

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, GRANTING TO STORAGE EXPERTS OF FLORIDA LLC & RED BAY REALTY LLC, DEVELOPMENT PLAN APPLICATION APPROVAL (SITE-0154-2024) WITH CONDITIONS TO ALLOW A 71,666 SQUARE FOOT MINI WAREHOUSE/SELF-STORAGE FACILITY ON A +/- 4.42 ACRE PARCEL OF LAND ZONED COMMERCIAL GENERAL (CG), LOCATED AT 2114 SW US 17, ARCADIA, THE PROPERTY IDENTIFICATION NUMBERS ARE 12-38-24-0061-0000-0330 AND 12-38-24-0061-0000-0320; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 12, 2024, a Development Plan application and fee was submitted to the Development Department for approval to construct a 71,666 SF self-storage facility, consisting of three buildings on a +/- 4.42 acre parcel, with property identification numbers 12-38-24-0061-0000-0330 and 12-38-24-0061-0000-0320 (the "Subject Property") (generally, the "Application"); and

WHEREAS, the DeSoto County Property Appraiser records show that the Subject Property is located at 2114 SW US 17, Arcadia is owned by Storage Experts of Florida LLC & Red Bay Realty LLC (Exhibit A: General Location Map); and

WHEREAS, Land Development Regulations (LDR) Section 20-1345(d)(1) requires all development plans be reviewed by the Development Department and then submitted to the Board of County Commissioners (Board) for its review and approval or denial at a quasi-judicial public hearing; and

WHEREAS, the Development Department has reviewed the Development Plan application and concludes the application is in conformance with the LDR and Comprehensive Plan provided conditions are imposed; and

WHEREAS, on April 28, 2026, the DeSoto Board of County Commissioners held a duly noticed public hearing on the Development Plan application (SITE-0154-2024) and determined that the application complies with the DeSoto County Comprehensive Plan (Exhibit B: Future Land Use Category), the Land Development Regulations (Exhibit C: Zoning District), and all other applicable regulations; and

WHEREAS, the Board finds adoption of this resolution will not adversely affect the public interest and is in the best interest of the residents of DeSoto County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:

Section 1. *Whereas clauses incorporated.* The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Resolution.

Section 2. *Property description.* The +/- 4.42-acre parcel is located at 2114 SW US 17, Arcadia, FL, the Property Identification Numbers being 12-38-24-0061-0000-0330 and 12-38-24-0061-0000-0320.

Section 3. *Development Plan approved.* Storage Experts of Florida LLC & Red Bay Realty LLC, are granted Development Plan application (SITE-0154-2024) approval as shown on the development plan (Exhibit D: Development Plan), as more particularly set forth in the plan set titled "Development Plan for Arcadia Self Storage", prepared by James W. Herston, P.E., digitally signed on July 01, 2025, consisting of seven (7) sheets subject to the following conditions:

1. The project is subject to the Conservation Overlay Designation (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.

Section 4. *Effective date.* This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 28th day of April 2026.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF DESOTO COUNTY, FLORIDA**


By: _____
Mandy Hines
County Administrator

By: _____
Steve Hickox, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By: _____
Valerie Vicente
County Attorney

Exhibit D: Development Plan



HERSTON ENGINEERING SERVICES, INC.
 1100 W. WINDY HILL BLVD., SUITE 100
 PORT CHARLOTTE, FLORIDA 33688
 PHONE: 813.947.1000
 FAX: 813.947.1001
 PROJECT: 2025-07-01 190917-04W

ARCADIA SELF STORAGE

SITE ADDRESS: 2114 SW US 17
 ARCADIA, FL 32606
 DESOTO COUNTY, FLORIDA

GUY BLAKE

4477 BELFOUNTAIN ST
 PORT CHARLOTTE, FL 33848
 gblake@herstoneng.com
 813.706.0144

PREPARED BY:

