

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, APPROVING AN IMPROVEMENT PLAN MODIFICATION (SITE-0155-2025) WITH CONDITIONS TO SHOW THE PREVIOUSLY APPROVED PRIVATE WASTEWATER TREATMENT FACILITY IN PHASE I (187.37 ACRES), A PART OF THE OVERALL PROJECT (411 ACRES), ZONED PLANNED UNIT DEVELOPMENT (PUD), KNOWN AS BRIDLEWOOD OF ARCADIA, FOR PARCELS LOCATED ON THE EAST SIDE OF SW HIGHWAY 17 APPROXIMATELY 2,900 FEET NORTH OF SW ENTERPRISE BOULEVARD; WITH PROPERTY IDENTIFICATION NUMBERS BEING 30-39-24-0000-0016-0000; 30-39-24-0000-0030-0000; 30-39-24-0000-0032-0000; AND 30-39-24-0000-0034-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 13, 2025, an Improvement Plan application and fee was submitted by the applicant, Blueshore Engineering, LLC to the Development Department for an Improvement Plan modification with improvements associated with an on-site wastewater treatment plant in Bridlewood of Arcadia Phase 1 (411 acres total; +/- 181.37 acres in Phase I). (Exhibit A: Location Map); and

WHEREAS, Land Development Regulations (LDR) Section 20-144(i)(3) requires all Improvement Plans for PUD projects 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 subject property received PUD modification approval on June 25, 2024, adopted by Ordinance 2024-006 (RZNE-0048-2023); and

WHEREAS, the Development Department has reviewed the Improvement Plan application, and concludes the application can be found to be in conformance with Ordinance 2024-006, the Comprehensive Plan, and LDR provided conditions are imposed; and

WHEREAS, on December 16, 2025, the DeSoto Board of County Commissioners held a duly noticed public hearing on the Improvement Plan application (SITE-0155-2025) 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 411-acre parcel (+/- 181.37 acres in Phase I) is located on the east side of SW Highway 17 approximately 2,900 feet north of SW Enterprise Boulevard, Arcadia, the Property Identification Numbers being 30-39-24-0000-0016-0000; 30-39-24-0000-0030-0000; 30-39-24-0000-0032-0000; and 30-39-24-0000-0034-0000.

Section 3. *Findings and Conclusions.* Based upon the staff report, evidence presented, and comments made at the Public Hearing, including an analysis of the site plan application and standards for approval of a site plan under the County's Land Development Regulations, the Board hereby finds and concludes that the Applicant's request for the Bridlewood of Arcadia- Phase 1 Improvement Plan modification approval, as more particularly set forth in Exhibit D is in compliance with the Comprehensive Plan and the Land Development Regulations of the County, and there is substantial competent evidence to support approval of the Improvement Plan modification application.

Section 4. *Improvement Plan approved.* The Improvement Plan modification application (SITE-0155-2025) filed by Blueshore Engineering, LLC as reflected in the plan entitled "BRIDLEWOOD OF ARCADIA – PHASE I," prepared by Atwell, LLC dated June 12, 2025, consisting of 60 sheets (Exhibit D: Site Plan) is hereby approved, subject to the following conditions:

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 will 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.

Section 5. *Effective date.* This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 16th day of December 2025.

ATTEST:

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

By: _____
Mandy Hines
County Administrator

By: _____
Steve Hickox, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By: _____
Valerie Vicente
County Attorney

