



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: RaceTrac Bayshore Rd

Request: Rezone from: CC, CPD, AG-2 To: CPD

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☒ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If **YES**, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Rezone from CPD, CC and AG-2 to CPD to allow for development of a Convenience Food and Beverage use.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: RaceTrac Petroleum, Inc.

Address: 200 Galleria Parkway SE, Suite 900

City, State, Zip: Atlanta, GA 30339

Phone Number: (770) 431-7600

E-mail Address: sjones@racetrac.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(b)(1)b. & c.]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: DeLisi Fitzgerald, Inc.

Contact Person: John Wojdak, P.E.

Address: 1605 Hendry Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 418-0691

Email: john@delisifitzgerald.com

2. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. [34-202(b)(1)c.]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

PART 2 PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: See Attached

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

B. Disclosure of Interest [34-201; 34-204]:

☒ Attach Disclosure of Interest Form. [34-201; 34-204]

C. Multiple parcels:

☒ Property owners list. [34-202(a)(5)]

☐ Property owners map. [34-202(a)(5)]

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old. [34-202(a)(3)]

2. Date property was acquired by present owner(s): See Attached

PART 3 PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]

21-43-25-00-00007.002A; 21-43-25-00-00007.0030

21-43-25-00-00008.0000

B. Street Address of Property: 8640 Bayshore Rd, North Fort Myers, FL 33917

C. Legal Description (must submit) [34-202(a)(1)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(6)]

2. ☒ Map of surrounding property owners. [34-202(a)(7)]

3. ☒ One set of mailing labels. [34-202(a)(6)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: CC, CPD, AG-2

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(a)(8)]

F. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Previous Convenience Food and Beverage w/ Fuel Pumps; Vacant

2. Intended uses of property are: Convenience Food and Beverage w/ 22 Fuel Pumps

G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

General Interchange	5.29	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel):	667 +/-	Feet		
2. Depth (average if irregular parcel):	530 +/-	Feet		
3. Total area:	6.32 ac.	Acres or square feet		
4. Frontage on road or street:	548 +/-	Feet on	Bayshore Road	Street
2 nd Frontage on road or street:	326 +/-	Feet on	Park 78 Drive	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. [34-202(a)(10)]

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☒ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-202(a)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		5.29	Acres
1. Submerged land subject to tidal influence	<u>0</u>	Acres	
2. a. Preserved freshwater wetlands		Acres	
b. Impacted wetlands		Acres	
c. Preserved saltwater wetlands		Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)	<u>0</u>	Acres	
3. R-O-W providing access to non-residential uses	<u>0</u>	Acres	
4. Non-residential use areas ^{(1) (2)}	<u>5.29</u>	Acres	
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		5.29	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		0	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland		Acres	
b. Intensive Development – preserved freshwater wetlands		Acres	
c. Intensive Development – impacted wetlands		Acres	
2. a. Central Urban – upland		Acres	
b. Central Urban – preserved freshwater wetlands		Acres	
c. Central Urban – impacted wetlands		Acres	
3. a. Urban Community or Suburban – upland		Acres	
b. Urban Community or Suburban – preserved freshwater wetlands		Acres	
c. Urban Community or Suburban – impacted wetlands		Acres	

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above)

_____ **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: General Interchange

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	_____ x _____	equals	_____
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			_____
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			_____
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			_____

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

A.	Commercial	Height	Total Floor Area (Square Feet)
	1. Medical		
	2. General Office		
	3. Retail	35'	6,000
	4. Other: <u>22 Fueling Pumps</u>		
	5. TOTAL FLOOR AREA		6,000
B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof		
	2. Not Under Roof		
	3. TOTAL FLOOR AREA		
C.	Mining	Depth	Total Acres
	1. Area to be excavated		
D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units		
	2. Independent Living Units		
	3. TOTAL BEDS/UNITS		
E.	Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.		
	2. 426-725 sq. ft.		
	3. 725 < sq. ft.		
	4. TOTAL UNITS		

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- 1. Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - 2. Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. Bonus Density: [34-202(b)(5)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)d.iv.]
 6.8 – 8.2 feet (see survey)
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
 N/A
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 N/A
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 N/A
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
 N/A
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
 N/A
 2. Quality of the effluent:
 N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]**
- G. **Flood Hazard: [34-202(a)(8)]**
- ☒ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s. *Site Partially in AE-EL9, predominantly in Zone X*
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. **Excavations/Blasting: [34-202(b)(6)]**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-203(d)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1004]**
- ☐ Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**
- ☐ Property is located within Airport Runway Clear Zone: **[34-1006]**
- ☐ Property is located within Airport School Protection Zone: **[34-1007]**
- ☐ Property is located within Airport Residential Protection Zone: **[34-1009]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**
- ☐ A Tall Structures Permit is required. **[34-1010]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-201(b)]
1	☒	Filing Fee - [34-202(a)(9)]
1	☐	Bonus Density Filing Fee - [2-147(A)3]] (if applicable)
3	☒	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	☐	Additional Agents [34-202(b)(1)c.]
3	☒	Multiple Owners List (if applicable) [34-201; 34-204]
3	☒	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
3	☒	Legal description (must submit) [34-202(a)(1)]
		91 Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(2); [34-373(a)(4)a.]
3	☒	Property Owners list (if applicable) [34-202(a)(5)]
3	☐	Property Owners map (if applicable) [34-202(a)(5)]
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(3)]
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
1	☒	List of Surrounding Property Owners [34-202(a)(6)]
1	☒	Map of Surrounding Property Owners [34-202(a)(7)]
1	☒	Mailing labels [34-202(a)(6)]
3	☒	List of Zoning Resolutions and Approvals [34-202(a)8]]
3	☐	Summary of Public Informational Session (if applicable) [34-202(a)(10)]
3	☐	Waivers from Application Submission Requirements (if applicable)
3	☐	Preliminary Density Calculations (if applicable)
3	☒	Request Statement
3	☒	Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☐	Topography (if available) [34-373(a)(4)d.iv.]
3	☒	Soils Map [34-373(a)(4)b.v.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	☐	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☐	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)]
3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)]
3	☐	Binding Letter from DCA (if applicable) [34-373(d)(2)]

3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]]
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)]
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☐	Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
3	☐	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
3	☐	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
3	☐	Tall Structures Permit (if applicable) [34-1001]

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Justen Giambalvo, Vice President of Engineering and Construction, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 8640, 8600, 8590 Bayshore Road, North Fort Myers, FL 33903 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
Carl Bolch, Sr. Trust, dated 9/21/73	61.30%
Family Trust fbo Carl E. Bolch, III, dated 12/23/2010	6.84%
Family Trust fbo Natalie Morhous, dated 12/23/2010	6.72%
Family Trust fbo Melanie Isbill, dated 12/23/2010	6.72%
Family Trust fbo Jordan Bolch, dated 12/23/2010	6.72%
GST Family Trust fbo Natalie Morhous, dated 12/23/2010	0.43%
GST Family Trust fbo Melanie Isbill, dated 12/23/2010	0.43%
GST Family Trust fbo Jordan Bolch, dated 12/23/2010	0.43%

Natalie Bolch Morhous	2.93%
Melanie Bolch Isbill	2.93%
Jordan Bass Bolch	2.93%
Max Lenker	0.54%
Robert J. Dumbacher	0.61%
Max E. McBayer, Jr.	0.03%
Robby Posener	0.13%
Mark A. Reese	0.05%
Karla Ahlert	0.08%
J. Gilmore	0.02%
Kelly Walker Benton	0.03%
Joseph H. Akers	0.03%
Arthur J. Siccardi, Jr.	0.06%
John Lukas	0.02%
Brandon Duckett	0.01%
Justen Giambalvo	0.01%
Anna Paridee	0.01%
TOTAL:	100.00%

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



 Property Owner

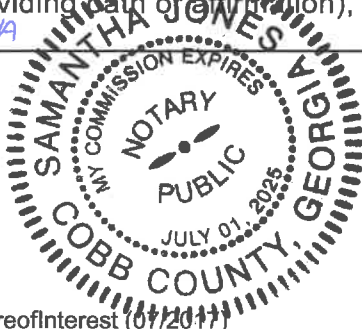

 Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
 ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF GEORGIA
 COUNTY OF COBB

The foregoing instrument was sworn to (or affirmed) and subscribed before me on
Dec 10, 2021 (date) by Justen Giambalvo (name of
 person providing oath or affirmation), who is personally known to me or who has produced
N/A (type of identification) as identification.

STAMP/SEAL





 Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION**APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

I, Justen Giambalvo (name), as Vice President of Engineering and Construction (owner/title) RaceTrac, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.



Signature

12/10/21

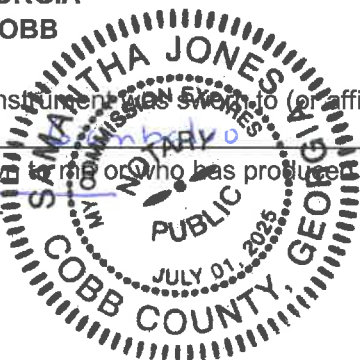
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Dec. 10, 2021 (date) by Justen Giambalvo (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

ADDITIONAL AGENTS

Company Name:	DeLisi, Inc.		
Contact Person:	Daniel DeLisi, AICP		
Address:	520 27 th Street		
City, State, Zip:	West Palm Beach, FL, 33407		
Phone Number:	239-913-7159	Email:	dan@delisi-inc.com

Company Name:	TR Transportation		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Ct. STE 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	www.trtrans.net

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6235	Email:	nealemontgomery@paveselaw.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Property Owners

1. Parcel: 21-43-25-00-00007.002A
Owners Name: RaceTrac Petroleum Inc.
Address: 200 Galleria Parkway SE, Suite 900, Atlanta, GA 3033
Phone Number: (770) 431-7600
E-mail Address: jjanssen@racetrac.com
Date Acquired: 06/01/1988
2. Parcel: 21-43-25-00-00007.0030
Owners Name: Bayshore Copping LLC
Address: 1470 Royal Palm Square Blvd., Fort Myers, FL 33919
Phone Number:
E-mail Address:
Date Acquired: 06/01/1987
3. Parcel: 21-43-25-00-00008.0000
Owners Name: Janie B Broadbent
Address: 1212 Tropic Ter., North Fort Myers, FL 33903
Phone Number:
E-mail Address:
Date Acquired: 01/01/1995

This instrument prepared without
examination of title by:

Stephen Thompson, Esq
THOMPSON FAMILY LAW, P.A.
3949 Evans Ave., Suite 206
Ft. Myers, FL 33901
239.936.5225

- (1) Strap I.D. No.09-44-24-21-01212.0000
- (2) Strap I.D. No. 21-43-25-00-00008.0000
- (3) Strap I.D. No. 32-44-23-C2-05895.0100
- (4) Strap I.D. No. 05-44-23-C1-04064.0510

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 5th day of August, 2016, between

Robert E. Hooker, Jr., Husband, whose post office address is 230 SE 20th Court, Cape Coral, FL
33990 Husband, Grantor, and Janie B. Hooker, Wife, and whose post office address is 1212
Tropic Terrace, North Fort Myers, FL 33903 of the County of Lee, State of Florida, Grantee,

WITNESSETH

That Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00)** and other
good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is
hereby acknowledged, quitclaims to Grantee, and Grantee's heirs and assigns forever, all of the
interest of Grantor in the following described land, situate, lying and being in LEE County,
Florida:

Property 1: Apartment No. 1212 of Tropic Terrace Condominiums Units 11 and 12,
according to the Condominium Declaration thereof on file and recorded in the office of
the Clerk of Circuit Court in Official Record Book 322, at Page 713 and as amended in the
Public Records of Lee County, Florida.

Property 2: Beginning on the South side of County Road at a point 30 feet south
and 25 feet east of the NW corner of the SW ¼ of the SE ¼ of Section 21,
Township 43 South, Range 25 East; of Lee County, Florida, thence South 300
feet; thence East 152 feet; thence North 300 feet to the County Road; thence
West along side of County Road to the P.O.B. LESS lands to State of Florida for
S.R. 93 (I-75)

Property 3: BLOCK 4064, LOTS 51-52, UNIT 56, PLAT BOOK 19, PAGE 114, AS RECORDED IN THE PUBLIC RECORDS, LEE COUNTY, FLORIDA, CAPE CORAL SUBDIVISION.

Property 4: Lots 10 and 11, Block 5895, Unit 92, CAPE CORAL SUBDIVISION according to the plat thereof as recorded in Plat Book 25, Pages 26 to 34 inclusive in the Public Records of Lee County, Florida.

This deed is given pursuant to an action for dissolution of marriage in Lee County Circuit Court Case No. 15-DR-3085. This transfer between spouses intends carry-over basis treatment pursuant to Section 1041 of the Internal Revenue Code, as amended.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witness Signature

Print/Type Witness Name

Witness Signature

Print/Type Witness Name

Robert E. Hooker, Jr.
Robert E. Hooker, Jr.



STATE OF FLORIDA
COUNTY OF LEE

This instrument was acknowledged before me on this 5th day of August 2016 by Robert E. Hooker, Jr. who produced FLDL # as identification and who took an oath that the statements contained in this deed are true and correct according to personal knowledge and belief and who executed the foregoing instrument and acknowledged before me that they executed the same.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:

June 7th 2018

Milagros Blanco

Milagros Blanco

This Instrument Prepared By:

Jay A. Brett

SHEPPARD, BRETT, STEWART, HERSCH

KINSEY & HILL, P.A.

9100 College Pointe Court

Fort Myers, Florida 33919

Bayshore - Copping, LLC

FEE SIMPLE DEED

THIS INDENTURE, made this 10th day of May, 2013, between
SUSAN LOIS CUMMINGS, as **Residuary Beneficiary of the Trust and Estate of Dwight S. Baird,**
Jr., whose mailing address is: 9128 Michael Drive, Naples FL 34103 Grantor, and
BAYSHORE - COPPING, LLC, a **Florida Limited Liability Company**, whose mailing address is:
1214 Canterbury Drive, Fort Myers, Florida 33901, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS
AND OTHER GOOD & VALUABLE CONSIDERATION-----to her in hand paid by the said Grantee,
the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs
and assigns forever, the following described land, situate, lying and being in the County of Lee, State of
Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

SUBJECT to taxes for the calendar year 2013, easements, restrictions and reservations of
record, if any.

Property Appraiser's Parcel Identification Numbers: 21-45-25-00-00007.0030
21-45-25-00-00007.0070

TOGETHER, with all the tenements, hereditaments and appurtenances, with every privilege,
right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto
belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:

Andrew Nelson

Witness Signature

Andrew Nelson

Printed Name of Witness

Judith A. Dyehouse

Witness Signature

Judith A. Dyehouse

Printed Name of Witness

Susan Lois Cummings

Susan Lois Cummings, as Residuary

Beneficiary of the Trust and Estate of Dwight

Dwight S. Baird, Jr.

STATE OF Florida

COUNTY OF Collier

The foregoing instrument was acknowledged before me this 10th day of May, 2013 by **SUSAN LOIS CUMMINGS, as Residuary Beneficiary of the Trust and Estate of Dwight S. Baird, Jr.,** () who is personally known to me or (X) who has produced Florida Drivers Lic. as identification.

Debra A. Seymour

NOTARY PUBLIC

Debra A. Seymour

PRINTED NAME OF NOTARY PUBLIC

Commission Number:
Commission Exp. Date:



Bayshore-Copping, LLC

EXHIBIT "A"**Parcel 1:**

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 21, Township 43 South, Range 25 East, and further bounded and described as follows:

Commencing at a concrete monument marking the intersection of the West line of the Southwest one quarter (SW 1/4) of the Southeast one quarter (SE 1/4) of said Section 21 and the old Southerly right-of-way line of State Road 78 (Bayshore Road); thence S 00°26'43"W along said West line for 278.44 feet to the Point of Beginning; thence S 89°22'02"E along the Southerly line of a parcel as shown in Official Records Book 1678 at Page 3219 of the Public Records of said Lee County, being parallel with said old Southerly right-of-way line for 177.00 feet to Point "A"; thence continue S 89°22'02"E along said parallel line for 23.00 feet; thence S 00°26'43"W parallel with said West line for 325.00 feet; thence N 89°22'02"W parallel with said old right-of-way line for 200.00 feet; thence N 00°26'43"E along said West line for 325.00 feet to the Point of Beginning.

Parcel 2:

The West 433 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 43 South, Range 25 East, less the North 580 feet thereof.

AND

From a concrete monument marking the intersection of the West line of the SW 1/4 of the Southeast Quarter, Section 21, Township 43 South, Range 25 East with the South R/W line of SR 78, a/k/a Bayshore Road, said monument being 50 feet South of the centerline of SR 78, and 51.63 feet South of the NW corner of the SW 1/4 of the SE 1/4, Section 21, Township 43 South, Range 25 East, run East 177 feet along the South R/W line of SR 78 to the P.O.B. THENCE continue East on the same course 256.3 feet; thence deflect 90° to the right and run South 580 feet; thence West parallel to the South R/W line of SR 78 a distance of 433 feet m/l to the West line of the SW 1/4 of the SE 1/4; thence North along said West line 301.6 feet; thence East, parallel to said South R/W line 177 feet; thence North, parallel to the West line of said Southwest Quarter of the Southeast Quarter, 278.4 feet to the P.O.B. being a portion of the SW 1/4 of the SE 1/4, Section 21, Township 43 South, Range 25 East, Lee County, Florida.

SUBJECT to a 10 foot easement on the East for one-half of a 20' access road for this property and the use of others to be designated by the Grantor in O.R. Book 217, Page 280, Public Records of Lee County, Florida.

EXCEPTING THEREOUT AND THEREFROM lands conveyed to the State of Florida, for the use and benefit of the State of Florida Department of Transportation, recorded in O.R. Book 1107, Page 385, Public Records of Lee County, Florida.

Bayshore-Copping, LLC
Exhibit "A" (continued)

ALSO EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 21, Township 43 South, Range 25 East, and further bounded and described as follows:

Commencing at a concrete monument marking the intersection of the West line of the Southwest one quarter (SW 1/4) of the Southeast one quarter (SE 1/4) of said Section 21 and the old Southerly right-of-way line of State Road 78 (Bayshore Road); thence S 00°26'43"W along said West line for 278.44 feet to the Point of Beginning; thence S 89°22'02"E along the Southerly line of a parcel as shown in Official Records Book 1678 at Page 3219 of the Public Records of said Lee County, being parallel with said old Southerly right-of-way line for 177.00 feet to Point "A"; thence continue S 89°22'02" E along said parallel line for 23.00 feet; thence S 00°26'43"W parallel with said West line for 325.00 feet; thence N 89°22'02"W parallel with said old right-of-way line for 200.00 feet; thence N 00°26'43"E along said West line for 325.00 feet to the Point of Beginning.

