

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, FINDING THAT THE USES AND FACILITIES PROVIDED FOR IN DEVELOPMENT PLAN APPLICATION (SITE-0160-2025) BY PEACE RIVER MANASOTA WATER SUPPLY AUTHORITY IS AN ESSENTIAL SERVICE; GRANTING TO PEACE RIVER MANASOTA WATER SUPPLY AUTHORITY A DEVELOPMENT PLAN APPLICATION (SITE-0160-2025) APPROVAL WITH CONDITIONS TO ALLOW FOR THE EXPANSION OF THE WATER TREATMENT PLANT, TO INCLUDE A NEW RESERVOIR, AND ASSOCIATED INFRASTRUCTURE ON 6,494.07 ACRES, ZONED AGRICULTURAL-10 (A-10) AND PUBLIC / INSTITUTIONAL (P/I) AND LOCATED AT 8998 SW CR 769, ARCADIA, FL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 9, 2025, the Peace River Manasota Water Supply Authority filed a Development Plan application and fee with the Development Department for expansion of the existing 6,494.07-acre water treatment plant and a new reservoir located at 8998 SW CR 769, Arcadia, Florida (Exhibit A: Location Map); and

WHEREAS, Land Development Regulations (LDR) Section 20-1345(d)(1) requires all development plans to be reviewed by the Development Department and then submitted to the Board of County Commissioners (Board) for its review and approval or disapproval at a quasi-judicial public hearing; and

WHEREAS, the Board finds the existing and proposed uses of a water treatment plant and reservoir and associated infrastructure meets the definition of essential services, as contemplated in Comprehensive Plan Future Land Use Element Policy 1.1.14, and defined by LDR Section 20-1650 and 20-1433(10); and

WHEREAS, the Development Department has reviewed the Development Plan application and concludes the application can be found to be in conformance with the LDR, if approved with the recommended conditions; and

WHEREAS, on July 22, 2025, the DeSoto Board of County Commissioners held a duly noticed public hearing on the Development Plan application (SITE-0160-2025) and determined that the application complies with the DeSoto County Comprehensive Plan (Exhibit B: Comprehensive Plan), the Land Development Regulations (Exhibit C: Zoning), and all other applicable regulations provided conditions to ensure conformance are imposed; and

WHEREAS, the Board finds adoption of this resolution will not adversely affect the public interest and 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. *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.* The 6,494.07-acre 34-parcel subject property is located at 8998 SW CR 769, the Property Identification Numbers being 31-38-23-0000-0021-0000, 31-38-23-0000-0020-0000, 32-38-23-0000-0010-0000, 06-39-23-0000-0012-0000, 06-39-23-0000-0010-0000, 05-39-23-0000-0010-0000, 04-39-23-0000-0040-0000, 07-39-23-0000-0010-0000, 08-39-23-0000-0100-0000, 09-39-23-0000-0030-0000, 09-39-23-0000-0031-0000, 10-39-23-0000-0115-0000, 10-39-23-0000-0100-0000, 18-39-23-0000-0010-0000, 17-39-23-0000-0011-0000, 17-39-23-0000-0013-0000, 17-39-23-0000-0012-0000, 16-39-23-0000-0015-0000, 16-39-23-0000-0011-0000, 16-36-23-0000-0010-0000, 15-39-23-0000-0012-0000, 19-39-23-0000-0011-0000, 19-39-23-0000-0012-0000, 20-39-23-0000-0011-0000, 20-39-23-0000-0012-0000, 30-39-23-0000-0011-0000, 30-39-23-0000-0012-0000, 10-39-23-0000-0110-0000, 10-39-23-0323-0010-0010, 16-39-23-0000-0014-0000, 16-39-23-0000-0030-0000, 15-39-23-0000-0014-0000, 15-39-23-0000-0015-0000, 15-39-23-0000-0016-0000.

Section 3. *Findings and Conclusions.* Based upon an analysis of the Development Review Report, incorporated herein by reference, which represents the written findings of fact and conclusions to support the approval provided for herein, as well as the comments made and evidence of record received at the public hearing, the Board of County Commissioners finds that the uses and facilities proposed in Development Plan application (SITE-0160-2025) are an “Essential Service”, and further finds that said application is consistent with the Desoto County Comprehensive Plan and Land Development Regulations if approved with the below conditions.

