



DESOTO COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

CASE #: SITE-0125-2023

REQUEST: Improvement Plan Approval

PROPERTY OWNER: JBCC Veterans Blvd. LLC
50 Central Avenue, Ste 980
Sarasota, Florida 34236

APPLICANT: Steve Krzynski, PE
Morris Engineering and Consulting, LLC
6901 Professional Parkway E
Sarasota, Florida 34240

PROPERTY ID: 31-39-23-0000-0023-0000

TOTAL PARCEL SIZE: +/- 2.32 Acres

ZONING DISTRICT: Planned Unit Development (PUD)

FUTURE LAND USE DESIGNATION: Low Density Residential – 0.4 FAR base (1.0 FAR bonus intensity)

PROPOSED REQUEST:

The property is generally 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 applicant requests approval of a PUD Improvement Plan for a 3-story, 81,666 SF self-storage facility with a 0.81 FAR mini-warehouse development.

This request for Improvement Plan approval is running concurrently with the PUD rezoning and Concept Plan rezone approval request. The analysis and recommendations provided for herein are contingent upon the Board of County Commissioners approving the PUD rezoning request (RZNE-0067-2025).

Data and Analysis

Future Land Use Designation and Zoning

A. Comprehensive Plan and Future Land Use Review

1. **Objective 1.4: Low-Density Residential Use Category Defined.**

The Low Density Residential Use category consists of low-density residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Medium Density Residential, Mixed-Use Centers, General Mixed-Use Centers and less density/intensity in areas adjacent to the Rural/Agricultural categories.

- **Staff finding**

The Planning Director has reviewed the application against the Goals, Objectives, and Policies of the Comprehensive Plan in Exhibit F and finds and concludes the following:

The subject property is currently undeveloped and is adjacent to Interstate 75 to the north and east, and vacant residential to the west. Vacant commercial is located to the south, across Veterans Blvd in Charlotte County.

The subject property is designated Low Density Residential on the Future Land Use Map. Policy 1.4.7 allows existing non-residential zoned areas within the Low Density Residential land use, on arterial roadways to have a base intensity of 0.4 FAR, with a maximum FAR of 1.0 for mini-warehouse uses, subject to meeting Bonus Criteria in Policy 1.1.4.

The site was previously zoned CG (Commercial General), and the applicant requested a PUD rezone in accordance with Policy 1.1.3, which requires PUD zoning when seeking the: Density Unit Bonus Limits. The bonus FAR is requested to exceed the base intensity of 0.4 FAR. The project has a gross FAR of 0.81 for a 81,666 square foot mini-warehouse on the +/- 2.32-acre property.

The applicant provided a narrative considering performance criteria as relates to bonus intensity. The site is in proximity to existing water and wastewater (Charlotte County Utilities) located along the south side of Veterans Blvd, a 4-lane divided arterial roadway. The site is served by DeSoto County Fire Station #2, located 7.8 miles to the northeast. Because the proposed use is non-residential, the proximity of schools, affordable housing, mixed-use, and recreational activities are not applicable. The site offers 37% open space (25% usable open space is required) with 10' landscape buffers around the perimeter of the site. Approximately 0.4 acre of wetlands, identified in the Environmental Report and the ERP application, are proposed to be impacted.

Section 20-144 (f)(6) requires usable open space for all PUD projects. The language reads, "Minimum open space. Planned unit developments shall set aside at least 25 percent of the gross area as usable open space. Usable open space

shall include active and passive recreation areas such as playgrounds, golf courses, water frontage, waterways, lagoons, floodplains, nature trails and other similar open spaces. Open water area beyond the perimeter of the site and street rights-of-way, driveways, off-street parking areas and off-street loading areas, or private yards shall not be counted in determining usable open space. In addition, not more than 25 percent of any stormwater management area shall count toward meeting the usable open space standard.”

The PUD zoning district is the only district that requires usable open space and the references to usable open space in Section 20-144 are mostly related to residential subdivision projects. While usable open space is not specifically excluded from non-residential projects, Section 20-144 does not provide any context for usable open space in non-residential projects.

