of 8 du/ac maximum). The Urban Center Mixed Use land use category is concentrated in several locations throughout the unincorporated areas in the county, as shown on the DeSoto County FLUM with Subject Areas and Communities map graphic:

- Area E is in the west-northwest area of the county around the convergence of SR 70, SR 72, and CR 661.
- Area F is adjacent to Area A in N Central County, on the north side of SR 70 and east of the City of Arcadia. This is also known as the City of Arcadia Urban Expansion Area.
- Area G is in southwest county along US 17 and is known as New Community 2 on the FLUEMS-8 Map (see exhibits).
- Area H is in south central county along SR 31. It is known as New Community 1 on the FLUEMS-8 Map (see exhibits).

There are 386 parcels within the Urban Center Mixed Use Future Land Use Designation, with a total of +/- 7,293 acres. The parcels are made up of a variety of land uses.

Issue

Most new single-family residential subdivisions in the county are developed with relatively low densities (dwelling units per acre). The most common are the minor subdivisions (6 lots or less) and larger scale PUD zoned developments by major developers.

For minor subdivisions, the lots can be larger (e.g., 5, 10 acres or greater) and can be as small as ½ acre if they meet the zoning requirements and any utility requirements by the State for well and septic.

Most larger scale tract single-family residential home builders prefer major subdivisions of 200 + units with 1.5 to 2 dwelling units per gross acre in private, gated communities and have PUD zoning. This low density is typically due to the likely presence of wetlands, typical sizing of infrastructure (e.g., roadway widths, etc.), providing amenities, the requirements of open space, buffers, setbacks, and stormwater ponds.

While both subdivision types are common, both types of lower density development can be financially challenging for the local government to serve in terms of revenue earned versus the cost of providing services and infrastructure. As an example, this is especially true when it comes to transportation capacities and the amount of driving (commute times, lane miles utilized per capita, etc.) that future residents and service providers will use in daily life. Development that is not in proximity to employment and services can create a need for more road improvements for the County and State.

Location and density are critical components to the efficiency of services that are mentioned in the Bonus Density criteria (Policy 1.1.4). Here, there are some guidelines that help prevent greater densities and intensities in less efficient locations. These guidelines include proximity of utilities, public safety, schools, and if the development provides some design features that increase not only the aesthetics and opportunities for its residents but improve the efficiency of services to the community.

Like many communities in the region and throughout the State of Florida, housing is often developed in areas that are not near infrastructure and services, making housing less affordable, which is an issue for the County and its workforce. According to United Way of Florida's 2024 ALICE (Asset Limited, Income Constrained, Employed) Report, which examined data in 2022, DeSoto households that met the ALICE criteria were 41% (state avg. 33%) of the 12,340 households. Meaning, these households are living "paycheck to paycheck" and any unexpected expenses can be traumatic. In DeSoto, twenty-one (21%) percent of households (state avg. 13%) meet the standards for poverty. In the year 2022, a "survival" budget for a single person would mean a budget for rent of a maximum of $490 and survival budget for rent for a family of 2 adults, one infant, and one preschooler of $447. This relates to a minimum household income of $26,544 and $72,504 respectively. Given the cost increases of housing since 2022 and wage stagnation, these numbers are even more critical to meet.

For 2025, the Area Median Income (AMI) for DeSoto County, FL, is $64,400 and the following illustrates what thresholds households based upon their income, could qualify for housing programs. Developers that provide housing at these levels and higher levels (e.g., 80-120% AMI) may also be able to qualify for various incentives and financing with various state and federal programs. Most incentive programs are for rental housing.

- Extremely Low-Income (30% AMI):
    - 1 Person: $15,650
    - 4 Persons: $32,150
- Very Low-Income (50% AMI):
    - 1 Person: $24,950

    - 4 Persons: $47,000
- Low-Income (80% AMI):
    - 1 Person: $39,900
    - 4 Persons: $56,950

Housing density is a critical component of providing affordable housing. Land values remain and continue to increase in cost. Recent trends show a slight decline in housing and land prices, but overall prices are still high versus wages and make home ownership and rent challenging for the community's workforce. The ability for a developer to provide more dwelling units per acre of property is critical to the ability to provide a greater quantity of housing to the area and potentially some affordable units.

Multi-family developments can provide a greater quantity of affordable housing more efficiently than single-family attached and detached housing due to the limited amount of infrastructure that must be constructed per household (e.g., water lines, sewer lines, new streets, stormwater infrastructure, etc.). Multi-family design concentrates the dwelling units with a minimal amount of infrastructure. Typically, the multi-family buildings are constructed on existing public streets and connect/extend existing utilities to their site. Residents park their vehicles at on-site parking lots and utilize any on-site amenities for recreation. These savings are passed on in the business plan of the development translating to the ability to charge reduced rents. Multi-family rental developments also have more programs available to them in terms of developing affordable housing versus single-family and ownership programs.

Greater density in these specific locations, also provides incentives for developers of market rate ownership-based (non-rental) housing to build in areas that are in closer proximity to services. It also provides the ability for the developer to integrate some affordable units at the desired income levels into their market rate project. In many other jurisdictions, they provide incentives for a minimum percentage of dwelling units (e.g., 25% of units designated as affordable) to be designated affordable and provide the developer a range of incentives to include quicker / priority development review.

As mentioned in the Bonus Density Criteria in Policy 1.1.4, location is not only critical to achieve the bonus density, but it is also critical to the residents. For affordable housing developers, the lower costs to develop (locate on existing roads, utilizes, etc.) are extended to the price of the rent that can be charged to future residents. The location of affordable housing in proximity to services, employment, schools, etc., also adds to the affordability of maintaining a household budget, especially if one fewer automobile per household can be achieved.

The current maximum densities provided for in the DeSoto County Comprehensive Plan are relatively low and more rural or suburban oriented. When property is located near services and infrastructure, higher densities should be considered and may help to encourage housing that is more attainable for residents and the workforce. According to the National Association of Home Builders, *How Zoning Regulations Affect Affordable Housing*, Nov. 11, 2024, "… *implementing zoning reforms that encourage higher-*

density developments and reduce bureaucratic barriers will create a more accessible housing landscape."

The Bonus Density Criteria covers factors of location, proximity of services, design, efficiency to serve, etc. Future land development applications proposing to utilize the bonus density must submit a design and analysis stating how their project meets these criteria. The applications, site plan, and analysis will be reviewed by the County staff and the Board of County Commissioners can approve or deny these projects as these developments will require a public hearing.

II. RESOLUTION

A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING FOR TRANSMITTAL TO ALL REQUIRED ENTITIES A COMPREHENSIVE PLAN TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT TO AMEND POLICY 1.1.2, THE LAND USE SUMMARY TABLE, POLICY 1.1.3 AND POLICY 1.1.4, RELATED TO DENSITY AND INTENSITY BONUS CRITERIA; 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 OBJECTIVE 1.9, POLICY 1.9.1, 1.9.2, AND 1.9.8 CORRECTING THE NAME OF THE URBAN CENTER MIXED USE LAND USE DESIGNATION FOR CONSISTENCY; 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 ADD NEW POLICIES 1.14.9 AND 1.14.10 TO PROVIDE CLARIFICATION OF COMPATIBILITY REQUIREMENTS, AND PROVIDING FOR AN EFFECTIVE DATE.

III. PROPOSED CHANGES

The following updates are proposed and highlighted in yellow below for the Land Use Summary Table and related policies, which serves as a quick reference guide for staff and the public to understand the minimum and maximum densities (dwelling units per acre – abbreviated as du/acre) and intensities (Floor to Area Ratio – abbreviated as FAR) by land use category.

Policy 1.1.2: Land Use Categories <u>Summary</u>. The County shall implement the following land use categories as shown on the Future Land Use Map:

Land Use	***Base Density/Intensity***	***Bonus** (Policy 1.1.3)***
Rural/Agriculture	*Residential – Up to 1 du/10 acres* *Non-residential – Up to 0.4 FAR maximum*	***No bonus***
Low-Density Residential	*Residential – Up to 2 du/acre* *Non-residential – Up to 0.4 FAR*	*3.5 du/ac maximum** *1.0 FAR maximum*

Land Use	Base Density/Intensity	Bonus** (Policy 1.1.3)
Medium-Density Residential	*Residential – Up to 3.5 du/acre*	*5 du/ac maximum **
Neighborhood (Live/Work) Mixed Use	*Residential – Up to ~~3.5~~ 5 du/acre* *Non-residential – Up to 0.4 FAR*	*~~5~~ 12 du/ac maximum** *0.6 FAR maximum**
Employment Center	*Non-residential – Up to 0.5 FAR*	*Non-residential – Up to 0.7 FAR* *0.7 FAR maximum**
Urban ~~Central~~ Center Mixed Use	*Residential – Up to 5 du/acre* *Non-residential – Up to 0.6 FAR*	*~~8~~ 16 du/acre maximum* *2.0 FAR maximum*
Commercial	*Non-residential- Up to 0.25 FAR*	*Non-residential – Up to 0.35 FAR maximum**
Public Land and Institutions	*Publicly and semi-publicly owned lands that are effectively controlled from developing into a typical residential density or private non-residential land use not involved in service to the public. Examples include park, correctional facilities, sewer plants, etc.*	
Electrical Generating Facility	*This land use category is intended for electrical power generating facilities, which includes electric power plants and related facilities. This public service use includes directly related facilities for the production of electricity.*	
Preservation	*Dedicated by plat, site plan, easement or similar designation; permanently protected environmentally sensitive lands that may only be utilized for limited passive recreation.*	
Overlays	***Conservation**: Limited development subject to environmental analysis and protection of natural resources. Reverts to underlying future land use category if not in conservation area.*	
	***Generalized Phosphate Mining**: Areas identified as having the highest potential for phosphate mining based on soil types and recognized mineral deposits.*	
Master Planned Area	*Identified and planned larger projects that must be developed as a whole. They are identified to ensure overall community/county integration and vision is achieved, versus isolated islands of development.*	

Note: This is a summary table, please check associated policies for specific regulations as some land use categories have additional requirements.

The following policies summarize the criteria for awarding density bonuses.

Policy 1.1.3 has been updated for consistency with the proposed changes to the specific land use policies and the title and policy has been amended clarifying that the policy covers the density *and* intensity.

> ***Policy 1.1.3****: Density Unit and Intensity Bonus Limits. The Land Development Regulations shall require that ~~Planned Developments~~ developments seeking bonus density and/or intensity meet the ~~and include~~ performance criteria for density bonuses within the various future land use categories, up to the following levels:*
> *(1) Low-Density Residential Use - Up to 3.5 dwelling units per acre and up to a 1.0 FAR.*
> *(2) Medium-Density Residential Use - Up to 5 dwelling units per acre*
> *(3) Neighborhood Mixed Use – Up to ~~5~~ 12 dwelling units per acre and up to 0.6 FAR*
> *(4) Employment Center- up to 1.2 FAR*
> *(5) Urban Center Mixed Use – Up to ~~8~~ 16 dwelling units per acre; up to 1.6 FAR*

Policy 1.1.4 contains language requiring the establishment of a bonus point schedule for the Land Development Regulations (LDR) but was never created. The staff currently provides an analysis of the application versus the bonus density criteria and determines if the proposed application meets the criteria and to what extent. Therefore, the bonus point language is proposed to be removed from policy 1.1.4 in reflection of the current application of the criteria. The County has never incorporated a Transfer of Development Rights (TDR) ordinance into its Land Development Regulations, therefore this reference has been removed. Requiring donation of private land to the public / County is inconsistent with case law related to planning. This has also been removed.

