



DESOTO COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

CASE INFORMATION

Application No.:	SITE-0167-2025
Request:	Development Plan
Property Owner:	Eli's Western Wear, Inc. 907 NW Park Street Okeechobee, FL 34972
Agent/Engineer:	Atwell, LLC 4161 Tamiami Trail, Building 5, Unit 501 Port Charlotte, FL 33952
Property ID:	32-37-25-0000-0060-0000
Parcel Size:	+/- 9.06-acres
Property Address:	2528 SE Highway 70 Arcadia, FL 34266
Future Land Use Category:	Urban Center Mixed Use within the Arcadia Urban Expansion Area
Zoning District:	Commercial General (CG)
Overlay Designation:	Conservation Overlay

Development Review Report (Green Street Assoc./L. McClelland & M. Servia)

PROPOSED REQUEST:

The applicant requests approval of a development plan to construct a 14,896 SF retail sales building on a +/- 9.06-acre parcel. There is currently an unoccupied, single family residential home on site, which will be removed for the proposed development. The property, identified as tax ID number 32-37-25-0000-0060-0000, is located at 2528 NE Highway 70, Arcadia (Exhibit A: Location).

Data and Analysis

Future Land Use Designation and Zoning

A. Comprehensive Plan and Future Land Use Review

1. **Objective 1.9: Urban Center Land Use Category Defined.** The Urban Center category promotes multiple types of land uses in a pattern of transitioning intensities around historic commerce centers and for future mixed-use communities.

Policy 1.9.2: Urban Center Land Use Category Uses. Multiple types of land uses, such as commercial, office, institutional, multi-family, duplexes, attached single family, and single-family, in a pattern of transitioning intensities around historic commerce centers and within other existing or proposed activity nodes. Light Industrial uses, such as enclosed manufacturing and warehousing, office and other workforce uses, will also be allowed in this category when they can be of a large enough size and scope to be properly buffered and designed to minimize impacts and maximize compatibility.

Staff Finding: This property is located within the Urban Center Land Use category with Commercial General (CG) zoning. The applicant has proposed a 14,896 square foot retail sales building, on the +/- 9.06-acre parcel, which is a use that is consistent with the policy above.

Policy 1.9.3: A mixture of uses shall be provided within the Urban Center Mixed Use category. The mix shall be regulated by each Special Community as depicted in Maps FLUEMS-7 and FLUEMS-8 that include the Urban Center Mixed Use future land use designation as follows:

Arcadia Urban Expansion Area:

General Use	Density/ Intensity	Minimum	Maximum
Non-Residential	0.6 FAR	30%	50%
Residential Uses	8 du/ac	20%	50%
Light Industrial	0.6 FAR	0%	20%

Staff Finding: This property is located within the Arcadia Urban Expansion Area of the Urban Center Land Use designation, which lies along the north side of SR 70 in this area. The Arcadia Urban Expansion Area requires the project to be compliant with specific standards and principles. The objective of the area is described in part as, “.....development of these lands into compact, mixed-use, pedestrian friendly neighborhoods connected by areas of permanent open space. The form of new development within the expansion area is intended to extend the historic development patterns of

the existing “central city” and to reinforce the vision of Arcadia as a City and not as a central city surrounded by suburban sprawl development.”

The proposed 14,896 square foot retail sales building, on the +/- 9.06-acre parcel has a floor area ratio (FAR) of 0.03, which meets the maximum allowed FAR in the Urban Center land use and the Arcadia Urban Expansion area, however, Conservation Overlay Designation (COD) Policies 1.12.2 and 1.12.4 sometimes further restrict the FAR. In this case, the COD of the subject site is approximately 10% of the overall parcel and lies along the western edge of the property. It is unlikely that there are resources that will require protection in this small location. But in an abundance of caution, staff has recommended a condition requiring the site improvements to be moved from this area with the Improvement Plan, should the State determine that preservation or buffering of a resource is required.

Additionally, the area contains a mixture of uses, including a medical eye clinic at the southwest corner of NE Canada Drive and SE SR 70, residential uses located north of SE SR 70 along NE Canada Drive and NE Polk Avenue, a produce stand/meat market west of NE Canada Drive, and a strip commercial shopping center at SE SR 70 and Turner Avenue. The proposed retail sales project adds to the mixed-use nature of the area and complies with the objectives of the Arcadia Urban Expansion, which is to create a mixture of uses that support each other, while maintaining the historic development patterns

Policy 1.9.4: All development within the Urban Center Mixed Use category shall connect to existing centralized public water and wastewater facilities.

