



CHARLOTTE COUNTY  
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for  
 PLANNED DEVELOPMENT REZONING

Date Received:	Time Received:
Date of Log-in:	Petition #:
Receipt #:	Accela #:
	Amount Paid:

1. PARTIES TO THE APPLICATION

Name of Applicant: FLAGLER SELF STORAGE GROUP, LLC  
 Mailing Address: 25 ISLAND ESTATES PKWY  
 City: PAUM COAST State: FL Zip Code: 32137  
 Phone Number: 386-569-1918 Fax Number: N/A  
 Email Address: INFO @ FLAGLERSTORAGEGROUP.COM

Name of Agent: JAMES W. HERSTON  
 Mailing Address: 20101 PEACHLAND BLVD UNIT 207  
 City: PORT CHARLOTTE State: FL Zip Code: 33954  
 Phone Number: 941-380-7901 Fax Number: N/A  
 Email Address: jherston@herstonengineering.com

Name of Engineer/Surveyor: HERSTON ENGINEERING SERVICES, INC  
 Mailing Address: 20101 PEACHLAND BLVD, UNIT 207  
 City: PORT CHARLOTTE State: FL Zip Code: 33954  
 Phone Number: 941-629-2777 Fax Number: N/A  
 Email Address: jherston@herstonengineering.com

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

FRED P. TRUSTEE c/o BRIDGETTE MAST  
 Mailing Address: 24010 HARBORVIEW ROAD  
 City: CHARLOTTE HARBOR State: FL Zip Code: 33980  
 Phone Number: 239-218-4447 Fax Number: N/A  
 Email Address: \_\_\_\_\_



## 2. PROPERTY INFORMATION

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

Property Account #:	(402216480011, 0001, 0002, 0003, 0004)			4022164520011
Section:	16	Township:	40	Range: 22
Parcel/Lot #:	17-28-29	Block #:	415	Subdivision: PC Sec 18
Total acreage or square feet of the property: 2.2102 Acres, 96,276 FS <sup>2</sup>				

## 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. *SEE ATTACHED*

## 4. PROOF OF LAND OWNERSHIP:

Provide the most current Title Insurance Policy or an Ownership and Encumbrance Report on the subject property. *SEE ATTACHED*

## 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. *SEE ATTACHED FORMS A & B, AFFIDAVITS A & B*

## 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
U.S. 41 MIXED USE	2.2102 Acres
Zoning District(s)	Acreage
CG (COMMERCIAL GENERAL)	2.2102 Acres

## 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 CG ZONING TO PLANNED DEVELOPMENT*

## 9. REASON FOR PROPOSED CHANGE(S):

*TO ALLOW SELF STORAGE per U.S. 41 OVERLAY DISTRICT.*

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

VACANT

11. SURROUNDING LAND USES:

North: ACCESS ROAD ROW THEN U.S. 41 ROW

South: RSF 3.5 RESIDENCES

East: ① COMMERCIAL BLDG (CG) 2811 T.T. ② RSF 3.5 RESIDENCE 310 ORANGE

West: ① COMMERCIAL BLDG (CG) 2785 T.T. ② RSF 3.5 RESIDENCE 362 N. SPRING LAKE BLVD

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 *SEE ATTACHED FROM IAN VINCENT*
  - 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):

ACCESS ROAD TO U.S. 41

- 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

SEE ATTACHED FROM HERSTON



accompany any *Traffic Impact Analysis*.

See ATTACHED FROM HERSTON

**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. SEE ATTACHED FROM CCU.
- 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. SEE ATTACHED LETTER/MEMO.

**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:

SEE ATTACHED NARRATIVE

- A. Whether the proposed change would be contrary to the Comprehensive Plan.
- B. The existing land use pattern in adjacent areas.
- C. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities.
- D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.
- E. Whether the proposed change will affect public safety.

**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)

SEE ATTACHED PROJECT PLANS.

- 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".



*See ATTACHED Protect Plans.*

- 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:**

*By County Staff*

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 A. PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for FLAGLER SELF STORAGE GROUP to be the applicant for this REZONING.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 15<sup>TH</sup> day of OCTOBER, 2023, by

BRIDGETTE MAST who is personally known to me or has/have produced  
\_\_\_\_\_ as identification and who did/did not take an oath.

Notary Public Signature

Signature of Owner

Notary Printed Signature

Printed Signature of Owner

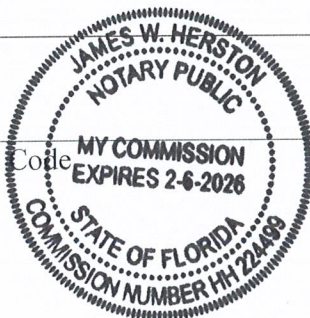
Title

Address

Commission Code

City, State, Zip

Telephone Number





**FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for FLABER SELF STORAGE GROUP LLC to be the applicant for this REZONING.

STATE OF Maryland, COUNTY OF Howard

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 2024, by

Richard Demmitt who is personally known to me or has/have produced  
his drivers license as identification and who did/did not take an oath.

Notary Public Signature

Signature of Owner

Notary Printed Signature

Printed Signature of Owner

Title

Address

Commission Code

City, State, Zip

Telephone Number



**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 JAMES W. HERSTON, P.E. to be my agent for this application.

STATE OF Florida, COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 14 day of September, 2023, by

Victor Silva who is personally known to me or has/have produced  
Driver's License as identification and who did/did not take an oath.

