

Application No.
PA-14-12-18-LS
(Large Scale Plan Amendment)

Applicant
Timothy Verwiebe / Storage Facility

Legislative

Commission District I



Community Development

CHARLOTTE COUNTY

Location Map for PA-14-12-18-LS



19/40/23 Mid-County

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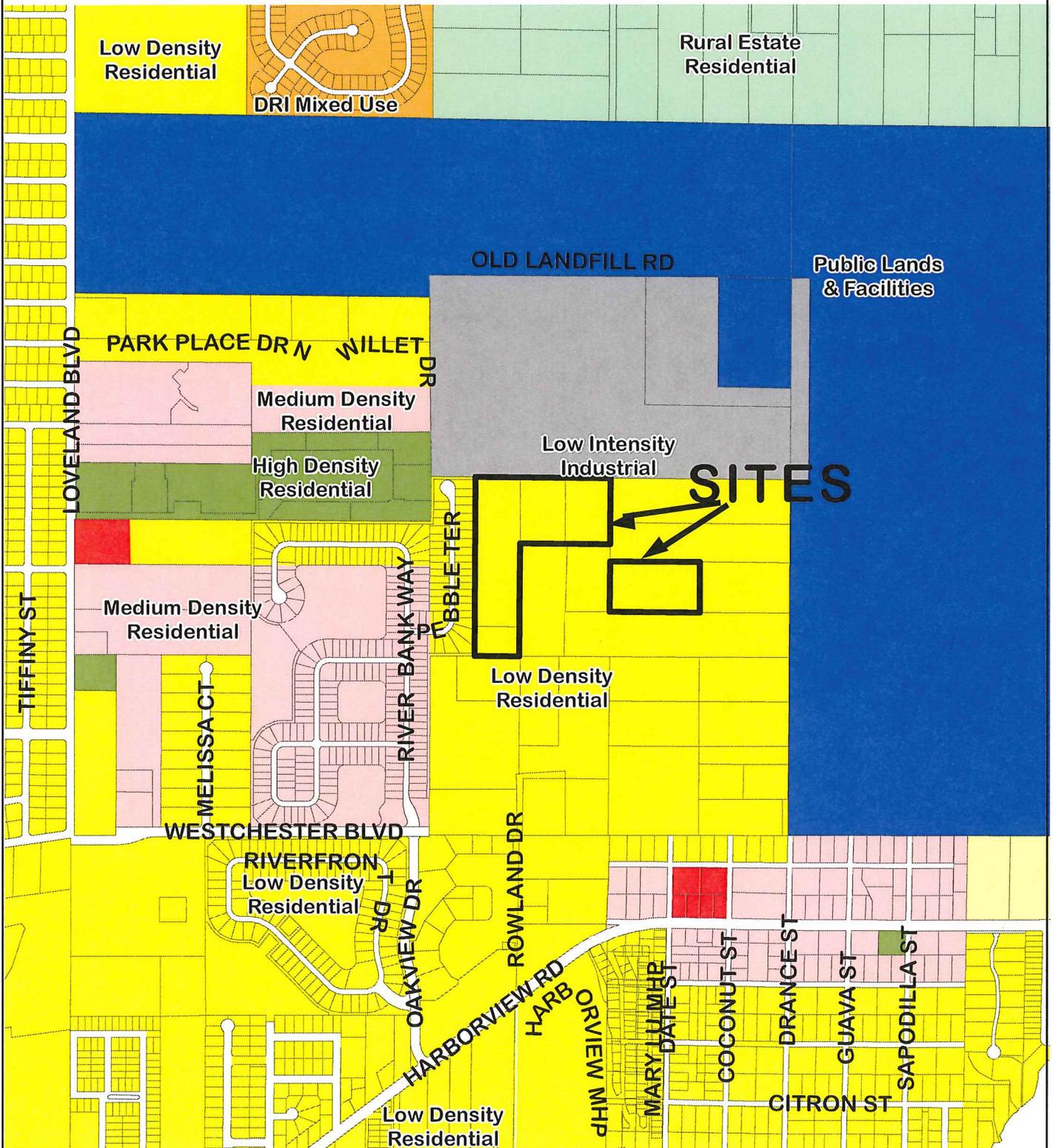
Community Development

CHARLOTTE COUNTY FLU Map for PA-14-12-18-LS

Charlotte County Government

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19/40/23 Mid-County

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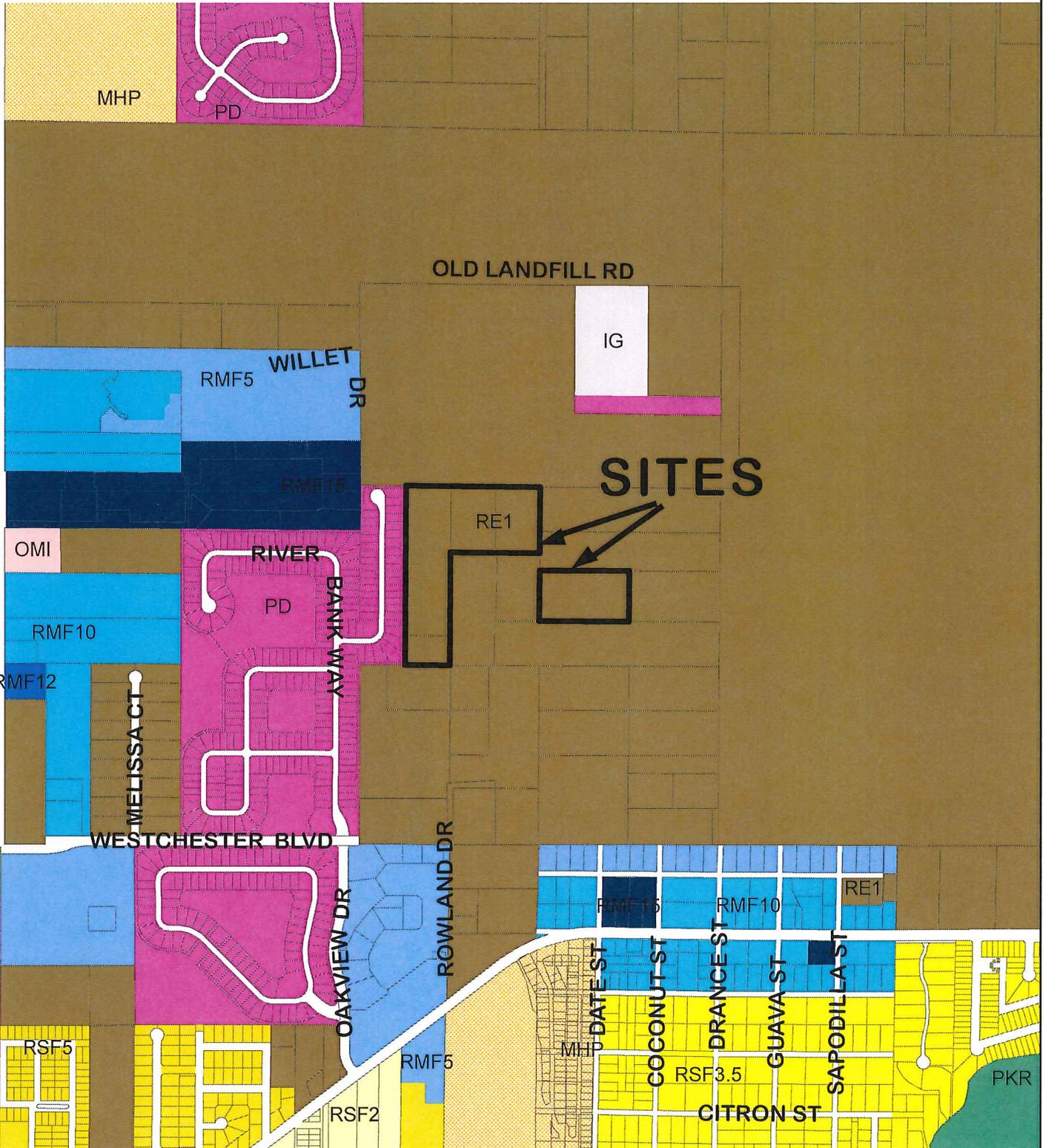


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CHARLOTTE COUNTY

Zoning Map for PA-14-12-18-LS



19/40/23 Mid-County

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Community Development Department Staff Report for PA-14-12-18-LS

DATE: March 24, 2015, Revised on July 28, 2015

TO: Honorable Board of County Commissioners
Planning and Zoning Board

FROM: Jie Shao, Planner, Principal

REQUESTED

ACTION(S): A privately initiated request to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM) with an annotation to the 2030 Future Land Use Map to limit use of the site to outdoor storage, wholesale tree farm and nursery operation with customary accessory uses which are clearly incidental to the permitted uses.

PART I

Applicant(s): Timothy Verwiebe
3400 Rowland Drive
Port Charlotte, FL 33980

Owner(s): Same as applicant

General Location and Acreage: The subject property is located northwest of Harborview Road, south of Old Landfill Road, and east of Pebble Terrace, in the Port Charlotte area, and contains approximately 23.75 acres.

Account Number(s): 402319403002, 402319403008, 402319403003, 402319403004 & 402319426003

STAFF RECOMMENDATION:

“Approve transmittal of Petition No. PA-14-12-18-LS to the Department of Economic Opportunity for review and comments, based on the findings and analysis in the Comprehensive Planning Division staff report dated March 24, 2015, revised on July 28, 2015 and any evidence presented at the public hearing.”

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. PA-14-12-18-LS to the Board of County Commissioners with a recommendation of Approval/Denial of transmittal of PA-14-12-18-LS to the Department of Economic Opportunity for review and comments, based on the findings and analysis in the staff

report dated March 24, 2015, revised on July 28, 2015 and the evidence presented at the public hearing.”

Analysis:

The applicant/owner is requesting a large scale plan amendment from Low Density Residential (LDR) to Commercial (COM) with an annotation in order to have some very specific commercial uses on the subject site. The property is located south of Old Landfill Road and east of Loveland Boulevard, in the Port Charlotte area.

Existing Uses, Compatibility and Impacts on the Adjacent Residential Uses

The subject site contains a wholesale tree farm and nursery with an office, parking, and outdoor storage of equipment. The applicant/owner has operated this business on the property for many years. With the collapse of the recent housing bubble, which had a direct impact on real estate, home builders and home supply retail outlets, demand for trees fell significantly. The applicant/owner intends to redevelop the site as an outdoor storage facility for boats, trailers, and recreational vehicles in order to provide such unique service to the surrounding residential neighborhoods.

To the west of the site, there is a new platted subdivision consisting of 350 single-family homes; this area is zoned Planned Development (PD) (Petition Number is Z-03-11-40) and is designated as Low density Residential on the 2030 Future Land Use Map. To the south and east, there are scattered single-family homes and vacant residential land; these areas are designated as Low Density Residential with a Residential Estates (RE-1) (previously Agricultures Estates (AE) zoning). The property located immediately to the north is currently vacant, and its Future Land Use Map designation was amended from Public Lands and Facilities and Low Density Residential to Low Intensity Industrial via Ordinance Number 2008-064 in order to allow up to 525,000 square feet of commercial and industrial development and require that the property be rezoned as a PD. The site is currently zoned (RE-1) (previously AE). Further to the northeast, the site contains the Waste Management office.

The existing tree farm generates a substantial amount of noise when hauling trees from the site as well as from the machinery used on the site. The newly constructed residential subdivision located to the west was approved after the tree farm business was established many years ago. There is no landscaping or buffers in place between the existing residential homes or vacant residential land and the tree farm. The applicant/owner submitted a Planned Development (PD) rezoning application on March 16, 2015. The proposed storage facility will generate less noise and traffic compared to the existing tree farm. According to the proposed concept plan, a buffer is planned along the entirety of the property boundary. Parcel P5-9 and P5-12-1 is connected by a 60-foot ingress and egress easement and the applicant/owner is proposing to place landscaping and buffers along the easement to minimize any negative impacts on the adjacent residential uses. The proposed PD rezoning will allow County staff to place any necessary conditions to make sure that the proposed storage facility will not have any detrimental impacts on surrounding existing, and future, residential development.

Consistency with the Comprehensive Plan

The subject property is designated as Emerging Neighborhood on the 2050 Framework Map. According to the County's Comprehensive Plan, "Emerging Neighborhoods" include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed use development. "Emerging Neighborhoods" are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development. These neighborhoods have the opportunity to create a sense of identity for the community and to introduce Smart Growth principles supporting more sustainable neighborhoods prior to further development. The site was zoned AE prior to November 25, 2014, which allows for agricultural uses. The proposed storage facility use will convert agricultural land located within the Urban Service Area to a more appropriate urban use. In addition, the property will provide a transition area between the residential use to the west, south and east and the light industrial use to the north. It will provide a storage service for adjacent residents. Therefore, the proposed change is supported by the County's Comprehensive Plan.

Concurrency Issues

- Water and Sewer: The site is not currently served by water and sewer services. According to the application, an elevated water tank exists on the site. The site has been served by a well and septic system. The proposed storage facility except the office does not require water and sewer services.
- Traffic: After reviewing the applicant's traffic impact statement prepared by James W. Herston, P.E. (dated December 2014), the County Transportation Planner has agreed with the conclusion regarding the potential traffic impacts, which is that the level of service on Harborview Road, assuming a 50% - 50% trip distribution, is not reduced by the proposed storage facility use of the property and traffic impact from the use is considered negligible. The County Transportation Planner then reviewed the traffic study submitted by the applicant (prepared by their transportation consultant) and dated July 24, 2015. County staff agrees with the submitted analysis that the proposed RV storage facility would generate a slightly higher amount of daily trips when compared to the single family development, a 17% difference in daily trips. However, the proposed RV storage facility would generate much less daily trips than a wholesale nursery, a 32% difference in daily trips (which is currently in operation).

Conclusion:

The proposed large scale plan amendment is consistent with goals, objectives, and policies of the County's Comprehensive Plan.

PART II: RESEARCH AND FINDINGS

1. **2050 Framework Designation:** The subject property is located within an Emerging Neighborhood.
2. **2030 Service Area Delineation:** The entire site is located within the Urban Service Area.

3. Existing Land Use on the Site: The subject site contains a wholesale tree farm and nursery with an office, parking and outdoor storage of equipment.

4. Existing Designation(s):

FLUM	Development Standard
Low Density Residential (LDR)	<p>General Range of Uses Single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicles, recreational facilities in association with residential development, schools, and public services and facilities.</p> <p>Minimum and Maximum Density Low Density Residential lands may be developed at a density of one dwelling unit per acre up to five dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p>
Zoning	Development Standard
Agriculture Estate (AE) (The property was zoned AE prior to December 8, 2014)	<p>Agriculture districts are intended to retain the open character of the land. Permitted uses are limited to conservation, agriculture, low-density residential, recreation and other uses consistent therewith.</p> <p>The Agriculture Estate (AE) districts are intended to exist only within the urban service area.</p> <ul style="list-style-type: none"> • Minimum lot area is one acre. • Minimum width is 125 feet. • Maximum lot coverage by all buildings is 20 percent. • Maximum building height is 38 feet. • The maximum density is one unit per acre.
Residential Estate (RE-1)	<p>The purpose and intent of this district is to allow low-density, large-lot residential and related uses.</p> <ul style="list-style-type: none"> • Minimum lot area is one acre. • Minimum width is 125 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 40 feet. ○ Side setback is 20 feet. ○ Rear setback is 15 feet. ○ Rear setback for all accessory buildings is 10 feet. ○ Setback abutting water is 20 feet. • Maximum lot coverage by all buildings is 20 percent. • Maximum building height is 38 feet. • The maximum density is one unit per acre.