Staff Finding: The applicant plans to connect to public utilities, as required by this policy.

Objective 3.3: Arcadia Urban Expansion Area: Vision Statement.

The County recognizes the Arcadia Urban Expansion Area (as designated in the Interim 2040 Existing Community Areas Overlay **Map FLUEMS-7**) and shall guide the development of these lands into compact, mixed-use, pedestrian friendly neighborhoods connected by areas of permanent open space. The form of new development within the expansion area is intended to extend the historic development patterns of the existing “central city” and to reinforce the vision of Arcadia as a City and not as a central city surrounded by suburban sprawl development.

Policy 3.3.1: Arcadia Urban Expansion Area Philosophy. The policies and standards of the Arcadia Urban Expansion Area as provided herein are designed to:

- (1) Preserve and strengthen existing neighborhoods;

- (2) Preserve and strengthen the existing Arcadia downtown;
- (3) Plan for the logical extension of urban development in a traditional form that is consistent with the function of the City;
- (4) Reduce automobile trips and trip lengths;
- (5) Create efficiency in planning and provision of infrastructure; and
- (6) Provide central utilities.

Staff Finding:

The retail sales project aligns with the philosophy contained in this policy, as it is the type of development that would normally be considered to strengthen existing neighborhoods or an historic downtown center. The project provides good vehicle and pedestrian connections and will connect to public utilities. The project's connection to the existing sidewalk along SE SR 70 will help to encourage walking for short trips and may reduce automobile trips for people who live in the area.

Policy 3.3.2: *Guiding Principles.* Developments within the Arcadia Urban Expansion Area including lands that are designated as Urban Center Mixed Use and Neighborhood Mixed Use future land use categories shall exhibit all of the following characteristics:

- (1) Neighborhoods shall form the basic building block for development within the Arcadia Urban Expansion Area and shall be characterized by a mix of residential housing types that are distributed on a connected street system;
- (2) Neighborhoods shall include compact design that includes a system of land subdivision and development which links one neighborhood to another;
- (3) All streets shall be interconnected and designed to balance the needs of all users, including pedestrians, bicyclists and motor vehicles, and shall be built with design speeds that are appropriate for neighborhoods;
- (4) Alternatives for pedestrians and bicyclists shall be maintained through the provision of sidewalks, street trees and on-street parking which provide distinct separation between pedestrians and traffic, spatially define streets and sidewalks by arranging buildings in a regular pattern that are unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation; and
- (5) There shall be sufficient non-residential uses to provide for the daily needs of neighborhood residents as further regulated herein.

Staff Finding.

The project is consistent with the guiding principles contained in this policy. The existing neighborhoods will be served by this project, and the design provides good vehicular and pedestrian connections for access.

Policy 3.3.4: *Standards for Review.* All development shall conform to the

Arcadia Urban Expansion Area Philosophy and Principles as enumerated herein and demonstrate the following:

- (1) That the development complies with all applicable County environmental preservation regulations provided, however, that the development shall also separately comply with applicable federal and state environmental preservation regulations;
- (2) That the location of the developed areas on the site respects existing natural and environmental features on the site;
- (3) That the integrity of the mixed-use district is not compromised by allowing extensive single-uses. The land use mix shall be phased to provide an adequate mix of non-residential uses to serve residential development; and
- (4) That the required on-site and off-site infrastructure will be available to serve each development and phase of development as it is constructed.

Staff Finding.

The project has recommended staff conditions to comply with environmental regulations and state permitting, as a matter of general procedure. The existing infrastructure in the area will serve the project and any needed improvements will be evaluated with the Improvement Plan.

Policy 3.3.6: *TND Principles*. DeSoto County shall adopt TND development standards into the Land Development Code by December 2010 that are consistent with the following principles of Traditional Neighborhood Design (TND):

- (1) *Mixed Uses*. A mixture of non-residential and residential uses of various densities, intensities, and types designed to promote walking between uses and a variety of transportation modes such as bicycles, pedestrians and automobiles.
- (2) *Functional Neighborhoods*. Residential areas are located and designed as neighborhoods, which embrace a full range of urban facilities including neighborhood retail centers, a variety of housing types, public/civic space and a variety of open space amenities, schools, central water and sewer, and fire/safety accessibility.
- (3) *Walkable Streets*. Integrated neighborhoods and compact Development that designs a community based on reasonable walking distances, the location of parking, and the design of streetlights, signs and sidewalks.
- (4) *Interconnected Circulation Network*. An interconnected street system that prioritizes pedestrians and bicycle features and links neighborhoods to shopping areas, civic uses, parks and other recreational features.
- (5) *Respect for Natural Features*. Development activity recognizes the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource amenity to the development.

