



DESOTO COUNTY DEVELOPMENT DEPARTMENT

REQUEST: COMP-0013-2025 (Small Scale Comprehensive Plan Map Amendment) to amend the Future Land Use Map from Rural/Agricultural to Commercial

PROPERTY OWNER/APPLICANT: Gabriel Quave
Easy Mini Storage, Inc.
162 N. Brevard Ave., Arcadia, FL 34266

ENGINEER: Bumper Hay
118 N. Brevard Ave., Arcadia, FL 34266

PROPERTY ID: 13-38-24-0000-0905-0000

SITE ADDRESS: 3624 SW Hwy 17, Arcadia, FL 34266

TOTAL PARCEL SIZE: +/- 3.48 acres

EXISTING FUTURE LAND USE CATEGORY: Rural/Agricultural

PROPOSED FUTURE LAND USE CATEGORY: Commercial

DEVELOPMENT REVIEW REPORT

The agenda request is a Comprehensive Plan Future Land Use Map Amendment application (COMP-0013-2025) filed by Gabriel Quave, property owner, to amend the map designation from Rural/Agricultural to Commercial on a +/- 3.48-acre parcel.

Review Process. Small Scale Amendments to the County's Comprehensive Plan follow a process outlined by Section 163.3187, Florida Statutes. The legislature created a streamlined process for amendments affecting 50 acres or less, with some exceptions. Small scale amendments are exempt from the state coordinated review process and they do not require the same level of analysis as large-scale analyses.

Pursuant to Section 163.3174(4)(a), Florida Statutes, the local planning agency (DeSoto County Planning Commission) must hold at least one public hearing on the proposed comprehensive plan amendment and must provide public notice for that hearing.

Pursuant to Section 163.3187, Florida Statutes, "Process for adoption of small-scale comprehensive plan amendment" permits a future land use amendment that is 50-acres or less are processed through only one public hearing (adoption hearing) before the governing board (Board of County Commissioners).

I. BACKGROUND

The subject property is made up of one (1) parcel totaling +/- 3.48 acres and is in central DeSoto County on the east side of US 17 in Arcadia, FL just south of SW Fletcher St. The subject property has the Rural/Agricultural Future Land Use Map Category (FLUC) which is intended to prevent the creation of conditions which would endanger, damage, or destroy the agricultural base, environmental resources, potable water supply, and the wildlife resources of the county.

The subject property has three existing non-residential buildings (6,720 sf, 2,240 sf, and 2,240 sf for a total of 11,200 sf) that have been used as a mini warehouse facility and the applicant would like to use as a commercial business, which is not consistent with the Rural/Agricultural land use category.

The site is currently zoned Commercial General (CG), which is consistent with the proposed Commercial Future Land Use Category that has been applied for.

Summary Conclusion

From a planning perspective, separating intensive uses from less intensive ones is the basic premise behind the Future Land Use Element, Future Land Use Map, the Zoning Map, and policy structure of the Comprehensive Plan. This policy structure exists to protect development from incompatible adjacent land uses.

The proposed Commercial future land use designation is consistent with the existing commercial use on the property and existing commercial zoning just north of the property. The current use is a mini warehouse facility and has an existing driveway on US 17. The proposed Commercial Future Land Use Map Category is on a 4-lane divided thoroughfare roadway, which is appropriate for this type of use.

Based on the above findings, it is concluded the plan amendment application can be found **consistent** with policies within the Comprehensive Plan and Florida Statutes.

II. ORDINANCE

AN ORDINANCE OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS, ADOPTING A SMALL SCALE COMPREHENSIVE PLAN MAP AMENDMENT WHICH CONSISTS OF AMENDING THE FUTURE LAND USE MAP FROM RURAL/AGRICULTURAL TO COMMERCIAL FOR A +/- 3.48 ACRE PARCEL LOCATED ON THE EAST SIDE OF US 17 IN ARCADIA, FL JUST SOUTH OF SW FLETCHER ST., THE PROPERTY IDENTIFICATION NUMBER BEING 13-38-24-0000-0905-0000; GRANTING TO THE APPLICANT, EASY MINI STORAGE, INC., A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT (COMP 0013-2025); AND PROVIDING FOR AN EFFECTIVE DATE.