Table 1

5. Proposed Designation(s):

FLUM	Development Standard
Commercial (COM)	<p>The Commercial category is used for properties wherein nodal-style and strip-style commercial development occurs or is projected to occur in the future. Establishing a nodal-style commercial development shall be the principal and preferred use of the Commercial category. Further strip-style commercial development is prohibited except in the specific circumstances listed in FLU Policy 5.4.2. Nodal-style commercial development is differentiated into three sub-categories based upon size, character and location. The acreage of adjacent lands designated Commercial shall be aggregated to determine the standards to</p>

	<p>which the development may occur.</p> <p>General Range of Uses These lands are designated for retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.</p> <p>Community: These developments are designed to provide for the daily shopping and service needs of residents located in surrounding neighborhoods with a service area of up to a ten-mile radius. Businesses operating in these areas provide daily convenience and retail goods such as food, drugs, and sundries as well as professional and business services which meet the needs of the trade area.</p> <p>Locational Standards: These developments shall be located adjacent to and with access provided by arterial or collector roadways.</p> <p>Residential Support: up to 40,000 persons</p> <p>Size: Three to 30 acres</p> <p>Maximum Intensity: 0.5 FAR for commercial / retail 1.0 FAR for professional office buildings</p>
Zoning	Development Standard
N/A	N/A

Table 2

6. Surrounding Land Uses and their Future Land Use Map and Zoning Designations:

Direction	Existing Land Use	FLUM Designation	Zoning District Designation
North	Vacant land Waste Management Office	Low Intensity Industrial (LII) (per Ordinance Number 2008-064)	Residential Estate (RE1) Planned Development (PD) Industrial General (IG)
East	Single family homes Vacant land designated for residential uses East Port Water Plant	Low Density Residential (LDR) Public Lands and Facilities (PL)	Residential Estate (RE1)
South	Single family homes Vacant land designated for residential uses	Low Density Residential (LDR) Medium Density Residential (MDR) Commercial (COM)	Residential Estate (RE1) Residential Multi-family 5 (RMF-5) Residential Multi-family 15 (RMF-15)
West	Residential subdivision including 350 residential units Lake Edge residential condominium Vacant land designated for residential uses	Low Density Residential (LDR) Medium Density Residential (MDR)	Planned Development (PD)(per Ordinance Number 2004-010) Residential Estate (RE1) Residential Multi-family 10 (RMF-10) Residential Multi-family 15 (RMF-15)

Table 3

7. Buildout Calculations (square footage &/or density):

The proposed Commercial FLUM designation involves no residential density. Based on the proposed commercial FLUM designation, the maximum Floor Area Ratio is 0.5 and the maximum building height is 60 feet; therefore, the maximum buildout of the subject site is

517,275 square feet of commercial uses. However, an annotation will be placed on the 2030 Future Land Use Map to only allow outdoor storage, wholesale tree farm and nursery operation with customary accessory uses which are clearly incidental to the permitted uses on the subject site.

8. **Is the subject site within a Community Planning Area or Special Plan area?** The site is not located within any Community Planning Area or Special Plan area.
9. **Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?** The subject property is not adjacent to any of the existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves.
10. **Is the proposed land use designation(s) consistent with the provisions of the:**
 - a. **Charlotte Harbor Aquatic Preserves Management Plan?** The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
 - b. **Lemon Bay Aquatic Preserve Management Plan?** The subject property is located outside of the boundary of the Lemon Bay Aquatic Preserve.
11. **Does the subject site contain any designated archaeological site or historic structures?**

According to the Florida Master Site File, the subject site does not contain any historic structures nor is it designated as an archaeological site.
12. **Are there wetlands on the property?** No
 - a. **Number of acres of Category I:** N/A
 - b. **Number of acres of Category II:** N/A
13. **Natural Resources:**
 - a. **Significant natural resources and/or critical habitat for endangered/potentially endangered species:** According to the protected species assessment report, prepared by Ina Vincent & Associates and dated December 2014, no protected species or evidence of protected species utilization which would require permits from FWC or FWS were observed onsite during the December 2014 site inspection.
 - b. **Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** No
 - c. **Is the subject site within the Special Surface Water Protection Overlay District?** No
 - d. **Is the subject site within the Watershed Overlay District?** No
 - e. **Is the subject site within a Wellhead Protection Area?** No
 - f. **Is the subject site within the Prime Aquifer Recharge Area?** No
14. **Coastal Planning:**
 - a. **Is the subject site within the Coastal Planning Area?** The subject property is located outside of the Coastal Planning Area.
 - b. **Could the proposed changes impact beach accessibility?** No

- c. **Could the proposed change affect other waterfront access?** No
- d. **Flood Zone:** The majority of the site is located Flood Zone X. Flood Zone X is an area determined to be outside the 0.2% annual chance floodplain.
- e. **Storm Surge Evacuation Zone:** The subject site is located in the Storm Surge Evacuation Zone B.
- f. **Coastal High Hazard Area?** The subject property is located outside of the Coastal High Hazard Area.
- g. **Could the proposed changes impact evacuation times?** No

15. Charlotte County Facilities and Services

- a. **Nearest Park:** N/A
- b. **Nearest Police Station:**
Name: District 2 Office
Address: 1441 Tamiami Trail, in the Port Charlotte area
Distance: approximately 7.6 miles to the northwest of the subject site
- c. **Nearest Fire/EMS Station:**
Name: Charlotte County Station No. 7
Address: 27055 Rushmore Avenue, in the Harbour Heights area
Response Time: Approximate response time is 4-6 minutes
- d. **Nearest Library:** N/A
- e. **Nearest Hospital:**
Name: Peace River Regional Medical Center
Address: 2500 Harbour Blvd, in the Port Charlotte area
Distance: approximately 4.3 miles to the northwest of the subject site
- f. **Nearest Potential Emergency Shelter:** N/A
- g. **Nearest Public Schools:** N/A

16. Concurrency

- a. **Roads Level of Service:** See attached report from Venkat Vattikuti, Transportation Planner
- b. **Potable Water Level of Service:**

1. *Provider's Name:* Charlotte County Utilities

Permitted Facility Capacity	225 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated water needs
16,100,000	11,312,000	5203

Table 4

2. *Analysis:* If the Board of County Commissioners approves this large scale Future Land Use Map amendment, it will allow the property owner to potentially construct a maximum of 517,275 square feet of commercial building related only to outdoor storage, wholesale tree farm and nursery operation on the subject site. The estimated water usage would be 5,203 gallons per day. Charlotte County Utilities retains enough

capacity to serve the proposed development. However, the site is currently served by a well system.

c. Sanitary Sewage Level of Service:

1. *Provider's Name:* Charlotte County Utilities

Permitted Facility Capacity	190 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated sewer needs
6,000,000	3,953,000	4,422

Table 5

2. *Analysis:* If the Board of County Commissioners approves this large scale Future Land Use Map amendment, it will allow the property owner to potentially construct a maximum of 517,275 square feet of commercial building related only to outdoor storage, wholesale tree farm and nursery operation on the subject site. The estimated sewer generation would be 4,422 gallons per day. Charlotte County Utilities retains enough capacity to serve the proposed development. However, the site is currently served by an on-site septic system.

d. Park and Recreation Level of Service:

1. *Level of Service*

Adopted Level of Service is 16 Park, Recreation and Open Space (PROS) point per 1,000 populations

2. *Analysis:*

A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 populations.

e. Schools: N/A

f. Solid Waste:

1. *Refuse Collector:* Waste Management Inc. of Florida
2. *Solid Waste Provider:* Public Works Department - Municipal Solid Waste Management
3. *Level of Service*
 - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
 - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident
 - Zemel Rd. landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An existing estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage:

1. *Level of Service*

New arterials – flood free in the 100-year rainfall event

New and improved collectors - not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets - designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall
Stormwater management facilities - in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities- maximum temporary detention depth of nine (9) inches resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings) - on-site stormwater management for a 25-year, 24-hour rainfall.

2. *Analysis:*

The Southwest Florida Water Management District and the Community Development Department review stormwater management plans on a project specific basis.

17. Capital Improvements Program

a. Are any updates to the CIP required as a result of this petition? No

18. Intergovernmental Coordination

a. Does this amendment require comments from or coordination with adjacent governments or other governmental agencies? No

19. Has a public hearing been held on this property within the last year? No

20. 2050 Comprehensive Plan; Goals, Objectives, and Policies that may be relevant to the proposed amendment:

Future Land use Element

FLU Policy 4.1.5: Adequate Support Services

The County shall support plan amendments to the sub-neighborhood Commercial category or the Office and Institutional category, when appropriate, within Maturing Neighborhoods, Revitalizing Neighborhoods, or Emerging Neighborhoods as one method to ensure that there are adequate commercial neighborhood support services in close proximity to these predominantly residential areas.

21. Standards for Rezoning Approval: Not applicable at the transmittal stage



MEMORANDUM

Date: January 13, 2015
To: Jie Shao, Planner III
From: Jamie Scudera, Environmental Specialist
Subject: PA-14-11-18-LS
Tim Verwiebe
Account #'s 402319403002, 402319403003, 402319403004 & 402319426003

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

- The applicant is proposing to amend ± 23.75 acres from the current FLUM designation of Low Density Residential to Commercial.
- A protected species assessment and FLUCCS Map has been provided by Ian Vincent & Associates dated December 2014 documenting no listed species utilization. The environmental assessment provided is only valid for one year. If a clearing/building permit has not been issued prior to the one year time frame, an updated listed species assessment may be required by staff.

If this petition is approved, the following conditions will be reviewed for compliance prior to final Site Plan Review Committee approval and the issuance of any county permits or land improvement activities.

- All applicable county, state and federal authorization/permits, and mitigation (if necessary) will be required.

- If this proposal moves forward, it will be reviewed for compliance with:

Chapter 3-2:

Article IX. *TREE REQUIREMENTS**

**All heritage trees (per Section 3-2-190) must remain preserved.

Chapter 3-5:

Article IV, *CLEARING, FILLING AND SOIL CONSERVATION*,
Article XVI, *OPEN SPACE / HABITAT RESERVATION TRUST*,
Article XVIII, *LANDSCAPING AND BUFFERS*.

- The project must comply with the Charlotte County Smart Charlotte 2050 Comprehensive Plan with particular attention paid to the *NATURAL RESOURCES (ENV)* section.

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

Please contact me if you have any questions or need additional information (941) 743-1290.

JS

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COMMUNITY DEVELOPMENT DEPARTMENT

Planning and Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1242 | Fax: 941.743.1292

Planned Development Rezoning
Petition/ Account Number: PA-14-11-18-LS

TO: Honorable Board of County Commissioners
The Planning and Zoning Board

FROM: Venkat Vattikuti

DATE: July 27, 2015

REQUESTED ACTION:

APPLICANT: Tim Verwiebe

OWNER: Tim Verwiebe, 3400 Rowland Drive, Port Charlotte, FL 33980

GENERAL LOCATION: Property Account No: 402319403002, 402319403003,
402319403004 and 402319426003

ANALYSIS:

1
2 County staff reviewed the traffic study submitted by the Applicant (prepared by
3 their transportation consultant) and County staff agrees with the submitted analysis
4 that the proposed RV storage facility would generate a slightly higher amount of
5 daily trips when compared to the single family development, 17% difference in
6 daily trips. However, the proposed RV storage facility would generate much less
7 daily trips than a wholesale nursery, 32% difference in daily trips (which is currently
8 in operation).

9
10 From the transportation perspective, there will be a significant decrease in the
11 number of new trips with the proposed Future Land Use Map designation change
12 from "Low Density Residential" to "Commercial", allowing for redevelopment of
13 the existing wholesale nursery into an outdoor storage facility. With the proposed
14 changes, the surrounding roadway segments within the area of significance of the
15 subject property are currently operating at acceptable levels of service would
16 continue to operate at acceptable levels of service in the analysis year 2015, 2020
17 and 2040 and offer no comments.



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N. Kansas City

MEMORANDUM

TO: Timothy Verwiebe

FROM: Oliver Rodrigues, PE, PTOE 

Copy: Ravi Devaguptapu, PE, PTOE

DATE: July 24, 2015 Revised

SUBJECT: FLUM Amendment and PUD Rezoing
3400 Rowland Drive
Port Charlotte, Florida

FTE conducted a traffic engineering study for the subject FLUM amendment. This memorandum develops a trip generation rate for the proposed use, RV storage facility. It also calculates the maximum trips for the existing land use and existing zoning.

Methodology

The Institute of Transportation Engineers (ITE) Trip Generation Manual is a traffic engineer's main source for determining how many vehicle trips will be added to the surrounding street network as a result of a new development. This document is based on trip generation studies submitted by public agencies, developers, consulting firms, and associations. The report presents trip generation rates and equations for time periods such as average weekday, as well as for weekday morning and afternoon peak hours. Data is presented for the peak hours of adjacent street traffic and peak hours of the generator site.

The manual provides rates for 162 individual land use types. However, there are land use types for which the trip rates are based on only a few samples, while in other cases some land uses are not represent at all. In those cases, ITE encourages the completion of independent trip generation studies.

The proposed development does not have a suitable land use type for which ITE provides data. The purpose of this study is to develop trip generation rates based on data collected at a local site for a RV storage facility.



A methodology for the independent trip generation study was developed and discussed with Mr. Venkat Vattikuti of Charlotte County. A synopsis of the methodology is described below.

- Collect driveway trips entering and exiting a local RV storage facility for a 24-hour period. Adjust for seasonal variation.
- Calculate a trip generation rate for the land use (RV storage facility) by comparing the two-way vehicular trips against an independent variable (ie. acres.)
- Calculate a trip generation for the proposed RV storage facility located at 3400 Rowland Drive. Compare trip generation with a plant nursery.

Trip Generation – RV Storage Facility

Inbound and outbound trips were collected for a local RV storage facility located at 150 Rio Villa Drive, Punta Gorda, Florida. The total acreage of the existing local facility was calculated as 9.16 acres. There was only one site suitable within the region. From our observations, the storage facility was operational. Exhibit A shows the trip generation study location.

The study was conducted on July 9, 2015. The data was summarized in 15 minutes intervals and the daily, morning, and afternoon peak hour trip ends and the directional distribution were summarized. The trip ends for the morning peak was identified between the hours for 7:00 AM and 9:00 AM, while the trip ends for the afternoon peak was identified between the hours for 4:00 PM and 6:00 PM. These hours are typically the peak of an adjacent roadway. The data was adjusted to reflect seasonal variation using the FDOT, 2014 Peak Season Factor Category Report for Charlotte County. The countywide adjustment factor is 1.09 to adjust data to an average condition for the year. Table 1 shows a summary of the calculations. The trip end data collection is provided in Exhibit B.

Table 1: Trip Generation Rates – RV Storage Facility on Rio Villa Drive

Time Period	Trips ₁		Total ₁	Independent Variable	Trip Generation Rate ₁	Directional Distribution	
	In	Out				In	Out
Daily	56 (61)	55 (60)	111 (121)	9.16 ac	12.12 (14.96)	50%	50%
AM Peak Hour	3 (3)	4 (4)	7 (7)	9.16 ac	0.764 (0.764)	75%	25%
PM Peak Hour	3 (3)	2 (2)	5 (5)	9.16 ac	0.546 (0.546)	60%	40%

Note 1: xx Raw Value (yy Seasonal Adjusted Value)



Existing Use

The land use for the existing property at 3400 Rowland Drive is similar to a wholesale plant nursery. The existing property is approximately 23.75 acres and is currently not active. The estimated trips for the existing property as a wholesale nursery was calculated using the ITE, *Trip Generation Manual* (9th Edition) for LUC 818 – Wholesale Nursery. Table 2 summarizes the trips for a fully operational 23.75 acre wholesale nursery.

Table 2: Trip Generation – Wholesale Nursery on Rowland Drive

LUC 818	Trip Generation Rate	Size	Trips		Total	Directional Distribution	
			In	Out		In	Out
Daily	19.5	23.75 ac	232	231	463	50%	50%
AM Peak Hour	0.26	23.75 ac	3	3	6	52%	48%
PM Peak Hour	0.45	23.75 ac	6	5	11	51%	49%

Existing Zoning

The zoning for the existing property at 3400 Rowland Drive allows one single family residential unit per acre. The existing property is approximately 23.75 acres and is currently not active. If the existing property was developed as a single family residential community, then the estimated trips for the existing property would be calculated from the ITE, *Trip Generation Manual* (9th Edition) for LUC 210 – Single Family. Table 3 summarizes the trips for a single family residential community.