> ***Policy 1.1.4****: Density and Intensity Bonus Criteria. ~~A bonus point schedule shall be established within the Land Development Regulations.~~ The Land Development Regulations shall provide criteria for the award of bonus density and intensity which ~~schedule~~ shall give consideration to the performance criteria listed below as a minimum:*
> *(1) Provisions and proximity to public infrastructure (water, sewer, urban roads)*
> *(2) Proximity to public safety (Fire/EMS)*
> *(3) Proximity to schools*
> *(4) Use of clustering and protection of environmentally sensitive areas*
> *(5) Increased urban design and landscaping*
> *(6) Increased public recreation and open space*
> *(7) Affordable Housing*
> *(8) Mixed use developments and mixed use buildings*
> *(9) Adjacent to lands developed with similar densities*

(10) Connectivity between developments
~~(11) Donation of usable public land~~
(11) Use of multiple performance criteria to achieve higher densities
(12) Use of compatibility techniques in Policies 1.14.9 and 1.14.10
~~Transfer of Development Rights (TDR's)~~

The following changes clarify industrial uses are *light* industrial only. It also clarified the applicability of bonus intensity at a level more consistent with economic development needs.

***Policy 1.6.3**: Neighborhood Mixed Use Category Uses. A sustainable mix of community serving general commercial uses, recreation, and public uses will be encouraged within the Neighborhood Mixed Use village. Light Industrial uses will also be allowed in this category when they can be of a large enough size and scope to be properly buffered and designed to minimize impacts and maximize compatibility. Light industrial ~~Industrial~~ uses shall be reviewed only as part of the PUD or Special Exception process when consistent with zoning requirements.*

Policy 1.6.5(6) has been added to clarify the maximum base density and additional density if a proposal is consistent with the Bonus Density criteria. The changes also make Subsection (5), the minimum density requirement, easier to understand as there was a requirement to have a minimum density of 3.5 du/ac and a maximum base density of 3.5 du/ac, which could be challenging to achieve for any development. It is now proposed to have a maximum base density of 5 dwelling units per acre and maximum bonus density of 12 dwelling units per acre.

***Policy 1.6.5**: Areas designated but not located within one of the existing Community overlays shall comply with the following standards:*
(1) A minimum of 30% of a neighborhood mixed use village area shall be for non-residential uses (Industrial, Commercial, Public, and Institutional);
(2) The Floor Area Ratio within designated areas shall be limited to a floor area ratio of 0.4.
(3) A minimum of 30% of a Neighborhood Mixed Use village area shall be for residential uses;
(4) In order to achieve a mixture of housing products, all projects within the village shall include a minimum of ten (10) percent multifamily dwelling units.
(5) A minimum density of 3.5 dwelling units per acre is required within a Neighborhood Mixed Use village.
(6) A maximum base density of 5 dwelling units per acre is permitted and up to 12 dwelling units per acre if Bonus Density Criteria are met per Policy 1.1.4.

Policy 1.6.9 has been amended to clarify the maximum base density and additional density if a proposal is consistent with the Bonus Density criteria. However, staff reports include an analysis for consistency with these standards but there is no points system in the Land Development Regulations.

> ***Policy 1.6.9****: Each village shall have a village center. The village center shall be designed as a shopping center to include uses such as grocery anchor, restaurants, office and general retail. Vertical mixed-use buildings are encouraged. ~~Bonus points for intensity shall be determined within the Land Development Regulations.~~*

The complete name of the land use category, Urban Center Mixed Use, has not been used consistently creating confusion. The following changes make the name consistent in the plan. Urban Center Mixed Use is a more intense land use district that allows mixed uses, as described in the introduction. The following changes clarify utilities connections, densities, and intensities (FAR). A proposed increase in bonus density is recommended.

> ***Objective 1.9****: Urban Center Mixed Use Land Use Category Defined**. The Urban Center Mixed Use land use category promotes multiple types of land uses in a pattern of transitioning intensities around historic commerce centers and for future mixed-use Communities.*
>
> ***MEASUREABLE TARGET****: Measurements analogous to those described for Objective 1.8 with the exception of residential density considerations in mixed use.*
>
> ***Policy 1.9.1****: Urban Center Mixed Use Land Use Category Location. The following criteria shall be used for assigning new areas for the Urban Center Mixed Use Land Use Category.*
>
> *(1) The Urban Center Mixed Use land use category is expected to capture the most intensive uses and shall therefore be served by high-capacity transportation systems.*
> *(2) The character of the Urban Center Mixed Use land use category is a mixture of non-residential uses providing retail and service support to the community as a whole, interspersed with higher intensity residential uses to create a vibrant and diverse urban atmosphere.*
> *(3) Because this category is served by high-capacity transportation systems, development in this category can support a substantial regional commercial center, forming the basis of a "Town Center" type of community.*
> *(4) The intensive Urban Center Mixed Use land use category areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.*

(5) *Expansion of the Urban Center Mixed Use land use category area shall only be adjacent to other Urban Center Mixed Use categories, unless justification for relocation of Urban Center Mixed Use uses or an entire new Urban Center Mixed Use area, at an appropriate scale to serve the surrounding area, can be demonstrated with a market study.*

(6) *Direct access to collector or arterial roads shall be required for ~~high-density~~ residential development greater than 5 dwelling units per acre ~~(5-8 dwelling units per acre)~~, unless located within a mixed-use planned unit development.*

Policy 1.9.2: *Urban Center Mixed Use Land Use Category Uses. Multiple types of land uses, such as commercial, office, institutional, manufactured homes, multi-family, duplexes, attached single family, and single-family, in a pattern of transitioning intensities around historic commerce centers and within other existing or proposed activity nodes. Light Industrial uses, such as enclosed manufacturing and warehousing, office and other workforce uses, will also be allowed in this category when they can be of a large enough size and scope to be properly buffered and designed to minimize impacts and maximize compatibility.*

The Urban Center Mixed Use land use designation is concentrated in several locations throughout the unincorporated areas in the county, as shown on the previous graphic as areas E through H. Area E is *not part* of the City of Arcadia Urban Expansion Area, New Community 1, or New Community 2. Policy 1.9.3 covers the City of Arcadia Urban Expansion Area, New Community 1, and New Community 2. The policy has specific regulations related to mix of uses, density, and intensity as illustrated in the tables. These amendments do not change those portions of the policy. Future amendments may be required to develop these New Community areas greater than indicated in the tables.

Area F is part of the City of Arcadia Urban Expansion Area. As a comparison of the proposed increases in density and intensity, the City of Arcadia has the following land use categories and maximum densities/intensities that are adjacent to Area F.

- Low Density Residential – 6 du/ac max
- Medium Density Residential – 14 du/ac max
- High Density Residential – 30 du/ac max
- Mixed Use Business – 14 du/ac max
- Business – 3.0 FAR max
- Public Building and Grounds – 3.0 FAR Max

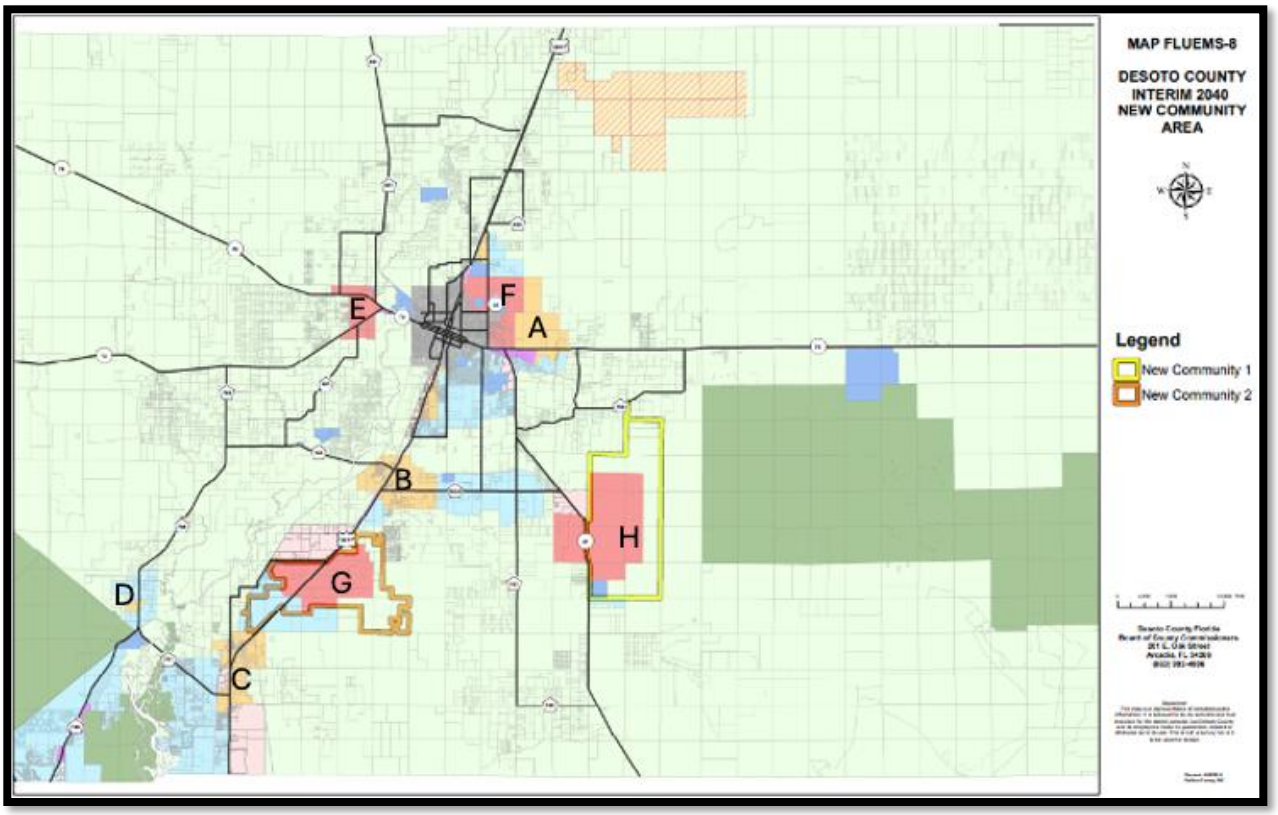
According to Map FLUEMS-7 (see exhibits), the areas adjacent (north and east) of the City are designated Urban Center Mixed Use which has a base maximum density of 5 du/ac and a bonus density maximum of 12 (proposed to be increased to 16 du/ac). Comparing the City's Future Land Use Map and the County's in the Urban Expansion Area, west of US 17 is designated Rural / Agricultural on County's land use map.

The area along the south side of the City's golf course to NE Roan Street is designated by the City as Rec and Open Space (golf course), Industrial, Business, and Medium Density Residential, with appropriate buffering by new development in the county, could be generally compatible with adjacent development (subject to County staff review of specific development applications).

> ***Policy 1.9.3****: A mixture of uses shall be provided within the Urban Center Mixed Use category. The mix shall be regulated by each Special Community as depicted in* ***Maps FLUEMS-7*** *and* ***FLUEMS-8*** *that include the Urban Center Mixed Use future land use designation as follows:*
>
> ***Arcadia Urban Expansion Area:***

General Use	*Density/ Intensity*	*Minimum*	*Maximum*
Non-Residential Uses	*0.6 FAR*	*30%*	*50%*
Residential Uses	*8 du/ac*	*20%*	*50%*
Light Industrial	*0.6 FAR*	*0%*	*20%*

According to Map FLUEMS-8 New Community Area (see following graphic), there is an overlap between the Urban Center Mixed Use Areas G and H and the new communities. There are other Future Land Use Classifications within these areas as well. Area G is within New Community 2 and Area H is within New Community 1.