III. DATA & ANALYSIS

Small scale plan amendments must be internally consistent between the elements of the Comprehensive Plan, which was approved under the structure of Section 163.3177, FS; however, they are not subject to the full review criteria of this chapter, as standardly applied to large scale plan amendments.

1. *Utilities. An analysis of the availability of facilities and services.*

The subject property is not within the County's Utility Service Area nor is it connected to County utilities. However, if it were in the future, this analysis is relevant for comparison purposes.

FLUE Policy 1.22.5 establishes level of service standards (LOSS) for the following public facilities: potable water, sanitary sewer, solid waste, roadways, and recreation and open space.

The property is +/- 3.48 acres. In the existing Rural / Agricultural FLUC, the base intensity for non-residential uses is up to 0.4 FAR with no bonus density available. This category would support up to 60,635 sf of non-residential development (3.48 ac = 151,588 sf; 151,588sf x 0.4 FAR = 60,635 sf).

The existing use is a mini warehouse facility, which has limited and infrequent impact to the utility system. Under the Rural/Agricultural land use category, non-residential development could occur at this location and is used for comparison purposes.

The proposed Future Land Use Map Category is Commercial. It allows an intensity up to a 0.25 floor-area-ratio (FAR) of non-residential uses and a bonus intensity of 0.35 FAR if the bonus criteria is met in Comprehensive Plan Policy 1.1.3. This change would allow up to 37,897 square feet (bonus

density not requested at this point) (3.48 ac = 151,588 sf; 151,588sf x 0.25 FAR = 37,897 sf). For the purposes of calculating concurrency impacts conservatively for a non-residential use, the 0.25 FAR and 37,897 SF is a reasonable maximum.

- a. Potable water. The property is inside the County's utility service area.

Potable Water Element Policy 1.1.1 The County's Level of Service for potable water supply shall be 102 gallons per capita per day.

The Utilities Standards Handbook designates 1 ERU per 10,000 sf of warehouse. The site as 11,200 sf of existing warehouse use with a maximum of 37,897 sf. There is an existing 12" water main and a 10" forcemain located on US 17.

FLUE Policy 1.22.5(3)(b) provides potable water supplies shall be consistent with the projected demand. Failure to provide sufficient supply for projected needs will result in denial of concurrency.

Existing Land Use – Rural/Agricultural

11,200 sf existing mini warehouse facility (current max allowable amount given inconsistent future land use designation with existing uses)

1 ERU per 10,000 SF = 1.1 ERUs

3.7 ERUs x 255 GPD / ERU = 943.5 gallons Average Daily Flow (ADF) per the Utilities Standards Handbook.

Proposed Future Land Use – Commercial

37,897 sq. ft. warehouse (most realistic scenario given existing warehouse use)

1 ERU per 10,000 SF = 3.78 ERUs

3.78 ERUs x 255 GPD / ERU = 963 gallons Average Daily Flow (ADF) per the Utilities Standards Handbook.

The proposed comprehensive plan amendment results in an increased potable water demand of 19.5 GPD. This amount of increase is negligible. However, the site is not currently connected to County utilities. Potential future development may be required to connect.

- b. Sanitary sewer. The property is inside the County's utility service area. There is an existing 12" water main and a 10" forcemain located on US 17.

Sanitary Sewer Element Policy 1.1.1: The County's adopted level of service for sanitary sewer capacity shall be 80 gallons per capita per day.

FLUE Policy 1.22.5(3)(b) provides sanitary sewer supply shall be consistent with the projected demand. Failure to provide sufficient supply for projected needs will result in denial of concurrency.

Existing Land Use – Low Density Residential

11,200 sq. ft. mini warehouse facility (current max allowable amount given inconsistent future land use designation with existing uses)

1 ERU per 10,000 SF = 1.1 ERUs

3.7 ERUs x 80 GPD / ERU = 296 gallons Average Daily Flow (ADF) per the Utilities Standards Handbook.

Proposed Future Land Use – Commercial

37,897 sq. ft. warehouse (most realistic scenario given existing warehouse use)

1 ERU per 10,000 SF = 3.78 ERUs

3.78 ERUs x 80 GPD / ERU = 302.4 gallons Average Daily Flow (ADF) per the Utilities Standards Handbook.

The proposed comprehensive plan amendment results in a increased sanitary sewer demand of 6.4 GPD. This amount of increase is negligible. However, the site is not currently connected to County utilities or within the service area.