James Pickens  
Notary Public Signature

Victor Silva  
Signature of Applicant

James Pickens  
Notary Printed Signature

VICTOR SILVA  
Printed Signature of Applicant

Title

Address

Commission Code

City, State, Zip

386-569-1918

Telephone Number



JAMES A. PICKENS  
Commission # HH 396478  
Expires August 2, 2027



HERSTON

**AFFIDAVIT A**

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

JAMES W. HERSTON who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

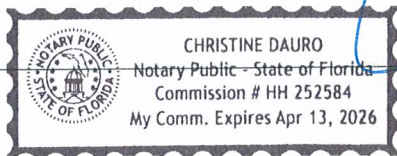
Christine Dauro  
Notary Public Signature

James W. Herston  
Signature of Applicant or Agent

Notary Printed Signature

JAMES W. HERSTON  
Printed Signature of Applicant or Agent

Title



Commission Code

20101 PEACHLAND BLVD UNIT 207  
Address

PORT CHARLOTTE, FL 33954  
City, State, Zip

941-380-7901  
Telephone Number

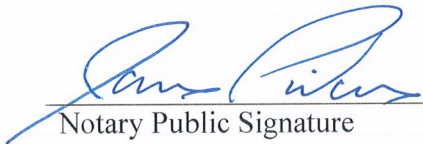
**AFFIDAVIT B**

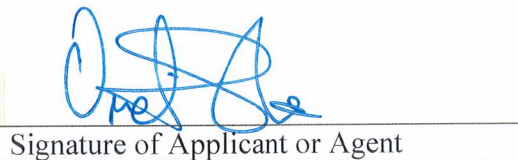
The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing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

STATE OF Florida, COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 14 day of September 2023 by

Victor Silva who is personally known to me or has/have produced  
Drivers License as identification and who did/did not take an oath.

  
Notary Public Signature

  
Signature of Applicant or Agent

James Pickens  
Notary Printed Signature

VICTOR SILVA  
Printed Signature of Applicant or Agent

Title

25 ISLAND ESTATES PKWY  
Address

Commission Code

PALM COAST, FL, 32137  
City, State, Zip

386-569-1918  
Telephone Number



JAMES A. PICKENS  
Commission # HH 396478  
Expires August 2, 2027





HERSTON

ENGINEERING SERVICES, INC.

20101 Peachland Boulevard, Suite 207  
Port Charlotte, Florida 33954  
jherston@herstonengineering.com

Office: 941.629.2777

Cell: 941.380.7901

Fax: 941.629.0046

## Planned Development Re-Zoning Narrative Standards of Approval Section 15 of Application Questions A through E

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

Digitally signed by James W.  
Herston  
DN: c=US, o=Florida,  
dnQualifier=A01410C00000188  
72809DE800166A79, cn=James  
W Herston  
Date: 2023.11.30 12:05:08 -05'00'

2791 Tamiami Trail  
Flagler Self Storage

In accordance with Charlotte County Code Section 3-9-11(e), this narrative is submitted to address the below standards of approval. Accordingly, the following standard responses are submitted for review:

- A. Herston has reviewed the Charlotte County 2050 Comprehensive Plan, Future Land Use Element, Future Land Use Goals, Objectives, and Policies (Goals 1-6). It is Herston's opinion that the proposed change is not contrary to the Plan, especially for areas up to the year 2030. Accordingly, the following is submitted to demonstrate and support, the above statement:

**Flu Goal 1:** 2050 Framework....Applicable Planning Principles meeting Goals and Objectives:

Flu Policy 1.1.1, applicable bullets 2-5 are implemented.

Flu Policy 1.1.3, Vehicle Miles travelled, are reduced.

Flu Policy 1.1.5, Carbon footprint is reduced, all bullet points met.

Flu Policy 1.2.4, Promotes in-fill within the Urban Service Area.

**Flu Goal 2:** Planning Concept Plan Implementation-Natural Resources:

All applicable Policies met and implemented.

**Flu Goal 3:** Planning Concept Plan Implementation-Agricultural/Rural:

All applicable Policies are met and implemented.

**Flu Goal 4:** Planning Concept Plan Implementation-Neighborhood Protection and Enhancement:

All applicable Policies are met and implemented.

**Flu Goal 5:** Planning Concept Plan Implementation-Economic Development:

All applicable Policies are met and implemented.

**Flu Goal 6:** Community Character:

All applicable Policies are met and implemented.



# HERSTON

## ENGINEERING SERVICES, INC.

20101 Peachland Boulevard, Suite 207  
Port Charlotte, Florida 33954  
jherston@herstonengineering.com

Office: 941.629.2777

Cell: 941.380.7901

Fax: 941.629.0046

- B. The existing land use pattern's along Tamiami Trail, is gradually "in-filling" with respect to commercial uses, especially along the access road frontage parcels, as envisioned by Charlotte County Planners.
- C. The capacity of public facilities and services including schools, roads, water supply, recreational facilities, and stormwater drainage facilities will not be adversely influenced by the proposed change. Sewer and Water Service will be provided by Charlotte County Utilities. The public water consumption is estimated as indicated by the calculations attached within the submitted packet.
- D. The proposed change will not adversely influence living conditions, as use of the site as Commercial as those considerations were previously reviewed by County Planners, as part of the US 41 Overlay District. The facility will be a modern well-designed facility meeting all Charlotte County landscaping and buffer requirements, will be walled. Self-Storage use of the site creates minimal traffic, and all traffic is directed towards the access road. Stormwater management will be provided per SWFWMD and Charlotte County requirements. Therefore, all possible adverse conditions have been eliminated.
- E. The proposed change will not affect public safety as the change would generate typical and usual traffic patterns, and associated improvement features as will be reviewed by the Charlotte County DRC and Building Permit Processes. The customer traffic is governed by Access Road use traffic movements only. See attached Traffic Impact statement and included Project Plans.

### Additional Narrative Information

This additional Narrative information is submitted as a requirement of the Charlotte County Planning Department's rezoning application. The rezoning request is associated with the property located at 2791 Tamiami Trail, Port Charlotte, see attached associated narratives.