New Community 1 & New Community 2

General Use	***Density/ Intensity***	***Minimum***	***Maximum***
Non-Residential Uses (General)	*0.6 FAR*		
1-Regional Scale Commercial Centers/Village Center (Limit 1 Regional Scale Center per New Community)		*250,000 gross leasable sq. ft.*	*750,000 gross leasable sq. ft.*
Community Scale Commercial Centers (Limit 1-Community Scale Center per Village)			*250,000 gross leasable sq. ft.*

General Use	Density/ Intensity	Minimum	Maximum
Neighborhood Scale Commercial Centers (Limit 2-Neighborhood Scale Centers per Village)			*20,000 gross leasable sq. ft.*
Residential Uses Each Village (minimum size for each Village)	*8 du/ac*	*3,000 dwelling units*	*5,000 dwelling units*

Specific standards and principles to guide the development and mix of uses within each of these New Communities are provided in Goal 4, Future Land Use Element.

***Policy 1.9.4**: All development within the Urban Center Mixed Use category shall connect to ~~existing~~ centralized public water and wastewater facilities consistent with the County's Utility Ordinance (Ord. 2021-14), as amended.*

***Policy 1.9.8**: The Urban Center Mixed Use land use designation west of the Peace River shall be limited to a total of 600 dwelling units within the designated boundary.*

***Policy 1.9.9:** The maximum density permitted for new projects within the Urban Center Mixed Use category shall be 5 dwelling units per acre and maximum intensity of 0.6 FAR. Subject to approval by the Board of County Commissioners, projects meeting the criteria in Policy 1.1.4 and the applicable Land Development Regulations related to bonuses may receive bonus density up to a maximum of 16 dwelling units per acre and bonus intensity up to a maximum of 2.0 FAR.*

According to DeSoto County online GIS mapping, Area G is also within a Development of Regional Impact. This is indicated in the outlined area in yellow on the following map graphic, which is an attempt to overlay the critical elements found the FLUM, FLUEMS-7 and FLUEMS-8 maps (also in exhibits). This is an approved Development of Regional Impact (DRI). Amending the FLUM does not change the overall entitlements granted to the DRI. However, if the property owner wanted to amend the DRI or seek an alternative development approval, they could apply and be considered for additional density subject to Board approval.

The County does not have any policies or restricts (outside of FAA requirements) for building heights. The following new policies are proposed to provide some direction and improve chances for findings of compatibility to include the relationship of adjacent uses and building height. Policy 1.14.9 provides some techniques to improve compatibility between adjacent uses. Policy 1.14.10 reflects buffer and screening requirements but also suggests use of the Planned Unit Development zoning and application review

process which may provide some additional flexibility in meeting compatibility standards.

> ***Policy 1.14.9.*** *A land development application that proposes a use, intensity, height greater than 3 stories, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:*
>
> *• Use of undisturbed or undeveloped and landscaped buffers;*
> *• Use of increased size and opacity of screening, which may include a combination of walls, fences, and landscaping*
> *• Building setbacks and orientation;*
> *• Innovative site design (which may include planned unit development);*
> *• Appropriate building design and varying heights;*
> *• Operational restrictions on the proposed use;*
> *• Site and building noise attenuation techniques; and*
> *• A density and/or intensity below the maximum allowed.*
>
> ***Policy 1.14.10*** *Developments that propose a use, intensity, height greater than 3 stories, and/or density that could be found incompatible with the use on an adjacent site shall meet, at minimum, the buffer and screening standards requirements of the Land Development Regulations. Projects reviewed through the Planned Unit Development processes may result in additional mitigation requirements to achieve compatibility between typically incompatible land uses.*

IV. DATA & ANALYSIS

Section 163.3177(1)(f), Florida Statutes, provides that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.

The following is a review for consistency with the DeSoto County Comprehensive Plan. Staff has also provided a more detailed *Supportive Data and Analysis Report for County-Initiated Comprehensive Plan Text Amendment COMP-0015-2025*, see Exhibit E, referenced in this report.

Consistency with the Comprehensive Plan

The proposed amendment application has been reviewed for consistency with the

following Comprehensive Plan provisions.

Future Land Use Element (FLUE) Provisions

GOAL 1: FUTURE GROWTH. Through 2040, future growth in DeSoto County will be managed using sustainability and smart growth principles to accommodate new growth without compromising the ability of future generations to meet their needs. The Future Land Use Element shall be used as a tool to direct the most intensive growth into the urban center and surrounding areas, optimizing services and infrastructure, protecting the rural character of the County, and protecting the environment.

Consistency analysis: The proposed amendment increasing the density of the Urban Center Mixed Use and the Neighborhood Mixed-Use categories is consistent with this goal. Both categories are located near existing utilities in developing areas served by DeSoto County. Increasing density and concentrating development in these areas is consistent with this goal. Based on the above, it is concluded the amendment can be found ***consistent*** *with this goal.*

Policy 1.1.13: *BEBR*. The County will ensure that the Future Land Use Map includes adequate amounts of lands to accommodate the medium projected housing growth by the University of Florida's Bureau of Economic and Business Research for a 10-year and 15-year planning period.

Consistency analysis: According to UF BEBR, using a Medium population growth, the county's population is expected to grow by approximately 1,000 persons in 25 years (40 persons or 7 dwelling units per year). Using UF BEBR's High projections, the county's population is expected to grow by approximately 6,500 persons in 25 years (260 persons or 102 dwelling units per year). Given the amount of growth and development in the county, the High projection at this point in 2025, is a more reasonable projection. This slower rate of growth provides the County with decades to meet adopted level of service standards. It is also important to acknowledge that Future Land Use designations and their maximum density have little to no impact on the rate or amount of population growth in this case. Most developments do not utilize the maximum development density or intensity available. Based on the above, it is concluded the amendment can be found ***consistent*** *with this policy*

Objective 1.16: Sprawl and Redevelopment. The County shall maintain regulations and procedures to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas.

Policy 1.16.1: The County shall encourage infill development within the Urban Center Mixed Use, Employment Center and Neighborhood Mixed Use Areas of the County by:
(1) Increases in densities or intensities of use for infill parcels served by

adequate public facilities and services.
(2) Expedition of the permitting process for infill development proposals.
(3) Consideration of exceptions to requirements such as minimum lot sizes, minimum setbacks, or minimum parking requirements to provide for residential, affordable residential and economically viable commercial opportunities that are compatible with the adjacent uses.
(4) Prioritize public expenditures to areas of higher intensities and densities of use to encourage development to locate where public facilities are more readily and more economically available.
(5) Coordination with municipal, county and state transportation facilities to provide adequate levels of service that support higher densities and intensities of development within or adjacent to currently developed areas.

Consistency analysis: Urban Center Mixed Use and Neighborhood Mixed Use Areas are recognized as being in developing and redevelopment areas of the county in proximity to infrastructure and services. Encouragement and incentives are provided via this policy where appropriately located. Concentrating development within these areas potentially increases the efficiency of County services and infrastructure. Based on the above, it is concluded that the amendment can be found ***consistent*** *with this policy and the Supportive Data and Analysis Report.*

FLUE Policy 1.16.2: The County shall direct development to areas where services and facilities are available to accommodate additional growth.

Consistency analysis: *Urban Center Mixed Use and Neighborhood Mixed Use Areas are in developing areas of the county in proximity to infrastructure and services.*

Neighborhood Mixed Use Areas A through C are located directly on roads with County utility lines. Area D is in proximity (approximately 1,300 feet) from the County's Utility Service Area (maximum of 200 feet from existing lines). All development in this category is required to connect to County utilities, per Policy 1.6.7. These areas are in proximity to the County's fire stations, library, and schools. There are parks available to serve these existing and future residents.
The proposed amendment to increase the density of the Neighborhood Mixed-Use category is consistent with this policy and the Supportive Data and Analysis Report.

Urban Center Mixed Use Areas F and G are located directly on roads with City (Area F) and County (Area G) utility lines. All development in this category is required to connect to County utilities, per Policy 1.6.7. Area E would be required to extend utilities for development from the City to the east. These areas are in proximity to the City and County's fire stations, library, and schools. There are parks available to serve these existing and future residents.

The proposed amendment to increase the density of the Urban Center Mixed Use and the Neighborhood Mixed-Use category is consistent with this policy and the Supportive Data and Analysis Report.

Based on the higher BEBR population projections, it is concluded that DeSoto County will have decades to accommodate any impacts generated from the proposed amendment. Based on the above, it is concluded the amendment can be found ***consistent*** *with this policy and the Supportive Data and Analysis Report.*

Objective 1.22: Concurrency Management. DeSoto County shall implement a development review process to ensure that development occurs where public facilities have sufficient capacity to serve the existing population, reservations of approved development orders, and for the needs of the development proposed, based on level-of-service standards as established by the Comprehensive Plan, adopted in accordance with Section 163.3202(1), FS. and implemented through the procedures within the Land Development Regulations.

Consistency analysis: *DeSoto County's Comprehensive Plan enforces concurrency management consistent with State requirements (Chapter 163.3180) and those outlined in the LDRs and Comprehensive Plan. All new development will be required to meet these requirements.*

According to UF BEBR, using a Medium population growth, the county's population is expected to grow by approximately 1,000 persons in 25 years (40 persons or 7 dwelling units per year). Using UF BEBR's High projections, the county's population is expected to grow by approximately 6,500 persons in 25 years (260 persons or 102 dwelling units per year). Given the amount of growth and development in the county, the High projection at this point in 2025, is a more reasonable projection. This slower rate of growth provides the County with decades to meet adopted level of service standards. Based on the above, it is concluded the amendment can be found ***consistent*** *with this objective, supporting policies, and the Supportive Data and Analysis Report.*

Objective 3.1: Fort Ogden Community: Vision Statement. The County recognizes the Fort Ogden Community (as designated in the Interim 2040 Existing Community Overlay Map FLUEMS-7 and shall preserve the character of this community as a Rural Settlement.

Consistency analysis: *The proposed text amendment increases the maximum base and bonus density in the Neighborhood Mixed Use Future Land Use Category, which includes the Fort Ogden community. Any proposed development within the Fort Ogden community will be required to be consistent with the Neighborhood Mixed Use designation, this objective and its supporting policies*

addressing planning principles, design standards, and protection of adjacent rural areas. Based on the above, it is concluded that the amendment can be found ***consistent*** *with this objective.*

Objective 3.2: Nocatee Community: Vision Statement. The County recognizes the Nocatee Community (as designated in the Interim 2040 Existing Community Overlay Map FLUEMS-7 and shall preserve the character of this community as a contemporary, mixed use community.

Consistency analysis: *The proposed text amendment increases the maximum base and bonus density in the Neighborhood Mixed Use Future Land Use Category, which includes Area B - the Nocatee community. Any proposed development within the Nocatee community will be required to be consistent with the Neighborhood Mixed Use designation, this objective and its supporting policies addressing planning principles, design standards, and protection of adjacent rural areas. Based on the above, it is concluded that the amendment can be found* ***consistent*** *with this objective.*

Objective 3.3: Arcadia Urban Expansion Area: Vision Statement. The County recognizes the Arcadia Urban Expansion Area (as designated in the Interim 2040 Existing Community Areas Overlay Map FLUEMS-7) and shall guide the development of these lands into compact, mixed-use, pedestrian friendly neighborhoods connected by areas of permanent open space. The form of new development within the expansion area is intended to extend the historic development patterns of the existing "central city" and to reinforce the vision of Arcadia as a City and not as a central city surrounded by suburban sprawl development.

Consistency analysis: *The proposed text amendment increases the maximum base and bonus density in the Urban Center Mixed Use (Area F) and Neighborhood Mixed Use (Area A) Future Land Use Categories, which includes the Arcadia Urban Expansion Area. Any proposed development within the Arcadia Urban Expansion Area will be required to be consistent with the designations, objectives and supporting policies addressing the area's philosophy, guiding principles, standards for review, design, TND principles, and street network. Based on the above, it is concluded that the amendment can be found* ***consistent*** *with this objective.*

Supportive Data and Analysis Report

Exhibit E is the Supportive Data and Analysis Report, which analyzes the impact of the proposed amendment on the County's infrastructure and services. The report analyzes the proposed increase in density for this existing land use category versus growth trends, infrastructure, and services provided by the County. In general, the report concludes that this type of mixed-use development, concentrated where utilities and other services exist or are in proximity, is a more efficient option for the County to serve and can help offset

the costs of serving other low-density developments which make up a much larger portion of the county. It helps to discourage urban sprawl and improve opportunities for the development of affordable housing.