If approved, future development plans will be required to demonstrate that the existing well and septic are sufficient to meet any future project needs or be required to connect to County utilities.

2. Solid Waste.

Solid Waste Element Policy 1.1.1: The County's minimum level of service for solid waste will be 4.6 pounds per person per day (0.84 tons per capita annually), which will be utilized to plan for future demand.

FLUE Policy 1.22.5(2)(b) also provides that for solid waste, failure to provide sufficient supply for projected needs will result in the denial of concurrency.

The proposed development will result in an insignificant contribution to the landfill and additional traffic on State and County roadways. Based on projections in the Master Plan, the medium average waste protection per person per year is 0.84 tons. The Master Plan also includes

population projections to 2035 as part of its estimated useful life approximations. While the proposed project will result in the reduction of the available capacity in the landfill, it may or may not decrease the projections of useful life shown in the Master Plan depending on growth elsewhere in the County.

The proposed project will contribute revenue to the landfill for continued operation and future expansion. With the County's planning of expansion of the landfill over the next 41 + years and beyond, it does not appear that the proposed project will impact the landfill in a manner that cannot be accommodated by future growth planning. Last, the roadway network between the subject property and the landfill is sufficient to accommodate waste disposal vehicles and with routine repairs and maintenance that are normally performed, the roadways can continue to accommodate the loads in the future.

Waste collection service costs for residential single-family dwellings are included within the annual ad valorem taxes. Waste collection service costs for non-residential uses are through a contract with the franchisee.

3. Transportation.

Transportation Element (TE) Policy 1.1.1 on *Service Standards* provides "The County establishes the following peak hour /peak directional level of service standards for collector, arterial, local and limited access facilities in the County.

ROADWAY TYPE	STATE ROAD URBANIZED AREA	STATE ROAD OUTSIDE URBANIZED AREA	COUNTY ROAD
Limited Access Facilities	D	C	D
Controlled Access Highway	D	C	D
Other Multi-lane Roads	D	C	D
Two-lane Roads	D	C	D

US 17 is a controlled access highway. A Traffic Impact Statement (TIS) has not been provided with the application. It is expected that the trip generation will remain the same from Rural/Agricultural to a Commercial use. The use does not appear to be changing and use rates are outlined as follows:

Land Use	Units / KSF	Trip Generation Rate (PM Peak Hour average)	Total Trips
Potential Reasonable Use - Mini Storage (ITE Code 151)	60,635 SF	0.15 trips per 1,000 SF	9.10
Existing Use – Mini Storage (ITE Code 151)	11,200 SF	0.15 trips per 1,000 SF	1.68

Source: ITE Trip Generation Manual 11th Edition

Given the existing buildings and use, it is not likely that the change to the future land use will change the use of the property. Any future site plans, including an expansion of the existing use, will be required to provide a more detailed analysis and site and operational analysis at the points of access with application submittal.

4. Recreation.

FLUE Policy 1.22.5(2)(b) provides that for recreation and open space, failure to provide sufficient supply for projected needs will result in the denial of concurrency.

Recreation and Open Space Element Policy 1.1.1 provides the recommended planning level of service (LOS) standard for parks shall be twenty (20) acres of parkland per 1,000 residents or a cumulative demand for 82.5 acres of parks.

Neither the mini warehouse facility or potential uses within the Commercial land use designation use park capacity. Based on the above, it is concluded that DeSoto County has adequate recreation and open space acreage to accommodate the impacts generated from the proposed Future Land Use Map amendment.

5. Schools

Neither the mini warehouse facility or potential uses within the Commercial land use designation use school capacity. Based on the above, proposed Future Land Use Map amendment has no impact on school capacity.

6. Fire

While a fire capacity analysis is not included here, the closest existing fire station (DeSoto County Fire Station #1) is located approximately 3.6 miles from the subject property.