Table 3: Trip Generation – Single Family Residential on Rowland Drive

LUC 210	Trip Generation Rate	Size	Trips		Total	Directional Distribution	
			In	Out		In	Out
Daily	11.7	23 du	134	135	269	50%	50%
AM Peak Hour	1.13	23 du	7	19	26	25%	75%
PM Peak Hour	1.26	23 du	18	11	29	63%	37%

Proposed Condition

The existing property at 3400 Rowland is being proposed as an RV storage facility. The existing property is approximately 23.75 acres. If the entire property was developed as a RV storage facility, then the estimated trips for the property would be based on the trip generation rates calculated from the Rio Villa Drive site. Table 4 summarizes the trips for a RV storage facility.



Table 4: Trip Generation – RV Storage Facility on Rowland Drive

LUC 210	Trip Generation Rate	Size	Trips		Total	Directional Distribution	
			In	Out		In	Out
Daily	13.21	23.75 ac	157	157	314	50%	50%
AM Peak Hour	0.764	23.75 ac	14	4	18	75%	25%
PM Peak Hour	0.546	23.75 ac	8	5	13	60%	40%

Comparison

A comparison of the various scenarios for the existing property at 3400 Rowland is summarized below by daily trips.

- Wholesale Nursery 23.75 ac = 463 Daily Trips
- Single Family Residential 23 du = 269 Daily Trips
- RV Storage Facility 23.75 ac = 314 Daily rips

Conclusion

The trip generation rates calculated for the RV storage facility are recommended for use in determining the impacts associated with the FLUM amendment and PUD rezoning. Although there was only one site studied, these trip rates represent the local conditions and use of storage facility. The trip generation was adjusted for seasonal variation.

The proposed RV storage facility would generate a slightly higher amount of daily trips as a single family development, 17% difference in daily trips. Furthermore, the RV storage facility would generate much less daily trips than a wholesale nursery, 32% difference in daily trips.

Exhibit A
Trip Generation Study Location



Exhibit B

Trip End Data Collection

Florida Transportation Engineering, Inc.
(FTE)
8250 Pascal Dr
Punta Gorda, Florida, United States 33950
(800) 639 4851 d1@fteinc.net

Count Name: Charlotte Storage
Site Code:
Start Date: 07/09/2015
Page No: 1

Turning Movement Data

Start Time	Storage Entrance Southbound					Rio Villa Dr Westbound					Rio Villa Dr Eastbound					
	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	Thru	Left	U-Turn	Peds	App. Total	Int. Total
10:30 AM	0	1	0	0	1	2	15	0	0	17	15	0	0	0	15	33
10:45 AM	0	0	0	0	0	0	24	0	0	24	24	0	0	0	24	48
Hourly Total	0	1	0	0	1	2	39	0	0	41	39	0	0	0	39	81
11:00 AM	0	1	0	0	1	0	18	0	0	18	14	0	0	0	14	33
11:15 AM	0	1	0	0	1	1	19	0	0	20	16	0	0	0	16	37
11:30 AM	1	1	0	0	2	1	26	0	0	27	16	0	0	0	16	45
11:45 AM	0	3	0	0	3	2	31	0	0	33	20	1	0	0	21	57
Hourly Total	1	6	0	0	7	4	94	0	0	98	66	1	0	0	67	172
12:00 PM	1	1	0	0	2	2	17	0	0	19	19	0	0	0	19	40
12:15 PM	0	1	0	0	1	1	14	0	0	15	15	0	0	0	15	31
12:30 PM	0	0	0	0	0	2	14	0	0	16	16	0	0	0	16	32
12:45 PM	0	1	0	0	1	0	12	0	0	12	14	0	0	0	14	27
Hourly Total	1	3	0	0	4	5	57	0	0	62	64	0	0	0	64	130
1:00 PM	1	0	0	0	1	1	29	0	0	30	16	1	0	0	17	48
1:15 PM	0	1	0	0	1	3	19	0	0	22	17	0	0	0	17	40
1:30 PM	1	0	0	0	1	2	22	0	0	24	27	0	0	0	27	52
1:45 PM	0	3	0	0	3	1	18	0	0	19	26	0	0	0	26	48
Hourly Total	2	4	0	0	6	7	88	0	0	95	86	1	0	0	87	188
2:00 PM	0	1	0	0	1	1	16	0	0	17	16	1	0	0	17	35
2:15 PM	1	1	0	0	2	1	24	0	0	25	20	0	0	0	20	47
2:30 PM	0	1	0	0	1	2	18	0	0	20	18	0	0	0	18	39
2:45 PM	2	2	0	0	4	1	22	0	0	23	16	2	0	0	18	45
Hourly Total	3	5	0	0	8	5	80	0	0	85	70	3	0	0	73	166
3:00 PM	1	4	0	0	5	2	21	0	0	23	14	0	0	0	14	42
3:15 PM	0	1	0	0	1	0	17	0	0	17	19	0	0	0	19	37
3:30 PM	2	0	0	0	2	1	17	0	0	18	27	0	0	0	27	47
3:45 PM	0	1	0	0	1	0	14	0	0	14	17	0	0	0	17	32
Hourly Total	3	6	0	0	9	3	89	0	0	92	77	0	0	0	77	168
4:00 PM	0	0	0	0	0	1	27	0	0	28	17	0	0	0	17	45
4:15 PM	0	0	0	0	0	0	26	0	0	26	9	0	0	0	9	35
4:30 PM	1	0	0	0	1	1	26	0	0	27	13	0	0	0	13	41
4:45 PM	0	1	0	0	1	1	16	0	0	17	15	0	0	0	15	33
Hourly Total	1	1	0	0	2	3	95	0	0	98	54	0	0	0	54	154
5:00 PM	0	1	0	0	1	0	23	0	0	23	13	0	0	0	13	37
5:15 PM	0	0	0	0	0	0	20	0	0	20	21	0	0	0	21	41
5:30 PM	0	0	0	0	0	1	32	0	0	33	8	0	0	0	8	41
5:45 PM	0	1	0	0	1	0	16	0	0	16	15	0	0	0	15	32
Hourly Total	0	2	0	0	2	1	91	0	0	92	57	0	0	0	57	151

2014 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 0100 CHARLOTTE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.88 PSCF
1	01/01/2014 - 01/04/2014	0.98	1.11
2	01/05/2014 - 01/11/2014	0.97	1.10
3	01/12/2014 - 01/18/2014	0.96	1.09
4	01/19/2014 - 01/25/2014	0.94	1.07
* 5	01/26/2014 - 02/01/2014	0.92	1.05
* 6	02/02/2014 - 02/08/2014	0.90	1.02
* 7	02/09/2014 - 02/15/2014	0.88	1.00
* 8	02/16/2014 - 02/22/2014	0.86	0.98
* 9	02/23/2014 - 03/01/2014	0.86	0.98
*10	03/02/2014 - 03/08/2014	0.86	0.98
*11	03/09/2014 - 03/15/2014	0.85	0.97
*12	03/16/2014 - 03/22/2014	0.85	0.97
*13	03/23/2014 - 03/29/2014	0.87	0.99
*14	03/30/2014 - 04/05/2014	0.88	1.00
*15	04/06/2014 - 04/12/2014	0.90	1.02
*16	04/13/2014 - 04/19/2014	0.92	1.05
*17	04/20/2014 - 04/26/2014	0.94	1.07
18	04/27/2014 - 05/03/2014	0.96	1.09
19	05/04/2014 - 05/10/2014	0.98	1.11
20	05/11/2014 - 05/17/2014	1.00	1.14
21	05/18/2014 - 05/24/2014	1.02	1.16
22	05/25/2014 - 05/31/2014	1.03	1.17
23	06/01/2014 - 06/07/2014	1.05	1.19
24	06/08/2014 - 06/14/2014	1.06	1.20
25	06/15/2014 - 06/21/2014	1.08	1.23
26	06/22/2014 - 06/28/2014	1.08	1.23
27	06/29/2014 - 07/05/2014	1.09	1.24
28	07/06/2014 - 07/12/2014	1.09	1.24
29	07/13/2014 - 07/19/2014	1.10	1.25
30	07/20/2014 - 07/26/2014	1.11	1.26
31	07/27/2014 - 08/02/2014	1.11	1.26
32	08/03/2014 - 08/09/2014	1.12	1.27
33	08/10/2014 - 08/16/2014	1.13	1.28
34	08/17/2014 - 08/23/2014	1.13	1.28
35	08/24/2014 - 08/30/2014	1.15	1.31
36	08/31/2014 - 09/06/2014	1.16	1.32
37	09/07/2014 - 09/13/2014	1.17	1.33
38	09/14/2014 - 09/20/2014	1.19	1.35
39	09/21/2014 - 09/27/2014	1.16	1.32
40	09/28/2014 - 10/04/2014	1.13	1.28
41	10/05/2014 - 10/11/2014	1.10	1.25
42	10/12/2014 - 10/18/2014	1.07	1.22
43	10/19/2014 - 10/25/2014	1.06	1.20
44	10/26/2014 - 11/01/2014	1.05	1.19
45	11/02/2014 - 11/08/2014	1.04	1.18
46	11/09/2014 - 11/15/2014	1.03	1.17
47	11/16/2014 - 11/22/2014	1.02	1.16
48	11/23/2014 - 11/29/2014	1.01	1.15
49	11/30/2014 - 12/06/2014	1.00	1.14
50	12/07/2014 - 12/13/2014	0.99	1.13
51	12/14/2014 - 12/20/2014	0.98	1.11
52	12/21/2014 - 12/27/2014	0.97	1.10
53	12/28/2014 - 12/31/2014	0.96	1.09

* PEAK SEASON

09-MAR-2015 16:07:46

830UPD

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CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
 LARGE SCALE PLAN AMENDMENT (MAP)

Date Received: 12/15/2014	Time Received: 3:50 PM
Date of Log-in:	Petition #: PA-14-12-18-LS Accela #: PAL-14-00002
Receipt #:	Amount Paid: \$2,640.00

1. PARTIES TO THE APPLICATION

Name of Applicant: Timothy Verwiebe

Mailing Address: 3400 Rowland Dr.

City: Port Charlotte State: FL Zip Code: 33980

Phone Number: (941) 629-3218 Fax Number:

Email Address: thtreeguy@comcast.net

Name of Agent: Geri L. Waksler, McCrory Law Firm

Mailing Address: 309 Tamiami Tr.

City: Punta Gorda State: FL Zip Code: 33950

Phone Number: (941)205-1122 Fax Number: (941)205-1133

Email Address: geri@mccrorylaw.com

Name of Engineer/Surveyor: R.J. Strickland - All Service Land Surveying, Inc.

Mailing Address: 17840 Toledo Blade Boulevard, Suite B

City: Port Charlotte State: FL Zip Code: 33948

Phone Number: (941) 629-6801 Fax Number: (941) 627-5168

Email Address: allservicelandsurveying@comcast.net

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
 Timothy Verwiebe

Mailing Address: 3400 Rowland Dr.

City: Port Charlotte State: FL Zip Code: 33980

Phone Number: (941) 629-3218 Fax Number:

Email Address: thtreeguy@comcast.net

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 402319403002, 402319403003, 402319403004, 402319426003, 402319403008		
Section: 19	Township: 40 South	Range: 23 East
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 23.75 acres		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide a recent *Ownership and Encumbrance Report* or *Title Insurance Policy* on the subject property.

5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Low Density Residential	23.75 acres

Zoning District(s)	Acreage
Agriculture Estates	23.75 acres

8. APPLICANT'S PROPOSED CHANGE(S):

Amend the Future Land Use Map to change 23.75 acres from Low Density Residential to Commercial. A Planned Development rezoning application will follow to limit use of the site to Outdoor Storage - an annotation to the Comprehensive Plan to add this limitation is also requested.

If the proposed change involves an increase in density, which of the Receiving Zone criteria

does the property meet, or would this be an exemption consistent with a Revitalization Plan?

9. REASON FOR PROPOSED CHANGE(S) (attach additional sheets if necessary):

The applicant has operated a wholesale tree farm and nursery on the property for many years. The economic recession virtually eliminated demand for the trees. They have grown past the point where they can be sold. The applicant would like to transition to operating an outdoor storage facility for recreational vehicles, boats and trailers.

10. CURRENT LAND USE OF SUBJECT PROPERTY (example: house, vacant land, barn, etc.):

Wholesale tree farm and nursery with office, parking and outdoor storage of equipment.

11. SURROUNDING LAND USES:

North: Vacant with Agriculture Estates zoning and Industrial land use

South: Vacant and single family residences on acreage tracts with Agriculture Estates zoning

East: Vacant and single family residences on acreage tracts with Agriculture Estates zoning

West: Vacant platted lots with Planned Development zoning

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Rowland Drive (private road maintained by applicant)

Harborview Road

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site, at

the maximum buildout allowed, under the proposed FLUM designation(s) would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D', provide a proportionate fair share assessment for those impacted roadways. If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.

- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study* must accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer and other Utility Services

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout allowed under the proposed FLUM designation(s). If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.

14. HISTORICAL OR ARCHEOLOGICAL SITES: The applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

15. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings

LARGE SCALE PLAN AMENDMENT

Timothy Verwiebe Narrative in Support of Application

Requested Amendment

Timothy Verwiebe is requesting a Large Scale Future Land Use Map Amendment on 23.75 acres located off of Rowland Drive (the "Property"). The requested amendment will change 23.75 acres from Agriculture to Commercial.

Reason for Request

Mr. Verwiebe has operated the property as a tree farm for many years. With the recent crash of new construction, demand for trees fell significantly. As a result, many of the trees grew to be too large to uproot and relocate. Mr. Verwiebe intends to redevelop the site as an outdoor storage facility for boats, trailers and recreational vehicles. He will utilize some of his remaining tree inventory to create mature buffers along the perimeter of his property.

Consistency with the Comprehensive Plan

The Property is designated as Emerging Neighborhood on the 2050 Framework Map. According to FLU Policy 4.1.1: 2050 Framework - Neighborhoods, Emerging Neighborhoods "include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed use development. Emerging Neighborhoods are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development."

The proposed commercial use will convert agricultural land located within the Urban Service Area to a more appropriate urban use. The Property provides an appropriate transition between the residential and planned industrial uses which are adjacent to the site. Additionally, the densities and lot sizes of the nearby residential communities do not support on-site parking of boats, trailers and recreational vehicles. The proposed commercial use will provide a convenience service for these residents.

Compatibility and Impacts on the Residential Uses

The lands to the west are developed with a new platted subdivision. This subdivision was developed after the tree farm; therefore residents are accustomed to the noise of equipment, pumps and large tractor trailers which regularly haul trees from the site. Additionally, activity on the site is plainly visible to the residents as no buffer was installed when the residential project built next to this agricultural site. The proposed storage facility would produce less noise and traffic. Additionally, a buffer will be

required along the entirety of the eastern boundary. The reduced activity coupled with the installation of a buffer will actually reduce impacts on these residential uses. To the north the adjacent property is currently vacant with Low Intensity Industrial land use. Adjacent to the easternmost boundary is the County's water and sewer treatment facility. East and south are residences constructed on agriculturally acreage tracts. Both these tracts are separated from the Property by a thick and mature vegetative buffer installed by the applicant to shield these residences from the existing tree farm activity. As with the subdivision to the east, landscaping, buffering, and setback requirements contained within the Land Development Regulations will minimize any impacts on these agricultural homesteads.

Concurrency Issues

Water and Sewer: The site is not currently served by water or sewer. An elevated water tank exists on the site. The proposed storage use will not require water and sewer service with the exception of the office area, which is existing and served by a well and septic system.

