

**DESOTO COUNTY, FLORIDA**

**RESOLUTION NO. 2024 - \_\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, GRANTING TO THE OWNERS, CODY S. AND EMMA R. FUSSELL, A MINOR SUBDIVISION PLAT APPROVAL WITH CONDITIONS OF “FUSSELL PARCEL AT LETTUCE LAKE” FOR RECORDATION IN THE RESIDENTIAL SINGLE FAMILY 1 (RSF-1) ZONING DISTRICT THAT WOULD SUBDIVIDE THE PARENT PROPERTY INTO THREE (3) PARCELS FOR PROPERTY GENERALLY LOCATED AT SW KISSIMMEE ROAD, THE PROPERTY IDENTIFICATION NUMBER BEING 23-39-23-0010-0000-0070 AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Cody S. and Emma R. Fussell (the “Owners”) are the owners of a 5 acre parcel identified as lot 7 of “Greene Acres of Lettuce Lake”, recorded in Plat Book 9, Page 97, with parcel id 23-39-23-0010-0000-0070, and located generally on the west side of SW Kissimmee Road (Exhibit A); and

**WHEREAS**, on August 28, 2024, the Owners filed a Minor Subdivision Plat for Recordation application and fee with the Development Department for the above described property; and

**WHEREAS**, the application proposes to subdivide the parent property into a total of three (3) parcels as more particularly set forth in the application; and

**WHEREAS**, the Future Land Use Map designation for the subject property is Low Density Residential, and the property is zoned Residential Single Family 1 (RSF-1) district on the Official Zoning District Atlas; 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, the DeSoto County Comprehensive Plan and Future Land Use Map; and

**WHEREAS**, the DeSoto County Board of County Commissioners, having considered the Development Department Report and public comment at the December 17, 2024, 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 Owners, Cody S. and Emma R. Fussell, approval of the Fussell Parcel at Lettuce Lake Minor Plat application (PLAT-0178-2024), attached herein as Exhibit B, subject to the following conditions:

1. Following approval by the Board of County Commissioners, the property owner is required to record the plat with the DeSoto County Clerk of Courts within 5 business days, and to provide the Development Director those documents identified in Section 20-256(3) of the LDRs.
2. The subdivision is subject to permitting by State agencies prior to any building permits being issued.
3. The site has potential wetlands and is subject to permitting by State agencies prior to any building permits being issued.
4. All driveways shall be designed and constructed pursuant to the standards in Article XIII, Divisions 3 and 4, of the Land Development Regulations and the County Engineering Standard Details Manual prior to any building permits being issued.
5. Prior to commencement of any work within the County right-of-way the property owner shall obtain a Right-of-Way permit from the Engineering Division.

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

**PASSED AND ADOPTED** this 17<sup>th</sup> day of December, 2024.

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

**ATTEST:**

By: \_\_\_\_\_  
Mandy Hines  
County Administrator

By: \_\_\_\_\_  
J.C. Deriso,  
Chairman

**Approved as to form and legal sufficiency:**

By: \_\_\_\_\_  
Valerie Vicente,  
County Attorney