7. Public Library

While a library capacity analysis is not included here given the existing and likely any proposed uses will be non-residential, the closest existing public library is 3.5 miles and located in Arcadia.

The subject property is currently developed with a mini warehouse facility, located in the Rural/Agricultural Future Land Use Map category. Generally, DeSoto County has availability of facilities and services to serve non-residential development at this location. However, depending upon the type and extent of use proposed and timing of development, the applicant may be required to provide additional on or off-site infrastructure improvements to meet County and State requirements for any future expansions. The application conforms to this provision.

An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

1. Character of the undeveloped land.

The DeSoto County Property Appraiser characterizes the developed land as warehouse-storage. Based on the findings that the property is designated Rural/Agricultural and zoned CG, it is concluded the character of the land can be described as a holding zone for future non-residential development as the property already has a non-residential building and uses.

2. Soils.

Applicants will secure their own geotechnical report to ensure the soil will support any future additional development.

3. Topography.

Applicants will secure their own topographic map of the property to ensure the elevations will support any future additional development.

4. Natural resources.

The project is within the Conservation Overlay. Any type of future development application will be required to provide an Environmental Assessment Report. The application narrative states the amendment will comply with the Goals, Objectives and Policies in the Comprehensive Plan relating to open space and preservation of environmentally sensitive areas. Future site plan submittals will be required to demonstrate protection of the wetlands and another environmental features consistent with local, state and federal requirements.

5. Historic resources.

No known historic resources are on-site. Any discoveries will be required to follow State requirements. Based on the above, the property is suitable for development.

In conclusion, from a physical perspective considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site, the subject property is suitable for development consistent with any County, State, and Federal requirements. The application conforms to this provision.

An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

The subject property is along US 17, a four-lane divided throughfare roadway, with an existing building and access point. From a land use perspective, these locations are best served for non-residential uses and can provide an appropriate transition to residential uses farther from these high-capacity roadways.

Consistency with the Comprehensive Plan. The proposed amendment application has been reviewed for consistency with the following Comprehensive Plan provisions.

FLUE Policy 1.1.2: Land Use Categories. The County shall implement the following land use categories as shown on the Future Land Use Map.

Land Use Categories	Base Density/Intensity	Bonus**(Policy 1.1.3)
Rural/Agricultural (existing)	Residential - Up to 1 du/10 acre Non-residential – up to 0.4 FAR maximum	None

Land Use Categories	Base Density/Intensity	Bonus**(Policy 1.1.3)
Commercial (proposed)	Non-residential – Up to 0.25 FAR	0.35 FAR maximum*

Consistency analysis: The proposed amendment would change the future land use category for +/- 3.48 acres of land from Rural/Agricultural to Commercial. The site is currently developed with non-residential buildings and mini warehouse use. The proposed change could facilitate a wider variety of uses.

*The subject property is already zoned commercial (existing CG zoning). Any future development will be required to be **consistent** with FLUE Policy 1.1.2 and the maximum square footage (calculated by FAR).*

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.

MEASURABLE TARGET: Development Plans issued, plans reviewed and checks for business tax certificates issued or renewed.

Consistency analysis: The proposed amendment to Commercial for these existing non-residential buildings and mini warehouse use on a thoroughfare roadway is an appropriate location close to existing developed areas. Any future development will be required to be consistent with County and State requirements. The application can be found consistent with this policy.

Policy 1.7.1: Characteristics. Commercial corridors are characterized by linear concentrations of all types of commercial, office, and institutional uses along a roadway. Some linear Commercial corridors may contain existing industrial uses.

Consistency analysis: The proposed amendment to Commercial for these existing non-residential buildings on a thoroughfare roadway is an appropriate location close to existing developed areas. Any future development will be required to be consistent with County and State requirements. The application can be found consistent with this policy.

Policy 1.7.3: Location Criteria. Expansion of any Commercial area shall be limited to infill development. Infilling of an existing Commercial corridor shall be limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development. The extension (along the road) or

establishment of new Commercial strips shall not be permitted, except to recognized legitimate errors made during the original mapping process. Any such map-error corrections shall require that a Plan amendment be processed consistent with requirements of this policy and Chapter 163, FS. The following factors shall be taken into consideration when evaluating whether an error was made during the original mapping process and shall be used as the basis for the review of the associated plan amendment required to correct the error.