JAMES W. HERSTON, P.E.
 STATE OF FLORIDA 43980

Digitally signed by James W. Herston
 DN: cn=James W. Herston, o=Herston Engineering Services, Inc., ou=Herston Engineering Services, Inc., email=james.w.herston@herstoneng.com, c=US

Date: 2025.07.01 19:09:17 -0400

NO.	DESCRIPTION	DATE
3	DESOTO COUNTY COMMENTS	2-5-25
2	COMMENTS / REVISIONS	2-28-25
1	DEVELOPMENT PLAN	12-2-24

DESIGNER: JWH
 DATE: 2/5/25

ENGINEERING WITH PURPOSE
 SHEET TITLE: SITE PLAN

GRAPHIC SCALE
 SCALE: 1"=40'
 PROJECT: 3.0
 SHEET NO.: 3506

BUILDINGS & PARKING SUMMARY

BUILDINGS 2, 3, & 4:

- TOWN SF WAREHOUSE: 7
- FORMAL WAREHOUSE (UC 151 (6TH EDITION))
- 700 SF OFFICE (1 SPACE 250 SF) *

TOTAL PARKING REQUIRED: 10 SPACES

PARKING PROVIDED:

- PROPOSED STANDARD (10'x20' FOR OFFICE): 4
- PROPOSED STANDARD (10'x20' FOR MINI-WAREHOUSE): 7
- PROPOSED HC PARALLEL (12'x24') (FOR MINI-WH): 1