Traffic: A transportation impact study was conducted by Herston Engineering Services, Inc. Based on the results of the study, the traffic impacts generated by the proposed land use/zoning combination will not cause any impairment to transportation facilities. Harborview Road will continue to operate within adopted levels of service, notwithstanding the proposed change in use. Traffic impacts will actually be reduced by this change, with the annotation limiting the use to an outdoor storage facility. Both the existing use and the most intense use allowed by the existing Low Density Residential land use (single family residential) generate greater transportation impacts.

Garbage Collection: Projections for the Zemel Road landfill estimate that the landfill has capacity to serve Charlotte County to the 2030 planning horizon.

Fire/EMS Protection: Charlotte County Station No. 5 located at 26287 Notre Dame Boulevard, Punta Gorda will serve the site. It is approximately 8 – 10 minutes from the Property.

Environmental Considerations: A Protected Species Assessment was conducted by Ian Vincent and Associates, Inc. and is included in this application. According to the PSA, the Property is within the Core Foraging Area of several wood stork nesting colonies, in the consultation areas for the red-cockaded woodpecker, the crested caracara and the Florida scrub jay and has suitable habitat for the Florida bonneted bat. However, no utilization of the site by any of these species was found. No protected species or evidence of protected species utilization which would require permits from the Florida Fish and Wildlife Commission or the U.S. Fish and Wildlife Service were observed during the site inspection.

Potential for Natural Disasters: The site is not located within Coastal High Hazard Area.

Timothy Verwiebe
Narrative in Support of Application

Stormwater Management: No new impervious surface will be constructed therefore there will be no need for stormwater permitting.

PROTECTED SPECIES ASSESSMENT

VERWIEBE PARCEL Charlotte County, Florida

December 2014

Prepared by:



4050 Rock Creek Drive • Port Charlotte, FL 33948

(941) 457-6272

www.IVAenvironmental.com

INTRODUCTION

The following assessment has been prepared to identify on-site vegetative communities and address wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and/or U.S. Fish and Wildlife Service (FWS) as endangered, threatened, or species of special concern which may be utilizing the subject property.

The property is located in Section 19, Township 40S, Range 23E within Charlotte County, Florida. More specifically, the property is located at the terminus of Rowland Drive, east of Kings Highway, west of Interstate 75, and north of Harborview Road. Please refer to the attached LOCATION MAP.

SITE CONDITIONS

A site inspection was conducted by qualified staff ecologists in December 2014. During the inspection, temperatures ranged from 55° - 65° F, winds were 5 - 10 mph, and skies were overcast.

VEGETATIVE COMMUNITIES

Field observations, in conjunction with the Charlotte County Soil Survey and aerial photographs, were used to develop a map of the vegetative communities onsite. The following table displays the vegetative associations found on the subject property. The vegetative communities were identified and classified utilizing the Florida Land Use Cover and Forms Classification System (FLUCCS). A description of the communities is also included. The limits of any on-site wetlands, surface waters, and/or other surface waters are preliminary and subject to review by applicable regulatory agencies. Please refer to the attached PROTECTED SPECIES ASSESSMENT MAP.

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
241	Tree Nursery	10.23
510D	Ditch	N/A
740	Disturbed Land	12.34
740H	Hydric Disturbed Land	0.30
742	Borrow Area	0.17
TOTAL		23.04

FLUCCS 241 – Tree Nursery

These upland areas are utilized as an active tree nursery and include both the fields of row trees and the developed supporting facilities. The developed facilities include storage and buildings, irrigation water wells, paved and gravel parking areas, equipment storage areas, and various other structures. The active nursery fields include the tree rows, irrigation systems, and access roadways. Cultivated tree rows consist of live oak (*Quercus virginiana*), cypress (*Taxodium sp.*), and various ornamental palms. Sparsely scattered underbrush and groundcover consists primarily of the following opportunistic vegetative species: cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), dogfennel (*Eupatorium capillifolium*), broomsedge (*Andropogon sp.*), bluestem (*Schizachyrium sp.*), smutgrass (*Sporobolus indicus*), lovegrass (*Eragrostis sp.*), bahia grass (*Paspalum notatum*), and false buttonweed (*Spermacoce sp.*).

FLUCCS 510D – Ditch

A seasonal freshwater man-made drainage ditch is located along the property boundary within the southwestern portion of the property. This other surface water feature exhibits steep side slopes and ranges from approximately 6-9 feet wide at the top-of-bank and 3-5 feet below surrounding natural grades. The dominant vegetative species within this FLUCCS association are Brazilian pepper and creeping oxeye (*Wedelia trilobata*).

FLUCCS 740 – Disturbed Land

These upland areas appear to be former nursery row tree fields which were recently harvested and have not been replanted. These areas are relatively bare of vegetation, exhibiting recently disturbed soils. Sparse groundcover regrowth within this FLUCCS association consists predominately of bahia grass.

FLUCCS 740H – Hydric Disturbed Land

This area has previously been cleared of vegetation, and portions substantially disturbed. This area is relatively bare of vegetation, exhibiting recently disturbed soils which display hydric characteristics. Sparse groundcover regrowth within this FLUCCS association consists predominately of the following vegetative species: pennywort (*Hydrocotyle spp.*), coinwort (*Centella asiatica*), creeping seedbox (*Ludwigia repens*), roadgrass (*Eleocharis baldwinii*), flatsedge (*Cyperus spp.*), soft rush (*Juncus effusus*), pickerelweed (*Pontederia cordata*), cattail (*Typha sp.*), Peruvian primrose willow (*Ludwigia peruviana*), and hempvine (*Mikania scandens*). Substantial cover by bahia grass and peppervine (*Ampelopsis arborea*) is also present.

FLUCCS 742 – Borrow Area

This man-made other surface water feature exhibits a defined top-of-bank and steep side-slopes. Approximately 95% of this freshwater feature is comprised of open water relatively devoid of vegetation. A narrow littoral fringe along the banks is primarily comprised of the following hydrophytic vegetative species: torpedo grass (*Panicum repens*), creeping seedbox, creeping oxeye, smartweed (*Polygonum punctatum*), and cattail.

LISTED SPECIES SURVEY METHODOLOGY

To provide approximately 80 percent coverage of the site, both linear and nonlinear overlapping transects were completed across the parcel per FWC guidelines. Transects were spaced approximately 20 - 40 feet apart depending on the visibility within the vegetative association being surveyed. Evidence of protected species was gathered through both direct observation and through observation of signs such as tracks, nests, burrows, and fecal material. If evidence of utilization by a protected species which may require permitting prior to development of the subject property was observed, an aerial photograph was marked depicting the approximate location. In addition, a search of available online resources was conducted to reveal the previously documented presence of listed species which may be utilizing the subject property. These resources included, but were not limited to, the following: FWC Eagle Nest Locator Database; Charlotte County Natural Resources Department Scrub Jay Territory Search Database; FWS Panther Consultation Area Map(s); and FWS Wood Stork Colony Map(s). In the event that the site contained suitable habitat for a protected species, or if the site is within close proximity to a verified sighting or consultation area for a protected species, additional scrutiny was given during the inspection relative to that specific specie.

LISTED SPECIES ASSESSMENT RESULTS

Search of available online resources revealed that four FWC documented bald eagle (*Haliaeetus leucocephalus*) nests, identified as CH005, CH044, CH047, and CH060, are located within close proximity to the subject property. Each of the subject nests are located greater than 3,500 feet away from the nearest respective property limits. The

limits of the property are well outside of the 660-foot Secondary Protection Zone afforded to all bald eagle nests. Therefore, the bald eagle is not likely to affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sightings are approximately eight miles southeast of the subject property. In accordance with FWC survey guideline protocol, larger pine trees were inspected for the presence of RCW nesting cavities. The property does not contain any large pine trees. Further, the property does not contain typical RCW habitat. No RCW nest cavities or other evidence of utilization by the red-cockaded woodpecker was observed onsite during the December 2014 site inspection. The red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the crested caracara (*Caracara cheriway*). In accordance with FWC survey guideline protocol, cabbage palms located in relatively open areas which displayed characteristics potentially suitable for nesting activity by the species were inspected. No evidence of nesting activity or utilization by the crested caracara was observed onsite during the December 2014 site inspection. The subject property does not provide typical nesting habitat for the crested caracara, and the species is not anticipated to be nesting within the property. Therefore, the crested caracara is not likely to affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (*Aphelocoma coerulescens*). However, review of the Charlotte County Natural Resources Department Scrub Jay Territory Search Database revealed that the subject property is not presently within the FWS Scrub Jay Review Area. Therefore, it is anticipated FWS will not require additional review relative to the Florida scrub jay. Thus, the Florida scrub jay is not likely to affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the documented colonies appears to be greater than four miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property. However, any impacts to suitable on-site wood stork foraging habitat (wetland, surface water, or other surface water habitat) may require systematic review and approval by FWS prior to such impacts.

The FWS recently listed the Florida bonneted bat (*Eumops floridanus*) as endangered under the Endangered Species Act. The Florida bonneted bat is currently only known to be found in South and Southwest Florida, primarily in Charlotte, Lee, Collier, Monroe, and Miami-Dade Counties. The bat utilizes forests, wetlands, and other natural habitats, but is also found in residential and urban areas. At present, no active natural roost sites are known; all active known roosts are man-made bat houses. Based on current FWS guidance, the property contains habitats which may be suitable for utilization by the Florida bonneted bat. No evidence of utilization by the Florida bonneted bat was observed onsite during the December 2014 site inspection. To date, the FWS has not finalized a specific Consultation Area nor standardized effect determinations or permitting guidelines relative to the Florida bonneted bat. Therefore, it is unclear at this time if, or how, the Florida bonneted bat may affect the future development of the subject property.

Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.

No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the December 2014 site inspection.



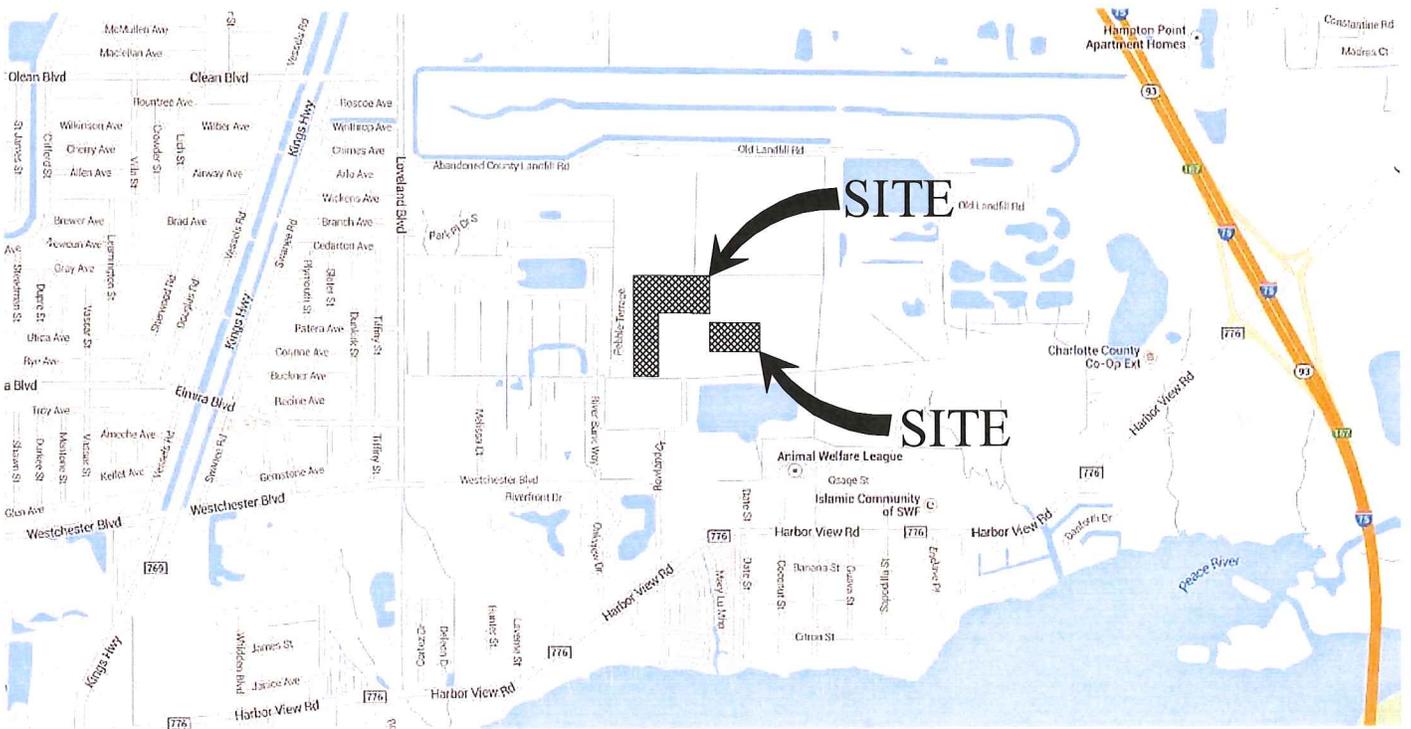
SECTION 19; TOWNSHIP 40S; RANGE 23E

NOT TO SCALE

SITE



CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

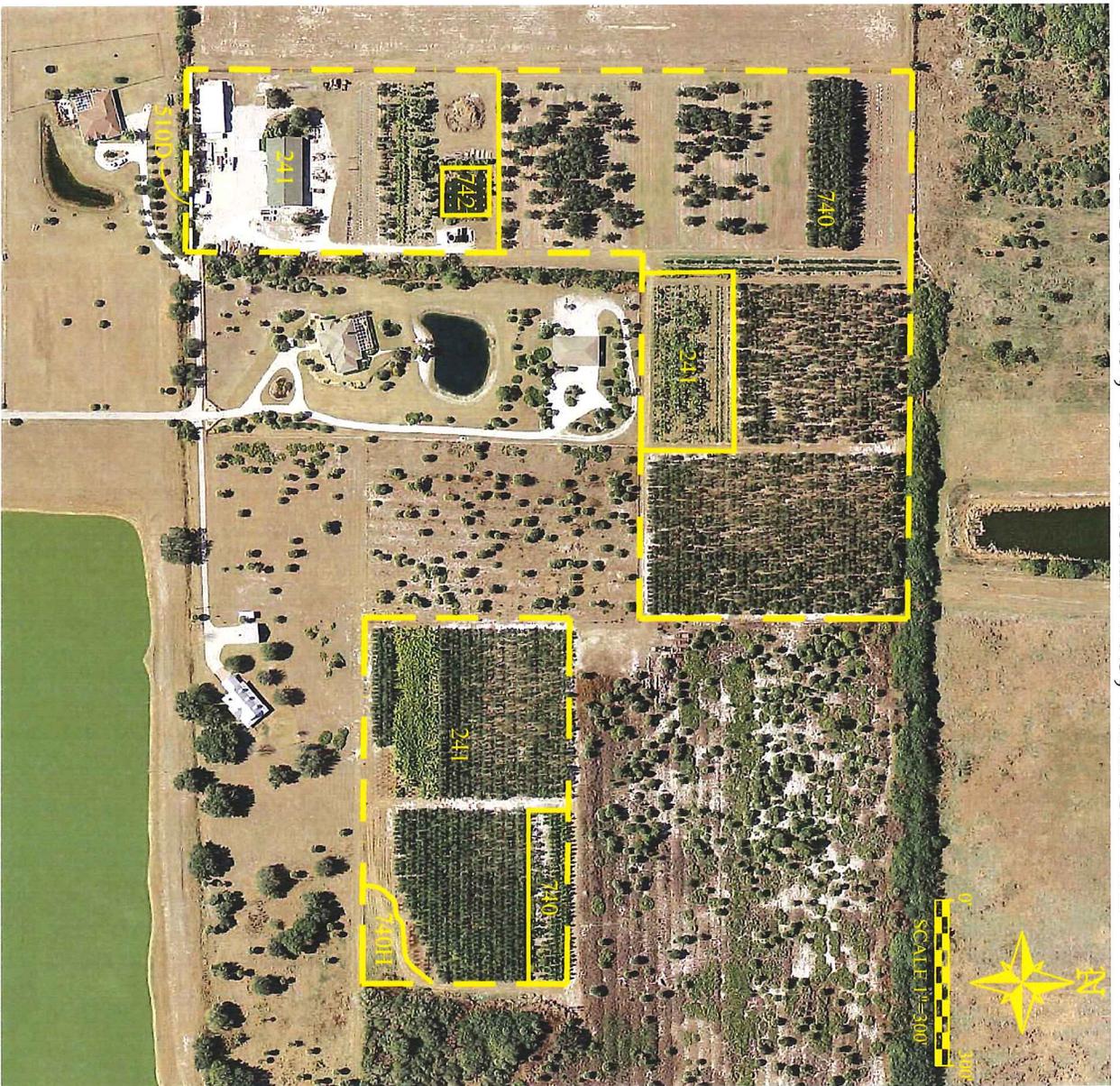
14-026 / DECEMBER 2, 2014

VERWIEBE PARCEL

LOCATION MAP

IWA
Ian Vincent & Associates
Environmental Consulting Services

SECTION 19; TOWNSHIP 40S; RANGE 23E



LEGEND

FLUCCS DESCRIPTIONS	ACREAGE
241 TREE NURSERY	10.23±
510D DITCH	N/A
740 DISTURBED LAND	12.34±
740H HYDRIC DISTURBED LAND	0.30±
742 BORROW AREA	0.17±
TOTAL	23.04±

