



DESOTO COUNTY DEVELOPMENT DEPARTMENT PLANNING AND ZONING DIVISION STAFF REPORT

CASE #: SITE-0155-2025

REQUEST: Improvement Plan (modification to approved Improvement Plan)

PROPERTY OWNER: Bridlewood of Arcadia, LLC
5150 Tamiami Trail N., Suite 304
Naples, FL 34103

APPLICANT: Blueshore Engineering, LLC
4933 Tamiami Trail N., Suite 201
Naples, FL 34103

PROPERTY ID: 30-39-24-0000-0016-0000; 30-39-24-0000-0030-0000;
30-39-24-0000-0032-0000; 30-39-24-0000-0034-0000
(411 ac)

TOTAL PARCEL SIZE: +/- 181.37 acres (Phase I only)

ZONING DISTRICT: Planned Unit Development (PUD)

FUTURE LAND USE DESIGNATIONS: Medium Density Residential and Employment Center

PROPOSED REQUEST

The property is generally located in southwest DeSoto County, on the east side of SW Highway 17 approximately 2,900 feet north of SW Enterprise Boulevard. The applicant requests approval of an Improvement Plan modification for Bridlewood, Phase I. The project number of the previously approved Improvement Plan is SITE-0047-2020. The proposed modifications include the removal of the sewer force main connection within the right-of-way and addition of an on-site wastewater treatment plant with associated infrastructure. Of note, the on-site wastewater treatment plant was previously approved as an amendment to the PUD pursuant to Ordinance No. 2024-006. There are no changes in the number of dwelling units (419) in Phase I. All changes are clouded on the Improvement Plan.

BACKGROUND

The property has a land development history dating back to 2019, when the overall approval of Ordinance 2019-17 granted Bridlewood PUD approval for 857 residential units, 150,000 square feet of commercial, and 1,500,000 square feet of industrial uses. A subsequent application (Ordinance 2019-18) approved an additional 643 bonus residential units to the overall PUD. An amendment to the PUD (Ordinance 2024-006) was approved on June 25, 2024, specifically to allow an onsite wastewater treatment plant. The future land use designation for this portion of the PUD (Phase I) site is Medium Density Residential, with a minimum residential density of three units per acre. Pursuant to Ordinance 2024-006, the approved concept plan and rezone to PUD permits a residential density of up to 3.65 du/ac, meeting the criteria for bonus density.

Ordinance 2024-006 provided 38 conditions of approval, changing or adding 9 conditions of approval (from the previous PUD approval Ord. 2019-17) related to utilities and the proposed private onsite wastewater treatment plant.

Data and Analysis **Future Land Use Designation and Zoning**

A. Comprehensive Plan and Future Land Use Review

1. **Objective 1.5: Medium Density Residential Use Category Defined.**

The Medium-Density Neighborhood Residential Use category consists of low and medium density 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 Rural/Agricultural categories.

- **Staff finding**

This property (Bridlewood, Phase I) is located within the Medium-Density Residential Use designation. The property is currently undeveloped and was previously approved as a residential subdivision with a density of 3.65 units per acre (bonus density approved). Portions of the site, generally consisting of wetland areas, are within the Conservation Overlay Area and are being preserved as such.

According to the 2040 Future Land Use Map, the property is bordered to the north by properties designated as Neighborhood Mixed Use, to the east, west and south Employment Center.

Policy 1.5.1 (2) of the Future Land Use Element states that, "Areas appropriate for Medium Density Residential Use designation are locations that have adequate central water and sewer systems, stormwater management systems and public paved roadways. The subject modified Improvement Plan is only for the addition of onsite wastewater treatment facility, (previously authorized by the Board) which implements this policy as it is servicing the medium-density residential subdivision.

2. **Zoning District related issues.** Land Development Regulation zoning district related issues include the zoning district and its consistency with the FLUM, the uses allowed within the zoning district, the minimum lot size, lot width, and the minimum building setbacks or open yards.