IV. PUBLIC NOTICE

Section 163.3184(11)(b), Florida Statutes, establishes the public hearing requirements for local Comprehensive Plan amendments. It provides the local governing body shall hold at least two advertised public hearings on the proposed plan amendment. The first public hearing is held at the transmittal stage. The public hearing must be held on a weekday at least 7 days after the day that the first advertisement is published pursuant to the requirements of chapter 125 or chapter 166. The second public hearing must be held at the adoption stage. That hearing must be held on a weekday at least 5 days after the day that the second advertisement is published pursuant to the requirements of chapter 125 or chapter 166.

Public notice includes advertising the amendment in a newspaper of general circulation in DeSoto County at least 10 days prior to each public hearing for the text amendment. The County has provided evidence that the amendment was noticed at least 10 days before the Planning Commission public hearing. Such notice is filed with the Division and incorporated herein by reference.

Florida Statutes Chapter 163.3184(3) Expedited State Review Process, which outlines the specific process for text amendments to Comprehensive Plans. These proposed amendments will have the following schedule:

- October 07, 2025 – Legislative public hearing by the Planning Commission sitting as the Local Planning Agency
- October 28, 2025– Legislative public hearing with the Board of County Commissioners to consider transmittal of amendment to State.
- To Be Determined - Legislative public hearing with the Board of County Commissioners to consider adoption of the amendment.

<u>Required Notifications</u>

The public hearing on this item was advertised in the newspaper indicating the time, date, and location of the hearing as required by the State Statute and the DeSoto County Land Development Regulations.

V. ATTACHMENTS

Exhibit A:	Expedited State Review Flow Chart
Exhibit B:	Interim 2040 Future Land Use Map, Maps 2, 3, 7, 8, 9, 10, 11 of 13
Exhibit C:	Map FLUEMS-7, Existing Community Overlay Map
Exhibit D	Map FLUEMS-8, New Community Area Map

Exhibit E: Proposed Resolution

Exhibit F: Supportive Data and Analysis Report

VI. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

1. An application to amend the Comprehensive Plan's Interim 2040 Future Land Use Element by changing the base and bonus residential density maximums in the Neighborhood Mixed Use designation was filed with the Development Department. The Development Department has reviewed the application and determined the application is complete.

2. The Planning Director has reviewed the text amendment application for consistency with Section 163.3184(3), Florida Statutes, and concludes the application can be found to be **consistent** with those requirements.

3. The Planning Director has reviewed the proposed amendment against the Comprehensive Plan's goals, objectives and policies and concludes it can be found to be **consistent**.

4. The due public notice requirements have been satisfied.

VII. A L T E R N A T I V E A C T I O N S

The Planning Commission / LPA has one of the following alternative actions at its disposal:

A. Enter into the record the Development Review Report and all other record evidence presented at the hearing and forward the record to the Board of County Commissioners with a recommendation of approval and that the proposed Resolution be transmitted to the State Department of Commerce.

B. Enter into the record the Development Review Report and all record evidence presented at the hearing, amend the findings and conclusions contained herein to support the Planning Commission's recommendation, and forward the record to the Board of County Commissioners with the recommendation of denial and that the proposed Resolution is not transmitted to the State Department of Commerce.

VIII. RECOMMENDED ACTION

A. Planning Commission recommendation. Scheduled for the October 7, 2025, meeting.

B. Board of County Commission action. The first reading is scheduled for October 28, 2025 meeting for transmittal.

Attachments

Exhibit A – Expedited State Review Flow Chart

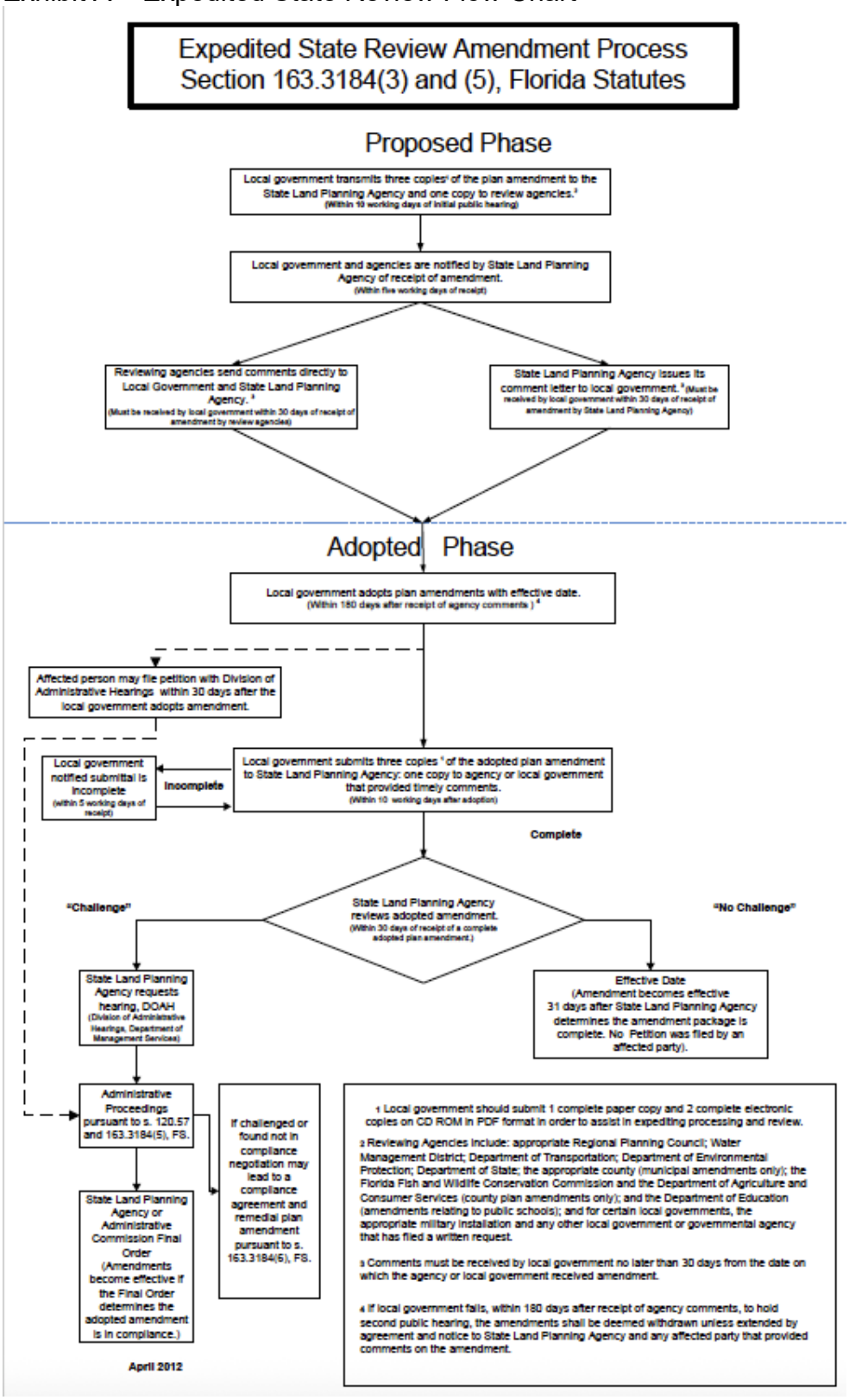
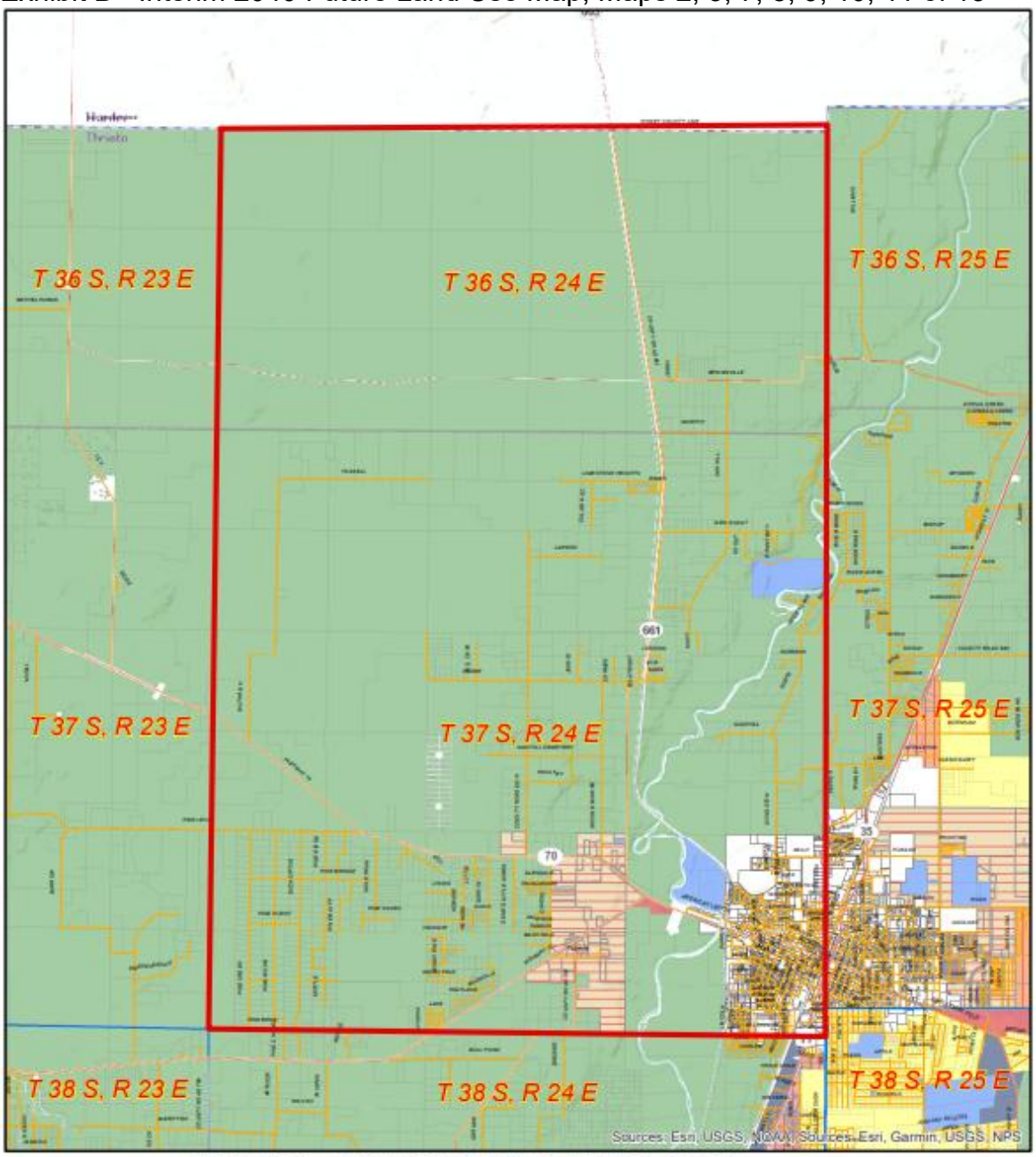


