



DeSoto County Planning Commission Meeting Agenda

Tuesday, June 2, 2026

5:30 PM

CALL TO ORDER

ROLL CALL

SET OR AMEND THE AGENDA

PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION

1. Proof of publication [26-1798](#)

Sponsors: Administrator

Attachments: [Publisher Affidavit PC 6-2-26](#)
[Tear Sheet PC 6-2-26](#)

MEETING MINUTES

2. Planning Commission Meeting Minutes from May 5, 2026 [26-1799](#)

Sponsors: Administrator

Attachments: [5-5-2026 PC Meeting Minutes-Draft](#)

ACTION ITEMS

3. Ordinance / RD Welch / Rezone (RZNE0080-2026) [26-1796](#)

Sponsors: Administrator

Attachments: [2026-04-28 Staff Report RZNE-0080-2026 for PC](#)
[Location Map](#)
[FLU Map](#)
[Zoning Map](#)
[2026-04-28 Ordinance RZNE-0080-2026 for PC](#)

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4. Resolution / Craig's RV Park Inc. (Hahn Towers Inc.) / Special Exception (USE-0215-2025) [26-1797](#)

Sponsors: Administrator

Attachments: [2026-05-15 USE-0215-2024 Cell Tower \(Craig's RV Park\) SR Final for PC](#)
[FLUM](#)
[Zoning Map](#)
[Exhibit D Special Exception Concept Plan](#)
[Exhibit E RESOLUTION 2023-01-VARIANCE CRAIG'S RV](#)
[Exhibit F LOR Map 71](#)
[Exhibit G Planning Director Waiver](#)
[2026-05-15 USE-0215-2025 Craigs RV Resolution Final for PC](#)

PLANNING COMMISSION MEMBER REMARKS

NEXT MEETING

ADJOURNMENT

NOTE: For quasi-judicial matters, any party desiring a verbatim record of the proceeding of this hearing for the purpose of an appeal is advised to make private arrangements for the production of a record and anyone wishing to present documents or other written evidence to the Board must provide eight (8) copies of the written material. If special accommodations are required in accordance with the Americans with Disabilities Act, individuals should contact the County Administrator's Office by calling 863-993-4800 at least forty-eight hours prior to the hearing.



DeSoto County

6/2/2026

Item #: 1.

- Consent Agenda Quasi-Judicial Public Hearing
 Regular Business 5:30 pm
 Public Hearing Proof of Publication

DEPARTMENT: Planning & Zoning
SUBMITTED BY: Laura McClelland
PRESENTED BY: Bill Martin

TITLE & DESCRIPTION:
Proof of publication

REQUESTED MOTION:
A motion to approve the proof of publication that ran Friday, May 22, 2026.



Ticket: 3990207-1
RZNE-0080-2026 6.2
4 x 15
Laura McClelland
Publish: 05/22/26
379254 3990209

**PUBLISHER’S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

05/22/26

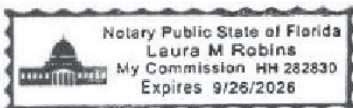
as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 22nd day of
May, 2026

(Signature of Notary Public)



Personally known X OR Produced Identification

TRAVEL

'Tourists don't like unpredictability'

Higher fuel prices have some scaling back their plans

RIO YAMAT
AP Airlines and Travel Writer

As someone who is "not the best person with bugs and stuff," Stephanie Bernaba never imagined herself becoming an outdoorsy mom.

But the mother of three is getting more daring as gas prices and other travel costs make vacations more expensive. Her family has traded pricier trips, such as long summer stays in Florida and an annual Disney World visit around her birthday, for local beaches, bike rides and hiking trails

near their home in coastal Rhode Island.

"I've been trying to do more of that because one, it's quality time. Two, it's fresh air. And three, we're not spending an arm and a leg," Bernaba, 47, said.

That kind of calibration is shaping the summer travel season, which gets its traditional start in the U.S. with the long Memorial Day holiday weekend.

Higher fuel prices resulting from the Iran war and other inflationary pressures are making most forms of travel costlier as people in many parts of the world form their plans.

The U.S. Travel Association expects annual travel spending to grow by a modest 1% this year, powered

largely by domestic leisure travel despite the FIFA World Cup giving soccer fans from other countries a reason to visit the U.S. Airfares have climbed around the world along with the price of jet fuel as the war constrains global oil supplies.

CHANGING TRAVEL PATTERNS

Despite elevated prices, industry forecasts suggest Americans still want to get away, even if it means replacing long trips with long weekends, choosing destinations closer to home and finding ways to cut costs by cooking meals or using buses and trains instead of driving.

AAA predicted that 45

million U.S. residents would travel at least 50 miles from home between Thursday and Monday for the holiday. The Transportation Security Administration said it expects to screen 18.3 million passengers from Thursday to next Wednesday.

Many households are planning summer vacations but making tradeoffs such as shorter trips or cheaper lodging, according to Bank of America analysts. Mastercard said in a recent report that consumers appeared increasingly focused on value and were adjusting their destinations and timing instead of not going away at all.

"Generally, it's certainly more of a demand reshuffling than a demand

softening," David Tinsley, a senior economist at Bank of America Institute, said.

New polling of registered U.S. voters by Quinnipiac University found that 48% have cut back on vacation spending, 54% have reduced what they spend on dining out, and 36% have curbed their driving.

Travelers are confronting other stressors besides cost.

Airlines around the world have canceled flights and trimmed routes to save on fuel and operating costs, leaving passengers with fewer options. The conflict in the Middle East has complicated getting there and rerouted flights to and from Asia, adding another layer of concern on top of broader geopolitical tensions and

the declining value of the dollar for people considering trips abroad.

Recent U.S. government shutdowns, which caused major flight disruptions and long security lines, also are likely still fresh in travelers' minds.

The various factors impacting travel right now has made planning trips more mentally taxing and may be pushing people toward simpler and more accessible vacations that feel easier to manage, said Marta Soligo, a tourism sociologist at the University of Nevada, Las Vegas.

"The key word here is unpredictability," Soligo said. "Tourists don't like unpredictability."

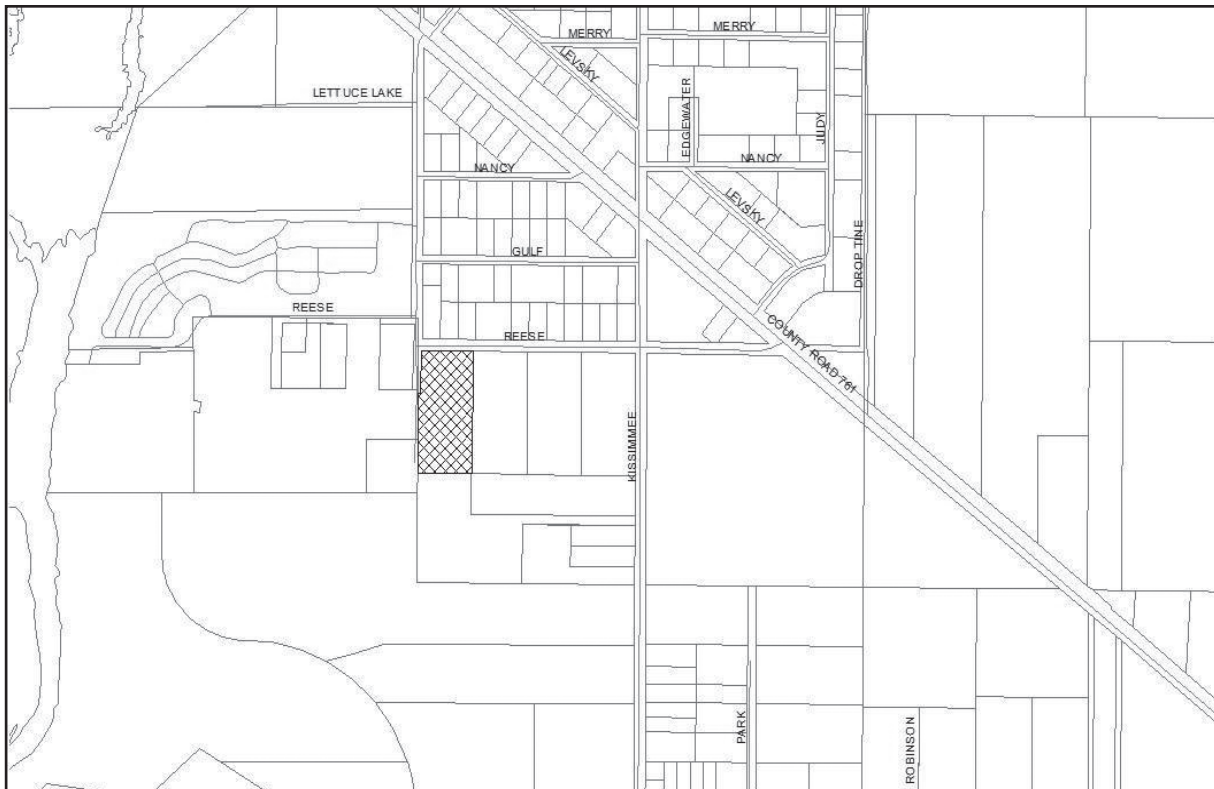
NOTICE OF PUBLIC HEARING

Notice is hereby given that the below ordinance(s)/resolution(s) will be considered at the regularly scheduled Public Hearings/Meetings of the **PLANNING COMMISSION** ("PC"), sitting as the Local Planning Agency, on **Tuesday, June 2, 2026, at 5:30 PM**, or as soon thereafter, as they may be heard on those dates. All public hearings will be held in the County Commission Meeting **Room 103, Administration Building, 201 E. Oak Street, Arcadia, Florida**. Copies of the applications and staff reports are available at the Development Department Room 204, Administration Building, 201 E. Oak Street, Arcadia, Florida five days prior to the meeting dates and are available on the County's website at www.desotobocc.com under Department News and News & announcements. Members of the public may appear and be heard on the matters to be considered. Pursuant to Section 286.0105, F.S., if you want to appeal any decision of the Planning Commission, you will need a record of the proceedings, and for such purpose, you may need to arrange for a verbatim transcript to be prepared.

PLANNING COMMISSION: (PC) Tuesday, June 2, 2026, at 5:30 PM

1. Ordinance, R.D. Welch Company, Rezone (RZNE-0080-2026)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR A +/- 5.07 ACRE LOT FROM AGRICULTURAL - 5 (A-5) TO RESIDENTIAL SINGLE FAMILY-2 (RSF-2) FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SW REESE STREET AND SW LETTUCE LAKE AVENUE WITH PROPERTY IDENTIFICATION NUMBER BEING 23-39-23-0010-0000-0010; AND PROVIDING FOR AN EFFECTIVE DATE.



2. Resolution, Craig's RV Park Inc. (Hahn Towers Inc.), Special Exception (USE-0215-2025)

A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING WITH CONDITIONS A SPECIAL EXCEPTION USE (USE-0215-2025) FOR A COMMUNICATIONS TOWER AND ACCESSORY EQUIPMENT ON A +/- 8.28- ACRE PARCEL ZONED AGRICULTURAL - 10 (A-10) AND LOCATED BETWEEN CUBITIS AVENUE AND NE HIGHWAY 17, APPROXIMATELY 800-FEET NORTH OF NE BROWNVILLE STREET, THE PARCEL IDENTIFICATION NUMBER BEING 33-36-25-0000-0226-0000; INCORPORATING THE WHEREAS CLAUSES; AND PROVIDING AN EFFECTIVE DATE.



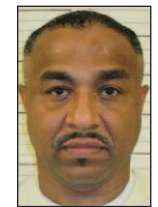
CAPITAL PUNISHMENT

Execution fails; reprieve given

TRAVIS LOLLER
Associated Press

NASHVILLE, Tenn. — Tennessee officials on Thursday called off the lethal injection of Tony Carruthers, who was convicted of kidnapping and murdering three people in 1994, after his executioners tried and failed for over an hour to establish an intravenous line. Gov. Bill Lee announced soon afterward that the state would not try again for at least a year.

The Tennessee Department of Corrections said



Carruthers

medical personnel had quickly established a primary IV line but were unable to find a suitable vein for

a backup line as required by the state's execution protocol.

Carruthers, 57, was found guilty of the 1994 kidnappings and murders of Marcellos Anderson; his mother, Delois Anderson; and Frederick Tucker.

CITY OF ARCADIA, FLORIDA NOTICE OF PUBLIC HEARING

**CITY COUNCIL MEETING
TUESDAY, JUNE 2, 2026 AT 6:00 PM**

NOTICE IS HEREBY GIVEN THAT THE CITY OF ARCADIA CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JUNE 2, 2026, AT 6:00 PM IN THE MARGARET WAY BUILDING IN THE ARCADIA CITY COUNCIL CHAMBERS, 23 NORTH POLK AVENUE, ARCADIA, FLORIDA TO CONSIDER THE FOLLOWING:

ORDINANCE 1117

AN ORDINANCE OF THE CITY OF ARCADIA, FLORIDA, AMENDING ARTICLE 4, SPECIFICALLY AMENDING SECTION 4.10.00 (ZONING DISTRICTS AND ALLOWED LAND USES), PROVIDING APPLICABILITY AND DEVELOPMENT STANDARDS FOR SINGLE-FAMILY, EXISTING, PERTAINING TO THE RECONSTRUCTION OR REPLACEMENT OF SINGLE-FAMILY HOMES, INCLUDING MODULAR HOMES AND MOBILE HOMES THAT HAVE BEEN DAMAGED OR DESTROYED; AND AMENDING TABLE 4.10.01 (LAND USES AND ZONING DISTRICTS), ADDING USE PERMISSIONS FOR SINGLE-FAMILY, EXISTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ANY INTERESTED PERSONS WHO FEEL THEY ARE AFFECTED BY THESE CHANGES ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND BE HEARD. ANY PERSON(S) WISHING TO VIEW RELEVANT INFORMATION IN ADVANCE OF THE PUBLIC HEARING MAY VIEW SAID DOCUMENTS AT THE CITY OF ARCADIA ADMINISTRATION OFFICE AT 23 NORTH POLK AVENUE, ARCADIA, FLORIDA BETWEEN THE HOURS OF 8 AM AND 5 PM, MONDAY THROUGH FRIDAY.

ANYONE WISHING TO APPEAL ANY DECISIONS MADE AT THIS HEARING WILL NEED A RECORD OF PROCEEDINGS, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

ANY PERSON WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE SHOULD CONTACT THE CITY CLERK PRIOR TO THE MEETING AT 863-494-4114.



DeSoto County

6/2/2026

Item #: 2.

- Consent Agenda Quasi-Judicial Public Hearing
 Regular Business 5:30 pm
 Public Hearing Minutes

DEPARTMENT: Planning & Zoning
SUBMITTED BY: Laura McClelland
PRESENTED BY: Bill Martin

TITLE & DESCRIPTION:

Planning Commission Meeting Minutes from May 5, 2026

REQUESTED MOTION:

A motion to approve the Planning Commission Meeting Minutes from May 5, 2026.



DeSoto County

Planning Commission

Meeting Minutes - Draft

Tuesday, May 5, 2026

5:30 PM

CALL TO ORDER

Chairman Bill Martin called the meeting to order at 5:30pm.

PLEDGE OF ALLEGIANCE

Chairman Bill Martin led the Pledge of Allegiance.

ROLL CALL

Present Chairperson Bill Martin, Council Member Erik Howard, Council Member Lynn Banish, Council Member Allen Reesor, Ex officio LPA school board appointee Jami Schueneman, and Council Member Theresa Collins-Hill

SET OR AMEND THE AGENDA

A motion was made by Council Member Banish, seconded by Council Member Collins-Hill, that this be set the agenda . The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, Council Member Banish, Council Member Reesor, and Council Member Collins-Hill

PUBLIC FORM FOR NON-AGENDA ITEMS

PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION

1. Proof of Publication

Attachments: [Publishers Affidavit](#)
[Tear Sheet](#)

A motion was made by Council Member Reesor, seconded by Council Member Collins-Hill, that this Proof of Publication be approved. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, Council Member Banish, Council Member Reesor, and Council Member Collins-Hill

MEETING MINUTES

2. Planning Commission Meeting Minutes from April 7, 2026

Attachments: [4-7-2026 PC Meeting Minutes-Draft](#)

A motion was made by Council Member Collins-Hill, seconded by Council Member Reesor, that this Minutes be approved. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, Council Member Banish, Council Member Reesor, and Council Member Collins-Hill

DEVELOPMENT DIRECTOR COMMENTS

Misty Servia, Planning Director, asked the Board to confirm their availability for the June 2, 2026 Planning Commission Meeting to ensure that a quorum will be present.

ACTION ITEMS

Valerie Vicente County Attorney explained county procedures for Quasi-Judicial and Ex Parte Communication. The Clerk administered the Oath to all who wished to speak at the hearing.

