

Application No.
Z-15-03-03
(Rezoning Request)

Applicant
Timothy Verwiebe / Storage Facility

Quasi-Judicial

Commission District I



Community Development

CHARLOTTE COUNTY

Location Map for Z-15-03-03

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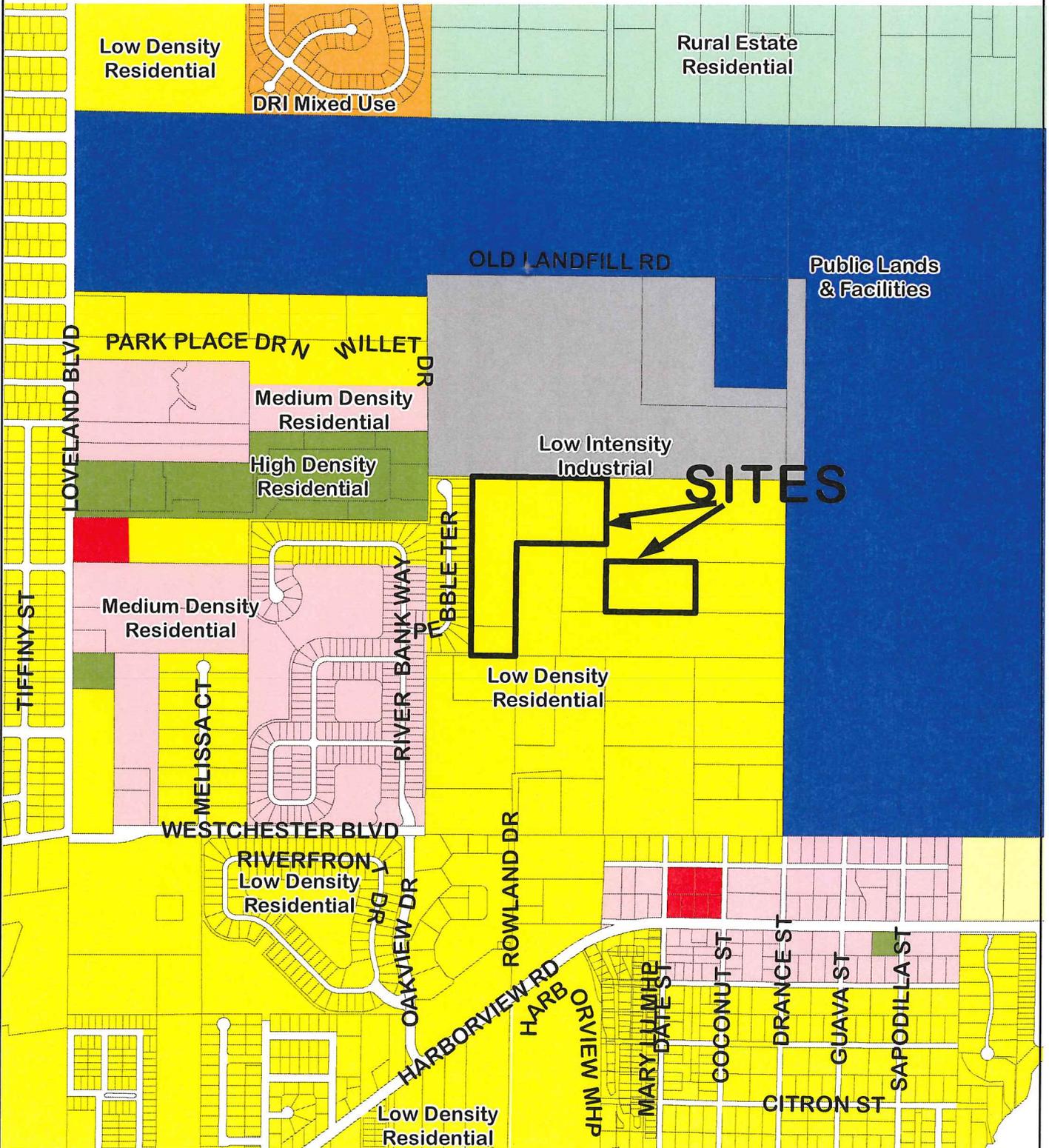


CHARLOTTE COUNTY FLU Map for Z-15-03-03

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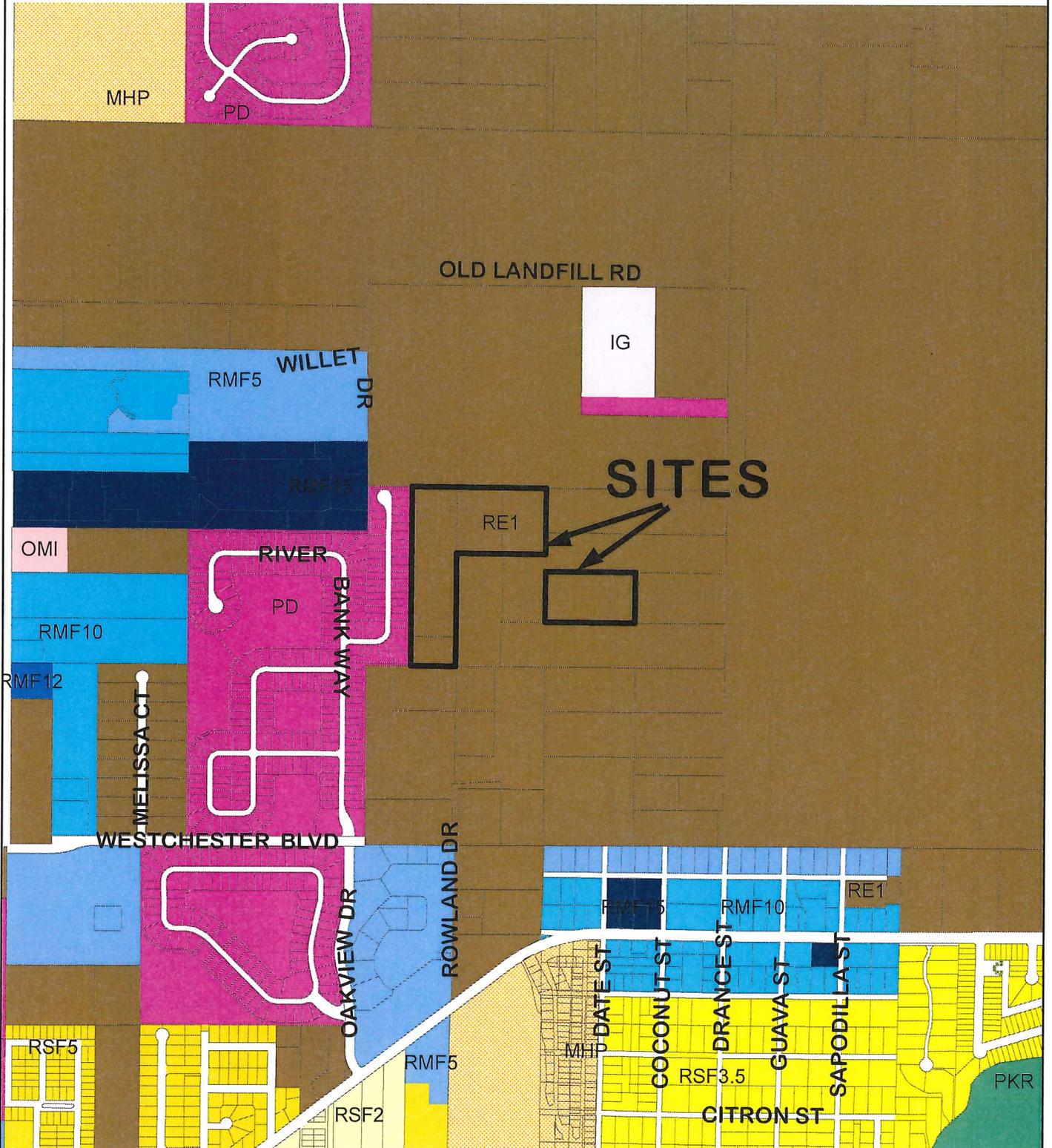
CHARLOTTE COUNTY

Zoning Map for Z-15-03-03

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Community Development Department Staff Report for Z-15-03-03

DATE: 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 Zoning Atlas from Residential Estate (RE-1) to Planned Development (PD).

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 Petition No. Z-15-03-03 with conditions “a” through “m”, based on the findings and analysis in the Comprehensive Planning Division staff report dated July 28, 2015 and any evidence presented at the public hearing.”

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. Z-15-03-03 to the Board of County Commissioners with a recommendation of Approval/Denial of Z-15-03-03 with conditions “a” through “m”, based on the findings and analysis in the staff report dated July 28, 2015 and the evidence presented at the public hearing.”

Analysis:

The property is located south of Old Landfill Road and east of Loveland Boulevard, in the Port Charlotte area. 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. This is a companion rezoning from Residential Estate (RE-1) to Planned Development (PD).

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 Estate (RE-1) (previously Agriculture Estate (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 lot of 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 a long timemany 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 rezoning is consistent with goals, objectives, and policies of the County’s Comprehensive Plan.

Conditions:

- a. Development on the subject property shall generally occur as illustrated on the PD Concept Plan submitted by the applicant, prepared by Herston Engineering Services, Inc. dated March 13, 2015, except for such modifications as may be required to meet these PD conditions and the requirements of State or Federal permitting agencies. In addition, the Site Plan Review conditions, per letter dated February 20, 2015 and signed by Shaun Cullinan, Charlotte County Zoning Official, are required to be met.
- b. The project is divided into four phases as shown on the PD Concept Plan.
- c. Permitted uses and accessory uses.
 - i. Outdoor storage of boats, RVs, trailers, & automobiles.
 - ii. Wholesale tree farm and nursery operation.
 - iii. Customary accessory uses which are clearly incidental to the permitted uses.

