

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, APPROVING A DEVELOPMENT PLAN APPLICATION (SITE-0167-2025) WITH CONDITIONS FOR A 14,896 SF RETAIL SALES ESTABLISHMENT ON A PARCEL, ZONED COMMERCIAL GENERAL (CG) AND LOCATED AT 2528 SE HIGHWAY 70, ARCADIA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 4, 2025, a Development Plan application and fee was submitted to the Development Department to construct a 14,896 SF retail sales establishment on a +/- 9.06-acre parcel located at 2528 NE Highway 70, Arcadia (Exhibit A: Location Map); and

WHEREAS, Land Development Regulations (LDR) Section 20-1345(d)(1) requires all development plans be reviewed by the Development Department and then submitted to the Board of County Commissioners (Board) for its review and approval or denial at a quasi-judicial public hearing; and

WHEREAS, the Development Department has reviewed the Development Plan application and concludes the application is in conformance with the LDR provided conditions are imposed; and

WHEREAS, on July 28, 2026, the DeSoto Board of County Commissioners held a duly noticed public hearing on the Development Plan application (SITE-0167-2025) and determined that the application complies with the DeSoto County Comprehensive Plan (Exhibit B: Future Land Use Map), the Land Development Regulations (Exhibit C: Zoning Map), and all other applicable regulations; and

WHEREAS, the Board finds adoption of this resolution will not adversely affect the public interest and is in the best interest of the residents of DeSoto County, Florida.

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

Section 1. *Whereas clauses incorporated.* The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Resolution.

Section 2. *Property description.* The +/- 9.06-acre parcel is located at 2528 NE Highway 70, Arcadia. The Property Identification Number is 32-37-25-0000-0060-0000.

Section 3. *Development Plan approved.* Eli’s Western Wear, Inc. is granted Development Plan application (SITE-0167-2025) approval as displayed in the development plan (Exhibit D: Site Plan), subject to the following conditions:

1. The Development Plan is approved for up to a maximum of 14,496 square feet of gross-floor area for a retail business. The future development shown on the Development Plan is not approved.

2. Should the State determine that preservation of, or buffering from, an environmental resource is needed within the COD area, the proposed site improvements shall be moved and the revised design approved by the Planning staff with the Improvement Plan.
3. A minimum of 25 percent open space for the project (with a minimum of 10 percent of the open space to be upland acreage designed to create active recreation areas) per Comprehensive Plan Policy 1.6.10, shall be approved by Planning staff with the Improvement Plan.
4. The Improvement Plan shall show parking calculated at 1 space per 300 square feet of gross-floor area. Only the number of parking spaces required by this calculation is authorized and excessive parking and trailer parking is prohibited. This shall be approved by the Planning Department with the Improvement Plan.
5. The applicant shall obtain all required state permits (e.g., SWFWMD, DEP, FDOT) and shall submit either a copy of the permit application filed with the State or a letter of exemption. A copy of the state permit(s) shall be provided prior to issuance of the Notice to Proceed.
6. Prior to submittal of the Improvement Plan, a traffic methodology meeting shall be scheduled with the Engineering Division to determine the parameters of a required traffic analysis or if the impacts are de minimis and do not require an analysis.
7. The Applicant shall demonstrate compliance with the COD by submitting an Environmental Site Study and a point-by-point analysis of all COD policies, which will be approved by the Planning staff with the Improvement Plan.
8. The applicant is required to connect to DeSoto County Water and Sewer systems. Capacity is limited and can only be guaranteed with a fully executed capacity reservation agreement and payment of all applicable capacity reservation fees. The utility connection details shall be approved by the Utilities Department with the Improvement Plan.
9. The applicant shall coordinate with the county's solid waste provider to determine the needed solid waste receptacles, which shall be approved with the Improvement Plan.
10. This Development Plan will expire 3 years from the date of the approved Resolution unless development has commenced within that 3-year period.
11. All approved conditions shown on the Resolution shall be placed on the Improvement Plan.