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

Digitally signed by James W  
Herston  
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dnQualifier=A01410C0000018872  
809DE800166A79, cn=James W  
Herston  
Date: 2023.11.30 12:05:38 -05'00'



# **PROTECTED SPECIES ASSESSMENT**

**2791 Tamiami Trail  
Charlotte County, Florida**

**June 2022**

**Prepared by:**



**4050 Rock Creek Drive □ Port Charlotte, FL 33948  
(941) 457-6272  
[www.IVAenvironmental.com](http://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 U.S. Fish and Wildlife Service (FWS) as endangered, threatened, or species of special concern which may be utilizing the subject property.

The subject property is located within Section 16, Township 40S, and Range 22E in Port Charlotte, Florida. Please refer to the attached Location Map.

## **SITE CONDITIONS**

A site inspection was conducted by a qualified staff ecologist in June 2022. During the inspection, temperatures ranged from 80° - 82° F, winds were calm, and skies were clear.

## **VEGETATIVE COMMUNITY**

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 provided below. Please refer to the attached Protected Species Assessment Map.

190	Open Land	0.26
434	Hardwood/Conifer, Mixed	1.90
814	Roads and Highways	0.03

### **FLUCCS 190 – Open Land**

This upland habitat lacks a significant canopy. Groundcover species present include: Bahia grass (*Paspalum notatum*), Mexican clover (*Richardia brasiliensis*), beggar's tick (*Bidens alba*), false buttonweed (*Spermacoce sp.*), finger grass (*Digitaria sp.*), hairy indigo (*Indigofera hirsuta*), sandspur (*Cenchrus sp.*), and frog-fruit (*Phyla nodiflora*).

### **FLUCCS 434 – Hardwood-Conifer Mixed**

This upland habitat contains canopy of slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and cabbage palm (*Sabal palmetto*). Midstory and groundcover species present include: Brazilian pepper (*Schinus terebinthifolius*), Java plum (*Syzygium cumini*), grapevine (*Vitis sp.*), air-potato (*Dioscorea bulbifera*), rosary pea (*Abrus precatorius*), wax myrtle (*Myrica cerifera*), Virginia creeper (*Parthenocissus quinquefolia*), poison ivy (*Toxicodendron radicans*), strangler fig (*Ficus aurea*), sword fern (*Nephrolepis sp.*), and Caesarweed (*Urena lobata*).

### **FLUCCS 814 – Roads and Highways**

This paved area is being utilized as a road and lacks significant vegetation.



## **LISTED SPECIES SURVEY METHODOLOGY**

To provide approximately 80 percent coverage of the site, both linear and nonlinear overlapping transects were completed across the parcels per FWC guidelines. Transects were spaced approximately 30-50 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 properties 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 properties. These resources included, but were not limited to, the following: FWS Wood Stork Colony Map(s); Charlotte County Natural Resources Department Scrub Jay Territory Search Database; Audubon Eagle Nest Locator Database; FWS Florida Bonneted Bat Consultation Area Map(s); FWS Crested Caracara Consultation Area Map(s); FWS Red-cockaded Woodpecker Consultation Area Map(s); and FWS Panther Consultation Area Map(s). In the event that the sites contained suitable habitat for a protected species, or if the sites were 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 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 8 miles from the subject parcel. Under current regulations, the proximity of the off-site nesting colonies 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 Florida Scrub Jay Territory Search Database revealed that the subject parcel is not a scrub jay review area parcel. No evidence of utilization by the species was observed on the subject parcel. Therefore, the Florida scrub jay is not likely to affect the future development of the subject property.

Search of the Audubon Society Bald Eagle Nest Locator website revealed no nests within a half-mile radius of the subject parcel. No eagles or nests were observed on or around the parcel. The bald eagle should therefore not likely affect the future development of the subject property.

The subject parcel is located within the FWS Consultation Area of the Florida bonneted bat (*Eumops floridanus*). No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. Thus, the Florida bonneted bat is not likely to 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.

The subject property contains upland habitats which could potentially be utilized by the gopher tortoise (*Gopherus polyphemus*). No gopher tortoise burrows or evidence of the species were observed on the parcel. If gopher tortoise burrows are found on the parcel, a 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if gopher tortoise burrows cannot be avoided during construction.

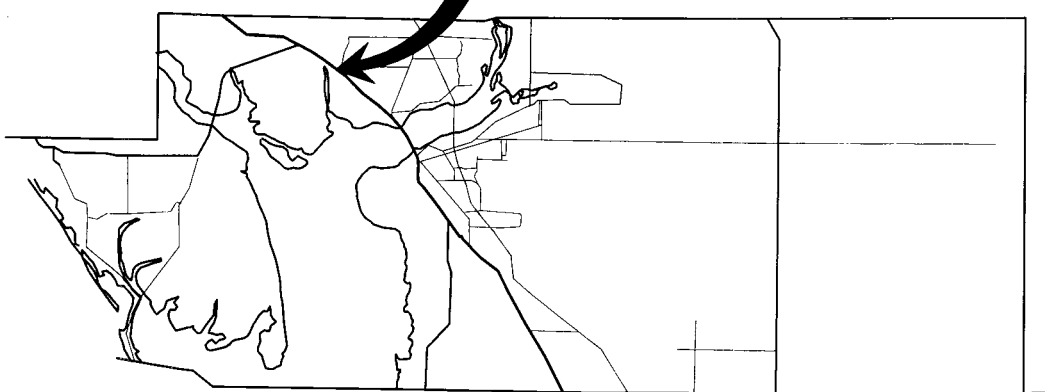
No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the site inspection.