3. Ordinance / Debra Brantley / Rezone (RZNE-0082-2026)

Attachments: [2026-04-20 Staff Report Brantley final for PC](#)
[Location Map](#)
[FLUM](#)
[Zoning Map](#)
[2026-04-20 Brantley Rezone Ordinance Final for PC](#)

Laura McClelland presented a request to rezone a 1.13 acre property at 2038 SE Hillsborough Avenue from A5 to Residential Single Family. The owners, Ronald and Debra Brantley, are seeking the change to bring the parcel into conformity with current zoning standards and to allow the rebuilding of a hurricane damaged home through a HUD funded repair program. Although the parcel has existed since 2003, it is non conforming under the A5 district because it does not meet the five acre minimum lot size. The proposed RSF 1 zoning aligns with the property’s Low Density Residential future land use designation and is compatible with surrounding residential development. Staff found the request consistent with the Comprehensive Plan, noting no adverse impacts to public services, infrastructure, or the environment, and determined that the rezoning would correct illogical zoning boundaries and eliminate non conformity. Sara Myer, representative with Rebuild Florida was present for questioning on behalf of the applicant. A motion was made by Commissioner Banish, seconded by Commissioner Hill to close the public comment portion of the meeting. The motion carried unanimously

A motion was made by Council Member Banish, seconded by Council Member Collins-Hill, that this Ordinance be recommended for approval. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, Council Member Banish, Council Member Reesor, and Council Member Collins-Hill

4. Ordinance / Maria's Rentals / Rezone (RZNE-0046-2023)

Attachments: [2026-04-20 2026-04-17 RZNE 0046-2023 Maria's Rentals SR Fin for PC](#)
[Location Map](#)
[FLUM](#)
[ZONING MAP](#)
[Comp Plan Policies exhibit](#)
[2026-04-10 Ordinance RZNE-0046-2023 Maria's Rentals Final for](#)

Misty Servia presented a rezoning request for a 41-acre property at 5906 SE Residential Way, owned by Maria’s Rentals LLC, seeking to change the zoning from an expired Planned Unit Development (PUD) designation to RMF-8 to allow for multifamily residential redevelopment. Ms. Servia explained that the property had undergone several zoning actions since 2015, including special exceptions, rezoning to PUD, and approval of a minor subdivision. However, the original PUD approval eventually lapsed due to inactivity and subsequent parcel sales. The property currently contains 16 older single-family homes, which the applicant stated they intend to rehabilitate and reconnect to public utilities. While the applicant’s immediate plans focus on renovating the existing homes, it was noted that the proposed RMF-8 zoning could allow up to 205 residential units in the future, subject to additional review and approval by the Board of County Commissioners. Commissioners discussed concerns regarding potential future density, traffic impacts, compatibility with surrounding agricultural uses, infrastructure costs, and the deteriorated condition of the homes. Public comments echoed concerns about increased traffic and the possibility of large-scale development in the area. A motion was made by Commissioner Howard, seconded by Commissioner Banish to close the public hearing. The motion carried unanimously. After some discussion, several commissioners expressed support for the request, stating that the rezoning could encourage redevelopment of a long-neglected property and improve existing conditions. A motion was made by Council Member Howard, seconded by Council Member Banish, that this Ordinance be recommended for approval. The motion carried by the following vote:

- Aye:** Chairperson Martin, Council Member Howard, Council Member Banish, and Council Member Collins-Hill
- Nay:** Council Member Reesor

ADJOURNMENT

Planning Commission Supplemental Documents 05-05-2026

Attachments: Planning Commission Meeting Supplemental Documents 05-05-20

NOTE: For quasi-judicial matters, any party desiring a verbatim record of the proceeding of this hearing for the purpose of an appeal is advised to make private arrangements for the production of a record and anyone wishing to present documents or other written evidence to the Board must provide eight (8) copies of the written material. If special accommodations are required in accordance with the Americans with Disabilities Act, individuals should contact the County Administrator’s Office by calling 863-993-4800 at least forty-eight hours prior to the hearing.



DeSoto County

6/2/2026

Item #: 3.

- Consent Agenda Quasi-Judicial Public Hearing
 Regular Business 5:30 pm
 Public Hearing Other

DEPARTMENT: Planning & Zoning
SUBMITTED BY: Laura McClelland
PRESENTED BY: Laura McClelland

TITLE & DESCRIPTION:

Ordinance / RD Welch / Rezone (RZNE0080-2026)

REQUESTED MOTION:

A motion to enter into the record the staff report and adopt the ordinance approving the rezone.

SUMMARY:

The request is for an Official Zoning District Atlas Amendment (Rezone), application (RZNE-0080-2026) filed by the Owner, R. D. Welch Company, to change the zoning of a ±5.07 acre lot from Agricultural-5 (A-5) to Residential Single Family-2 (RSF-2).

The property is generally located in the southwest portion of DeSoto County on the south side of SW Reese Street and designated with the Low Density Residential Future Land Use Category. The site is vacant with the exception of a small, fenced area shown on the boundary survey and pathways, evident on the aerial.

BACKGROUND:

The application is a request to amend the Official Zoning District Atlas by changing the zoning district of ±5.07 acres from Agricultural-5 (A-5), 1 dwelling unit per 5 acres, to Residential Single Family-2 (RSF-2), 2 dwelling units per 1 acre. The application for rezone was submitted to the Development Department by R. D. Welch Company and accepted on January 14, 2026.

The subject property is platted as Lot 1 of the Greene Acres of Lettuce Lake Subdivision, a Major Plat that was approved on May 28, 2024, by Resolution 2024-038.



DESOTO COUNTY DEVELOPMENT DEPARTMENT

STAFF REPORT –OFFICIAL ZONING DISTRICT ATLAS AMENDMENT

CASE INFORMATION

Application No.:	RZNE-0080-2026
Request:	Rezone from A-5 to RSF-2
Owner/Applicant:	R. D. Welch Company (Reece D. Welch)
Property Address/Location:	No Assigned Address/SW Reese Street, Arcadia FL 34266
Parcel ID No.:	23-39-23-0010-0000-0010
Parcel Size:	5.07 acres
Future Land Use (FLU):	Low Density Residential
Current Zoning:	Agricultural-5
Proposed Zoning:	Residential Single Family-2
Overlay District:	None

EXECUTIVE SUMMARY

The request is for an Official Zoning District Atlas Amendment (Rezone), application (RZNE-0080-2026) filed by the Owner, R. D. Welch Company, to change the zoning of a ±5.07 acre lot from Agricultural-5 (A-5) to Residential Single Family-2 (RSF-2).

The property is generally located in the southwest portion of DeSoto County on the south side of SW Reese Street and designated with the Low Density Residential Future Land Use Category. The site is vacant with the exception of a small, fenced area shown on the boundary survey and pathways, evident on the aerial.

The DeSoto County Land Development Regulations Article XI, Division 7 requires the Planning Commission/Local Planning Agency to hold at least one public hearing with due public notice on a rezoning application and to make a recommendation on the application to the Board of County Commissioners (Board), the authorizing body.

I. BACKGROUND

The application is a request to amend the Official Zoning District Atlas by changing the zoning district of ±5.07 acres from Agricultural-5 (A-5), 1 dwelling unit per 5 acres, to Residential Single Family-2 (RSF-2), 2 dwelling units per 1 acre. The application for rezone

was submitted to the Development Department by R. D. Welch Company and accepted on January 14, 2026.

The subject property is platted as Lot 1 of the Greene Acres of Lettuce Lake Subdivision, a Major Plat that was approved on May 28, 2024, by Resolution 2024-038.

The Interim 2040 Future Land Use Map of the Comprehensive Plan shows the subject property designated as Low Density Residential, Official Zoning District Atlas shows the subject property is currently located within the Agricultural-5 (A-5) zoning district.

II. PROPOSED ORDINANCE

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR A +/- 5.07 ACRE LOT FROM AGRICULTURAL - 5 (A-5) TO RESIDENTIAL SINGLE FAMILY-2 (RSF-2) FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SW REESE STREET AND SW LETTUCE LAKE AVENUE WITH PROPERTY IDENTIFICATION NUMBER BEING 23-39-23-0010-0000-0010; AND PROVIDING FOR AN EFFECTIVE DATE.

III. DATA & ANALYSIS

In all quasi-judicial proceedings, the applicant shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDR and the Comprehensive Plan. LDR Article XI, Administration and Enforcement, Division 7 provides the procedures for rezoning. Section 20-1498 contains 15 criteria that shall be considered when evaluating the rezone. LDR Section 20-1650 defines the Official Zoning District Atlas as scaled-based maps of the unincorporated area of the County depicting the land features, roads and property lines overlaid with zoning district boundaries adopted by the DeSoto County Board of County Commissioners, certified and dated by the Board Chairman, as may be amended from time to time. Zoning District symbols are depicted within each boundary.

A. Comprehensive Plan Consistency

The rezoning application has been evaluated and can be found to be consistent with the following Comprehensive Plan policies:

FLUE Objective 1.1: Land Use Categories Established. The generalized land use categories depicted in the Interim 2040 Future Land Use Map Series are intended to establish varying degrees of environmental protection and intensity of development, transitioning from the natural environment to the most intense development areas by gradually increasing density and urban character.

FLUE Policy 1.1.2: *Land Use Categories.* The County shall implement the following land use categories as shown on the Future Land Use Map.

Land Use Categories	Base Density/Intensity
Low Density Residential	Up to 2 du/acre

Consistency analysis: The property is currently designated Low Density Residential Land Use on the Future Land Use Map and the proposed rezone to RSF-2, if approved will allow a maximum density of 2 dwelling units per acre (5 acres X 2 du per acre = 10 du maximum).

Policy 1.1.11: Rezoning. The zoning amendment criteria in the Land Development Regulations shall be used to determine if a rezoning request to a new district is appropriate for a given property, in accordance with the comprehensive plan. The following general criteria, at a minimum, will be considered as part of the rezoning review process:

- (1) Location, availability and capacity of public services and facilities.
- (2) Proximity to similar densities/intensities.
- (3) Location within transportation network.
- (4) Environmental protection.

Consistency analysis: Staffs has considered the above criteria. The lot has frontage on two public roads and adjacent to lots zoned RSF-2 on the north side of SW Reese Street, developed per the RSF-2 zoning standards. Public utilities are available in the area. Environmental protection will be considered with a future development application, subject to State standards. The rezoning review has also considered the 15 rezoning criteria contained in Section 20-1498. LDR Section 20-128 Residential Single-Family District standards were reviewed for any possible conflicts, and these standards will be applied if a subdivision plat is submitted in the future.

Objective 1.4: Low-Density Residential Use Category Defined. The Low Density Residential Use category consists of low-density residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Medium Density Residential, Mixed Use Centers, General Mixed Use Centers and less density/intensity in areas adjacent to the Rural/Agricultural categories.

MEASURABLE TARGET: Location and total acreage added to the Low Density Residential Use category.

Policy 1.4.1: Low Density Residential Use Category Location. The following criteria shall be use for assigning new areas for the Low Density Residential Land Use category on the Future Land Use Map:

- (1) The Low-Density Residential Use land use category is expected to extend predominantly outward from the medium densities and intensities allowed in

the Neighborhood Mixed Use, General Mixed Use and Urban Center Mixed Use land use categories.

- (2) Areas appropriate for Low Density Residential Use designation are locations that have adequate central water and sewer systems, stormwater management systems and public paved roadways or are areas that are planned to be served by utilities in the future via the Utility Master Plan.
- (3) Low Density Residential Uses shall be located appropriately to buffer rural residential areas, but not immediately adjacent to intensive active agricultural uses or industrial/large phosphate mining/material excavation uses.
- (4) Low Density Residential Use areas having densities exceeding three (3) du/ac shall have adjacent and direct access to collector or arterial road roadways allowing for access to urban, general and neighborhood mixed use centers.

Consistency analysis: The proposed rezoning to RSF-2 can be found to be consistent with Policy 1.4.1, which outlines the criteria to analyze when a future land use map amendment is requested to Low-Density Residential. While the site is already designated Low Density Residential, the policy provides expectations for the area, including utilities and roadways. Utilities exist in proximity to the lot and the site has access to the public street network.

Policy 1.4.2: *Low Density Residential Use Category Uses.* The primary use of this category shall be residential, in a variety of low densities and styles. A sustainable mix of neighborhood scale commercial, office, residential mixed use, and institutional uses may be introduced only as a part of the PUD process for developments of 1000 dwelling units or greater. The commercial area shall be located at the intersections of collector and/or arterial roads and shall be separated approximately 2 miles from other existing and/or future commercial designated areas. Schools and other public facilities shall be permitted with appropriate buffering. Areas with existing non-residential zoning are permitted a sustainable mix of neighborhood scale commercial, office, residential mixed use, and institutional uses consistent with the existing zoning district. The zoning district uses and development standards contained in the Land Development Regulations shall carry out the specific intent of this land use category.

Consistency analysis: The proposed rezone to RSF-2 aligns with the intended uses of Policy 1.4.2.

Policy 1.4.3: *Low Density Residential Use Category Sustainability.* The minimum density permitted within this category will be two dwelling units per acre.

Consistency analysis: The minimum density requirements of this policy have been historically applied to development that can connect to public utilities. The RSF-2 minimum dimensional standards in the LDR allow up to 2 dwelling units per acre, a minimum lot area of 21, 780 square feet, and a minimum lot width ranging from 85-100

feet, which allows the implementation of this policy.

Policy 1.4.4: Low Density Residential Open Space. All development within the Low Density Residential Category shall provide open space through clustering of units in order to reduce the footprint on a site. Development shall provide a minimum of 25 percent open space.

Consistency analysis: Future development on the site will be subject to the minimum open space requirements of this policy.

Policy 1.4.5: Open Space design. All open space areas shall be primarily located adjacent to other areas approved as development open space in order to create natural corridors.

Consistency analysis: The open space design of a future development will be reviewed pursuant to the standards of this policy.

Policy 1.4.6: Utilities. All development within the Low Density Residential category shall connect to existing centralized public water and wastewater systems.

Consistency analysis: The DeSoto County Utility Ordinance will be applied to a future development to implement this policy.

B. Compatibility Analysis

Directions	Future Land Use	Zoning District	Types of Land Uses
Site	Low Density Residential	Agricultural-5 (A-5)	Vacant
North	Low Density Residential	Residential Single Family-2 (RSF-2)	Single family homes
South	Low Density Residential	Agricultural-5 (A-5)	Vacant
East	Low Density Residential	Agricultural-5 (A-5)	Vacant
West	Low Density Residential	Mobile Home Park (MHP) & Agricultural-5 (A-5)	Mobile homes & single family home

The Compatibility Analysis Table illustrates that the surrounding uses are consistent with the Low Density Residential Future Land Use Category. The LDR provides specific minimum lot area and lot width, maximum density, minimum yard requirements, and maximum impervious lot coverage for the Residential Single Family zoning district, as required by Objective 1.14 of the Comprehensive Plan to help to ensure compatibility between uses.

Consistency analysis: The proposed zoning can be found to align with the existing zoning and uses in the area.

*Based on the above findings, it is concluded the application can be found to be **consistent** with this policy.*

C. Rezoning Criteria

Planning Commission Report. LDR Section 20-1498(a) provides that the report and recommendations of the Planning Commission to the Board of County Commissioners shall show that the Planning Commission has studied and considered the proposed change in relation to the 15 factors listed below and staff offers a consistency analysis of each.

Criteria	Details	Yes Consistent for Approval	No Inconsistent Does not support approval
(1) Whether the proposed change would be consistent with the Comprehensive Plan.	The rezone to RSF-2 is consistent with the applicable policies of the Comprehensive Plan, including the Low Density Residential Future Land Use category.	X	
(2) The existing land use pattern.	The existing land use pattern contains a variety of residential uses, and the area contains A-5, RSF-2, & MHP zoning districts. The rezoning of this property to RSF-2 can be considered to be compatible with the existing land use pattern.	X	

<p>(3) The creation of an isolated district unrelated to adjacent and nearby districts.</p>	<p>Approval of the rezone to RSF-2 will not create an isolated district, this property is surrounded by A-5, RSF-2, & MHP zoning districts and can be found to be a logical expansion of the RSF-2 zoning located to the north (across Reese Street).</p>	<p>X</p>	
<p>(4) The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the comprehensive plan, and as defined and implemented through the County concurrency regulations.</p>	<p>The rezoning to RSF-2 should not adversely impact the availability of adequate public facilities consistent with the level of service standards.</p> <p>All future developments will be evaluated for LOS standards.</p>	<p>X</p>	
<p>(5) Whether the existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for changes.</p>	<p>The zoning district boundaries were not illogically drawn and the rezone can be found to be a reasonable expansion of the RSF-2 zoning located to the north.</p>	<p>X</p>	
<p>(6) Whether changed or changing conditions make the passage of the proposed amendment necessary.</p>	<p>The property is located in a rural residential area with single family and agricultural uses. The area is slowly transitioning to allow smaller residential lots and the proposed rezoning to RSF-2 can be found to be generally consistent with nearby zoning and land uses.</p>	<p>X</p>	

(7) Whether the proposed change will adversely influence living conditions in the area.	The rezoning is not expected to adversely influence living conditions in the area. The site is located RSF-2 zoning is compatible with the area.	X	
(8) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.	The rezoning from A-5 to RSF-2 will not excessively impact traffic congestion or affect public safety. All future development applications will be evaluated for traffic.	X	
(9) Whether the proposed change will create a drainage problem.	The rezoning will not have an impact drainage. Future development on the site will be evaluated for stormwater and drainage. The FEMA flood map for this area is number 12027C0278D, effective on 10/07/2021. Based upon the flood maps, the property is located in Zone X.	X	
(10) Whether the proposed change will seriously reduce light and air to adjacent areas.	The rezoning will not seriously reduce light and air to adjacent areas. The RSF-2 zoning district provides development standards, including a minimum lot size of ½ acre (21,780 sq ft), minimum setbacks, and limits the amount of impervious lot coverage to 35%. These regulations will help to ensure that future development does not negatively impact light and air to the nearby parcels.	X	

<p>(11) Whether the proposed change will adversely affect property values in the adjacent area.</p>	<p>Absent an analysis from a certified property appraiser, it is difficult to understand how the proposed RSF-2 rezoning will impact area property values. However generally, property that allows two units per acre has a higher assessed value than agricultural property that limits density to 1 unit - per 5 acres, and therefore an adverse impact on property values is not expected.</p>	<p>X</p>	
<p>(12) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.</p>	<p>Changing the zoning to RSF-2 should not be detrimental to the improvement or development of adjacent property. Some agricultural uses can be perceived as problematic when in the same proximity to smaller lot residential development, but a 5-acre agricultural lot next to a one-half acre residential lot can be expected to coexist with limited issues.</p>	<p>X</p>	
<p>(13) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.</p>	<p>The proposed change, as evaluated pursuant to the Comprehensive Plan and LDR will not grant a special privilege to an individual owner as contrasted to the public welfare.</p>	<p>X</p>	
<p>(14) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.</p>	<p>The property can continue to be used under the existing A-5 zoning should the Board decide to deny the rezoning.</p>	<p>X</p>	

(15) Whether the change suggested is out of scale with the surrounding area.	The proposed rezone to RSF-2 is not expected to create development that is out of scale with the surrounding area.	X	
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IV. FINDINGS & CONCLUSIONS

1. The subject property consists of a 5.07-acre site located in southwest DeSoto County, on the south side of SW Reese Street.
2. The Interim 2040 Future Land Use Map shows the subject property is designated Low Density Residential.
3. The Official Zoning District Atlas shows the subject property is currently zoned Agricultural-5 (A-5), 1 dwelling unit per 5 acres.
4. On January 14, 2026, an Official Zoning District Atlas amendment application (RZNE-0080-2026) was filed by the owner, R. D. Welch Company, which application proposes to change the zoning district to Residential Single Family-2 (RSF-2), 2 dwelling units per acre.
5. LDR Section 20-1345 requires the application to be complete and in writing. The Development Director found the filed application was submitted in writing and complete.
6. LDR Sections 20-1345(c) provides that the complete application should be distributed to the Development Review Committee (DRC) for comments. The Development Director finds the application was distributed to the DRC January 14, 2026.
7. LDR Section 20-1496(b) requires the Planning Commission to review the application at a public hearing and a duly noticed quasi-judicial Planning Commission public hearing that is scheduled for June 2, 2026.
8. LDR Section 20-1498(a) requires consistency with the Comprehensive Plan. The application has been reviewed against the Comprehensive Plan, and it is concluded the application is consistent with the Comprehensive Plan.
9. LDR Division 7 establishes an adoption process, and the Development Director concludes the application has been processed in conformance with that requirement because the application has been scheduled for Planning Commission and Board of County Commissioners public hearings.
10. LDR Section 20-1498 also includes criteria that must be considered when reviewing the application. The Development Director finds and concludes the application meets those requirements and can be recommended for approval.
11. The LDR establishes specific public notice requirements for an Official Zoning District amendment application. The Development Director finds and concludes the application has been noticed in conformance with the zoning amendment public

hearing requirements and public hearings have been scheduled before the Planning Commission and Board of County Commissioners.