- d. Maximum building height for this project shall be 38 feet measured from base flood elevation. This height limit applies to all structural elements and all elevation points.
- e. The maximum lot coverage shall not exceed 50% and the maximum Floor Area Ratio shall be 0.6, excluding parking areas.
- f. Landscaping and buffers shall be required at the time of development of each phase:
 - i. The site shall be developed with a unified landscaping theme.
 - ii. The tree points requirement set forth in Section 3-9-100.3 Exhibit 6: Tree Points for Development Types, as may be amended, must be met.
 - iii. At a minimum, a ten-foot wide buffer consisting of Alphonse Karr Bamboo plants, shall be used to create a continuous opaque screen and all required trees (using a minimum ratio of two palms and one canopy tree per 100 linear feet) will be placed along the western side of property line directly abutting the residential neighborhood to the west. All required trees must be placed facing the adjacent property. No outdoor storage shall occur in phase one until the Alphonse Karr Bamboo plants reach the minimum height of eight feet along the western property line.
 - iv. At a minimum, a ten-foot wide buffer consisting of Alphonse Karr Bamboo plants shall be used to create a continuous opaque screen and all required trees (using a minimum ratio of two palms and one canopy tree per 200 linear feet) will be placed along the northern property line adjacent to future industrial uses shall be required. All required trees must be placed facing the adjacent property.
 - v. At a minimum, a ten-foot wide buffer consisting of Alphonse Karr Bamboo plants shall be used to create a continuous opaque screen and all required trees (using a minimum ratio of two palms and one canopy tree per 100 linear feet) will be placed along the northern, eastern, and southern property lines adjacent to residential uses. All required trees must be placed facing the adjacent property.
 - vi. At a minimum, a ten-foot wide buffer consisting of Alphonse Karr Bamboo plants, shall be used to create a continuous opaque screen and all required trees (using a minimum ratio of two palms and one canopy tree per 100 linear feet) will be placed along the 60-foot ingress/egress easement. All required trees must be placed facing the adjacent property.
 - vii. The property boundary south of the existing shelter and parking area shall retain the existing oak trees, remove all exotic/nuisance species and replace with Alphonse Karr Bamboo plants.
- g. Exterior signage shall meet the County's Sign Code in effect at the time of permitting.
- h. All structures shall meet the County's Commercial Design Standards in effect at the time of permitting.
- i. Exterior signage shall meet the County's Sign Code in effect at the time of permitting.
- j. Interior landscaping for parking shall meet the requirements set forth in the County's Landscaping Code in effect at the time of permitting.
- k. All exotic/nuisance species shall be removed from the subject property at the time of development of each phase.
- l. Parking shall meet the County's Parking Code in effect at the time of permitting.
- m. No development, except the existing wholesale tree farm and nursery operation, shall occur prior to Final Detail Site Plan approval.

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
<p>Low Density Residential (LDR)</p>	<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
<p>Agriculture Estate (AE) (The property was zoned AE prior to December 8, 2014)</p>	<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.
<p>Residential Estate (RE-1)</p>	<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
<p>Commercial (COM) (Petition Number is PA-14-11-18-LS)</p>	<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 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
<p>Planned Development (PD)</p>	<p><u>Minimum lot and yard requirements.</u> There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-98, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be twenty (20) feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-88 may also be established through the final site plan approval process.</p> <p><u>Maximum height of structures.</u> There is no maximum height for structures in this district, except as required by section 3-9-88, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-98 may also be established through the PD review process.</p> <p><u>Open space.</u> A minimum of twenty (20) percent of the entire PD parcel or phase shall be open space, which may include vegetated areas unencumbered by an impervious surface.</p> <p><u>Utilities.</u> Potable water supply, sewage treatment and water management systems, utility lines and easements shall be designed in accordance with requirements of the county subdivision regulations except as modified in subsection (c)(1)e of this section, "Relation to utilities, public facilities and services."</p> <p><u>Internal circulation.</u> Streets to be dedicated to the public shall be designed and constructed in accordance with the subdivision regulations or other appropriate design standards. All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent</p>

	to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the master plan.
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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 customarily 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:

For the rezoning of land, the final action of the Board shall be made after giving due consideration to:

- a. Would the proposed change be contrary to the Comprehensive Plan?

Finding: The proposed rezoning to Planned Development (PD) would not be contrary to the Comprehensive Plan if the Board finds the requested large scale plan amendment to Commercial (COM) appropriate.

- b. The existing land use pattern in adjacent areas:

Finding: 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 and was previously AE. Further to the northeast, the site contains the Waste Management office. 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 Estate (RE-1) (previously Agriculture Estate (AE) zoning). 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.

- c. The population density pattern and possible increased load on public facilities, such as schools, utilities, and roads:

Finding: The proposed PD rezoning involves no residential density and so student populations are not expected to increase as a result of this rezoning. The use of potable water and sanitary sewer could slightly increase compared to the existing residential zoning district. The subject site is located within the Charlotte County Utilities (CCU) service area, and where CCU currently does not provide sanitary sewer service to the site and the site is served by an on-site septic system. However, CCU retains enough capacity to serve the proposed commercial development. Furthermore, the proposed outdoor storage facility and its associated accessory uses will generate less traffic than the existing wholesale nursery; the County Transportation Planner reviewed this application and concluded that the proposed rezoning will not cause the LOS of the County roadways to fall below an adopted LOS.

d. Would changed conditions make the passage of the proposed amendments appropriate?

Finding: Yes. 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 a unique service to the surrounding residential neighborhoods. In addition, the proposed use is not contrary to FLU Policy 4.1.5.

e. Would the proposed change adversely influence living conditions or property values in adjacent areas?

Finding: No. The proposed outdoor storage facility would create a decrease in the amount of noise, possible fumes, traffic volume, and light on the subject site as compared to the existing tree farm that generates a lot of noise when hauling trees from the site. The newly constructed residential subdivision located to the west was approved after the tree farm business was established a long time ago. There is no landscaping or buffers in place between the existing residential homes or vacant residential land and the tree farm.

f. Would the proposed change affect public safety?

Finding: Public safety should not be affected by this proposed change.

g. Would the proposed change reduce light and air to adjacent areas?

Finding: No. There is a tree farm business which was established on the subject site a long time ago. There is no landscaping or buffers in place between the existing residential homes or vacant residential land and the tree farm. The proposed PD rezoning allows 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.

h. Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

Finding: No. There are no substantial reasons why the property cannot be used in accordance with the existing RE zoning. However, 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.

**RESERVED FOR
CONCEPT PLAN
APPLICANT:
VERWIEBE
Z-15-03-03**



Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

February 20, 2015

Herston Engineering Services Inc.
Attn: James Herston, P.E.
20101 Peachland Blvd. Unit 207
Port Charlotte FL 33954

Re: DRC-PD-15-01 Concept Plan
Charlotte Harbor Storage Facility
February 26, 2015 agenda

Dear Jim:

County staff has reviewed your Concept Plan for Charlotte Harbor Storage Facility. This project consists of the rezoning of several land parcels from Agricultural Estates (AE) to Planned Development (PD) for the purpose of constructing an outdoor vehicle storage facility at a site currently developed as a tree farm and wholesale plant nursery business. This 23.75+/- acre site is located at 3400 Rowland Avenue on Parcels P-2, P5-8-1, P5-9 & P5-12-1 in Section 19, Township 40 South, Range 23 East in Port Charlotte, Florida.

It is the decision of the Zoning Official to recommend denial for this DRC-PD-15-01 Concept Plan.

The following conditions must be met:

1. Stormwater Plan approval per Charlotte County Ordinance 89-37 will be required for the subject project. The applicant may contact Mr. Phil Aiuto, P.E., for details regarding this permit. *Phil Aiuto – Stormwater*
2. Need more information on the existing pond used for fire protection.
3. Need information on the access roads.
4. Charlotte County Utilities requires that the property connect to central wastewater facilities.
5. Charlotte County Utility Plans Approval Letter required with final application.
6. Utility Agreement must be executed and all applicable utility connection fees paid PRIOR to construction of utilities.
7. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:

COMMUNITY DEVELOPMENT
Zoning | Current Planning

18400 Murdock Circle, Port Charlotte, FL 33948-1068
Phone: 941.743.1964 | Fax: 941.743.1598

http://www.charlottecountyfl.com/ccu/Engineering/Forms_Engineering/App_PlanReviewNewService.pdf
<http://www.charlottecountyfl.com/CCU/Engineering/DesignCompliance.asp>

8. Pending approval of the Future Land Use Map (FLUM) amendment from Low Density Residential to Commercial, and companion rezoning from RE to PD.
9. 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 valid for one year. No Florida Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits will be required for final DRC approval, but if evidence of listed species utilization is documented, in the future possible FWCC/FWS permits may need to be provided to staff prior to the issuance of county permits and land clearing activities.
10. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
11. The project must comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code. The sites consist of an existing active tree nursery. Per the environmental assessment provided, no listed species have been documented utilizing the site. No open space/habitat reservation will be required due to lack of native habitat located on site.
12. The "General Notes" make several references to Sarasota County codes and requirements. Please revise all notes and drawings to meet Charlotte County codes and requirements.
13. The following notation must be clearly provided on all landscape plans submitted to Charlotte County for review: "Alterations to landscaping and buffers require the prior written permission of Charlotte County."
14. Indicate the location, size, and type of all existing trees on the property. Indicate which trees are to be preserved and which are to be removed. All trees that are to be preserved or removed must be in accordance with Chapter 3-2, Article IX, Tree Requirements, of the County Code. Tree Removal Authorization, Tree Preservation, and a Memorandum of Exemption of Fees permits are required prior to any land clearing activity or the issuance of building permits. Please be advised that if the applicant fails to obtain the appropriate authorization for tree removal prior to development (clearing), the fee is four times the original tree removal fee for the first offense.
15. Identify any and all heritage trees on site. If none exist, please provide a note on the plans indicating such.