OTHER SURFACE WATERS

- NOTES:
1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
 2. PROJECT LIMITS ARE APPROXIMATE AND ARE BASED ON CHARLOTTE COUNTY GIS DATA.
 3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2011 AERIAL PHOTOGRAPHY AT 1"=300' SCALE.
 4. THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

144026 / DECEMBER 9, 2014

VERWIEBE PARCEL
PROTECTED SPECIES ASSESSMENT MAP



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***CHARLOTTE HARBOR
STORAGE FACILITY***

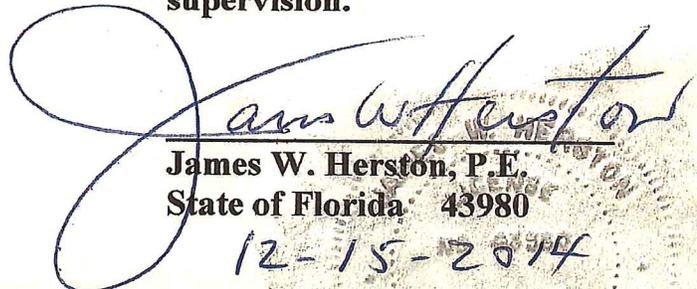
TRAFFIC IMPACT STATEMENT

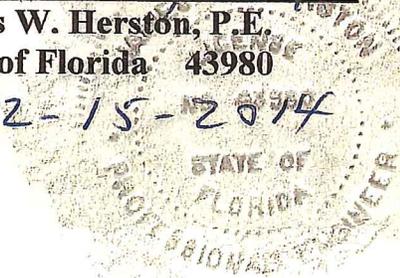
Prepared for

**Timothy Verwiebe
3400 Rowland Drive
Punta Gorda, FL 333980**

December 2014

**I hereby certify that the
attached calculations were
prepared under my direct
supervision.**


**James W. Herston, P.E.
State of Florida 43980
12-15-2014**





BACKGROUND-INTRODUCTION

This traffic impact statement has been prepared for a development which is to be known as the **Charlotte Harbor Storage Facility (CHSF)**. The **CHSF** is to be located on a 24.35 parcel in Port Charlotte Florida. The site is the location of the existing Verwiebe Wholesale Nursery, and is located at 3400 Rowland Avenue, Punta Gorda, Florida 33980. The proposed project, when completed, will utilize the property as an Outdoor Storage Facility. The purpose of this traffic impact statement is to compare the allowable, current, and proposed "Land Use" trip generating characteristics for the site, and then provide a LOS comparison for Harborview Road.

ALLOWABLE LAND USE (Low Density Residential)

The existing site, under the existing land use, low density residential, which allows one residential unit per acre, produces one distinct traffic generating characteristic. The allowable existing Land Use trip generating characteristics are represented by the ITE Trip Generation Manual Land Use Code 210 (*Exhibit A*). Accordingly, Trip Generation characteristics for the Land Use Code are summarized below:

<u>LAND USE</u>	<u>QUANTITY</u>	<u>ITE LAND USE CODE</u>
Single Family Detached Housing	24 Units	210

Accordingly, the following table is a summary of the trip generation calculations:

<u>LAND USE</u>	<u>LUC</u>	<u>WEEKDAY</u>	<u>AM PEAK</u>	<u>PM PEAK</u>
Single Family Detached Housing	210	(Vehicles)	(Vehicles)	(Vehicles)
		<u>280</u>	<u>29</u>	<u>32</u>
TOTALS		280 VPD	29 VPH	32 VPH



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CURRENT EXISTING LAND USE (Garden Center Wholesale Nursery)

The existing site, operating under the existing land use, is operated as a Garden Center and a Wholesale Nursery. The Garden Center and Wholesale Nursery use produces two distinct traffic generating characteristics. The current existing Land Use trip generating characteristics are represented by the ITE Trip Generation Manual Land Use Codes 817 (*Exhibit B*) and 818 (*Exhibit C*). Accordingly, Trip Generation characteristics for the Land Use Codes are summarized below:

<u>LAND USE</u>	<u>QUANTITY</u>	<u>ITE LAND USE CODE</u>
Garden Center	7200 SF	817
Wholesale Nursery	24 Acres	818

Accordingly, the following table is a summary of the trip generation calculations:

<u>LAND USE</u>	<u>LUC</u>	<u>WEEKDAY</u> (Vehicles)	<u>AM PEAK</u> (Vehicles)	<u>PM PEAK</u> (Vehicles)
Garden Center	817	260	32	36
Wholesale Nursery	818	468	9	13
TOTALS		728 VPD	41 VPH	49 VPH



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PROPOSED LAND USE (Commercial-Outdoor Storage Facility)

The site, operating under the proposed land use, would operate as an Outdoor Storage Facility. The Outdoor Storage Facility use would produce one distinct traffic generating characteristic. The Proposed Land Use trip generating characteristic is represented by the Self Storage Association's Traffic Study, attached as *Exhibit D*. The study, which contained 158 usable responses, is the second largest response of any publicly available study on this subject, and conservatively estimates the proposed traffic for the use of the property as an outdoor storage facility. Accordingly, Trip Generation characteristics for the Land Use, per the referenced study, are summarized below:

<u>LAND USE</u>	<u>QUANTITY</u>
Outdoor Self Storage	700 spaces

Accordingly, the following table is a summary of the trip generation calculations:

<u>LAND USE</u>	<u>WEEKDAY</u> <i>(Vehicles)</i>	<u>AM PEAK</u> <i>(Vehicles)</i>	<u>PM PEAK</u> <i>(Vehicles)</i>
Self Storage	48	5	8
TOTALS	48 VPD	5 VPH	8 VPH

LEVEL OF SERVICE ANALYSIS

The project site has only one connection point to the County Transportation System. The connection is to Harborview Road. Based on *Exhibit E*, the current Level of Service on Harborview Road is summarized below:

Harborview Road

Melbourne Street to Date Street-----8311 VPD, which is operating at Level of Service B.

SUMMARY CONCLUSIONS

Based upon the generated trips of the three separate land uses, the proposed use of the property as a storage facility creates the least level of service impact to Harborview Road.

Average Daily Traffic

On an *average daily traffic* basis, the storage facility use is only 17% and 6.6% as intense as the other two possible land use scenarios.

AM Peak Hourly Traffic

On an *AM Peak Hourly traffic* basis, the storage facility use is only 17% and 12% as intense as the other two possible land use scenarios.

PM Peak Hourly Traffic

On a *PM Peak Hourly traffic* basis, the storage facility use is only 25% and 16.33% as intense as the other two possible land use scenarios.

In conclusion, the LOS on Harborview Road, assuming a 50% - 50% trip distribution, is not reduced by the proposed Storage Facility Use of the property and the traffic impact from the use is considered *negligible*.



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EXHIBIT A

ITE Land Use Code 210

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents have a high correlation with average weekday vehicle trip ends. The use of these variables is limited, however, because the numbers of vehicles and residents was often difficult to obtain or predict. The number of dwelling units is generally used as the independent variable of choice because it is usually readily available, easy to project and has a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations and ages. Consequently, there was a wide variation in trips generated within this category. As expected, dwelling units that were larger in size, more expensive, or farther away from the central business district (CBD) had a higher rate of trip generation per unit than those smaller in size, less expensive, or closer to the CBD. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses, because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas and other trip attractors than other residential land uses; and they generally had fewer alternate modes of transportation available, because they were typically not as concentrated as other residential land uses.

The peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

The sites were surveyed from the late 1960s to the 2000s throughout the United States and Canada.

Source Numbers

1, 4, 5, 6, 7, 8, 11, 12, 13, 14, 16, 19, 20, 21, 26, 34, 35, 36, 38, 40, 71, 72, 84, 91, 98, 100, 105, 108, 110, 114, 117, 119, 157, 167, 177, 187, 192, 207, 211, 246, 275, 283, 293, 300, 319, 320, 357, 384, 435, 550, 552, 579

A 1/4

Single-Family Detached Housing (210)

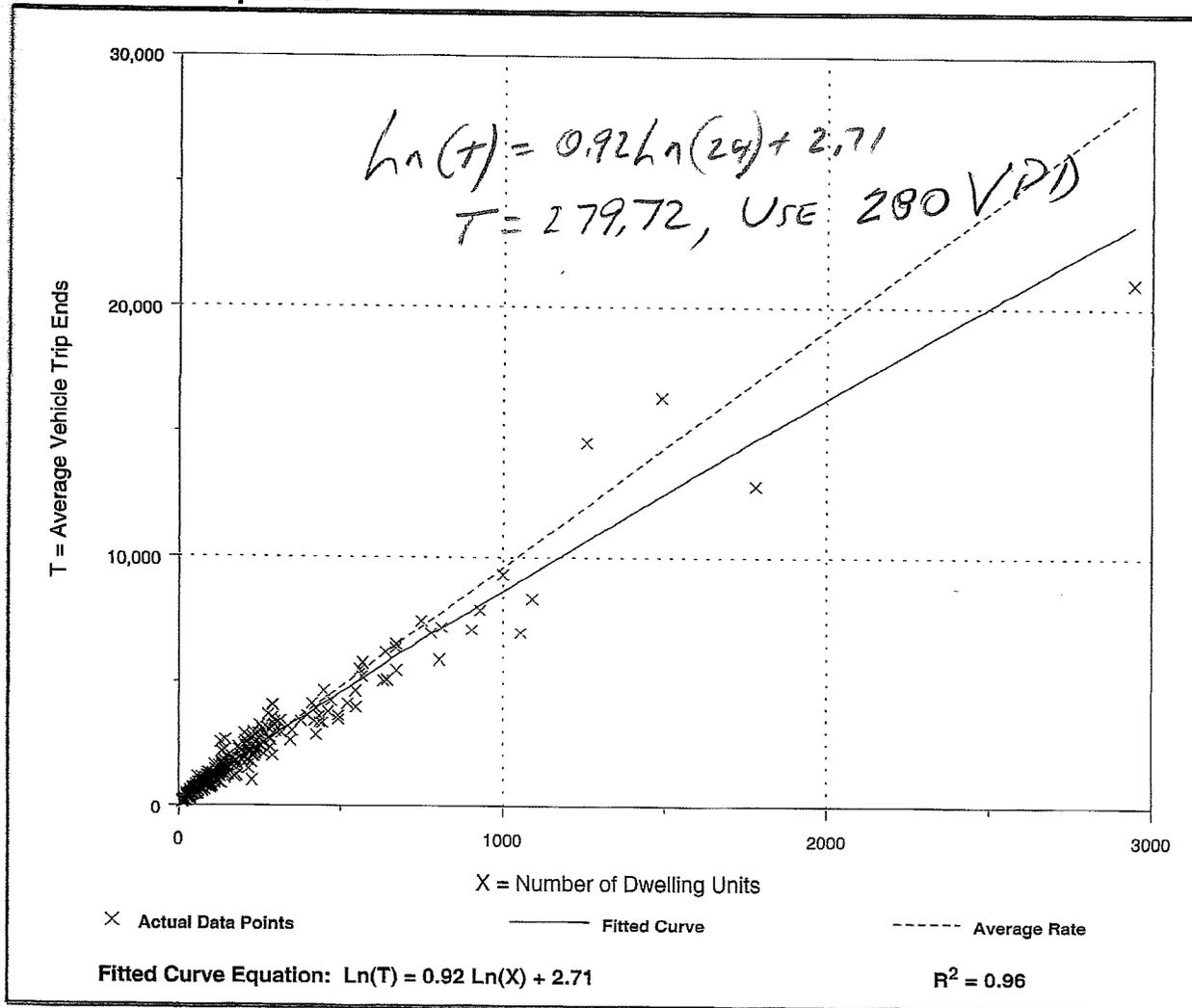
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 350
Avg. Number of Dwelling Units: 197
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.57	4.31 - 21.85	3.69

Data Plot and Equation



A^{2/4}

Single-Family Detached Housing (210)

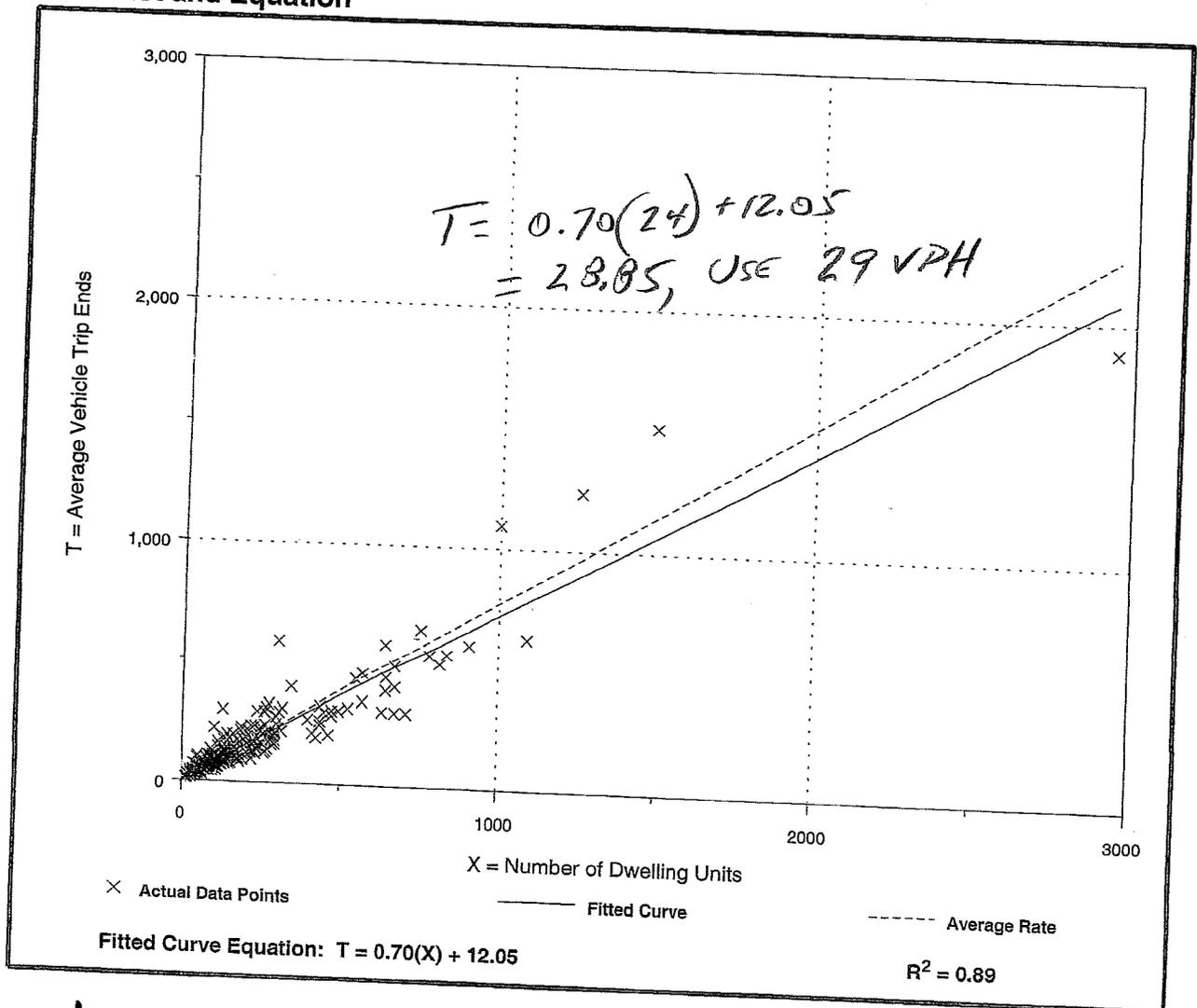
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 335
Avg. Number of Dwelling Units: 183
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