In summary, the rezoning application can be found to be consistent with the 15 factors contained in Section 20-1498(a) of the Land Development Regulations.

V. ALTERNATIVE ACTIONS

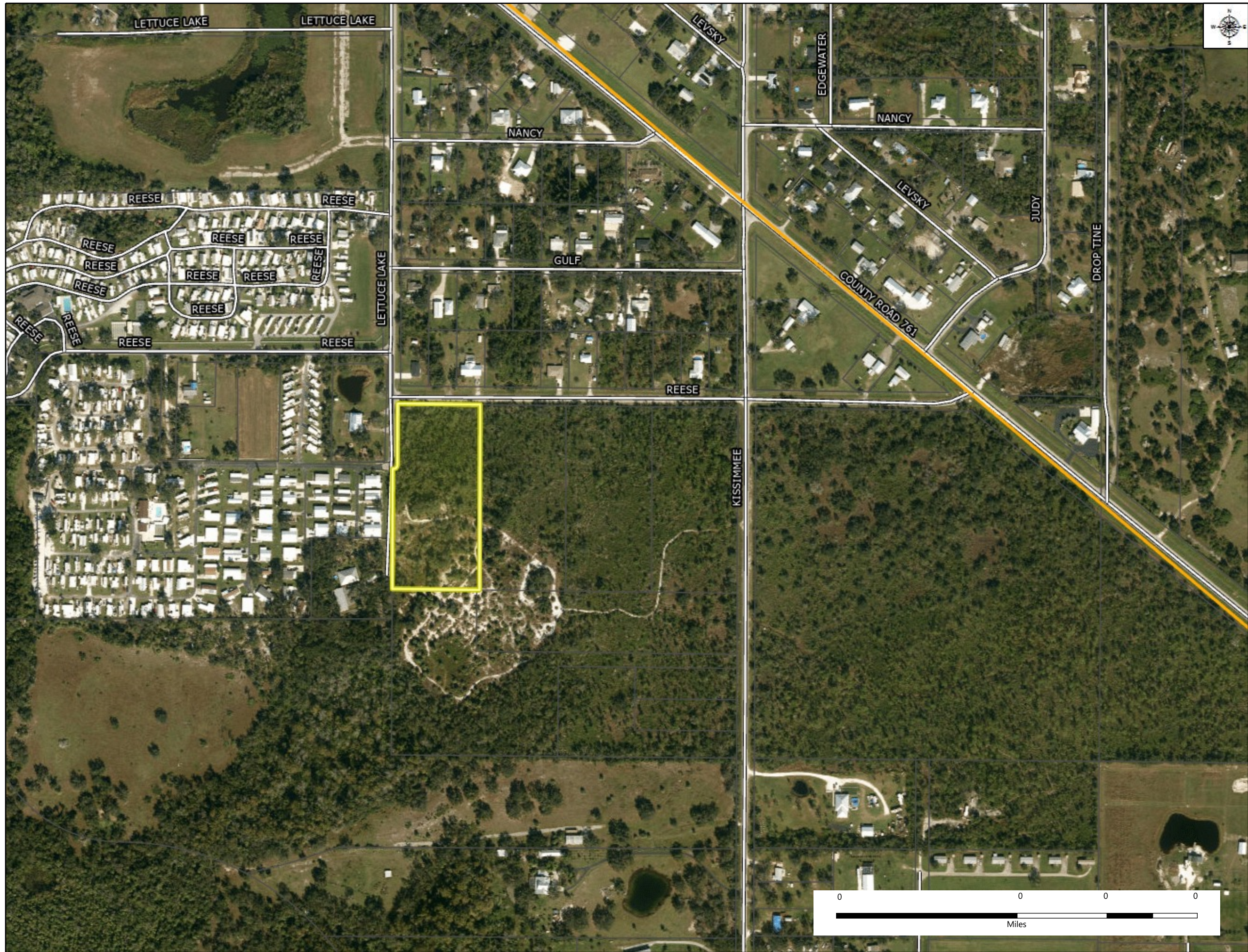
1. Motion to enter into the record the staff report and adopt the Ordinance approving the rezone.
2. Motion to enter into the record the staff report and deny the Ordinance approving the rezone.

VI. HEARING SCHEDULE

- Planning Commission: Scheduled for June 2, 2026
- Board of County Commissioners: Scheduled for June 23, 2026

ATTACHMENTS

- Exhibit A – Location Map
- Exhibit B – FLU Map
- Exhibit C – Zoning Atlas Map

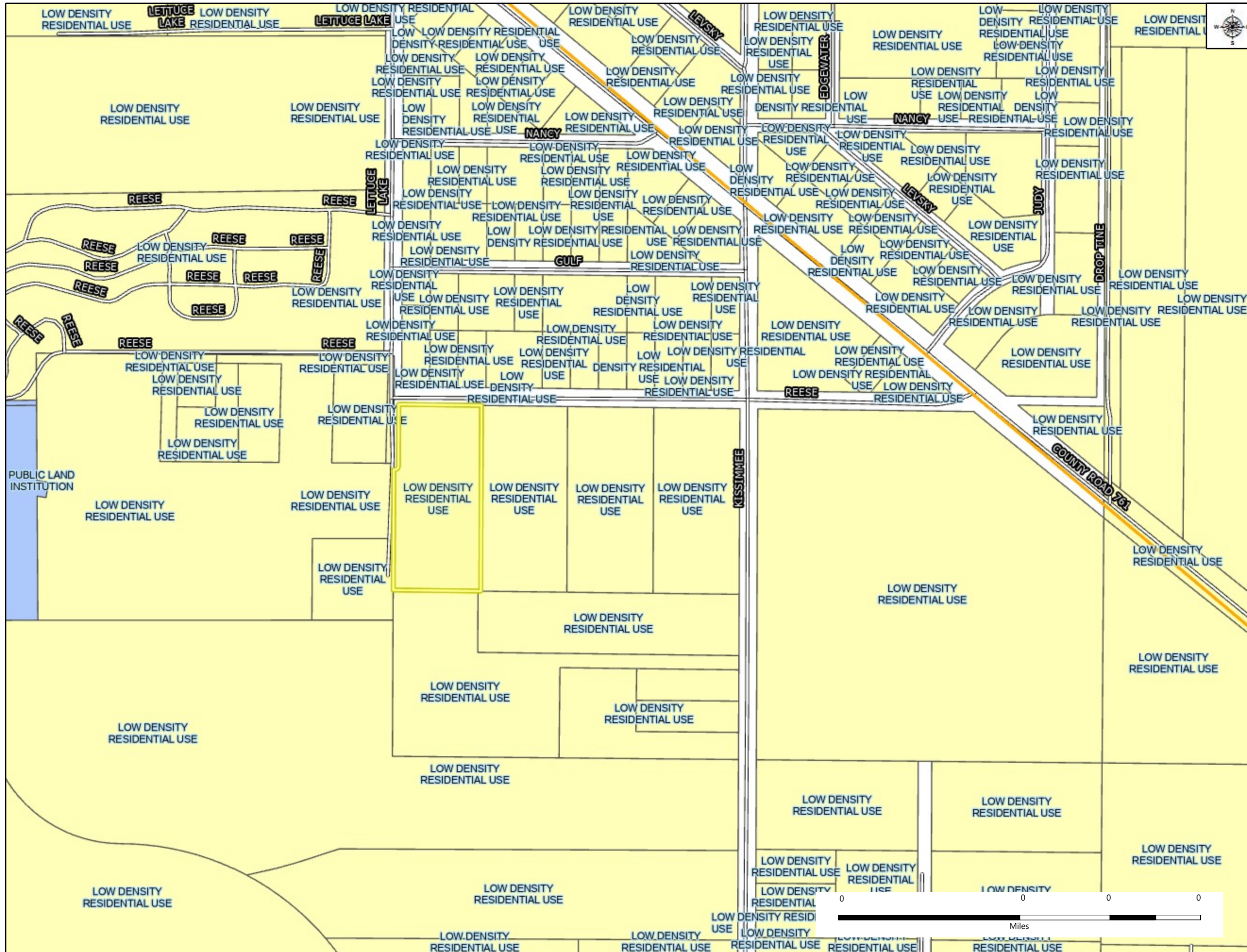


Location Map

- Street Labels
- Major Road Labels
- County Boundary
- Major Roads
- Streets
- Parcels

February 2, 2026

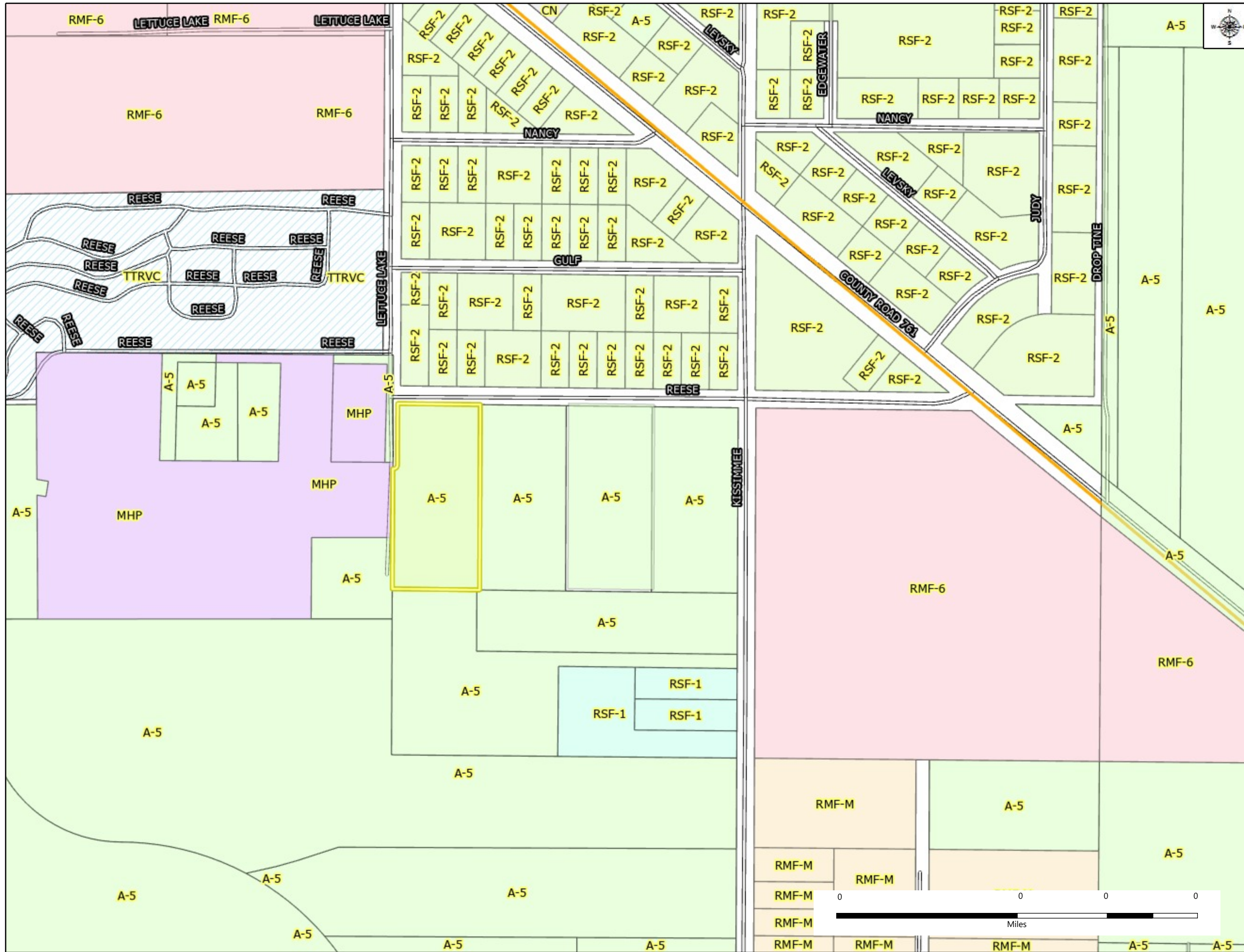
Prepared By
HORNER SHIFRIN



- Street Labels
- Major Road Labels
- FLUM Labels
- County Boundary
- Major Roads
- Streets
- Parcels
- FLUM 2040
 - Preservation
 - Rural/Agriculture
 - Low Density Residential
 - Medium Density Residential
 - Neighborhood Mixed Use
 - Employment Center
 - Commercial
 - Urban Center Mixed Use
 - Public Land/Institutional
 - Electrical Generating Facility

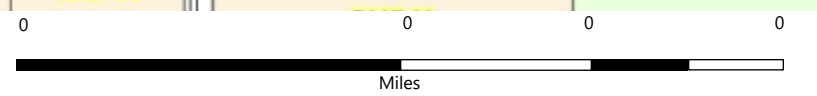
February 2, 2026

Zoning Map



- Street Labels
- Major Road Labels
- Zoning Labels
- Zoning Designation
- A-10
- A-5
- CE
- CG
- CITY
- CN
- IH
- IL
- ILE
- MHP
- MHS
- P/I
- PM-1
- PUD
- RM
- RMF-12
- RMF-6
- RMF-8
- RMF-M
- ROI
- RSF

February 2, 2026



Prepared By
HORNER SHIFRIN

DESOTO COUNTY, FLORIDA
ORDINANCE 2026- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR A +/- 5.07 ACRE LOT FROM AGRICULTURAL – 5 (A-5) TO RESIDENTIAL SINGLE FAMILY-2 (RSF-2) FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SW REESE STREET AND SW LETTUCE LAKE AVENUE WITH PROPERTY IDENTIFICATION NUMBER BEING 23-39-23-0010-0000-0010; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is owned by R. D. Welch Company and consists of a +/- 5.07-acre property generally located in southwest DeSoto County, located at the southeast corner of SW Reese Street and SW Lettuce Lake Avenue, the Property Identification Number being 23-39-23-0010-0000-0010 (Exhibit A); and

WHEREAS, the Interim 2040 Future Land Use Map shows the +/- 5.07-acre parcel is designated Low Density Residential Future Land Use Category (Exhibit B); and

WHEREAS, an Official Zoning District Atlas amendment application was filed with the Development Department, to change the zoning district of the property from Agricultural -5 (A-5) to Residential Single Family-2 (RSF-2) (Exhibit C); and

WHEREAS, consistent with LDR Sections 20-1497 and 20-1498, the Development Director prepared a Development Review Report addressing the factors the Planning Commission must consider when making a recommendation to the Board of County Commissioners on an Official Zoning District Atlas amendment application; and

WHEREAS, consistent with LDR Section 20-1502, the Development Director caused a duly noticed public hearing to be published at least ten calendar days before the June 2, 2026 , Planning Commission meeting; and

WHEREAS, at the June 2, 2026 Planning Commission hearing, the Commission entered into the record the Development Review Report and all other competent substantial evidence presented at the hearing, adopted the findings and conclusions contained therein, and forwarded the record to the Board of County Commissioners with a recommendation that the proposed Ordinance be adopted as presented; and

WHEREAS, on June 23, 2026 , the DeSoto Board of County Commissioners (Board) held a duly noticed public hearing on application number RZNE-0080-2026, and the Board considered the Development Review Report and recommendation, the Planning Commission recommendation and all substantial competent evidence presented at the Planning Commission hearing, all other competent substantial evidence presented at the Board public hearings, and determined that the application complies with the DeSoto County Comprehensive Plan, the Land Development Regulations and all other applicable regulations; and

WHEREAS, the Board finds adoption of this Ordinance is in the best interest of the residents of DeSoto County, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:

Section 1. *Incorporation.* The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Ordinance. In addition, the Development Review Report is the findings and conclusions to support the adoption of this ordinance and is incorporated herein by reference.

Section 2. *Property description.* A +/- 5.07-acre property generally located in southwest DeSoto County, on SW Reese Street, the Property Identification Number being 23-39-23-0010-0000-0010.

Section 3. *Rezoning approval.* R. D. Welch Company, owner, is hereby granted an Official Zoning District Atlas amendment (RZNE-0080-2026) changing the zoning district of the aforementioned +/- 5.07-acre property from Agricultural -5 (A-5) to Residential Single Family-2 (RSF-2).

Section 4. The Development Department is hereby directed to amend the Official Zoning District Atlas to codify the change approved by this Ordinance.

Section 5. This Ordinance shall take effect upon adoption.

PASSED AND DULY ADOPTED in DeSoto County, Florida this 23rd day of June 2026.

ATTEST:

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

By: _____
Mandy J. Hines
County Administrator

By: _____
Steve Hickox, Chair
Board of County Commissioners

Approved as to Form and Correctness:

By: _____
Valerie Vicente,
County Attorney

Exhibit A: Location Map





DeSoto County

6/2/2026

Item #: 4.

