

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2024 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, GRANTING TO THE OWNER, COZY CASA FL, INC., APPROVAL WITH CONDITIONS OF THE THOMAS ESTATES SUBDIVISION PLAT FOR RECORDATION 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., 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; 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; 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 and the intent of the LDRs, including the minimum acreage and lot width requirements of the A-5 zoning district; and

WHEREAS, access will be available for all lots; 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 owner, Cozy Casa FL, Inc., approval of the Thomas Estates application (PLAT-0162-2024), attached herein as Exhibit A, with the following conditions:

1. The Preliminary Plat shall be revised to expand the two 60-foot wide access easements for the two planned cul-de-sac roadways to accommodate a mid-point turn-on each roadway, designed in accordance with Detail D-14 of the Engineering Standard Details Manual or a similar alternative. This shall be approved by the County Engineer prior to the Improvement Plan.
2. Recording of the plat will be withheld until after a redesign and final approval with the Improvement Plan. The redesign described herein shall solely refer to the redesign of the access easement to include the two planned cul-de-sacs as described above, which shall first be approved by the County Engineer, County Surveyor, and the Development Department prior to recordation as set forth herein to ensure conformance with this Resolution. Any revisions to the plat except as provided in this condition shall require the approval of the Board of County Commissioners.
3. Construction of and inspection approval of the cul-de-sac’s and any other required improvements are required prior to conveying property.
4. Building permits for the lots shall not be issued until the revised Subdivision Plat and Improvement Plan are approved and the plat is recorded with the Clerk of Court.
5. The private access by easements 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.
6. All driveways and access points 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 any building permits being issued.
7. All work within the County right-of-way will require a Right-of-Way permit from the Engineering Division.
8. The applicant is responsible for securing jurisdictional wetland and stormwater permits from the State and submit to the Planning Department or shall provide correspondence from agencies that the project is exempted, prior to approval of the Improvement Plan.
9. Minimum setback requirements are required as follows for the principle use:
 - Front Yard – 50-feet
 - Side Yard – 30-feet
 - Rear Yard – 50-feet
10. 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 17th day of December, 2024.

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