2496865

SPECIAL WARRANTY DEED

THIS WARRANTY DEED

Made this 7th day of June A.D., 1988, BETWEEN:

JOHN E. STATES and JEFF CAGAN, as Co-Trustees under the provisions of a certain Trust Agreement dated April 10, 1986 and known as The Bayshore/I-75 Land Trust, of the County of Lee, in the State of Florida, hereinafter called the grantors,

and

RACETRAC PETROLEUM, INC., a Georgia corporation, whose correct mailing address is Post Office Box 105035, Atlanta, 30348, of the County of Fulton, in the State of Georgia, hereinafter called the grantee,

WITNESSETH that the said grantors, for and in consideration of the sum of Ten Dollars and other valuable considerations to them in hand paid by the said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described land, situate lying and being in the County of Lee, State of Florida, to-wit:

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of the Southeast One-Quarter (SE 1/4) of Section 21, Township 43 South, Range 25 East, and further bounded and described as follows:

Starting at an iron pipe at the Southwest corner of said Southeast One-Quarter (SE 1/4); thence S 89° 18' 14" E along the Southerly line of said fraction for 433.00 feet; thence N 00° 26' 43" E (N 00° 31' 20" E per deed) parallel with and 433.00 feet East of the West line of said fraction for 955.84 feet to the Point of Beginning; thence continue N 00° 26' 43" E (N 00° 31' 20" E per deed) for 295.00 feet to the Southerly right-of-way line of Bayshore Road (the distance from said Southerly line of said fraction to said Southerly right-of-way line of Bayshore Road along said parallel line is 1,250.84 feet as field measured and 1,250.72 feet per deed); thence S 86° 01' 30" E (S 86° 01' 05" E per deed) along said right-of-way line for 113.81 feet (112.17 feet per deed) to an iron rod (with D.O.T. cap); thence S 00° 33' 06" W (S 00° 37' 15" W per deed) along said right-of-way line for 60.00 feet to an iron rod (with D.O.T. cap), said point being on a curve concave to the Southwest having a radius of 40.00 feet and to which point a radial line bears N 00° 33' 06" E; thence Southeasterly along said curve through a central angle of 64° 09' 20" for 44.79 feet; thence S 25° 17' 34" E along the Westerly line of a proposed roadway (45.00 feet wide) for 142.90 feet to the beginning of a curve concave to the West having a radius of 234.79 feet; thence Southeasterly along said curve and said roadway through a central angle of 19° 20' 37" for 79.27 feet; thence N 89° 45' 30" W for 233.33 feet to the Point of Beginning.

THIS INSTRUMENT PREPARED BY:
Mr. William Stewart
STEWART & KEYES
P.O. Drawer 790
Fort Myers, FL 33902-0790

RECORD VIEWED - CLARENCE GIBBS, CLERK
ELI G. STEWART, D.C.

Documentary Tax \$4,375.00
Payable Tax \$4
By William Stewart
CLARENCE GIBBS, CLERK, LEE COUNTY
Deputy Clerk

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PARTY OF THE FIRST PART hereby covenants and agrees that retail sales of automotive petroleum fuels on any lands now, or hereafter, owned or controlled, directly or indirectly, by Party of the First Part, within a radius of one mile of said Property shall be prohibited. This is a covenant running with the land and shall be for a period of twenty years from date.

TOGETHER WITH the following described Roadway Easement, to-wit:

A parcel of land situated in the State of Florida, County of Lee, being part of the Southeast One-Quarter (SE 1/4) of Section 21, Township 43 South, Range 25 East, and further bounded and described as follows:

Starting at an iron pipe at the Southwest corner of said Southeast One-Quarter (SE 1/4); thence S 89° 18' 14" E along the Southerly line of said fraction for 433.00 feet; thence N 00° 26' 43" E parallel with and 433.00 feet East of the West line of said fraction for 1250.84 feet to the Southerly right-of-way line of Bayshore Road (State Road 78); thence S 86° 01' 30" E along said Southerly right-of-way line for 113.81 feet to an iron rod (with D.O.T. cap); thence S 00° 33' 06" W along said right-of-way line for 60.00 feet to an iron rod (with D.O.T. cap); and the Point of Beginning; thence S 89° 22' 43" E along said right-of-way line for 123.05 feet to a point of cusp on a curve concave to the Southeast having a radius of 30.00 feet and to which point a radial line bears N 00° 37' 17" E; thence Southwesterly along said curve through a central angle of 115° 54' 51", for 60.69 feet; thence S 25° 17' 34" E for 98.14 feet to the beginning of a curve concave to the Southwest having a radius of 279.79 feet; thence Southeasterly along said curve through a central angle of 20° 20' 32" for 99.34 feet; thence N 89° 45' 30" W, non-radially for 45.22 feet to a point on a curve concave to the Southwest having a radius of 234.79 feet and to which a radial line bears N 89° 03' 03" E; thence Northwesterly along said curve through a central angle of 19° 20' 37" for 79.27 feet; thence N 25° 17' 34" W for 142.90 feet to the beginning of a curve concave to the Southwest having a radius of 40.00 feet; thence Northwesterly along said curve through a central angle of 64° 09' 20" for 44.79 feet to the Point of Beginning.

The following described parcels are for Temporary Easements for a Septic System and Storm Water Collection and Management Area which shall expire as soon as each Central System is available from adjoining lands being developed by Party of the First Part and Second Party has tied in to each respective central system which shall be done within a reasonable time. Party of the Second Part hereby agrees to release said respective easements by a recordable instrument after Second Party has tied into each such system respectively, which shall be done within a reasonable time after each respective system is available. Upon failure to so do, Party of the Second Part agrees to pay all costs of the Party of the First Part to release said easement; including a reasonable attorneys fee.

A parcel of land situated in the State of Florida, County of Lee, being part of the Southeast One-Quarter (SE 1/4) of Section 21, Township 43 South, Range 25 East, and further bounded and described as follows:

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Starting at an iron pipe at the Southwest corner of said Southeast One-Quarter (SE 1/4); thence S 89° 18' 14" E along the Southerly line of said fraction for 433.00 feet; thence N 00° 26' 43" E parallel with and 433.00 feet East of the West line of said fraction for 815.84 feet to the Point of Beginning; thence continue N 00° 26' 43" E along said parallel line for 140.00 feet; thence S 89° 45' 30" E for 233.33 feet to a point on a curve having a radius of 234.79 feet and to which point a radial line bears N 84° 03' 03" E; thence Southerly along said curve through a central angle of 06° 11' 27" for 25.37 feet to the beginning of a reverse curve concave to the Northeast having a radius of 843.02 feet; thence Southeasterly along said curve through a central angle of 07° 49' 07" for 115.04 feet; thence N 89° 45' 30" W along a non-radial line for 243.03 feet to the Point of Beginning.

ALSO, together with, all of First Party's interest in the 10 foot access easement reserved in deed recorded in O.R. Book 217, page 280, Public Records of Lee County, Florida.

And the said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming or to claim the same, by, through and under the grantors herein.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

[Signature]

[Signature] (Seal)
JOHN E. STATES, as Trustee
as aforesaid

[Signature]
as to John E. States.

[Signature]

[Signature] (Seal)
JEFF CAGAN, as Trustee
as aforesaid

[Signature]
as to Jeff Cagan

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOHN E. STATES, as Trustee under the provisions of a certain Trust Agreement dated April 10, 1986 and known as The Bayshore/I-75 Land Trust, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

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WITNESS my hand and official seal at Fort Myers, in the State and County last aforesaid, this 7th day of June, A.D., 1988.

[Signature]
Notary Public

My Commission Expires: 2/11/89



STATE OF ILLINOIS
COUNTY OF COOK

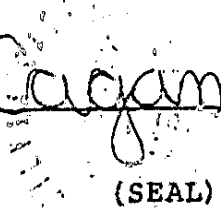
I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JEFF CAGAN, as Trustee under the provisions of a certain Trust Agreement dated April 10, 1986 and known as The Bayshore/I-75 Land Trust, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Skokie, in the State and County last aforesaid, this 8th day of June, A.D., 1988.

[Signature: Sylvia Cagan]
Notary Public

My Commission Expires:

1-31-91



OR2006

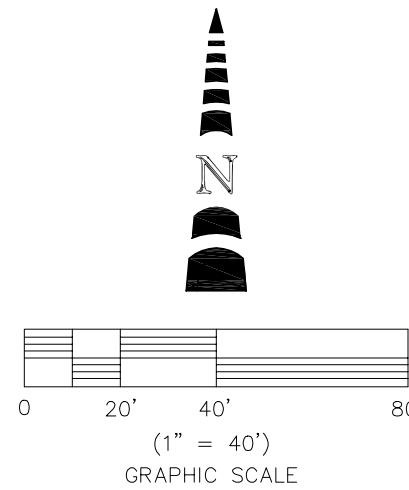
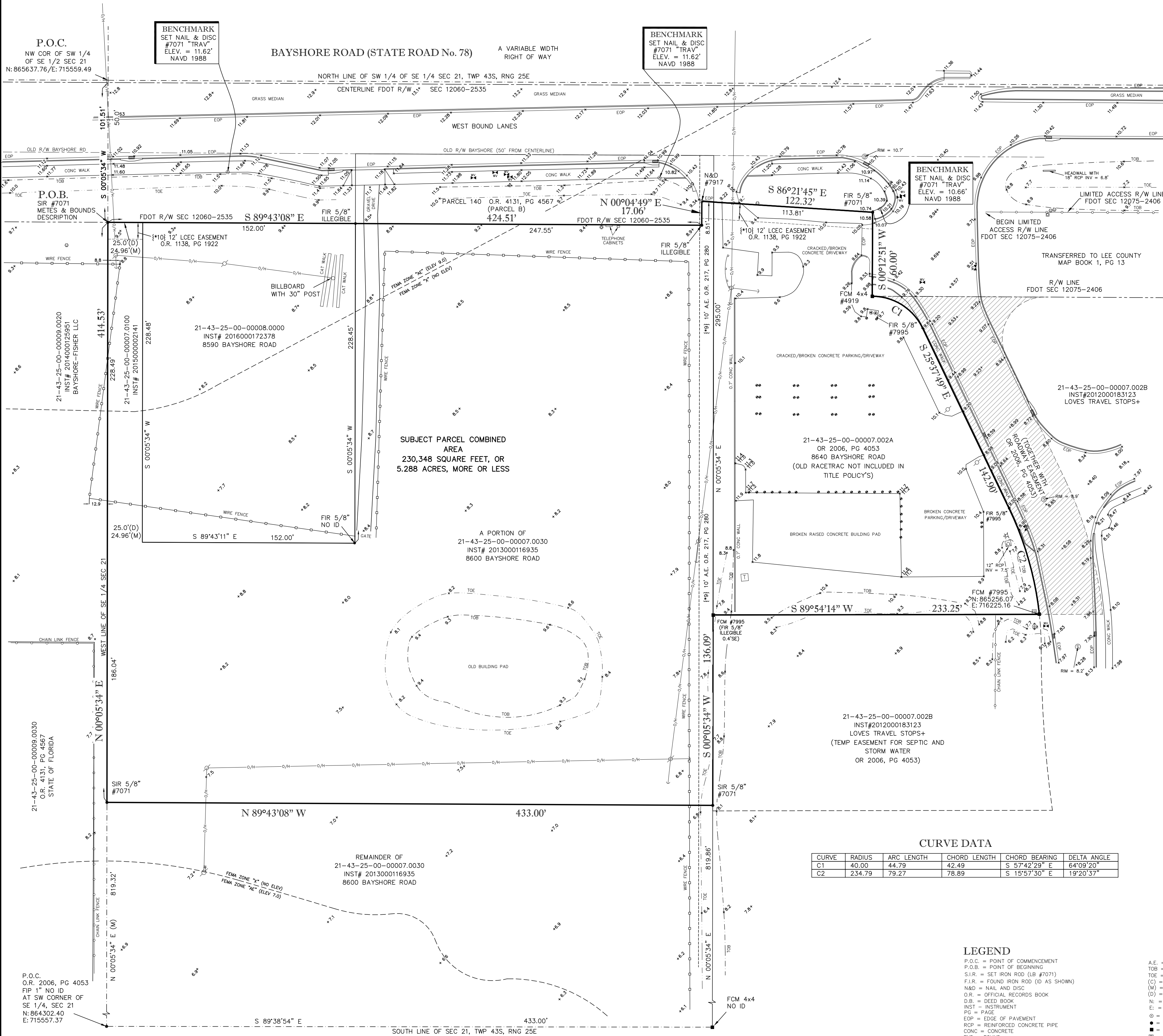
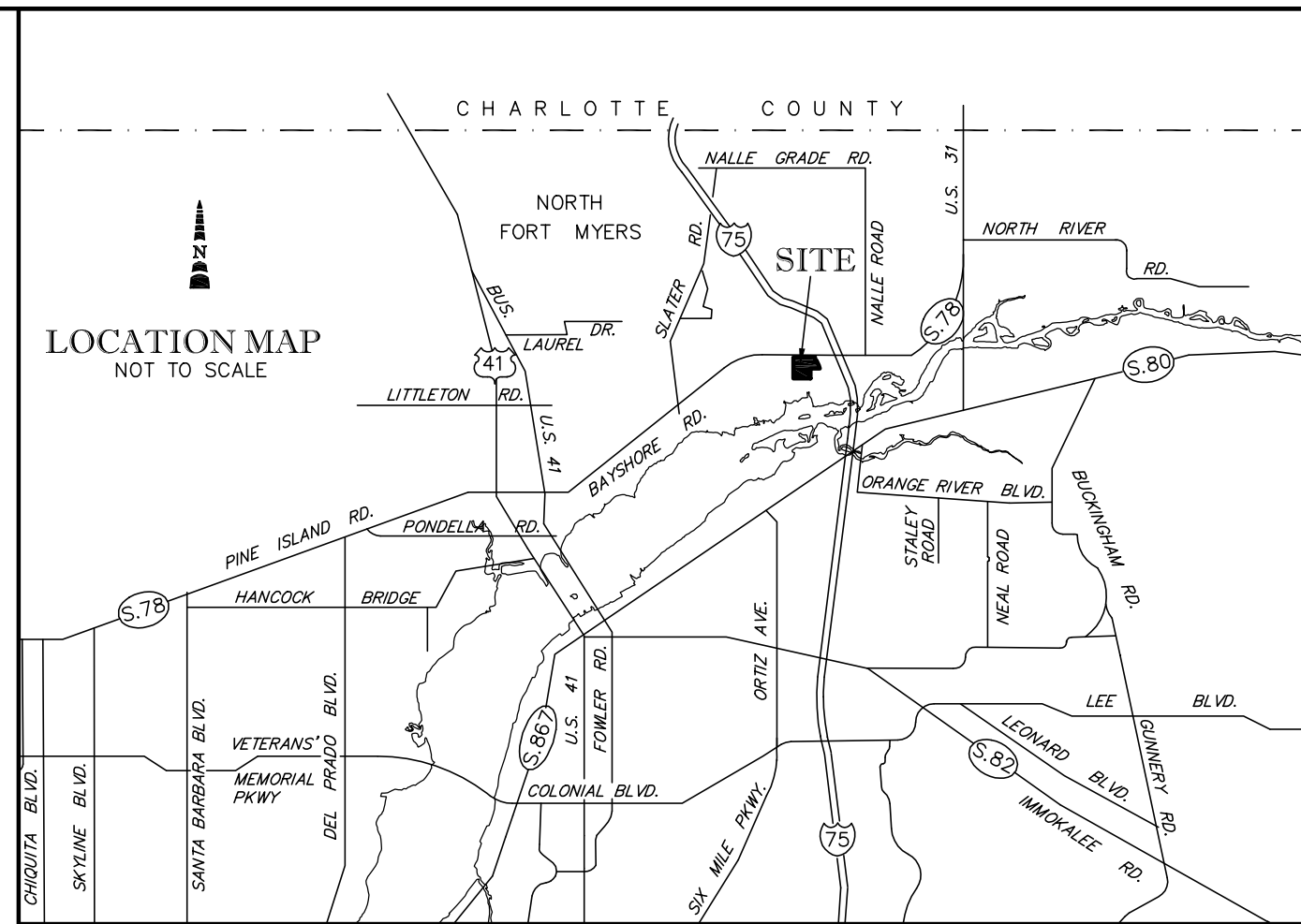
PG4056

AUG 14 5 27 PM '88

RECORDED & RETURNED
JUL 15 1988
CLERK OF THE CIRCUIT COURT
JEFF COUNTY ILL.

SURVEY PLAT

OF A PARCEL LYING IN SECTION 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA



NOTES:

SURVEY BASED THE LEGAL DESCRIPTION AS SHOWN, A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2021-5172728 HAVING A COMMITMENT DATE OF FEB 04, 2021, AND A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2021-5014297 HAVING A COMMITMENT DATE OF OCT 20, 2020, FLOIDA DEPARTMENT OF TRANSPORTATION STATE HIGHWAY RIGHT OF WAY MAP, PROJECT NO. 12060-2535 DATED 11/15/01, OFFICIAL RECORDS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH RANGE 25 EAST LEE COUNTY, FLORIDA, AS BEARING N 00°05'34" E

PARCEL LIES WITHIN FLOOD ZONE "AE", HAVING A BASE FLOOD ELEVATION OF 7.0 NAVD 88 AND 9.0 NAVD 88, AND ZONE "X", HAVING NO BASE FLOOD ELEVATION, AS DIGITIZED HEREON AND PER FLOOD INSURANCE RATE MAP (FIRM) 125124 0279 F, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AS IT RELATES TO LEE COUNTY SURVEY BENCHMARK A 128 (ELEVATION 11.78 FEET).

COORDINATES SHOWN HEREON ARE STATE PLANE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (N.A.D. 83/90).

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

SITE ADDRESS IS LISTED AS 8590, 8600 & 8640 BAYSHORE ROAD, NORTH FORT MYERS, FL 33917, PER LEE COUNTY PROPERTY APPRAISERS WEBSITE.

POSTED SPEED LIMIT 50 MILES PER HOUR.