As allowed by Section 20-144(g)(1)(b)(13), the applicant requests a deviation to eliminate the requirement for 25% usable open space in lieu of the standard open space shown on the plan. Staff does not object to this request, as there seems to be little opportunity for customers to actively use the open space on site. The plan shows 37% open space, which exceeds the 25% minimum open space requirement. Staff recommends that the standard required open space satisfactorily meets the needs of the project and complies with the intent of the PUD district.

The proposed development will connect to existing public utility systems along Veterans Boulevard in the Charlotte County Utility Franchise Area. The project has received Final Site Plan approval from Charlotte County for the proposed utility and roadway improvements. The applicant provided a letter from Charlotte County Utilities regarding the utility connection.

The Environmental Considerations Report (Ian Vincent & Associates) and an ERP application approval were submitted. The ERP identifies 0.4 acre of wetlands proposed to be impacted on the site (0.28 acres onsite and 0.12 acres off-site, per 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, lot width, and the minimum building setbacks or open yards.

- **Staff finding**

The proposed development is zoned PUD with an FAR intensity of 0.81 and is subject to the approved Zoning Ordinance for RZNE-0067-2025, which is reflected in this Improvement Plan.

Adjacent Parcel	Zoning	FLU	Use	Buffer Requirements
North	CG	Low Density Residential	Interstate 75, vacant	Type A
East	CG	Low Density Residential	Interstate 75, vacant	Type A
South – Charlotte County	CE	Low Density Residential	Veterans Boulevard, vacant	Type A
West – City of North Port, Sarasota County	AC-10 (Activity Center 10 supports variety of commercial and industrial uses, as well as limited residential uses)	Low Density Residential	Vacant residential	Type B

The setbacks are consistent with the PUD concept development plan and are shown on the Improvement Plan. The proposed setbacks for the self-storage facility were designed with the minimum setbacks for the CG district (previous zoning of the site) and are acceptable for the PUD district. A 40' front setback, 10' side setback, and 25' rear setback are noted on the Improvement Plan. Because the triangular shaped site has frontage on Veterans Blvd. and Interstate 75, a front setback is provided on both roadway frontages with a side yard setback provided along the western property line.

The proposed 81,666 SF self-storage facility (mini-warehouse) can be found to be consistent with previous approvals. Therefore, the proposed Improvement Plan can be found in conformance with the PUD zoning and the approved zoning ordinance.

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

- **Staff finding**

A traffic study was not provided with the Improvement Plan application. Given the proposed mini-warehouse use, traffic is expected to be minimal. The ITE Trip Generation rates for mini-warehouses are very low.

Access to the site is proposed on Veterans Blvd. in Charlotte County. Charlotte County staff has reviewed the site plan for the proposed mini-warehouse and issued final site plan approval. A note was requested to be added to the Improvement Plan stating:

According to Paragraph C, of the Code of Laws & Ordinance Charlotte County, Florida (AKA Municode), granting authority to the County Engineer under Part III (Land Development & Growth Management), Chapter 3-6 (Roads & Bridges), Article II (Construction; Improvements), Division I (Generally), Section 3-6-21 (County Specifications; permits), that: Given the magnitude of improvements that will be performed to construct proposed improvements to Veterans Blvd turn lane to provide access to the site, either the owner, developer and/or contractor will post a check in an amount sufficient to cover the costs of inspection services necessary to ensure work performed within the right-of-way is performed in accordance with and acceptable to County and FDOT standards. This check would be used to cover costs incurred by Construction Management. At the time of permit application, the applicant shall provide a full set of construction plans, pertinent data indicating the length of contract time needed to perform the work, and the name of the contractor to perform the work. An estimated amount of inspection time will be calculated, and an amount will be determined to cover those services. Should the length of time or hours needed to complete the inspection services exceed the estimate and posted amount, the permit holder by acceptance of the permit conditions, will be charged and agree to reimburse Charlotte County, any additional costs incurred. No work shall commence until this check is posted and no CO will be given until any outstanding monies due the County are settled.