16. No scale is shown on the plans. Please provide an overall site plan drawn at no larger than a 1:60 scale and additional plan sheets for each phase of the project drawn at a 1:20 or 1:30 scale. Provide match lines where needed.
17. Identify location of all existing easements on site. Provide written documentation from all entities in control of the drainage and utility easements allowing the encroachment of the landscaping, prior to the approval of the landscape plan.
18. The plan shows an approximate location of a septic tank and drain field. Please indicate any and all utility lines, including overhead power lines, either on or adjacent to the development site. If none exist, please note on the plans as such. Stormwater areas may not occupy more than 50% of the width of the buffer.
19. Florida-Friendly design principles shall be employed in all landscape plans.
20. Interior landscaping is required. See Sections 3-5-402 – 3-5-404 for requirements.
21. Verify that critical root zones of all proposed trees are located at least 10 feet away from underground utility and stormwater lines, and that all trees proposed to be planted under or adjacent to power lines are in compliance with Section 3-2-188 and FPL guidelines.
22. The proposed buffer shows 2 types of bamboo to be used for the buffering material. These species are not on the County's approved species list, but are appropriate for the climate zone, and are appropriate for hedging and screening. The bamboo must be a minimum of 18 inches tall at planting. The plan does not indicate how the bamboo will be planted, such as spacing, clumping, staggering, etc. Please clarify the method of planting.
23. Specify fence material and height to be used and identify location of fence relative to buffer vegetation. Fence height measured from proposed finished grade of proposed development. Fence must be located within site so that no less than 75% of the buffer provided is outside of the fence facing the property of less intensive use. See Section 3-5-408(p)-(t) for additional fence requirements.
24. Additional plant material is needed as part of the buffers, specifically canopy and understory trees to supplement the bamboo in the proposed buffers. Per Section 3-5-408(o), a minimum of 75% of the trees must be located on the side of the buffer facing the abutting property.
25. The lengths and widths of the buffers are unclear. Please provide the dimensions for the buffers.
26. The site is listed as approximately 23.75 acres, or 1,034,550 square feet. A total 517 tree points (1 point per 2,000 square feet) are required. These tree points may come from the trees located in the buffers and/or throughout the site. No individual specie of tree planted may comprise more than 60% of the required

tree points, and no more than 25% of the required tree points may come from planted or preserved native palms. The trees may be installed during the applicable phase of development, but they must add up to meet the required amount of points upon completion of development activity, and remain in perpetuity.

27. A minimum of five different species of trees must be incorporated into the site, per Section 3-5-397. These trees are to be native species found on the Approved Tree List (Chapter 3-5, Article XVIII, Exhibit 9), a minimum caliper of two inches, and a minimum height of eight feet at planting. Palms must have a minimum of six feet of clear trunk at planting.
28. The plans indicate some existing paved and shell parking areas and driveways. There is no driveway shown to extend into the storage areas. Please indicate how the storage areas will be accessed.
29. Indicate sight triangles per code and note that maintenance of plantings in sight triangle, if any, is such that landscape will not obstruct vision between a height of 2' and 6'.
30. All Brazilian pepper, melaleuca, Australian pines, and downy rose myrtle must be removed from the entire site in accordance with Section 3-5-397 of the landscape requirements, as well as any plant or tree listed as a Category I invasive species on the Florida Exotic Pest Plant Council's Invasive Plant List. These plants may be removed during the applicable phase of development.
31. The plan notes that if discrepancies exist between the quantities of plants shown in the table and those drawn on the plan, the symbols are to be deemed as the correct number. These numbers must be consistent.
32. All revisions made to the landscape plan must be clearly identified on the plans (by clouding the revisions.) Provide written response with explanations of the plan revisions. Provide dated revision note in the title block. Further review will be necessary upon submittal of revised plans.
33. Revised plans must be received by the Landscaping Section no later than the Monday prior to the scheduled Site Plan Review agenda date in order to be reviewed for comments.
34. Based on a comparison of the survey and the proposed site development plan Zoning can locate the following differences.
 - a. A note specifying soil stabilization based on operational observation and repair is proposed.
 - b. Covered storage is proposed over an unimproved grass surface.
 - c. An existing 30'-0" wide easement connecting the properties composing this site is proposed to be increased to a 60'-0" wide easement.

As a result of the above limited information, Zoning cannot recommend this development plan for changing the existing agricultural use to the proposed commercial use. It is recommended that a more complete development plan addressing parking, staging, traffic circulation and the suitability of unimproved grass surfaces for covered and uncovered storage be submitted for review.

Concept Plans are approved by the Board of County Commissioners. Concept Plan approval is valid for 12 months calculated from the Board of County Commissioners approval date. If you wish to request a 12 month extension, you must make this request in written form a minimum of 30 days prior to the expiration date. The current fee for a time extension request is \$85.00.

Sincerely,



Shaun Cullinan
Zoning Official

cc: Tim Verwiebe
3400 Rowland Avenue
Punta Gorda FL 33980



MEMORANDUM

Date: April 10, 2015

To: Jie Shao, Planner III

From: Jamie Scudera, Environmental Specialist

Subject: Z-15-03-03
Charlotte Harbor Storage Facility
Account's #402319403002, 402319403004, 402319426001 & 402319403003

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 zoning designation of Agricultural Estates (AE) and FLUM designation of Low Density Residential to Planned Development (PD).
- A protected species assessment and FLUCCS Map was provided by Ian Vincent & Associates dated December 2014 documenting no listed species utilization. The environmental assessment provided is valid for one year. No Florida Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits will be required for final DRC approval, but if evidence of listed species utilization is documented in the future possible FWCC/FWS permit may need to be provided to staff prior to and the issuance of county permits and land clearing activities.

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 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

18400 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 & Z-15-03-03

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

1 **ANALYSIS:**

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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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	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	15	0	0	0	0	15	33
10:45 AM	0	0	0	0	0	0	24	0	0	24	24	0	0	0	24	24	0	0	0	0	24	48
Hourly Total	0	1	0	0	1	2	39	0	0	41	39	0	0	0	39	39	0	0	0	0	39	81
11:00 AM	0	1	0	0	1	0	18	0	0	18	14	0	0	0	14	14	0	0	0	0	14	33
11:15 AM	0	1	0	0	1	1	19	0	0	20	16	0	0	0	16	16	0	0	0	0	16	37
11:30 AM	1	1	0	0	2	1	26	0	0	27	16	0	0	0	16	16	0	0	0	0	16	45
11:45 AM	0	3	0	0	3	2	31	0	0	33	20	1	0	0	21	20	1	0	0	0	21	57
Hourly Total	1	6	0	0	7	4	94	0	0	98	66	1	0	0	67	66	1	0	0	0	67	172
12:00 PM	1	1	0	0	2	2	17	0	0	19	19	0	0	0	19	19	0	0	0	0	19	40
12:15 PM	0	1	0	0	1	1	14	0	0	15	15	0	0	0	15	15	0	0	0	0	15	31
12:30 PM	0	0	0	0	0	2	14	0	0	16	16	0	0	0	16	16	0	0	0	0	16	32
12:45 PM	0	1	0	0	1	0	12	0	0	12	14	0	0	0	14	14	0	0	0	0	14	27
Hourly Total	1	3	0	0	4	5	57	0	0	62	64	0	0	0	64	64	0	0	0	0	64	130
1:00 PM	1	0	0	0	1	1	29	0	0	30	16	1	0	0	17	16	1	0	0	0	17	48
1:15 PM	0	1	0	0	1	3	19	0	0	22	17	0	0	0	17	17	0	0	0	0	17	40
1:30 PM	1	0	0	0	1	2	22	0	0	24	27	0	0	0	27	27	0	0	0	0	27	52
1:45 PM	0	3	0	0	3	1	18	0	0	19	26	0	0	0	26	26	0	0	0	0	26	48
Hourly Total	2	4	0	0	6	7	86	0	0	95	86	1	0	0	87	86	1	0	0	0	87	188
2:00 PM	0	1	0	0	1	1	16	0	0	17	16	1	0	0	17	16	1	0	0	0	17	35
2:15 PM	1	1	0	0	2	1	24	0	0	25	20	0	0	0	20	20	0	0	0	0	20	47
2:30 PM	0	1	0	0	1	2	18	0	0	20	18	0	0	0	18	18	0	0	0	0	18	39
2:45 PM	2	2	0	0	4	1	22	0	0	23	16	2	0	0	18	16	2	0	0	0	18	45
Hourly Total	3	5	0	0	8	5	80	0	0	85	70	3	0	0	73	70	3	0	0	0	73	166
3:00 PM	1	4	0	0	5	2	21	0	0	23	14	0	0	0	14	14	0	0	0	0	14	42
3:15 PM	0	1	0	0	1	0	17	0	0	17	19	0	0	0	19	19	0	0	0	0	19	37
3:30 PM	2	0	0	0	2	1	17	0	0	18	27	0	0	0	27	27	0	0	0	0	27	47
3:45 PM	0	1	0	0	1	0	14	0	0	14	17	0	0	0	17	17	0	0	0	0	17	32
Hourly Total	3	6	0	0	9	3	69	0	0	72	77	0	0	0	77	77	0	0	0	0	77	158
4:00 PM	0	0	0	0	0	1	27	0	0	28	17	0	0	0	17	17	0	0	0	0	17	45
4:15 PM	0	0	0	0	0	0	26	0	0	26	9	0	0	0	9	9	0	0	0	0	9	35
4:30 PM	1	0	0	0	1	1	26	0	0	27	13	0	0	0	13	13	0	0	0	0	13	41
4:45 PM	0	1	0	0	1	1	16	0	0	17	15	0	0	0	15	15	0	0	0	0	15	33
Hourly Total	1	1	0	0	2	3	95	0	0	98	64	0	0	0	64	64	0	0	0	0	64	154
5:00 PM	0	1	0	0	1	0	23	0	0	23	13	0	0	0	13	13	0	0	0	0	13	37
5:15 PM	0	0	0	0	0	0	20	0	0	20	21	0	0	0	21	21	0	0	0	0	21	41
5:30 PM	0	0	0	0	0	1	32	0	0	33	8	0	0	0	8	8	0	0	0	0	8	41
5:45 PM	0	1	0	0	1	0	16	0	0	16	15	0	0	0	15	15	0	0	0	0	15	32
Hourly Total	0	2	0	0	2	1	91	0	0	92	57	0	0	0	57	57	0	0	0	0	57	151