Consistency analysis: The subject property has a Rural/Agricultural land use, and the property is currently zoned Commercial (CG). There are existing non-residential buildings used for a mini warehouse and access drive. Per the Property appraiser, this mini warehouse use has been in effect since at least 1975, prior to the Future Land Use Mapping (1985 Growth Management Act). The proposed amendment to Commercial for this existing non-residential building on a thoroughfare roadway is an appropriate location close to existing developed areas. Any future development will be required to be consistent with County and State requirements. Based upon the analysis, the application can be found to be consistent with this policy.

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

(7) Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities that may require special buffering provisions.

(8) The maximum floor area ratio shall not exceed 0.35.

Consistency analysis: Any future development will be required to be consistent with County and State requirements. Based upon the analysis, the application can be found consistent with this policy.

Policy 1.7.5: Adjacent Development. Development adjacent to a Commercial corridor may include the following uses: Office, Residential, Institutional, Employment Center or Open Space.

Consistency analysis: Adjacent development is within the Rural / Agricultural Future Land Use Category with uses ranging from agricultural, residential, and vacant industrial. The use has been existing since 1975. This amendment will allow the existing use to be consistent with the Comprehensive Plan and Future Land Use Map.

Policy 1.5.5: Open Space design. All open space areas shall be primarily located adjacent to other areas approved as open space in order to create natural corridors.

Consistency analysis: All future development applications will be required to meet this policy.

FLUE Policy 1.5.6: Utilities. All development within the Commercial category shall connect to existing public centralized water and wastewater systems.

*Consistency analysis: The project is not served by DeSoto County Utilities. However, future development applications will be reviewed for consistency with the County's utility connection ordinance. Based on the above, it is concluded the proposed amendment can be found **consistent** with this policy.*

FLUE Policy 1.7.1: Characteristics. Commercial corridors are characterized by linear concentrations of all types of commercial, office, and institutional uses along a roadway. Some linear Commercial corridors may contain existing industrial uses.

Consistency analysis: The subject site is located along SW Highway 17, an existing commercial corridor making it consistent with this policy.

FLUE Policy 1.14.2: Use compatibility. Compatibility between uses will be defined by level of density and intensity rather than by use, with the exception of

large-scale public uses such as airports, regional hospitals, refineries and correctional institutions.

The Comprehensive Plan defines “compatibility” as “(a) condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion such that no use or condition is negatively impacted directly or indirectly by another use or conditions.”

Consistency analysis: The following table (Table 1) provides a description of the Future Land Use Categories, Zoning Districts, and specific types of land uses surrounding the proposed amendment:

TABLE 1 - USE COMPATIBILITY ANALYSIS

	Future Land Use	Zoning District	Types of Land Uses
Site	<i>Rural/Agricultural</i> (existing)	CG (existing)	Mini warehouse facility (existing non-residential buildings)
	<i>Commercial</i> (proposed)	CG	
North	Rural/Agricultural	A-5, CG	Single Family Residential, duplex (existing residential building)
South	Rural/Agricultural	A-5, IL	Vacant
East	Rural/Agricultural	A-5	Single Family Residential (existing residential building)
West	Rural/Agricultural	A-5	Orchards/Groves

Table 1 illustrates that the surrounding uses. Rural/Agricultural Future Land use exists in all adjacent parcels, but there are developed Single Family residences and duplexes to the north and east. The parcels to the south and west are vacant. Any future development on the subject property will be required to meet all setbacks and any landscaping and buffer requirements. The proposed is consistent with this policy.

FLUE Policy 1.16.2: The County shall direct development to areas where services and facilities are available to accommodate additional growth.

*Consistency analysis: The site is in the central portion of the county. The site has an existing building and access drive. It will provide potential employment, or residential support uses near existing development. Based on the above, it is concluded that the amendment can be found **consistent** with this policy.*

Transportation Element (TE) Provisions

TE Policy 1.5.3: Analysis of Future Land Use Map and Zoning Amendments.