Data Plot and Equation



A ³/₄

Single-Family Detached Housing (210)

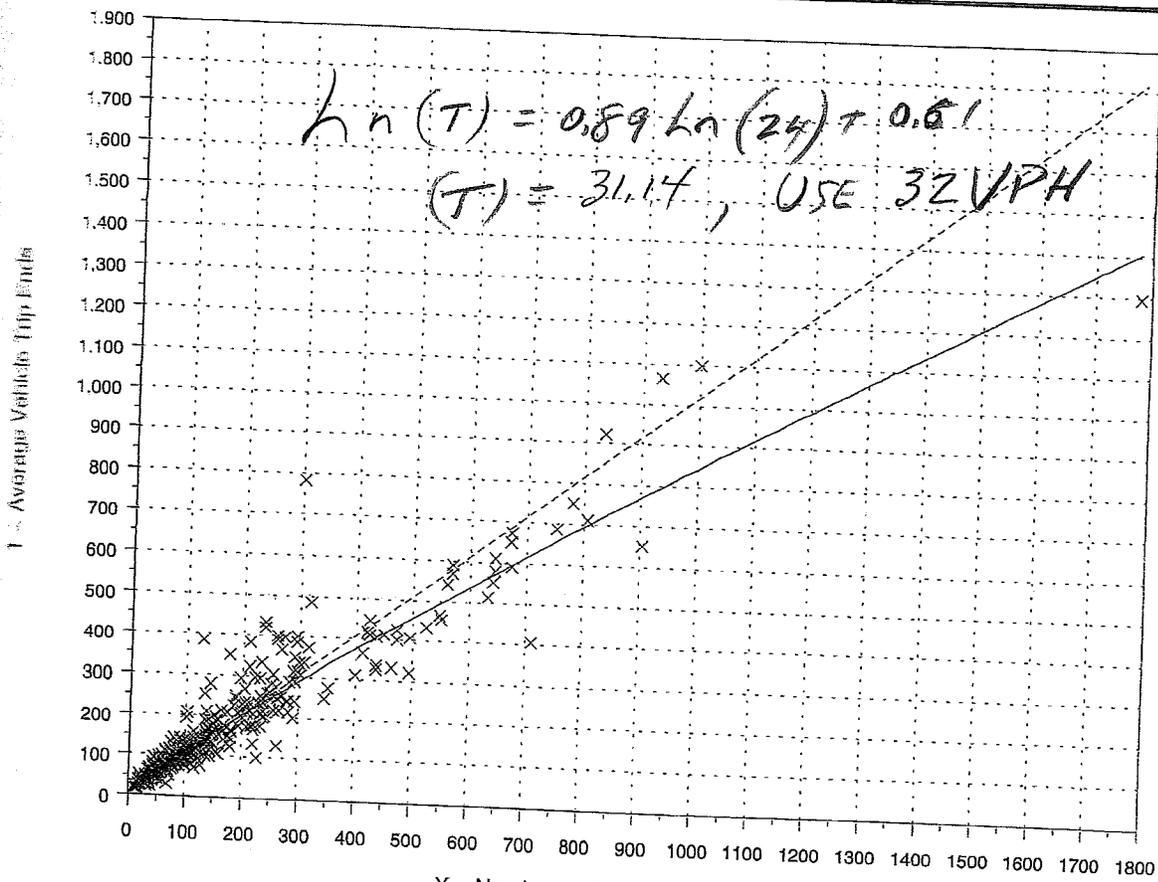
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 354
Avg. Number of Dwelling Units: 176
Directional Distribution: 64% entering, 36% exiting

Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

Plot and Equation



x Actual Data Points

— Fitted Curve

- - - Average Rate

Fitted Curve Equation: $\ln(T) = 0.89 \ln(X) + 0.61$

$R^2 = 0.91$

A 4/4



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EXHIBIT B

ITE Land Use Code 817

Land Use: 817 Nursery (Garden Center)

Description

A nursery or garden center is a free-standing building with a yard of planting or landscape stock. The nurseries surveyed primarily serve the general public. Some have large greenhouses and offer landscaping services. Most have office, storage and shipping facilities. Nurseries are characterized by seasonal variations in trip characteristics. Nursery—Wholesale (Land Use 818) is a related use.

Additional Data

Outside storage areas are not included in the overall gross floor area measurements. However, if storage areas are located within the principal outside faces of the exterior walls, they are included in the building's overall gross floor area.

The sites were surveyed in the 1980s in California.

Source Numbers

205, 240

B 1/4

Nursery (Garden Center) (817)

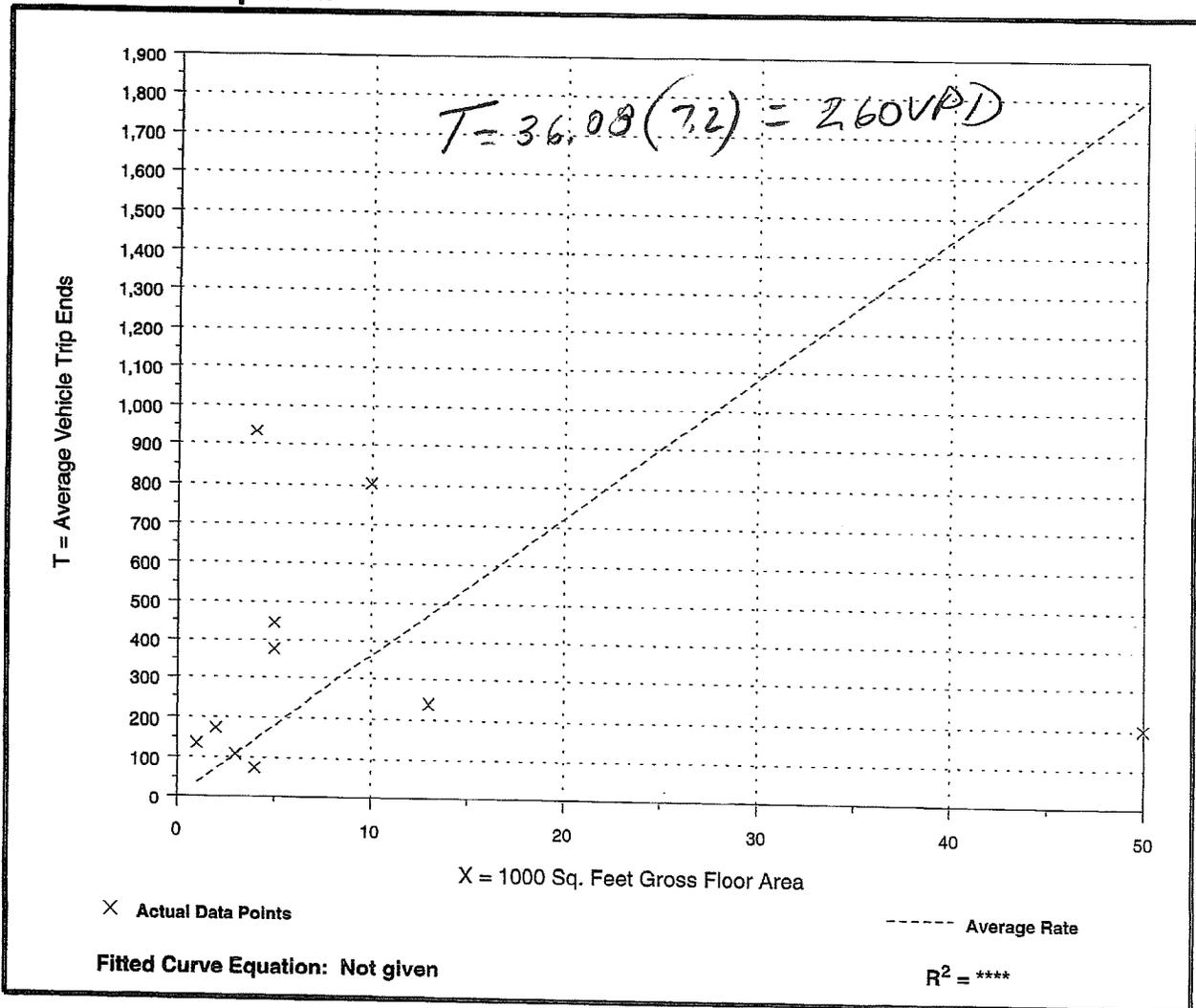
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 11
Average 1000 Sq. Feet GFA: 9
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
36.08	4.06 - 233.75	52.43

Data Plot and Equation



B 3/4

Nursery (Garden Center) (817)

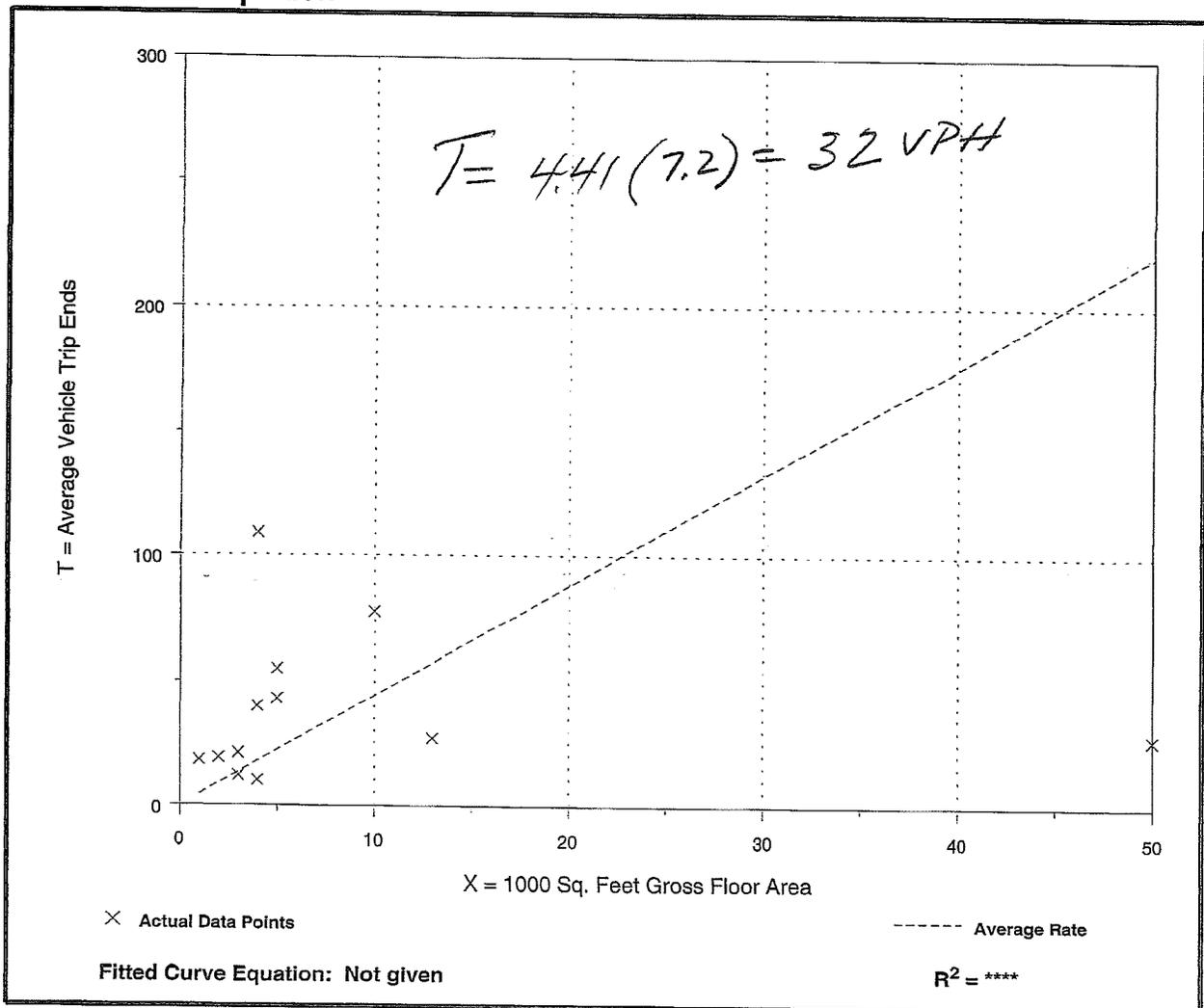
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 12
 Average 1000 Sq. Feet GFA: 9
 Directional Distribution: 52% entering, 48% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.41	0.54 - 27.25	6.29

Data Plot and Equation



B 3/4

Nursery (Garden Center) (817)

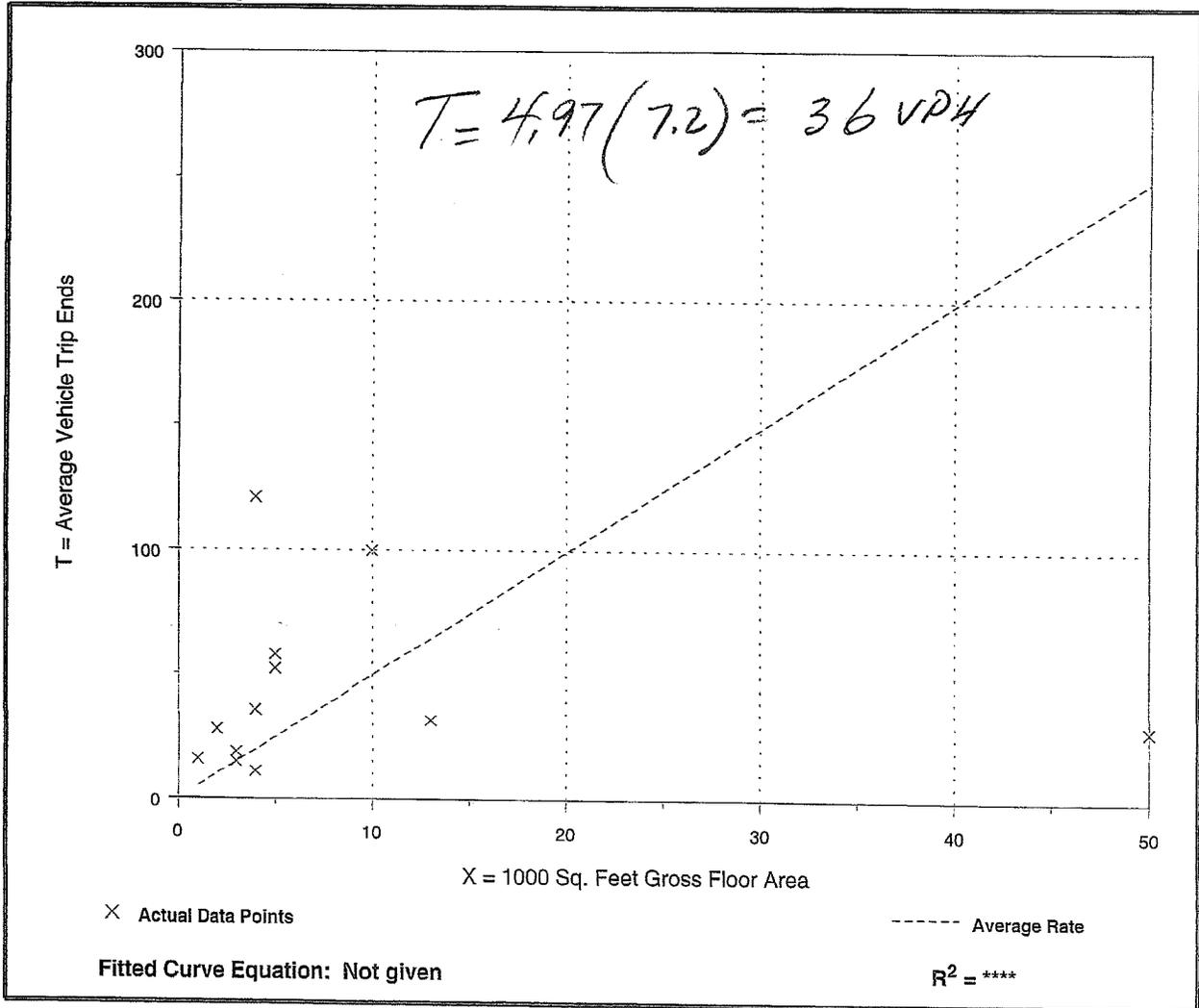
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 12
Average 1000 Sq. Feet GFA: 9
Directional Distribution: 51% entering, 49% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.97	0.58 - 30.25	6.96

Data Plot and Equation



B 4/4



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EXHIBIT C

ITE Land Use Code 818

Land Use: 818 Nursery (Wholesale)

Description

A wholesale nursery is a free-standing building with a yard of planting or landscape stock. The nurseries surveyed primarily serve contractors and suppliers. Some have large greenhouses and offer landscaping services. Most have office, storage and shipping facilities. Nurseries are characterized by seasonal variations in trip characteristics. Nursery—Garden Center (Land Use 817) is a related use.