- Consent Agenda Quasi-Judicial Public Hearing
 Regular Business 5:30 pm
 Public Hearing Other

DEPARTMENT: Planning & Zoning
SUBMITTED BY: Laura McClelland
PRESENTED BY: Misty Servia

TITLE & DESCRIPTION:

**Resolution / Craig's RV Park Inc. (Hahn Towers Inc.) / Special Exception
(USE-0215-2025)**

REQUESTED MOTION:

Enter into the record the Development Review Report, and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to adopt the proposed Resolution.

SUMMARY:

The applicant has applied for a Special Exception use application (USE-0215-2025) to construct a 195' monopole communications tower and corresponding 3,000 sq ft fenced compound on a vacant +/- 8.28-acre parcel, located between NE Cubitis Ave and NE Highway 17 with frontage on both roads. The property is zoned Agricultural - 10 (A-10) and located in the Rural/Agricultural Future Land Use Category.

BACKGROUND:

The subject parcel is located on NE Highway 17 (See Exhibit A) and is owned by Craig's RV Park Inc. The applicant is requesting a Special Exception to allow a communications tower on site. The property is currently vacant.

The 2040 Future Land Use Map shows the property is located within the Rural/Agricultural Future Land Use Category and the Official Zoning District Atlas shows the property is zoned Agricultural - 10 (A-10). The subject parcel is non-conforming at +/- 8.28-acres as it does not meet the required minimum lot size of 10 acres in the A-10 zoning district; however, it is a Lot of Record.

ITEM #: 4.

The LDR defines the proposed use as a “communications tower” and the use is referred to as a “communication transmitting and receiving facilities, non-occupied” in the A-10 zoning district.

Craig’s RV Park, Inc. received approval of a variance (Resolution 2023-01) on November 7, 2023, by the Board of Adjustments to allow a single-family residence with a barn for livestock on an 8.28-acre parcel. The corresponding staff report stated that some of the original site acreage was taken by FDOT for US 17 improvements, which may have been the reason for the non-conforming lot size, but the case file lacked any documentation confirming this assumption. The variance was approved to allow a single-family residence with a barn for livestock. No building permits or construction occurred since approval of this variance and staff recommends a condition revoking the variance so that the Special Exception for the communications tower can be approved, and that a resolution be adopted repealing Resolution 2023-01.



*DESOTO COUNTY DEVELOPMENT DEPARTMENT
STAFF REPORT*

CASE #: USE-0215-2025

REQUEST: Special Exception: Telecommunications Tower

PROPERTY OWNER: Craig's RV Park Inc
7895 NE Highway 17
Arcadia, Florida 34266

APPLICANT: Hahn Towers Inc
1199 S Federal Hwy, Suite 249
Boca Raton, Florida 33432

PROPERTY ID: 33-36-25-0000-0226-0000

PROPERTY ADDRESS: NE Highway 17, Arcadia, FL 34266

TOTAL PARCEL SIZE: +/- 8.28-acres

ZONING DISTRICT: A-10 (Agricultural- 10)

FUTURE LAND USE DESIGNATION: Rural/Agricultural

OVERLAY DISTRICTS: Conservation Overlay District

DEVELOPMENT REVIEW REPORT
(GREEN STREET/M.SERVIA)

The applicant has applied for a Special Exception use application (USE-0215-2025) to construct a 195' monopole communications tower and corresponding 3,000 sq ft fenced compound on a vacant +/- 8.28-acre parcel, located between NE Cubitis Ave and NE Highway 17 with frontage on both roads. The property is zoned Agricultural - 10 (A-10) and located in the Rural/Agricultural Future Land Use Category.

LDR Article XI, Division 5 requires the Planning Commission/Local Planning Agency to hold at least one public hearing with due public notice on the Special Exception use application and to provide a recommendation on the application to the Board of County Commissioners.

OVERVIEW OF REQUEST

The subject parcel is located on NE Highway 17 (See Exhibit A) and is owned by Craig's RV Park Inc. The applicant is requesting a Special Exception to allow a communications tower on site. The property is currently vacant.

The 2040 Future Land Use Map shows the property is located within the Rural/Agricultural Future Land Use Category (See Exhibit B) and the Official Zoning District Atlas shows the property is zoned Agricultural - 10 (A-10) (See Exhibit C). The subject parcel is non-conforming at +/- 8.28-acres as it does not meet the required minimum lot size of 10 acres in the A-10 zoning district; however, it is a Lot of Record (see Exhibit F).

The LDR defines the proposed use as a "communications tower" and the use is referred to as a "communication transmitting and receiving facilities, non-occupied" in the A-10 zoning district.

Craig's RV Park, Inc. received approval of a variance (Resolution 2023-01) on November 7, 2023, by the Board of Adjustments to allow a single-family residence with a barn for livestock on an 8.28-acre parcel. The corresponding staff report stated that some of the original site acreage was taken by FDOT for US 17 improvements, which may have been the reason for the non-conforming lot size, but the case file lacked any documentation confirming this assumption. The variance was approved to allow a single-family residence with a barn for livestock. No building permits or construction occurred since approval of this variance and staff recommends a condition revoking the variance so that the Special Exception for the communications tower can be approved, and that a resolution be adopted repealing Resolution 2023-01.

In conformance with LDR Section 20-762, which governs lots, parcels, or structures that become nonconforming as a result of eminent domain, the Planning Director may grant a waiver to Section 20-126(2) (i.e., development standards for A-10 zoning district related to minimum lot area), and recognizing the existing 8.28-acre site for the proposed communications tower as appropriately sized and complying with the following criteria (Exhibit G):

- a. Determine that the requested waiver will not adversely affect visual, safety, aesthetic or environmental concerns of neighboring properties;
- b. Determine that the requested waiver does not adversely affect the safety of pedestrians or operators and passengers of motor vehicles; and
- c. Preserve required off-street parking requirements to the greatest extent

practicable. The reconfiguration, reduction, or removal of landscape or open space requirements may be considered to preserve off-street parking.

Approximately 1/3 of the site is located within the Conservation Overlay District (COD). The areas in the COD lie in the northern portion of the parcel and along the eastern boundary, contiguous to Highway 17. The lease area for the proposed communications tower is shown outside the COD limits. An Environmental Site Report is required to be submitted with the Improvement Plan, which will include specific information for the onsite resources and their relationship to planned improvements.

Land Development Regulations (LDR) Section 20-126(1)(c)(3) provides for "Communication transmitting and receiving facilities, non-occupied" as a special exception use provided the criteria for special exception uses in LDR Article XI, Division 5, of this chapter are met. Chapter 365.172(13)(b)1 of the Florida Statutes generally limits local government review to aesthetics, landscaping, land use-based location priorities, structural design, and setbacks.

An application for the Special Exception was received in the Development Department on June 17, 2025.

PROPOSED RESOLUTION

A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING WITH CONDITIONS A SPECIAL EXCEPTION USE (USE-0215-2025) FOR A COMMUNICATIONS TOWER AND ACCESSORY EQUIPMENT ON A +/-8.28- ACRE PARCEL ZONED AGRICULTURAL – 10 (A-10) AND LOCATED BETWEEN CUBITIS AVENUE AND NE HIGHWAY 17, APPROXIMATELY 800-FEET NORTH OF NE BROWNVILLE STREET, THE PARCEL IDENTIFICATION NUMBER BEING 33-36-25-0000-0226-0000; INCORPORATING THE WHEREAS CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

DATA & ANALYSIS

In all quasi-judicial proceedings, the applicant shall bear the burden of demonstrating with competent and substantial evidence that the application satisfies the applicable requirements of the LDR and Comprehensive Plan.

A. **Application requirements.** LDR Section 20-1431 requires that a Special Exception Use Application be submitted indicating the LDR basis in which the Special Exception use is sought and stating the grounds upon which it is requested, with particular reference to the types of findings which the Planning Commission must make, as described below. The application must demonstrate that approval of the Special Exception will be in harmony with the LDRs general intent and purpose, not be injurious to the neighborhood or to adjoining properties, or otherwise detrimental to the public's welfare. Evidence to support such includes, but is not limited to the following, where applicable:

1. Plans at an appropriate scale showing proposed placement of structures on the property, provisions for ingress and egress, off-street parking, and off-street loading areas, refuse and services areas, and required yards and other open spaces.
 - a. Placement of structures. *The request is for an unmanned, 195' communications tower to be placed within a 3,000 SF fenced lease area on vacant property zoned Agricultural - 10. The applicant has submitted a site plan showing the proposed 50' x 60' lease area, with the proposed 195' monopole tower (200' highest appurtenance). The communications tower is shown in the center of the lease area, with an 8' opaque white PVC fence containing three strands of barbed wire around the exterior of the lease area.*

The A-10 zoning district allows unoccupied communication transmitting and receiving facilities with approval of a Special Exception. The LDR requires a minimum setback from any property boundary line equal to 100 percent of proposed tower height. The concept plan shows that the distance from property lines to the communications tower exceeds the minimum required setbacks with 600' from the north, 203' from the east, 206' from the south, and 204 feet from the west.

The site is in the Rural/Agricultural Future Land Use Category. Parcels to the north, east, and west are vacant, with a church located on the adjacent property to the south.

*No additional structures or commercial activities are proposed, and staff recommends a condition clarifying that the project is for one monopole tower and accessory equipment. The future lease areas shown on the concept plan are not authorized for any improvements beyond the conditioned approval. Based upon the above, the application can be found in **conformance** with this factor.*

- b. Provisions for ingress and egress. *The proposed use is an unoccupied communications tower. An existing cement access drive is located on NE Cubitis Avenue. The applicant proposes a 20' wide ingress/egress and utility easement from the existing driveway on NE Cubitis Avenue to the proposed lease parcel (50' x 60' fenced compound). Within the proposed ingress/egress easement, a 20' wide shell access drive with a 20' x 120' turnaround area to support fire apparatus is shown on the concept plan and conditioned to be approved by the Public Safety Department and the County Engineer with the Improvement Plan. . If gated, all details of the gate will be approved by the Public Safety Department with the Improvement Plan. Based upon the above, the application can be found in **conformance** with this factor.*
- c. Off-street parking. *The proposed use is an unoccupied telecommunications tower. The LDR does not have specific requirements for parking for this type of utility use. It will occasionally have a service vehicle visiting the site for maintenance and is considered like a utility sewer lift station in terms of visitors/parking. The site plan does show a 20' x 120' turnaround area at the entrance of the fenced compound, which should adequately accommodate the parking needs of the site. The narrative indicates that one parking space for a technician is needed. Based upon the above, the application can be found in **conformance** with this factor.*
- d. Off-street loading. *The proposed use is an unoccupied telecommunications tower. Loading is not required for this use, and therefore, this factor is not applicable.*
- e. Refuse and service areas. *The proposed use is an unoccupied telecommunications tower. A solid waste collection plan has not been shown on the concept plan. If solid waste service is required for the use, it will be the applicant's responsibility to engage in a solid waste contract with the County's provider, as conditioned in*

*this report. Based upon the above, the application can be found in **conformance** with this factor with **conditions**.*

- f. Required yards and open space. *LDR 20-126(2)(c) requires a minimum front yard setback of 50', a minimum side yard setback of 30', and a minimum rear yard setback of 50' in the A-10 zoning district for structures, and LDR 20-126(1)(c)3 requires a minimum setback from any property boundary line equal to 100 percent of proposed communications tower height. The plan shows that the minimum required tower setbacks will be met, as the distance from property lines ranges between 203'-600'. The A-10 zoning district does not limit the amount of impervious lot coverage. Based upon the above, the application can be found in **conformance** with this factor.*

2. Plans showing proposed locations for utilities hook-up.

*Consistency analysis: The proposed use is an unoccupied telecommunications tower. The site plan does not show any plans for water and sewer. The site is not located in Desoto County Utility service area. Electric service and fiber optics will be coordinated by local utility providers. No additional utilities are proposed. Based upon the above, the application can be found in **conformance** with this factor.*

3. Plans for screening and buffering with reference as to type, dimensions and characters.

*Consistency analysis: The proposed use is an unoccupied communications tower as a Special Exception use on private property zoned Agricultural – 10 (A-10). The buffer matrix in DR Section 20-600 does not expressly require a buffer for telecommunication towers. Since there are no irrigation systems or water supply in the vicinity, the applicant has proposed an 8' decorative white PVC fence around the 3,000 SF compound to screen the equipment cabinets from view. Based upon the above, the application can be found in **conformance** with this factor.*

4. Plans for proposed landscaping and provisions for trees.

Consistency analysis: As stated above, the buffer matrix in Section 20-600 does not expressly require a buffer for communication towers, and therefore trees and landscaping are not proposed.

*Based upon the above, the application can be found in **conformance** with this factor.*

5. Plans for proposed signs and lighting, including type, dimensions and character. All signs and lighting must be in compliance with the DeSoto County Land Development Regulations.

*Consistency analysis: No information was provided regarding signs or lighting. To meet FAA requirements, the tower is proposed to have a medium-intensity, white flashing beacon light to be used during the daytime and twilight hours. During the night, the light will change to a red flashing beacon per FAA requirements. The ground equipment area will have standard security lighting, which will be approved with the Improvement Plan. Based upon the above, the application can be found in **conformance** with this factor.*

The Special Exception application and proposed site plan were considered in applying the standards for the proposed communications tower.

Based upon the findings and conclusions above, with conditions, it can be concluded that the applicant has demonstrated that approval of the Special Exception will be in harmony with the LDRs general intent and purpose, not be injurious to the neighborhood or to adjoining properties, or otherwise detrimental to the public welfare, if approved with the recommended conditions.

B. Staff review. LDR Section 20-1432 addresses staff review.

- Section 20-1432(a) provides that upon receipt of an application for Special Exception; the Development Director shall determine whether the application is complete. The Development Director may waive some or all of the plans required by Section 20-1431(1) if the Special Exception includes only a change/addition in use without any new construction. If the application is complete, it will be accepted for review. If the application is incomplete, the Development Director shall specify in writing the additional information required for the application to be processed. No further action shall be taken on the application until the additional information is submitted and determined to be complete.

Consistency analysis: On June 17, 2025, the applicant filed a Special Exception use application for a proposed 195' telecommunications tower on the subject property. The Development Director

subsequently determined the application was complete.

- Section 20-1432(b) states that after receipt of a complete application, the Development Director shall distribute the application for review by County staff and/or the Development Review Committee.

Consistency analysis: The Development Director distributed the application to the Development Review Committee members.

- *Section 20-1432(c) provides that upon completion of review; the Development Department shall prepare a staff report and schedule review of the application by the Planning Commission.*

Consistency analysis: The application is scheduled for the June 2, 2026, Planning Commission meeting. The application is also scheduled for the June 23, 2026, Board of County Commissioners public hearing.

- C. **Planning Commission findings.** LDR Section 20-1433 provides that before any Special Exception use shall be recommended for approval to the Board of County Commissioners, the Planning Commission shall make a written finding that the granting of the Special Exception Use will not adversely affect the public interest, that the specific requirements governing the individual Special Exception Use, if any, have been met by the applicant, and that satisfactory provisions and arrangements have been made concerning twelve (12) matters, where applicable. These 12 matters and staff's evaluation of conformance with these matters is addressed below.

1. Compliance with all elements of the Comprehensive Plan.

*Consistency analysis: The 2040 Future Land Use Map shows the subject property is located within the Rural/Agricultural Future Land Use. The intent of the Rural/Agricultural Future Land Use category is primarily agricultural, pastoral, and rural residential development. A portion of the property is within the Conservation Overlay District, but no development is proposed in that area. A condition is recommended that an Environmental Site Study shall be submitted by the applicant with the Improvement Plan, as required by the Comprehensive Plan. A clean Phase I Environmental Report and NEPA report were submitted with the application. The applicant has also provided a letter from SWFWMD exempting the project from an Environmental Resource Permit (ERP). This application can be found to be in **conformance** with all applicable elements of the Comprehensive Plan.*

2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

- a. Automotive safety and convenience.

*Consistency analysis: The proposed Special Exception is a request to allow a 195' communications tower on private property zoned A-10. The proposed use is an unmanned communications tower. An existing cement access drive from NE Cubitis Avenue is in place. The applicant proposes a 20' wide ingress/egress and utility easement from the existing driveway on NE Cubitis Avenue to the proposed 50' x 60' fenced compound. Within the proposed ingress/egress easement, a 20' wide shell access drive with a 20' x 120' turnaround area to support fire apparatus is proposed. A 12' wide double swing access gate is proposed at the entrance to the fenced compound. The Public Safety Department and County Engineer will review the details of these items with the Improvement Plan to ensure compliance with the county standards. The use does not have regular visitors via automobile, just occasional maintenance vehicles. Based upon the above, it is concluded that the application can be found to be in **conformance** with the applicable standards.*

- b. Pedestrian safety and convenience.

*Consistency analysis: No pedestrian facilities are proposed nor required. Based upon the above, it is concluded that the application can be found to be in **conformance** the applicable standards.*

- c. Traffic flow and control.

*Consistency analysis: As previously mentioned, there is very little traffic that will be generated by this unmanned utility use and traffic flow and control will not be an issue if this project is approved. Based upon the above, it is concluded that the application can be found to be in **conformance**.*

d. Access in case of fire or catastrophe.

Consistency analysis: As previously mentioned, the concept plan shows a 20' wide shell access drive with a 20' x 120' turnaround area to support fire apparatus is proposed. A 12' wide double swing access gate is proposed at the entrance to the fenced compound. Wireless carriers will also install emergency backup generators and use constant electronic monitoring of their equipment. Any malfunction will sound an alarm at the National Operations Center (NOC) so the fire department can then be notified.

*Further review of the proposed access will be conducted with the Improvement Plan to ensure compliance with all fire standards.. Based upon the above, it is concluded that the application can be found to be in **conformance**.*

3. Off-street parking and loading areas, where required, and economic, noise, vibration, dust, glare or odor effects of the Special Exception on adjoining properties and properties generally in the district. Issues generally related to off-street parking and loading have been addressed elsewhere in this report.

a. Economic impacts.

