



DESOTO COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

REQUEST: Development Plan Modification
SITE-0156-2025

PROPERTY OWNER: Lake Suzy Storage, LLC
11503 County Road 769, Arcadia, FL 34269

APPLICANT/ENGINEER: Robert W. Case, LIS Engineering, LLC
21430 Palm Beach Blvd, Alva, FL, 33920

PROPERTY ID: 29-39-23-0000-0041-0000

TOTAL PROPERTY SIZE: 5 acres

PROPERTY ADDRESS: 11503 SW County Road 769, Arcadia, FL 34269

FUTURE LAND USE DESIGNATION: Commercial

ZONING DESIGNATION: Commercial General (CG)

OVERLAY DISTRICT: Conservation Overlay

PROPOSED REQUEST:

The applicant has applied for a development plan modification to construct an additional asphalt parking area on a 5-acre (217,801 SF) parcel with an existing office/warehouse for a moving company. The property, identified as tax ID number 29-39-23-0000-0041-0000, is located at 11503 SW County Road 769, Arcadia (Exhibit A: Location).

The parcel received development plan approval on August 27, 2018 (Resolution 2018-54) for the existing use. The property currently has an open Special Master Code Case 2021-053 for development without permits. Approval of this Development Plan modification will correct this violation.

Data and Analysis

Future Land Use Designation and Zoning

A. Comprehensive Plan and Future Land Use Review

1. **Objective 1.7: Commercial Category Defined.** DeSoto County shall recognize existing "Commercial" corridors by their designation and mapping on the Future Land Use Map as Commercial (COMM) and shall promote the infilling of such areas through the establishment of criteria for the development of lands within the Commercial designations and limitations to the expansion such areas.

Staff Finding: This property is located within the Commercial Land Use designation with Commercial General (CG) zoning. The site is currently developed with an existing 11,395 SF office/warehouse-storage building for a moving company. The building and site were constructed in 2020. Proposed is an additional shell parking area to serve the existing business.

Policy 1.7.4: Development Criteria. Development or redevelopment within a Commercial corridor shall conform to the following criteria:

- (1) Permitted uses include all types of commercial, office, and institutional uses typically located along a roadway.

Staff finding: The proposed development plan modification is located along SW CR 769 within an area of Commercial future land use. The site is currently developed with an existing 11,395 SF office/warehouse-storage building for a moving company.

- (2) New development or redevelopment within a linear Commercial corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.

Staff finding: The proposed development plan modification for an asphalt parking area is located along SW CR 769 within an area of Commercial future land use. Intensities are regulated by the Comprehensive Plan and CG Zoning. The site is currently developed with an existing 11,395 SF office/warehouse-storage building for a moving company. No new structures are proposed.

- (3) Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive land use and shall not be separated from that use by an arterial road, or a natural or man-made barrier which makes the step-down use unnecessary.

Staff finding: The proposed development plan modification for an asphalt parking area is located along SW CR 769 within an area of Commercial future land use. Intensities are regulated by the Comprehensive Plan and CG Zoning. The site is currently developed with an existing 11,395 SF office/warehouse-storage building for a moving company. No new structures are proposed.

- (4) New development or redevelopment within a linear Commercial corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used.

Staff finding: The proposed development plan modification for an asphalt parking area is located along SW CR 769 within an area of Commercial future land use. The site is currently developed with an existing 11,395 SF office/warehouse-storage building for a moving company. An existing access drive is located on SW CR 769. No additional access improvements are proposed.

- (5) Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.

Staff Finding: The proposed development plan modification for an asphalt parking area is located along SW CR 769. The existing development meets the parking requirements by providing 19 spaces (17 required) including 2 ADA spaces. The development plan modification proposes an additional 23 parking spaces.

- (6) Where the Commercial corridor abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.

Staff finding: The proposed modification is not adjacent to any residential.

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 central portion of the site is also within the Conservation Overlay District (COD). The development plan shows wetland buffers are provided, meeting the requirements of Policy 1.12.6, a minimum of 15 feet and an average of 25 feet from wetlands. The Improvement Plan shall conform to the Conservation Overlay District (COD) policies and Division 2. – Wetland Protection of the Land Development Code.

- 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 Commercial Land Use designation. The applicant has requested approval to construct an additional asphalt parking area for an existing 10,800 SF office/warehouse-storage building for a moving company, which was constructed in 2020. No additional structures are proposed.

The site is located within FEMA flood zones “AE” and “X” (Panel 12027C0267D).

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

Direction	Existing Use	Land Use	Zoning
Site	Office/warehouse for moving company	Commercial	CG
North	Vacant (Cin-Mar outdoor storage)	Commercial	PUD
South	Vacant Commercial	Commercial	CN
East	Vacant (Cin-Mar outdoor storage), pastureland	Commercial	PUD, A-5
West	Vacant government land, DeSoto County	Commercial	IL

No buffers are required for the commercial use adjacent to other commercial uses. A 5’ Type A buffer is proposed along SW CR 769 to buffer the existing parking area along the right of way, as required by Section 20-537(e)(1)a.

The proposed Development Plan modification for additional asphalt parking can be found in conformance with Commercial General zoning district. Outdoor storage is not permitted on site and is a condition of approval.

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

Staff finding: The existing office/warehouse for a moving company is located on SW County Road 769 and has an existing access. No change to access or additional access is proposed. The development plan provides existing parking calculations showing the existing 1,235 SF office and 9,565 SF warehouse requires 17 parking spaces with 19 spaces provided, including 2 ADA spaces. The development plan proposes 23 additional parking spaces, located in the rear of the site. Loading zones are existing and no new loading is proposed.

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

Staff finding: The proposed improvements do not require additional utilities service. The property is served by an existing septic system and well. Water and sewer service are available nearby by DeSoto County Utilities. No changes to the well and septic system are proposed. DCU advises that any modification of the existing septic system may not be approved by the Florida Department of Health.

Solid waste service and electric service is also existing. Stormwater will be addressed with the Improvement Plan. The project will be required to obtain any necessary permitting from the Southwest Florida Water Management District for stormwater for the additional impervious surface area. The applicant provided the application for the ERP (Environmental Resource Permit) to SWFWMD.

DeSoto County Fire requires that the extended area for the proposed parking area needs to keep a clear pathway for the fire vehicle, as per plans digitally signed and dated by Robert W. Case, 3/19/25 (updated 4/24/25).

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 the proposed impervious area to be 38.4%.

Outdoor storage is not a permitted use in the CG zoning district and a condition of approval has been provided that outdoor storage is not permitted.

STAFF REVIEW

Staff review has determined that this application, SITE-0156-2025, is consistent with the Comprehensive Plan and Land Development Regulations.

RECOMMENDED CONDITIONS FOR APPROVAL:

1. No outdoor storage is permitted on site.
2. The applicant shall obtain any required State and Federal permits, including but not limited to the Florida Department of Transportation, the Southwest Florida Water Management District, Florida Department of Environmental Protection, and Army Corps of Engineers, and provide a copy of the permits to the County prior to issuance of the Notice to Proceed.
3. The extended area for the proposed parking area needs to keep a clear pathway for the fire vehicle, as per plans digitally signed and dated by Robert W. Case, 3/19/25 (updated 4/24/25).
4. This Development Plan will expire 3 years from the date of the resolution unless the Development Plan is executed with the next step of an Improvement Plan.

PUBLIC HEARING SCHEDULE

Board of County Commissioners

October 28, 2025

Final Disposition