ADJOINING OWNER INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY, TO SHOW THE ABOVE GROUND VISIBLE IMPROVEMENTS LOCATED ON THE PROPERTY AS DESCRIBED HEREON AND IS NOT INTENDED TO DELINEATE THE JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

DATE OF LAST FIELD WORK: 2-16-2021

LEGAL DESCRIPTION:

AS PREPARED BY THIS OFFICE

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, A PORTION OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING A COMBINATION OF PARCEL 21-43-25-00-00007.0100, DESCRIBED AS INSTRUMENT# 2015000002141; PARCEL 21-43-25-00-00008.0000, DESCRIBED AS INSTRUMENT# 2016000172378; PARCEL 21-43-25-00-00007.002A, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2006 AT PAGE 4053; AND A PORTION OF 21-43-25-00-00007.0030, DESCRIBED AS INSTRUMENT# 2013000116935, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST HALF OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA; THENCE S.00°05'34"W, A DISTANCE OF 101.51 FEET TO A POINT ON THE SOUTH LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION 12060-2535, THE NORTHWEST CORNER OF PARCEL DESCRIBED AS INSTRUMENT# 2015000002141, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.89°43'08"E, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 424.51 FEET; THENCE N.00°04'49"E, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 17.06 FEET; THENCE S.86°21'45"E, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 122.32 FEET; THENCE S.00°12'51"W, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION 12075-2406 AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°09'20", A CHORD BEARING OF S.57°42'29"E, A CHORD LENGTH OF 42.49 FEET AND AN ARC LENGTH OF 44.79 FEET; THENCE S.25°37'49"E, FOR A DISTANCE OF 142.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 234.79 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°20'37", A CHORD BEARING OF S.15°57'30"E, A CHORD LENGTH OF 78.89 FEET AND AN ARC LENGTH OF 79.27 FEET; THENCE S.89°54'14"W, FOR A DISTANCE OF 233.25 FEET; THENCE S.00°05'34"W, FOR A DISTANCE OF 136.09 FEET; THENCE N.89°43'08"W, FOR A DISTANCE OF 433.00 FEET; THENCE N.00°05'34"E, FOR A DISTANCE OF 414.53 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 230,348 SQUARE FEET, OR 5.288 ACRES, MORE OR LESS

TITLE EXCEPTIONS:

PER SCHEDULE B-II OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2021-5172728 HAVING A COMMITMENT DATE OF FEBRUARY 04, 2021 THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

[*#] INDICATES EXCEPTION NUMBER FROM TITLE REPORT

[*9] EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED EXECUTED BY CLARENCE L. DARTER AND WIFE, ARRETTA DARTER IN FAVOR OF CARROL G. COPPING AND BARBARA E. COPPING, HUSBAND AND WIFE, RECORDED OCTOBER 25, 1963 IN BOOK 217, PAGE 280, (AFFECTS PROPERTY AS SHOWN HEREON, LOCATED ALONG THE EAST LINE OF PARCEL 1A)

[*10] RIGHT-OF-WAY EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED MAY 11, 1976 IN BOOK 1138, PAGE 1922, (AFFECTS PROPERTY AS SHOWN HEREON)

[*11] RIGHT-OF-WAY EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED NOVEMBER 17, 1975 IN BOOK 1113, PAGE 2113, AS AFFECTED BY SUBORDINATION OF UTILITY EASEMENT RECORDED AUGUST 3, 2007 IN INSTRUMENT NO. 2007000242640, (AFFECTS PARCEL 1 AND PARCEL 1A (STRAP# 21-43-25-00-00007.0030), BLANKET IN NATURE UNABLE TO PLOT)

[*12] LEE COUNTY ORDINANCE NO. 86-14 RELATING TO GARBAGE AND SOLID WASTE COLLECTION WITHIN LEE COUNTY RECORDED NOVEMBER 30, 1990 IN BOOK 2189, PAGE 3281 AS AMENDED BY ORDINANCE NO. 86-38 RECORDED NOVEMBER 30, 1990 IN BOOK 2189, PAGE 3334, (AFFECTS PROPERTY, BLANKET IN NATURE)

PER EXHIBIT B-II OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2021-5014297 HAVING A COMMITMENT DATE OF OCTOBER 20, 2020:

NO MATTERS OF RECORD LISTED.

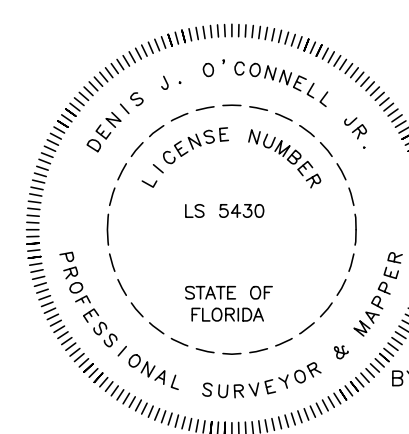
CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	40.00	44.79	42.49	S 57°42'29" E
C2	234.79	78.27	78.89	S 15°57'30" E

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
S.I.R. = SET IRON ROD (LB #7071)
F.I.R. = FOUND IRON ROD (ID AS SHOWN)
N&D = NAIL AND DISC
O.R. = OFFICIAL RECORDS BOOK
D.B. = DEED BOOK
INST. = INSTRUMENT
PG. = PAGE
EOP = EDGE OF PAVEMENT
RCP = REINFORCED CONCRETE PIPE
CONC. = CONCRETE
FND = FOUND
TYP = TYPICAL
INV = INVERT
MES = MITERED END SECTION
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
R/W = RIGHT-OF-WAY
W/ WITH
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FCM = FOUND CONCRETE MONUMENT
FDT = FLORIDA DEPARTMENT OF TRANSPORTATION

A.E. = ACCESS EASEMENT
TOB = TOP OF BANK
TOE = BOTTOM OF BANK/TOE OF SLOPE
(C) = PER CALCULATIONS
(M) = MEASURED
(D) = PER DEED
N = NORTHING
E = EASTING
O = NAIL & DISC (ID AS SHOWN)
● = IRON ROD (ID AS SHOWN)
■ = CONCRETE MONUMENT
☒ = CABLE TELEVISION BOX
☒ = TELEPHONE SERVICE BOX
☒ = FIBER OPTIC CABLE MARKER
⊙ = WATER METER
⊙ = SANITARY MANHOLE
⊙ = MITERED END SECTION
⊙ = WOODEN POLE WITH LIGHT

☼ = LIGHT POLE
⊕ = WATER VALVE
⊕ = AIR RELEASE VALVE
⊕ = BOLLARD
⊕ = UTILITY POLE
⊕ = BURIED VAULT
⊕ = TRANSFORMER
⊕ = PAY PHONE
⊕ = FIRE DEPT CONNECTION
⊕ = CLEAN OUT
⊕ = GUY WIRE ANCHOR
⊕ = EXISTING SPOT ELEVATION



Digitally signed by Denis O'Connell
Date: 2021.11.11 15:10:11 -05'00'

FOR THE FIRM:

DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE REPORT. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

BAYSHORE ROAD, LEE COUNTY

TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY				
10970 S. CLEVELAND AVENUE SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com				
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS PLANNERS LB# 7071				
FILE NAME: 15106SR ZONING.DWG		FIELD BOOK/PAGE: 682/36-44		PROJECT NO.: 14441
SURVEY DATE: 11/09/2021		DRAWN BY: BUD		SCALE: 1"= 40'
		CHECKED BY: DJO		(S-T-R) 21-43-25

RACETRAC AT BAYSHORE CPD

REQUEST STATEMENT / PROJECT NARRATIVE

Introduction:

The attached application is for a Minor Commercial Planned Development for the RaceTrac at Bayshore Road. The subject property is 5.3 acres +/- and strategically located for the proposed use at the corner of Bayshore Road and Park 78 Drive within ¼ mile west of the I-75 Interchange. The subject property is in the in the North Fort Myers Planning Community and located within the General Interchange future land use category on the Lee County future land use map.

The subject property currently includes three parcels that are zoned CC, CPD, and AG-2. The proposed zoning for the project is CPD and the site will be developed with a Convenience Food and Beverage Store with Self-Serve Fuel Pumps. The development intensity proposed is 6,000 square feet and 22 fuel pumps.

Surrounding Uses and Compatibility

The subject property is located just west of the I-75 interchange along Bayshore Road. The subject property has direct access to Bayshore Road and is at the corner of Bayshore and Park 78 Drive. To the east of the subject property is the Love's Gas Station and Truck Stop. To the west of the subject property is vacant land, with a mix of uses including heavy commercial, light industrial and recreational vehicle properties starting approximately a ¼ mile from the subject property. To the north is the Bayshore CPD, which is permitted for a mix of commercial and interchange uses. To the south of the subject property is vacant land. There are no incompatibilities that exist anywhere near the subject property.

Impact on Public Services

The subject property is located in an urban future land use category and has urban services available to the site. As noted in the transportation analysis, the proposed zoning will have a minimal impact to trips on the surrounding road network. All other service are available and have capacity to serve the site as evidenced by the existing development on the adjacent site and the property's location within the General Interchange future land use category.

As detailed in Section 34-145(d)(4)a. 1 and 2. of the Land Development Code, the attached application demonstrates the following:

a) Lee Plan Consistency

The proposed rezoning is consistent with the Lee Plan. An analysis of how the proposed rezoning is consistent with the following Lee Plan policies is described below:

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

The subject property is located in the General Interchange future land use category, a Future Urban Area. Policy 1.3.2 states that the purpose of this land use category is specifically for developments that “serve the travelling public”. The proposed convenience food and beverage store serves the traveling public. This land use category is also the only category that specifically lists this use “service stations” within the policy itself. The General Interchange land use category does not have a specific intensity standard. The request is both consistent with and implements the intent of Policy 1.3.2.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed rezoning is in a location where commercial development is occurring or planned for directly to the east and north. Development exists proximate to the property in all locations. The proposed rezoning would allow for the development of an appropriate use for the subject property in an appropriate location.

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The subject property is located in a designated Future Urban Area on the Future Land Use Map.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The subject property is located in a Future Urban Area, the General Interchange. Adequate public facilities are in place to serve development as is evidenced by the development contiguous to the subject property to the east and by the attached TIS.

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

The proposed rezoning will allow for a convenience food and beverage use immediately adjacent to a similar gas station/truck stop. Being in the General Interchange future land use category, there are existing or planned commercial uses on the east and to the north. To the south and west are vacant properties. Urban services either exist or are planned for at this location.

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to...*

The proposed rezoning is in an area where capacity exists on the adjacent roadway network as demonstrated by the attached TIS.

b) The application is compliant with the Land Development Code and other applicable codes or regulations;

The proposed rezoning is compliant with all county codes and regulations. The applicant is not asking for any deviations.

c) The request is compatible with surrounding existing and planned land uses;

As stated above, there are no surrounding uses anywhere near the property that would create a compatibility concern. To the north and east are commercial planned developments. To the east is a commercial gas station and truck stop. To the south and west are vacant lands, also in the general interchange future land use category.

d) Access to the property is sufficient to provide for the proposed use;

The subject property is located on Bayshore Road, just west of the I-75 interchange. Bayshore Road is an arterial road in Lee County. As demonstrated on the attached master concept plan, access is sufficient to accommodate the proposed development.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

As demonstrated by the attached Transportation Impact Statement, the excepted impacts on transportation facilities are not significant and can be addressed by existing county regulations.

- f) Will not adversely affect environmentally critical or sensitive areas and natural resources;

The subject property has previously been cleared and does not contain any environmental resources of concern.

- g) Will be served by urban services, defined in the Lee Plan.

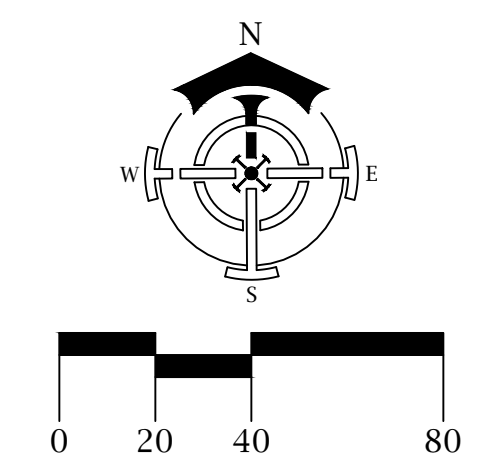
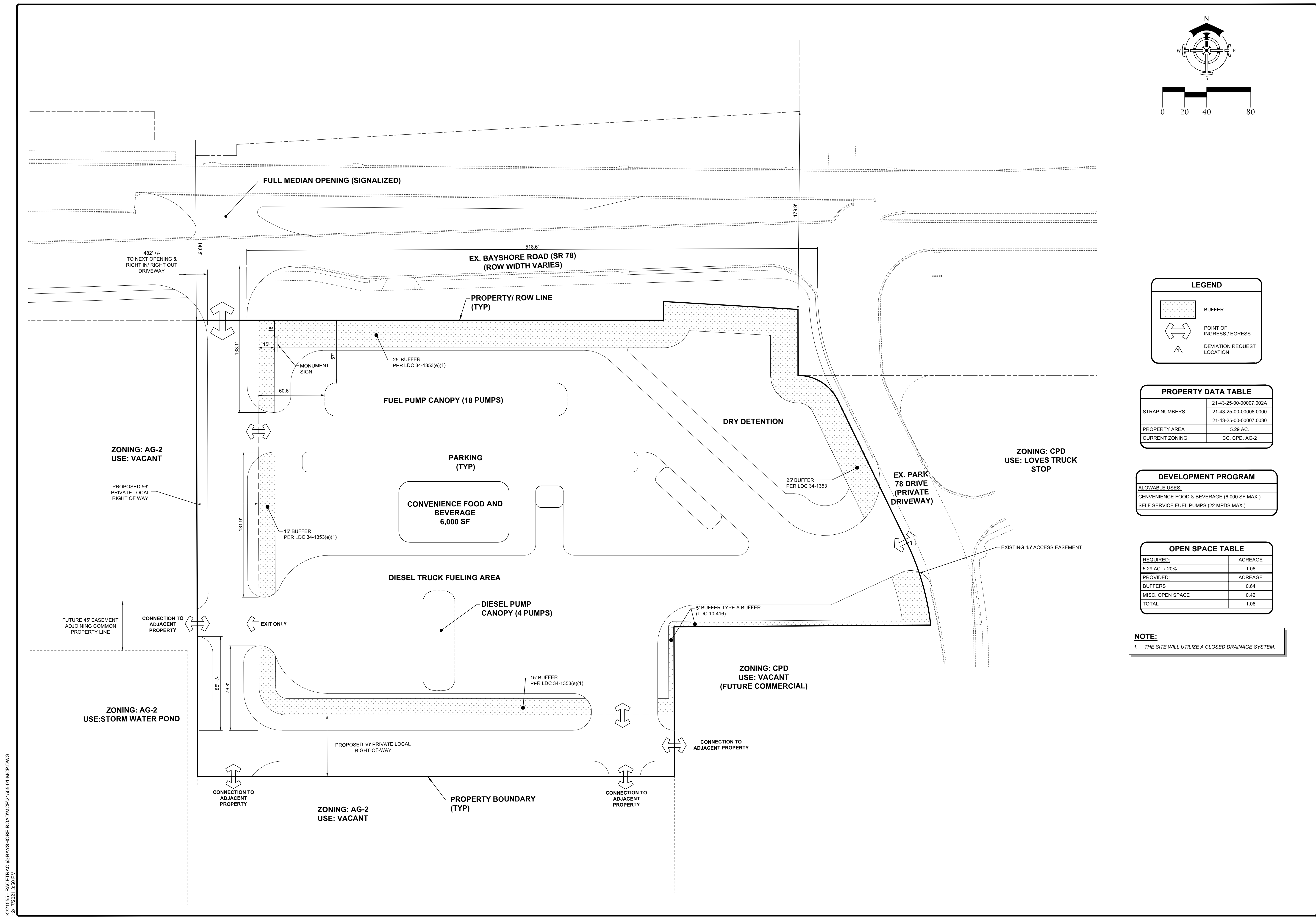
As evidenced by the adjacent development, the location of the property in a Future Urban Area in the Lee Plan and the attached application, urban services are available to the subject site.

- 2.a) The proposed use or mix of uses is appropriate at the proposed location.

The proposed convenience food and beverage use is within the exact area on the future land use map where the county deems this use appropriate to meet the needs of the traveling public. The proposed use is therefore appropriate for the subject property.

Summary:

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested re-zoning should be approved.



LEGEND

- BUFFER
- POINT OF INGRESS / EGRESS
- DEVIATION REQUEST LOCATION

PROPERTY DATA TABLE

STRAP NUMBERS	21-43-25-00-00007.002A 21-43-25-00-00008.0000 21-43-25-00-00007.0030
PROPERTY AREA	5.29 AC.
CURRENT ZONING	CC, CPD, AG-2

DEVELOPMENT PROGRAM

ALLOWABLE USES:	
CENVENIENCE FOOD & BEVERAGE (6,000 SF MAX.)	
SELF SERVICE FUEL PUMPS (22 MPDS MAX.)	

OPEN SPACE TABLE

REQUIRED	ACREAGE
5.29 AC. x 20%	1.06
PROVIDED	ACREAGE
BUFFERS	0.64
MISC. OPEN SPACE	0.42
TOTAL	1.06

NOTE:
1. THE SITE WILL UTILIZE A CLOSED DRAINAGE SYSTEM.

DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

Florida Certificate of Authorization
Engineering LB #26978

1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

OWNER / DEVELOPER:
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GA 30339
(770) 431-7600

PROJECT:
RaceTrac
BAYSHORE
#1353 - STORE #XXXX

MASTER CONCEPT PLAN

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21555
Located in Section(s):	21
Township:	43 S
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 1

Property Development Regulations

Minimum Lot Area (SF)	10,000
Minimum Lot Width (Ft.)	100
Minimum Lot Depth (Ft.)	100
Minimum Front (Street) Setback , Bayshore Rd.	50
Minimum Side (Street) Setback, Park 78 Dr. (Ft.)	20
Minimum Side (West) Setback (Ft.)	15
Minimum Rear Setback (Ft.)	15
Maximum Bldg. Height (Ft.)	35
Max LotCoverage	50%



SCHEDULE OF USES

Racetrac at Bayshore Road CPD

ATM (Automatic Teller Machine)

Convenience Food and Beverage Store – limited to one (6,000 SF maximum) and a maximum of 22 pumps

Excavation: Water retention and dry detention

Parking Lot: Accessory

Self Serve Fuel Pumps - limited to a maximum of 22 pumps (must be in conjunction with convenience store)

Signs in accordance with Chapter 30 and 33

Essential Services, Group 1 only

Fences and Walls, in accordance with LDC



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT ANALYSIS

FOR

RACETRAC – BAYSHORE CPD LEE COUNTY, FLORIDA

PROJECT NO. F2102.03

**PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

December 8, 2021



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. PROJECT IMPACT
- VI. LEVEL OF SERVICE ANALYSIS
- VII. INTERSECTION ANALYSIS
- VIII. CONCLUSION



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The project site is located on the south side of SR 78 (Bayshore Road) just west of Park 78 Drive in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The proposed rezoning application is to permit the approximately 5.3 acre site to be rezoned from CC, CPD and AG-2 to CPD to allow for the development of Convenience Food and Beverage Store with Self-Service fuel pumps. The Master Concept Plan and Schedule of Uses indicates that the Convenience Store will include up to 6,000 square feet of floor area and a total of 22 self-service fuel pumps are proposed. Access to the site will be provided direct to SR 78 and via a connection to Park 78 Drive to the east of the site.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the site access drives will be completed and analysis conducted to determine the impacts of the development on the surrounding streets.