*Consistency analysis: The application states that the proposed use will provide critical communication services for the surrounding residents as well as to the motorists traveling along US 17. The communications tower will be designed to withstand hurricane force winds in order to provide critical communication services during emergencies and natural disasters. The applicant has indicated that the surrounding area lacks adequate wireless coverage for reliable calls, high-speed data, and E911 emergency services as the closest communications towers are 2.9 miles to the north and 3.4 miles to the south. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

b. Noise impacts.

*Consistency analysis: The Special Exception application states that the proposed telecommunications tower will not emit any noise or contribute to noise pollution in the area. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

c. Vibration impacts.

*Consistency analysis: The Special Exception application states that the proposed telecommunications tower will not produce any vibration effects on the adjoining properties or properties in the district. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

d. Dust impacts.

*Consistency analysis: The Special Exception application states that the proposed telecommunications tower will not produce any dust effects on the adjoining properties or properties in the district. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

e. Glare impacts.

*Consistency analysis: The narrative states that the proposed telecommunications tower will be constructed of a no-glare matte galvanized steel and will not have a glare effect on adjoining properties or properties in the district. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

f. Odor impacts.

*Consistency analysis: The Special Exception application states that the proposed telecommunications tower will not emit any odors that will affect the adjoining properties or properties in the district. Based on the above, it is concluded the application can be found in **conformance** with this factor.*

4. Utilities, with reference to locations, availability and compatibility.

Consistency analysis: Utilities were addressed elsewhere in this report.

5. Screening and buffering with reference to type, dimensions and character.

Consistency analysis: Screening and buffering were addressed elsewhere in this report.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Consistency analysis: Signs and lighting were addressed elsewhere in this report.

7. Required yards and other open space.

Consistency analysis: Required yards and other open space were addressed elsewhere in this report.

8. General compatibility with adjacent properties and other properties in the district.

Consistency analysis: Table 1, below shows the subject property is located within an Agricultural - 10 (A-10) zoning district and the zoning of adjacent properties. The proposed communications tower can be found to be generally compatible with the adjacent properties and other property in the district.

**TABLE 1
LAND USE AND ZONING**

DIRECTION	EXISTING USE	LAND USE	ZONING
SITE	VACANT	RURAL/AGRICULTURAL	A-10
NORTH (OWNED BY CRAIG'S RV PARK)	VACANT	RURAL/AGRICULTURAL	MHP
SOUTH	CHURCH	RURAL/AGRICULTURAL	IL
EAST	VACANT	RURAL/AGRICULTURAL	A-10, IL
WEST (OWNED BY CRAIG'S RV PARK)	NO AG ACREAGE	RURAL/AGRICULTURAL	A-10

*The subject property is located in an area of primarily vacant land to the north, east, and west, with a church located to the south. The property is bordered by NE Cubitis Avenue to the west and Highway 17 to the east. The buffer matrix in Section 20-600 does not expressly require a buffer for telecommunication towers. Since there are no irrigation systems or water supply in the vicinity, the applicant has proposed an 8' decorative white PVC fence around the 3,000 SF compound to shield the equipment cabinets from view. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

9. Any special requirements set out in the zoning district regulations for the particular use involved.

*Consistency analysis: The A-10 zoning district has standards regarding telecommunication towers, in addition to the Special Exception criteria. LDR 20-126(1)(c)3 requires a minimum setback from any property boundary line equal to 100 percent of proposed tower height and the concept plan shows that the minimum required setbacks will be met, as the distance from property lines ranges from 203'-600'. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

10. Public and private utilities, structures, or uses required for public or private utilities, including but not limited to wastewater, gas, electric, and telephone utilities, sanitary landfills, and radio and television stations and towers may be permitted only as a Special Exception use unless determined by the Board to be essential service. In addition to items 1 through 9 above, the review of the request for a Special Exception Use shall include consideration of a plan showing all improvements or alterations that are proposed for the utilities or facilities. The proposed location of such utilities or facilities shall be such as not to be injurious to the health, safety, and welfare of the public or surrounding property owners, and shall protect the character of the surrounding property and maintain the stability of residential, commercial, manufacturing, agricultural, educational, cultural, and recreational areas within the County. The public benefit to be derived, the need for the proposed facilities, the existence of suitable alternative locations, potential impacts to surface or ground water drinking supplies, and whether the facility can properly be located on the site and in the development which it is to service shall also be taken into consideration where appropriate. Conditions in the form of screening, landscaping, or other site development restrictions may be imposed to protect the health, safety and welfare of the public or surrounding property owners.

Consistency analysis: The application included a concept plan that showed the proposed improvements. A more detailed review of the proposed site improvements will take place with the Improvement Plan application. The communications tower will not detrimentally impact the character of the surrounding property and will maintain the stability of residential, commercial, manufacturing, agricultural, educational, cultural, and recreational areas within the County.

The proposed telecommunications tower is located approximately 9 miles north of the City of Arcadia Airport. The applicant provided a letter from the FAA, issued October 23, 2024, noting a determination of no hazard to air navigation after conducting an aeronautical study for the proposed 195' telecommunications tower (200' highest appurtenance). Lighting of the tower is to be in accordance with the FAA.

DeSoto County Engineering stated that at the Improvement Plan stage, the applicant will have to demonstrate that the configuration of the turnaround must be sufficient for the types of emergency vehicles required by the Fire Department. The applicant shall also demonstrate that the stabilized surface can support the weight of emergency vehicles.

*All other items mentioned in #10 above were previously addressed in this report. Based on the above, it is concluded the application can be found to be in **conformance** with this factor **with conditions**.*

11. The proposed use shall not act as a detrimental intrusion into the surrounding area.

*Consistency analysis: The proposed communications tower will meet the minimum zoning requirements and is listed as a permitted use by special exception in the A-10 zoning district and is not expected to act as a detrimental intrusion into the surrounding area. Chapter 365.172(13)(b)1 of the Florida Statutes generally limits local government review to aesthetics, landscaping, land use-based location priorities, structural design, and setbacks. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

12. The proposed use shall meet the performance standards of the district in which the proposed use is permitted.

Consistency analysis: The project is in the A-10 zoning district and can be authorized with approval of a special exception. Unoccupied

*communication transmitting and receiving facilities with a minimum setback from any property boundary line equal to 100 percent of the proposed tower height is required and the subject communication tower complies with this standard. The site plan shows the distance from the monopole tower to property lines range from 203'-600'. Based on the above, it is concluded the application can be found to be in **conformance** with this factor.*

In conclusion, based upon the analysis above, the applicant has demonstrated, with competent and substantial evidence, that granting of the Special Exception use will not adversely affect the public's interest, that the specific requirements governing the individual Special Exception use application have been met by the applicant, and that satisfactory provisions, arrangements or conditions have been made concerning the above factors.

D. **Public notice requirements.** LDR Section 20-1439(c) requires notice of the date, time and place of the public hearings by the Planning Commission and Board of County Commissioners shall:

1. Be sent at least 10 days in advance of the hearings by mail to ten surrounding property owners or all owners of property within 1,000 feet of the property line of the land subject to the Special Exception use application; and
2. Have at least one sign posted on each road frontage; and
3. Be advertised in a newspaper of general circulation in DeSoto County at least 10 days prior to each public hearing.

The Development Department staff has provided written notice of the hearings which were mailed to the nearby property owners, per the LDR requirements, and such notice is on file with the Development Department and incorporated herein by reference.

ATTACHMENTS

Exhibit A: General Location Map

Exhibit B: Interim 2040 Future Land Use Map, Excerpt

Exhibit C: Official Zoning District Atlas Map, Excerpt

- Exhibit D: Concept Plan
- Exhibit E BOA Resolution No. 2023—01
- Exhibit F Lot of Record Map
- Exhibit G Planning Director Waiver to LDR Section 20-126(2)

ALTERNATIVE ACTIONS FOR THE PLANNING COMMISSION

- A. Enter into the record the Development Review Report, and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to adopt the proposed Resolution.
- B. Enter into the record the Development Review Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein and make a recommendation to the Board of County Commissioners to deny the proposed Resolution.

RECOMMENDED CONDITIONS

1. Repeal by the Board of Adjustments (BOA) of Resolution 2023-01 is required prior to issuance of a Notice to Proceed.
2. The Special Exception approval is limited to one monopole communications tower and accessory equipment related to the proposed communications tower, which shall be approved with the Improvement Plan. No other improvements are authorized with this approval.
3. A minimum 20-foot-wide shell driveway from NE Cubitis Avenue to the lease parcel with a *20' x 120' turnaround area to support fire apparatus* shall be shown on the Improvement Plan and approved by the Public Safety Department and County Engineer. If gated, access shall meet all public safety requirements, as determined by the Public Safety Department prior to Improvement Plan approval.
4. Recorded copies of the 20' wide access & utility easement and the 5' wide utility easement shall be submitted with the Improvement Plan and graphically depicted on Improvement Plan.
5. A photometric plan showing all site lighting shall be approved by the Planning Department with the Improvement Plan.
6. If solid waste service is required for the use, it will be the applicant's responsibility to engage in a solid waste contract with the county's provider and have waste receptacles approved by the county engineer with the Improvement Plan.

7. An Improvement Plan and Notice to Proceed shall be authorized by the Development Department prior to any development on site.

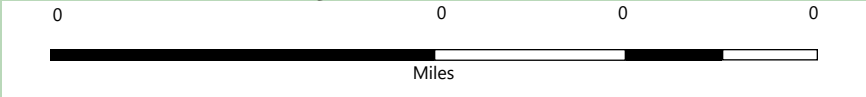
A. Planning Commission: Scheduled for June 2, 2026

B. Board action. Scheduled for June 23, 2026



- Address Point Labels
- Street Labels
- Major Road Labels
- FLUM Labels
- County Boundary
- Address Points
- Major Roads
- Streets
- Parcels
- FLUM 2040
 - Preservation
 - Rural/Agriculture
 - Low Density Residential
 - Medium Density Residential
 - Neighborhood Mixed Use
 - Employment Center
 - Commercial
 - Urban Center Mixed Use
 - Public Land/Institutional
 - Electrical Generating Facility

June 17, 2025



Zoning Map



- Address Point Labels
- Street Labels
- Major Road Labels
- Zoning Labels
- Zoning Designation
 - A-10
 - A-5
 - CE
 - CG
 - CITY
 - CN
 - IH
 - IL
 - ILE
 - MHP
 - MHS
 - P/I
 - PM-1
 - PUD
 - RM
 - RMF-12
 - RMF-6
 - RMF-8
 - RMF-M
 - ROI

June 17, 2025



Prepared By
HORNER SHIFRIN

ALL SCALES ON C SHEETS
 APPLICABLE ONLY WHEN
 PRINTED ON 11" BY 17" SHEETS



HAHN TOWERS

1199 S FEDERAL HIGHWAY, SUITE 249
 BOCA RATON, FL 33432

SPECIAL EXCEPTION BROWNVILLE ARCADIA TOWER

SITE ADDRESS (E-911 TBD)
 NE HIGHWAY 17
 ARCADIA, FL 34266
 DE SOTO COUNTY
 LATITUDE: 27° 18' 18.20418" N
 LONGITUDE: 81° 49' 18.53406" W
 TAX/PIN #: 33-36-25-0000-0226-0000
 ZONING: A-10

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

FLORIDA BUILDING CODE: FBC 2023
 BUILDING/DWELLING CODE: FBC 2023
 STRUCTURAL CODE: FBC 2023
 PLUMBING CODE: FBC 2023
 MECHANICAL CODE: FBC 2023
 ELECTRIC CODE: FEC 2020
 FIRE/LIFE SAFETY CODE: FLORIDA FIRE PREVENTION CODE
 DESIGN WIND SPEED: 142 MPH
 RISK CATEGORY: II
 EXPOSURE CATEGORY: C

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-16 CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

BUILDING CODES AND STANDARDS

DESOTO COUNTY SHERIFF'S OFFICE
 208 E CYPRESS ST
 ARCADIA, FL 34266
 PHONE: (863) 993-4700
 ATTN.: CUSTOMER SERVICE

DESOTO FIRE COUNTY FIRE RESCUE - STATION 1
 25 E CYPRESS ST
 ARCADIA, FL 34266
 PHONE: (863) 993-4885
 ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS

MUNICIPALITY:
 DESOTO COUNTY

STATE:
 FLORIDA

TOWER TYPE:
 MONOPOLE TOWER

TOWER HEIGHT:
 195' (200' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
 0 EXISTING, 1 PROPOSED

USE:
 PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

FLOOD INFO
 SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12027C0062C DATED 11/06/2013 WITHIN FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
 HAHN TOWERS
 1199 S FEDERAL HWY, SUITE 249
 BOCA RATON, FL 33432
 PHONE: (404) 943-9329
 ATTN: MICHAEL HAHN

POWER COMPANY
 FLORIDA POWER AND LIGHT
 PHONE: (800) 226-5885
 ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
 CRAIGS RV PARK INC
 7895 NE HWY 17
 ARCADIA, FL 34266

CONSULTANT
 KIMLEY-HORN AND ASSOCIATES, INC.
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GEORGIA 30009
 PHONE: (470) 571-1306
 ATTN.: DREW PITTS

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 1)
N1	GENERAL NOTES
C0	OVERALL AERIAL PLAN
C1	OVERALL PARCEL PLAN
C1.1	OVERALL SITE PLAN
C2	SITE PLAN
C3	FENCE, GATE, AND COMPOUND DETAILS
C4	SITE SIGNAGE DETAILS
C5	ANTENNA AND TOWER ELEVATION DETAILS

SHEET INDEX

DESOTO COUNTY DEV. DEP. PLANNING & ZONING DIVISION
 201 E OAK ST
 ARCADIA, FL 34266
 PHONE: (863) 993-4811
 ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

PROJECT INFORMATION:

SITE NAME:
 BROWNVILLE ARCADIA TOWER
 NE HIGHWAY 17
 ARCADIA, FL 34266
 DE SOTO COUNTY

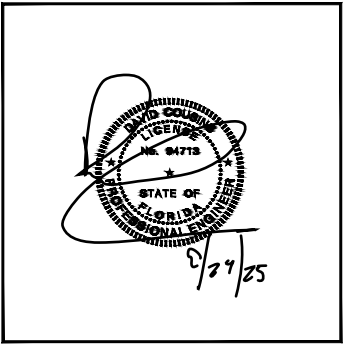
PLANS PREPARED BY:

Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3	09/26/25	CONSTRUCTION	DRC
2	08/11/25	CONSTRUCTION	ALP
1	07/15/24	CONSTRUCTION	ALP
0	04/29/24	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:
 016691000

DRAWN BY: XQD CHECKED BY: ALP

SHEET TITLE:

COVER SHEET

SHEET NUMBER:
 T1

K:\ATL_Wireless\Hahn Towers\Brownville Arcadia Tower\CAD\ZD\HahnTowers-ZD.dwg ----- 09/29/25 3:29 PM by: Dale.Lee

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM HAHN TOWERS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "FLORIDA 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY HAHN TOWERS PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER HAHN TOWERS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C4.



PROJECT INFORMATION:

SITE NAME:
BROWNVILLE ARCADIA TOWER

NE HIGHWAY 17
ARCADIA, FL 34266
DE SOTO COUNTY

PLANS PREPARED BY:

Kimley»Horn

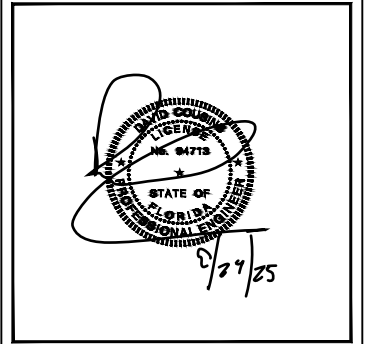
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PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM



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0	04/29/24	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

016691000

DRAWN BY: XQD CHECKED BY: ALP

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

PROJECT INFORMATION:

SITE NAME:
 BROWNVILLE ARCADIA TOWER

NE HIGHWAY 17
 ARCADIA, FL 34266
 DE SOTO COUNTY

PLANS PREPARED BY:

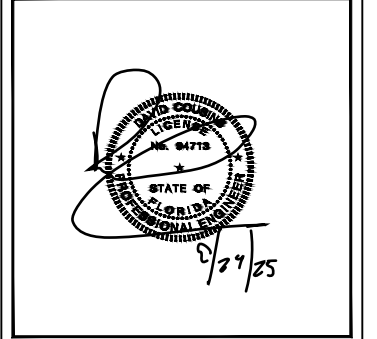
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LICENSER:



KHA PROJECT NUMBER:

016691000

DRAWN BY: CHECKED BY:

