

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, GRANTING TO RICK L. GUINN & DENISE B. D'APRILE, DEVELOPMENT PLAN APPLICATION (SITE-0128-2023) APPROVAL WITH CONDITIONS FOR A BANQUET HALL, FOR LAND ZONED AGRICULTURAL - 5 (A-5) AND LOCATED AT 6420 SW CR 769, ARCADIA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 20, 2023, a Development Plan application and fee was submitted to the Development Department for a banquet hall on a +/-17.74-acre parcel located at 6420 SW CR 769, Arcadia, consisting of an existing "barndominium" to be used as the primary structure for the banquet hall with accessory structures (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 May 26, 2026, the DeSoto Board of County Commissioners held a duly noticed public hearing on the Development Plan application (SITE-0128-2023) 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 +/-17.74-acre parcel is located at 6420 SW CR 769, Arcadia. The Property Identification Numbers are 35-38-23-0000-0413-0000, 35-38-23-0000-0414-0000 and 35-38-23-0000-0411-0000.

Section 3. *Development Plan approved.* Rick L. Guinn & Denise B. D'Aprile are granted Development Plan application (SITE-0128-2023) approval as displayed in the development plan (Exhibit D: Site Plan), as more particularly set forth in the plan set titled ["Development Plan for BOCC Consideration"], labeled with "Public Hearing Date: May 26, 2026" consisting of 1 sheet subject to the following conditions:

1. The banquet hall use shall be permitted only so long as a minimum of fifteen (15) contiguous acres comprising the approved development site remain under common ownership or unified control. Any division, conveyance, or other action that results in the subject property no longer meeting the minimum 15-acre requirement shall constitute a violation of this approval and the Land Development Regulations and shall render the banquet hall use noncompliant.
2. The applicant is responsible for obtaining all required state permits (e.g., SWFWMD, DEP, FDOT) with the Improvement Plan application and shall submit either a copy of the permit application filed with the State or a letter of exemption. All approved state permits shall be provided to the County prior to issuance of the Notice to Proceed.
3. The applicant shall submit an Environmental Site Study showing the extent of the impact of development on any lands within Conservation Overlay Designation areas and other environmental concerns with the Improvement Plan. The Improvement Plan shall show that development is buffered from the protected areas and resources, as permitted by the State of Florida.
4. The Improvement Plan shall show the adjacent uses and provide landscape buffers in accordance with LDR Sec. 20-600.
5. The driveway shall conform to commercial driveway standards. Upgrades to the driveway and culvert will be evaluated with the Improvement Plan and may be required by the county engineer.
6. A right-of-way permit is required prior to any improvements within the right-of-way of CR 769.
7. The applicant shall meet all DeSoto County Fire and Engineering standards for emergency vehicle access and circulation. This shall be approved by the Public Safety Department and the County Engineer with the Improvement Plan.
8. The applicant shall attend a traffic methodology meeting with DeSoto County and submit a traffic analysis with the Improvement Plan, if required.
9. The applicant shall demonstrate compliance with all parking area design and development standards contained in LDR Section 20-537 and the DeSoto County Engineering Standard Details. This shall be approved by the Planning Department and the County Engineer with the Improvement Plan.
10. The applicant shall apply for an existing septic system application from the Florida Department of Health to determine if the existing system is adequate for all proposed and on-site development, including the residence, guest house, banquet hall, and all accessory facilities. Any required septic system upgrades shall be completed within 60-days of Improvement Plan approval.
11. The Improvement Plan shall demonstrate that the project will not negatively affect offsite areas in terms of flooding or historical drainage patterns.
12. The Development Plan shall expire 3 years from the date of this resolution unless the development has commenced within that 3-year period as provided in LDR Section 20-1345(d)(1).