- **Staff finding**

The proposed development is zoned PUD with an approved concept development plan for a residential project with a density of 3.65 units per acre. Zoning Ordinance 2024-006 governs the project, which also approved the use of an onsite wastewater treatment facility.

Adjacent Parcel	Zoning	FLU	Use
North	A-10	Neighborhood Mixed Use & Rural/Agricultural	Pastureland
East	A-10	Rural/Agricultural	Pastureland
South – Hudson Ranch	PUD	Medium Density Residential	Pastureland
West	A-5, RSF-3, CN, CE	Neighborhood Mixed Use & Low Density Residential	Pastureland

The wastewater treatment plant shown on the plan is located immediately east of the 110' wide FPL easement and has landscape buffers. Therefore, the proposed Improvement Plan can be found in conformance with the PUD zoning and Ordinance 2004-006.

3. **Transportation related issues.** Transportation related issues include roadway access, right-of-way width, and off-street parking and loading requirements.

- **Staff finding**

This application only applies to the modification of the Improvement Plan for Phase I of Bridlewood. That modification only pertains to the installation of an onsite wastewater treatment facility. A Transportation Impact Statement (TIS) was performed by JMB Transportation Engineering, Inc. and was included with the initial Improvement Plan application for Bridlewood, Phase I. The limited development plan modification to show the private wastewater facility does not

impact traffic nor change the findings shown in the approved PUD Ordinance 2004-006.

4. **Infrastructure issues.** Infrastructure issues include potable water, sanitary sewer, solid waste, stormwater management, and electricity.

- **Staff finding**

As analyzed with the previously approved applications, the infrastructure issues are provided below. The modified Improvement Plan to show the location of the private wastewater treatment plant does not change these findings,

Water service is available to the site. The Project Narrative states that the project intends to connect to DCU water. Capacity can only be guaranteed through a fully executed capacity reservation agreement and payment of applicable fees. The applicant should contact DCU regarding entering into the capacity reservation agreement.

Wastewater will be provided by a privately owned and operated wastewater treatment facility located on the east side of Bridlewood, Phase I. DCU has no objections to the Improvement Plan modification regarding the wastewater treatment facility.

Fire hydrants are proposed to be installed on internal water mains at regular intervals, as required by Fire Department.

Solid waste will be provided by private can collection for each residential unit. The developer should coordinate with Womack Sanitation.

Stormwater is shown on the improvement plan with multiple interconnected wet ponds and wetlands and has been designed in accordance with DeSoto County stormwater management requirements and will be permitted by the Southwest Florida Water Management District prior to construction.

Overhead power lines provide electric service into the development, at which point new underground electric power lines will be installed in proposed utility easements along the road rights-of-way to serve each residential unit and ancillary structures.

5. **Miscellaneous issues.** These include impervious surface area, maximum density, required recreation, and dead storage.

- **Staff finding**

The Medium Density Residential Future Land Use designation requires all development within that category to provide a minimum of 25% open space on site. The Improvement plan indicates a proposed open space calculation of 65.98 acres (33.46%) with 63.5 acres required.

The proposed Improvement Plan shows an onsite wastewater treatment plant for the Bridlewood project, as previously authorized by the Board, with no change to the approved density for the residential portion of the site.

An alternative Type D buffer, 10-feet in width, with 6 trees, 24 shrubs and 12 conifers per 100 linear feet, along with a 6' high opaque fence, is proposed around the wastewater treatment plant.

STAFF REVIEW

Staff review has determined that this application, SITE-0155-2025, can be found consistent with the Comprehensive Plan and Land Development Regulations with the recommended conditions to be imposed.