II. EXISTING CONDITIONS

The subject site is currently vacant. A portion of the site was previously occupied by a Raceway gas station and convenience store that has since been demolished. The subject site is bordered by SR 78 (Bayshore Road) to the north, Park 78 Drive to the east and vacant AG-2 land to the west and south.

SR 78 (Bayshore Road) is a four-lane divided arterial roadway that borders the subject site to the north. SR 78 has an Access Management Classification of Class 3, which requires a minimum connection spacing of 660 feet between driveway connections, 1,320 feet between directional median openings, and 2,640 feet between full median openings. SR 78 has a posted speed limit of 50 mph and is under the jurisdiction of the Florida Department of Transportation (FDOT).

Park 78 Drive is a two lane Local roadway that extends south from Bayshore Road and currently serves the adjacent Love's Travel Stop. Park 78 Drive does not have a posted speed limit to it was assumed to be 30 mph per Florida Statute and is Non-County Maintained.

III. PROPOSED DEVELOPMENT

The zoning request is to permit the development of the Convenience Food & Beverage Store and Self-Serve fuel pumps on the subject site. The Master Concept Plan would permit up to 6,000 square feet of floor area for the Convenience Store and up to 22 Self-Service fuel pumps. **Table 1** summarizes the land uses utilized for the purposes of this analysis.



Table 1
Land Use
RaceTrac at Bayshore CPD

Land Use	Size
Convenience Store w/Gas Pumps (LUC 945)	6,000 Sq. Ft. & 22 Re-Fueling Positions

Access to the subject site is proposed to SR 78 (Bayshore Road) via a single connection and to Park 78 Drive via a single connection.

IV. TRIP GENERATION

The trip generation for the proposed RaceTrac Bayshore CPD was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 945 (Convenience Store/Gas Station) was utilized for the trip generation purposes of the proposed development. A comparison was made between the trips generated based on the number of re-fueling positions versus the floor area of the Convenience Store and the scenario with the highest trip generation was utilized. The greatest number of trips is based on the number of re-fueling positions. **Table 2** outlines the anticipated total weekday AM and PM peak hour trip generation of the proposed development. The anticipated daily trip generation is also indicated within Table 2.

Table 2
Trip Generation – Total Trips
RaceTrac Bayshore CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Convenience Store/Gas Station (22 Re-Fueling Position)	347	348	695	296	296	592	7,607

The trips shown for the convenience store/gas station use in Table 2 will not all be new trips to the adjacent roadway system. ITE estimates that a convenience store/gas station may attract a significant amount of its traffic from vehicles already traveling the



adjoining roadway system. This traffic, called “pass-by” traffic, reduces the development’s overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. ITE indicates an average “pass-by” traffic reduction for Land Use Code 945 of 76% during the A.M. peak hour and 75% during the P.M. peak hour.

For this analysis, the “pass-by” traffic was accounted for in order to determine the number of “new” trips the development will add to the surrounding roadways. **Table 3** summarizes the “pass-by” percentage for the proposed use. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factor
RaceTrac Bayshore CPD

Land Use	Percentage Trip Reduction
Convenience Store/Gas Station	76% A.M./75% P.M. & Daily

Table 4
Trip Generation – New Trips
RaceTrac Bayshore CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	347	348	695	296	296	592	7,607
Less Pass-by	-264	-264	-528	-222	-222	-444	-5,705
New Trips	83	84	167	74	74	148	1,902

The trips the proposed development is anticipated to generate were assigned to the site access drives and the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the

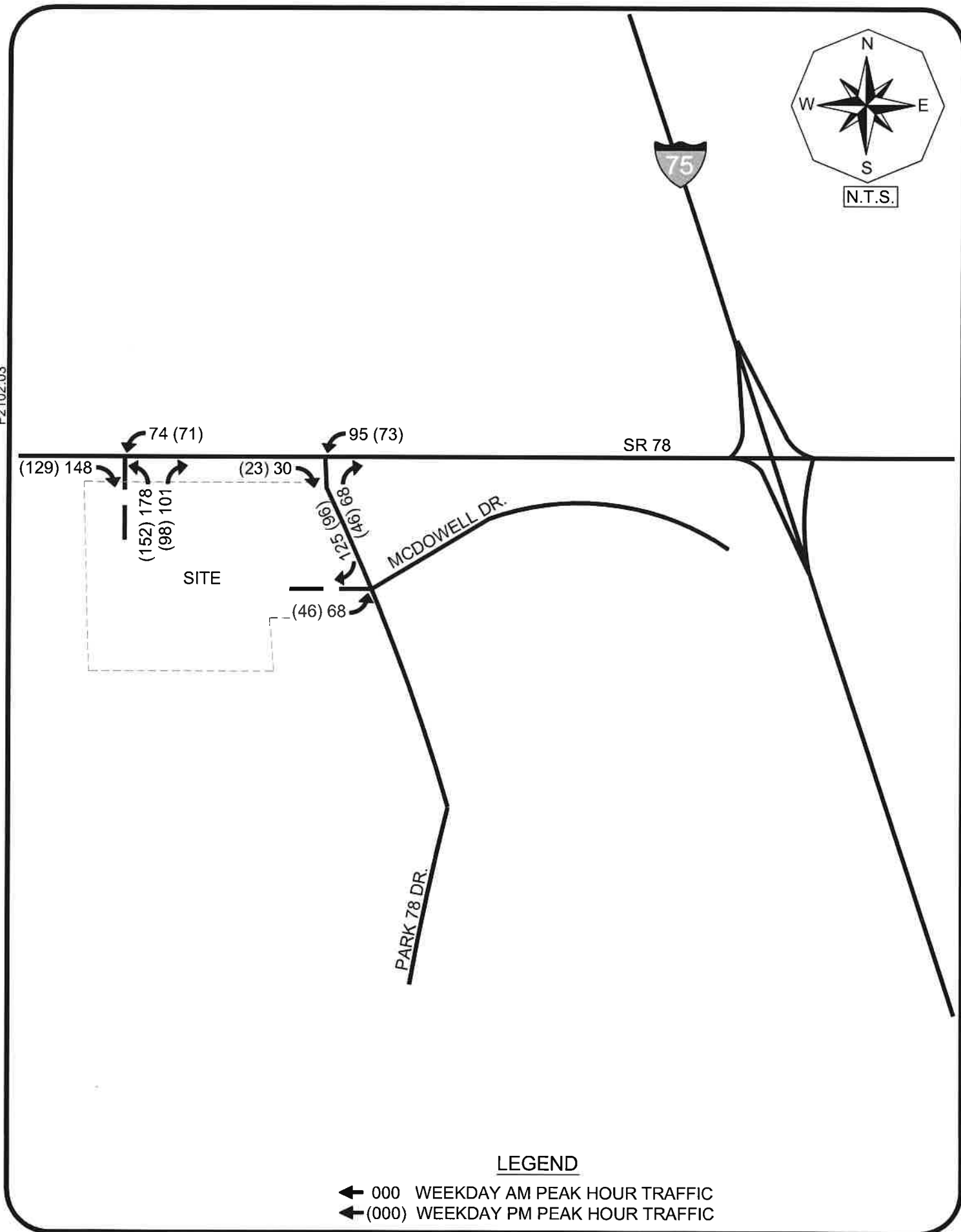


Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

V. PROJECT IMPACT

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines **Table 1A**, in the Appendix, was created. Table 1A indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service Threshold volumes for SR 78 were obtained from the FDOT's *Generalized Peak Hour Directional Volumes, Table 7*. Based on Table 1A, none of the roadway segments analyzed are anticipated to be significantly by the proposed development of the subject site.

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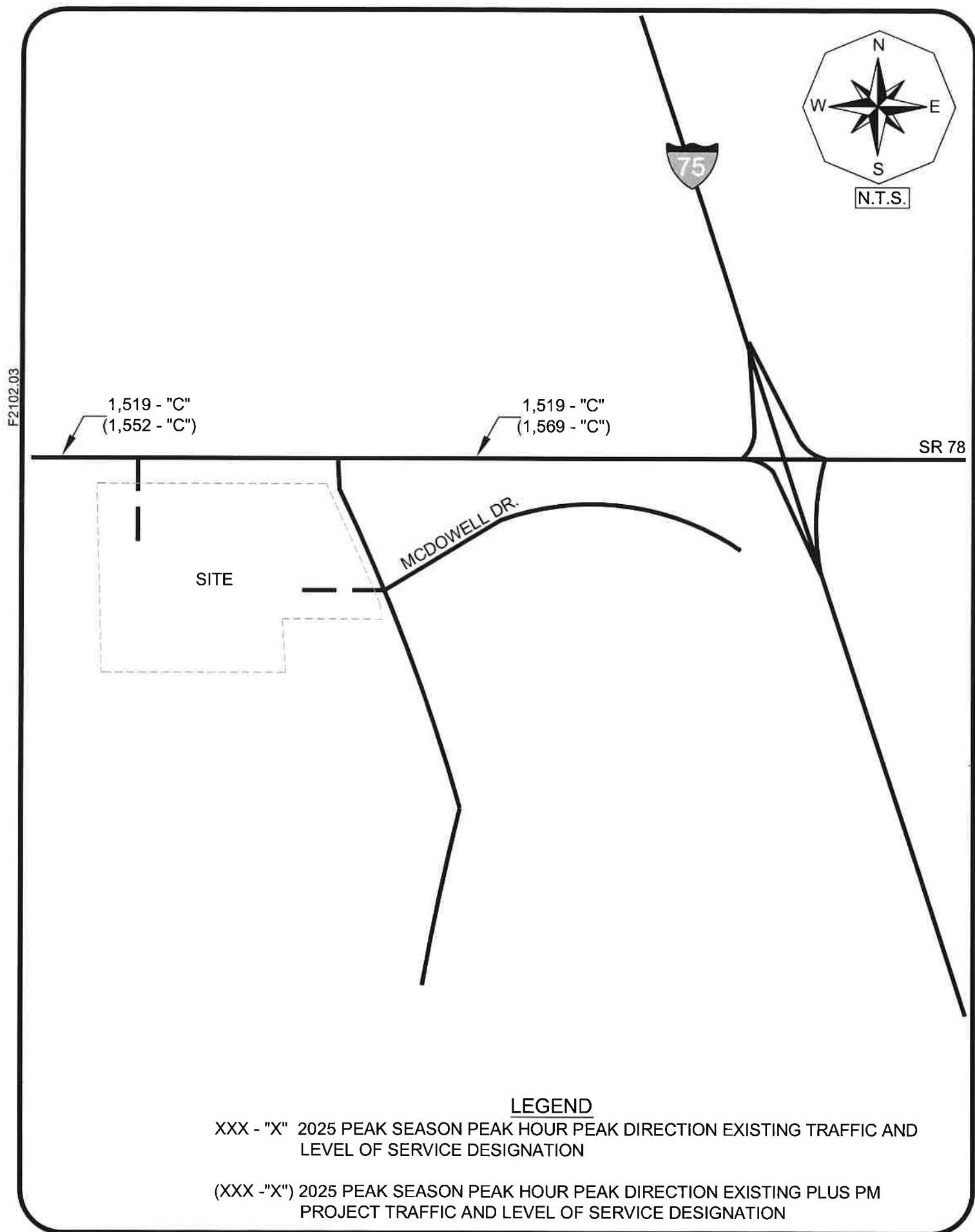


VI. LEVEL OF SERVICE ANALYSIS

A Level of Service analysis was conducted on the surrounding roadway links. The road segments included in the analysis were SR 78, east and west of the site. The existing 2019 peak hour peak season peak direction volumes were obtained from the *2020 Lee County Public Facilities Level of Service and Concurrency Report*. In order to determine the projected Level of Service on the roadway links directly accessed by the proposed development, the project traffic was added to the projected 2025 background traffic volumes. The projected 2025 background traffic volumes were formulated by increasing the existing 2019 peak hour peak season peak direction traffic volumes by a historical growth factor as determined by referencing historical traffic data as contained in the FDOT *Traffic Information Online* webpage. The historical traffic data for Bayshore Road (Station 126064) was referenced in order to determine the Annual Growth Rate (AGR) to estimate the future 2025 background traffic volumes on Bayshore Road. A copy of the FDOT traffic data is included in the Appendix of this report for reference. **Table 2A**, located in the Appendix of this report indicates the methodology utilized to conduct the projected 2025 Level of Service Analysis.

From the analysis indicated in Table 2A, there is projected to be sufficient capacity on all segments of analyzed roadways to accommodate the trips anticipated to be generated by the proposed development on the subject site. SR 78 is shown to operate at a Level of Service "C" both with and without the addition of the project traffic. Therefore, no roadway capacity improvements will be required as a result of this analysis. **Figure 3** illustrates the results of the Level of Service Analysis.

Turn lanes at the site access drive intersections will be evaluated at the time of Local Development Order approval.





VII. INTERSECTION ANALYSIS

Intersection analysis was performed at the unsignalized intersections of SR 78 with Park 78 Drive and at the proposed site access drive on SR 78 utilizing the latest version of **SYNCHRO**®. The intersection analysis was based on the projected 2025 weekday AM and PM peak hour traffic conditions both with and without the project traffic. Traffic counts were conducted at the intersections of SR 78 with Park 78 Drive during the weekday between the hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM. A copy of the raw turning movement count data for this intersection is included in the Appendix of this report for reference.

The peak hour turning movements were then adjusted for peak season conditions based on peak season factor data as provided by FDOT in their *Traffic Information Online* resource. The FDOT peak season correction factor is included in the Appendix of this report for reference. The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2025 background turning movement volumes. **Table 2A** of the Appendix illustrates the methodology utilized to formulate the appropriate annual growth rate on SR 78. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2025 background volumes to estimate the future 2025 traffic volumes with the project. These volumes are based on the data from the spreadsheet contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*.

Based upon the results of the capacity analysis at the proposed site access drive on SR 78 and at Park 78 Drive, the northbound left turn movement is projected to operate at a poor Level of Service. Discussion with FDOT regarding this proposed full median opening indicate that this median opening will be signalized in the future. Signalization will address the poor Level of Service issue. Should this intersection be signalized, the Developer will be responsible for the future costs of design and installation of the traffic signal, as approved by FDOT. The **SYNCHRO**® summary sheets are attached to the Appendix of this report for reference.



VIII. CONCLUSION

The proposed rezoning application for RaceTrac Bayshore CPD will include the development of up a Convenience Food and Beverage store up to 6,000 square feet and up to 22 self-serve fuel positions on the approximately 5.3 acre site located on the south side of Bayshore Road just west of Park 78 Drive in Lee County, Florida. The proposed development will not have an adverse impact on the surrounding roadway network. Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service standards. The existing roadway network can accommodate the additional new vehicle trips that are anticipated to be generated.

Turn lanes serving the subject site will be evaluated at the time the project seeks site development permitting from Lee County and Access Connection permitting from the Florida Department of Transportation.

Based upon the results of the capacity analysis at the proposed site access drives on SR 78 and Park 78 Drive, all of the major movements were shown to operate at acceptable Level of Service in 2025 AM and PM peak hour with the proposed development traffic conditions. Based on discussion with the Florida Department of Transportation, the full median opening that will serve this site will most likely be signalized in the future and this will address the poor Level of Service on the northbound approach of this access drive. The costs of the design and installation of a future traffic signal will be the responsibility of the Developer.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
RACETRAC BAYSHORE ROAD

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	167 VPH	IN=	83	OUT=	84
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	148 VPH	IN=	74	OUT=	74

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT <u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
Bayshore Road	West of Site Access	4LD	0	0	2,006	2,100	2,100	55%	46	2.3%
	East of Site Access	4LD	0	0	2,006	2,100	2,100	45%	38	1.9%

* Level of Service thresholds was obtained from the FDOT Q/LOS Manual for Florida's Urbanized Areas (Table 7)

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
RACETRAC BAYSHORE ROAD**

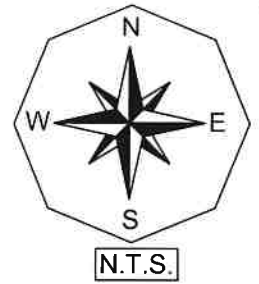
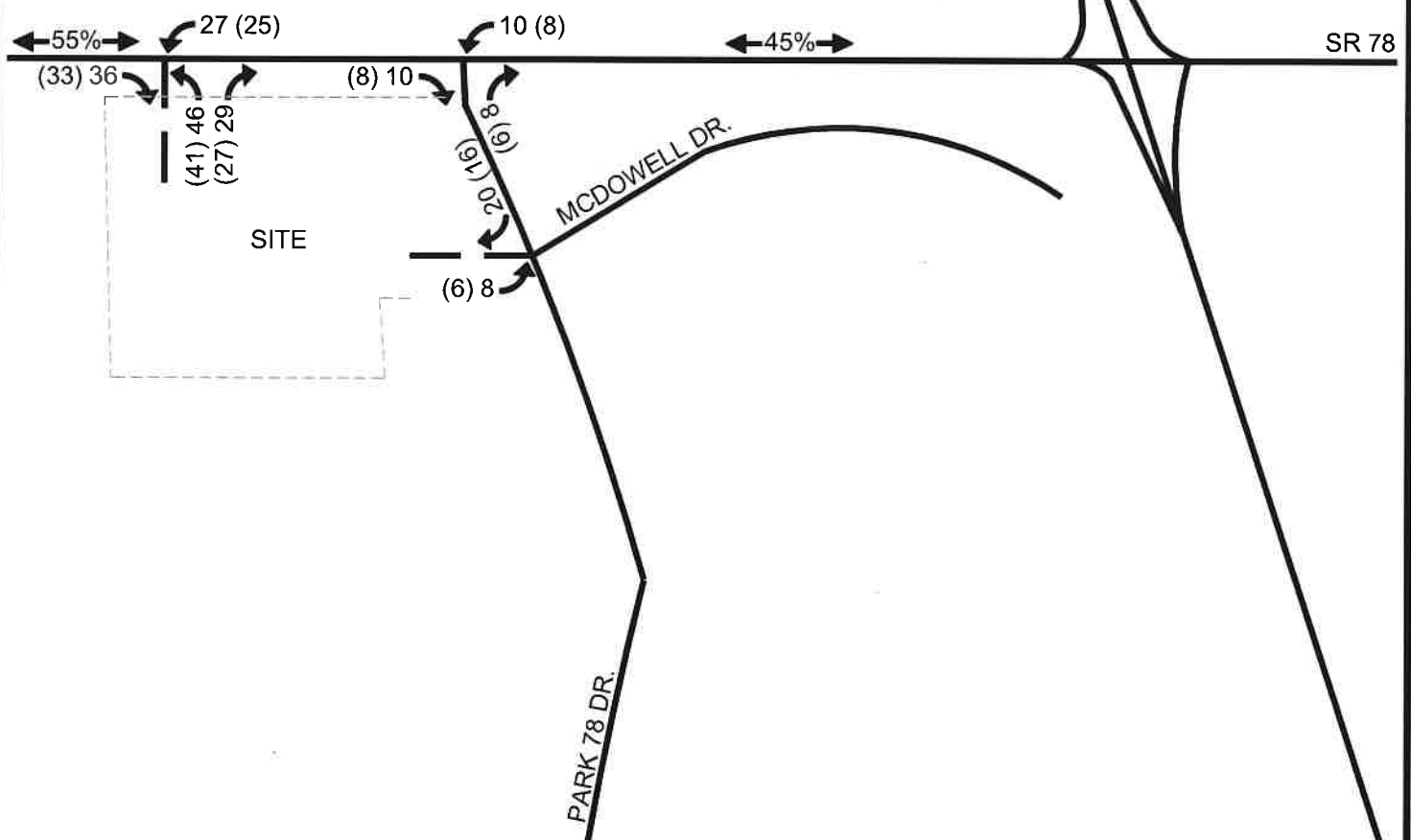
TOTAL PROJECT TRAFFIC AM = 167 VPH IN = 83 OUT = 84
 TOTAL PROJECT TRAFFIC PM = 148 VPH IN = 74 OUT = 74