Additional Data

Outside storage areas are not included in the overall gross floor area measurements. However, if storage areas are located within the principal outside faces of the exterior walls, they are included in the building's overall gross floor area.

The sites were surveyed in the 1980s in California.

Source Numbers

205, 240

C 1/4

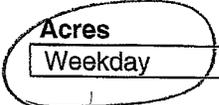
Land Use: 818 Nursery (Wholesale)

Independent Variables with One Observation

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
Employees				
Weekday	23.40	5	1	50% entering, 50% exiting
1,000 Square Feet Gross Floor Area				
Weekday	39.00	3	1	50% entering, 50% exiting
Acres				
Weekday	19.50	6	1	50% entering, 50% exiting



$T = 19.50 \times 24 = 468 \text{ VPD}$

C 2/4

Nursery (Wholesale) (818)

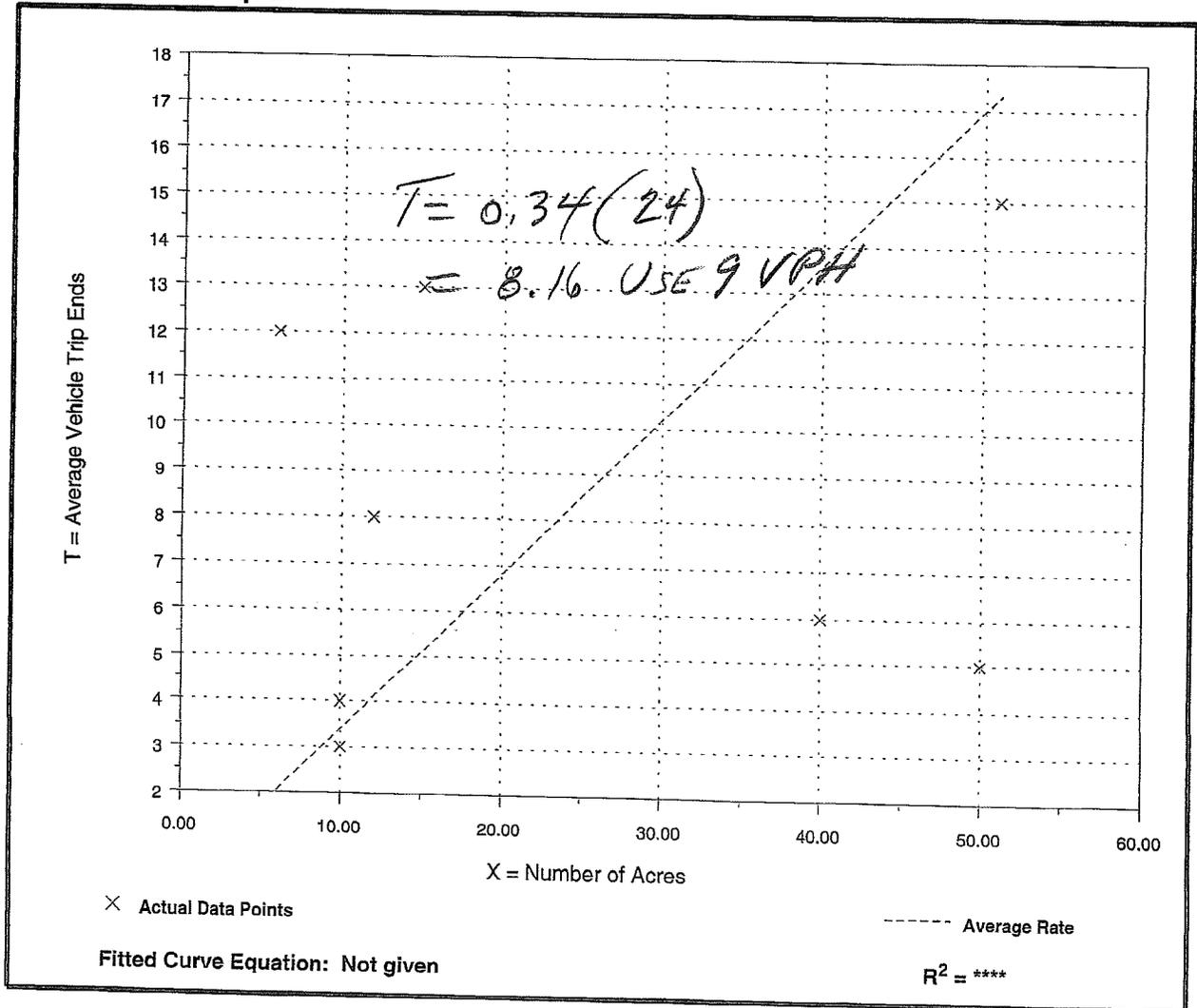
Average Vehicle Trip Ends vs: Acres
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 8
 Average Number of Acres: 24
 Directional Distribution: 43% entering, 57% exiting

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.34	0.10 - 2.00	0.67

Data Plot and Equation



C 3/4

Nursery (Wholesale) (818)

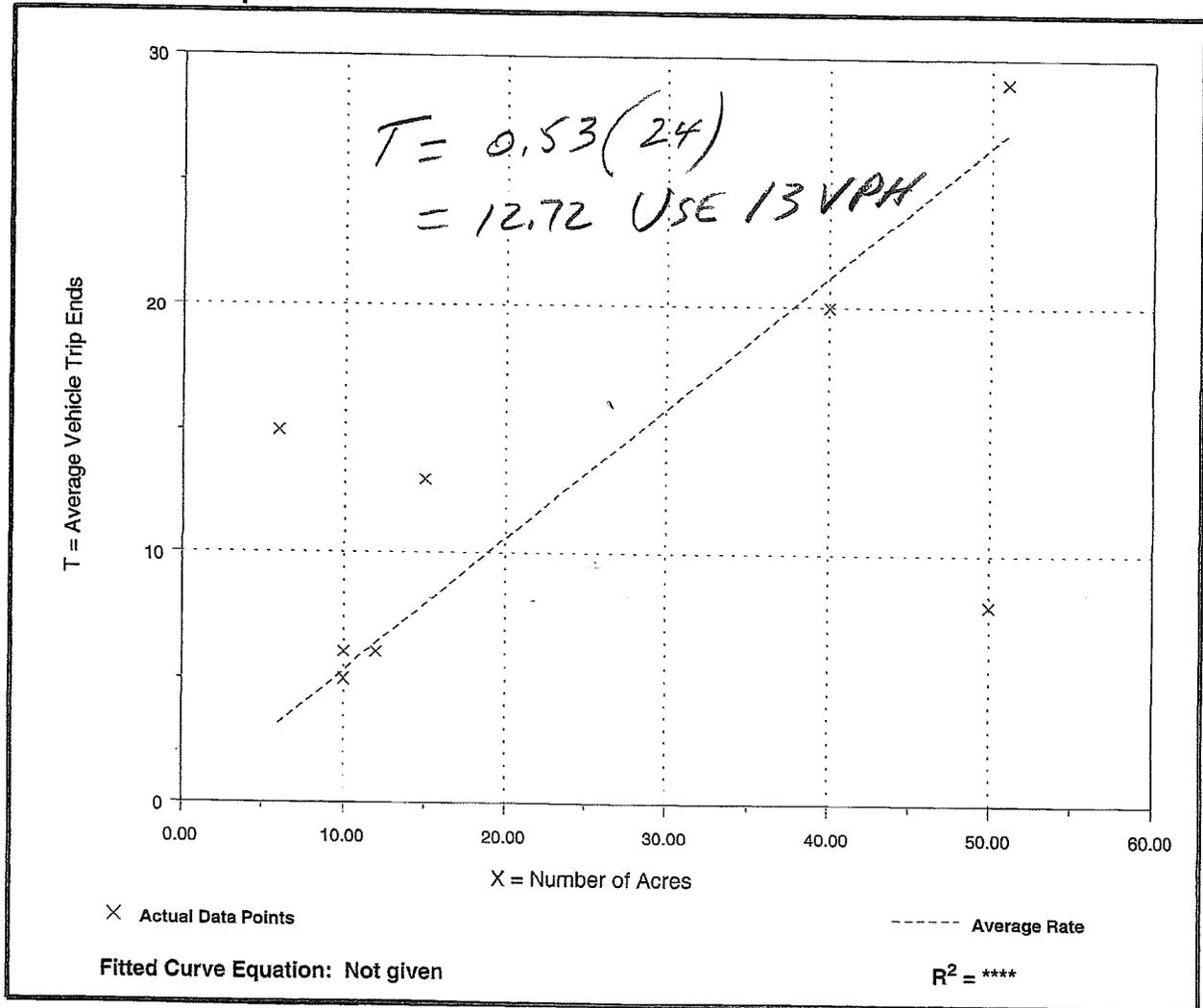
Average Vehicle Trip Ends vs: Acres
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 8
Average Number of Acres: 24
Directional Distribution: Not available

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.53	0.16 - 2.50	0.81

Data Plot and Equation



C 4/4



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EXHIBIT D

Self Storage Association Traffic Study



APPENDIX 3:

TRAFFIC GENERATION ANALYSIS

TRAFFIC GENERATED BY SELF STORAGE FACILITIES

Prepared by:

*Economic Consulting Associates
201 E. Southern Avenue, Ste. 206
Tempe, AZ 85282-5140*

OVERVIEW

Economic Consulting Associates, Inc. conducted a study to determine how much traffic is generated by self storage. The study was performed under the sponsorship of the Self Storage Association.

Questionnaires were prepared and made available to members. An independent analysis of the results was performed. Respondents ranged from very small to very large facilities throughout the United States.

Details of our study report follow.

PURPOSE

The aim of this study is to accurately measure and determine how much traffic is generated by self storage facilities. To this end, the Self Storage Association (SSA) contracted with Economic Consulting, Tempe, AZ, a firm with experience in this field, to conduct an independent study.

APPROACH

The SSA prepared a standard questionnaire that self storage operators could use to record traffic data. The form was delivered to all members of the SSA and was also publicized on the Internet, in meetings with operators, and through other distribution channels (see form in Appendix B, Page B-1).

Completed questionnaires were returned to the association and were provided to us for analysis. ECA inspected the questionnaires, obtained additional

information by calling respondents when data were incomplete or required clarification, checked the addition on the forms, assembled and analyzed the data and provided this report of the results.

Certain questionnaires were not used in the study for a variety of reasons, which included illegibility, they were incomplete or the respondent's facility was not a typical self storage business. The latter included a combination self storage and office warehouse and another which was primarily an RV storage, for example. Since only one questionnaire was received for Canada, it was also excluded. Only facilities that had seven day a week access were included in the analysis, since nearly all of the respondents were open for business Sunday through Saturday. To include others that did not operate seven days a week would have been inconsistent, in our opinion. Finally, data was based on computerized gate entries during the months of April through June of 2001.

RESPONDENT PROFILE

This study contained 158 usable responses. While this is a small fraction of the 35,000 plus facilities in the U.S., it is the second largest response of any publicly available study on this subject. ECA conducted a prior self storage traffic analysis on behalf of the Mini-Storage Messenger magazine in February 1996 ("Dispelling the Self-Storage Traffic Myth") that was based on data from over 250 facilities. The SSA study is believed to be more representative of the industry, because this current data is based on the average sized facility of 45,000 square feet from over 94 cities in the United States. The response in the earlier study was based on information from facilities smaller than the average project.

The mode of respondent facilities in this current study contained 500 to 599 spaces and nearly one-third (31.65 %) had 600 or more spaces, for example (see Table 1).

Exhibit D pg 1/4



**TABLE 1
RESPONDENTS BY
NUMBER OF SPACES**

SPACES	NUMBER	% OF TOTAL
100-199	4	2.53
200-299	7	4.43
300-399	22	13.92
400-499	34	21.52
500-599	41	25.95
600-699	23	14.56
700-799	12	7.59
800-899	4	2.53
900-999	4	2.53
1,000-1099	2	1.27
1,100-1,199	2	1.27
1,200-1,299	2	1.27
1,300-1,399	0	0
1,400-1,499	0	0
1,500-1,599	0	0
1,600-1,699	0	0
1,700-1,799	1	0.63
Total	158	100.0%

Source: Total and percentage computed by Economic Consulting Associates.

The average size of respondents was 59,451 rentable sq. ft. (see Table 2).

**TABLE 2
AVERAGE SIZE OF RESPONDENTS
(In Rentable Sq. Ft.)**

Total Rentable Sq. Ft.	9,279,113
No. of Respondents	156*
Average Size	59,481

*Two did not provide rentable sq. ft.

Source: Average computed by Economic Consulting Associates.

Respondents facilities ranged in size from 13,000 rentable sq. ft. to over 160,000. An analysis of respondents by rentable sq. ft. is shown in Table 3. It

shows that the mode was between 50,000 and 59,999 rentable sq. ft. The greatest concentration of respondents were in the 40,000 to 70,000 range.

**TABLE 3
AVERAGE SIZE OF RESPONDENTS
(In Rentable Sq. Ft.)**

	NUMBER	% OF TOTAL
10,000-19,999	3	1.92
20,000-29,999	6	3.85
30,000-39,999	18	11.54
40,000-49,999	29	18.59
50,000-59,999	33	21.15
60,000-69,999	27	17.31
70,000-79,999	13	8.33
80,000-89,999	12	7.69
90,000-99,999	8	5.13
100,000-109,999	4	2.56
110,000-119,999	1	0.64
120,000-129,999	1	0.64
160,000-169,999	1	0.64
Total	156	99.99%*

*Does not total 100% due to rounding.

The Western Region of the Self Storage Association had the largest number of respondents, followed by the Southeast region (see Table 4). This is consistent with fact that the former is the largest, in terms of membership. A list of states by SSA Region is provided in Appendix 2

**TABLE 4
RESPONSE BY REGION**

	NUMBER	% OF TOTAL
Northeast	23	15.82
Central	29	18.35
Southeast	48	30.38
West	56	35.44
Total	158	99.99%*

*Does not total 100% due to rounding.