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

PASSED AND ADOPTED this 26th day of May 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

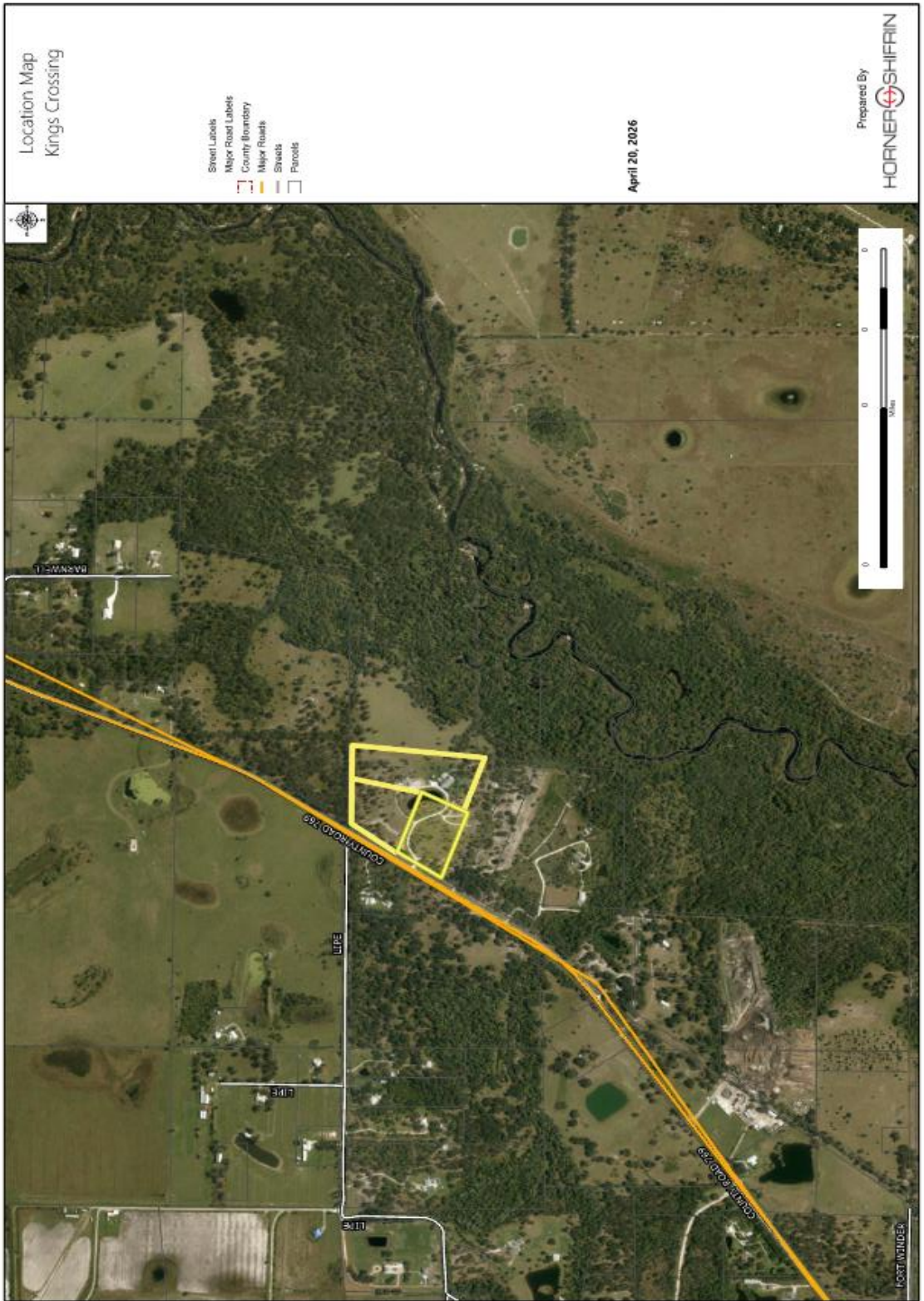


Exhibit B: Comprehensive Plan, Future Land Use Map

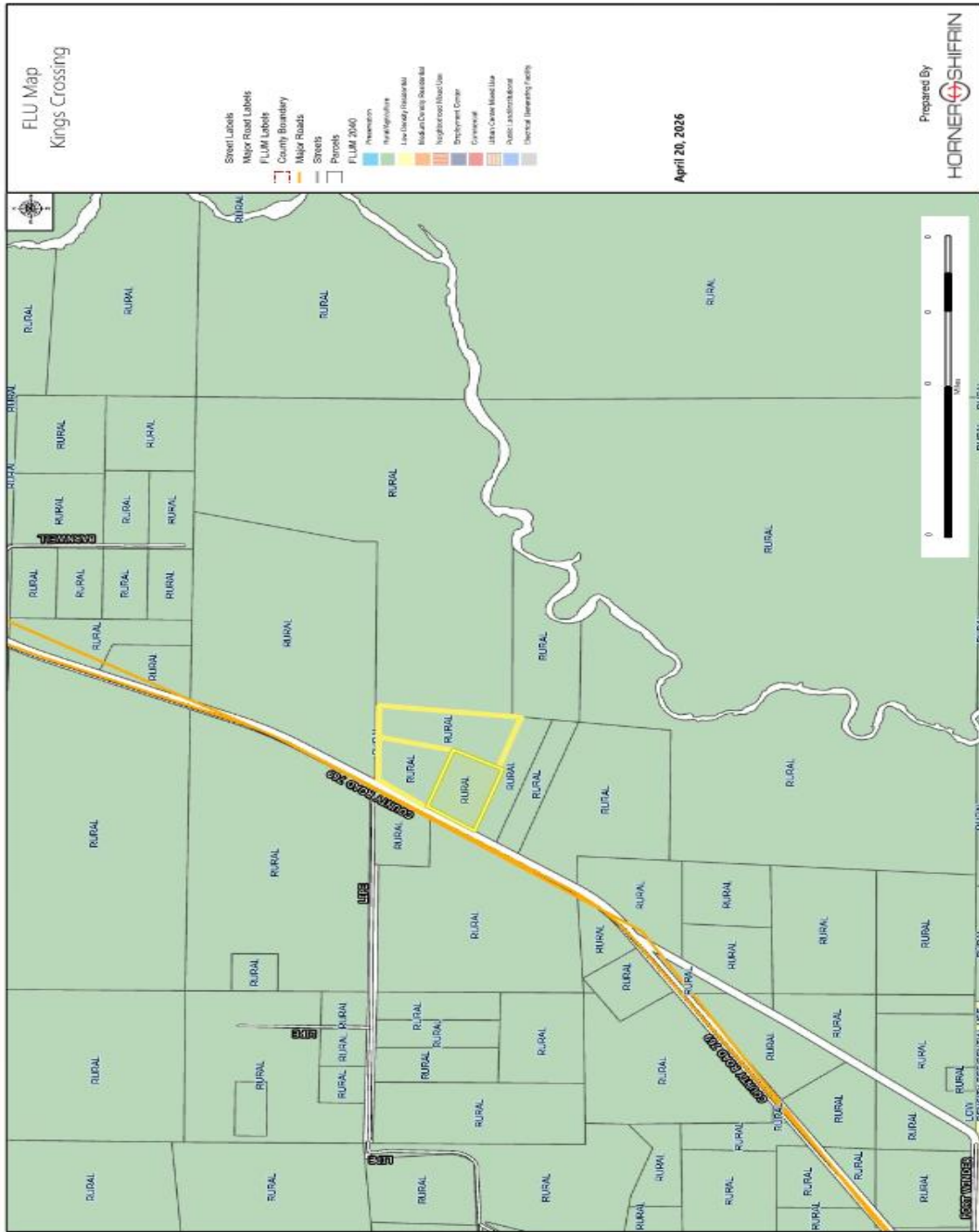


Exhibit C: Zoning Map