6:00 PM	0	0	0	0	0	1	23	1	0	25	10	0	0	0	10	35
6:15 PM	0	1	0	0	1	0	19	0	0	19	9	0	0	0	9	29
6:30 PM	0	0	0	0	0	1	12	0	0	13	10	0	0	0	10	23
6:45 PM	2	0	0	0	2	1	10	0	0	11	14	1	0	0	15	28
Hourly Total	2	1	0	0	3	3	64	1	0	68	43	1	0	0	44	115
7:00 PM	0	1	0	0	1	0	13	0	0	13	8	0	0	0	8	22
7:15 PM	0	0	0	0	0	0	8	0	0	8	12	0	0	0	12	20
7:30 PM	0	0	0	0	0	1	13	0	0	14	3	0	0	0	3	17
7:45 PM	0	1	0	0	1	0	15	0	0	15	7	0	0	0	7	23
Hourly Total	0	2	0	0	2	1	49	0	0	50	30	0	0	0	30	82
8:00 PM	0	0	0	0	0	0	7	0	0	7	4	0	0	0	4	11
8:15 PM	0	0	0	0	0	0	9	0	0	9	12	0	0	0	12	21
8:30 PM	0	0	0	0	0	0	8	0	0	8	6	0	0	0	6	14
8:45 PM	0	0	0	1	0	0	9	0	0	9	5	0	0	0	5	14
Hourly Total	0	0	0	1	0	0	33	0	0	33	27	0	0	0	27	60
9:00 PM	0	0	0	0	0	0	8	0	0	8	5	0	0	0	5	13
9:15 PM	0	0	0	0	0	0	5	0	0	5	4	0	0	0	4	5
9:30 PM	0	0	0	0	0	0	2	0	0	2	4	0	0	0	4	6
9:45 PM	0	0	0	0	0	0	4	0	0	4	1	0	0	0	1	5
Hourly Total	0	0	0	0	0	0	19	0	0	19	10	0	0	0	10	29
10:00 PM	0	0	0	0	0	0	3	0	0	3	5	0	0	0	5	8
10:15 PM	0	0	0	0	0	0	2	0	0	2	2	0	0	0	2	4
10:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
10:45 PM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
Hourly Total	0	0	0	0	0	0	7	0	0	7	8	0	0	0	8	15
11:00 PM	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	3
11:15 PM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	0	0	0	0	0	3	0	0	3	3	0	0	0	3	6
12:00 AM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
12:15 AM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
12:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	3	0	0	3	2	0	0	0	2	5
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
2:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
2:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
2:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
2:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	0	0	0	0	0	3	0	0	3	2	0	0	0	2	4
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
3:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
4:00 AM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
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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

1_0100_PKSEASON.TXT



**CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION for
 PLANNED DEVELOPMENT REZONING**

Date Received: 3/16/2015	Time Received: 4:00 P.M.
Date of Log-in:	Petition #: 2-15-03-03 Accela #: 2-15-56-14
Receipt #:	Amount Paid: \$ 4,540.00

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: thetreeguy@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: Herston Engineering Services, Inc./All Service Land Surveying, Inc.

Mailing Address: 20101 Peachland Blvd., Ste. 207/17840 Toledo Blade Blvd., Ste. B

City: Port Charlotte **State:** FL **Zip Code:** 33954/33949

Phone Number: (941) 629-2777/(941) 629-6801 **Fax Number:** (941) 629-0046/(941) 627-5168

Email Address: jherston@herstonengineering.com/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: thetreeguy@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, 402319403004, 402319426003, 402319403003, 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 the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* 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
Zoning District(s)	Acreage
Agricultural Estates - AE	23.75

8. APPLICANT'S PROPOSED CHANGE(S):

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?

Rezone the property from Agriculture Estates to Planned Development

9. REASON FOR PROPOSED CHANGE(S):

Allow for redevelopment of the existing wholesale nursery into an outdoor storage facility

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 AE zoning and Industrial land use

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

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

West: Vacant lots and scattered single family homes 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 (privately maintained road) and 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 would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways.

- *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

- 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

14. HISTORICAL OR ARCHEOLOGICAL SITES: When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), 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. REZONING NARRATIVE

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan
- B. The existing land use pattern in adjacent areas
- C. The population density pattern and possible increased load on public facilities such as schools, utilities, and streets
- D. Whether changed conditions make the passage of the proposed amendment appropriate
- E. Whether the proposed change will adversely influence living conditions or property values in adjacent areas
- F. Whether the proposed change will affect public safety
- G. Whether the proposed change will reduce light and air to adjacent areas
- H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning

16. CONCEPT PLAN and DEVELOPMENT INFORMATION: Submit the following information regarding the proposed project.

(All maps must contain title of the project, landowner of record, names of the representatives of the landowner of record, scale, date, and north arrow)

- A. Include a *General Location Map*.
- B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
- C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
- D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through

- Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling type.
- E. Supply a phasing plan or general schedule of the development.
 - F. Supply standards for height, open space, building density, and parking area.
 - G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any “community enhancements”.
 - H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
 - I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
 - J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
 - K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Building and Growth Management Director prior to submittal of the rezoning application.

18. ADJACENT PROPERTY OWNERS INFORMATION:

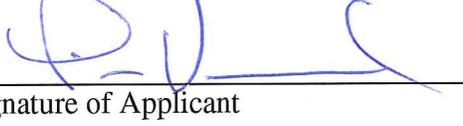
Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the 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

FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the REZONING of the property described and which is the subject matter of the proposed hearing.
I give authorization for Gerri L. Waksler; McCrory Law Firm, PL to be my agent for this application.

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

<u>Susan C. Johnson</u>	Tim Verwiebe
Notary Printed Signature	Printed Signature of Applicant

	3400 Rowland Dr.
--	------------------

Title	Address
	Punta Gorda, FL 33980
Commission Code	City, State, Zip

Telephone Number

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
 Title	<u>3400 Rowland Dr.</u> Address
<u>Commission Code</u>	<u>Punta Gorda, FL 33980</u> City, State, Zip
	<u>Telephone Number</u>

Timothy Verwiebe
Application for Planned Development Rezoning

PD NARRATIVE

Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning district, including any "community enhancements".

§3-9-49(a) Intent. The planned development (PD) district is intended to encourage concentrated, energy-efficient land development through the use of innovative land use planning and structural design techniques. Conventional zoning requirements are replaced by flexible performance criteria intended to accomplish as many as reasonable of the following goals:

(1) Provide for the planning, review and approval of one (1) or a combination of residential, commercial, public and industrial land uses and structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

The proposed PD will create an outside storage area for recreational vehicles, boats and trailers in an area transitioning to a combination of agriculture, low density residential and industrial uses. Proper buffering and a phased implementation will allow for the existing tree farm to be replaced with a use that will have less impact on the surrounding properties.

(2) Allow a diversification of uses, structures and spaces compatible with existing or proposed sales and structures on surrounding properties, while promoting convenience in the location of related uses and amenities to reduce travel costs.

The commercial agriculture use of the site will change from a wholesale tree farm, with its attendant trucks, trailers and heavy equipment to an outdoor storage facility. This will provide a location for residents within nearby communities to conveniently store recreational vehicles, trailer and boats without having to drive to south Charlotte County. The change in use will result in less noise and traffic and increased buffers adjacent to surrounding properties and uses.

(3) Minimize infrastructure costs through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.

Minimal infrastructure is required for the proposed outdoor storage use.

(4) Preserve, where feasible, environmental assets and natural amenities as scenic and functional open-space areas.

The project provides the required open space.

(5) Encourage an increase in the amount and usability of open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

Not applicable to the proposed use.

(6) Encourage imaginative and innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment.

The proposed landscape buffers provide vastly superior screening for the adjacent uses.

(7) Assure the county and other public agencies that development of the project will occur in accordance with the approved concept plan, final plan(s) and final plat(s).

No response necessary.

(8) Assure the applicant that development may be undertaken and carried out in accordance with approved concept plan, final plan(s) and final plat(s).

No response necessary.

(9) Promote flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns and promote open space.

Not applicable to the proposed use.

(10) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids disruption of natural drainage patterns.

The site is entirely disturbed after years of agricultural use.

(11) Promote the economy of development to encourage the provision of low- and moderate-cost housing.

Not applicable to the proposed use.

Timothy Verwiebe
Application for Planned Development Rezoning

A. Whether the proposed change would be contrary to the Comprehensive Plan

The proposed modification is consistent with the 2050 Plan. The property has a Future Land Use ("FLU") designation of Low Density Residential but an application to change the designation to Commercial is pending. Commercial land use permits the full range of sales and service activities. The proposed outdoor storage facility will occur in a self-contained center. The wholesale nursery is an existing commercial use. The concurrent PD rezoning allows for conditions to ensure compatibility with adjacent uses.

The property is within the Urban Service Area and is located within an area classified as an Emerging Neighborhood within the 2050 Framework. Emerging Neighborhoods are characterized by large areas of undeveloped lands in locations that are appropriate for residential and mixed use development.

The proposed outdoor storage facility and the ongoing wholesale nursery operation will support the needs of the residential development that is anticipated in this area.

The proposed change specifically supports or is supported by the following goals, policies and objectives of the 2050 Plan:

FLU Policy 5.5: Support Business Creation and Future Economic Development Opportunities

To support and foster economic development activities that focus on business creation and expansion, and protection of future economic opportunities.

The proposed rezoning will allow for the creation of a new business.

FLU Objective 5.7: General Standards for Non-Residential Development

To ensure that future commercial, office and industrial uses are consistent and compatible with the character of the area in which the uses are located.

FLU Policy 5.7.2: Commercial Landscaping and Buffering

The County shall enforce its landscaping and buffer regulations on all new commercial developments to protect the aesthetic qualities of commercial lands; to provide shady, well-landscaped parking lots in all commercial areas; and to provide buffering in order to protect adjacent, less intensive land uses from adverse impacts such as noise, lighting, and traffic. Alternate urban design standards shall be required for areas that are developed under a Revitalization Plan, an Emerging Area Plan or a Special Area Plan.