The Improvement Plan shows the location of the proposed parking and loading areas. The Land Development Regulations do not address parking and loading for mini-warehouse/self-storage facility uses. The applicant provided an analysis of neighboring and similarly sized jurisdictions, demonstrating the range of different requirements if applied to the site, from 2 spaces to 19 spaces. The applicant has provided 7 parking spaces, including one ADA space, justifying a parking calculation that meets the needs of the proposed use (1 space per employee on busiest shift plus one space per 250 SF of office space). One loading zone space is also provided, as well as a covered 30' wide loading area, adjacent to the building.

Interior parking area landscaping is noted on the Improvement Plan as required to be 10% (2,610 SF) of the gross parking area, with 3,876 SF proposed.

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

- **Staff finding**

The project is located west of I-75 (only parcel in DeSoto County west of the interstate) and is not within the County's utility service area and is not required to connect to DeSoto County Utilities (DCU). However, the applicant will connect to existing public utility systems along Veterans Boulevard in the Charlotte County Utility Franchise Area. The project has received Final Site Plan approval from Charlotte County for the proposed utility and roadway improvements.

A fire hydrant is existing on the south side of Veterans Boulevard and a remote FDC is proposed onsite. Fire equipment will be installed as required by Fire Department.

Solid waste will be provided by onsite dumpster service. The developer is required to coordinate with Womack Sanitation.

Stormwater is shown on the Improvement Plan and has been designed in accordance with DeSoto County stormwater management requirements and will be permitted by the Southwest Florida Water Management District prior to construction.

Overhead power lines provide electric service into the development.

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

- **Staff finding**

The Low Density Residential Future Land Use designation requires all development within that category to provide a minimum of 25% open space on site. The PUD regulations require 25% usable open space for the project. As allowed by Section 20-144(g)(1)(b)(13), the applicant requests a deviation from providing 25% usable open space for the project. Staff does not object to this request, as there seems to be little opportunity for customers to use the open space on site. Additionally, the plan shows 37% open space, which exceeds the 25% minimum open space requirement. Staff recommends that the standard required open space satisfactorily meets the needs of the project and complies with the intent of the PUD district.

The proposed Improvement Plan demonstrates that the project will be developed consistently with the maximum intensity allowed in the Low Density Residential future land use category, with bonus intensity.

The Improvement Plan proposes a Type B buffer where adjacent to residential zoning to the west. A Type A buffer is proposed along Veterans Blvd. to the south and I-75 to the east.

STAFF REVIEW

Staff review has determined that this application, SITE-0125-2023, can be found consistent with the Comprehensive Plan, Land Development Regulations, and the Ordinance reflecting approval of RZNE-0067-2025, with the recommended conditions to be imposed. Should the PUD rezoning be denied, the Improvement Plan cannot be considered by the Board.

RECOMMENDED CONDITIONS FOR APPROVAL:

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.

ALTERNATIVE MOTIONS

- A. Approval:** Based upon the staff report, evidence presented, and comments made at the Public Hearing, the Board hereby finds the application to be CONSISTENT with the DeSoto County Comprehensive Plan, in compliance with the applicable review standards of the Land Development Regulations, and I move to approve the Veterans Storage Improvement Plan (SITE-0125-2023), with the staff recommended conditions.
- B. Denial:** Based upon the staff report, evidence presented, comments made at the Public Hearing, the Board hereby finds the request to be INCONSISTENT with the DeSoto County Comprehensive Plan and not in compliance with the applicable review standards of the Land Development Regulations, and I move to DENY the Veterans Storage Improvement Plan (SITE-0125-2023).

C. Table: Based upon the staff report evidence presented, comments made at the public hearing, the Board hereby finds that additional information is needed to make a recommendation, I move to TABLE consideration of the Veterans Storage Improvement Plan (SITE-0125-2023) and require the applicant to readvertise the project with the new hearing dates.

ATTACHMENTS

Exhibit A: Location Map
Exhibit B: Official Zoning District Atlas
Exhibit C: Future Land Use Map
Exhibit D: Veterans Storage Improvement Plan –Site Plan (Sheet 5)
Exhibit E: Proposed Resolution
Exhibit F: Comprehensive Plan Goals, Objectives, and Policies

PUBLIC HEARING SCHEDULE

Board of County Commissioners

November 18, 2025