Exhibit B - Interim 2040 Future Land Use Map, Maps 2, 3, 7, 8, 9, 10, 11 of 13

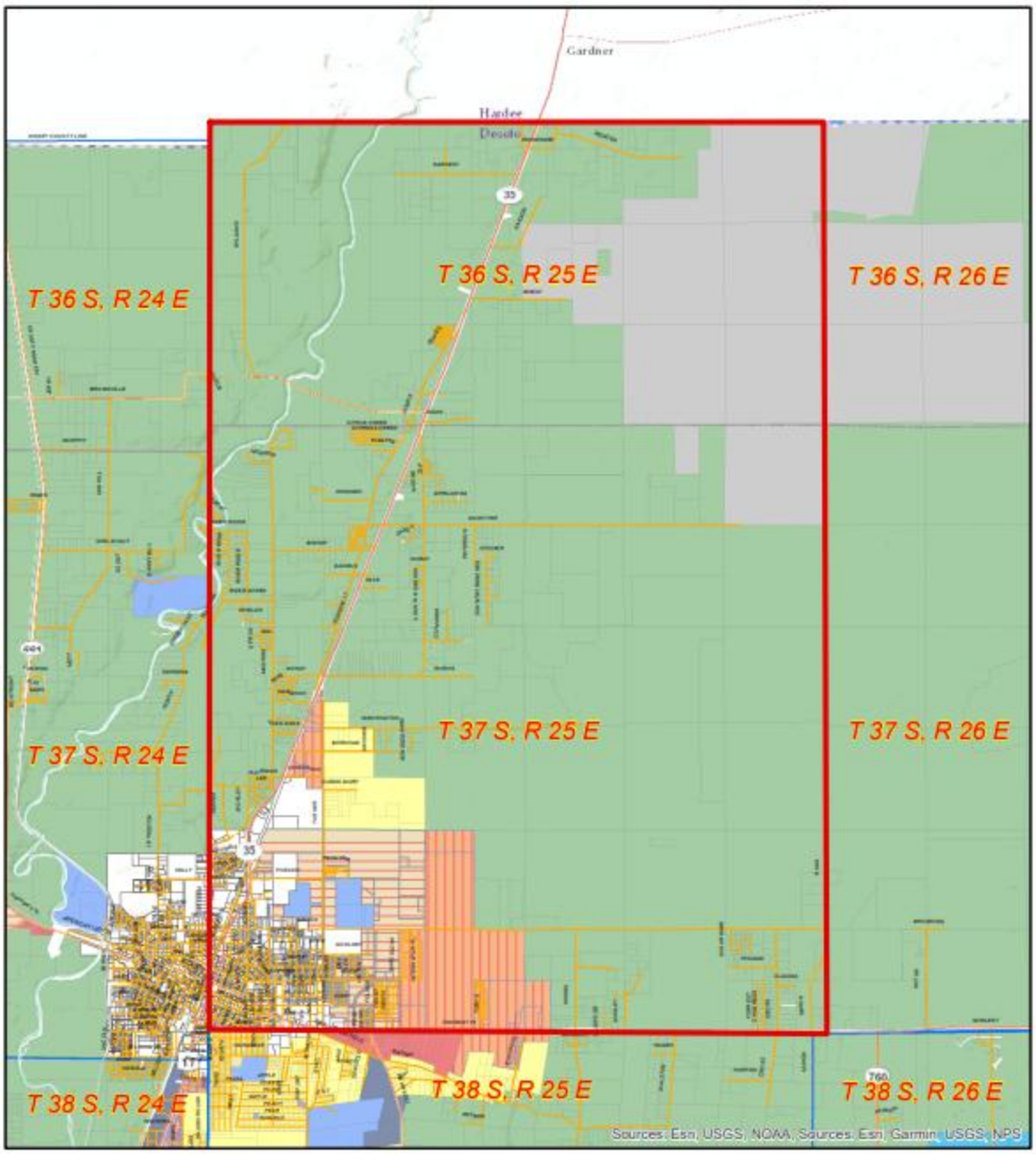


FUTURE LAND USE SERIES MAP 2 OF 13

Adopted May 24, 2022

CITY OF ARCADIA
Preservation
Rural/Agriculture
Low Density Residential
Medium Density Residential
Neighborhood Mixed Use
Employment Center
Commercial
Urban Center Mixed Use
Public Land/Institutional
Electrical Generating Facility
Streets
Index 13 Panels
Township_Range

1 of 13	2 of 13	3 of 13	4 of 13	5 of 13
6 of 13	7 of 13	8 of 13	12 of 13	13 of 13
9 of 13	10 of 13	11 of 13		

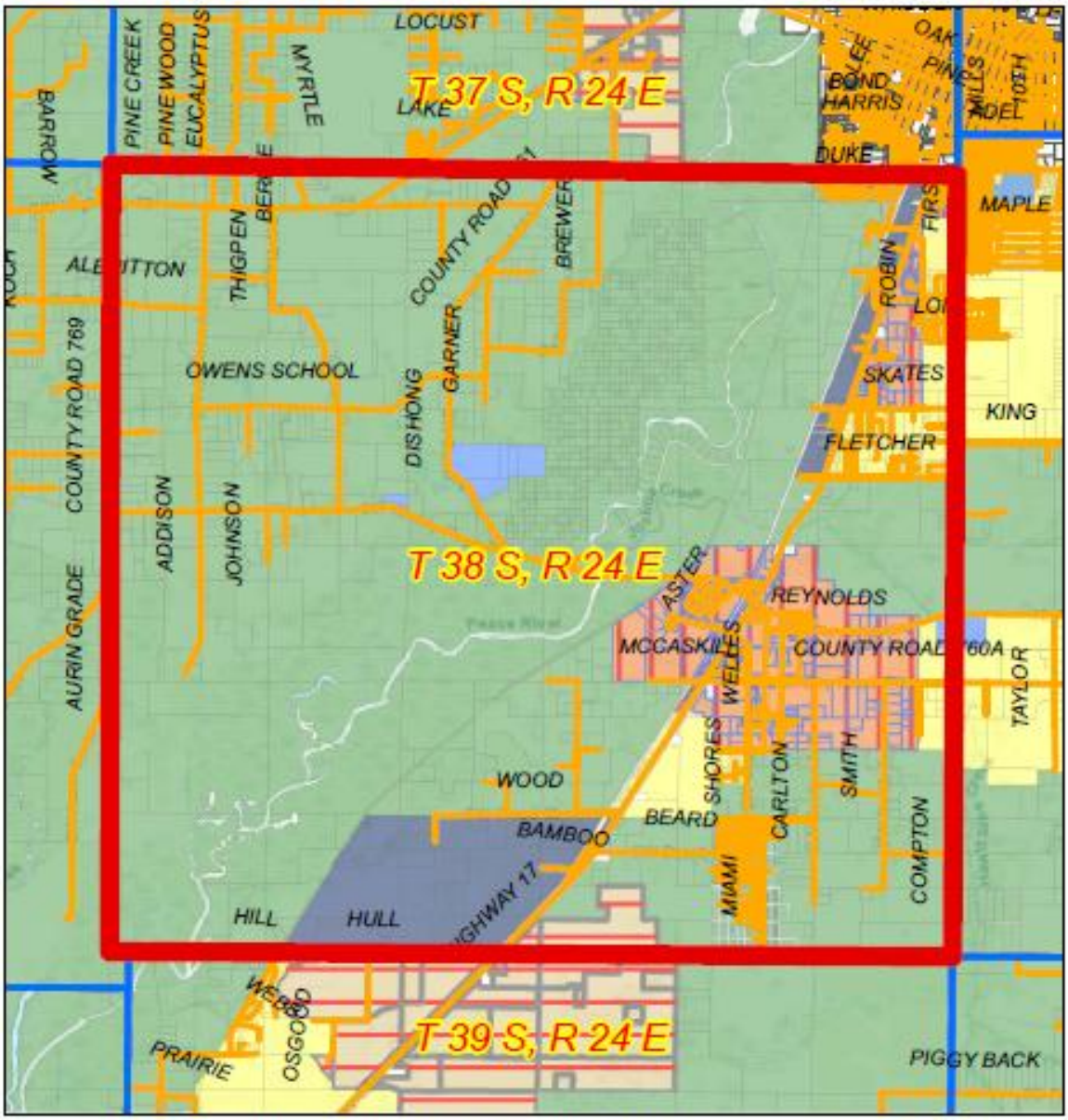


FUTURE LAND USE SERIES MAP 3 OF 13

Adopted May 24, 2022

CITY OF ARCADIA
Preservation
Rural/Agriculture
Low Density Residential
Medium Density Residential
Neighborhood Mixed Use
Employment Center
Commercial
Urban Center Mixed Use
Public Land/Institutional
Electrical Generating Facility
Streets
Index 13 Panels
Township_Range

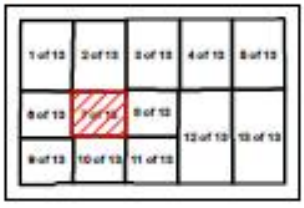
1 of 13	2 of 13	3 of 13	4 of 13	5 of 13
6 of 13	7 of 13	8 of 13	12 of 13	13 of 13
9 of 13	10 of 13	11 of 13		

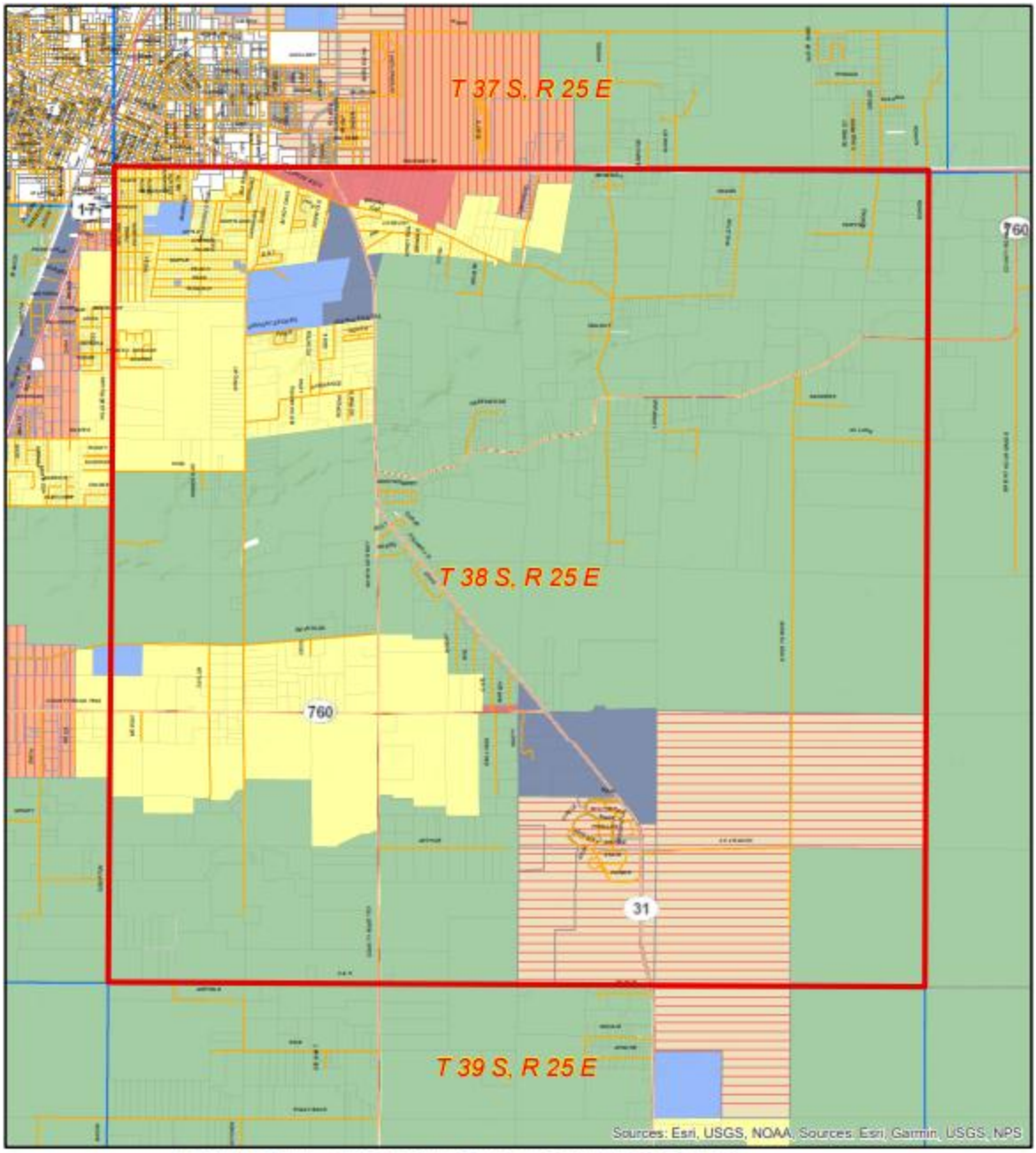


FUTURE LAND USE SERIES MAP 7 OF 13

Adopted May 24, 2022

- CITY OF ARCADIA
- Preservation
- Rural/Agriculture
- Low Density Residential
- Medium Density Residential
- Neighborhood Mixed Use
- Employment Center
- Commercial
- Urban Center Mixed Use
- Public Land/Institutional
- Electrical Generating Facility
- Streets



