



*DESOTO COUNTY DEVELOPMENT DEPARTMENT
STAFF REPORT*

CASE #: SITE-0154-2024

REQUEST: Development Plan

PROPERTY OWNER: Storage Experts of Florida LLC & Red Bay Realty LLC
2337 St. Rd. 28A
Olivebridge, NY 12461

AGENT/ENGINEER: James W. Herston, P.E.
Herston Engineering Services, Inc.
20101 Peachland Blvd Unit 207
Port Charlotte, FL 33948

PROPERTY ID: 12-38-24-0061-0000-0330;
12-38-24-0061-0000-0320

TOTAL PARCEL SIZE: 4.42 acres

PROPERTY ADDRESS: 2114 SW US 17, Arcadia, FL 34269

FUTURE LAND USE DESIGNATION: Neighborhood Mixed Use

ZONING DESIGNATION: Commercial General (CG)

OVERLAY DISTRICT: Conservation Overlay Designation (COD)

PROPOSED REQUEST

The applicant requests approval of a development plan to construct a self-storage facility, (71,666 SF) consisting of three buildings, on a 4.42 acre parcel. The parcel is within the Neighborhood Mixed Use Land Use designation and is currently zoned Commercial General (CG). The property, identified with tax ID numbers 12-38-24-0061-0000-0330 and 12-38-24-0061-0000-0320, is located at 2114 SW US 17, Arcadia (Exhibit A: Location).

Data and Analysis
Future Land Use Designation and Zoning

A. Comprehensive Plan and Future Land Use Review

1. **Objective 1.6: Neighborhood Mixed Use Category Defined.** The Neighborhood Mixed Use category consists primarily of residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Urban Center and less density/intensity in areas adjacent to the Low and Medium Density Residential and Rural/Agricultural categories.

Policy 1.6.3: Neighborhood Mixed Use Category Uses. A sustainable mix of community serving general commercial uses, recreation, and public uses will be encouraged within the Neighborhood Mixed Use village. Light Industrial 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. Industrial uses shall be reviewed only as part of the PUD or Special Exception process.

Staff Finding: This property is located within the Neighborhood Mixed Use category. The applicant has proposed a mini-warehouse, which can be found to be an appropriate use, as it is a community serving general commercial use.

Policy 1.6.5: Areas designated but not located within one of the existing Community overlays shall comply with the following standards:

- (1) A minimum of 30% of a neighborhood mixed use village area shall be for non-residential uses (Industrial, Commercial, Public, and Institutional);
- (2) The Floor Area Ratio within designated areas shall be limited to a floor area ratio of 0.4.
- (3) A minimum of 30% of a Neighborhood Mixed Use village area shall be for residential uses;
- (4) In order to achieve a mixture of housing products, all projects within the village shall include a minimum of ten (10) percent multifamily dwelling units.
- (5) A minimum density of 3.5 dwelling units per acre is required within a Neighborhood Mixed Use village.

Staff finding: The site is not located within one of the existing Community overlays for the Neighborhood Mixed Use category. The Development Plan shows a proposed floor area ratio (FAR) of 0.37

which is consistent with the maximum FAR allowed in the Neighborhood Mixed Use Future Land Use Category.

Policy 1.6.7: All development within a Neighborhood Mixed Use category shall connect to DeSoto County public water and wastewater facilities.

Policy 1.6.12: Utilities. All development within the Neighborhood Mixed Use category shall connect to existing public centralized water and wastewater systems.

Staff Finding: The proposed self-storage facility proposes to connect to DeSoto County water and sewer, as required. Capacity is limited and can only be guaranteed with a fully executed capacity reservation agreement and payment of all applicable capacity reservation fees. Desoto County Utilities will work with the applicant to determine the required ERUs for capacity reservation.

Policy 1.6.10: Open Space design. All development within the Neighborhood Mixed Use category is required to cluster development and provide a minimum of 25 percent open space on-site. Master planned developments shall integrate open areas with adjacent development to create corridors of open space. All open space design is encouraged to create a greenbelt around the village or connect off-site in order to provide alternative transportation and recreation options throughout the village. A minimum of 10 percent of the open space requirement shall be upland acreage designed to create active recreation areas. Non-residential uses shall create public promenades or civic spaces, including fountains, plazas, gardens and similar outdoor gathering places. All of these standards, as described in the Comprehensive Plan will be applied to the project with the Improvement Plan as a standard part of the review process.

Staff Finding: The Development Plan for the non-residential use shows a proposed open space of 30%. The applicant shall demonstrate on the Improvement Plan how the open space conforms to this policy, including the creation of a public promenade or civic spaces including, but not limited to, fountains, gardens, or similar outdoor gathering places for employees or customers.

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 southwest corner, adjacent to SW Hillcrest Street, is within the Conservation Overlay Designation (COD) and compliance with the COD requirements will be evaluated with the Improvement Plan.

A soil report (Carter and Leonardo Environmental Services, LLC, dated July 2023) was provided by the applicant, stating that five soil borings were conducted at various locations within the parcel. The soil type identified at all five locations (Smyrna sand) is not indicated to be a hydric soil, but an upland soil. The report opined that the parcel does not contain wetlands as defined in Chapter 62-340 FAC. The applicant, however, has not requested a modification of the COD boundary.

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 1.12.2: 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 Improvement Plan will be fully evaluated per Policy 1.12.2, but it is noted that the site is not located in the 100-year floodplain and the Development Plan does not show any underground tanks.

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 areas 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: A final determination of the suitability for development of any individual parcel, as it relates to the COD will be determined prior to approval of the Improvement Plan. Staff recommends a condition requiring the submittal of an Environmental Site Study, as required by this policy. Additionally, staff recommends a condition requiring that all development be clustered outside of and appropriately buffered from any wetlands.