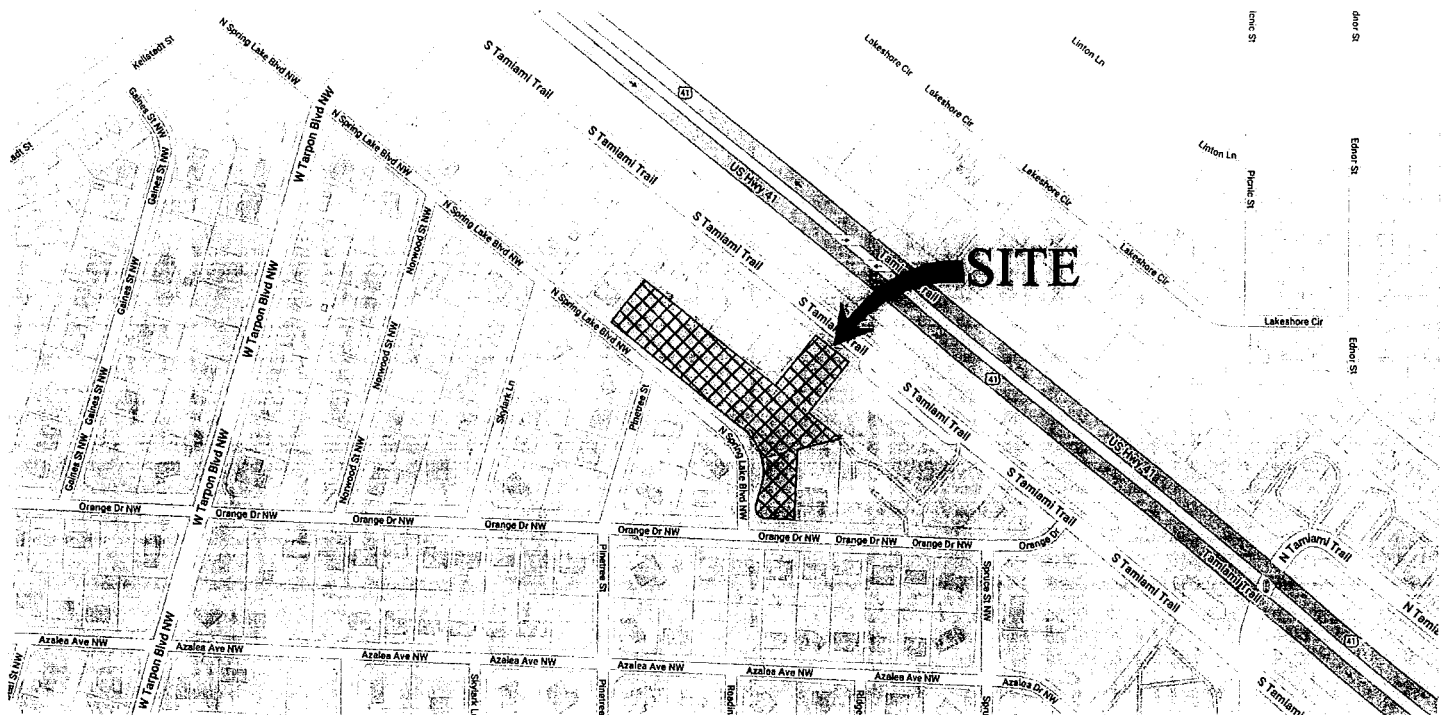
NOT TO SCALE

# SECTION 16; TOWNSHIP 40S; RANGE 22E

SITE



CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

22-315 / JUNE 20, 2022

2791 TAMiami TRAIL  
LOCATION MAP

**I V A**  
**Ian Vincent & Associates**  
Environmental Consulting Services



# SECTION 16; TOWNSHIP 40S; RANGE 22E

## LEGEND

FLUCCS	DESCRIPTIONS	ACREAGE
190	OPEN LAND	0.26±
434	HARDWOOD/CONIFER, MIXED	1.90±
814	ROADS AND HIGHWAYS	0.03±
TOTAL		2.19±



- NOTES:
1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
  2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS.
  3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2017 AERIAL PHOTOGRAPHY AT 1"=100' 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.

22-315 / JUNE 20, 2022

2791 TAMIAMI TRAIL  
PROTECTED SPECIES ASSESSMENT MAP

**I V A**  
**Ian Vincent & Associates**  
Environmental Consulting Services



**HERSTON**

**ENGINEERING SERVICES, INC.**

20101 Peachland Boulevard, Suite 207  
Port Charlotte, Florida 33954  
jherston@herstonengineering.com

Office: 941.629.2777

Cell: 941.380.7901

Fax: 941.629.0046

## ***FLAGLER SELF STORAGE***

### **TRAFFIC IMPACT STATEMENT**

**Prepared for**

**Flagler Self Storage, LLC  
c/o Victor Silva  
info@flaglerstoragegroup.com**

**November 3, 2023**

**James W. Herston, State of Florida,  
Professional Engineer, License No. 43980**

This item has been digitally signed and sealed by  
James W. Herston, P.E. on the date indicated hereon. Printed  
copies of this document are not considered signed and sealed and  
the signature must be verified on any electronic copies.



## **BACKGROUND**

This traffic impact statement has been prepared for a development known as Flagler Self Storage which is to be constructed on a 2.2102+/- acre property in Port Charlotte, Florida. The proposed project is to be located at 2791 Tamiami Trail. The project consists of the construction of two (2) Self Storage buildings totaling 115,531 sf. The purpose of this statement is to provide the trip generating and traffic movement characteristics for the project. This statement reviews traffic assuming full build out and certificate of occupancy of the buildings at the end of year 2024. The project's schedule is permitting/design (2023-2024), construction (2024), and occupation (2024).