Section 4. *Development Plan approved.* Peace River Manasota Water Supply Authority is granted Development Plan application (SITE-0160-2025) approval as displayed on the development plan (Exhibit D: Site Plan), subject to the following conditions:

1. The county shall initiate an amendment to the Future Land Use Map of the Comprehensive Plan to change the area designated Preservation to Public Lands and Institutions, needed to align the proposed reservoir and appurtenances for the project with the DeSoto County Comprehensive Plan.
2. The Improvement Plan shall conform to the LDR development standards established for the A-10 and P/I zoning districts.
3. An Environmental Site Study that shows the impact of development on lands within the Conservation Overlay Designation and other environmental concerns shall be provided to the county with the Improvement Plan submittal. The study 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 (100-year floodplain). Identification of proposed impacts to the natural functions of any resources by development shall be shown. Compensation and Mitigation Plans shall also be provided, if applicable. The applicant shall provide a copy of all permit or exemption applications made to the State and Federal agencies, with the Improvement Plan. All development is prohibited within wetlands, unless otherwise approved by State or Federal

- permits.
4. The Improvement Plan and any off-site improvements shall conform to the DeSoto County Engineering Standards Details and approved by the County Engineer
 5. The site is in FEMA Flood Zone X, A, and AE zones. The Improvement Plan, future plans, and building permit submittals shall conform to all related FEMA requirements.
 6. The Improvement Plan shall depict the location of any proposed stormwater management facilities, conform to County stormwater requirements, and obtain any necessary permitting from the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Environmental Protection (FDEP), for impervious surface areas that require stormwater management. Copies of applications required by the SWFWMD and FDEP shall be provided to the County with the Improvement Plan submittal.
 7. The Improvement Plan shall identify adjacent land uses and conform to the LDR landscape buffer requirements and be approved by Planning staff.
 8. The Improvement Plan shall conform to the sign requirements in LDR Section 20-900.
 9. The Improvement Plan shall conform to the Florida Fire Prevention Code, as approved by the DeSoto County Fire Department.
 10. A Right of Way permit will be required for all work done within the County maintained Right of Way, through the Engineer Division.

Section 5. *Effective date.* This Resolution shall take effect immediately upon its adoption.
PASSED AND ADOPTED this 22nd day of July 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