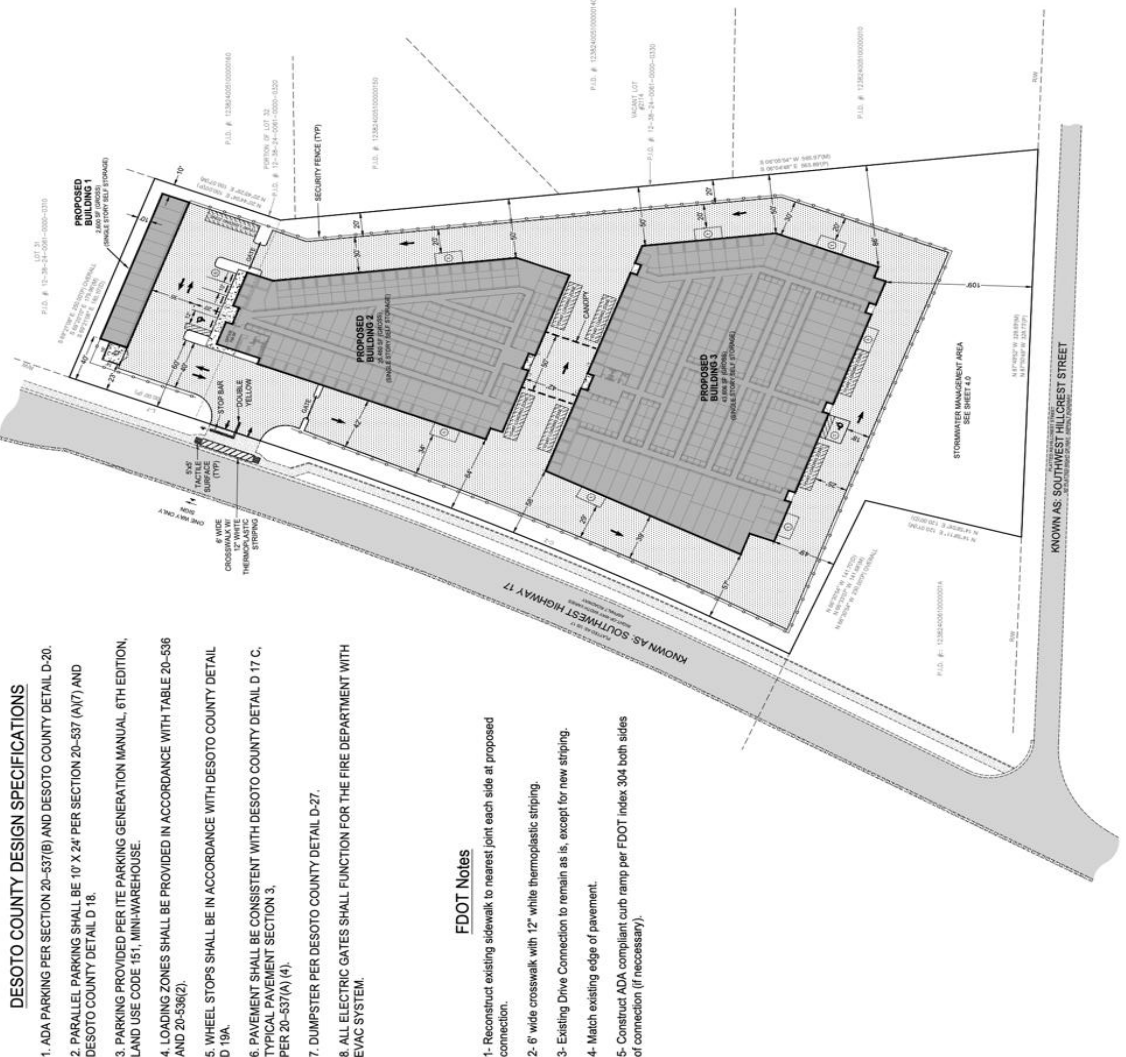
TOTAL PARKING PROVIDED: 12 SPACES

SITE SUMMARY

PROPERTY SIZE: 192,501 SF
 PROPOSED BUILDINGS 1-3 (GROSS): 71,666 SF
 PROPOSED ASPHALT (ON-SITE): 62,255 SF
 TOTAL IMPROVEMENTS: 133,921 SF
 TOTAL IMPROVEMENTS %: 70%
 TOTAL OPEN GREEN SPACE %: 30%
 FAR = 71,666 / 192,501 = 0.37
 LOADING SPACES REQUIRED = 71,666 / 10,000 = 7

LEGEND

- PROPOSED BUILDING
- EXISTING ASPHALT PAVING
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE (OFF SITE)
- PROPOSED CONCRETE
- NUMBER OF PROPOSED PARKING SPACES
- PAINTED TRAFFIC CIRCULATION ARROW
- STOP SIGN (R-1)
- WALKWAY SIGN (W-1)
- CONCRETE INTERLOCK
- GRAVEL SURFACE
- TRAFFIC LIGHTING ZONE
- NEW DUMPSTER ENCLOSURE (PER COUNTY DETAIL D-27)



- DESOTO COUNTY DESIGN SPECIFICATIONS**
- ADA PARKING PER SECTION 20-537(B) AND DESOTO COUNTY DETAIL D-20.
 - PARALLEL PARKING SHALL BE 10' X 24' PER SECTION 20-537 (A)(7) AND DESOTO COUNTY DETAIL D 16.
 - PARKING PROVIDED PER ITE PARKING GENERATION MANUAL, 6TH EDITION, LAND USE CODE 151, MINI-WAREHOUSE.
 - LOADING ZONES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 20-536 AND 20-536(2).
 - WHEEL STOPS SHALL BE IN ACCORDANCE WITH DESOTO COUNTY DETAIL D 19A.
 - PAVEMENT SHALL BE CONSISTENT WITH DESOTO COUNTY DETAIL D 17 C. TYPICAL PAVEMENT SECTION 3.
 - DUMPSTER PER DESOTO COUNTY DETAIL D-27.
 - ALL ELECTRIC GATES SHALL FUNCTION FOR THE FIRE DEPARTMENT WITH EVAC SYSTEM.

- FDOT Notes**
- Reconstruct existing sidewalk to nearest joint each side at proposed connection.
 - 6' wide crosswalk with 12" white thermoplastic striping.
 - Existing Drive Connection to remain as is, except for new striping.
 - Match existing edge of pavement.
 - Construct ADA compliant curb ramp per FDOT index 304 both sides of connection (if necessary).