## **PROPOSED DEVELOPMENT TRAFFIC**

The 2.1202-acre development produces one distinct traffic generating characteristic, that of a Mini Warehouse. The land use for this development is summarized below with the ITE Land Use Code 151 as provided by the 11<sup>th</sup> Edition of the ITE Trip Generation Manual and as indicated per the attached Exhibit A.

<b><u>LAND USE</u></b>	<b><u>QUANTITY</u></b>	<b><u>ITE LAND USE CODE</u></b>
Mini Warehouse	115,531 sf	151

Accordingly, the following table is a summary of the trip generation calculations (See attached Exhibit A) in accordance with the 11th Edition of the ITE Trip Generation Manual, for ITE Land Use Code 151. Note Peak Hour of Generator values are utilized:

<b><u>Land Use Code</u></b>	<b><u>AM Peak Hour (vph)</u></b>	<b><u>PM Peak Hour (vph)</u></b>	<b><u>Ave Weekday (vpd)</u></b>
151	<u>21</u>	<u>21</u>	<u>168</u>

As can be seen by the above summary, the land use generates **21** AM peak hour trips, **21** PM peak hour trips, and **168** Average Weekday trips (all un-adjusted). Please note that on Exhibit A, passer-by traffic adjustments are neglected. Also note that all traffic assignment shall be eventually distributed to the Tamiami Trail (US 41) Corridor via the access road.

**TRIP DISTRIBUTION and TRIP ASSIGNMENT**

**Directional Distribution**

**Entering/Exiting:**

Weekday:	51%/49%
AM Peak Hour:	51%/49%
PM Peak Hour:	51%/49%

Outlined below are the Trip Assignment Volumes for the project. The below assumes that all project traffic will be distributed to Tamiami Trail (US 41).

Accordingly, utilizing the ITE peak hour distribution factors of a 51%-49% split for the Ingress/Egress movements, and assignment to Tamiami Trail, the following Peak Hour trip assignments for Tamiami Trail in the Northbound and Southbound directions, are demonstrated below:

<b>TRIP DISTRIBUTION / ASSIGNMENT TABLE</b>					
<b>ITE LAND USE CODE</b>	<b>PM PEAK HOURLY VOLUME (VPH)</b>	<b>Tamiami Trail Northbound Volume (VPH)</b>	<b>Tamiami Trail Southbound Volume (VPH)</b>	<b>N/A</b>	<b>N/A</b>
<b>151</b>	<b>21</b>	<b>10</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>

### **PASSER BY CAPTURE**

Passer-by capture for the project is neglected.

### **HISTORIC or CURRENT TRAFFIC COUNT INFORMATION**

There are no historic or current traffic counts available for the Project.

### **IDENTIFICATION OF SEGMENT CORRIDOR IMPACTS**

The only segment of the transportation system that is impacted by the Project's trip generation characteristics is the Tamiami Trail (US 41) Corridor.

### **FORMAT OF TRAFFIC STUDY/BOTTOM LINE**

As indicated in the Charlotte County Design Manual, Part 7, .....the purpose, intent, and applicability of any TIS ..... is to demonstrate future impacts on the transportation network. Accordingly, and getting to the bottom line of the intent of this TIS, the following analysis of impacts for the proposed project are provided below:

### **TAMIAMI TRAIL (US 41) RESULTS:**

In accordance with Charlotte County's Roadway Level of Service Data (as of 2023), the Tamiami Trail (US 41) Corridor, Station 295, provides the following Level of Service information:

1. -Current 2021 AADT is 52,925 VPD.
- 2.- Level of Service C (Peak Hour Two-way volume) is 5250 VPH.
- 3.- Level of Service D (Peak Hour Two-way volume is 5390 VPH.
- 4.- Current Per Cent Capacity utilization of Tamiami Trail segment used is 89.00%.



Accordingly, the following is provided to demonstrate the impact to the Tamiami Trail Corridor segment LOS by the proposed project:

- 1.- Peak Hour Two Way Traffic Volume generated as presented herein is 21 VPH.
- 2.- Peak Hour Volume of Traffic, (Background, 100<sup>th</sup> Hr Volume (4816)) plus generated (21) is 4837 VPH.
- 3.- (Background plus generated) Percent Capacity utilization for the Tamiami Trail (US 41) Corridor segment is now 89.74% (4837/5390), neglecting the Passer-by trips associated by the project.

## **SUMMARY/CONCLUSION**

The generated and distributed traffic from the project to the adjacent transportation system only minimally reduces the current percent utilization of the Level of Service D capacity as indicated herein.

**In Conclusion of this TIS, the level of service for the Tamiami Trail Corridor segment is not reduced below the adopted LOS D Level and remains within the same existing operating LOS category/LOS C.**

## Land Use: 151 Mini-Warehouse

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### Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

### Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

EXHIBIT A  
1/4

# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday 

Setting/Location: General Urban/Suburban

Number of Studies: 16

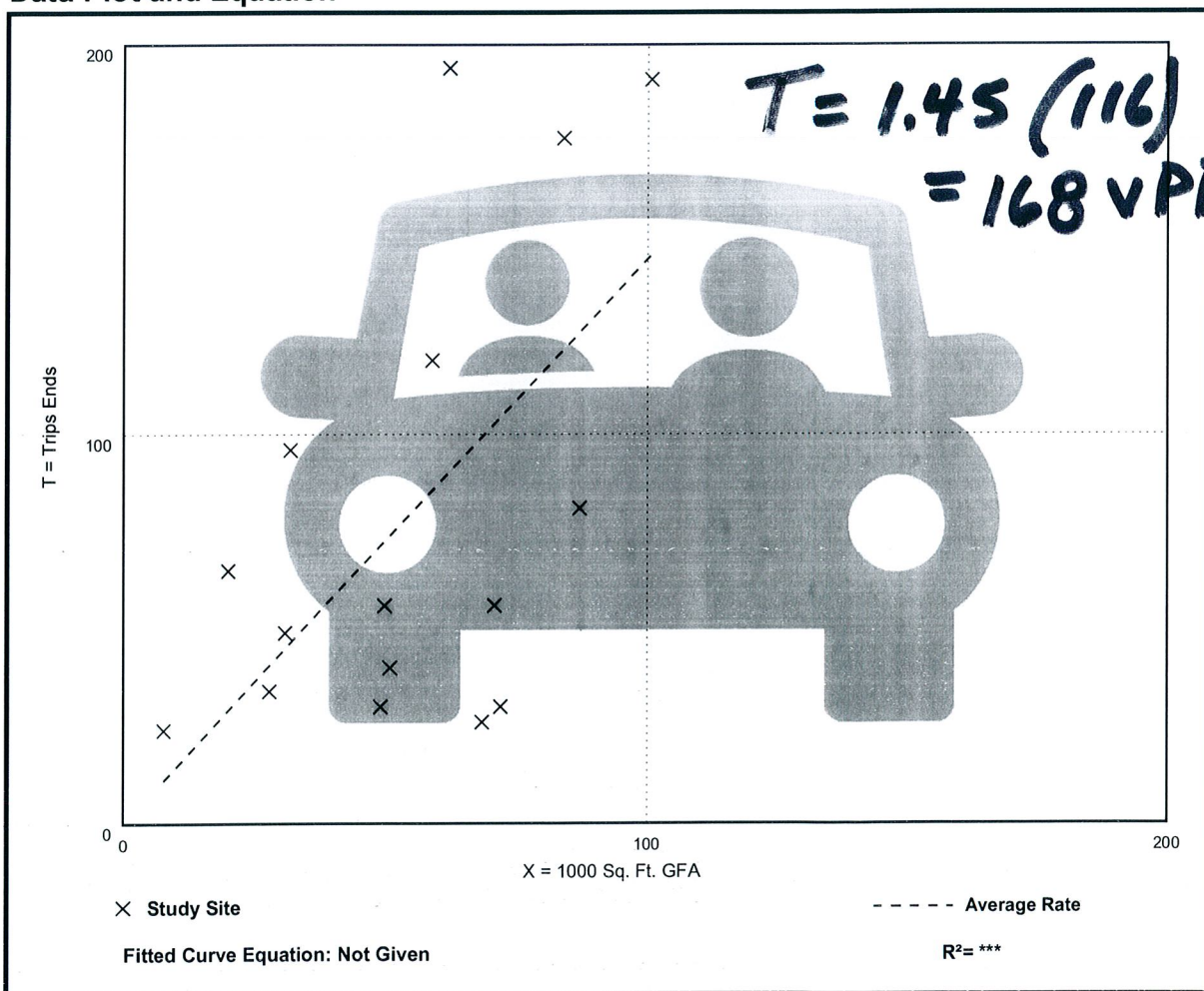
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