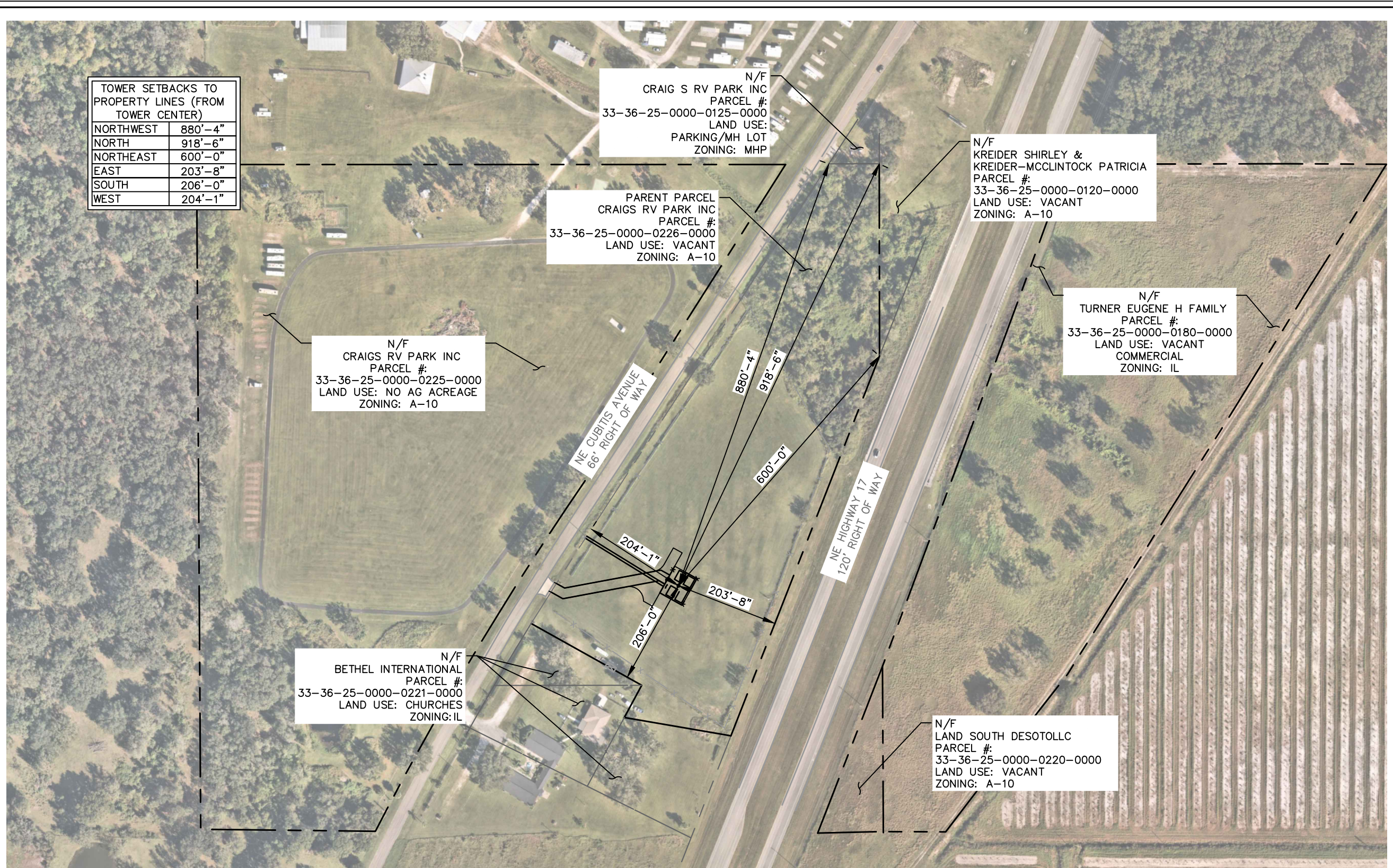
XQD ALP

SHEET TITLE:

OVERALL AERIAL PLAN

SHEET NUMBER:

C0



TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)

NORTHWEST	880'-4"
NORTH	918'-6"
NORTHEAST	600'-0"
EAST	203'-8"
SOUTH	206'-0"
WEST	204'-1"

N/F
 CRAIG S RV PARK INC
 PARCEL #:
 33-36-25-0000-0125-0000
 LAND USE:
 PARKING/MH LOT
 ZONING: MHP

PARENT PARCEL
 CRAIGS RV PARK INC
 PARCEL #:
 33-36-25-0000-0226-0000
 LAND USE: VACANT
 ZONING: A-10

N/F
 KREIDER SHIRLEY &
 KREIDER-MCCLINTOCK PATRICIA
 PARCEL #:
 33-36-25-0000-0120-0000
 LAND USE: VACANT
 ZONING: A-10

N/F
 TURNER EUGENE H FAMILY
 PARCEL #:
 33-36-25-0000-0180-0000
 LAND USE: VACANT
 COMMERCIAL
 ZONING: IL

N/F
 CRAIGS RV PARK INC
 PARCEL #:
 33-36-25-0000-0225-0000
 LAND USE: NO AG ACREAGE
 ZONING: A-10

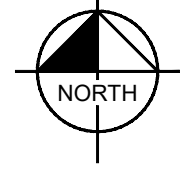
N/F
 BETHEL INTERNATIONAL
 PARCEL #:
 33-36-25-0000-0221-0000
 LAND USE: CHURCHES
 ZONING: IL

N/F
 LAND SOUTH DESOTOLLC
 PARCEL #:
 33-36-25-0000-0220-0000
 LAND USE: VACANT
 ZONING: A-10

SURVEY NOTE:

- HAHN TOWERS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDTEC SURVEYING DATED 03/28/2024 AND SITE VISIT ON 12/27/2023.

1
C0 OVERALL AERIAL PLAN
 SCALE: 1" = 200'



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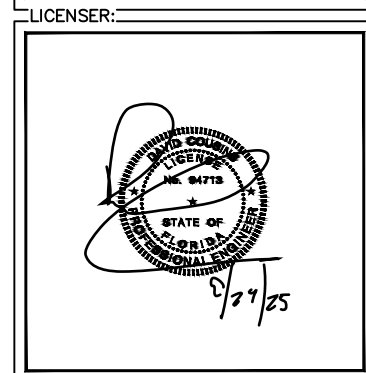
PROJECT INFORMATION:
 SITE NAME:
BROWNVILLE ARCADIA TOWER
 NE HIGHWAY 17
 ARCADIA, FL 34266
 DE SOTO COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM



REV: DATE: ISSUED FOR: BY:

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3	09/26/25	CONSTRUCTION	DRC
2	08/11/25	CONSTRUCTION	ALP
1	07/15/24	CONSTRUCTION	ALP
0	04/29/24	CONSTRUCTION	ALP



KHA PROJECT NUMBER:
 016691000

DRAWN BY: XQD CHECKED BY: ALP

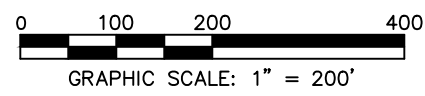
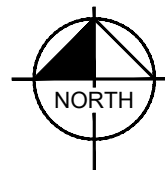
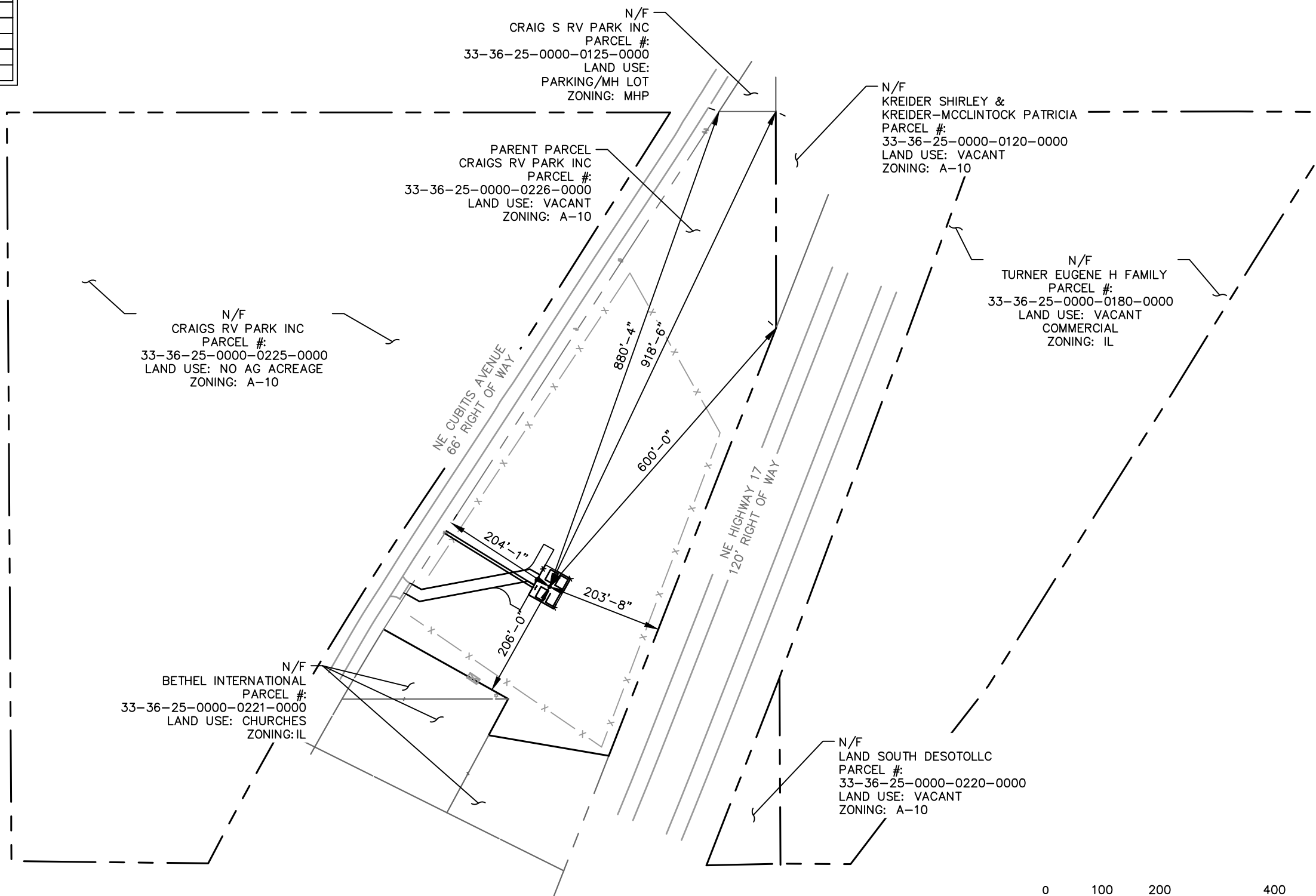
SHEET TITLE:

**OVERALL
 PARCEL
 PLAN**

SHEET NUMBER:
C1

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)

NORTHWEST	880'-4"
NORTH	918'-6"
NORTHEAST	600'-0"
EAST	203'-8"
SOUTH	206'-0"
WEST	204'-1"

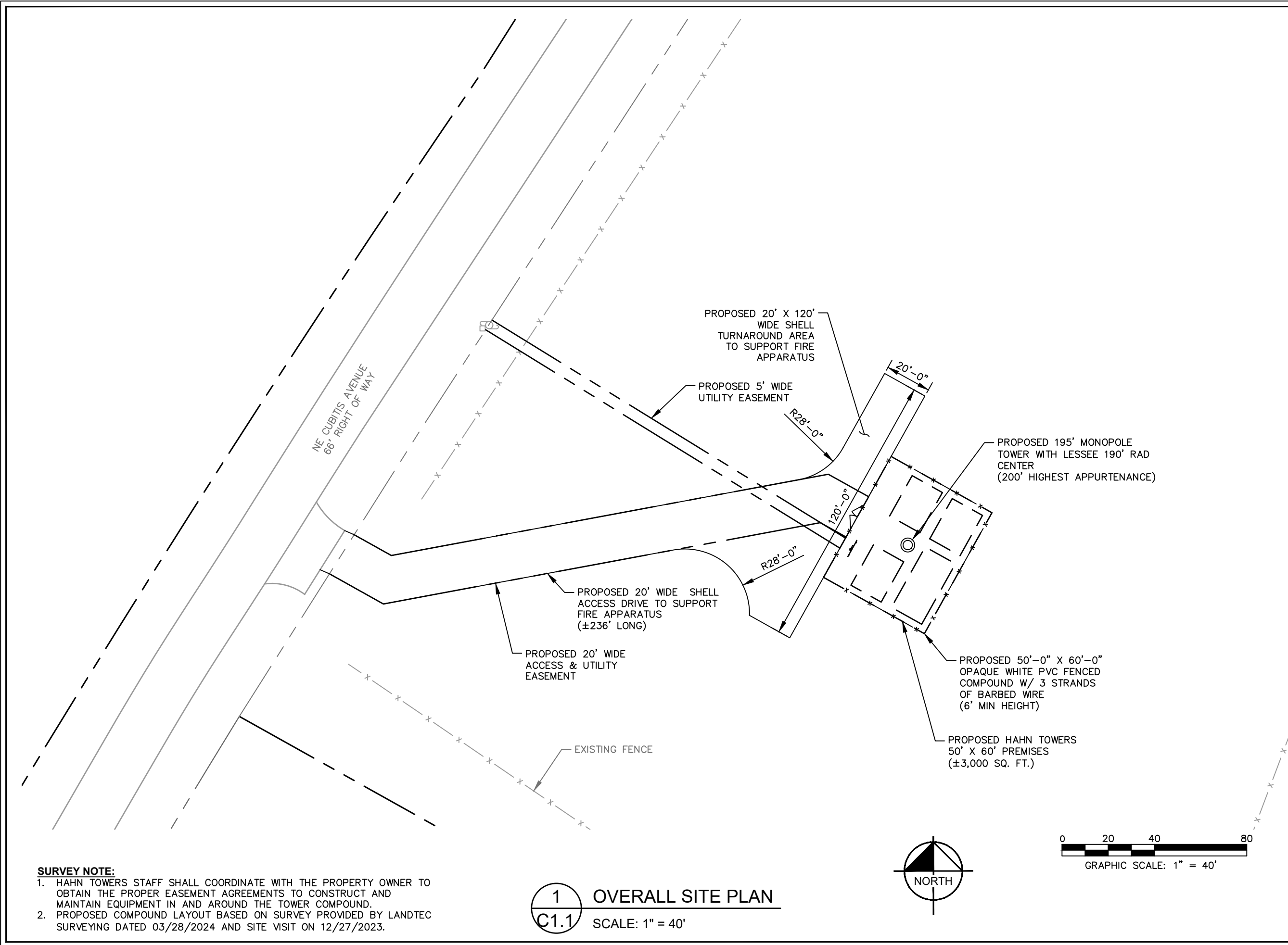


SURVEY NOTE:
 1. HAHN TOWERS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDTEC SURVEYING DATED 03/28/2024 AND SITE VISIT ON 12/27/2023.

1 OVERALL PARCEL PLAN
C1 SCALE: 1" = 200'

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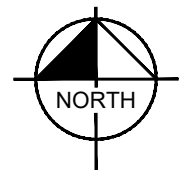
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SURVEY NOTE:

1. HAHN TOWERS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDTEC SURVEYING DATED 03/28/2024 AND SITE VISIT ON 12/27/2023.

1 OVERALL SITE PLAN
C1.1 SCALE: 1" = 40'



HAHN TOWERS
 1199 S FEDERAL HIGHWAY, SUITE 249
 BOCA RATON, FL 33432

PROJECT INFORMATION:
 SITE NAME:
BROWNVILLE ARCADIA TOWER
 NE HIGHWAY 17
 ARCADIA, FL 34266
 DE SOTO COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

REV: _____ DATE: _____ ISSUED FOR: _____ BY: _____

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2	08/11/25	CONSTRUCTION	ALP
1	07/15/24	CONSTRUCTION	ALP
0	04/29/24	CONSTRUCTION	ALP

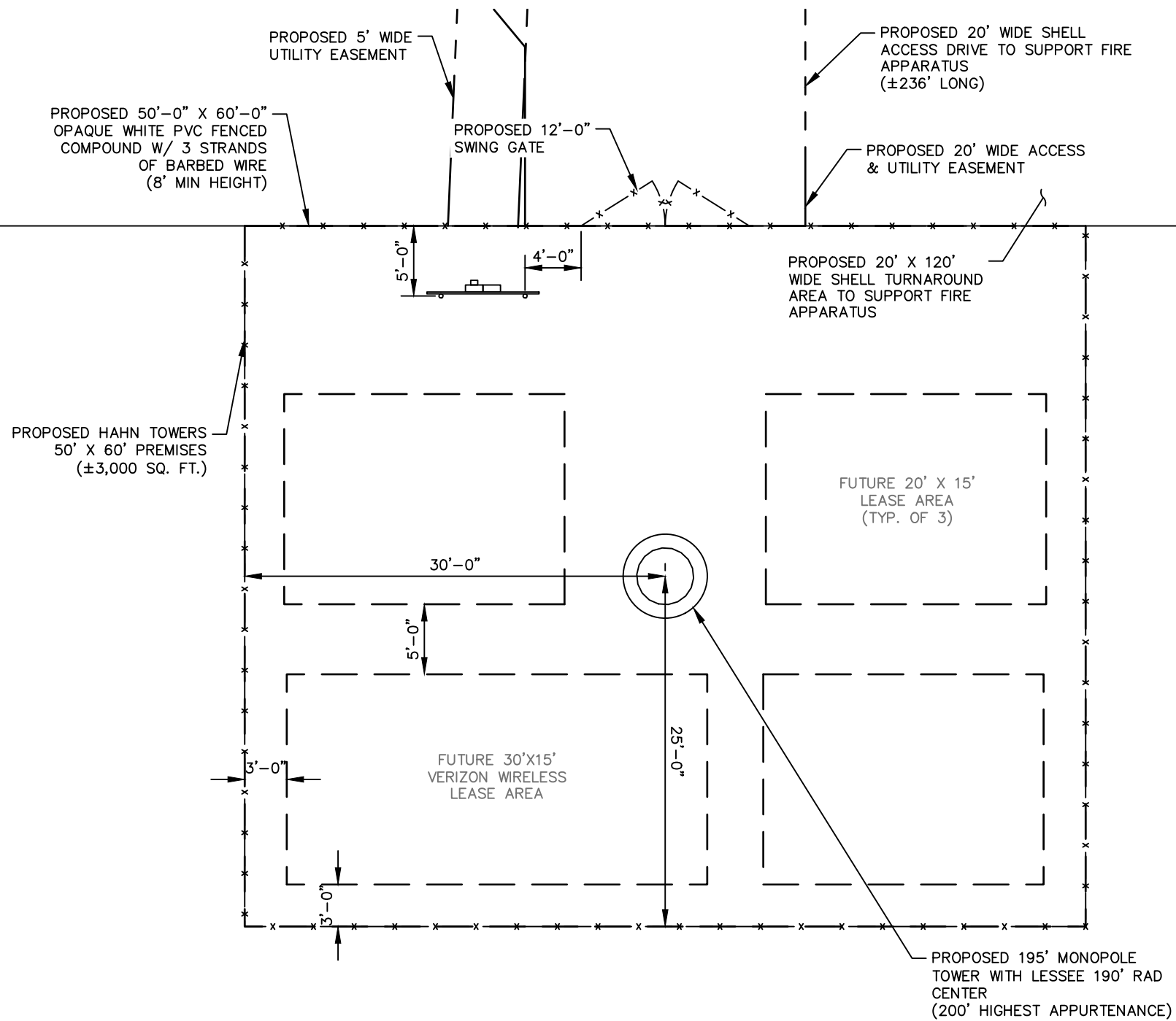
LICENSER:

 KHA PROJECT NUMBER:
 016691000

DRAWN BY: _____ CHECKED BY: _____
 XQD ALP
 SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C1.1

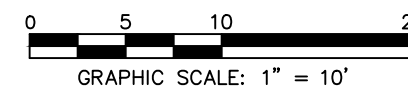
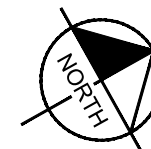
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SITE NOTES:

- HAHN TOWERS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDTEC SURVEYING DATED 03/28/2024 AND SITE VISIT ON 12/27/2023.
- TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM HAHN TOWERS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
- SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12027C0062C DATED 11/06/2013 WITHIN FLOOD ZONE X.