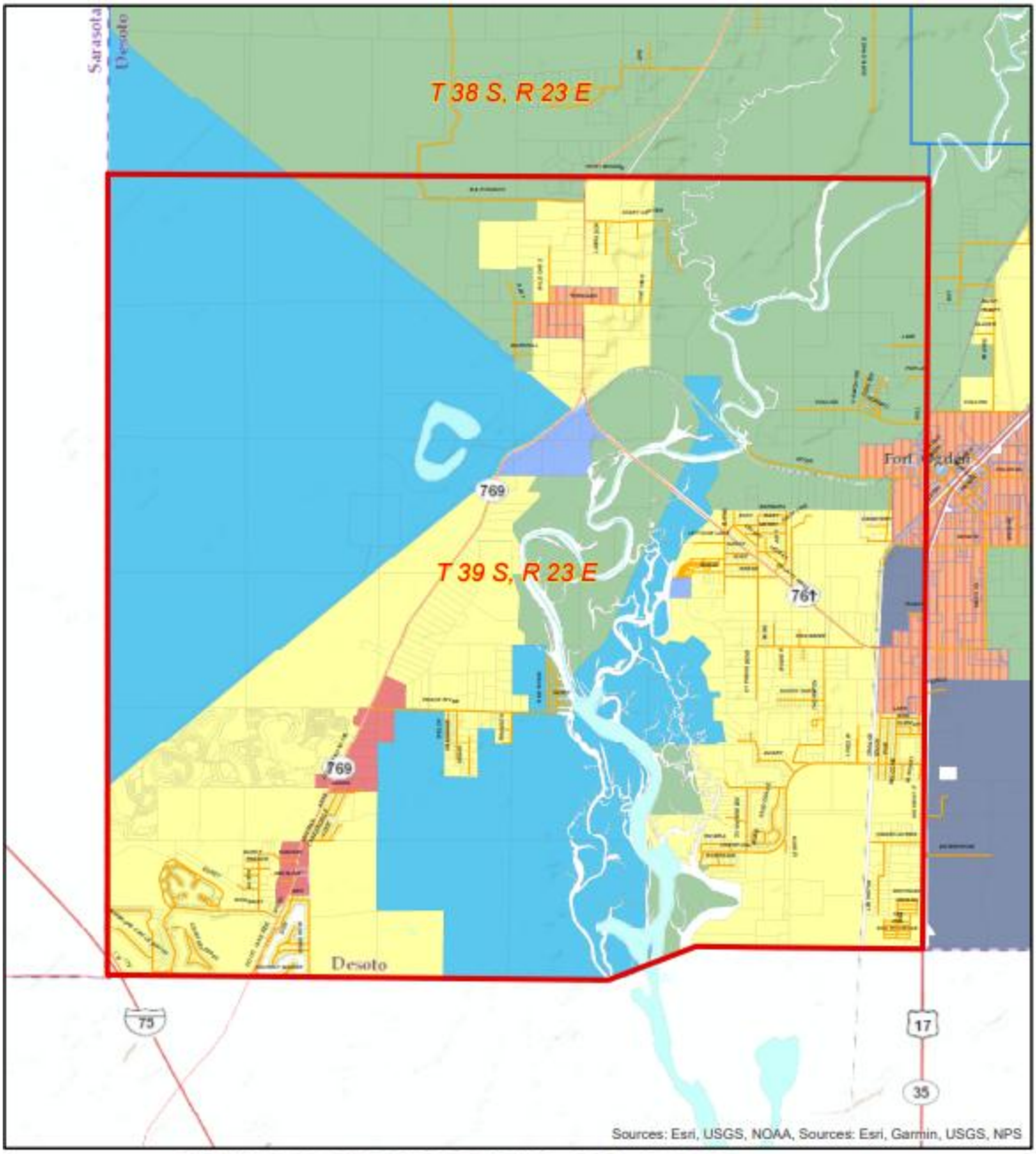


FUTURE LAND USE SERIES MAP 8 OF 13

Adopted May 24, 2022

CITY OF ARCADIA
Preservation
Rural/Agriculture
Low Density Residential
Medium Density Residential
Neighborhood Mixed Use
Employment Center
Commercial
Urban Center Mixed Use
Public Land/Institutional
Electrical Generating Facility
Streets
Index 13 Panels
Township_Range

1 of 13	2 of 13	3 of 13	4 of 13	5 of 13
6 of 13	7 of 13	8 of 13	12 of 13	13 of 13
9 of 13	10 of 13	11 of 13		

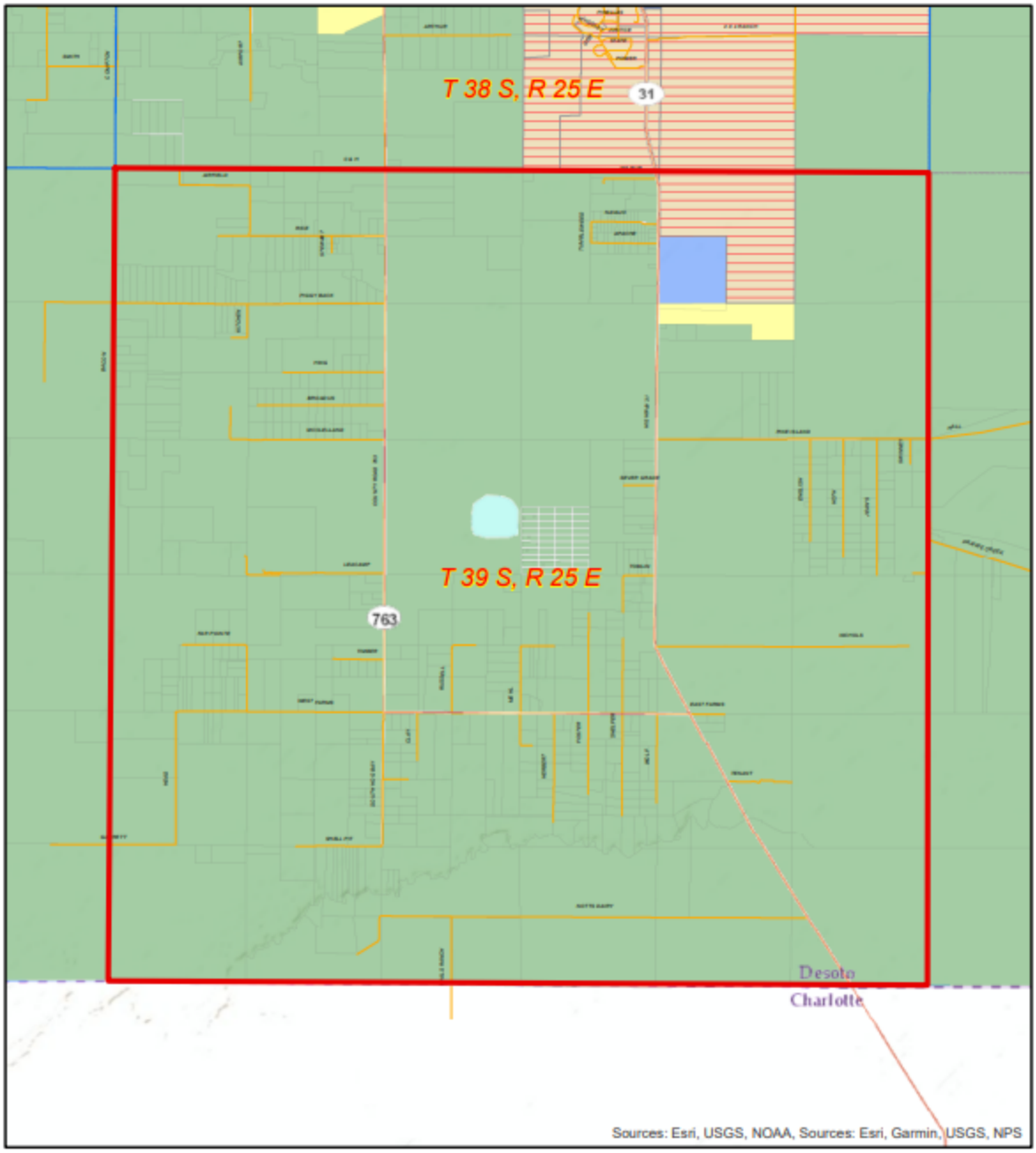


FUTURE LAND USE SERIES MAP 9 OF 13

Adopted May 24, 2022

CITY OF ARCADIA
Preservation
Rural/Agriculture
Low Density Residential
Medium Density Residential
Neighborhood Mixed Use
Employment Center
Commercial
Urban Center Mixed Use
Public Land/Institutional
Electrical Generating Facility
Streets
Index 13 Panels
Township_Range

1 of 13	2 of 13	3 of 13	4 of 13	5 of 13
6 of 13	7 of 13	8 of 13	12 of 13	13 of 13
9 of 13	10 of 13	11 of 13		