Exhibit A – Location

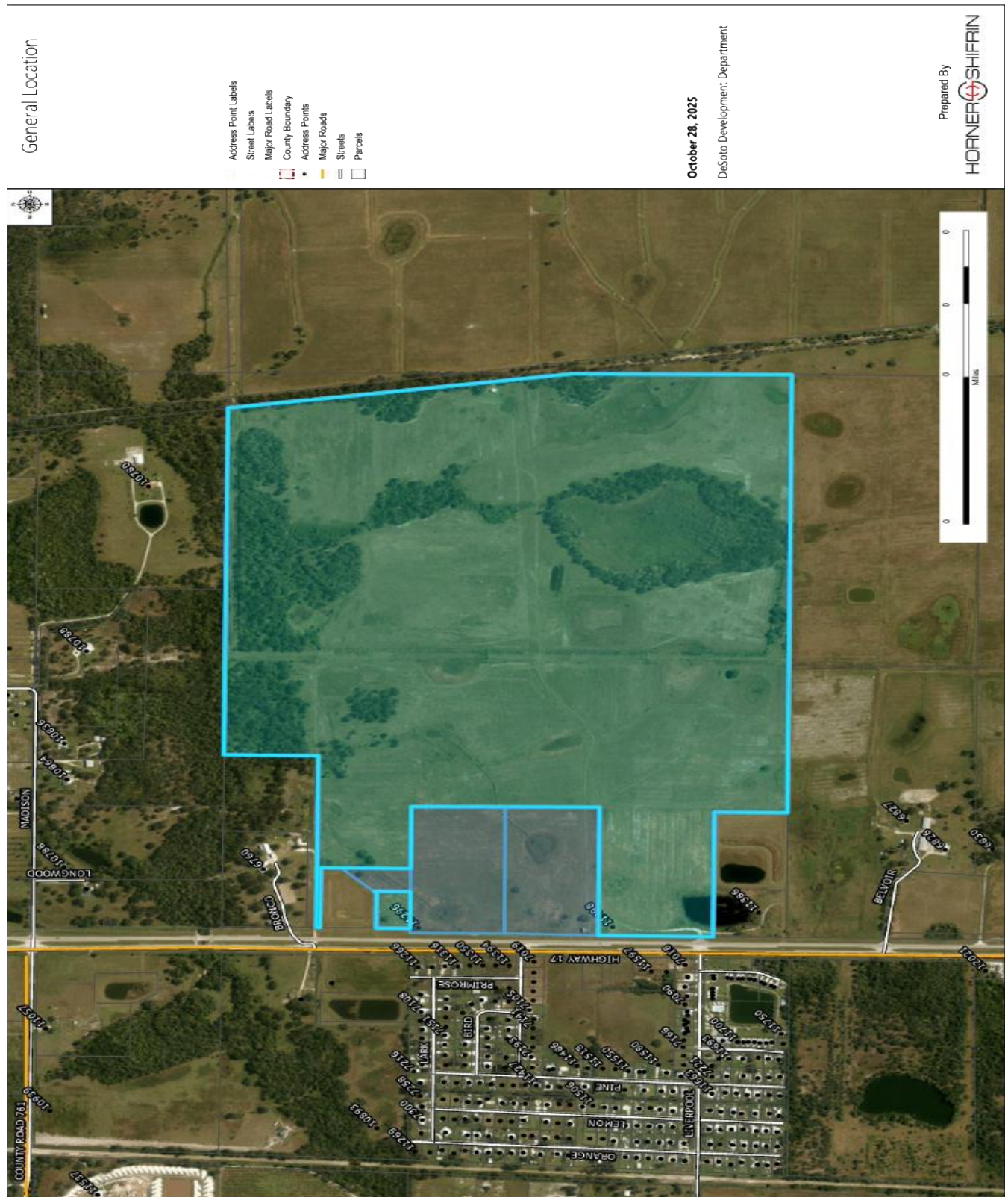


Exhibit B – Future Land Use

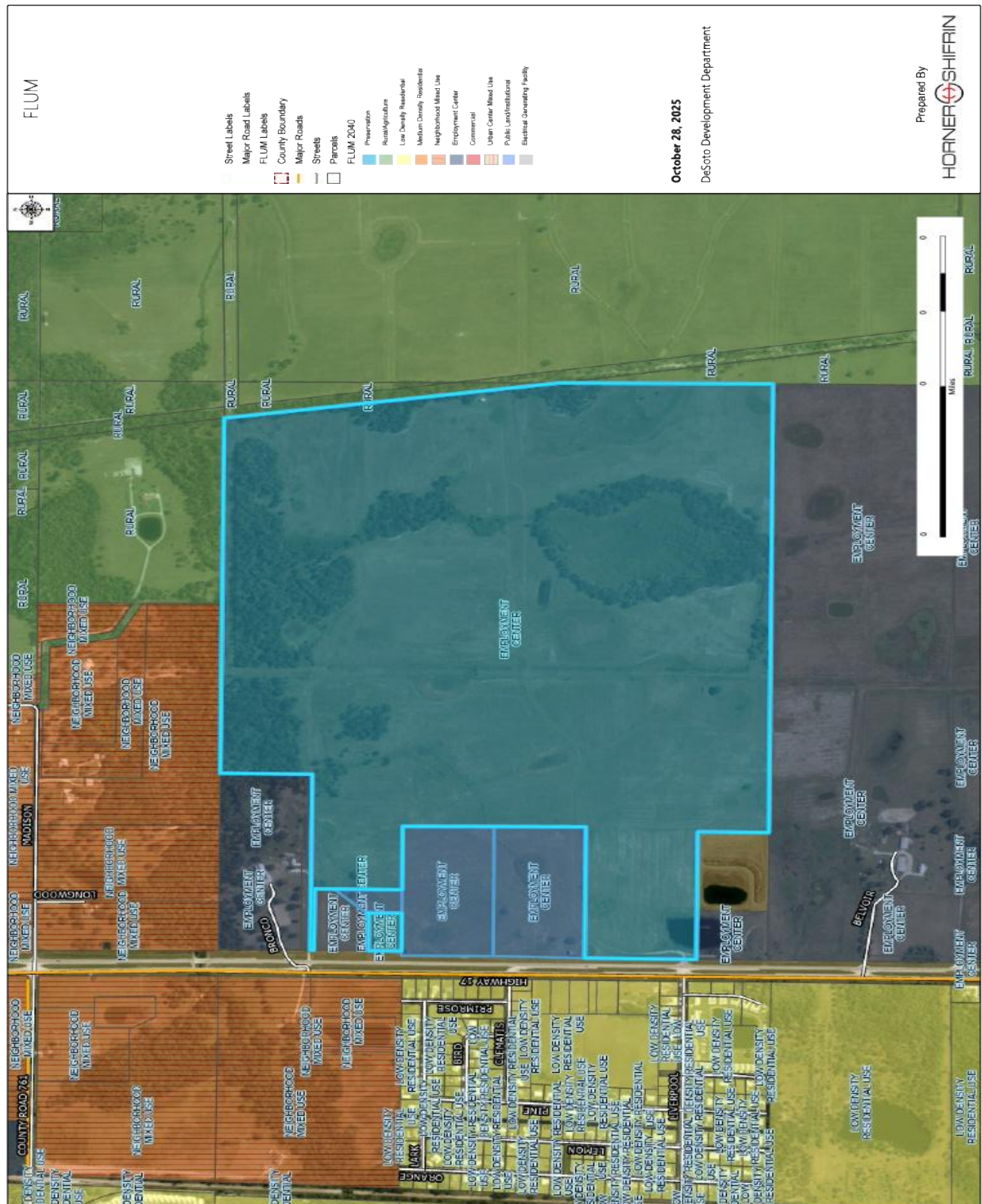


