

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, APPROVING AN IMPROVEMENT PLAN (SITE-0125-2023) WITH CONDITIONS FOR A 2.32 ACRE PROJECT ZONED PLANNED UNIT DEVELOPMENT (PUD), KNOWN AS VETERANS STORAGE, FOR A PARCEL LOCATED IN SOUTHWEST DESOTO COUNTY, AT THE NE CORNER OF N ORLANDO BLVD AND VETERANS BLVD, LYING WITHIN DESOTO COUNTY BUT ADJACENT TO BOTH THE CITY OF NORTH PORT (SARASOTA COUNTY) TO THE WEST AND CHARLOTTE COUNTY TO THE SOUTH; WITH THE PROPERTY IDENTIFICATION NUMBER BEING 31-39-23-0000-0023-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 5, 2023, an Improvement Plan application and fee was submitted by the agent, Steve Krzynski, PE with Morris Engineering and Consulting, LLC to the Development Department for an Improvement Plan for a 3-story, 81,666 SF self-storage facility with a 0.81 FAR, referred to as Veterans Storage (2.32 acres), (Exhibit A: Location Map); and

WHEREAS, Land Development Regulations (LDR) Section 20-144(i)(3) requires all Improvement Plans for PUD projects to be reviewed by the Development Department and then submitted to the Board of County Commissioners (Board) for its review and approval or disapproval at a quasi-judicial public hearing; and

WHEREAS, the subject property was rezoned on November 18, 2025 to PUD with a Concept Development Plan for 3-story, 81,666 SF self-storage facility with a 0.81 FAR, adopted by Ordinance (RZNE-0067-2025); and

WHEREAS, the Development Department has reviewed the Improvement Plan application, and concludes the application can be found to be in conformance with the adopted rezone ordinance for RZNE-0067-2025, the Comprehensive Plan, and LDR provided conditions are imposed; and

WHEREAS, on November 18, 2025, the DeSoto Board of County Commissioners held a duly noticed public hearing on the Improvement Plan application (SITE-0125-2023) and determined that the application complies with the DeSoto County Comprehensive Plan (Exhibit B: Comprehensive Plan), the Land Development Regulations (Exhibit C: Zoning), and all other applicable regulations provided conditions are imposed; and

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

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

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

Section 2. *Property description.* The 2.32-acre parcel is located in southwest DeSoto County, at the NE Corner of N Orlando Blvd and Veterans Blvd, lying within DeSoto County but adjacent to both the City of North Port (Sarasota County) to the west and Charlotte County to the South. It is the only parcel in DeSoto County on the west side of I-75, the Property Identification Number being 31-39-23-0000-0023-0000.

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

Section 4. *Improvement Plan approved.* The Improvement Plan application (SITE-0125-2023) filed by Steve Krzynski, PE with Morris Engineering and Consulting, LLC as reflected in the plan entitled "Veterans Storage," prepared by Morris Engineering and Consulting, LLC dated October 13, 2025, consisting of 13 sheets (Exhibit D: Site Plan) is hereby approved, subject to the following conditions:

1. Approval of the Improvement Plan is contingent upon the Board approving PUD rezoning application (RZNE-0067-2025).
2. A copy of all required State permits shall be provided to the Development Department prior to issuance of the Notice to Proceed.
3. A revised Improvement Plan, updated per the approved Board conditions and with all approved conditions noted on the plan, shall be submitted to the Development Department prior to issuance of the Notice to Proceed.
4. The Knox box shall be installed per the Improvement Plan prior to issuance of a Certificate of Occupancy.
5. Wheel stops shall be provided between the parking spaces and the sidewalk (placed within 2-feet of the sidewalk) prior to issuance of any Certificate of Occupancy.
6. Type D curbing shall be installed between the drive-aisle and sidewalk and between the drive-aisle and landscape areas, prior to issuing any Certificate of Occupancy.
7. The required landscaping shall be quantified on the Improvement Plan. All required landscaping shall be installed prior to issuance of the Certificate of Occupancy.
8. A minimum 5-foot separation between the building and drive-aisle shall be provided (except for the loading zone contiguous to the building labeled as "covered loading area"). All loading shall be uncovered. The pavement for the two loading areas permitted on site shall be striped per AASHTO (American Association of State Highway and Transportation Officials) standards prior to issuance of the Certificate of Occupancy.
9. All proposed signs shall receive a building permit prior to installation.
10. The applicant shall demonstrate that Charlotte County has received all required plans and monies required prior to issuance of the Notice to Proceed.