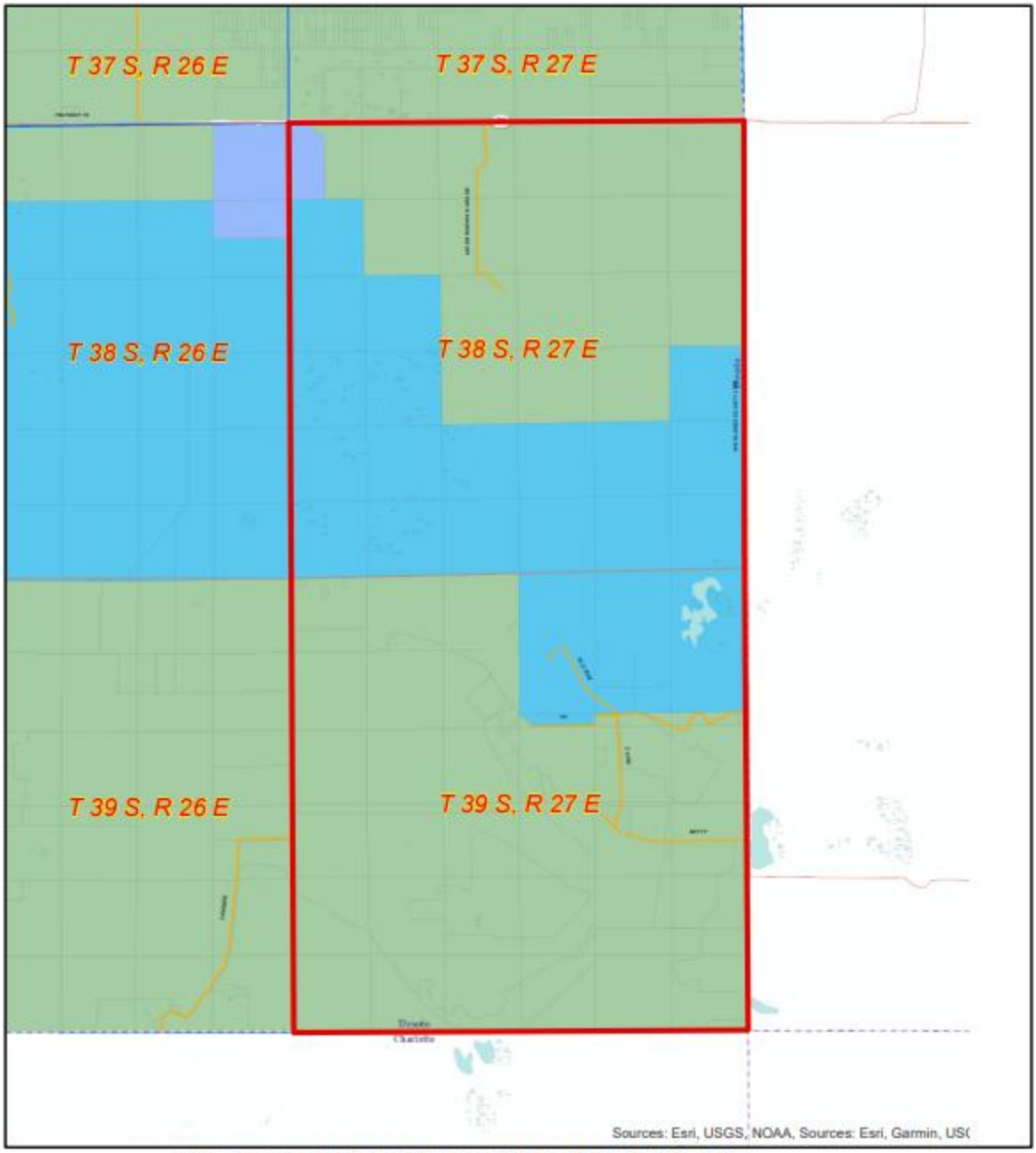


FUTURE LAND USE SERIES MAP 11 OF 13

Adopted May 24, 2022

CITY OF ARCADIA
Preservation
Rural/Agriculture
Low Density Residential
Medium Density Residential
Neighborhood Mixed Use
Employment Center
Commercial
Urban Center Mixed Use
Public Land/Institutional
Electrical Generating Facility
Streets
Index 13 Panels
Township_Range

1 of 13	2 of 13	3 of 13	4 of 13	5 of 13
6 of 13	7 of 13	8 of 13	12 of 13	13 of 13
9 of 13	10 of 13	11 of 13		



FUTURE LAND USE SERIES MAP 13 OF 13

Adopted May 24, 2022

CITY OF ARCADIA
Preservation
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Low Density Residential
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Index 13 Panels
Township_Range

1 of 13	2 of 13	3 of 13	4 of 13	5 of 13
6 of 13	7 of 13	8 of 13	12 of 13	13 of 13
9 of 13	10 of 13	11 of 13		

Exhibit C: Map FLUEMS-7, Existing Community Overlay Map

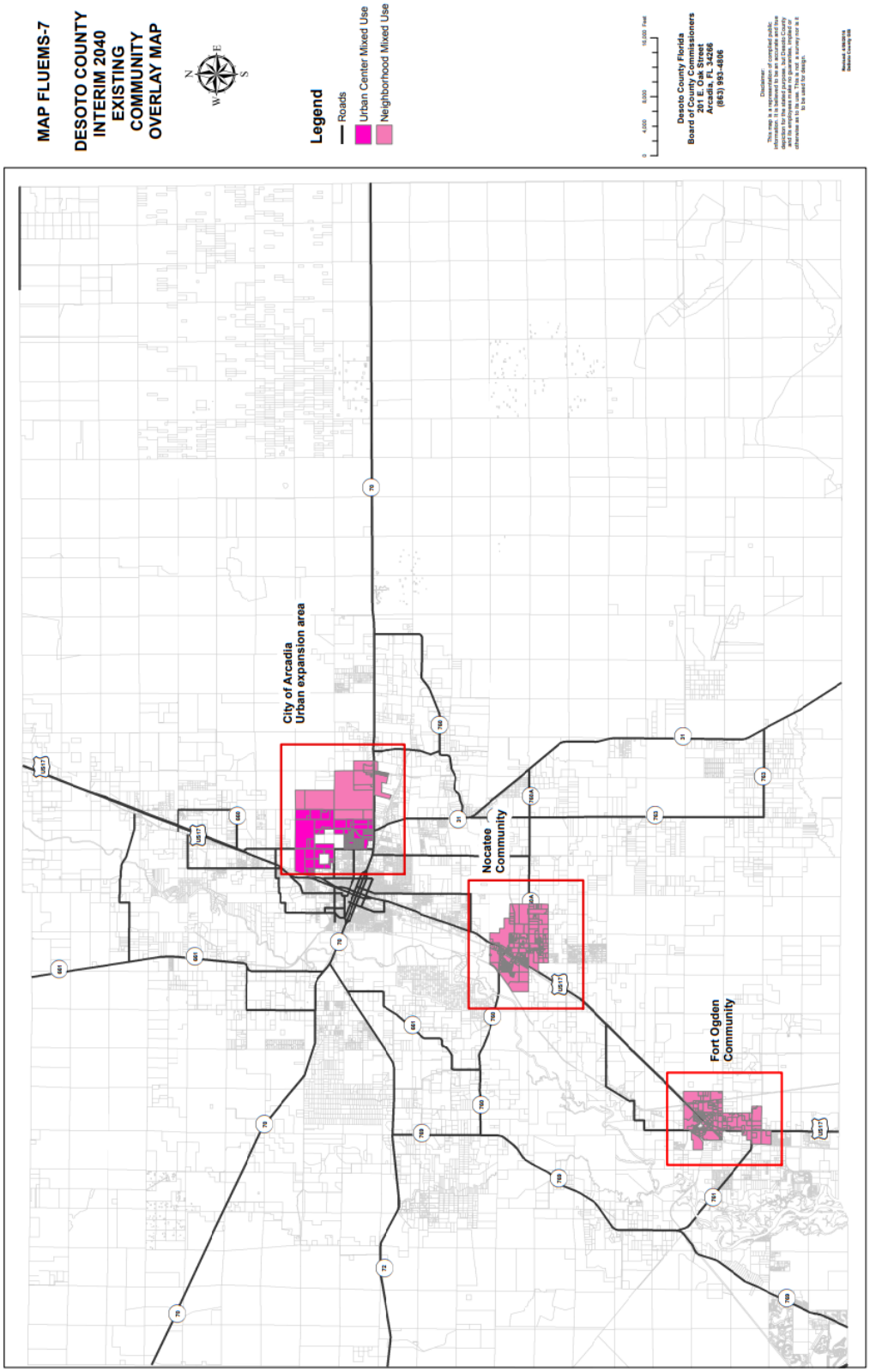

Exhibit D Map FLUEMS-8, New Community Area Map

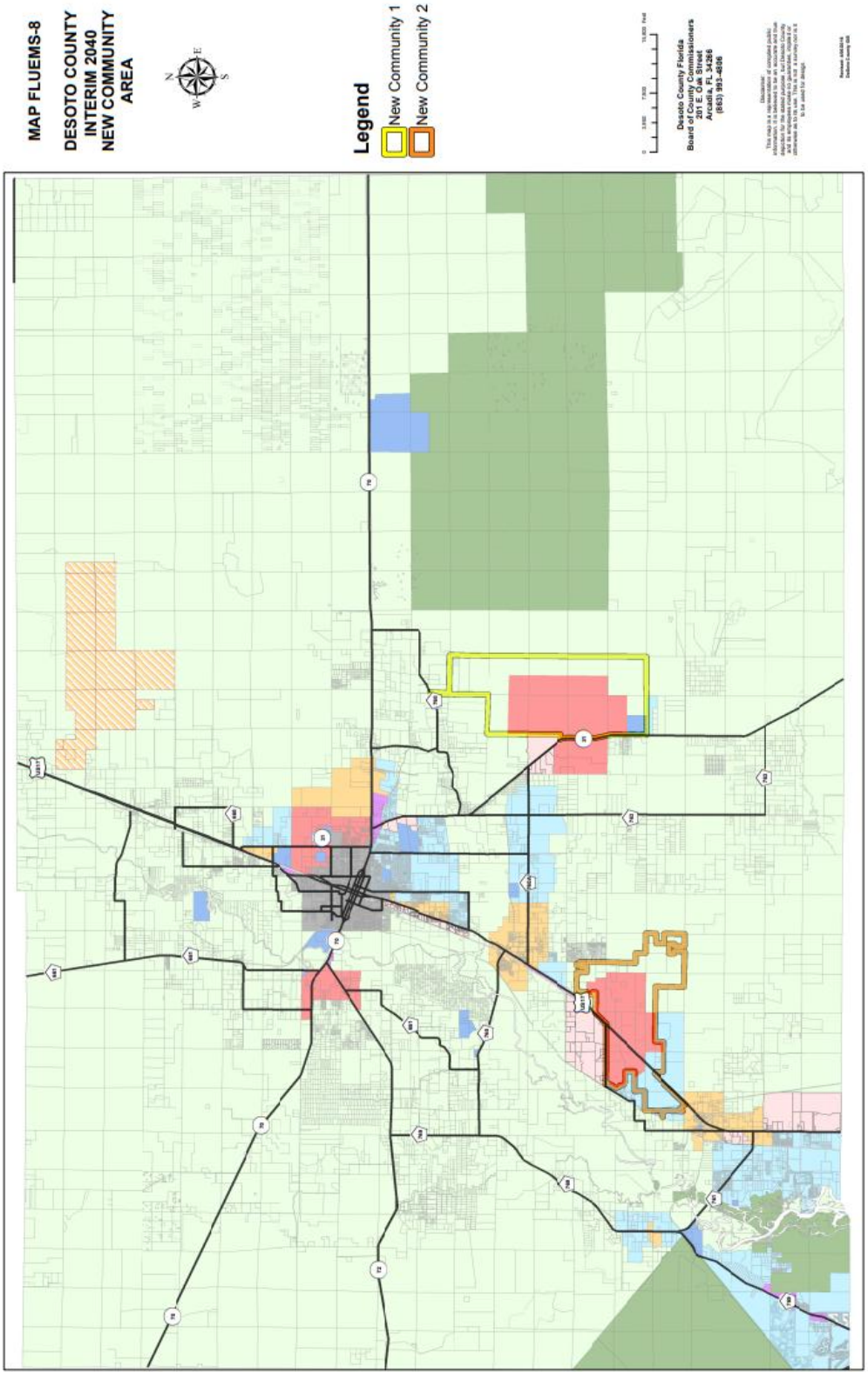

Exhibit E: Proposed Resolution

Exhibit F: Supportive Data and Analysis Report

DESOTO COUNTY, FLORIDA
RESOLUTION 2025- ___

A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING FOR TRANSMITTAL TO ALL REQUIRED ENTITIES A COMPREHENSIVE PLAN TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT TO AMEND POLICY 1.1.2, THE LAND USE SUMMARY TABLE, POLICY 1.1.3 AND POLICY 1.1.4, RELATED TO DENSITY AND INTENSITY BONUS CRITERIA; 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 OBJECTIVE 1.9, POLICY 1.9.1, 1.9.2, AND 1.9.8 CORRECTING THE NAME OF THE URBAN CENTER MIXED USE LAND USE DESIGNATION FOR CONSISTENCY; 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 ADD NEW POLICIES 1.14.9 AND 1.14.10 TO PROVIDE CLARIFICATION OF COMPATIBILITY REQUIREMENTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners (hereinafter referred to as the Board) to prepare and enforce comprehensive plans for the development of the county; and