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>COUNT</u> <u>STATION</u>	<u>BASE YR</u> <u>ADT</u>	<u>2020</u> <u>ADT</u>	<u>YRS OF</u> <u>GROWTH</u>	<u>ANNUAL</u> <u>RATE</u>	2019	<u>PERCENT</u> <u>PROJECT</u>	<u>AM PROJ</u> <u>TRAFFIC</u>	<u>PM PROJ</u> <u>TRAFFIC</u>	2019		2025			
							PK HR				CONCURRENCY		FUTURE PLANNING ANALYSIS			
							PEAK DIR. ¹				ANALYSIS		BACKGROUND		BCKGRND + PROJ	
											<u>TRAFFIC</u>	<u>LOS</u>	<u>PEAK DIR.</u>	<u>LOS</u>	<u>TRAFFIC</u>	<u>LOS</u>
Bayshore Road	West of Site Access	126064	20,162	24,500	7	2.82%	1,285	40%	34	30	1,319	C	1,519	C	1,552	C
	East of Site Access	126064	20,162	24,500	7	2.82%	1,285	60%	50	44	1,335	C	1,519	C	1,569	C

¹ Obtained from the 2020 Lee County Public Facilities Level of Service and Concurrency Management Report

SUPPLEMENTAL FIGURES A-1 & A-2

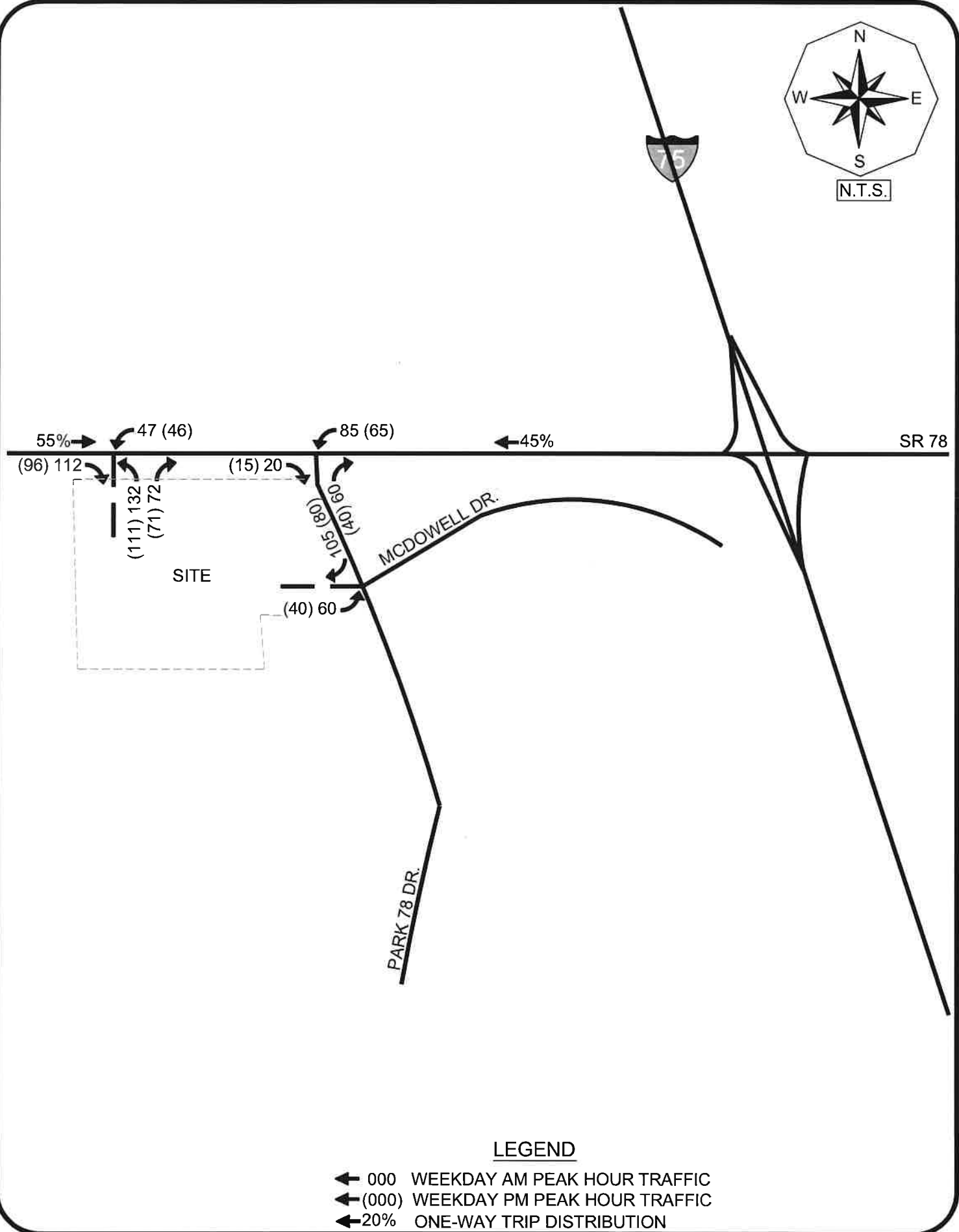
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LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

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**FDOT GENERALIZED PEAK HOUR
DIRECTIONAL VOLUMES
TABLE 7**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
—	—	—	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE²

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage

	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE²

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)³

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane + 1,000

Ramp Metering + 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:

Florida Department of Transportation

Systems Implementation Office

<https://www.fdot.gov/planning/systems/>

FDOT PEAK SEASON CORRECTION FACTOR DATA

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: DISTRICT
CATEGORY: 1204 SR 78 WEST OF I-75

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.00	1.05
2	01/07/2018 - 01/13/2018	1.00	1.05
3	01/14/2018 - 01/20/2018	0.99	1.04
4	01/21/2018 - 01/27/2018	0.98	1.03
* 5	01/28/2018 - 02/03/2018	0.97	1.02
* 6	02/04/2018 - 02/10/2018	0.95	1.00
* 7	02/11/2018 - 02/17/2018	0.94	0.99
* 8	02/18/2018 - 02/24/2018	0.94	0.99
* 9	02/25/2018 - 03/03/2018	0.94	0.99
*10	03/04/2018 - 03/10/2018	0.93	0.98
*11	03/11/2018 - 03/17/2018	0.93	0.98
*12	03/18/2018 - 03/24/2018	0.94	0.99
*13	03/25/2018 - 03/31/2018	0.95	1.00
*14	04/01/2018 - 04/07/2018	0.95	1.00
*15	04/08/2018 - 04/14/2018	0.96	1.01
*16	04/15/2018 - 04/21/2018	0.97	1.02
*17	04/22/2018 - 04/28/2018	0.98	1.03
18	04/29/2018 - 05/05/2018	1.00	1.05
19	05/06/2018 - 05/12/2018	1.01	1.06
20	05/13/2018 - 05/19/2018	1.02	1.07
21	05/20/2018 - 05/26/2018	1.03	1.08
22	05/27/2018 - 06/02/2018	1.03	1.08
23	06/03/2018 - 06/09/2018	1.04	1.09
24	06/10/2018 - 06/16/2018	1.04	1.09
25	06/17/2018 - 06/23/2018	1.05	1.11
26	06/24/2018 - 06/30/2018	1.05	1.11
27	07/01/2018 - 07/07/2018	1.06	1.12
28	07/08/2018 - 07/14/2018	1.06	1.12
29	07/15/2018 - 07/21/2018	1.07	1.13
30	07/22/2018 - 07/28/2018	1.06	1.12
31	07/29/2018 - 08/04/2018	1.05	1.11
32	08/05/2018 - 08/11/2018	1.04	1.09
33	08/12/2018 - 08/18/2018	1.03	1.08
34	08/19/2018 - 08/25/2018	1.04	1.09
35	08/26/2018 - 09/01/2018	1.04	1.09
36	09/02/2018 - 09/08/2018	1.05	1.11
37	09/09/2018 - 09/15/2018	1.05	1.11
38	09/16/2018 - 09/22/2018	1.04	1.09
39	09/23/2018 - 09/29/2018	1.03	1.08
40	09/30/2018 - 10/06/2018	1.02	1.07
41	10/07/2018 - 10/13/2018	1.01	1.06
42	10/14/2018 - 10/20/2018	1.00	1.05
43	10/21/2018 - 10/27/2018	1.00	1.05
44	10/28/2018 - 11/03/2018	1.00	1.05
45	11/04/2018 - 11/10/2018	1.00	1.05
46	11/11/2018 - 11/17/2018	1.00	1.05
47	11/18/2018 - 11/24/2018	1.00	1.05
48	11/25/2018 - 12/01/2018	1.00	1.05
49	12/02/2018 - 12/08/2018	1.00	1.05
50	12/09/2018 - 12/15/2018	1.00	1.05
51	12/16/2018 - 12/22/2018	1.00	1.05
52	12/23/2018 - 12/29/2018	0.99	1.04
53	12/30/2018 - 12/31/2018	0.99	1.04

* PEAK SEASON

26-FEB-2019 18:31:28

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**LEE COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY REPORT**

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LNK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
00100	A & W BULB RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	380	C	399	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	D	506	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	553	D	581	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	553	D	626	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,107	B	1,163	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,107	B	1,468	Allen Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,107	B	1,353	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,438	B	2,503	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,246	B	1,393	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	385	E	789	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW CIR	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	612	C	870	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,690	C	1,750	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,703	C	1,831	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,285	C	1,683	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	710	C	678	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	515	C	520	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,402	B	1,474	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,402	B	1,505	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,127	B	1,219	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,017	A	1,069	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	581	C	611	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,530	C	1,608	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,348	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,864	C	1,959	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,132	C	2,241	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	671	B	705	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	671	B	705	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,776	E	1,866	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	276	C	290	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	197	C	218	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	269	C	304	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	C	405	C	426	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	423	D	445	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	538	B	1,207	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	942	B	990	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	465	C	563	
04200	BUS 41 (N TAMiami TR, SR 78)	CITY LIMITS (N END EDIS)	PONDELLA RD	6LD	D	3,171	C	1,471	C	1,673	
04300	BUS 41 (N TAMiami TR, SR 78)	PONDELLA RD	SR 78	6LD	D	3,171	C	1,471	C	1,673	
04400	BUS 41 (N TAMiami TR, SR 78)	SR 78	LITTLETON RD	4LD	D	2,100	C	959	C	1,003	
04500	BUS 41 (N TAMiami TR, SR 78)	LITTLETON RD	US 41	4LD	D	2,100	C	552	C	575	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	MCGREGOR BLVD	4LB	E	4,000	D	3,074	D	3,231	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	242	C	255	
04900	CHAMBERLIN PKWY*	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,825	D	1,918	
05500	COLONIAL BLVD	MCGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	F	3,049	F	3,204	
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	F	2,882	F	3,028	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,117	C	2,225	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	F	2,129	F	2,386	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,194	C	1,255	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	466	C	678	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	466	D	793	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	496	C	521	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	324	C	340	

**TRAFFIC DATA FROM FDOT
FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6064 - BAYSHORE RD, W OF I-75

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	24500 S	0	0	9.00	54.00	6.90
2019	25500 F	0	0	9.00	56.00	7.70
2018	25710 C	0	0	9.00	53.70	8.00
2017	25500 X	0	0	9.00	55.40	7.40
2016	25000 E	0	0	9.00	57.10	7.00
2015	24000 E	0	0	9.00	52.30	5.90
2014	20162 C			9.00	52.30	5.90
2013	20162 C	E 10233	W 9929	9.00	52.30	9.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC COUNTS
SR 78 @ PARK 78 DRIVE

Bayshore Rd @ Loves Gas Station Access 5-25-21 AM

File Name: Bayshore Rd @ Loves Gas Station Access 5-

Site Code:

Location: 05/25/21

All Vehicles

Study Date: 05/25/2021

Time	Southbound					Bayshore Rd Westbound					Park 78 Dr Northbound					Bayshore Rd Eastbound					Int Total
	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	
07:00	0	0	0	0	0	0	290	18	0	308	19	0	1	0	20	6	342	0	0	348	676
07:15	0	0	0	0	0	0	360	11	0	371	28	0	0	0	28	1	324	0	0	325	724
07:30	0	0	0	0	0	0	364	9	0	373	31	0	0	0	31	5	366	0	0	371	775
07:45	0	0	0	0	0	0	301	23	0	324	25	0	0	0	25	9	334	0	0	343	692
Total	0	0	0	0	0	0	1315	61	0	1376	103	0	1	0	104	21	1366	0	0	1387	2867
08:00	0	0	0	0	0	0	217	11	0	228	41	0	0	0	41	10	264	0	0	274	543
08:15	0	0	0	0	0	0	216	18	0	234	38	0	0	0	38	21	296	0	0	317	589
08:30	0	0	0	0	0	0	221	11	0	232	32	0	0	0	32	4	267	0	0	271	535
08:45	0	0	0	0	0	0	174	19	0	193	37	0	0	0	37	11	182	0	0	193	423
Total	0	0	0	0	0	0	828	59	0	887	148	0	0	0	148	46	1009	0	0	1055	2090
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appr %	NaN	NaN	NaN	NaN		00.0	94.7	05.3	00.0		99.6	00.0	00.4	00.0		02.7	97.3	00.0	00.0		
Total %	00.0	00.0	00.0	00.0		00.0	43.2	02.4	00.0		05.1	00.0	00.0	00.0		01.4	47.9	00.0	00.0		
% Trucks	-	-	-	-	-	-	00.0	00.0	-	00.0	00.0	-	00.0	-	00.0	00.0	00.0	-	-	00.0	00.0
AM Pk Hr	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00
AM Pk Vol	0	0	0	0	0	0	1315	61	0	1376	103	0	1	0	104	21	1366	0	0	1387	2867
AM PHF	NaN	NaN	NaN	NaN	NaN	NaN	0.903	0.663	NaN	0.922	0.831	NaN	0.250	NaN	0.839	0.583	0.933	NaN	NaN	0.935	0.925

Bayshore Rd @ Loves Gas Station Access 5-25-21 AM

File Name: Bayshore Rd @ Loves Gas Station Access 5-

Location:

All Vehicles

Site Code:

Study Date: 05/25/2021

Bayshore Rd							
Out = 2144	In = 2442			Right	Thru	Left	U-Turn
67	2375	0	0				
0	0	0	0				
1%	48%	0%	0%				
							

Out = 0		In = 0	
0	0	0	0
0	0	0	0
0%	0%	0%	0%
Right	Thru	Left	U-Turn
			

Total Volumes
07:00 to 09:00
Volume = 4957
Cars = 4957
Trucks = 0

			
U-Turn	Left	Thru	Right
0	1	0	251
0	0	0	0
0%	0%	0%	5%
Out = 187		In = 252	
Park 78 Dr			

Bayshore Rd							
Out = 2626	In = 2263			Right	Thru	Left	U-Turn
0	2143	120	0				
0	0	0	0				
0%	43%	2%	0%				
							

Bayshore Rd @ Loves Gas Station Access 5-25-21 AM

File Name: Bayshore Rd @ Loves Gas Station Access 5-25-21 AM
 Location:

All Vehicles

Site Code:
 Study Date: 05/25/2021

Bayshore Rd			
21	1366	0	0
Right	Thru	Left	U-Turn
			

0	0	0	0
Right	Thru	Left	U-Turn
			

AM Peak Hour Statistics
 AM Peak Hour Begins: 07:00
 AM Peak Hour Volume: 2867
 AM Peak Hour Factor: 0.925

			
U-Turn	Left	Thru	Right
0	1	0	103
Park 78 Dr			

Bayshore Rd			
0	1315	61	0
Right	Thru	Left	U-Turn
			

Bayshore Rd @ Loves Gas Station Access 5-25-21 PM

File Name: Bayshore Rd @ Loves Gas Station Access 5-

Location:

Site Code:

Study Date: 05/25/2021

All Vehicles

Time	Southbound					Bayshore Rd Westbound					Park 78 Dr Northbound					Bayshore Rd Eastbound					Int Total
	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	
16:00	0	0	0	0	0	0	373	24	0	397	50	0	0	0	50	9	245	0	0	254	701
16:15	0	0	0	0	0	0	366	15	0	381	38	0	0	0	38	13	259	0	0	272	691
16:30	0	0	0	0	0	0	366	8	0	374	36	0	0	0	36	10	359	0	0	369	779
16:45	0	0	0	0	0	0	315	21	0	336	32	0	0	0	32	10	327	0	0	337	705
Total	0	0	0	0	0	0	1420	68	0	1488	156	0	0	0	156	42	1190	0	0	1232	2876
17:00	0	0	0	0	0	0	348	12	0	360	31	0	0	0	31	7	328	0	0	335	726
17:15	0	0	0	0	0	0	353	20	0	373	31	0	0	0	31	10	321	0	0	331	735
17:30	0	0	0	0	0	0	324	17	0	341	30	0	0	0	30	2	252	0	0	254	625
17:45	0	0	0	0	0	0	245	15	0	260	31	0	0	0	31	4	254	0	0	258	549
Total	0	0	0	0	0	0	1270	64	0	1334	123	0	0	0	123	23	1155	0	0	1178	2635
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	2690	132	0	2822	279	0	0	0	279	65	2345	0	0	2410	5511
Appr %	NaN	NaN	NaN	NaN		00.0	95.3	04.7	00.0		100.0	00.0	00.0	00.0		02.7	97.3	00.0	00.0		
Total %	00.0	00.0	00.0	00.0		00.0	48.8	02.4	00.0		05.1	00.0	00.0	00.0		01.2	42.6	00.0	00.0		
%																					
Trucks	-	-	-	-	-	-	00.0	00.0	-	00.0	00.0	-	-	-	00.0	00.0	00.0	-	-	00.0	00.0
PM Pk Hr	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30	16:30
PM Pk Vol	0	0	0	0	0	0	1382	61	0	1443	130	0	0	0	130	37	1335	0	0	1372	2945
PM PHF	NaN	NaN	NaN	NaN	NaN	NaN	0.944	0.726	NaN	0.965	0.903	NaN	NaN	NaN	0.903	0.925	0.930	NaN	NaN	0.930	0.945