Staff Finding.

DeSoto County has not adopted TND (Traditional Neighborhood Design) principles in the LDR, but the existing development in the area contains many of the standard TND components. This portion of the county has a mixture of uses, an interconnected street system, and sidewalks for pedestrians.

Policy 3.3.7: *Street Network.* Developments within the Arcadia Urban Expansion Area shall be required to construct interconnected networks of streets in a block pattern that encourages walking, reduces the number and length of automobile trips, and conserves energy. On-street parking will be included where appropriate to support adjacent land uses. The street networks shall be connected, and dead-end streets will be prohibited except when necessary next to geographical features or at the edge of development.

Staff Finding.

The Applicant does not propose any new streets, so this policy is not applicable.

Policy 3.3.8: *Commercial Development Location Standards.* Community Scale Centers may be developed within the Urban Center land use designation of the Arcadia Urban Expansion Area at the intersections of collector and/or arterial roads. The maximum size of each Community Scale Center shall be 40 acres with a maximum of 350,000 square feet of leasable area. A maximum of three neighborhood scale centers may be developed within the Arcadia Urban Expansion Area at the intersections of collector and/or arterial roads and shall be separated approximately two miles from other regional scale commercial centers and approximately one mile from other neighborhood or community scale commercial centers. The maximum size of each Neighborhood Scale Center shall be 5 acres with a maximum of 20,000 square feet of leasable area.

Staff Finding.

The proposed project is a commercial retail project of 14,496 square feet on 9.06 acres. As it is a stand-alone, single-use retail business and not a commercial center with leasable space, the limitations contained in the policy above are not applicable.

Objective 1.12: Conservation Overlay Designation (COD). The Interim 2040 Conservation Overlay Map (**FLUEMS-4**) identifies public and private lands that may possess environmental limitations, such as floodplain, wetland, and other environmentally sensitive areas, including but not limited to, sloping topography subject to soil erosion, wildlife habitat areas, hydric soils, and special vegetative communities, but have not been confirmed as such and shall be protected to the greatest extent possible. Modifications of the boundaries are permitted upon submittal of data and analysis, or field inspection by qualified

personnel which support the establishment of a more appropriate boundary.

Staff Finding: The site's western boundary is within the Conservation Overlay Designation (COD). A Protected Species Assessment (IVA Environmental Services, dated March 2025) was provided by the applicant, stating that field observations indicate a ditch (man-made other surface water habitat) adjacent offsite to the west. No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the site inspection.

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.

Policy 1.12.1: Conservation Overlay Designation Location. The Conservation Overlay area on the Future Land Use Map consists of those lands that potentially contain environmentally sensitive areas, specifically the 100-year Floodplain as exists on the latest FEMA maps and viable wetland areas that exist on the latest National Wetlands Inventory Map. The lines shall not be considered the exact boundary of an area. The Conservation Overlay area is not all-inclusive; other areas do not show up on the FLUM within the overlay boundaries but are environmentally sensitive for other reasons, such as protected plant and animal habitat, are also subject to the applicable Land Development Regulations and any review by agencies with jurisdiction.

Staff Finding. Full compliance with this Policy will be evaluated with the Applicant's point-by-point analysis of the COD policies, to be reviewed with the Improvement Plan.

Policy 1.12.2: Conservation Overlay Designation Uses. This designation is not intended to prevent development, but rather to identify environmentally sensitive areas (i.e. floodplains and wetlands) that need to be reviewed carefully during the development review process to determine whether mitigation or conservation protection are needed. If the areas are determined not to be environmentally sensitive, then the underlying future land use category is applicable. The following uses are specifically prohibited from being located within Conservation Areas:

- (1) Junkyards, gas station, and vehicle repair facilities.
- (2) The use or storage of hazardous materials or wastes on the Florida Substance List shall be restricted in the 100-year floodplain, except that such use or storage pursuant to phosphate mining within the Generalized Phosphate Mining Overlay Designation shall be restricted within that portion of the 100-year floodplain shown on **Map FLUEMS-9** and as regulated by the Florida Department of Environmental Protection.
- (3) New underground fuel and other hazardous chemicals within these areas. Existing facilities are required to demonstrate that adequate technology

- is being employed on-site to isolate the facilities from the water supply.
- (4) Residential Development greater than a density of 1 unit per 10 gross acres and non-residential development greater than a FAR of 0.10 unless stated herein. All development shall be clustered to non-wetland portions of any site and buffered from the wetland appropriately.
 - (5) Agricultural uses shall utilize “Best Management Practices” published in conjunction with the US Department of Agriculture.