The County shall consider the potential maximum impacts of all Future Land Use Map and zoning amendments on the LOS for all roadways directly and indirectly affected by the amendment when making such decisions. However, specific impacts and any required roadway improvements shall only be determined based on the submittal of a defined development proposal as part of the County's overall concurrency system.

*Consistency Analysis: A Traffic Impact Statement has not been provided. However, the site has existing buildings, parking, and access drive onto US 17. The applicant will be required to comply with any requirements of FDOT with any future development. Thus, the application can be found to be **consistent** with this policy.*

Objective 1.16: Sprawl and Redevelopment. The County shall maintain regulations and procedures to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas.

Consistency Analysis: The subject property has been developed commercially with a mini-warehouse facility since 1975 and was expanded in 1981. There is currently sporadic development along this portion of SW Highway 17, and non-residential development is anticipated to grow along the arterial roadway and connect to the Employment Center land located northwest of the subject site. Approval of the future land use map amendment to commercial will not promote urban sprawl and will promote additional development and redevelopment along the corridor.

- D. Public notice. Pursuant to Section 163.3187(2), F.S., small scale comprehensive plan amendments adopted pursuant to that section require only one public hearing before the governing board, which shall be an adoption hearing as described in s. 163.3184(11). In addition to the above, pursuant to Section 163.3174, comprehensive plan amendments are required to be considered by the County's Local Planning Agency (LPA).

DeSoto County does not have any written policies or administrative rules governing site-specific Future Land Use Map amendments and public notice has been limited to advertising the amendment in a newspaper of general circulation in DeSoto County at least 10 days prior to each public hearing and the posting of

the property. The Applicant has provided evidence that the property was posted at least 10 days before the Planning Commission (which commission sits as the County's LPA) public hearing.

Written notice of the hearings was mailed to all surrounding property owners located within 1,000 feet of the site or a minimum of 10, whichever is greater and such notice is on file with the Division and incorporated herein by reference.

IV. ATTACHMENTS

- Exhibit A: Chapter 163.3187, Florida Statutes, Process for adoption of small scale plan amendment.
- Exhibit B: General Location Map
- Exhibit C: Existing Interim 2040 Future Land Use Map, Excerpt
- Exhibit D: Proposed Interim 2040 Future Land Use Map, Excerpt
- Exhibit E: Official Zoning District Atlas, Excerpt
- Exhibit H: Proposed Future Land Use Map amendment application
- Application Packet submitted by applicant
 - Comp plan amendment justification by applicant
- Exhibit I: Proposed Ordinance
- Exhibit J: Development Review Committee (DRC) Comments
- Exhibit K: Property Posted Photograph

V. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

1. An application to amend the Comprehensive Plan's Interim 2040 Future Land Use Map by changing from Rural/Agricultural designation to Commercial of a +/- 3.48-acre site located at 3624 SW Hwy 17, Arcadia, FL was filed with the Development Department. The Development Department has reviewed the application and has determined that the application is complete.
2. The Planning Director has reviewed the Future Land Use Map amendment application for consistency with the three requirements in Section 163.3187,

Florida Statutes, and concludes the application can be found to be **consistent** with the requirements.

3. The Planning Director has reviewed the proposed amendment against the Comprehensive Plan's goals, objectives and policies and concludes it can be found to be **consistent**.
4. The due public notice requirements have been satisfied.

VI. ALTERNATIVE ACTIONS

The Planning Commission / LPA (Local Planning Agency) has one of the following alternative actions at its disposal:

- A. Enter into the record the Development Review Report and all other evidence presented at the hearing and forward the record to the Board of County Commissioners with a recommendation that the proposed Ordinance providing for a small-scale comprehensive plan map amendment be approved.
- B. Enter into the record the Development Review Report and all other evidence presented at the hearing, amend the findings and conclusions contained herein to support the Planning Commission's recommendation, and forward the record to the Board of County Commissioners with the recommendation that the proposed Ordinance providing for small scale comprehensive plan map amendment be denied.

Public Meetings

- B. Planning Commission/LPA recommendation. Scheduled for the October 7, 2025, meeting.
- C. Board of County Commission action. The first reading is scheduled for October 28, 2025 meeting for adoption.