

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, APPROVING A PRELIMINARY PLAT WITH CONDITIONS TO THE OWNER, COZY CASA FL, INC., OF THE THOMAS AGRICULTURAL ESTATES SUBDIVISION IN THE AGRICULTURE-5 (A-5) ZONING DISTRICT THAT WOULD SUBDIVIDE THE PARENT PROPERTY INTO TWENTY-SIX (26) LOTS FOR PROPERTY GENERALLY LOCATED AT SE HANSEL AVENUE, THE PROPERTY IDENTIFICATION NUMBERS BEING 03-38-25-0000-0110-0000 AND 02-38-25-0000-0141-0000 (PER PROPERTY APPRAISER)/02-38-25-0000-0140-0000 (PER GIS); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cozy Casa FL, Inc. ("Owner"), is the owner of the parcel located at SE Hansel Avenue; and

WHEREAS, on March 26, 2024, the Owner filed a Major Subdivision Plat for Recordation application and fee with the Development Department for the above described property; and

WHEREAS, the application proposes to subdivide the property into twenty-six (26) lots as more particularly set forth in the application; and

WHEREAS, the county surveyor has found the plat in compliance with Florida Statutes; and

WHEREAS, property is zoned Agriculture-5 (A-5) district on the Official Zoning District Atlas, which district is consistent with its 2040 FLUM designation of Rural/Agricultural; and

WHEREAS, the Development Department has prepared a Development Department Report concluding the application is in conformance with the applicable provisions of the Code of Ordinances, the LDRs, including the minimum acreage and lot width requirements of the A-5 zoning district, the DeSoto County Comprehensive Plan and Future Land Use Map; and

WHEREAS, access will be available for all lots; and

WHEREAS, the plat has been prepared by a licensed Florida surveyor and has been reviewed by the County Surveyor who found the plat compliant with Chapter 177, Florida Statutes; and

WHEREAS, the DeSoto County Board of County Commissioners, having considered the Development Department Report and public comment at the March 25, 2025, Board meeting, concludes the application is in conformance with all applicable requirements provided the recommended conditions of approval are imposed; and

WHEREAS, the Board finds that approval of this Resolution is in the best interest of the residents of DeSoto County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The foregoing “WHEREAS” clauses and the Development Department Report are hereby incorporated by reference as part of this Resolution and are ratified and confirmed as being true and correct.

Section 2. The Board of County Commissioners hereby grants to the owner, Cozy Casa FL, Inc., approval of the Thomas Agricultural Estates application (PLAT-0162-2024) for a Preliminary Plat, attached herein as Exhibit A, subject to the following conditions:

1. Improvement Plan approval is required prior to any site development.
2. Construction of and inspection approval of the cul-de-sac roadways, and any other required improvements, are required prior to Final Plat approval and recordation, and conveying property.
3. Building permits for the lots shall not be issued until the Final Plat approved by the Board of County Commissioners and is recorded with the Clerk of Court.
4. The two private access easements/Roads shall be designed pursuant to the standards in Article XIII, Divisions 3 and 4, of the Land Development Code and the County Engineering Standard Details Manual and approved with the Improvement Plan by the County Engineer.
5. All driveways shall be designed and constructed pursuant to the standards in Article XIII, Divisions 3 and 4, of the County Land Development Code and the County Engineering Standard Details Manual prior to building permits being issued for individual lots. Either asphalt or concrete driveway aprons are required for each lot, as approved by the County Engineer.
6. All work within the County right-of-way will require approval by the Engineering Division of the Development Department of a Right-of-Way permit prior to construction.
7. The applicant is responsible for securing jurisdictional wetland and stormwater permits from the State, if required. The application(s) for State permits (or correspondence from State agencies that the project is exempted) shall be submitted to the County prior to Improvement Plan approval.
8. Minimum setback requirements are as follows for the principle use:
 - Front Yard – 50-feet
 - Side Yard – 30-feet
 - Rear Yard – 50-feet
9. Accessory structures are prohibited in the front yard and the minimum setback requirements are as follows:
 - Front Yard – Accessory Structures Prohibited
 - Side Yard – 5-feet
 - Rear Yard – 5-feet

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 25th day of March, 25, 2025.