## Data Plot and Equation





# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday, 

AM Peak Hour of Generator 

Setting/Location: General Urban/Suburban

Number of Studies: 11

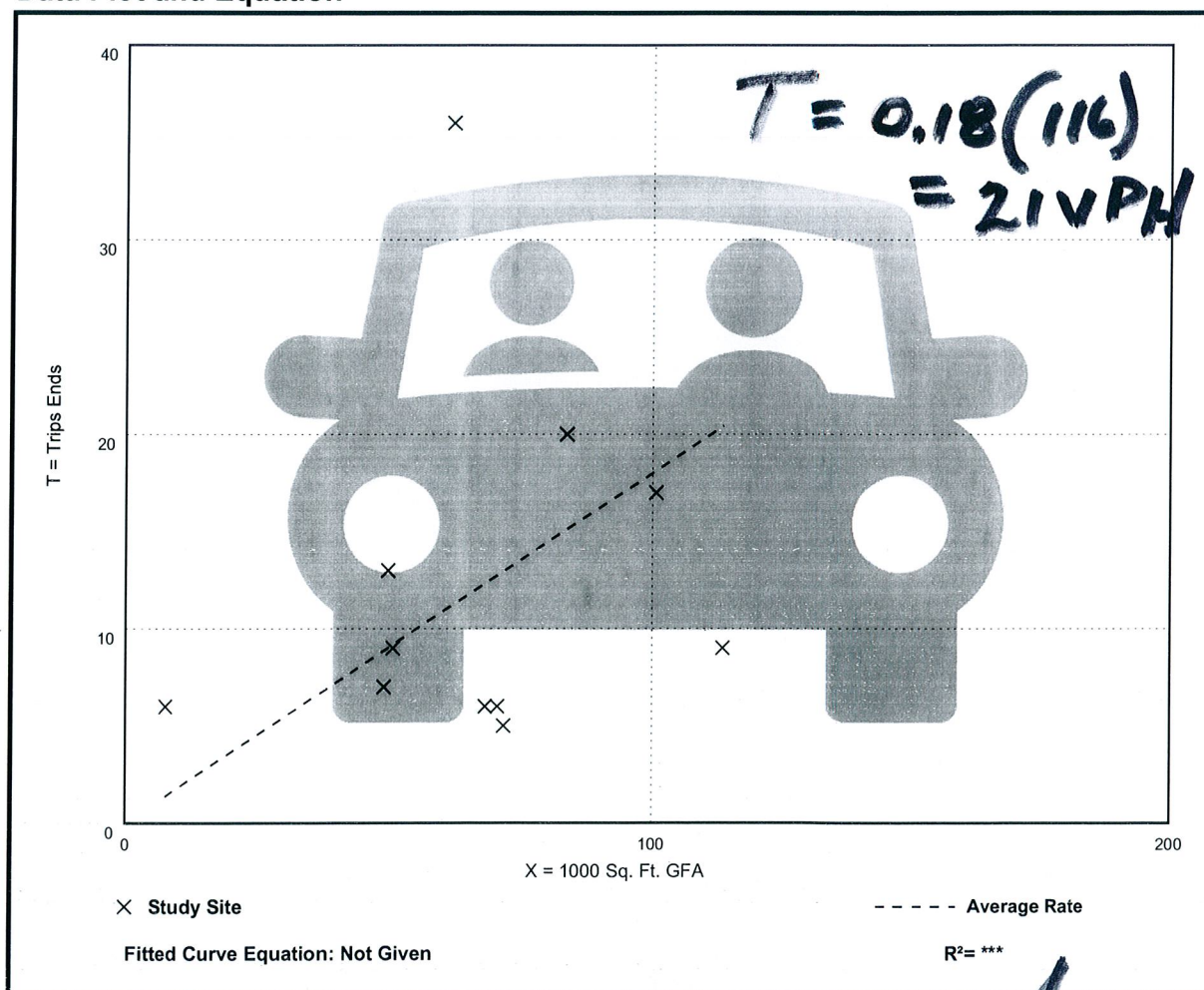
Avg. 1000 Sq. Ft. GFA: 66

Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.07 - 0.79	0.16

## Data Plot and Equation



**EXHIBIT A**

Pg 3/4

# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday, ←

PM Peak Hour of Generator ←

Setting/Location: General Urban/Suburban

Number of Studies: 16

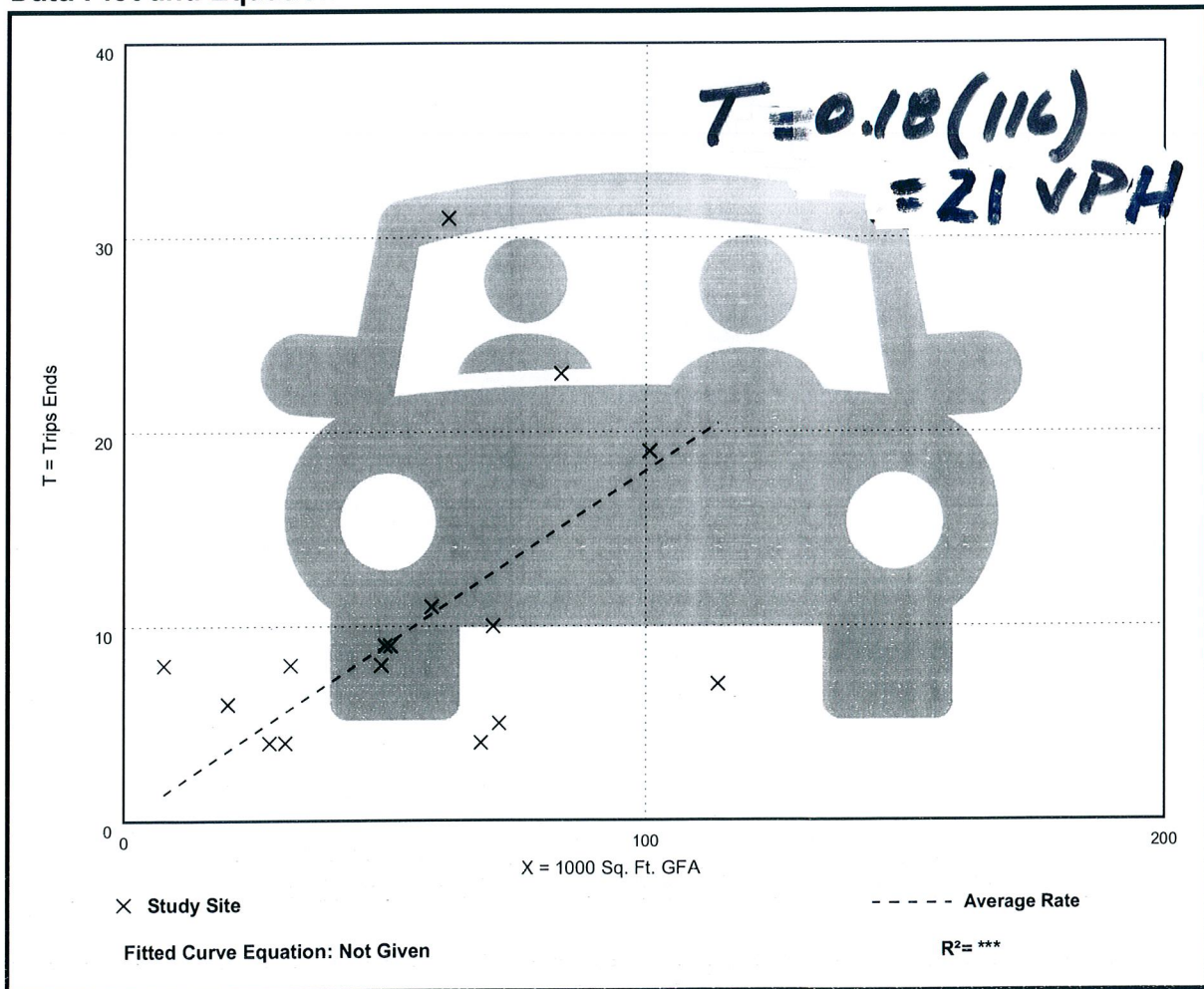
Avg. 1000 Sq. Ft. GFA: 56

Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.06 - 1.05	0.14

## Data Plot and Equation



# ATTORNEYS' TITLE FUND SERVICES, LLC

Southwest Florida  
12751 New Brittany Blvd., Suite 550  
Fort Myers, FL 33907  
(800)526-3855  
(866)213-9794

Lore Title Services, LLC  
2750 Taylor Avenue, Suite A-15  
Orlando, FL 32806

Date: March 30, 2022  
Fund File Number: 1245217  
County: Charlotte  
Reference: 2791 Tamiami Trail

Dear Fund Member:

We have examined title to the property described in Schedule A attached and prepared these schedules to be used exclusively for the purpose of issuing a commitment or policy of title insurance underwritten by Old Republic National Title Insurance Company.