Bayshore Rd @ Loves Gas Station Access 5-25-21 PM

File Name: Bayshore Rd @ Loves Gas Station Access 5-

Location: 05/25/21 PM

Site Code:

Study Date: 05/25/2021

All Vehicles

Bayshore Rd							
Out = 2690	In = 2410						
65	2345	0	0	0	0	0%	0%
0	0	0	0	0	0	0%	0%
1%	43%	0	0	0	0	0%	0%
Right	Thru	Left	U-Turn				
							

Out = 0		In = 0	
0	0	0	0
0	0	0	0
0%	0%	0%	0%
Right	Thru	Left	U-Turn
			

Total Volumes
16:00 to 18:00
Volume = 5511
Cars = 5511
Trucks = 0

Bayshore Rd							
Out = 2624	In = 2822						
0	2690	0	132	0	0	0%	0%
0	0	0	0	0	0	0%	0%
0%	49%	2%	0%	0%	0%	0%	0%
Right	Thru	Left	U-Turn				
							

			
U-Turn	Left	Thru	Right
0	0	0	279
0	0	0	0
0%	0%	0%	5%
Out = 197	In = 279		
Park 78 Dr			

Bayshore Rd @ Loves Gas Station Access 5-25-21 PM

File Name: Bayshore Rd @ Loves Gas Station Access 5-
 Location: 25-21 PM

All Vehicles

Site Code:
 Study Date: 05/25/2021

Bayshore Rd			
37	1335	0	0
Right	Thru	Left	U-Turn
			

0	0	0	0
Right	Thru	Left	U-Turn
			

PM Peak Hour Statistics
 PM Peak Hour Begins: 16:30
 PM Peak Hour Volume: 2945
 PM Peak Hour Factor: 0.945

			
U-Turn	Left	Thru	Right
0	0	0	130
Park 78 Dr			

Bayshore Rd			
0	1382	61	0
Right	Thru	Left	U-Turn
			

**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TURNING VOLUMES
SPREADHEET**

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

SR 78 @ Park 78 Drive
May 25, 2021
2025

AM Peak Hour (7:00 - 8:00 AM)												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	103	0	0	0	0	1,366	21	61	1,315	0
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	0	0	111	0	0	0	0	1,475	23	66	1,420	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.82%	0.00%	0.00%	2.82%	0.00%
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
2025 Background Turning Volumes	0	0	111	0	0	0	0	1,649	23	66	1,587	0
Project Turning Volumes			68						30	95		
2025 Background + Project	0	0	179	0	0	0	0	1,649	53	161	1,587	0

PM Peak Hour (4:30- 5:30 PM)												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	130	0	0	0	0	1,335	37	61	1,382	0
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	0	0	140	0	0	0	0	1,442	40	66	1,493	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.82%	0.00%	0.00%	2.82%	0.00%
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
2025 Background Turning Volumes	0	0	140	0	0	0	0	1,612	40	66	1,669	0
Project Turning Volumes			46						23	73		
2025 Background + Project	0	0	186	0	0	0	0	1,612	63	139	1,669	0

SYNCHRO SUMMARY SHEETS
SR 78 @ PARK 78 DRIVE

HCM 2010 TWSC 3: Park 78 Dr. & SR 78

2025 Weekday AM Peak Hour Background

12/08/2021

Intersection

Int Delay, s/veh 1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑		↑
Traffic Vol, veh/h	1649	23	66	1587	0	111
Future Vol, veh/h	1649	23	66	1587	0	111
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	430	500	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	4	10	4	2	10
Mvmt Flow	1792	25	72	1725	0	121

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1817
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.3
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.3
Pot Cap-1 Maneuver	-	-	302
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	302
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	29
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	268	-	-	302	-
HCM Lane V/C Ratio	0.45	-	-	0.238	-
HCM Control Delay (s)	29	-	-	20.6	-
HCM Lane LOS	D	-	-	C	-
HCM 95th %tile Q(veh)	2.2	-	-	0.9	-

HCM 2010 TWSC
3: Park 78 Dr. & SR 78

2025 Weekday PM Peak Hour Background

12/08/2021

Intersection

Int Delay, s/veh 1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑		↑
Traffic Vol, veh/h	1612	40	66	1669	0	140
Future Vol, veh/h	1612	40	66	1669	0	140
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	430	500	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	4	10	4	2	10
Mvmt Flow	1752	43	72	1814	0	152

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1795
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.3
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.3
Pot Cap-1 Maneuver	-	-	308
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	308
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	32.8
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	277	-	-	308	-
HCM Lane V/C Ratio	0.549	-	-	0.233	-
HCM Control Delay (s)	32.8	-	-	20.2	-
HCM Lane LOS	D	-	-	C	-
HCM 95th %tile Q(veh)	3.1	-	-	0.9	-

HCM 2010 TWSC
3: Park 78 Dr. & SR 78

2025 Weekday AM Peak Hour W/Project

12/08/2021

Intersection

Int Delay, s/veh 3.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑		↑
Traffic Vol, veh/h	1649	53	161	1587	0	179
Future Vol, veh/h	1649	53	161	1587	0	179
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	430	500	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	4	10	4	2	10
Mvmt Flow	1792	58	175	1725	0	195

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1850
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.3
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.3
Pot Cap-1 Maneuver	-	-	293
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	293
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.1	47.3
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	268	-	-	293	-
HCM Lane V/C Ratio	0.726	-	-	0.597	-
HCM Control Delay (s)	47.3	-	-	34	-
HCM Lane LOS	E	-	-	D	-
HCM 95th %tile Q(veh)	5.1	-	-	3.6	-

HCM 2010 TWSC
3: Park 78 Dr. & SR 78

2025 Weekday PM Peak Hour W/Project

12/08/2021

Intersection

Int Delay, s/veh 3.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑		↑
Traffic Vol, veh/h	1612	63	139	1669	0	186
Future Vol, veh/h	1612	63	139	1669	0	186
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	430	500	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	4	10	4	2	10
Mvmt Flow	1752	68	151	1814	0	202

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1820
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.3
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.3
Pot Cap-1 Maneuver	-	-	301
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	301
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.2	46.5
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	277	-	-	301	-
HCM Lane V/C Ratio	0.73	-	-	0.502	-
HCM Control Delay (s)	46.5	-	-	28.4	-
HCM Lane LOS	E	-	-	D	-
HCM 95th %tile Q(veh)	5.2	-	-	2.6	-

SYNCHRO SUMMARY SHEETS
SR 78 @ RACETRAC ACCESS

HCM 2010 TWSC 5: RaceTrac & SR 78

2025 Weekday AM Peak Hour W/Project
12/08/2021

Intersection

Int Delay, s/veh 336.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑	↑	↑
Traffic Vol, veh/h	1601	148	74	1513	178	101
Future Vol, veh/h	1601	148	74	1513	178	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	400	400	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1740	161	80	1645	193	110

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1901
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	309
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	309
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	\$ 4355.6
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	13	295	-	-	309	-
HCM Lane V/C Ratio	14.883	0.372	-	-	0.26	-
HCM Control Delay (s)	\$ 6813.2	24.3	-	-	20.7	-
HCM Lane LOS	F	C	-	-	C	-
HCM 95th %tile Q(veh)	25.4	1.7	-	-	1	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 2010 TWSC
5: RaceTrac & SR 78

2025 Weekday PM Peak Hour W/Project

12/08/2021

Intersection

Int Delay, s/veh 267.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑	↑	↑
Traffic Vol, veh/h	1577	129	71	1598	152	98
Future Vol, veh/h	1577	129	71	1598	152	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	400	400	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1714	140	77	1737	165	107

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1854
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	323
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	323
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	\$ 3874.7
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	12	301	-	-	323	-
HCM Lane V/C Ratio	13.768	0.354	-	-	0.239	-
HCM Control Delay (s)	\$ 6357.7	23.4	-	-	19.6	-
HCM Lane LOS	F	C	-	-	C	-
HCM 95th %tile Q(veh)	22	1.5	-	-	0.9	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

**ITE PASS-BY TRIP RATE DATA FOR
LUC 945**

Vehicle Pass-By Rates by Land Use										
Source: ITE Trip Generation Manual , 11th Edition										
Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
						Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Vehicle Pass-By Rates by Land Use										
Source: ITE Trip Generation Manual , 11th Edition										
Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									

TRIP GENERATION COMPARISON

LUC 945

LUC 945

Trip Generation based on 22 Fueling Positions (LUC 945)

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Convenience Store/Gas Station (22 Re-Fueling Positions)	347	348	695	296	296	592	7,607

Trip Generation based on 6,000 SQ. FT. of Floor Area of C-Store (LUC 945)

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Convenience Store/Gas Station (6,000 Sq. Ft.)	274	274	548	237	237	474	7,700

TRIP GENERATION EQUATIONS

Convenience Store/Gas Station - VFP (16-24) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 8

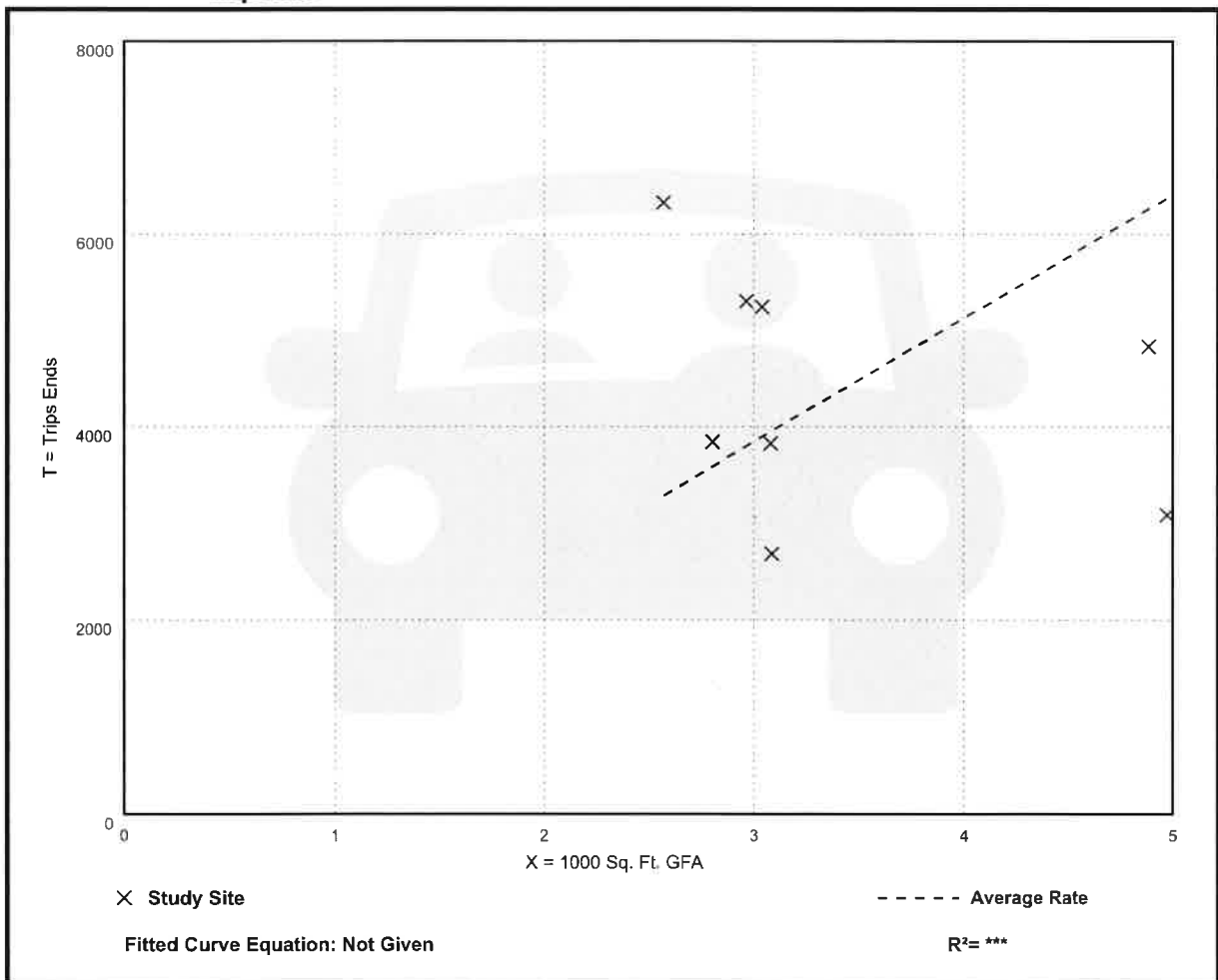
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1283.38	620.83 - 2466.48	581.47

Data Plot and Equation



Convenience Store/Gas Station - VFP (16-24) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

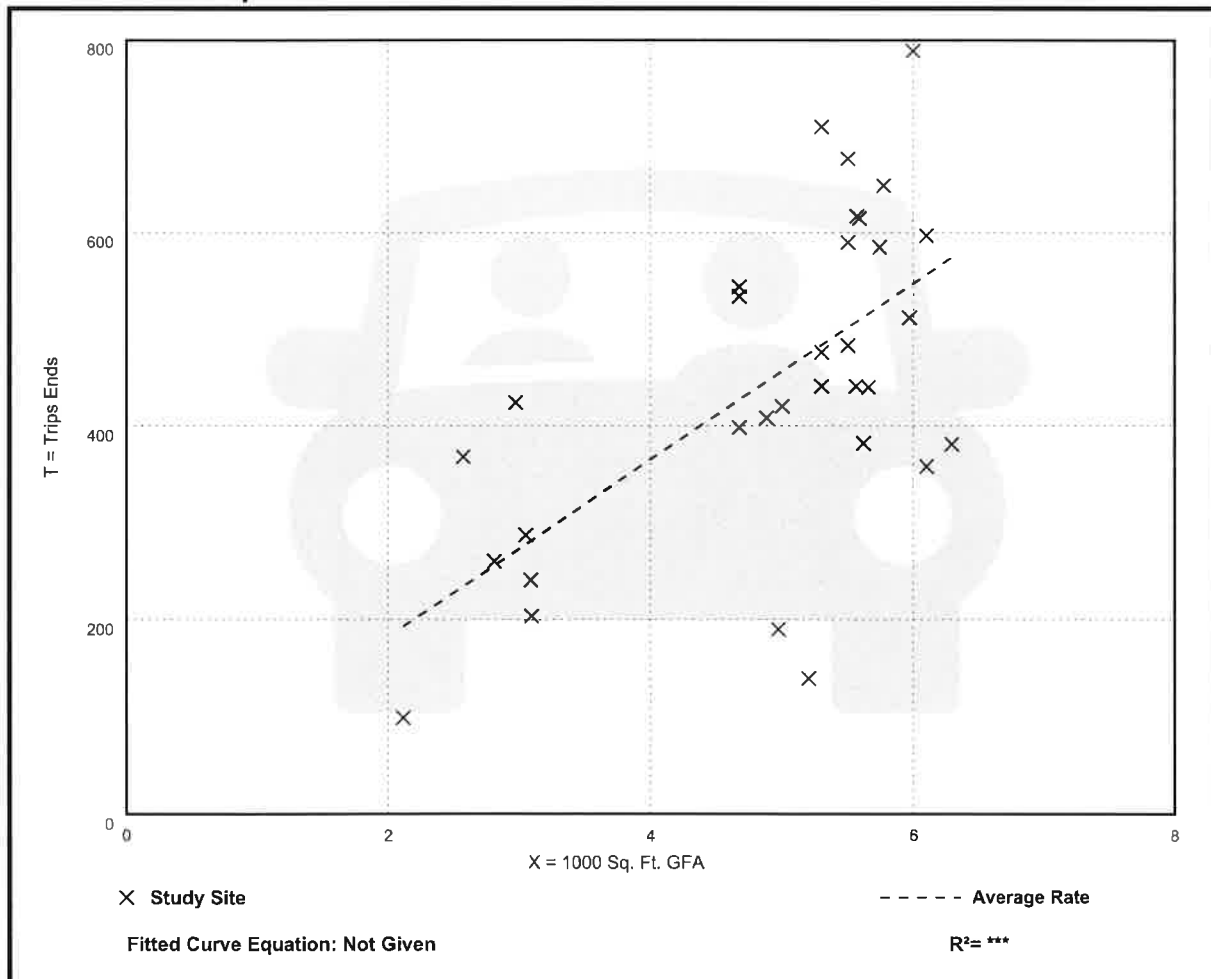
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
91.35	26.92 - 143.41	27.59

Data Plot and Equation



Convenience Store/Gas Station - VFP (16-24) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 39