Staff Finding.

The concept plan does not show any of the prohibited uses.

The Applicant will be required to address the standards and coordinate with the State of Florida on any needed environmental resource permitting. As previously stated, COD Policies 1.12.2 and 1.12.4 sometimes further restrict the FAR. In this case, the COD of the subject site is approximately 10% of the overall parcel and lies along the western edge of the property. It is unlikely that there are resources that will require protection in this small location. But, in an abundance of caution, staff has recommended a condition requiring the site improvements to be moved from this area with the Improvement Plan, should the State determine that preservation or buffering of a resource is required.

Policy 1.12.3: Conservation Overlay Designation Development Standards.

- (1) A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.
- (2) The Conservation Overlay Designation area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by an environmental site study by a qualified professional at the expense of the Developer and submitted for a determination to the South West Florida Water Management District or other agency with jurisdiction.
- (3) The Conservation Overlay Designation area is not all inclusive and other areas that do not fall within the COD boundaries that meet the definition of being environmentally sensitive areas are also subject to the regulations affecting them. These areas include protected plant and animal habitat.
- (4) Development proposals shall require the submittal of an Environmental Site Study indicating as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay Designation areas and other environmental concerns.
- (5) Environmental Site Studies shall provide evidence and an inventory of wetlands; soils posing severe limitations to construction; unique habitat; endangered species of wildlife and plants; significant historic structures and/or sites; and areas prone to periodic flooding (areas within the 100-year floodplain).

- (6) DeSoto County shall require identification of proposed impacts to the natural functions of any resources by any development or redevelopment that proposes to be placed in/on, to disturb, or to alter identified areas. Compensation and Mitigation plans shall also be provided.
- (7) Such identification shall occur during the development review process and provide the opportunity for DeSoto County to review the proposed project so that direct and irreversible impacts on the identified resources are avoided, minimized, or in the extreme, mitigated.
- (8) Natural resources discovered as a result of the required Environmental Site Study will be protected in accordance with state and federal law. The Environmental Site Study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors. A conservation easement, or other protective measure, may be required to protect the functions of natural resources. Mitigation may be allowed on a case-by-case basis through the appropriate reviewing agencies.
- (9) If an area is determined to be developable and not within the Conservation Overlay Designation, then the underlying future land use category shall apply.
- (10) The Conservation Overlay District is comprised of data collected from other sources and utilized as a tool to assist in development decisions. As this data is modified, updated or altered, the County will update the Conservation Overlay District boundaries upon data being published to reflect the most accurate data and analysis available. Should other recognized professional sources or technology also provide for updates and improved accuracy, that data shall be reflected in updates to the DeSoto County Conservation Overlay District when made available. Staff shall review and update available data semi-annually.

Staff Finding. The Applicant will be required to address the standards and coordinate with the State of Florida on any needed environmental resource permitting. A condition is recommended that the Applicant demonstrate compliance with the COD by submitting a point-by-point analysis of all COD policies, which will be approved by the Planning Department with the Improvement Plan. Additionally, staff recommends that an Environmental Site Study be submitted with the Improvement Plan, as required by this policy, which may include the information contained in the Protected Species Assessment provided with the Development Plan.