1 SITE PLAN
C2 SCALE: 1" = 10'



HAHN TOWERS
1199 S FEDERAL HIGHWAY, SUITE 249
BOCA RATON, FL 33432

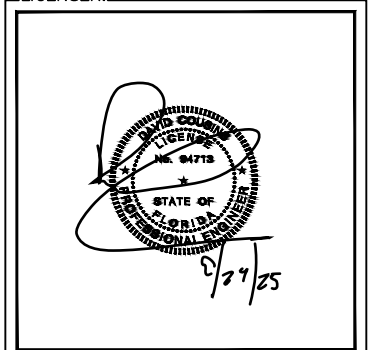
PROJECT INFORMATION:
SITE NAME:
BROWNVILLE ARCADIA TOWER
NE HIGHWAY 17
ARCADIA, FL 34266
DE SOTO COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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3	09/26/25	CONSTRUCTION	DRC
2	08/11/25	CONSTRUCTION	ALP
1	07/15/24	CONSTRUCTION	ALP
0	04/29/24	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:
016691000

DRAWN BY: XQD CHECKED BY: ALP

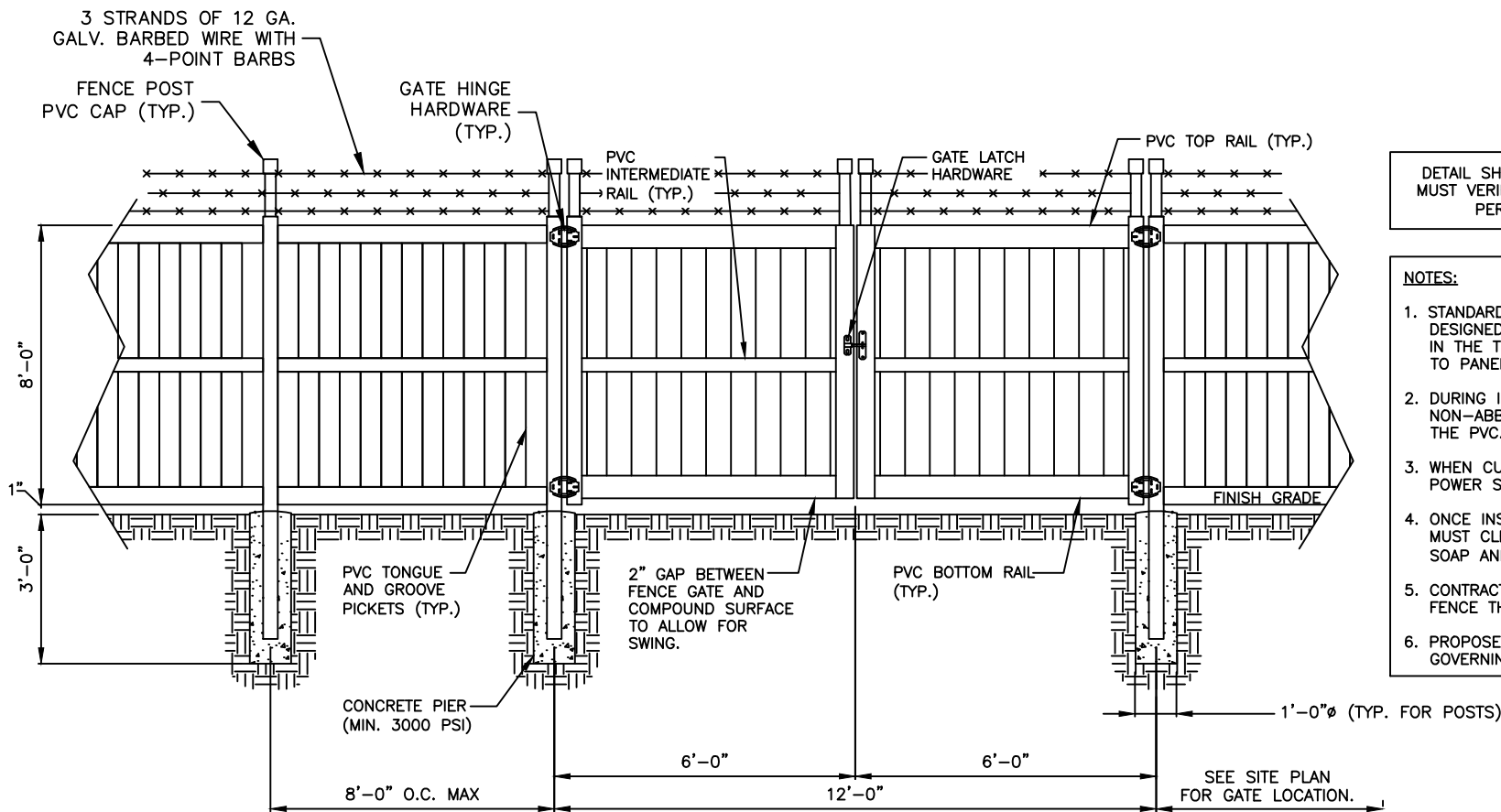
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

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DETAIL SHOW FOR REFERENCE ONLY. CONTRACTOR MUST VERIFY ALL PVC FENCE MATERIAL AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

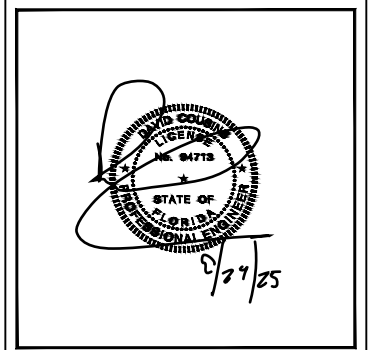
- STANDARD FENCE SECTION AND GATES ARE DESIGNED FOR LEVEL TERRAIN. SIGNIFICANT SLOPES IN THE TERRAIN WILL NECESSITATE MODIFICATIONS TO PANEL KITS, GATE KITS, AND POSTS.
- DURING INSTALLATION, WORK ON A SOFT, NON-ABBRASIVE SURFACE TO AVOID SCRATCHING THE PVC.
- WHEN CUTTING THE PVC COMPONENTS WITH A POWER SAW, USE A FINE TOOTHED BLADE.
- ONCE INSTALLATION IS COMPLETE THE CONTRACTOR MUST CLEAN PVC MATERIAL WITH A NON-ABBRASIVE SOAP AND SOFT PAD/TOWELS.
- CONTRACTOR MUST REPLACE ANY SECTION OF FENCE THAT IS SCRATCHED OR DAMAGED.
- PROPOSED FENCE MUST MEET ALL LOCAL AND GOVERNING WIND CODES.

1 WHITE PVC FENCE DETAIL
C3 NOT TO SCALE

REV: DATE: ISSUED FOR: BY:

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3	09/26/25	CONSTRUCTION	DRC
2	08/11/25	CONSTRUCTION	ALP
1	07/15/24	CONSTRUCTION	ALP
0	04/29/24	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:
016691000

DRAWN BY: XQD CHECKED BY: ALP

SHEET TITLE:

**FENCE, GATE, AND
COMPOUND
DETAILS**

SHEET NUMBER:
C3

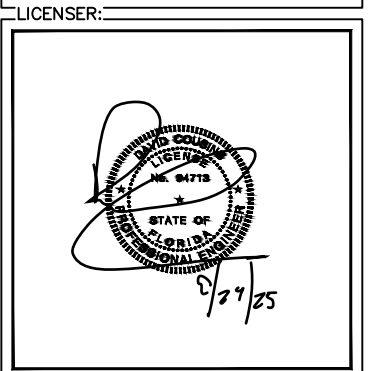
PROJECT INFORMATION:
 SITE NAME:
BROWNVILLE ARCADIA TOWER
 NE HIGHWAY 17
 ARCADIA, FL 34266
 DE SOTO COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM



REV: _____ DATE: _____ ISSUED FOR: _____ BY: _____

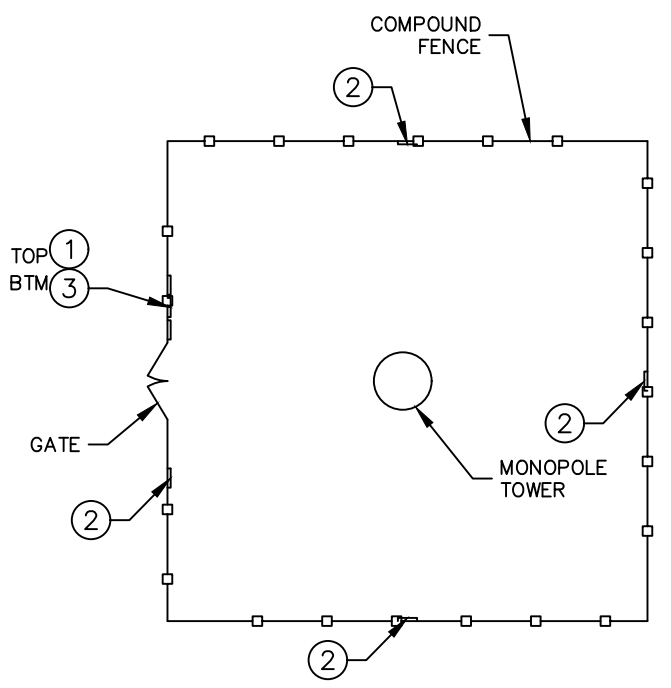
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2	08/11/25	CONSTRUCTION	ALP
1	07/15/24	CONSTRUCTION	ALP
0	04/29/24	CONSTRUCTION	ALP



KHA PROJECT NUMBER:
 016691000
 DRAWN BY: _____ CHECKED BY: _____
 XQD ALP

SHEET TITLE:
SITE SIGNAGE DETAILS

SHEET NUMBER:
C4



NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS
 DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

1 SIGN PLACEMENT PLAN VIEW
C4 NOT TO SCALE



1 ELECTRICAL HAZARDS SIGN
 10" X 14" PLASTIC SIGN WITH 1/4"
 DRILLED HOLES IN EACH CORNER
 THICKNESS: 0.005"
 HUNG ON COMPOUND GATE

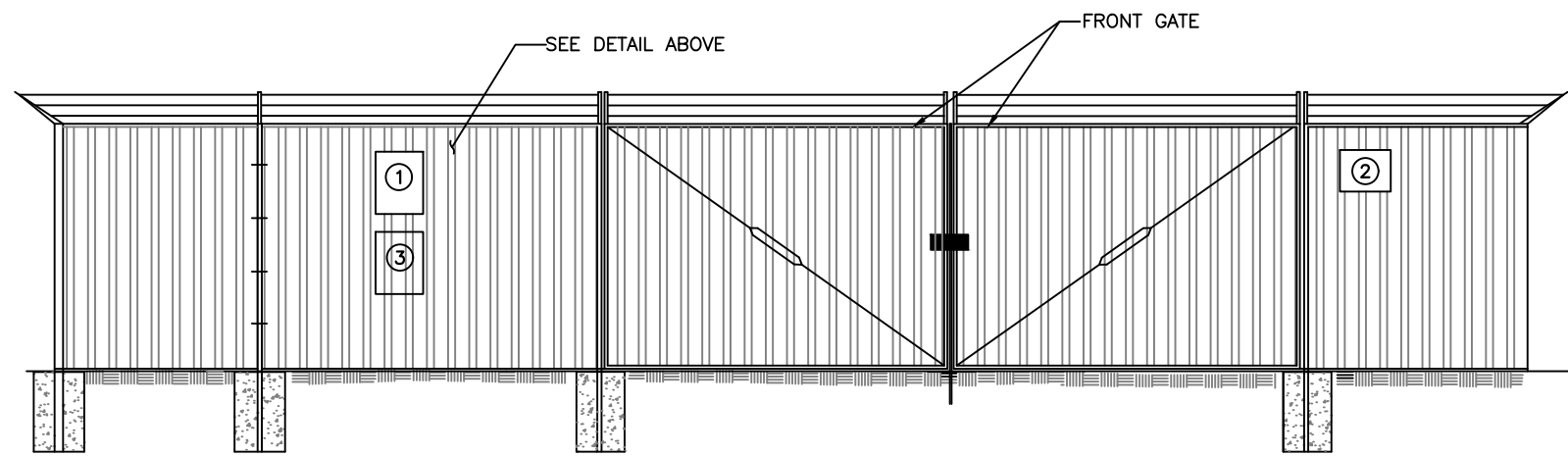


2 SECURITY CAMERA SIGN
 12" X 18" ALUMINUM SIGN WITH 1/4"
 DRILLED HOLES ON EACH CORNER
 THICKNESS: 0.05"
 HUNG ON COMPOUND GATE



3 WARNING-RD SIGN (RED)
 18" HIGH X 24" ALUMINUM SIGN WITH 1/4"
 DRILLED HOLES IN EACH CORNER
 THICKNESS: 0.05"
 HUNG ON ACCESS ROAD GATE IF
 APPLICABLE

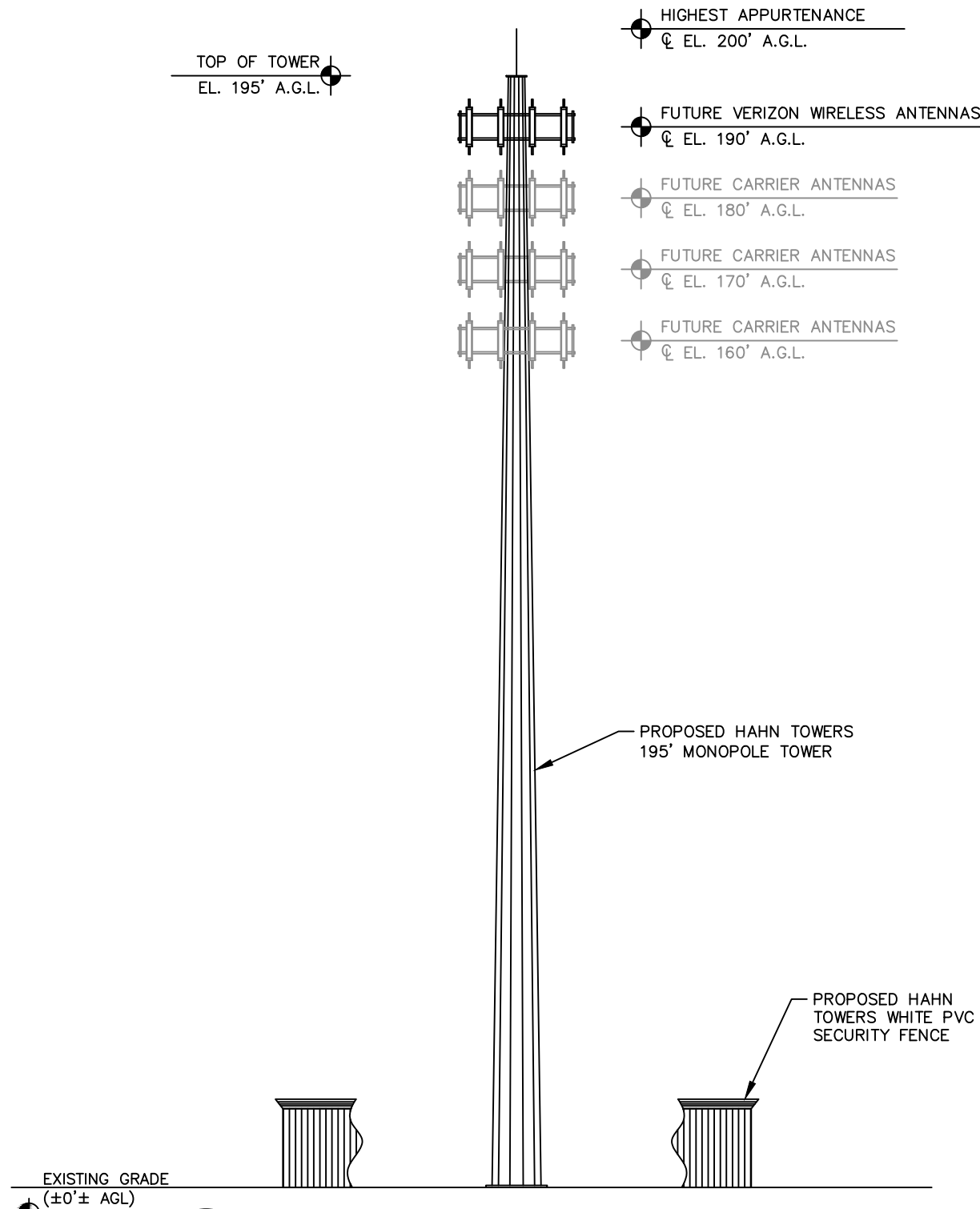
2 TYPICAL SIGNS AND SPECIFICATIONS
C4 NOT TO SCALE



3 SIGN PLACEMENT FRONT GATE VIEW
C4 NOT TO SCALE

SIGNAGE NOTES:
 1. SIGNS SHALL BE FABRICATED FROM CORROSION
 RESISTANT PRESSED METAL, AND PAINTED WITH LONG
 LASTING UV RESISTANT COATINGS.
 2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE
 MOUNTED TO THE TOWER, GATE, AND FENCE USING A
 MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS
 UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS
 WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR
 METAL AS THE STRUCTURE TO AVOID GALVANIC
 CORROSION.