There were some differences in by region in the average size of respondents in rentable sq. ft. when compared to the total response. The Central and Western Region respondents were larger than those in the Northeast and Southeast Regions. (see Table 5).

TABLE 5
RESPONDENT SIZE BY REGION

(In Rentable Sq. Ft.)

	SQ. FT.	NO. RESPONSES	AV. SIZE
Northeast	1,402,884	25	56,115
Central	1,797,708	29	61,990
Southeast	2,694,203	47*	57,323
West	3,384,318	55^	61,533
Total	9,279,113	156	59,481

*One respondent from each of these regions did not list sq. ft.

Source: Totals and percentages computed by Economic Consulting Associates.

They also had more spaces. (see Table 6).

TABLE 6
RESPONDENT SIZE

(In Number of Spaces)

	SPACES	NO. OF RESPONSES	AV. SIZE IN SPACES
Northeast	12,489	25	500
Central	15,736	29	543
Southeast	25,182	48	525
West	34,006	56	607
Total	87,413	158	553

Source: Ibid.

TRAFFIC GENERATION

An average of 6.82 vehicles per day entered these facilities for every 100 self storage spaces, according to our study results (see Table 7).

TABLE 7
TRAFFIC GENERATED BY SELF STORAGE

Vehicles Entering Facilities/Day	5,965
Total Spaces In Facilities	87,413
Average R/T's Per Space/Per Day	.0682
Av R/T's Per Day/Per 100 Storage Spaces	6.82

This means that if a facility had 500 storage spaces, it would generate an average of 34 cars per day. For 700, it would average 48 (see Traffic Generator Calculator in Table 8).

TABLE 8
TRAFFIC GENERATOR CALCULATOR

(Based On 6.80 vehicles per 100 self storage spaces)

NUMBER OF SPACES	AV. VEHICLES GENERATED
100	7
200	14
300	20
400	27
500	34
600	41
700	48
800	55
900	61
1,000	68
1,100	75
1,200	82
1,300	89
1,400	95
1,500	102
1,600	109
1,700	116

This is less than the 8.331 vehicles per day per 100 spaces that we found in our 1996 study performed for the U.



There is little difference among three regions in traffic generated per 100 vehicles. The fourth, Central Region, shows somewhat higher vehicular traffic generated (see Table 9). But, the overall amount of traffic generated for any region is small.

Another factor that can affect traffic generation is the size of spaces offered. It is generally recognized in the industry that small spaces turnover more often, therefore generating more traffic. The reverse can also be said about larger spaces (10x20 and larger). Those who rent them normally stay longer and there is less

TABLE 9
TRAFFIC GENERATED BY REGION

	CAR/DAY	SPACES	AV. CARS/SPACE/DAY	AV. CARS/DAY/100 SPACES
Northeast	805	12,489	.0644	6.44
Central	1,273	15,736	.0809	8.09
Southeast	1,619	25,182	.0643	6.43
West	2,268	34,006	.0665	6.65
Total	5,965	87,413	.0682	6.82

It should be noted that data should be considered in total despite the previous regional analysis. This is because the number of questionnaires for individual some regions are relatively small.

turnover of these spaces.

FACTORS AFFECTING TRAFFIC GENERATION

CONCLUSION

The data shows that self storage generates little traffic and is consistent with a prior studies.

Several factors can influence the amount of traffic generated by self storage. They include whether businesses are operated from a storage facility, their type and size of spaces offered, for instance.

² Proprietary research conducted by Economic Consulting Associates, Tempe, AZ.

Certain businesses can affect the volume of traffic through a self storage facility. They include auto body shops and those selling merchandise directly to the public from a storage space. However, they normally do not operate from these facilities, because of storage operator restrictions on storing hazardous materials and local zoning ordinances prohibiting such customers from operating from these facilities.



HERSTON

ENGINEERING SERVICES, INC.

20101 Peachland Blvd., Suite 207
Port Charlotte, Fl. 33954
941.629.2777 ~ Fax 941.629.0046

EXHIBIT E

Harborview Road Level of Service

James Herston

From: Gurram, Lakshmi N [Gurram@ccmpo.com]
Sent: Friday, December 12, 2014 4:45 PM
To: jherston@herstonengineering.com
Cc: Herrington, Robert; Harrell, Gary
Subject: Traffic Volumes for Harborview Rd
Commissioner Herston,

EXHIBIT E

Below are the 2013 traffic volumes for the Harborview Rd from Kings Hwy to I-75.

From Kings Highway to Melbourne St. 10,372 current LOS B

From Melbourne St to Date St. 8,311 current LOS B

From Date St. to I-75 7,491 current LOS B

Please let me know if you have any questions. Thank you and have a great weekend.

Laks N. Gurram
Planner II
Charlotte County-Punta Gorda MPO
25550 Harbor View Rd, Suite 4
East Port Environmental Campus
Port Charlotte FL 33980-2503
Ph #: 941-883-3535 * Fax #: 941-883-3534
Email: gurram@ccmpo.com



Charlotte County Government

to exceed expectations in the delivery of public services.

www.CharlotteCountyFL.gov

November 4, 2014

Susan C. Johnson
McCrorry Law Firm
309 Tamiami Trail
Punta gorda, FL 33950
941-205-1122 – ofc
941-205-1133 – fax
susans@mccrorrylaw.com

Re: Water, Sewer and Reclaimed Water Availability to: Rowland Dr. and Associated Properties
Legal Desc: ZZZ 194023 P5-8-1, ZZZ 194023 P5-9,
ZZZ 194023 P2, ZZZ 194023 P5-8

Dear Susan:

This letter is to confirm our understanding relative to the availability of water, wastewater and reclaimed water services to the above referenced site location. Assuming that these properties would be developed together, the nearest wastewater and reclaimed water facilities are located on Old Landfill Road and on Charlotte County property within the limits of Charlotte County Utilities Wastewater Reclamation Facilities property boundaries. Potable water service is provided by Charlotte Harbor Water Association. Please contact them for potable water service availability.

Utility services availability is subject to: the execution of a Utility Agreement between the Owner/Developer and Charlotte County Utilities as per the Uniform Extension Policy; if required, the execution of a Reclaimed Water Supply Contract/Agreement between the Owner/Developer and Charlotte County Utilities; and upon fulfillment of each of the following conditions:

1. Owner/Developer shall be solely responsible for the design, funding, construction and installation of all required on-site and off-site utility facilities necessary to provide service to Owner/Developer's site location, which include up-grading or extending utility facilities in the area.
2. Owner/Developer shall secure all necessary regulatory approvals.
3. Owner/Developer will be required to extend all mains through the limits of all sides of the property.
4. All Utility plans must be reviewed and approved by Charlotte County Utilities.
5. A Utility Agreement is fully executed by both parties and all appropriate capacity/connection fees are paid prior to the commencement of construction of any utility facilities.
6. Potable water, sewer and/or reclaimed water plant capacity exists at the time of connection.
7. If required, a Reclaimed Water Supply Contract must be executed by both parties and the reclaimed water must be used for this site's non-potable water needs.
8. Use the following URLs for Utility Plans Review, Agreement Application and Design Standards, etc.:
http://www.charlottecountyfl.com/CCU/Engineering/Forms_Engineering/Availability-Commercial.pdf
http://www.charlottecountyfl.com/CCU/Engineering/Forms_Engineering/App_PlanReviewNewService.pdf
<http://www.charlottecountyfl.com/CCU/Engineering/DesignCompliance.asp>

No commitment expressed or implied shall be construed by this letter, nor shall one exist until a Utility Agreement and, if required, a Reclaimed Water Supply Contract have been fully executed by both parties, all fees paid, the necessary approvals by all of the required regulatory bodies have been obtained and all conditions stated above have been met. This letter of confirmation is valid for 3 months from the date of this letter.

Sincerely,


Chris J. D'Urso
Development Coordinator

cc: File / CHRONO
Bruce R. Bullert

UTILITIES

Administration | Business Services
Engineering Services | Operations
25550 Harbor View Road, Suite 1 | Port Charlotte, FL 33980-2503
Phone: 941.764.4300 | Fax: 941.764.4319



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 13, 2014

Susan C. Johnson
McCrorry Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
Phone: 941.205.1122
Email: Susan@mccrorrylaw.com



In response to your inquiry of October 13, 2014, the Florida Master Site File lists no previously recorded archaeological sites, two surveys, and one standing structure found in the following portion of Charlotte County:

T40S R23E Section 19

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

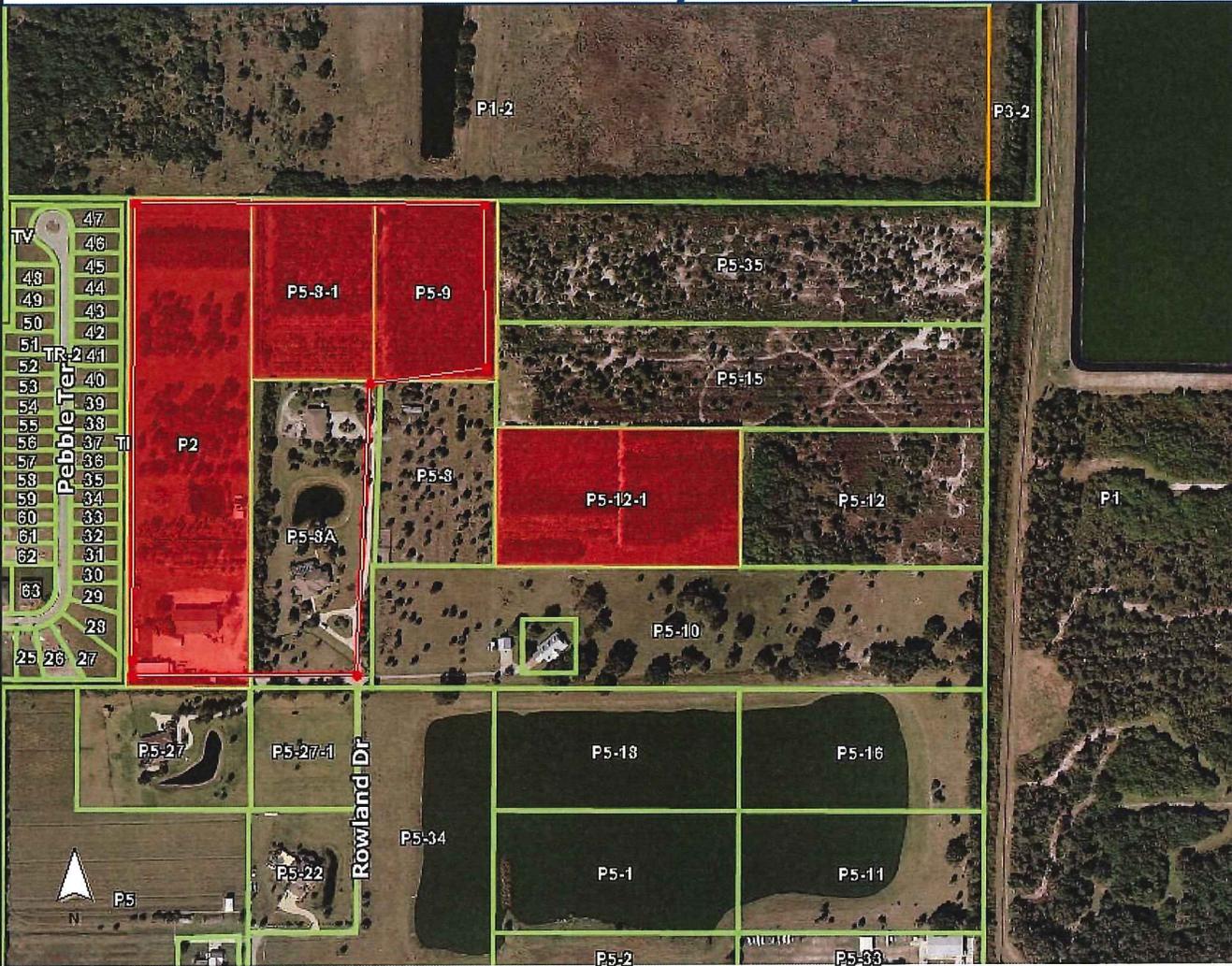
Gabby McDonnell
Archaeological Data Analyst
Florida Master Site File
Gabrielle.McDonnell@DOS.myflorida.com

500 South Bronough Street • Tallahassee, FL 32399-0250 • www.flheritage.com/preservation/sitefile
850.245.6440 ph | 850.245.6439 fax | SiteFile@dos.state.fl.us

402319402023	RIC 000 0000 0026		402319451001	ZZZ 194023 P5	
PICKEL JOSEPH			THOMAS ROBERT A & SUSAN M THOMAS		
350 MAIN ST			3330 ROWLAND DR		
MATAWAN	NJ	07747	PORT CHARLOTTE	FL	33980
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MARONDA HOMES INC OF FLORIDA			ATHINAKIS ALAN J & GAIL L		
3993 W FIRST ST			3320 ROWLAND DR		
SANFORD	FL	32771	PORT CHARLOTTE	FL	33980
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VERWIEBE TIMOTHY			PARKOSEWICH KEVIN J & YVETTE		
3400 ROWLAND DR			4245 RIVER BANK WAY		
PUNTA GORDA	FL	33980	PORT CHARLOTTE	FL	33980
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VERWIEBE TIMOTHY					
3400 ROWLAND DR					
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3400 ROWLAND DR					
PUNTA GORDA	FL	33980			
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ADAMS MATTHEW D & TARA A					
3200 ROWLAND DR					
PORT CHARLOTTE	FL	33980			
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PORT CHARLOTTE	FL	33980			
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KRAMARCZUK OREST					
2433 DIANNA LN					
LITTLE CANADA	MN	55117			
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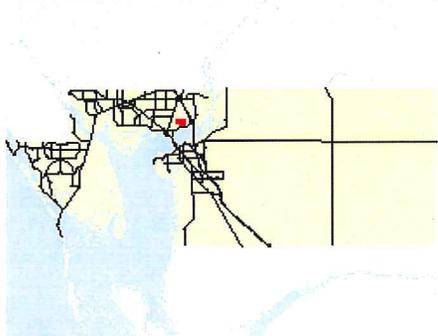
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3400 ROWLAND DR			
PUNTA GORDA	FL	33980	
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ANASTAS JULIA			
1035 CANNON AVE			
SAINT PAUL	MN	55126-8132	
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HAAS THOMAS J JR & DANNETTE			
3500 ROWLAND DR			
PUNTA GORDA	FL	33980-2294	
402319426006	ZZZ 194023 P5-10		
HAAS THOMAS J JR & DANNETTE			
3500 ROWLAND DR			
PORT CHARLOTTE	FL	33980-2294	

Charlotte County GIS Map



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0 650ft



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 Charlotte County GIS
 18500 Murdock Circle
 Port Charlotte, FL 33948

- Legend**
- Highlighted_Feature
 - Selected_Features
 - Accounts
 - Lots
 - Waterway Names

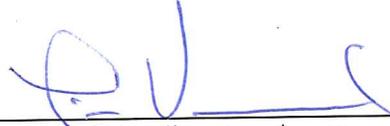
DISCLAIMER : This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise to the accuracy or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. C.C.G.I.S. maintains a record regarding the methods used to produce this map and can be furnished upon request.

AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 10th day of OCTOBER, 2014, by TIM VERWIEBE who is personally known to me or has/have produced FL. DRIVER'S LICENSE as identification and who did/did not take an oath.

 Notary Public Signature	 Signature of Applicant or Agent
<u>Susan C. Johnson</u> Notary Printed Signature	<u>Tim Verwiebe</u> Printed Signature of Applicant or Agent
	<u>3400 Rowland Dr.</u> Address
 Commission Code	<u>Punta Gorda, FL 33980</u> City, State, Zip
	 Telephone Number