Policy 1.12.4: Any development of a site which includes property determined to be in a Conservation Overlay Designation area, is required to submit a site-specific plan for approval. The plan shall include the clustering of density away from the protected areas and resources. Developments that include Conservation Overlay Designations, but cluster all development activities outside of the

Overlay, may be reviewed via a Site Plan Approval process. The following restrictions shall apply to areas determined to be in the COD:

- (1) Density transfers out of areas determined to be within the Conservation Area may occur on-site with the following density transfer allowed:
 - (a) Rural/Agricultural Land Uses shall be consistent with the underlying zoning
 - (b) Low Density Residential Land Uses shall be 1 unit per 4 acres.
 - (c) Medium Density Residential, Neighborhood Mixed Use, and General Mixed Use Districts shall be 1 unit per 2 acres.
 - (d) Urban Center Mixed Use Mixed Use shall be 1 unit per 1 acre.In the future, density transfers out of the Conservation Area may be able to occur off-site from Rural/Agricultural Future Land Uses to Non- Rural/Agricultural Future Land Uses as part of a Transfer of Development Rights Program.
- (2) Development within the Conservation Overlay area shall be restricted to 1 unit per 10 acres and a FAR of 0.1, unless otherwise provided for herein. All development shall be directed away from wetlands.

Staff Finding. The Applicant will be required to address the standards and coordinate with the State of Florida on any needed environmental resource permitting. As previously stated, COD Policies 1.12.2 and 1.12.4 sometimes further restrict the FAR. In this case, the COD of the subject site is approximately 10% of the overall parcel and lies along the western edge of the property. It is unlikely that there are resources that will require protection in this small location. But, in an abundance of caution, staff has recommended a condition requiring the site improvements to be moved from this area with the Improvement Plan, should the State determine that preservation or buffering of a resource is required.

Additionally, a condition is recommended that the Applicant demonstrate compliance with the COD by submitting a point-by-point analysis of all COD policies, which will be approved by the Planning Department with the Improvement Plan.

Policy 1.12.6: The County shall prohibit all development within and direct development away from wetlands, unless otherwise approved by the appropriate reviewing agency. Site enhancement for conservation purposes and Best Management Practices including, without limitation, the use of isolation berms to protect water quality and prevent wildlife from migrating into developed areas shall not be deemed “development” for the purposes of this policy, when used pursuant to phosphate mining.

- (1) When wetland impacts cannot be avoided, DeSoto County shall require a specific management plan to be prepared by the developer, which results in no net loss of wetlands or wetland functions and which includes necessary modifications to the proposed development, specific setback and buffers, and the

location of development away from site resources, to protect and preserve the natural functions of the resource.

- (2) The minimum setback shall be 15 feet and the average of all setbacks from the wetland resource shall be 25 feet, unless otherwise permitted by the appropriate reviewing agency. Best Management Practices, including, without limitation, the use of isolation berms to protect water quality and prevent wildlife from migrating into developed areas shall be permitted within the setback areas, when used pursuant to phosphate mining.
- (3) Areas designated as natural buffers shall preserve all natural vegetative cover, except where drainage ways, access ways or phosphate mining corridors are approved to cross the buffer, or when contrary to Best Management Practices. Buffers may be supplemented only with native trees, shrubs and ground covers.

Staff Finding. The Applicant will be required to address the standards and coordinate with the State of Florida on any needed environmental resource permitting. A condition is recommended that the Applicant demonstrate compliance with the COD by submitting a point-by-point analysis of all COD policies, which will be approved by the Planning Department with the Improvement Plan.

Policy 1.12.7: Water resources (Rivers and Creeks) of the County are recognized as valuable to the residents of the County and shall continue to be protected by disapproving development activities which will result in any measurable decrease in surface and ground water quality.

Staff Finding. The Applicant will be required to address the standards and coordinate with the State of Florida on any needed environmental resource permitting. A condition is recommended that the Applicant demonstrate compliance with the COD by submitting a point-by-point analysis of all COD policies, which will be approved by the Planning Department with the Improvement Plan.

Policy 1.12.8: On all existing parcels of land, development shall be located away from wetlands and floodplains on the upland portion of the site, unless otherwise permitted by an authorized agency and permissible within this Plan. Where no upland exists, development may occur so long as all applicable environmental permitting requirements can be satisfied. All future subdivision of land shall contain adequate uplands for the permitted use.

Staff Finding. The Applicant will be required to address the standards and coordinate with the State of Florida on any needed environmental resource permitting. A condition is recommended that the Applicant demonstrate compliance with the COD by submitting a point-by-point analysis of all COD policies, which will be approved by the Planning Department with the Improvement Plan.

- 2. **Zoning District related-issues.** Land Development Regulation zoning district related issues include the zoning district and its

consistency with the FLUM, the uses allowed within the zoning district, the minimum lot size and width, the minimum building setbacks or open yards.