Vegetative barriers are proposed which, unlike the buffers required in the land development regulations, will fully screen the use from adjacent residential

development. Photographic examples of the proposed buffer are included with this application.

B. The existing land use pattern in adjacent areas.

The property currently has a Low Density Residential FLUM designation with Agriculture zoning. Vacant land with AE zoning and Low Intensity Industrial land use is located north of the site. South and east of the subject property are lands with AE zoning and Low Density residential land use developed with scattered single family homes on large, acreage tracts or with land used for grazing. To the west of the subject property is a platted single-family subdivision with Planned Development zoning and Low Density Residential land use. The lots immediately adjacent to the subject property are currently vacant.

The proposed use is compatible with the land use pattern in adjacent areas. The outdoor storage facility will generate less traffic and noise than the existing wholesale nursery. Additionally, development of the site will require installation of screening buffers adjacent to the residential subdivision west of the site. No buffer currently exists between the subdivision and the existing wholesale nursery, since the nursery use existed prior to the subdivision.

C. The population density pattern and possible increased load on public facilities, such as schools, utilities, and roads.

The proposed use will create no density so will have no impact on schools. The outdoor storage facility will generate less traffic than the existing wholesale nursery and will not generate any significant need for water or wastewater services.

D. Would changed conditions make the passage of the proposed amendments appropriate?

The property owner has long operated a wholesale nursery on the site. The recent recession brought residential development in Charlotte County to a standstill and virtually eliminated the demand for plants for landscaping or buffering. Trees on the site have now grown too large to be transplanted, jeopardizing the financial viability of the business. The property owner/applicant is looking to transition his nursery to a viable business while retaining the right to continue the commercial agricultural use.

E. Would the proposed change adversely influence living conditions or property values in adjacent areas?

The modification will not adversely influence living conditions or property values in adjacent areas. The land surrounding the subject property is largely used for grazing. The few adjoining homes to the south and east will be buffered with a fully opaque vegetative screen as will the residential subdivision to the west. Photographs of the

proposed landscape buffer are included with this application. Unlike the existing use, the proposed outdoor storage facility will not require the use of heavy equipment and will not burden the adjacent road with semi-trucks and large trailers. Consequently, the proposed use will reduce adverse impacts on properties in adjacent areas.

F. Would the proposed change affect public safety?

The proposed change will not affect public safety. The modification reduces traffic on adjoining roadways.

G. Would the proposed change reduce light and air to adjacent areas?

Light and air will not be reduced to adjacent areas. The applicant will comply with all buffering, setback, and site design requirements of the Charlotte County Code as well as complying with the twenty-five (25) foot Planned Development setback requirement.

H. Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

The property is currently zoned AE. The rezoning seeks to add an outdoor storage center use to the existing wholesale nursery. The recent downturn in residential and commercial development has jeopardized the commercial viability of the nursery and the applicant seeks approval for a combination of uses that will make economic sense on the property.

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 species.

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.

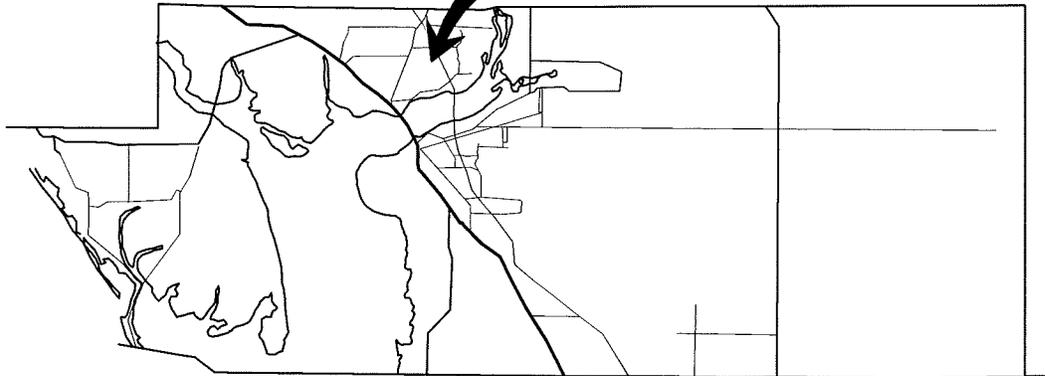
No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the December 2014 site inspection.

SECTION 19; TOWNSHIP 40S; RANGE 23E

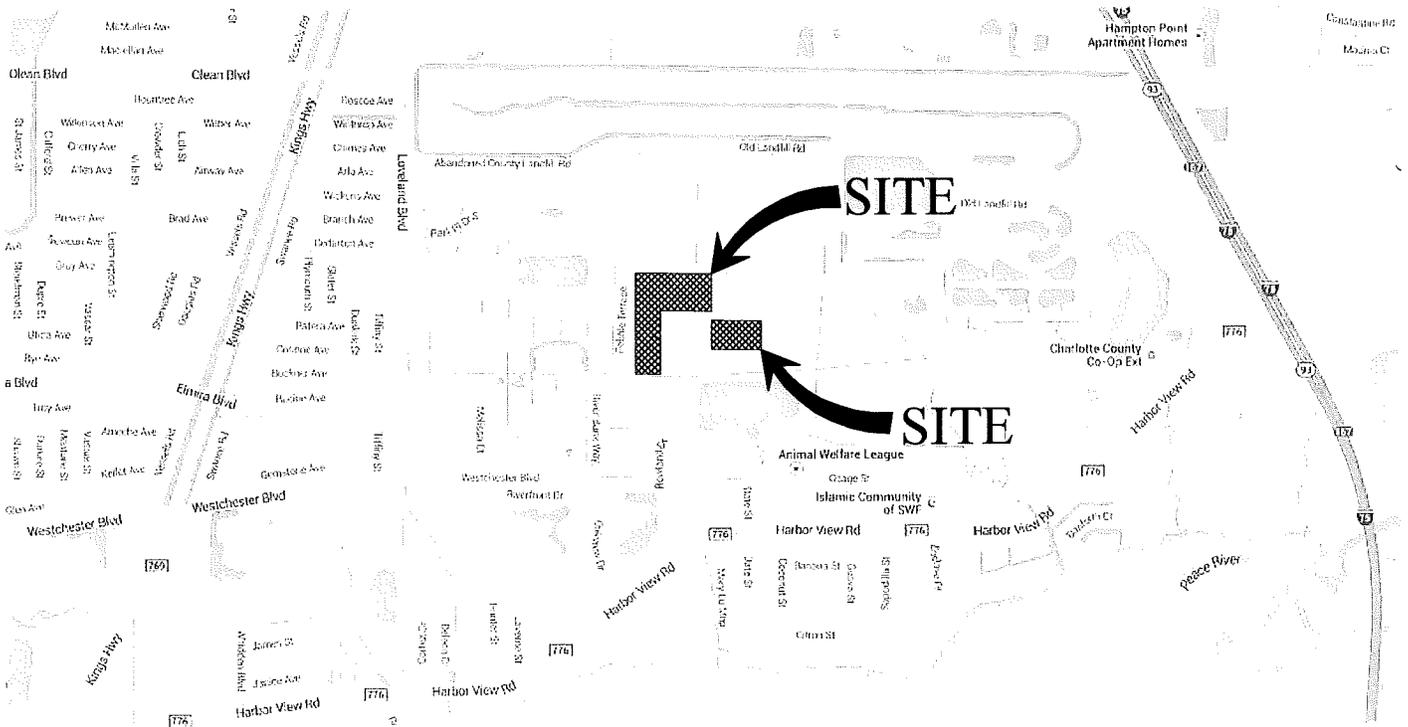


NOT TO SCALE

SITE



CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

14-026 / DECEMBER 2, 2014

VERWIEBE PARCEL
LOCATION MAP

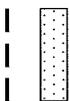
IWA
Ian Vincent & Associates
Environmental Consulting Services

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.

14-026 / DECEMBER 9, 2014

VERWIEBE PARCEL
PROTECTED SPECIES ASSESSMENT MAP



Ian Vincent & Associates
 Environmental Consulting Services



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***CHARLOTTE HARBOR
STORAGE FACILITY***

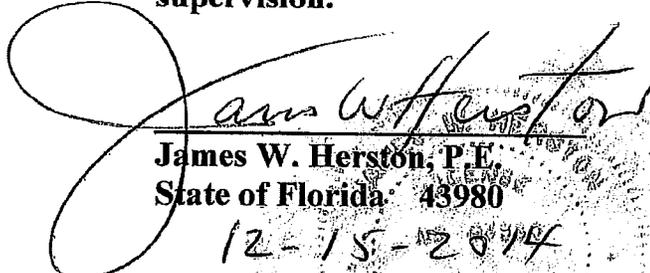
TRAFFIC IMPACT STATEMENT

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



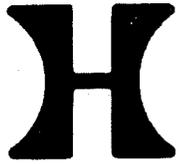
CURRENT EXISTING LAND USE (Garden Center Wholesale Nursery)

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



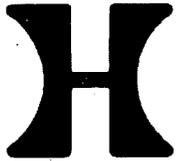
PROPOSED LAND USE (Commercial-Outdoor Storage Facility)

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



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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)