K:\ATL_Wireless\Hahn Towers\Brownville Arcadia Tower\CAD\ZD\HahnTowers-ZD.dwg 09/29/25 3:29 PM by: Dale.Lee



1 MONOPOLE TOWER ELEVATION
C5 NOT TO SCALE

- NOTES:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
 3. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.
 4. PROPOSED TOWER WILL NOT BE ILLUMINATED

HAHN TOWERS
 1199 S FEDERAL HIGHWAY, SUITE 249
 BOCA RATON, FL 33432

PROJECT INFORMATION:
 SITE NAME:
 BROWNVILLE ARCADIA TOWER
 NE HIGHWAY 17
 ARCADIA, FL 34266
 DE SOTO COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM



REV: DATE: ISSUED FOR: BY:

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3	09/26/25	CONSTRUCTION	DRC
2	08/11/25	CONSTRUCTION	ALP
1	07/15/24	CONSTRUCTION	ALP
0	04/29/24	CONSTRUCTION	ALP

LICENSER:
 FOR ILLUSTRATIVE PURPOSES ONLY-
 NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:
 016691000
 DRAWN BY: XQD CHECKED BY: ALP

SHEET TITLE:
ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:
 C5

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2023 - 01

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF DESOTO COUNTY, FLORIDA, GRANTING TO CRAIG'S RV PARK, INC. A VARIANCE (VAR 0002-2023) APPROVAL WITH CONDITIONS TO ALLOW WITHIN THE AGRICULTURE - 10 (A-10) ZONING DISTRICT A SINGLE-FAMILY RESIDENCE WITH A BARN FOR LIVESTOCK ON A 8.28 ACRE PARCEL, LOCATED AT NE CUBITIS AVE, THE PROPERTY IDENTIFICATION NUMBER BEING 33-36-25-0000-0226-0000; INCORPORATING THE WHEREAS CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the DeSoto County Property Appraiser records show that the subject property is located on NE Cubitis Ave and is owned by Craig's RV Park, Inc. (Exhibit A: Location Map); and

WHEREAS, the 2040 Future Land Use Map shows the 8.28-acre property is located within the Rural/Agricultural Land Use designation and the Official Zoning District Atlas shows the property is situated within the Agricultural - 10 (A-10) zoning district; and

WHEREAS, Land Development Regulations (LDR) Section 20-1459 provides for staff review and Section 20-1460 provides for initial determination and required findings by the Board of Adjustment. provided the criteria for variances in LDR Article XI, Division 6, of this chapter are met; and

WHEREAS, on April 11, 2023, a Variance application and fee was submitted to the Development Department (VAR 0002-2023) for a single-family residence with a barn for livestock on an 8.28-acre property zoned Agricultural - 10 (A-10), requires 10-acre minimum; and

WHEREAS, the Development Department has reviewed the Variance application and concludes the application is in conformance with the LDR; and

WHEREAS, on November 7, 2023, the Board of Adjustment held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other competent substantial evidence presented at the hearing; and

WHEREAS, the Board of Adjustment concluded the Variance application established through findings of fact and competent substantial evidence the application was in harmony with the LDRs general intent and purpose, is not injurious to the neighborhood or to adjoining properties or is otherwise detrimental to the public welfare based on the findings herein and conditions of approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT 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 8.28-acre parcel is located at NE Cubitis Ave, the Property Identification Numbers being 33-36-25-0000-0226-0000.

Section 3. *Findings and conclusions.* The Development Review Report, incorporated herein by reference, represents the written findings of fact and conclusions to support granting to Craig's RV Park, Inc., a Variance to allow within the A-10 zoning district, a single-family residence with a barn for livestock on an 8.28-acre property zoned Agricultural - 10 (A-10) requires 10-acre minimum, in accordance with the Land Development Regulations.

Section 4. *Effective date.* This Resolution shall take effect immediately upon its adoption. **PASSED AND ADOPTED** this 7th day of November, 2023.

ATTEST:

**BOARD OF ADJUSTMENTS
OF DESOTO COUNTY, FLORIDA**

By: 

John Osborne
Interim Development Director

By: 

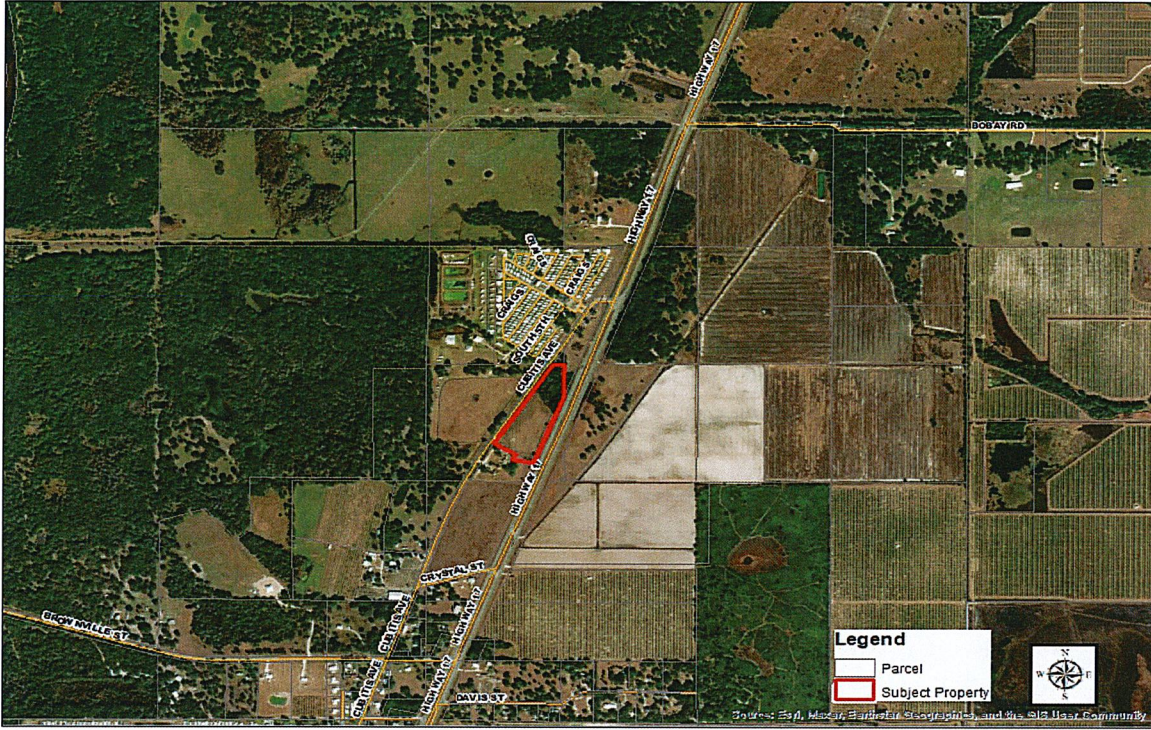
Brian Young, Commissioner

APPROVED AS TO LEGAL FORM

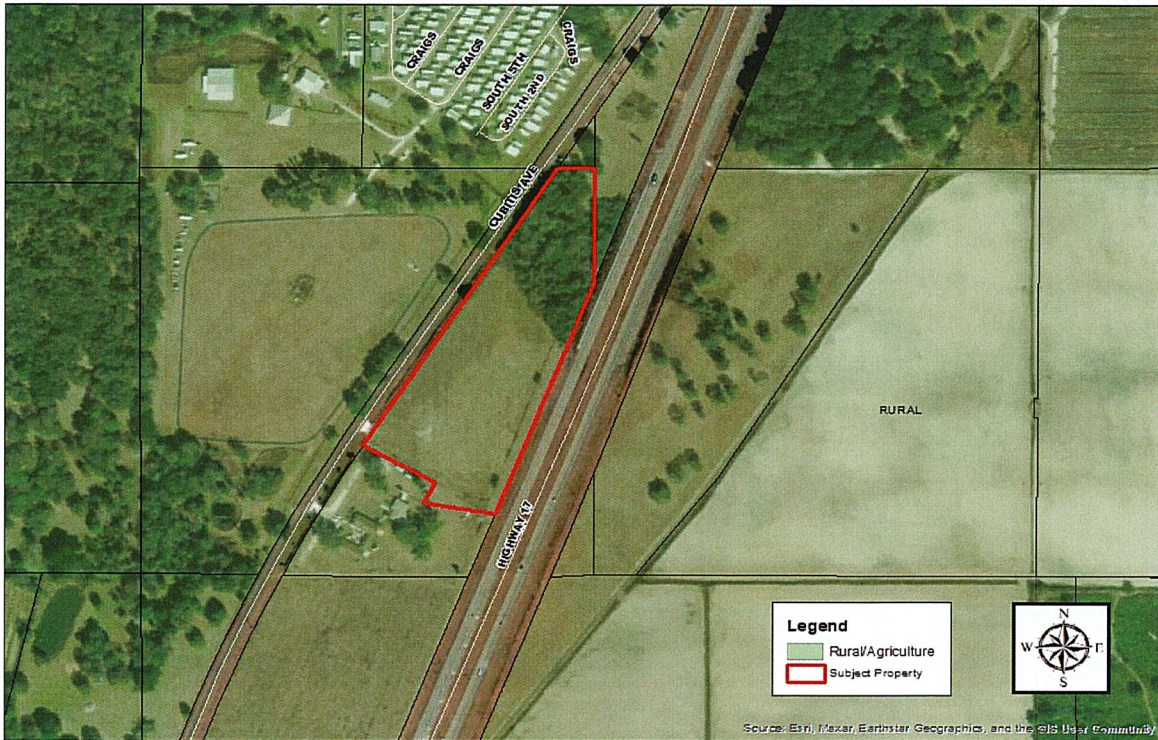
By: 

Donald D. Conn
County Attorney

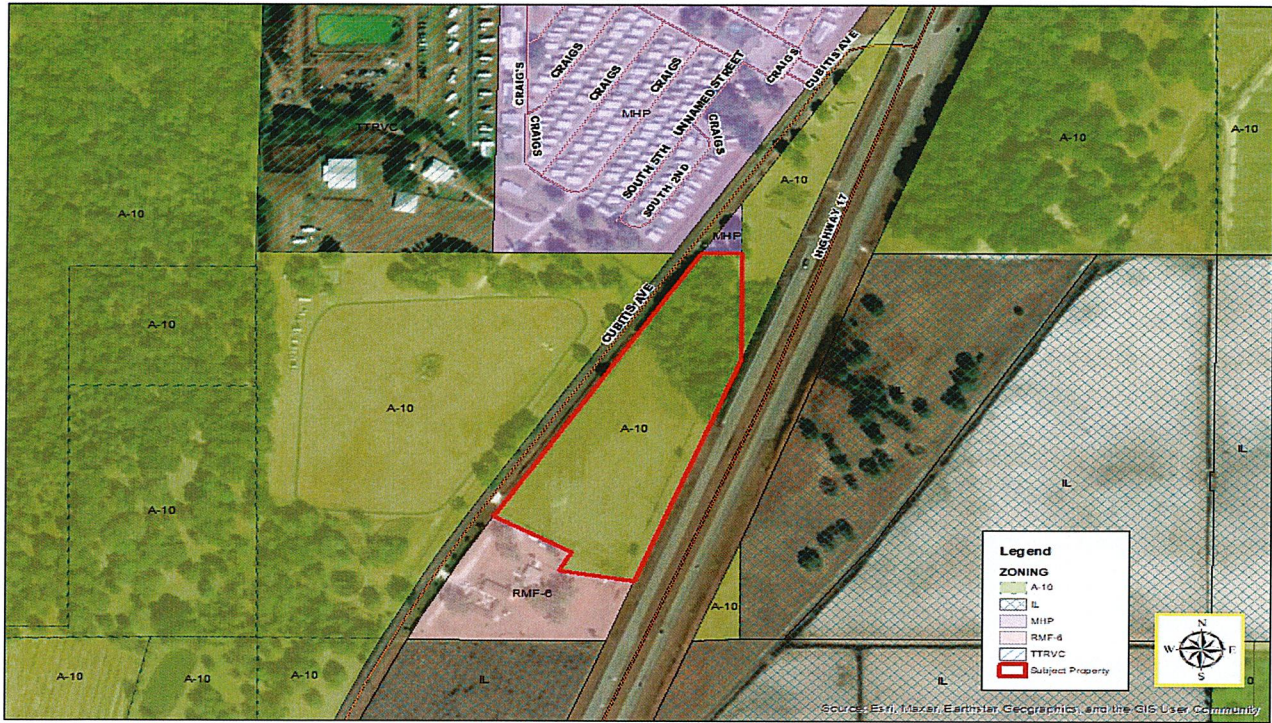
LOCATION MAP
 VAR-0002-2023 CRAIG'S RV-STEVEN BROWN
 EXHIBIT A



LAND USE MAP
 VAR-0002-2023 CRAIG'S RV-STEVEN BROWN
 EXHIBIT B



ZONING MAP
VAR-0002-2023 CRAIGS RV-STEVEN BROWN
EXHIBIT C



Map 71

APD
6.03

A10
0040
40-AG
33.97

A10
0050
27.33 AC

A10
0100
40 AC

A10
0055
7.67 AC

MHP-E
0125
27.25 AC
CRAGS RV

TTRVC-E
0211
20 AC
CRAIGS RV

A10
0140
40 AC

A10
0130
23.25 AC

A10
0120
5 AC

A10
0180
16.13 AC

A10
0220
38 AC

BROWNVILLE ORANGE

GROVE CLUB

LOTS PB C5 - P 8

A10
0170
21.87 AC

A10
0030
20 AC

A10
0030
19.13 AC

A10
0032
2.87 AC

A10
0030
6.57 AC

A10
0015
1.9 AC

A10
0070
85.5 AC

A10
0010
80 AC

33-36-725

Exhibit G
USE-0215-2024
Craig's RV Park Special Exception

In conformance with LDR Section 20-762, Nonconformities resulting from eminent domain, the Planning Director has granted a waiver to Section 20-126(2). recognizing the existing 8.28 acres for the proposed communications tower as appropriately sized and complying with the following criteria:

- a. Determine that the requested waiver will not adversely affect visual, safety, aesthetic or environmental concerns of neighboring properties;
- b. Determine that the requested waiver does not adversely affect the safety of pedestrians or operators and passengers of motor vehicles; and
- c. Preserve required off-street parking requirements to the greatest extent practicable. The reconfiguration, reduction, or removal of landscape or open space requirements may be considered to preserve off-street parking.



Misty Servia, AICP
Planning Director

5-7-2024
Date

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING WITH CONDITIONS A SPECIAL EXCEPTION USE (USE-0215-2025) FOR A COMMUNICATIONS TOWER AND ACCESSORY EQUIPMENT ON A +/-8.28- ACRE PARCEL ZONED AGRICULTURAL – 10 (A-10) AND LOCATED BETWEEN CUBITIS AVENUE AND NE HIGHWAY 17, APPROXIMATELY 800-FEET NORTH OF NE BROWNVILLE STREET, THE PARCEL IDENTIFICATION NUMBER BEING 33-36-25-0000-0226-0000; INCORPORATING THE WHEREAS CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 17, 2025, a Special Exception Use application was submitted to the Development Department (USE-0215-2025) with the required fee to develop a communications tower on a +/- 8.28-acre property located on NE Highway 17 which is owned by Craig’s RV Park, Inc. (Exhibit A: Location Map)(the “Property”); and

WHEREAS, the 2040 Future Land Use Map shows the Property is located in the Rural/Agricultural Future Land Use Category, and the Official Zoning District Atlas shows the Property is located in the Agricultural-10 (A-10) zoning district; and

WHEREAS, Land Development Regulations (LDR) Section 20-126(1)(c)(3) provides for “Communication transmitting and receiving facilities, non-occupied” as a special exception use in A-10 provided the criteria for special exception uses in LDR Article XI, Division 5, of the chapter are met; and

WHEREAS, Section 365.172(13)(b) of the Florida Statutes generally limits the local government review of wireless communications towers to land development or zoning issues, such as aesthetics, landscaping, land use-based location priorities, structural design, and setbacks; and

WHEREAS, the Development Department has reviewed the Special Exception application and concludes the application can be found to be in conformance with the LDR, provided conditions are imposed; and

WHEREAS, on June 2, 2026, the Planning Commission held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other competent substantial evidence presented at the hearing, and forwarded the record to the Board of County Commissioners (“Board”) with the recommendation that the Board adopt the proposed Resolution; and

WHEREAS, the Planning Commission found that the granting of the Special Exception Use would not adversely affect the public interest, that the specific requirements governing the individual Special Exception Use, have been met by the applicant, and that satisfactory provisions and arrangements have been made concerning twelve (12) matters set forth in Sec.

20-1433 of the LDR, where applicable; and

WHEREAS, on June 23, 2026, the Board of County Commissioners held a duly noticed public hearing on the application and entered into the record the Development Review Report and all other competent substantial evidence presented at the Planning Commission and Board hearings; and

WHEREAS, the Board concludes that the Special Exception use application, established through competent substantial evidence, is in harmony with the LDRs general intent and purpose, is not injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare based on the findings herein and conditions of approval.

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 +/- 8.28-acre parcel is located on NE Highway 17, the Property Identification Number being 33-36-25-0000-0226-0000.

Section 3. *Findings and conclusions.* The Development Review Report, incorporated herein by reference, represents the written findings of fact and conclusions to support granting a Special Exception use development order to allow within the Agricultural- 10 (A-10) zoning district, a communications tower on a +/- 8.28-acre property located on NE Highway 17 as shown on the concept plan (Exhibit B: Concept Plan), in accordance with the Land Development Regulations subject to the following conditions:

1. Repeal by the Board of Adjustments (BOA) of Resolution 2023-01 is required prior to issuance of a Notice to Proceed.
2. The Special Exception approval is limited to one monopole communications tower and accessory equipment related to the proposed communications tower, which shall be approved with the Improvement Plan. No other improvements are authorized with this approval.
3. A minimum 20-foot-wide shell driveway from NE Cubitis Avenue to the lease parcel with a *20' x 120' turnaround area to support fire apparatus* shall be shown on the Improvement Plan and approved by the Public Safety Department and County Engineer. If gated, access shall meet all public safety requirements, as determined by the Public Safety Department prior to Improvement Plan approval.
4. Recorded copies of the 20' wide access & utility easement and the 5' wide utility easement shall be submitted with the Improvement Plan and graphically depicted on Improvement Plan.
5. A photometric plan showing all site lighting shall be approved by the Planning Department with the Improvement Plan.
6. If solid waste service is required for the use, it will be the applicant's responsibility to engage in a solid waste contract with the county's provider and have waste receptacles approved by the county engineer with the Improvement Plan.

7. An Improvement Plan and Notice to Proceed shall be authorized by the Development Department prior to any development on site.

Section 4. Effective date. This Resolution shall take effect immediately upon its adoption.
PASSED AND ADOPTED this 23rd day of June 2026.

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