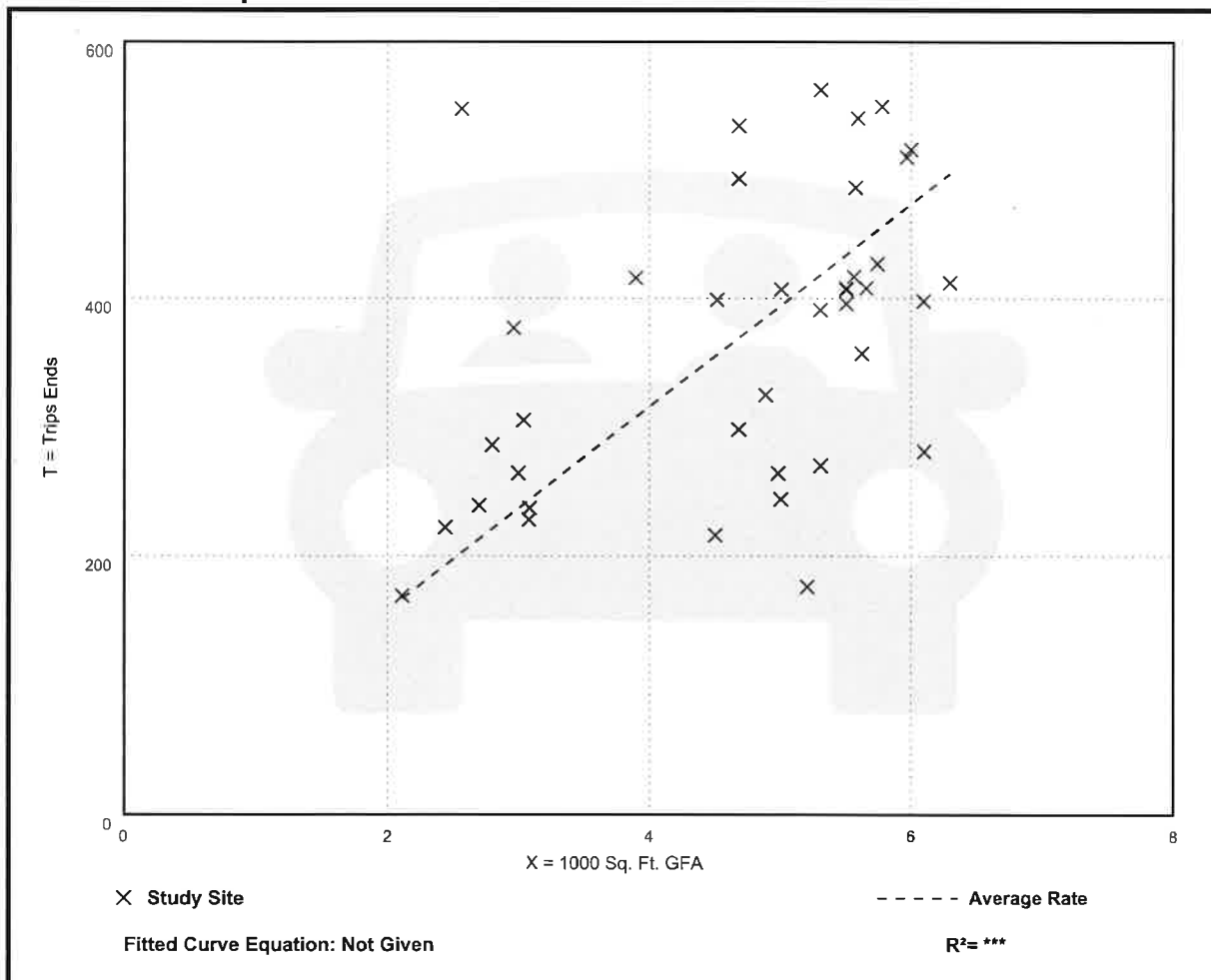
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
78.95	33.85 - 213.17	25.75

Data Plot and Equation



Convenience Store/Gas Station - GFA (5.5-10k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Vehicle Fueling Positions: 12

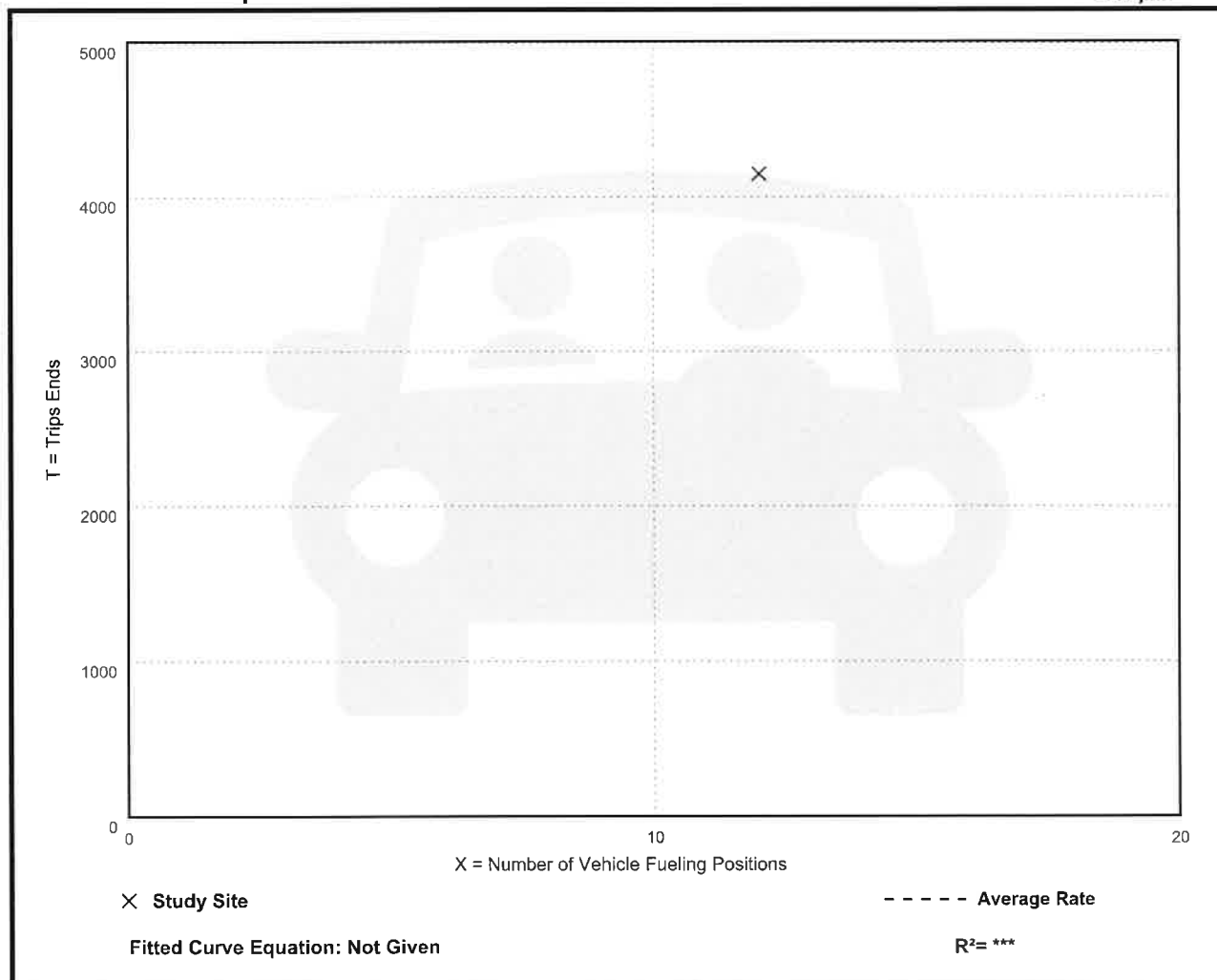
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
345.75	345.75 - 345.75	***

Data Plot and Equation

Caution – Small Sample Size



Convenience Store/Gas Station - GFA (5.5-10k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

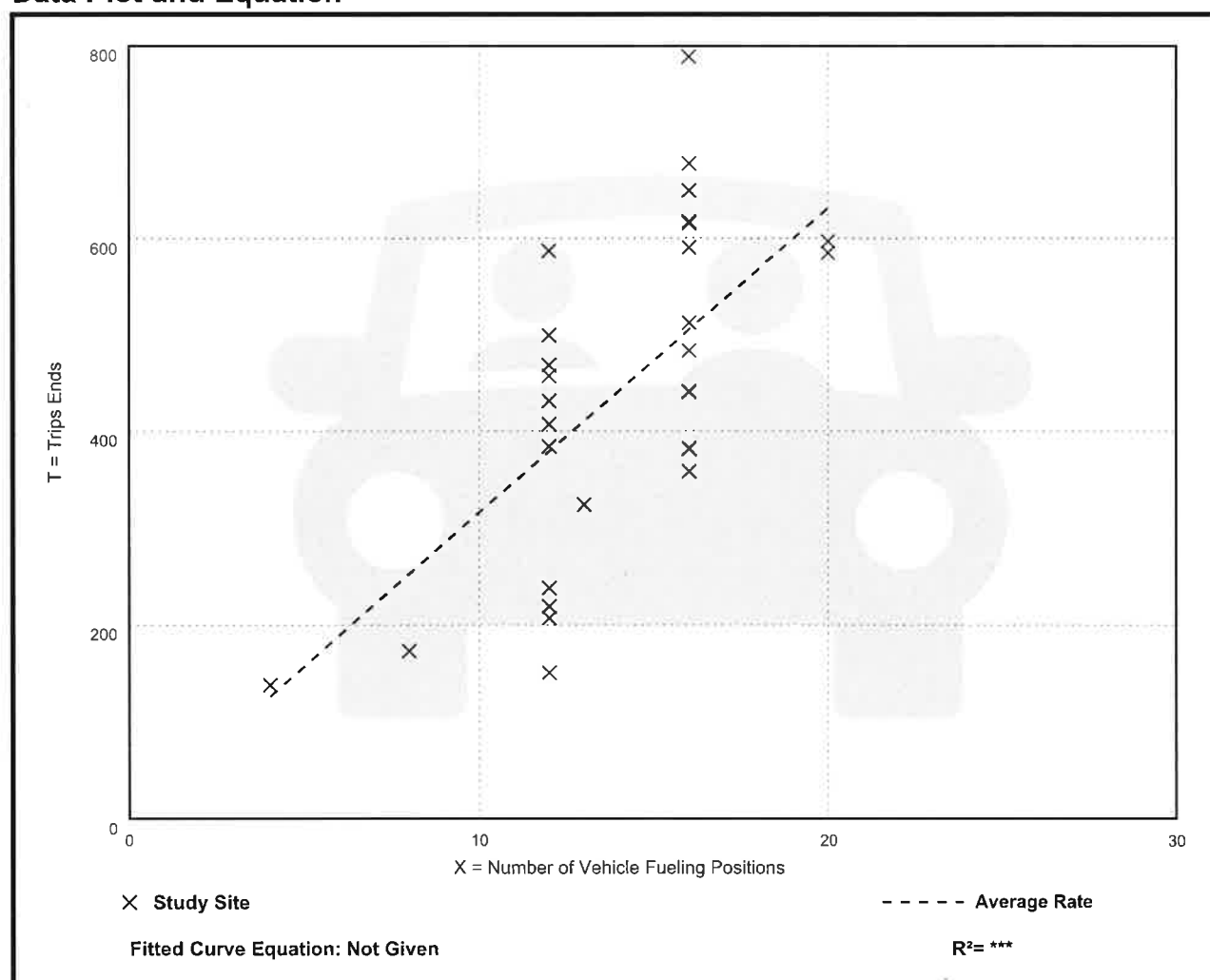
Avg. Num. of Vehicle Fueling Positions: 14

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
31.60	12.58 - 49.31	9.10

Data Plot and Equation



Convenience Store/Gas Station - GFA (5.5-10k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

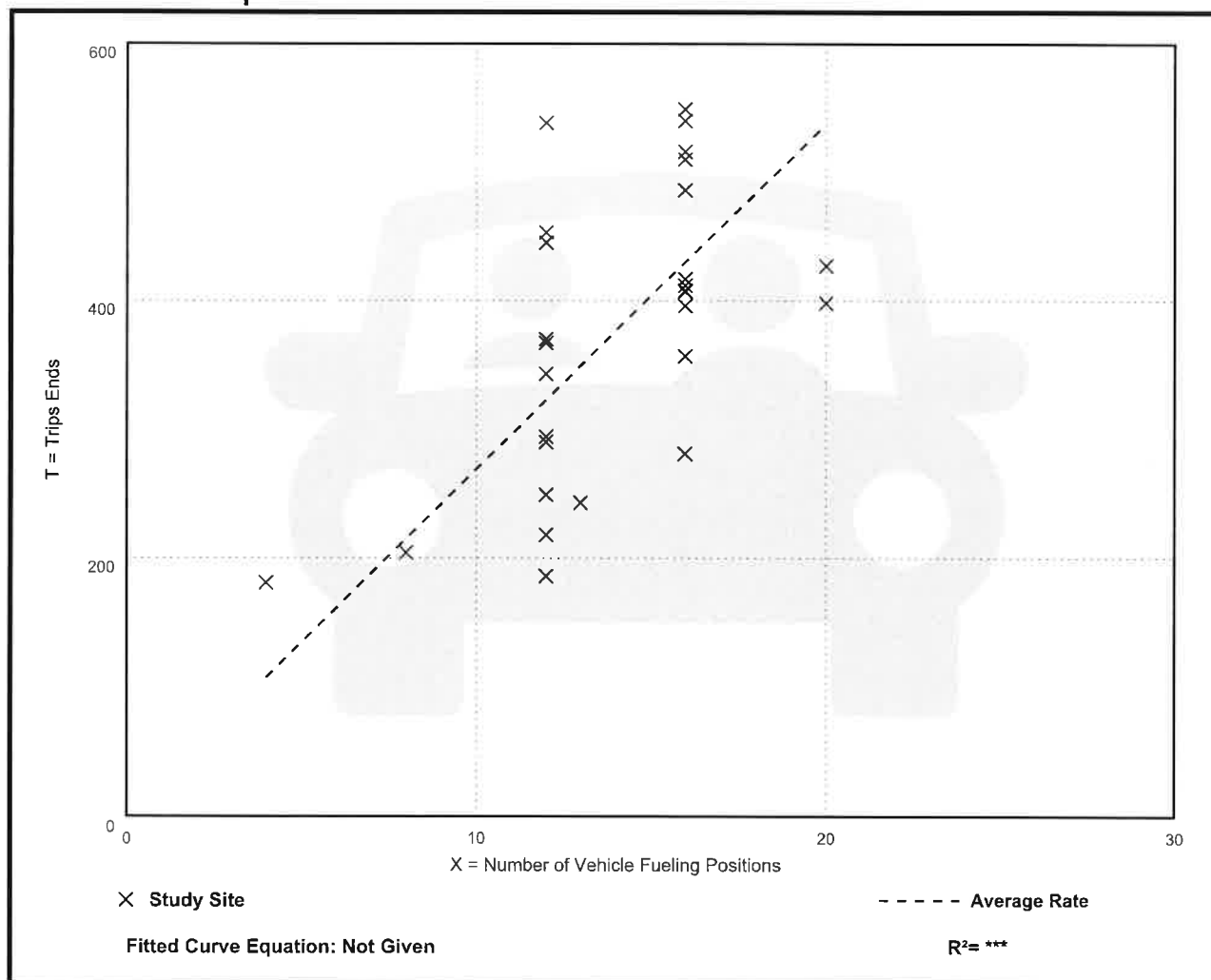
Avg. Num. of Vehicle Fueling Positions: 14

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
26.90	15.50 - 45.25	6.87

Data Plot and Equation



RACETRAC @ BAYSHORE & I-75
**ENVIRONMENTAL ASSESSMENT &
PROTECTED SPECIES SURVEY REPORT**

*(Lee County STRAP #'s: 21-43-25-00-00007.002A, 21-43-25-00-00007.0030, 21-43-25-00-00007.0100,
& 21-43-25-00-00008.0000)*

December 2021

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Introduction

An environmental assessment and protected species survey was conducted on the RaceTrac @ Bayshore & I-75 project site on December 1, 2021. The 6.33± acre site is located in Section 21, Township 43S, and Range 25E, of Lee County, Florida. More specifically, the site is located immediately south and east of Bayshore Road and west of Park 78 Drive, in North Fort Myers, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows, as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, commercial and industrial developments, undeveloped vacant land, and forested land. The survey was conducted in the early-morning; the temperature was in the mid-upper 70's, with a light breeze, and mostly sunny skies.

Methodology

The survey method consisted of overlapping belt transects performed for all vegetation communities on-site in compliance with the Collier County Land Development Code, Section 3.08.00, Environmental Data Requirements. This survey is comprised of a several step process. This survey is comprised of a several step process. First, vegetation communities or land-uses on the study area are delineated using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, the FLUCFCS codes are cross-referenced with the Protected Species List. This protected species list names the species which have a probability of occurring in any particular FLUCFCS community.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-40 feet apart, depending upon both the thickness of vegetation and visibility, as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded and are marked in the field with flagging tape. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Existing Site Conditions

Boundary – For the purposes of this survey, the project boundary was obtained from the Lee County Property Appraiser's parcel data and is assumed to be approximately 6.33± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature, but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the entire parcel is underlain by Oldsmar sand (NRCS #33; non-hydric). Oldsmar sand is considered non-hydric on both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We did not identify and wetland or “other surface water” communities on-site during the site assessment. While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 140 Commercial (Previously Cleared – Concrete Pad & Parking) – 1.16± Acres

This former commercial property has been cleared commercial and is comprised of a concrete pad with parking. This community occupies approximately 1.16± acres of the site. This community would be considered uplands by regulatory agencies.

FLUCFCS 211 Improved Pasture (Mowed and Maintained) – 3.91± Acres

This upland habitat type occupies the approximately 3.91± acres of the property. Canopy is mostly open with widely scattered live oak (*Quercus virginiana*) and slash pine (*Pinus elliottii*). The sub-canopy includes cabbage palm (*Sabal palmetto*). Ground cover is dominated by bahia grass (*Paspalum notatum*), with scattered common reed (*Phragmites australis*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), broom sedge (*Andropogon virginicus*), cogon grass (*Imperata cylindrica*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 420 E1 Mixed Upland Forest (Exotics 1-25%) – 0.46± Acres

This upland habitat type occupies the approximately 0.46± acres of the property. The canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). The sub-canopy contains cabbage palm (*Sabal palmetto*) and beauty-berry (*Callicarpa americana*). Ground cover caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), broom sedge (*Andropogon virginicus*), bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 420 E3 Mixed Upland Hardwoods (Exotics > 75%) – 0.80± Acres

This upland community type occupies approximately 0.80± acres of the property. The canopy consists of slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), earleaf acacia (*Acacia auriculiformis*), and java plum (*Syzygium cumini*). The sub-canopy is dominated by Brazilian pepper (*Schinus terebinthifolius*) with scattered cabbage palm (*Sabal palmetto*). The ground cover includes caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), royal fern (*Osmunda regalis*), creeping ox-eye (*Sphagneticola trilobata*), broom sedge (*Andropogon virginicus*), cogon grass (*Imperata cylindrica*), bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*), greenbriar (*Smilax sp.*), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Classification	Acres
150	Commercial (Previously Cleared – Concrete Pad & Parking)	Upland	1.16± Ac.
211	Improved Pasture (Mowed & Maintained)	Upland	3.91± Ac.
420 E1	Mixed Upland Hardwoods (Exotics 1-25%)	Upland	0.46± Ac.
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	Upland	0.80± Ac.
Total			6.33± Ac.