11. A deviation is approved for LDR Section 20-144(f).6, Minimum Open Space to remove the requirement for 25% usable open space in lieu of the provided standard open space shown on the plan.

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

PASSED AND ADOPTED this 18th day of November 2025.

ATTEST:

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

By: _____
Mandy Hines
County Administrator

By: _____
J.C. Deriso, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By: _____
Valerie Vicente
County Attorney

Exhibit A: General Location





Exhibit C: Zoning

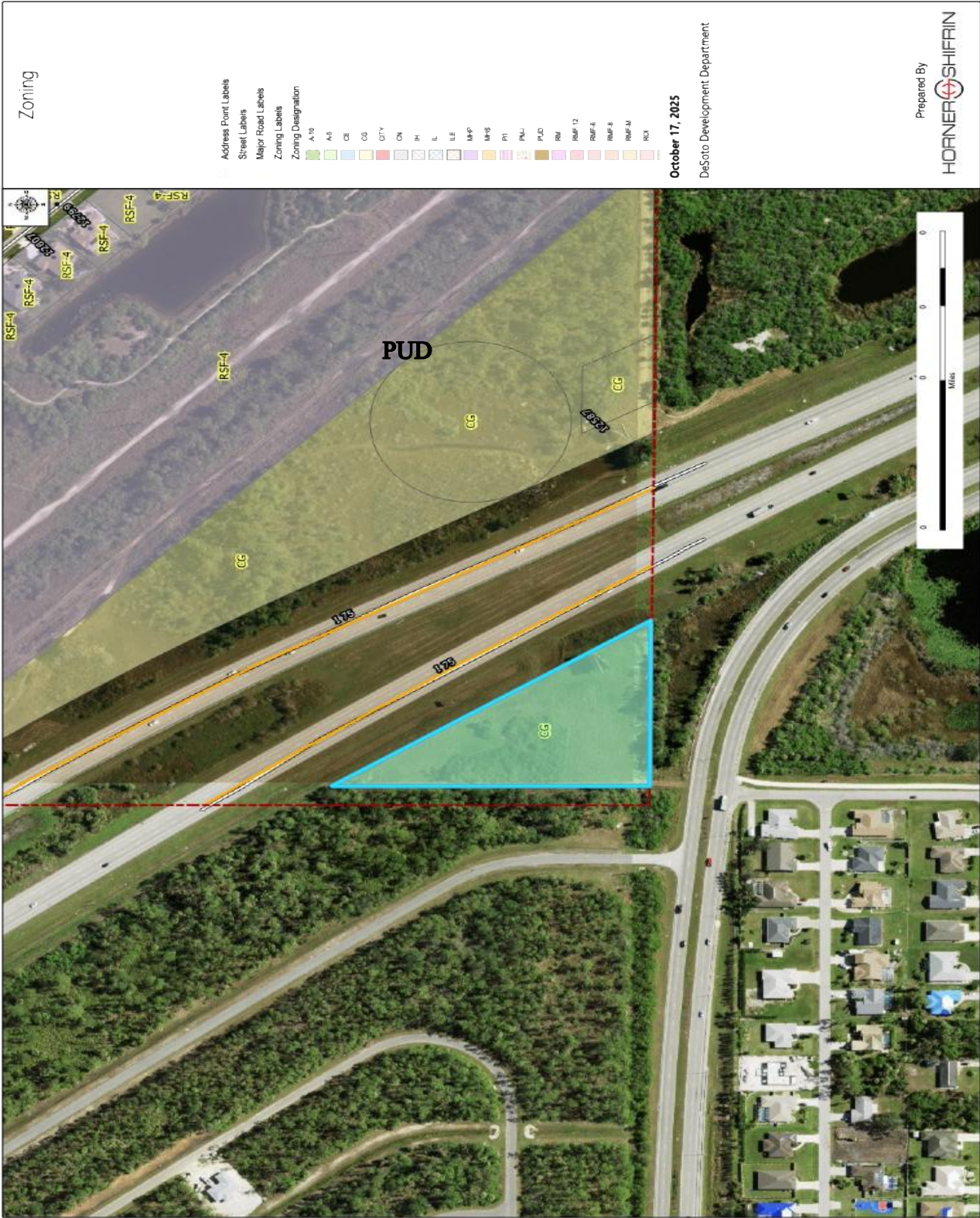


Exhibit D: Future Land Use Map