*Please review the schedules before signing and inserting in an ALTA 2016 Commitment (CF6R) jacket. Subject to your agency authorization, you must:*

- A. Add additional requirements and/or exceptions to Schedule B that you find necessary from your analysis of the present transactions.
- B. Evaluate Schedule A and B and issue endorsements as may be appropriate, deleting or modifying the Schedules.
- C. Obtain an ALTA 2016 Commitment (CF6R) jacket, which must be included with Schedules A & B of the ALTA 2016 Commitment.

DoubleTime users must be on version 7.0.6 or later to obtain CF6R jackets electronically. You may upgrade for free by going to [www.thefund.com/dt](http://www.thefund.com/dt).

Non DoubleTime users can obtain and track ALTA 2016 Commitment (CF6R) jackets by using ePolicyManager. You may also download and print the CF6R jacket by [clicking here](#).

Our examination of title reflects only those matters recorded in the Official Records Books. You are responsible for such other off-record examinations and checks as you may find necessary pursuant to underwriting procedures. When the interest you are insuring is a personal property interest (such as a mortgage, a leasehold or cooperative interest), a federal tax lien search of the Secretary of State's records may be required. See Fund Title Note 30.02.08.

Where the amount of insurance is \$3 million or less, a 20-year judgment and lien search was only performed on the proposed insured purchaser if the mortgage(s), if any, insured by this commitment is not entirely purchase money in nature.

The Fund appreciates this opportunity to be of service. Please contact us if you have any questions.

Sincerely,

Attorneys' Title Fund Services, LLC  
Lori Means, Examiner  
(800) 526-3855 x6705, [lmeans@thefund.com](mailto:lmeans@thefund.com)



# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule A

#### Transaction Identification Data for reference only:

<b>Commitment Number:</b> 1245217	<b>Revision Number:</b> None	<b>Issuing Office File Number:</b> 2791 Tamiami Trail	<b>Issuing Office:</b> 4110301
<b>Property Address:</b> 2791 Tamiami Trail Port Charlotte, FL 33952	<b>Loan ID Number:</b>	<b>ALTA Universal ID:</b> None	<b>Issuing Agent:</b> Lore Title Services, LLC

1. Commitment Date: **March 27, 2022 at 11:00 PM**
2. Policy to be Issued: **OWNER'S: ALTA Owner's Policy (06/17/06). (With Florida Modifications)** Proposed Policy Amount: **\$550,000.00**  
Proposed Insured: **Flagler Storage Group, LLC, a \_\_ limited liability company**  
MORTGAGEE:  
Proposed Insured:  
MORTGAGEE:  
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE** (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
**Fred P. Swing Trustee of the Frederick P. Swing Revocable Trust, dated October 4, 2006 and Fred P. Swing Trustee of the Anne E. Swing Revocable Trust, dated October 4, 2006**
5. The Land is described as follows:  
**Lots 11, 12, 13, 14, 15, 16, 17, 28, and 29, Block 415, Port Charlotte Subdivision, Section Eighteen, according to the map or plat thereof as recorded in Plat Book 5, Page 8, Public Records of Charlotte County, Florida.**

Old Republic National Title Insurance Company  
400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

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AUTHORIZED SIGNATORY  
Lore Title Services, LLC  
4110301

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule B-I

Issuing Office File Number: 2791 Tamiami Trail

### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - A. Warranty Deed from Fred P. Swing Individually and as Trustee of the Frederick P. Swing Revocable Trust, dated October 4, 2006 and Fred P. Swing Individually and as Trustee of the Anne E. Swing Revocable Trust, dated October 4, 2006, joined by spouse, if married, or nonhomestead language, to the proposed purchaser(s).
5. Satisfactory evidence must be furnished establishing that Flagler Storage Group, LLC, a \_\_ limited liability company is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
6. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.

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# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule B-II

Issuing Office File Number: 2791 Tamiami Trail

### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
  - a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
  - b. Rights or claims of parties in possession not recorded in the Public Records.
  - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
  - d. Easements or claims of easements not recorded in the Public Records.
  - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. All matters contained on the Plat of Port Charlotte Subdivision Section Eighteen, as recorded in Plat Book 5, Page 8, Public Records of Charlotte County, Florida.
6. Covenants, conditions, and restrictions recorded in O.R. Book 40, Page 476 and as amended in O.R. Book 65, Page 493, Public Records of Charlotte County, Florida, which contain provisions creating easements.
7. Assignment of Easements recorded in O.R. Book 670, Page 1659, O.R. Book 1348, Page 2008, O.R. Book 1371, Page 1265, O.R. Book 1602, Page 1169, as affected by Agreement to Release and Grant Utility Easements recorded in O.R. Book 4218, Page 1570, Public Records of Charlotte County, Florida.

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# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule B-II

Issuing Office File Number: 2791 Tamiami Trail

8. Resolution recorded in O.R. Book 3804, Page 785; Public Records of Charlotte County, Florida.
9. Lands lie within various county special assessment districts and municipal taxing districts and are subject to liens for any unpaid special assessments by virtue of the ordinances and resolutions creating these districts. The special assessments are payable with the ad valorem taxes.
10. Rights of the lessees under unrecorded leases.

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