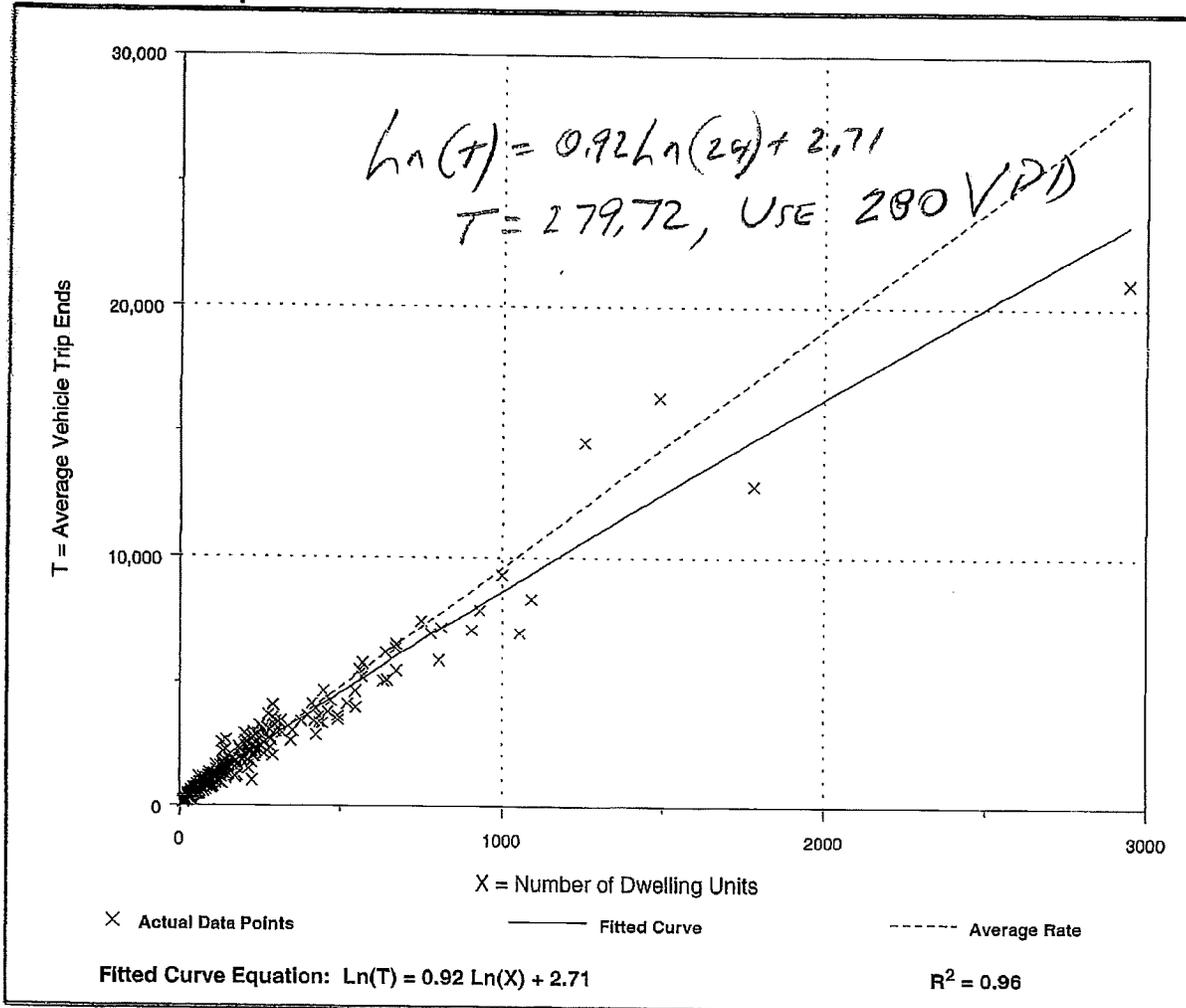
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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 3/4

Single-Family Detached Housing (210)

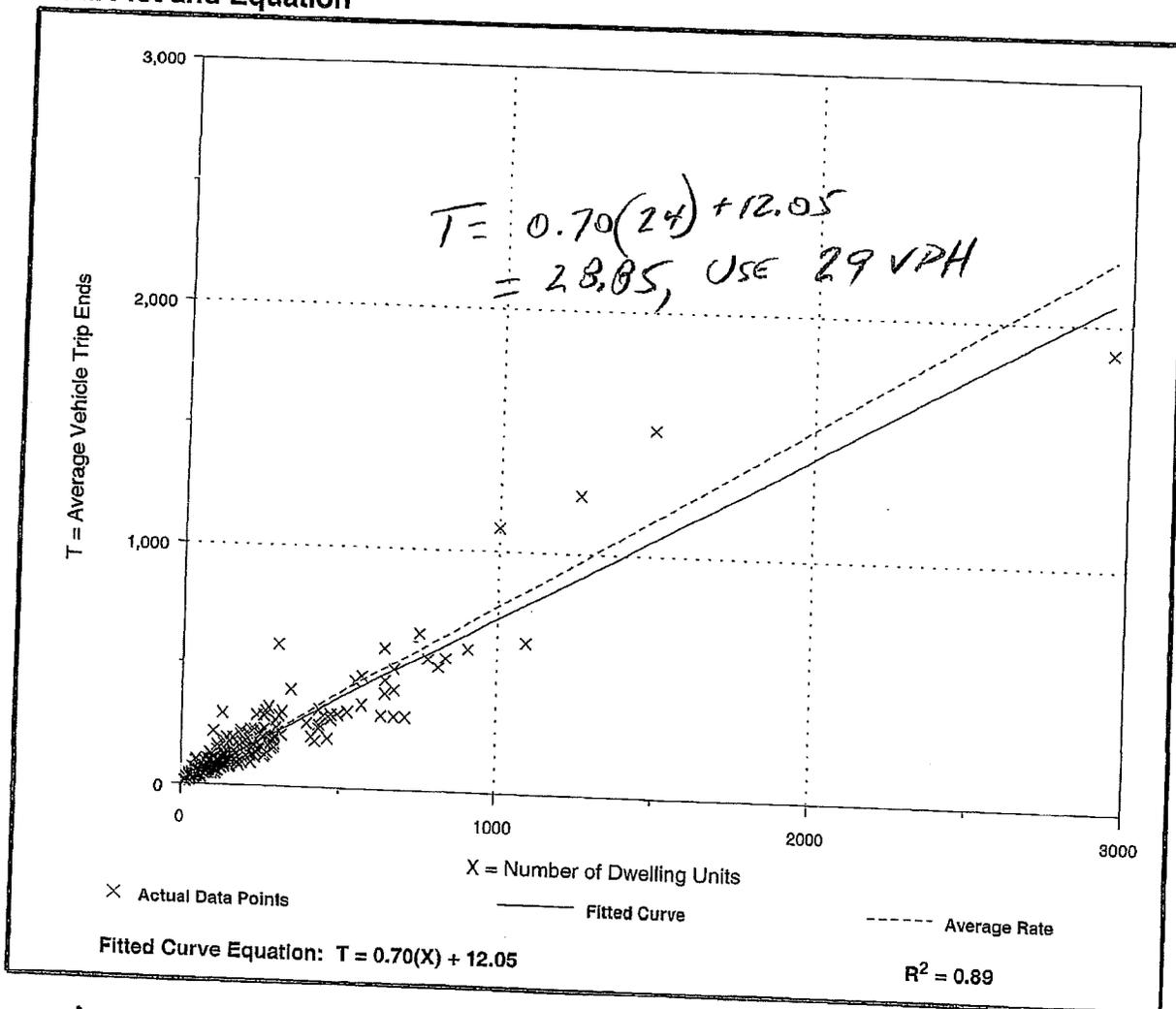
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

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)

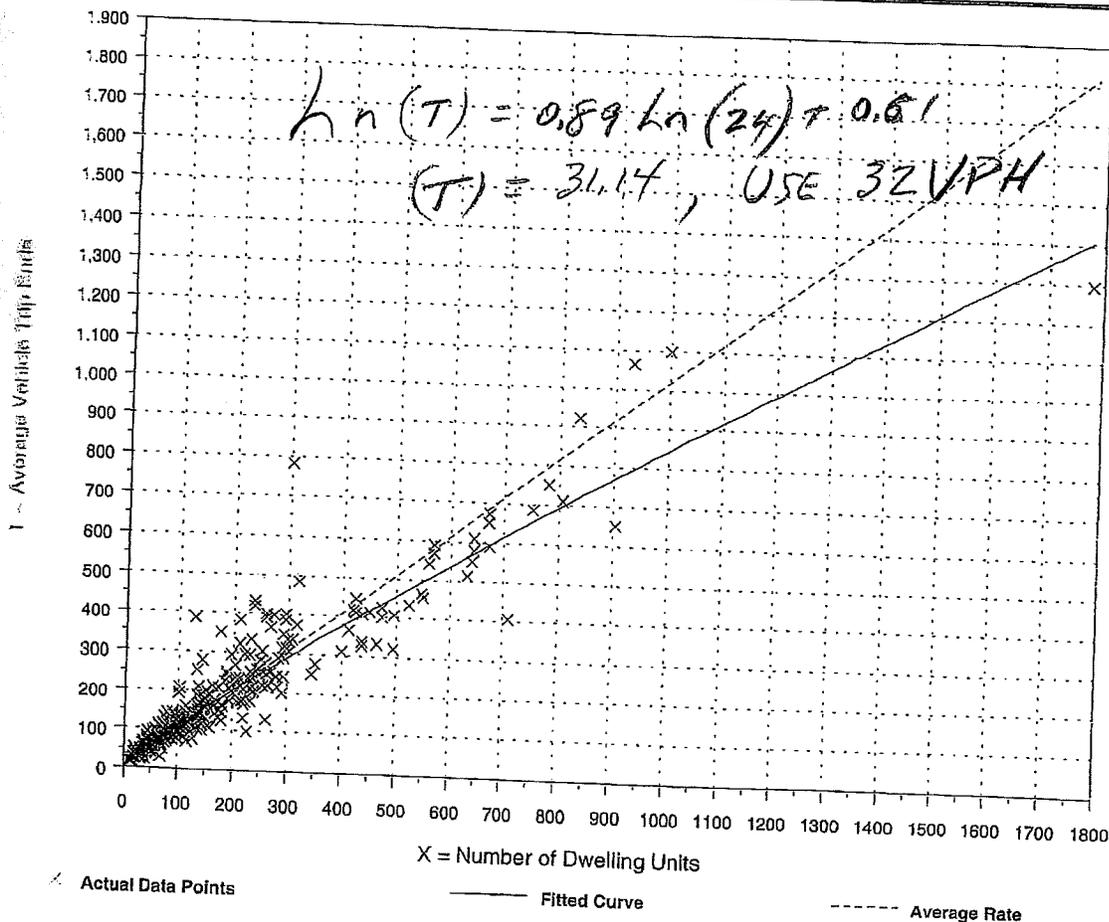
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