Protected Species Results

There were no protected species or signs thereof observed on-site during the protected species survey. There were no nest-like structures or tree cavities noted, and there were no gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*), burrows identified. We observed burrows belonging to armadillos (*Dasypus novemcinctus*), which were not marked in the field; there was no evidence that these burrows were being used by gopher tortoises or burrowing owls. We also did not observe any cavity trees that could potentially be utilized by the Florida bonneted bat (*Eumops floridanus*).

There were several other non-listed species identified while conducting the protected species survey, among those were several grey squirrels (*Sciurus carolinensis*), an eastern cottontail rabbit (*Sylvilagus floridanus*), and mourning doves (*Zenaidura macroura*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table below.

Discussion

Due to the disturbed nature of the site, surrounding land uses, and the busy roads/highways, it is unlikely that this site supports or would provide habitat for any other protected species. Generalized community locations were estimated and hand-drawn on a non-rectified aerial with approximate habitat boundaries, hence their location and aerial extent is approximate.

The determination of ecological system classifications, functions, values, and boundaries, is not an exact science; therefore, different individuals and/or agencies may reach different conclusions. It is not possible for BearPaws Environmental Consultants to guarantee the outcome of such determinations. Therefore, the conclusions of this report are based upon our profession expertise and opinions and would require a full review by the appropriate regulatory agencies.

Table 2: Listed Species by Habitat with Current Status

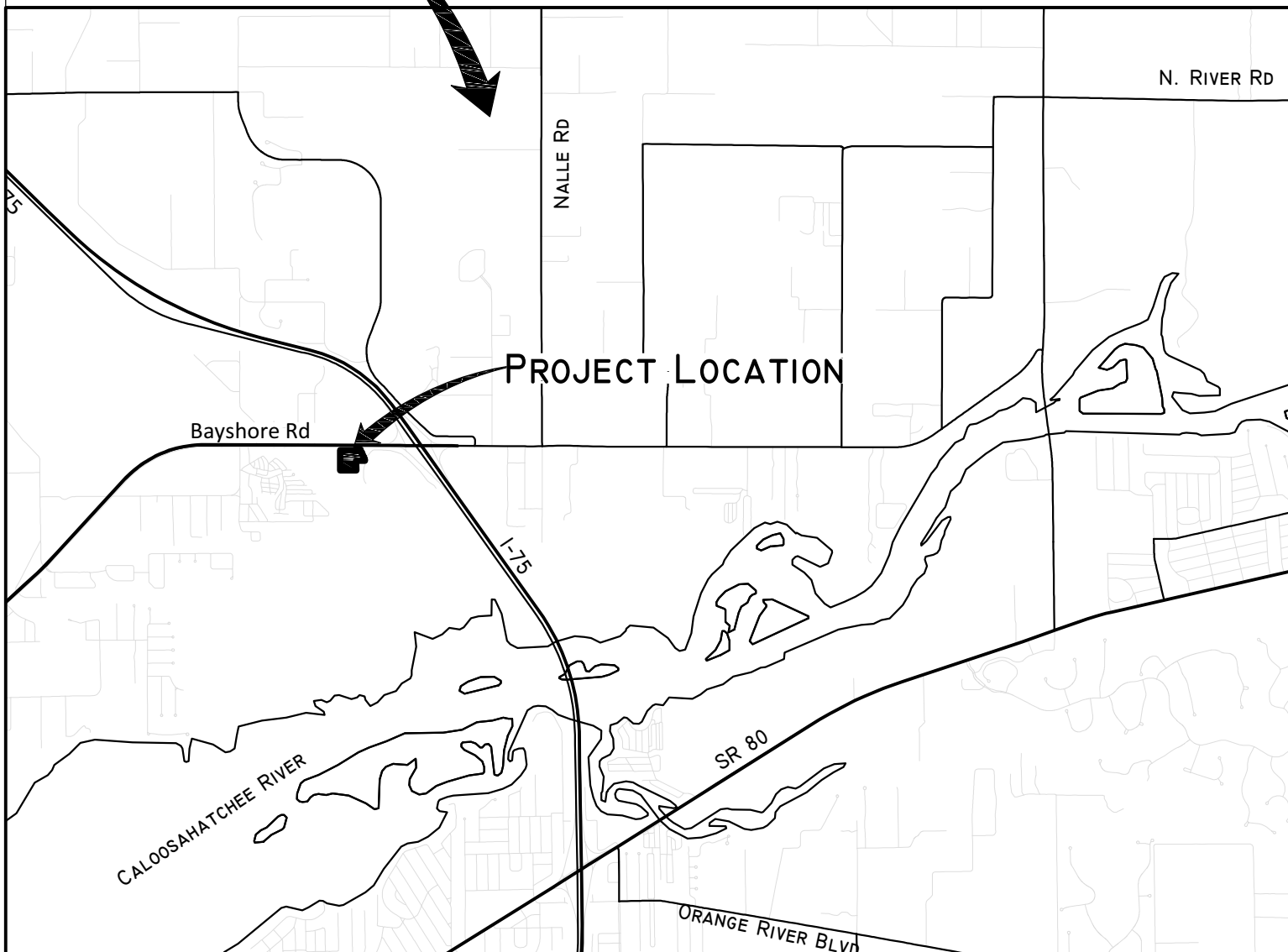
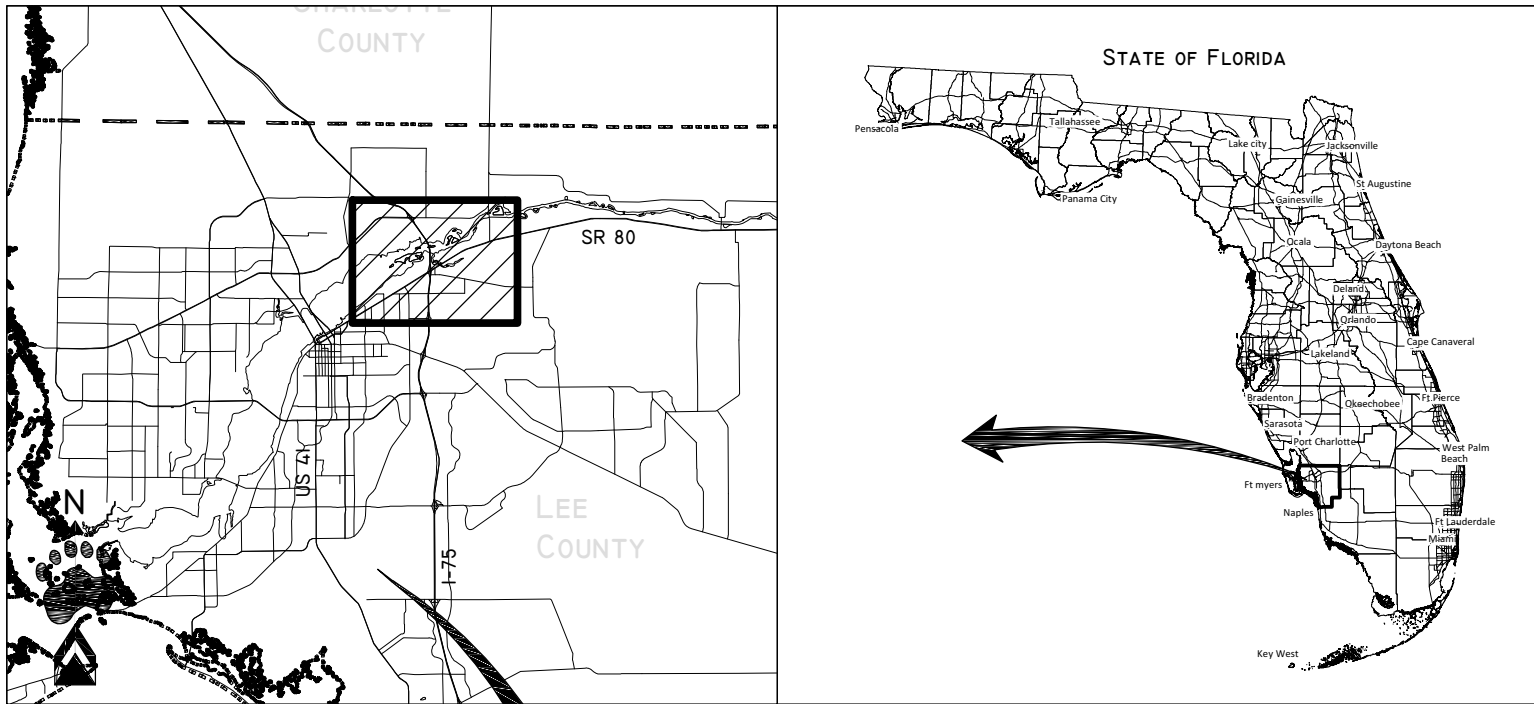
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
150	Commercial	N/A	N/A	90	--	--	--	--	--
211	Improved Pasture	Gopher tortoise	<i>Gopherus polyphemus</i>	90	--	--	--	T	T
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	90	--	--	--	--	T
		Burrowing owl	<i>Athene cunicularia floridana</i>	90	--	--	--	--	SSC
420	Mixed Upland Hardwoods	Eastern indigo snake	<i>Drymarchon corais couperi</i>	90	--	--	--	--	T
		Florida scrub jay	<i>Aphelocoma coerulescens coerulescens</i>	90	--	--	--	T	T
		Florida coontie	<i>Zamia floridana</i>	90	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	90	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	90	--	--	--	T	T

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	12/4/21	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
21/43S/25E		LEE

RaceTrac @ Bayshore & I-75

Location Map



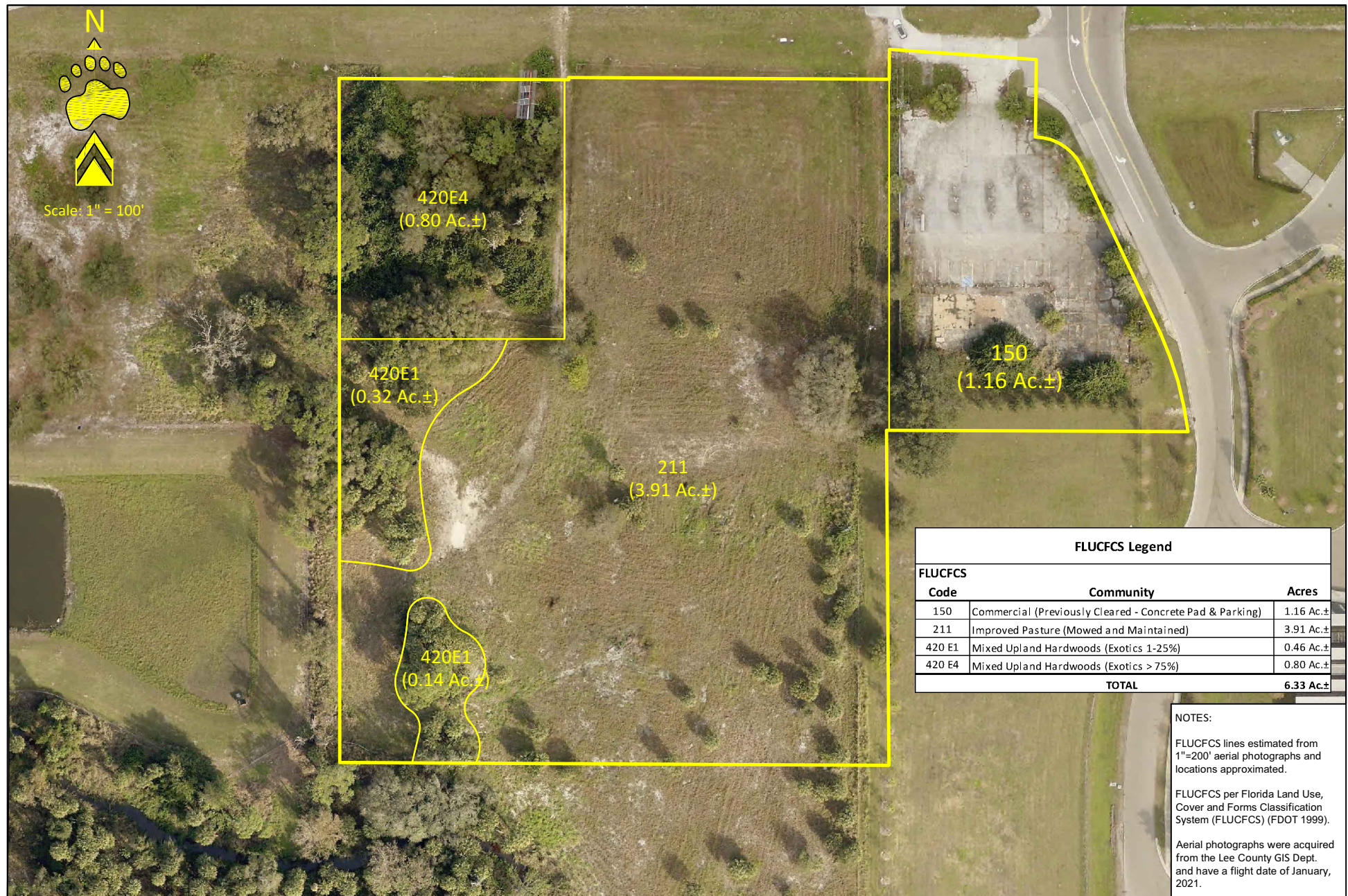
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EXHIBIT

1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

EXHIBIT B

FLUCFCS Map with Aerial



Revisions	Date:	Drawn By:	Date:
		BWS	12/4/21
		Job Number	
		S/T/R	
		21/43S/25E	

RaceTrac @ Bayshore & I-75

Aerial FLUCFCS Map

Category
FLUCFCS
Scale:
1" = 100'
County
Lee

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(239) 340-0678 bearpaws.env.consulting@gmail.com

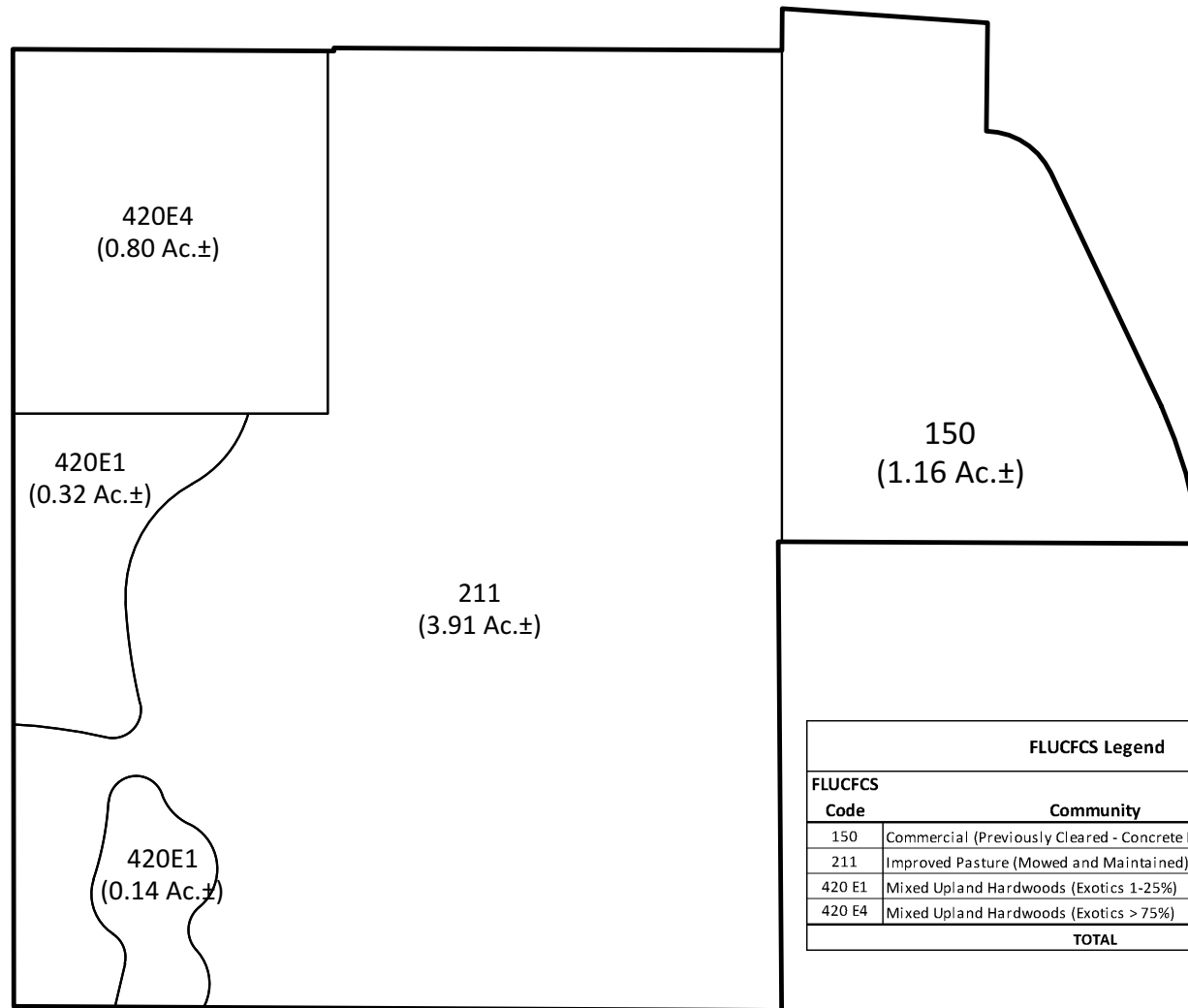
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EXHIBIT C

FLUCFCS Map



Scale: 1" = 100'



FLUCFCS Legend		
FLUCFCS		
Code	Community	Acres
150	Commercial (Previously Cleared - Concrete Pad & Parking)	1.16 Ac.±
211	Improved Pasture (Mowed and Maintained)	3.91 Ac.±
420 E1	Mixed Upland Hardwoods (Exotics 1-25%)	0.46 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	0.80 Ac.±
TOTAL		6.33 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:	RaceTrac @ Bayshore & I-75 FLUCFCS Map	Category	 BEARPAWS ENVIRONMENTAL CONSULTING 1509 Covington Circle East Fort Myers, FL 33919 (733) 340-0028, bearpawscorp.consulting@gmail.com	Page
		BWS	12/4/21		FLUCFCS		-
		Job Number			Scale:		Exhibit
		S/T/R			1" = 100'		-
		21/43S/25E			County		-
				Lee			

EXHIBIT D

NRCS Soils Map



Scale: 1" = 100'

33

NRCS Soils Legend

Soil No	Description	Status
33	Oldsmar Sand	Non-Hydric

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:	RaceTrac @ Bayshore & I-75	Soils Map	Category		Page
		BWS	12/4/21			Soils		-
		Job Number				Scale:		
		S/T/R				1" = 100'		Exhibit
		21/43S/25E				County	Lee	-
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EXHIBIT E

Protected Species Survey Map