Exhibit C - Zoning

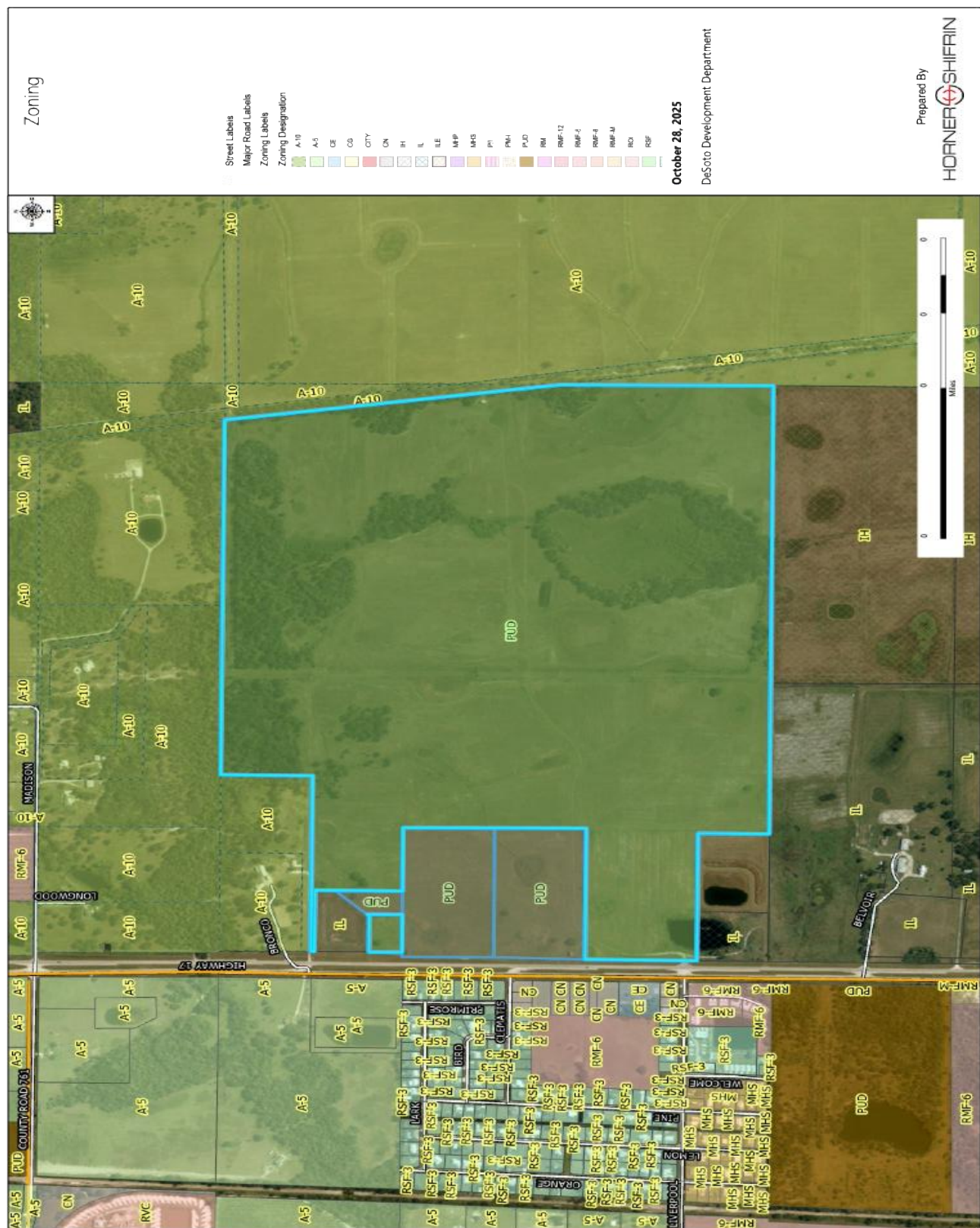


Exhibit D – Improvement Plan