Exhibit A

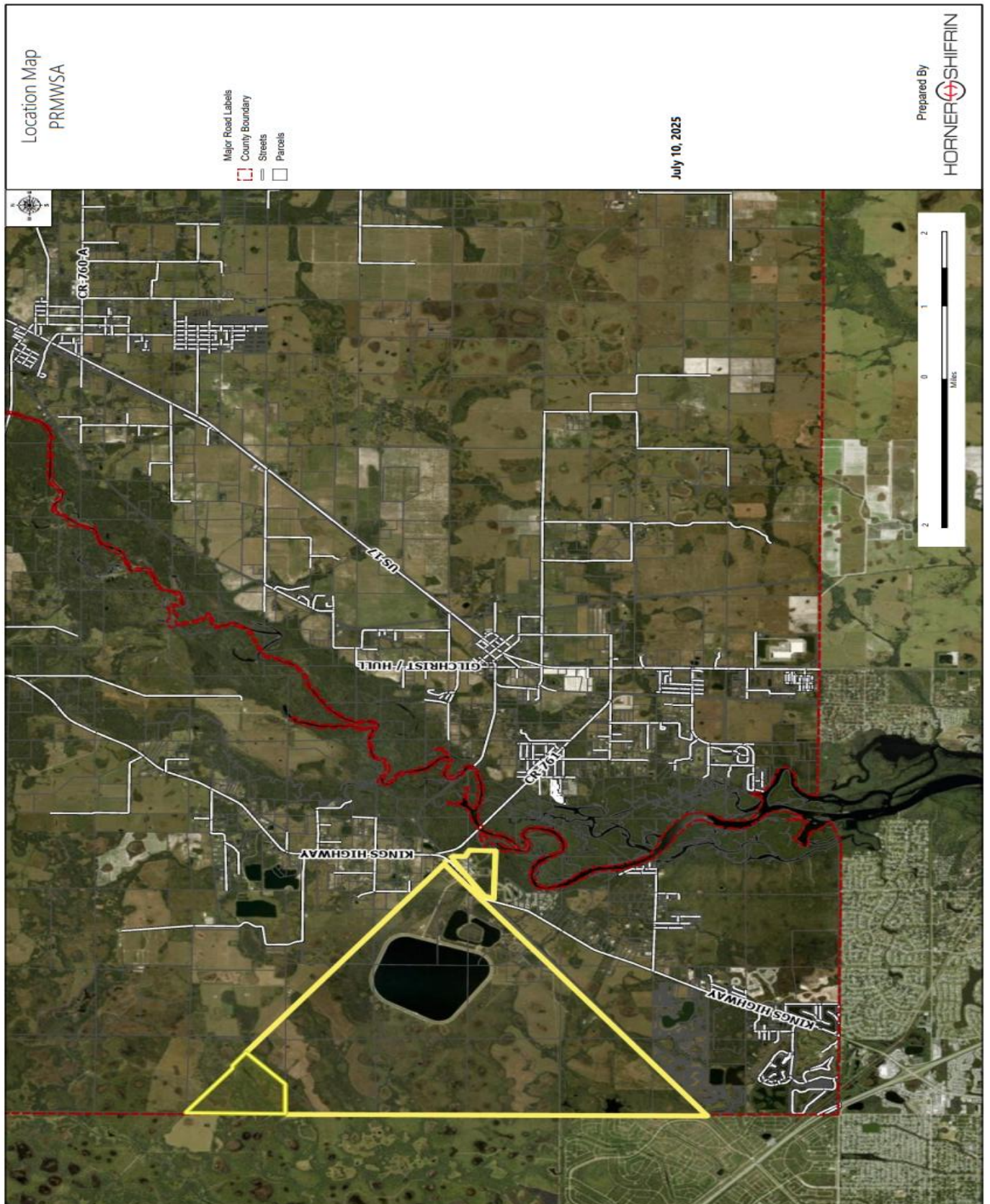


Exhibit B

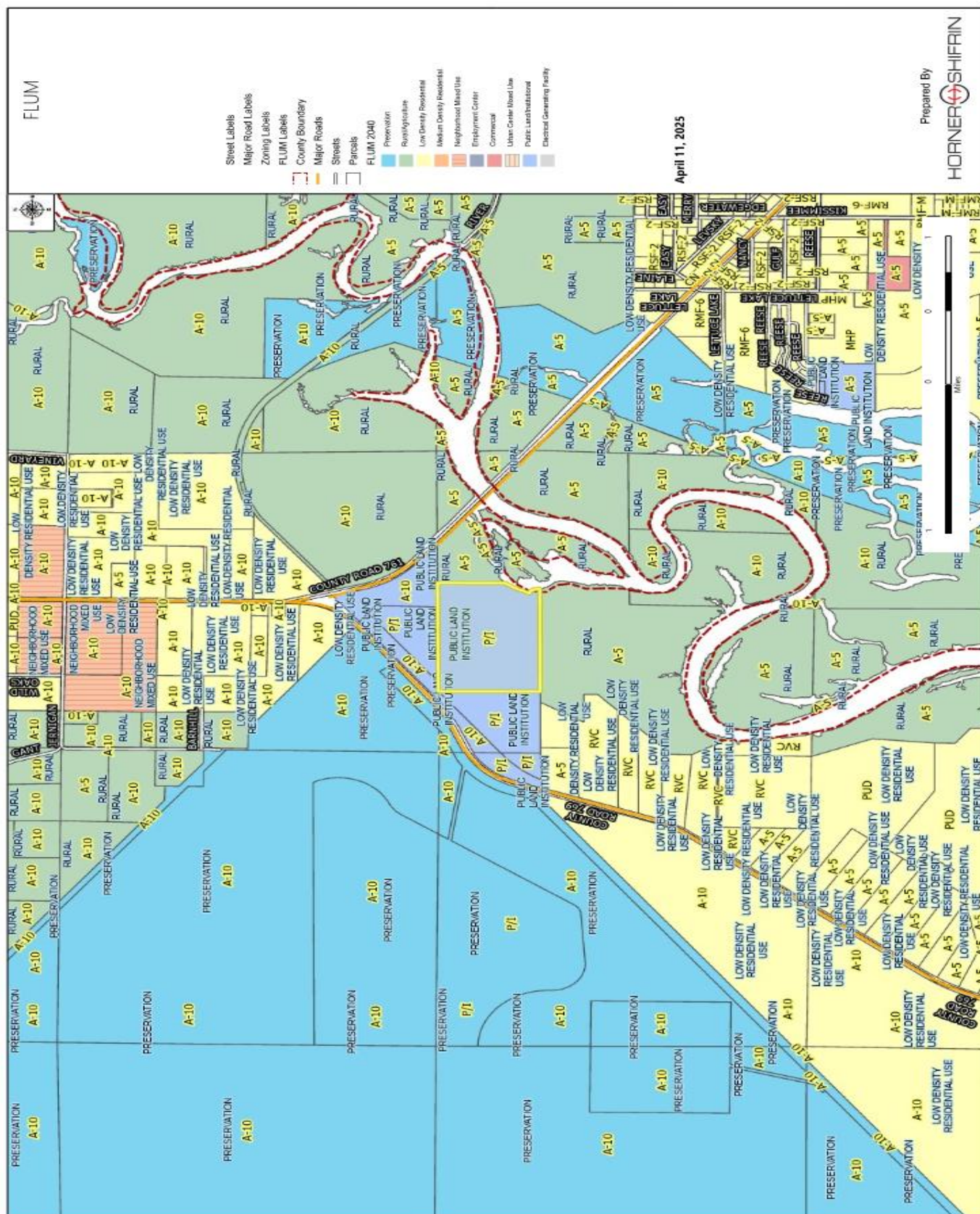