RECOMMENDED CONDITIONS FOR APPROVAL:

1. A copy of all required State permits shall be provided to the Development Department prior to issuance of the Notice to Proceed.
2. A revised Improvement Plan, updated per the approved Board conditions and with all approved conditions noted on the plan, shall be submitted to the Development Department prior to issuance of the Notice to Proceed.
3. The required landscaping shall be quantified on the Improvement Plan. All required landscaping shall be installed prior to issuance of the Certificate of Occupancy.
4. The applicant shall supply a minimum 2-week notice to DCU (DeSoto County Utilities) before initiating any utility construction. A field meeting shall be scheduled by the applicant and DCU must be in attendance. The applicant shall provide DCU with a schedule for the utility construction prior to the meeting.
5. The applicant shall supply the FDEP (Florida Department of Environmental Protection) permit applications for DCU sign-off for the water main. The FDEP permit must be supplied to DCU prior to construction.
6. So that the County may provide the project with water services, and as a condition of receiving such service, the applicant shall design, permit, and construct, and to thereafter transfer to the County ownership and control of the proposed water main

extensions for the Phase 1 project. Any deviation from approved drawings, plans, and specifications shall require the prior, written approval of the County. All conveyance of real property shall be accomplished by good and sufficient warranty deed or easement, at the County's discretion. All conveyance of personal property shall be accomplished by good and sufficient bill of sale to the County. The applicant shall provide utility easement(s) to DCU for review and approval that includes sufficient area for access and maintenance of all mains, meters, hydrants and other appurtenances. Additionally, the applicant shall provide a final sketch and legal description signed and sealed by a Florida Licensed Land Surveyor for the Public Utility Easement(s) and Access Easement(s) and receive approval of the conveyance documents by the DeSoto County's Legal Department. Final easement and conveyance instrument(s) must be accepted by the Board of County Commissioners prior to DCU signing off on FDEP construction completion certification(s). The Improvement Plan shall be revised to include the Board accepted private utility easements and private road easements prior to issuance of the Notice to Proceed. All installations by applicant or its contractor that will be conveyed to the County shall be warranted for at least two years from the date of acceptance by the County. Applicant, during the warranty period, shall promptly correct any defective or deficient work upon notification by the County. Should applicant fail to do so after seven (7) days, the County may correct and remedy any such defective or deficient work with all direct and indirect costs charged to the applicant.

7. Surveyed record drawings signed and sealed by Florida Licensed Professional Land Survey or Engineer shall be provided to DCU for acceptance prior to DCU signing off on FDEP construction completion certification. The utility record drawings shall include a master sheet showing the location of all valves and hydrants as well as a key sheet depicting the overall project area and sheet numbers referencing the corresponding plan and profile sheet.

ALTERNATIVE MOTIONS

- A. Approval:** Based upon the staff report, evidence presented, and comments made at the Public Hearing, the Board hereby finds the application to be CONSISTENT with the DeSoto County Comprehensive Plan, in compliance with the applicable review standards of the Land Development Regulations, and I move to approve the modification to the Bridlewood, Phase I Improvement Plan (SITE-0155-2025).
- B. Denial:** Based upon the staff report, evidence presented, comments made at the Public Hearing, the Board hereby finds the request to be INCONSISTENT with the DeSoto County Comprehensive Plan and not in compliance with the applicable review standards of the Land Development Regulations, and I move to DENY the modification to the Bridlewood, Phase I Improvement Plan (SITE-0155-2025).

C. Table: Based upon the staff report evidence presented, comments made at the Public hearing, the Board hereby finds that additional information is needed to make a recommendation, I move to TABLE consideration of the modification to the Bridlewood, Phase I Improvement Plan (SITE-0155-2025) and require the applicant to readvertise the project with the new hearing dates.

ATTACHMENTS

Exhibit A: Location Map

Exhibit B: Official Zoning District Atlas

Exhibit C: Future Land Use Map

Exhibit D: Bridlewood Phase I Improvement Plan – Overall Site Plan (Sheet 6)

PUBLIC HEARING SCHEDULE

Board of County Commissioners

December 16, 2025