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

Data Plot and Equation



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

B¹/₄

Nursery (Garden Center) (817)

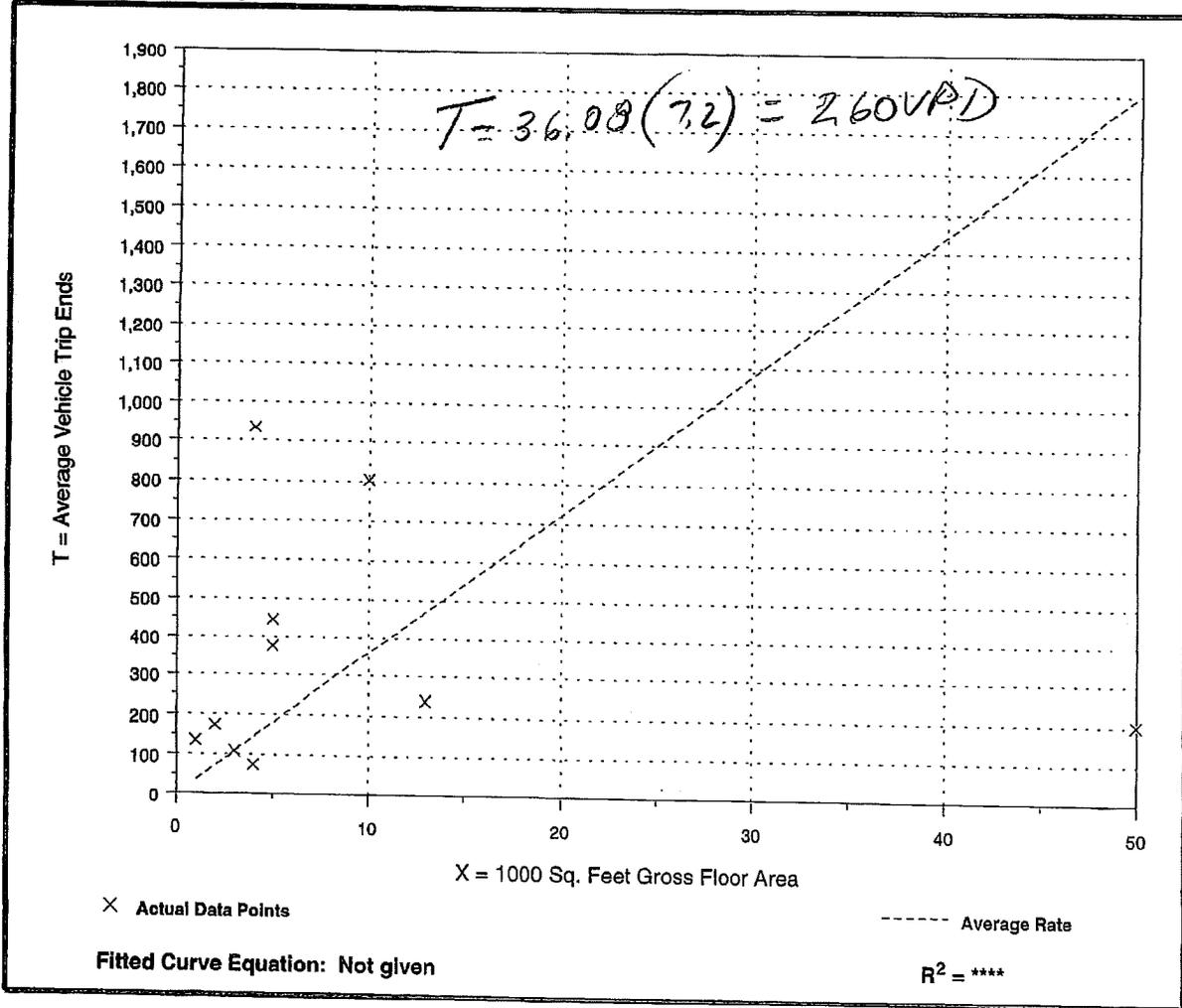
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

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)

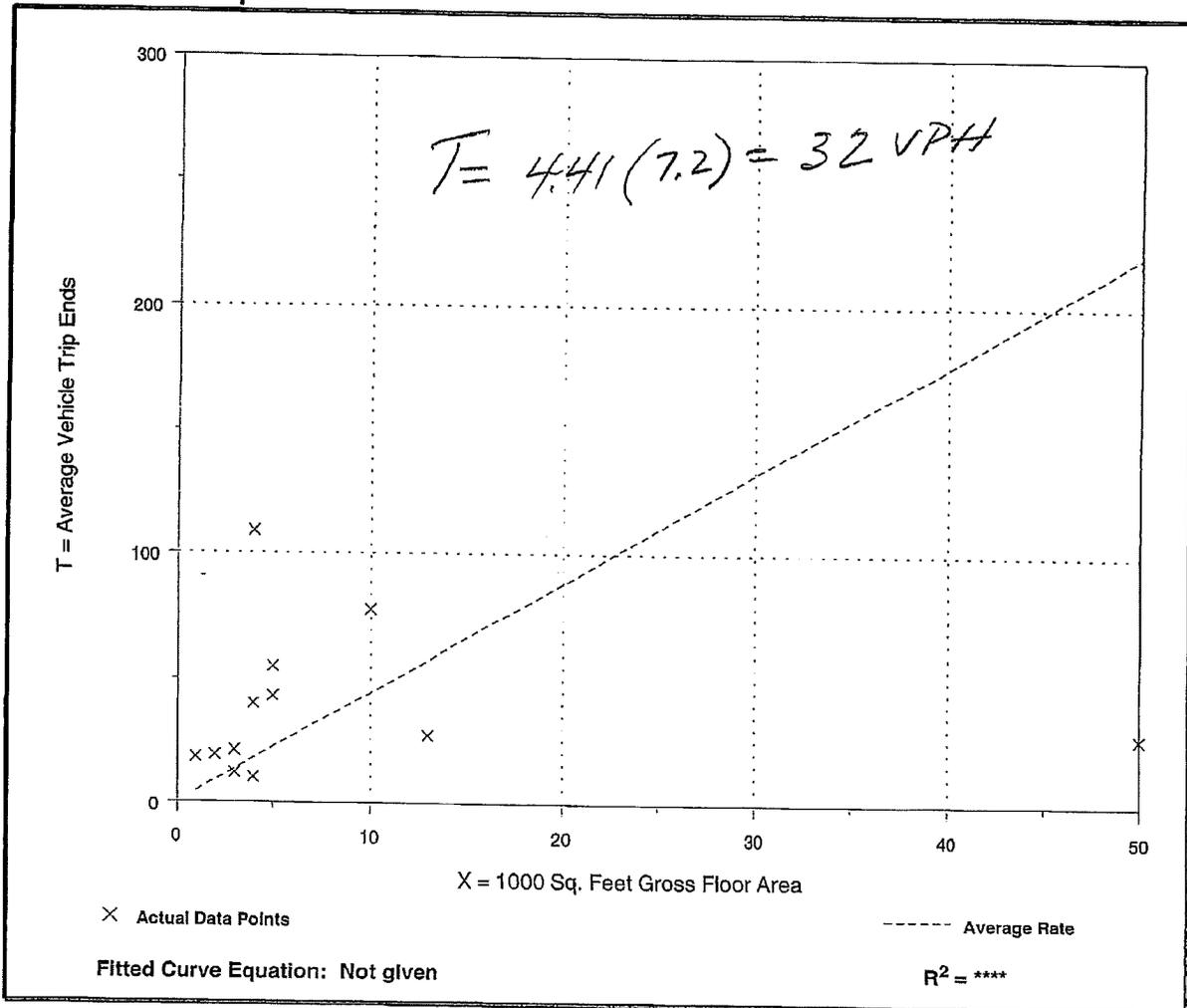
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

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)

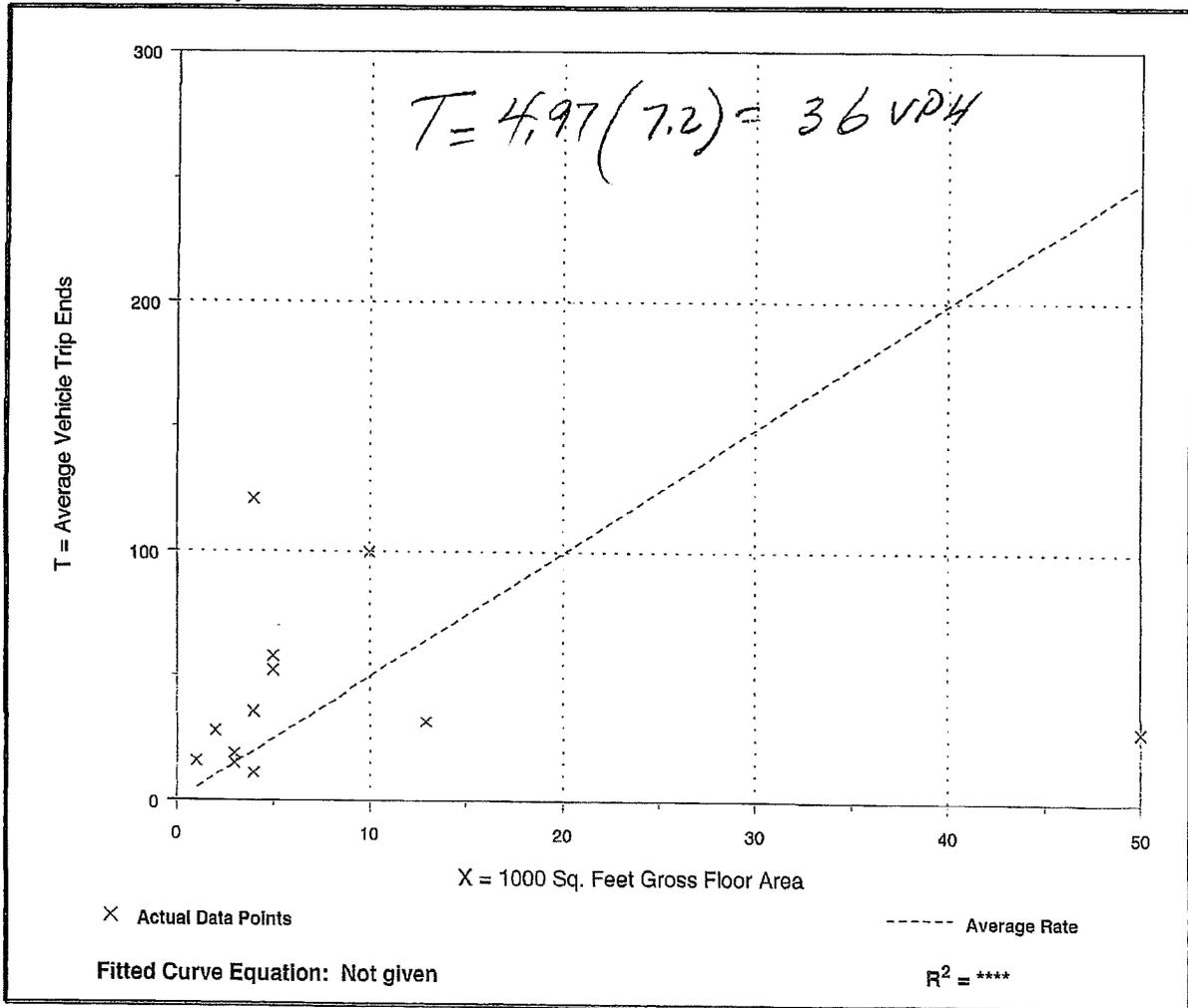
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