- 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 (Commercial General) and consistent with the Neighborhood Mixed Use Land Use Category.

Ordinance 2024-13 was approved December 17, 2024 for changes to the LDR, including the addition of a mini-warehouse (no outdoor storage) as a permitted use in the CG zoning district. Additionally,

staff recommends conditions prohibiting any outdoor storage, open bays, and carports.

The applicant proposes a 71,666 SF mini warehouse facility, consisting of three buildings. The parcel complies with the minimum lot size, width, and road frontage per the CG zoning district.

The development plan shows the proposed buildings meet or exceed the minimum setbacks of the district and comply with the maximum impervious lot coverage of 70%.

	Proposed	Required CG
Front	40'-57'	40'
Side	10'-50'	10'
Rear	N/A	25'

The site is located in FEMA (Federal Emergency Management Agency) Flood Zone X, map panel 12027C0178C (effective 11/6/2013). All improvements must comply with all building-related FEMA 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	Vacant	Neighborhood Mixed Use	CG
North	Vacant commercial	Neighborhood Mixed Use	CG
South	Vacant, single family residential, DeSoto County lift station	Neighborhood Mixed Use	CG, RMF-6
East	Single family residential, mobile home	Neighborhood Mixed Use	MHS, RMF-6
West – across SW Highway 17	Vacant commercial, restaurant under construction	Employment Center	CG

No buffers are required for the proposed commercial use when adjacent to other commercial uses. The landscape plan shows a proposed 10' wide Type B buffer along the east property line, adjacent to a single family residential home, 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 shown on the landscape plans along SW Highway 17 to the west, as well as along SW Hillcrest Street to the south.

The proposed Development Plan can be found to be in conformance with the Commercial General zoning district.

- 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 71,666 SF mini warehouse facility is located on SW Highway 17 and proposes one access driveway on SW Highway 17. A traffic study was not provided with the Development Plan application. Given the proposed mini-warehouse use, traffic is expected to be minimal, based on the ITE (Institute of Traffic Engineers) Trip Generation rates.

The applicant is responsible for coordinating with the FDOT (Florida Department of Transportation) and obtaining any required permits for site access onto US 17.

DeSoto County Fire requires that for all electric gates, the opening function for the Fire Department will require the EVAC (Emergency Vehicle Access Control) system, to be addressed with the Improvement Plan and conditioned herein.

The Land Development Regulations do not address parking and loading for mini-warehouse/self-storage facility uses. The development plan shows a parking calculation based on the ITE parking generation manual for LUC (Land Use Category) 151 Mini-warehouse. The parking requirements were analyzed in two different ways: 1. Based on the amount of gross floor area and 2. Based on the proposed number of storage units. Both scenarios showed 7 peak period parking spaces were required.

The development plan shows 13 parking spaces for the 70,966 SF mini-warehouse buildings (7 spaces required per ITE parking generation manual) and 700 SF office building (1 space per 250 SF). Staff recommends a condition that a minimum of 8 and a maximum of 13 parking spaces will be shown on the Improvement Plan, 2 ADA spaces.

Seven loading spaces are proposed.

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

Staff finding: DeSoto County Water and sewer service are available, and the applicant is required to connect. Capacity is limited and can only be guaranteed with a fully executed capacity reservation agreement and payment of all applicable capacity reservation fees. The applicant shall contact the Desoto County Utilities (DCU) Department for information related to a capacity reservation agreement.

Solid waste collection shall be provided by County franchisee and the receptacles approved on the Improvement Plan, as recommended and conditioned, herein. Stormwater facilities are shown on the Development Plan and the required details will be shown on the Improvement Plan. The project will be required to obtain any necessary permitting from the Southwest Florida Water Management District.

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 shows the proposed impervious area to be 70%.

While a mini-warehouse facility is permitted in the CG zoning district, outdoor storage is prohibited; and therefore, a condition prohibiting such is recommended.

STAFF REVIEW

Staff review has determined that this application, SITE-0154-2024, can be found to be consistent with the Comprehensive Plan and Land Development Regulations, if approved with the recommended conditions.

RECOMMENDED CONDITIONS FOR APPROVAL:

1. The project is subject to the Conservation Overlay District (COD) requirements of the Comprehensive Plan and an Environmental Site Study pursuant to Comprehensive Plan Policy 1.12.3 shall be provided with the Improvement Plan. Additionally, all development shall be clustered to non-wetland portions of any site and buffered from the wetland appropriately.
2. No outdoor storage is permitted on site.
3. The Improvement Plan shall show that all proposed buildings are completely enclosed. No open bays or carports. This shall be approved by the Planning Department.
4. The applicant shall demonstrate how the open space conforms to Comprehensive Plan Policy 1.6.10 and approved by the Planning Department with the Improvement Plan.
5. 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 approved state permits shall be provided to the County prior to issuance of the Notice to Proceed.
6. The Public Safety Department shall approve site access through the electric gated entrance in accordance with the Emergency Vehicle Access Control (EVAC) system with the Improvement Plan.
7. The applicant is required to connect to DeSoto County Water and Sewer utility system. Capacity is limited and can only be guaranteed with a fully executed capacity reservation agreement and payment of all applicable capacity reservation fees.

8. Solid waste collection shall be provided by County franchisee and the receptacles approved on the Improvement Plan.
9. The applicant shall show a minimum of 8 parking spaces and a maximum of 13 spaces (including 2 ADA spaces) which shall be approved by the Planning Department with the Improvement Plan.
10. This Development Plan will expire 3 years from the date of the resolution unless development has commenced as provided in Sec. 20-1345(d)(1) of the County Code.

PUBLIC HEARING SCHEDULE

Board of County Commissioners

April 28, 2026