Staff finding: The site is zoned CG and consistent with the Urban Center Mixed Use category. The site meets the minimum lot size and width for the CG zoning district. The development plan shows the proposed retail sales building setbacks exceed the minimum requirements for the CG zoning district, with front yard setbacks required along Highway 70 and Front Street:

	Proposed	Required CG
Front	89'+	40'
Side	69'+	10'
Rear	N/A	25'

The Development Plan shows a proposed development area of 6.33 acres of the overall 9.06-acre parcel. future development area, but any future development will be required to meet the CG zoning district standards and follow the development review process for approvals under a separate application.

The maximum impervious lot coverage in the CG zoning district is 70%. The development plan indicates 1.91 acres or 30.2% of impervious surface proposed on the 6.33-acre development area.

The site is located in FEMA Flood Zone X and A, map panel 12027C0179C (effective 11/6/2013). All improvements must comply with all building-related requirements on future site plan and building permit submittals.

The following table illustrates the adjacent uses, land use, and zoning designations.

Direction	Existing Use	Land Use	Zoning
Site	Single Family Residence to be removed	Urban Center Mixed Use	CG
North	Big Tree RV Resort	Urban Center Mixed Use	TTRVC
South- Across Hwy 70	Retail Commercial, Hotel, Restaurant	Commercial	CG
East	Vacant Commercial	Urban Center Mixed Use	CG
West- Across 10' wide ditch (4 of 8 parcels owned by Eli's)	Warehouse, Single Family Residential, Vacant	Urban Center Mixed Use	CG, RSF-5

Buffers are not required for a commercial use when adjacent to other commercial uses. The development plan shows a proposed 15' wide Type B buffer along the north and west property line, adjacent to residential uses and zoning as required by the buffer matrix in Sec. 20-600. Section 20-537(e)(1)a requires a Type A buffer where an off-street parking area abuts a public right-of-way. This buffer is indicated on the development plan along Highway 70 to the south.

- 3. Transportation related issues.** Transportation related issues include roadway access, right-of-way width, and off-street parking and loading requirements.

Staff finding: The proposed retail sales building (14,896 SF) is located on Highway 70 and the plan shows two access driveways, one on Highway 70 and one on Front Street. A traffic analysis was provided with the Development Plan application (TR Transportation Consultants, Inc., June 2025) which states that the proposed retail sales use (apparel store) will not have an adverse impact on the surrounding roadway network and no roadway capacity or turn lane improvement will be required. Additional traffic analysis may be required with the Improvement Plan application, and a condition requiring a traffic methodology meeting to determine the requirement is recommended in this report. The applicant is responsible for coordinating with FDOT for site access onto Highway 70.

The development plan provides parking and loading calculations according to Land Development Regulations, Section 20-536, for the retail sales use (14,896 SF). The Development Plan indicates 50 parking spaces are required (1 space/300 SF retail sales) and

proposes 71 parking spaces for the 14,896 SF retail facility building (which includes 10 trailer parking spaces and 4 ADA spaces). Two loading spaces are required and proposed. The parking layout will have to be revisited, as staff recommends a condition that prohibits parking beyond the minimum requirements and trailer parking.

4. **Infrastructure issues.** Infrastructure issues include potable water, sanitary sewer, solid waste, stormwater management, and electricity.

Staff finding: Water and sewer service are available nearby by DeSoto County Utilities. The applicant is required to connect to DeSoto County Water and Sewer systems.

Solid waste will be provided by onsite dumpster service per DeSoto County detail D-27. The applicant is required to coordinate with Womack Sanitation.

Stormwater is shown on the Development Plan and will be further addressed with the Improvement Plan. Stormwater runoff is proposed to be collected and routed into onsite dry detention systems where runoff will be treated for water quality and attenuated. A floodplain compensation lake is also indicated on the Development Plan. 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 required State permits shall be provided to the County prior to issuance of the Notice to Proceed.

5. **Miscellaneous issues.** These include impervious surface area, maximum density, required recreation, and dead storage.

Staff finding: The DeSoto County Land Development Regulations limit the impervious surface in the CG zoning district to 70 percent. The Development Plan indicates 1.91 acres or 30.2% of impervious surface proposed on the 6.33-acre development area.

STAFF REVIEW

Staff review has determined that this application, SITE-0167-2025, is consistent with the Comprehensive Plan and Land Development Regulations.

RECOMMENDED CONDITIONS FOR APPROVAL:

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.

PUBLIC HEARING SCHEDULE

Board of County Commissioners: July 28, 2026