

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2026 - \_\_\_\_

**A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A DEVELOPMENT PLAN (SITE-0115-2023) WITH CONDITIONS FOR THE CITY OF ARCADIA TO AUTHORIZE AN AIRPORT MASTER PLAN CONTAINING BUILDINGS USED FOR AN EXISTING AIRPORT, MAINTENANCE BUILDING, HANGARS, CARPORTS, RESTROOMS, A PAVILION, AND OTHER RELATED IMPROVEMENTS, AND PROPOSED IMPROVEMENTS, INCLUDING ADDITIONAL HANGARS, CAMPING CABINS, AND OTHER ACCESSORY USES, ON +/- 120 ACRES, ZONED INDUSTRIAL LIGHT (IL) AND LOCATED AT 2269 SE AC POLK JR DR., WITH THE PARCEL IDENTIFICATION NUMBERS BEING 05-38-25-0000-0310-0000, 08-38-25-0000-0090-0000, AND 06-38-25-0000-0030-0000, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on July 27, 2023, Shelley Peacock, Airport Manager, filed a Development Plan application and fee with the Development Department for approval of an Airport Master Plan in DeSoto County, located at 2269 SE Ac Polk Jr Dr. (Exhibit A: Location Map); and

**WHEREAS**, Land Development Regulations (LDR) Section 20-1345(d)(1) requires all development plans 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 Development Department has reviewed the Development Plan application and concludes the application is in conformance with the LDR with conditions; and

**WHEREAS**, Section 20-95 of the LDRs and Policy 1.1.14 of the Future Land Use Element of the DeSoto County Comprehensive Plan defines municipal public use airports as essential services, which allows them to be located in any zoning district.; and

**WHEREAS**, on April 28, 2026 the DeSoto Board of County Commissioners held a duly noticed public hearing on the Development Plan application (SITE-0115-2023) and determined that the application complies with the DeSoto County Comprehensive Plan (Exhibit B: Future Land Use), 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 ± 120-acre parcel is located at 2269 SE Ac Polk Jr Dr., the Property Identification Numbers being 05-38-25-0000-0310-0000, 08-38-25-0000-0090-0000, and 06-38-25-0000-0030-0000.

**Section 3.** *Development Plan approved.* City of Arcadia is granted Development Plan application (SITE-0115-2023) approval as displayed on the Development Plan (aka Airport Master Plan, Exhibit D), subject to the following conditions:

1. Pages 1 of 3 and 3 of 3 of the Airport Master Plan are subject to conditions 2 through 8, herein. Airport Master Plan Informational Only Page 2 of 3 of the same plan set illustrates the future municipal public use airport layout, is informational only and not approved by this resolution.
2. Landscaping must conform to all FAA requirements and therefore a perimeter landscape buffer shall not be installed.
3. An Environmental Site Study shall be provided with future Improvement Plans and building permit applications, if required by the Comprehensive Plan and Land Development Regulations.
4. An Improvement Plan, as required by the LDR, shall be approved in accordance with the Comprehensive Plan, LDR, and county Engineering Standards.
5. The Improvement Plan shall depict the location of any proposed stormwater management facilities, conform to County stormwater requirements, and obtain any necessary state or federal permitting.
6. Future Improvement Plans shall show an access within 150 feet of any proposed structure that is a minimum of 20 feet wide with a surface capable of supporting the weight of all DeSoto County Fire Rescue vehicles. This shall be approved by the Public Safety Department.
7. Future Improvement Plans shall show a water source and infrastructure for fire protection. The details will be approved by the Public Safety Department.
8. The applicant is responsible for obtaining all required state and federal permits (e.g., SWFWMD, DEP, ACOE, FEMA, FDOT, FDOT Aviation, FAA). With the Improvement Plan application, the applicant shall submit either:
  1. A copy of the permit application filed with the State or Federal agency, or
  2. A letter of exemption.

All approved state and federal permits must be provided to the County prior to issuance of the Notice to Proceed.

**Section 4. Effective date.** This Resolution shall become effective upon the effective date of Ordinance No. 2026-\_\_\_ amending the DeSoto County Comprehensive Plan, as such effective date is determined in accordance with applicable law. In the event the Comprehensive Plan amendment does not become effective, this Resolution shall be deemed null and void and of no further force or effect.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of April 2026.

**ATTEST:**

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

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

By: \_\_\_\_\_  
Steven Hickox, Chairman  
Board of County Commissioners

**APPROVED AS TO LEGAL FORM**

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