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

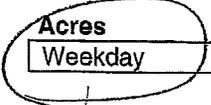
C 1/4

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)

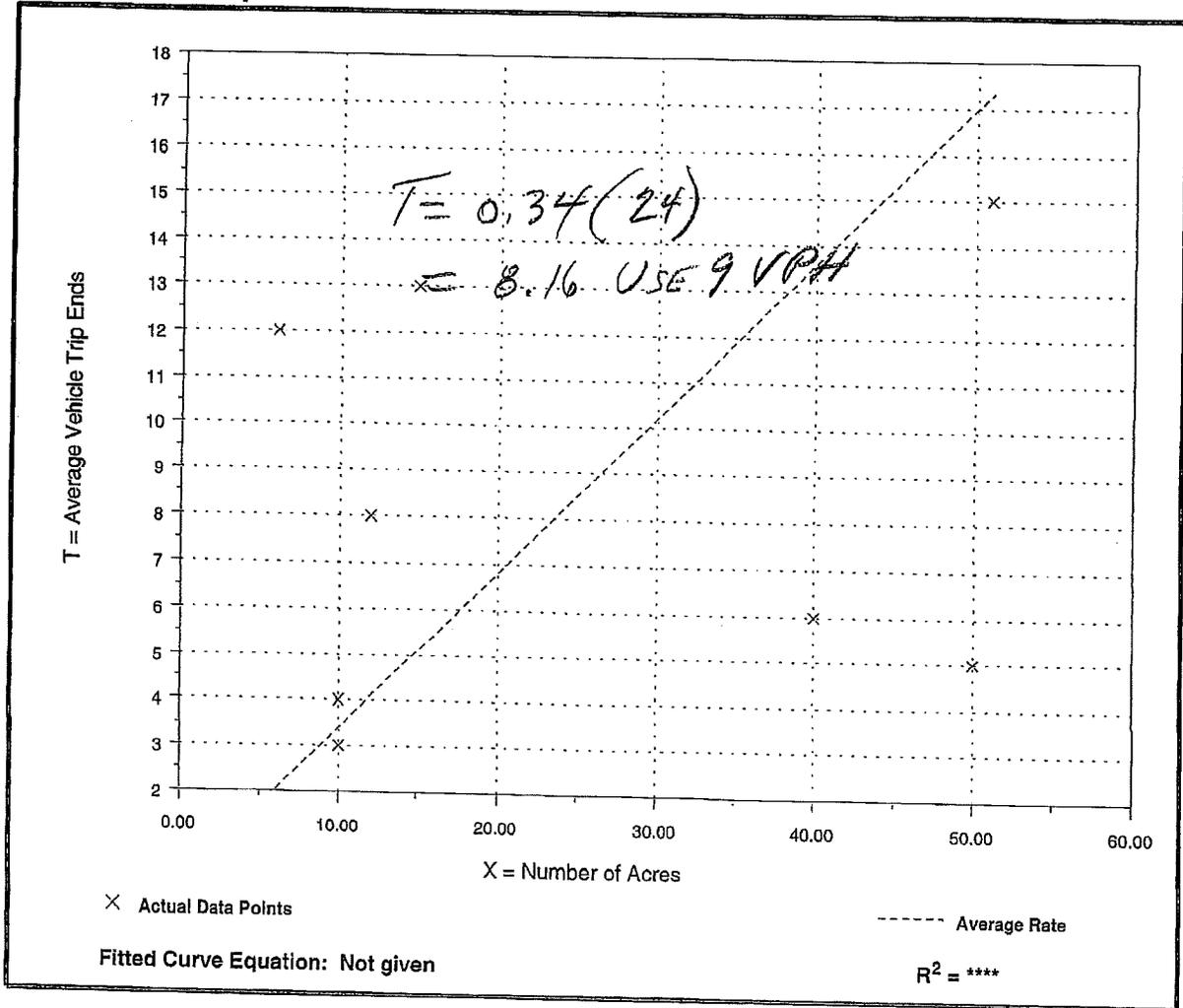
Average Vehicle Trip Ends vs: Acres
On a: Weekday,
A.M. Peak Hour of Generator

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)

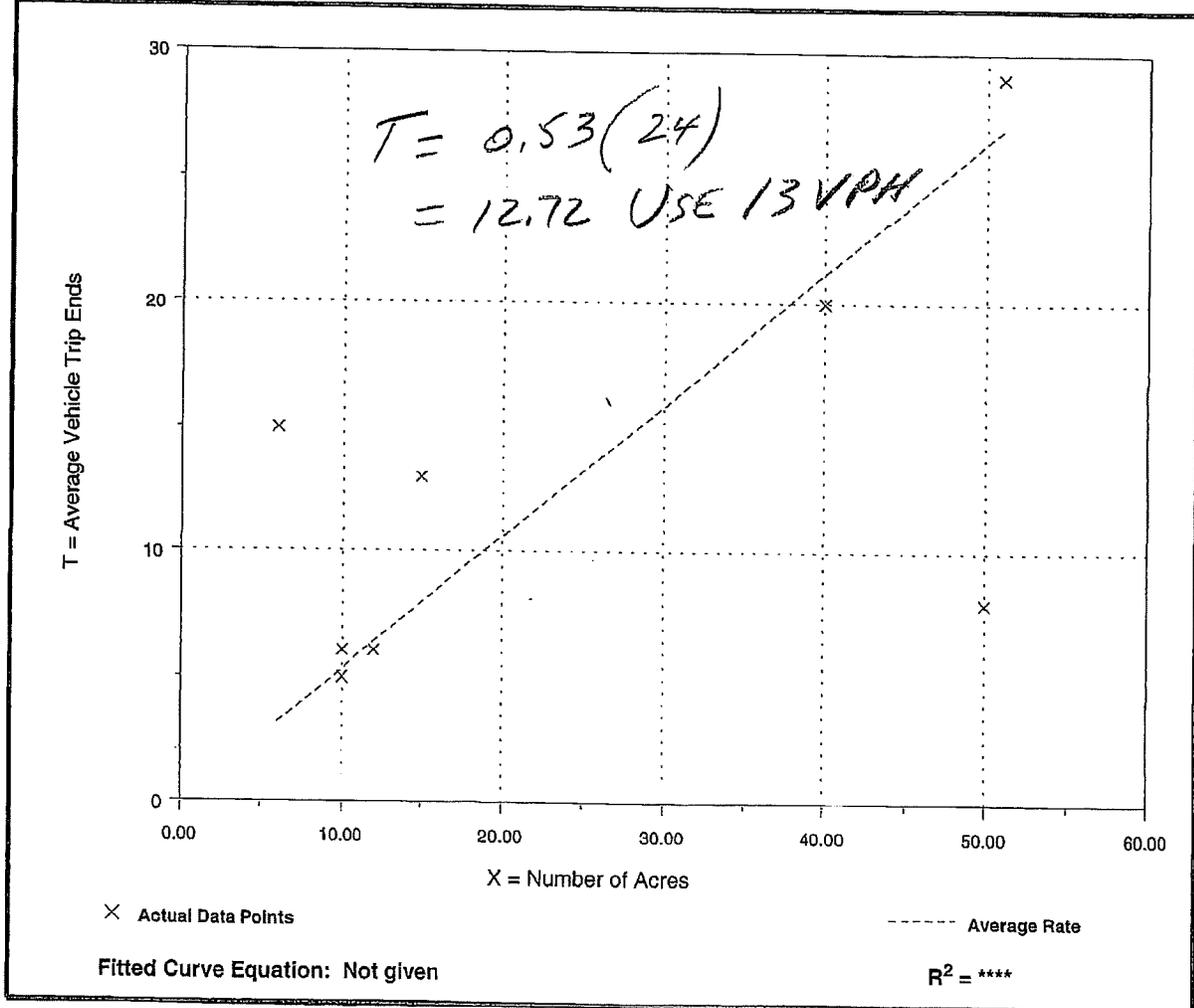
Average Vehicle Trip Ends vs: Acres
On a: Weekday,
P.M. Peak Hour of Generator

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. 306
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. BCA 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. BCA 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 99 cities in the United States. The response in the earlier study was based on information from facilities smaller than the average market.

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
1,000-1,099	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	59,451

*Two did not provide rentable sq. ft.

However, 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	25	15.82
Central	29	18.35
Southeast	45	28.38
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 8.33 vehicles per day per 100 spaces that we found in our 1996 study performed for the U.S.

Exhibit D pg 3/4



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

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.

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

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.

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



HERSTON

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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
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East Port Environmental Campus
Port Charlotte FL 33980-2503
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12/12/2014