ATTEST:

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

By: _____
Mandy Hines
County Administrator

By: _____
J. C. Deriso
Chairman

Approved as to form and legal sufficiency:

By: _____
Valerie Vicente
County Attorney

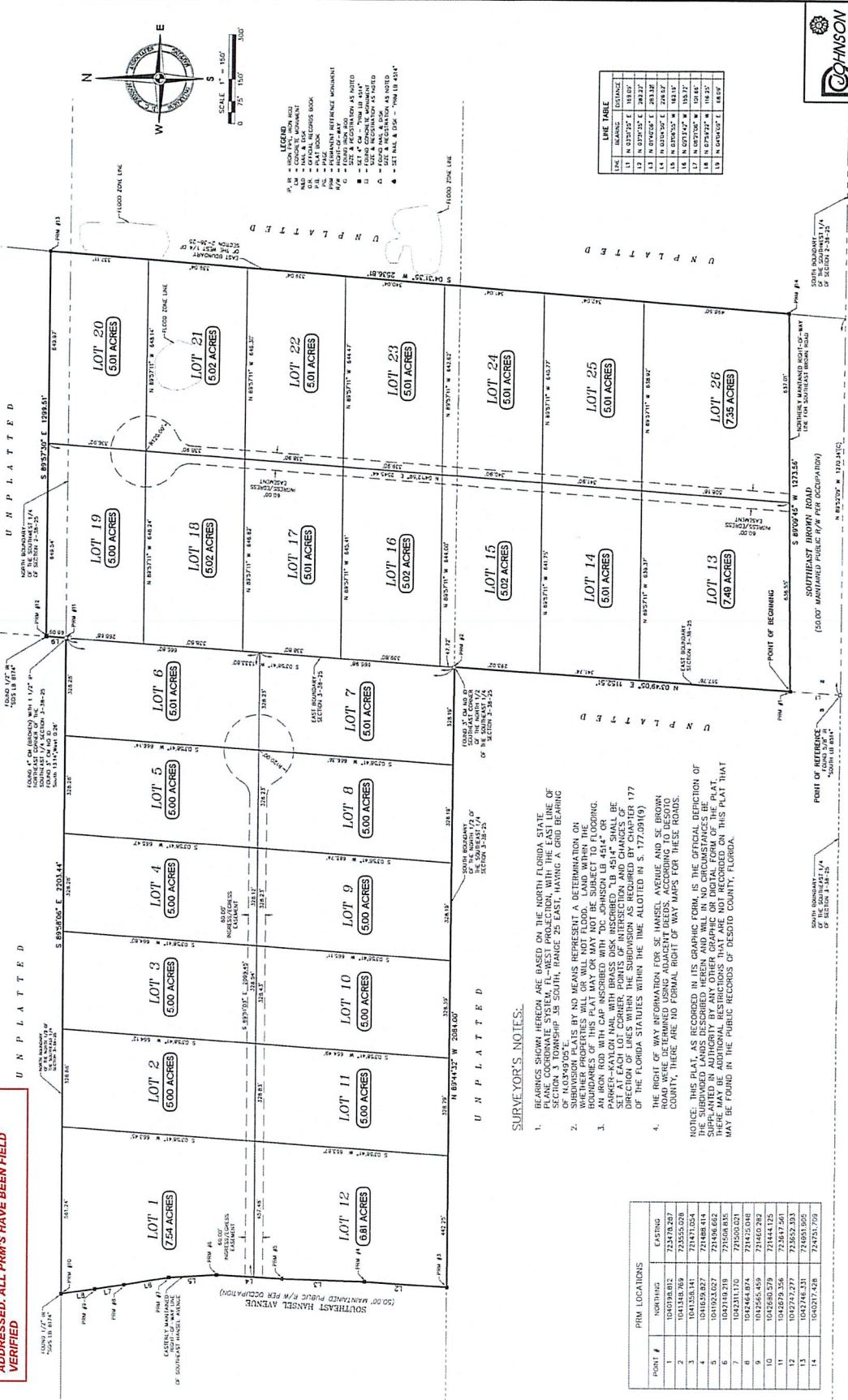
THOMAS AGRICULTURAL ESTATES

SECTION 2 & 3, TOWNSHIP 38 SOUTH, RANGE 25 EAST, DESOTO COUNTY, FLORIDA

PRELIMINARY PLAT

APPROVED
By R. Hyatt at 3:00 pm, November 05, 2024

**ALL COMMENTS FROM THE REVIEW HAVE BEEN
ADDRESSED. ALL PRM'S HAVE BEEN FIELD
VERIFIED**



SURVEYOR'S NOTES:

1. RECORDS SHOWN HEREON ARE BASED ON THE NORTH FLORIDA STATE PLANOGRAPHIC MAP OF THE SURVEY OF THE SECTION 2 & 3, TOWNSHIP 38 SOUTH, RANGE 25 EAST, HAVING A GRID BEARING OF N 03°49'05"E.
2. WHETHER PROPERTIES WILL OR MAY NOT BE FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE PLAT IS NOT A GUARANTEE OF FLOOD PROTECTION. THE PLAT IS NOT A GUARANTEE OF FLOOD PROTECTION.
3. THE RIGHT OF WAY INFORMATION FOR SE HANSEL AVENUE AND SE BROWN AVENUE IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF DESOTO COUNTY, THERE ARE NO FORMAL RIGHT OF WAY MAPS FOR THESE ROADS.
4. THE RIGHT OF WAY INFORMATION FOR SE HANSEL AVENUE AND SE BROWN AVENUE IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF DESOTO COUNTY, THERE ARE NO FORMAL RIGHT OF WAY MAPS FOR THESE ROADS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVISION. ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, SUPPLEMENTED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, SHALL BE VOID AND OF NO EFFECT. ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, SUPPLEMENTED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, SHALL BE VOID AND OF NO EFFECT.

POINT #	NORTHING	EASTING
1	104078.812	72378.267
2	104142.769	72355.028
3	104142.769	72355.028
4	104142.769	72355.028
5	104142.769	72355.028
6	104142.769	72355.028
7	104142.769	72355.028
8	104142.769	72355.028
9	104142.769	72355.028
10	104142.769	72355.028
11	104142.769	72355.028
12	104142.769	72355.028
13	104142.769	72355.028
14	104142.769	72355.028

LINE	BEARING	DISTANCE
1	N 89°57'11" E	18.00'
2	N 89°57'11" E	18.00'
3	N 89°57'11" E	18.00'
4	N 89°57'11" E	18.00'
5	N 89°57'11" E	18.00'
6	N 89°57'11" E	18.00'
7	N 89°57'11" E	18.00'
8	N 89°57'11" E	18.00'
9	N 89°57'11" E	18.00'
10	N 89°57'11" E	18.00'
11	N 89°57'11" E	18.00'
12	N 89°57'11" E	18.00'

- LEGEND**
- 1. H = HAND
 - 2. C = CORNER
 - 3. M = MONUMENT
 - 4. S = SURVEY
 - 5. F = FENCE
 - 6. P = PILE
 - 7. R = RAILROAD
 - 8. W = WATER
 - 9. G = GROUND
 - 10. L = LOT
 - 11. A = AREA
 - 12. V = VOLUME
 - 13. D = DISTANCE
 - 14. B = BEARING
 - 15. M = MILE
 - 16. S = SECTION
 - 17. T = TOWNSHIP
 - 18. R = RANGE
 - 19. C = COUNTY
 - 20. F = FLORIDA



JOHNSON ASSOCIATES
11000 ZONE LINE
11000 ZONE LINE