WHEREAS, the Development Department has initiated an application to amend the DeSoto County Comprehensive Plan which consist of amending the Future Land Use Element Policy 1.1.2 the Land Use Categories Summary for consistency with other policies; and

WHEREAS, the Development Department has initiated an application to amend the DeSoto County Comprehensive Plan which consist of amending the Future Land Use Element to allow an increase in density in the maximum base and bonus densities for the Urban Center Mixed Use and the Neighborhood Mixed Use Future Land Use Map categories; and

WHEREAS, the Development Department has initiated an application to amend the DeSoto County Comprehensive Plan which consist of amending the Future Land Use Element correcting and making consistent the Urban Center Mixed Use land use category for consistency throughout the element; and

WHEREAS, the Development Department has initiated an application to amend the DeSoto County Comprehensive Plan which consist of amending the Future Land Use Element clarifying manufactured homes being permitted in the Urban Center Mixed Use Future Land Use category; and

WHEREAS, the Development Department has initiated an application to amend the DeSoto County Comprehensive Plan which consist of amending the Future Land Use Element clarifying utility requirements in the Urban Center Mixed Use Future Land Use category; and

WHEREAS, the Development Department has initiated an application to amend the DeSoto County Comprehensive Plan which consist of amending the Future Land Use Element adding language to clarify compatibility of residential uses with greater densities; and

WHEREAS, the Board of County Commissioners directs the Development Director to transmit Comprehensive Plan amendment to all required entities and designates the Development Director as the contact person; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board is required to transmit to the reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body the proposed Comprehensive Plan amendments; and

WHEREAS, public transmittal hearings on the Comprehensive Plan amendment were held by the DeSoto County Planning Commission, acting as the Local Planning Agency, on October 7, 2025, and by the Board on October 28, 2025, pursuant to Sections 163.3184 (3) and (5), F. S.; and

WHEREAS, upon the receipt of DeSoto County Comprehensive Plan amendment by the Florida Department of Commerce (FDC), the FDC must review the amendment and issue to DeSoto County an Objections, Recommendations and Comments (ORC) Report on the amendment; and

WHEREAS, upon receipt of FDEO's ORC Report, DeSoto County has 180 days to adopt, adopt with changes, or not adopt the Comprehensive Plan amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORDA, AS FOLLOWS:

Section 1. Policy 1.1.2, 1.1.3, 1.1.4, 1.6.3, 1.6.5, 1.6.9, Objective 1.9, Policy 1.9.1, 1.9.2, 1.9.4, and 1.9.9, and are amended and new policies 1.14.9 and 1.14.10 to read as follows:

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

Land Use Categories	Base Density/Intensity	Bonus** (Policy 1.1.3)
Rural/Agriculture	Residential – Up to 1 du/10 acres Non-residential – Up to 0.4 FAR maximum	**No bonus**
Low-Density Residential	Residential – Up to 2 du/acre Non-residential – Up to 0.4 FAR	3.5 du/ac maximum* 1.0 FAR maximum
Medium-Density Residential	Residential – Up to 3.5 du/acre	5 du/ac maximum *
Neighborhood (Live/Work) Mixed Use	Residential – Up to ~~3.5~~ 5 du/acre Non-residential – Up to 0.4 FAR	~~5~~ 12 du/ac maximum* 0.6 FAR maximum*

Land Use Categories	Base Density/Intensity	Bonus*¨ (Policy 1.1.3)
Employment Center	Non-residential – Up to 0.5 FAR	Non-residential – Up to 0.7 FAR 0.7 FAR maximum*
Urban ~~Central~~ Center Mixed Use	Residential – Up to 5 du/acre Non-residential – Up to 0.6 FAR	~~8~~ 16 du/acre maximum 2.0 FAR maximum
Commercial	Non-residential- Up to 0.25 FAR	Non-residential – Up to 0.35 FAR maximum*
Public Land and Institutions	Publicly and semi-publicly owned lands that are effectively controlled from developing into a typical residential density or private non-residential land use not involved in service to the public. Examples include park, correctional facilities, sewer plants, etc.	
Electrical Generating Facility	This land use category is intended for electrical power generating facilities, which includes electric power plants and related facilities. This public service use includes directly related facilities for the production of electricity.	
Preservation	Dedicated by plat, site plan, easement or similar designation; permanently protected environmentally sensitive lands that may only be utilized for limited passive recreation.	
Overlays	**Conservation**: Limited development subject to environmental analysis and protection of natural resources. Reverts to underlying future land use category if not in conservation area.	
	Generalized Phosphate Mining: Areas identified as having the highest potential for phosphate mining based on soil types and recognized mineral deposits.	
Master Planned Area	Identified and planned larger projects that must be developed as a whole. They are identified to ensure overall community/county integration and vision is achieved, versus isolated islands of development.	

Note: This is a summary table, please check associated policies for specific regulations as some land use categories have additional requirements.

Policy 1.1.3: Density Unit and Intensity Bonus Limits. The Land Development Regulations shall require that ~~Planned Developments~~ developments seeking bonus density and/or intensity meet the ~~and include~~ performance criteria for density bonuses within the various future land use categories, up to the following levels:

(1) Low-Density Residential Use - Up to 3.5 dwelling units per acre and up to a 1.0 FAR.
(2) Medium-Density Residential Use - Up to 5 dwelling units per acre
(3) Neighborhood Mixed Use – Up to ~~5~~ 12 dwelling units per acre and up to 0.6 FAR
(4) Employment Center- up to 1.2 FAR
(5) Urban Center Mixed Use – Up to ~~8~~ ~~16~~ dwelling units per acre; up to 1.6 FAR

Policy 1.1.4: Density and Intensity Bonus Criteria. ~~A bonus point schedule shall be established within the Land Development Regulations.~~ The Land Development Regulations shall provide criteria for the award of bonus density and intensity which ~~schedule~~ shall give consideration to the performance criteria listed below as a minimum:

(1) Provisions and proximity to public infrastructure (water, sewer, urban roads)
(2) Proximity to public safety (Fire/EMS)
(3) Proximity to schools
(4) Use of clustering and protection of environmentally sensitive areas
(5) Increased urban design and landscaping
(6) Increased public recreation and open space
(7) Affordable Housing
(8) Mixed use developments and mixed use buildings
(9) Adjacent to lands developed with similar densities
(10) Connectivity between developments
~~(11) Donation of usable public land~~
(11) Use of multiple performance criteria to achieve higher densities
(12) Use of compatibility techniques in Policies 1.14.9 and 1.14.10 *~~Transfer of Development Rights (TDR's)~~*

Policy 1.6.3: Neighborhood Mixed Use Category Uses. A sustainable mix of community serving general commercial uses, recreation, and public uses will be encouraged within the Neighborhood Mixed Use village. Light Industrial uses will also be allowed in this category when they can be of a large enough size and scope to be properly buffered and designed to minimize impacts and maximize compatibility. Light industrial ~~Industrial~~ uses shall be reviewed only as part of the PUD or Special Exception process when consistent with zoning requirements.

Policy 1.6.5: Areas designated but not located within one of the existing Community overlays shall comply with the following standards:

(1) A minimum of 30% of a neighborhood mixed use village area shall be for non-residential uses (Industrial, Commercial, Public, and Institutional);
(2) The Floor Area Ratio within designated areas shall be limited to a floor area ratio of 0.4.
(3) A minimum of 30% of a Neighborhood Mixed Use village area shall be for residential uses;
(4) In order to achieve a mixture of housing products, all projects within the village shall include a minimum of ten (10) percent multifamily dwelling units.
(5) A minimum density of 3.5 dwelling units per acre is required within a Neighborhood Mixed Use village.
(6) A maximum base density of 5 dwelling units per acre is permitted and up to 12 dwelling units per acre if Bonus Density Criteria are met per Policy 1.1.4.

Objective 1.9: Urban Center Mixed Use Land Use Category Defined**.** The Urban Center Mixed Use land use category promotes multiple types of land uses in a pattern of transitioning intensities around historic commerce centers and for future mixed-use Communities.

Policy 1.9.1: Urban Center Mixed Use Land Use Category Location. The following criteria shall be used for assigning new areas for the Urban Center Mixed Use Land Use Category.

(1) The Urban Center Mixed Use land use category is expected to capture the most intensive uses and shall therefore be served by high-capacity transportation systems.
(2) The character of the Urban Center Mixed Use land use category is a mixture of non-residential uses providing retail and service support to the community as a whole,

interspersed with higher intensity residential uses to create a vibrant and diverse urban atmosphere.

(3) Because this category is served by high-capacity transportation systems, development in this category can support a substantial regional commercial center, forming the basis of a "Town Center" type of community.

(4) The intensive Urban Center Mixed Use land use category areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.

(5) Expansion of the Urban Center Mixed Use land use category area shall only be adjacent to other Urban Center Mixed Use categories, unless justification for relocation of Urban Center Mixed Use uses or an entire new Urban Center Mixed Use area, at an appropriate scale to serve the surrounding area, can be demonstrated with a market study.

(6) Direct access to collector or arterial roads shall be required for ~~high-density~~ residential development greater than 5 dwelling units per acre ~~(5-8 dwelling units per acre)~~, unless located within a mixed-use planned unit development.

Policy 1.9.2: Urban Center Mixed Use Land Use Category Uses. Multiple types of land uses, such as commercial, office, institutional, manufactured homes, multi-family, duplexes, attached single family, and single-family, in a pattern of transitioning intensities around historic commerce centers and within other existing or proposed activity nodes. Light Industrial uses, such as enclosed manufacturing and warehousing, office and other workforce uses, will also be allowed in this category when they can be of a large enough size and scope to be properly buffered and designed to minimize impacts and maximize compatibility.

Policy 1.9.4: All development within the Urban Center Mixed Use category shall connect to ~~existing~~ centralized public water and wastewater facilities consistent with the County's Utility Ordinance (Ord. 2021-14), as amended.

Policy 1.9.8: The Urban Center Mixed Use land use designation west of the Peace River shall be limited to a total of 600 dwelling units within the designated boundary.

Policy 1.9.9: *The maximum density permitted for new projects within the Urban Center Mixed Use category shall be 5 dwelling units per acre and maximum intensity of 0.6 FAR. Subject to approval by the Board of County Commissioners, projects meeting the criteria in Policy 1.1.4 and the applicable Land Development Regulations related to bonuses may receive bonus density up to a maximum of 16 dwelling units per acre and bonus intensity up to a maximum of 2.0 FAR.*

Policy 1.14.9. A land development application that proposes a use, intensity, height greater than 3 stories, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:

- Use of undisturbed or undeveloped and landscaped buffers;
- Use of increased size and opacity of screening;
- Building setbacks;
- Innovative site design (which may include planned unit development);
- Appropriate building design and height;
- Operational restrictions on the proposed use;
- Noise attenuation techniques; and

• A density and/or intensity below the maximum allowed.

Policy 1.14.10 Developments that propose a use, intensity, height greater than 3 stories, and/or density that could be found incompatible with the use on the adjacent site shall meet, at minimum, the buffer and screening standards requirements of the Land Development Regulations. Projects reviewed through the Planned Unit Development processes may result in additional mitigation technique requirements to achieve compatibility between typically incompatible land uses.

Section 2. The Board directs the Development Director to transmit said Comprehensive Plan amendment to all required entities and designates the Development Director as the contact person for said amendment package**.**

PASSED AND DULY ADOPTED in DeSoto County, Florida, this 28th day of October 2025.

ATTEST:

BY: _____
Mandy Hines
County Administrator

DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
J.C. Deriso
Chairman

Approved as to form and legal sufficiency:

By: _____
Valerie Vicente
County Attorney