Section 4. *Effective date.* This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 28th day of July 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: General Location



Exhibit B: Future Land Use

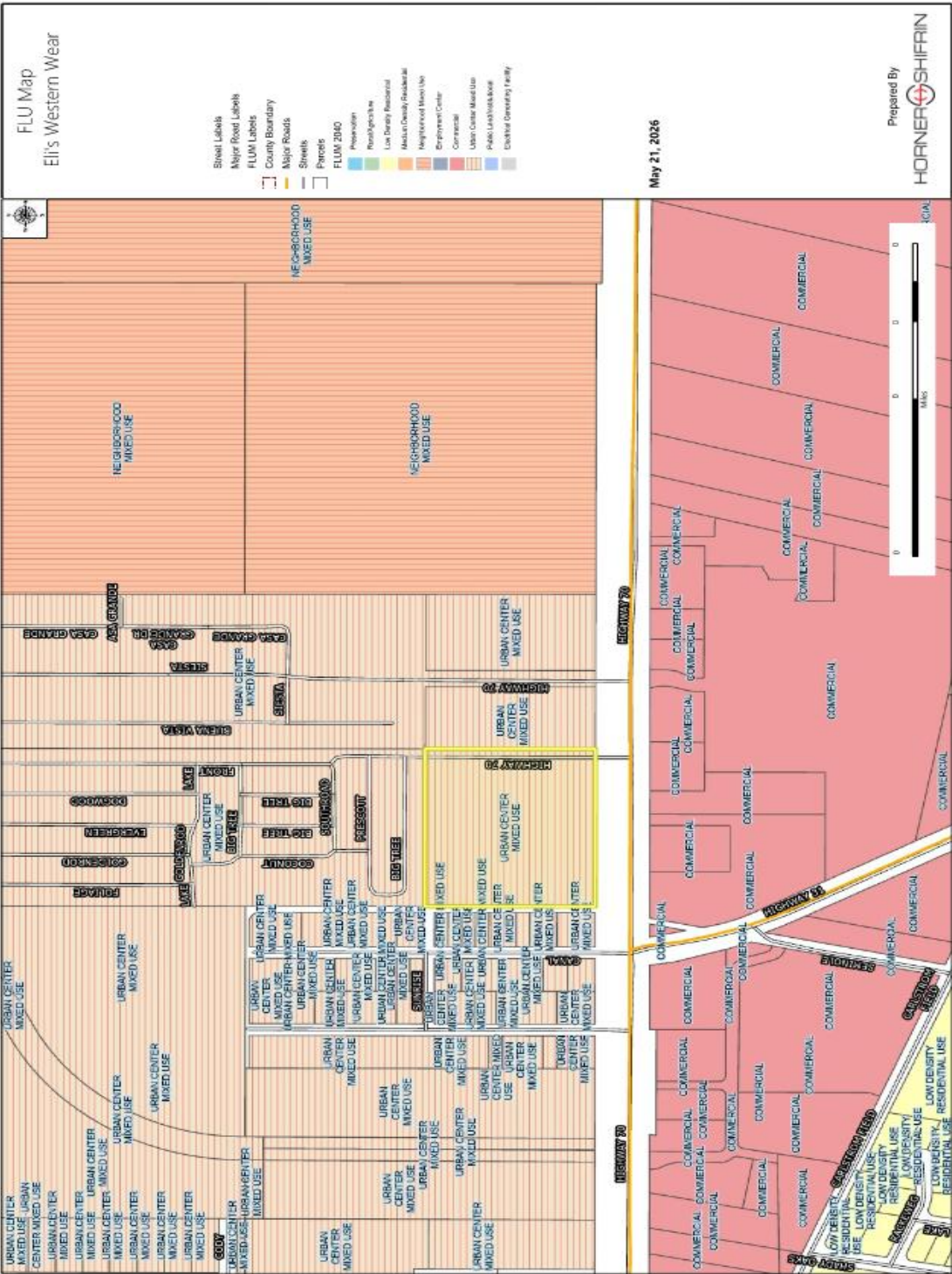


Exhibit C: Zoning

