

Calusa Green, LLC
Application to Planned Development Rezoning

Land Use Compatibility Analysis

Section 1-12.109(a)(2) Land use compatibility analysis. An analysis of the effect(s) which the proposed solid waste management facility will have on adjacent land uses. Such analysis shall specifically state whether the proposed facility is likely to diminish the value of properties within one-half mile of the proposed facility, or whether the proposed facility will preclude or diminish the uses of adjacent properties in existence at the time of the application.

The proposed solid waste management facility will not adversely influence living conditions or property values of properties within one-half mile of the proposed facility. The landfill will have no adverse impacts to ground or surface water, as more fully described in the Hydrogeological Investigation Report prepared by Progressive Water Resources (Exhibit 16). The Operations Manual provided in Exhibit 17 details the procedures that will be utilized to control litter, odor, pests and traffic. The site will be buffered from adjacent areas which are all utilized primarily for citrus cultivation or grazing. Consequently, agricultural activities on adjacent properties will not be adversely affected by the landfill operations.

The best indicator that the proposed solid waste management facility will have no impact on the value of properties within one-half mile of the proposed facility is to examine the value of agricultural properties within one-half mile of Charlotte County's existing Zemel Road Landfill and compare them with the value of agricultural properties in Charlotte County that are not located in close proximity to a landfill. Within a half-mile of the Zemel Road landfill, there are two privately owned properties with zoning that permits agricultural use and which are, in fact, currently being put to agricultural use.

The first property is owned by Hathis Wadi, LLC, PID No. 422431100001. The property's land use is Burnt Store Limited Development and its zoning is AE. It is within the Rural Service Area. The property's current use is timberland. According to the Real Property Record prepared by the Charlotte County Property Appraiser, the value of the Hathis Wadi property is \$3,847.00 per acre.

The second property is owned by Skycrest Coach Club, Inc., PID No. 422420301001. The property's land use is Agriculture and its zoning is AE. It is within the Rural Service Area. The property is currently used as cropland. According to the Real Property Record prepared by the Charlotte County Property Appraiser, the value of the Skycrest Coach Club property is \$3,847.00 per acre.

By comparison, a property owned by Edmund N. Ansin, Trustee, PID No. 422432300001, is also located along U.S. 41, but it is approximately 1 ½ miles from the Zemel Road Landfill. It is within the Urban Service Area, with Burnt Store Village

Residential land use and AE zoning. The property is currently used for grazing. According to the Real Property Record prepared by the Charlotte County Property Appraiser, the value of the Ansin property is \$3,847.00, the same value as the properties within ½ mile of the Zemel Road Landfill.

Similarly, the property owned by Coral Creek Burnt Store LLC, PID No. 422309200001 is also situated along a major roadway, Burnt Store Road. The Coral Creek property is within the Urban Service Area, has Burnt Store Village Residential land use and Planned Development zoning. It is also used as grazing land. It is over three miles from the Zemel Road Landfill. According to the Real Property Record prepared by the Charlotte County Property Appraiser, the value of the Coral Creek property is \$3,847.00, also the same value as the properties within ½ mile of the Zemel Road Landfill.

The agricultural property within one-half mile of the Zemel Road Landfill is valued the same as agricultural properties that are 1 ½ - 3 miles away from the Zemel Road Landfill. This supports a finding that landfill operations in general do not diminish the value of agricultural properties located within one-half mile of the facility and that Calusa Green will not diminish the value of the agricultural properties located within one-half mile of its proposed facility.