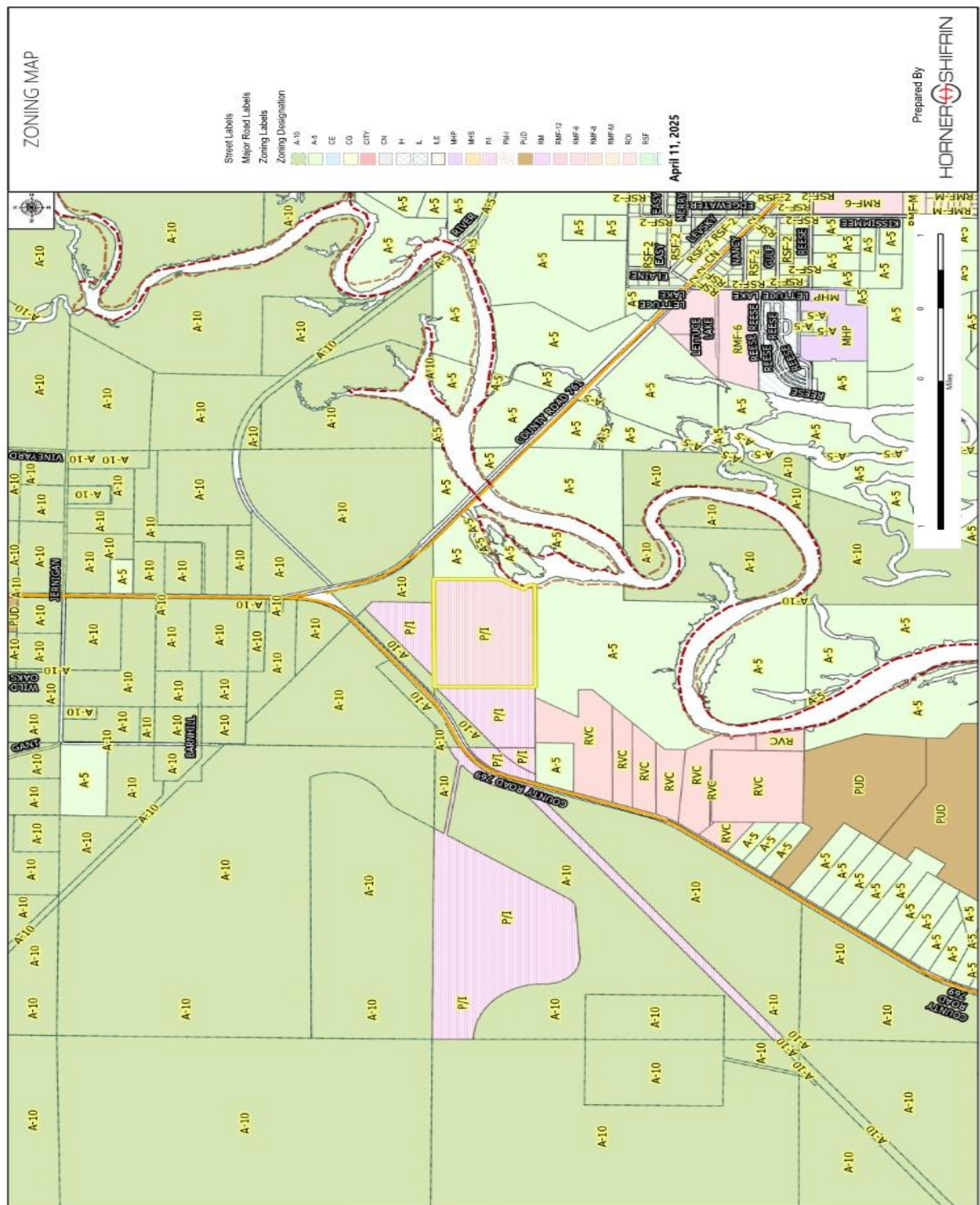


Exhibit C



[illegible]

