

EXHIBITS

CASE # DCI2021-00053

CASE NAME: RACETRAC AT BAYSHORE CPD

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? YES NO

LOCATION OF BOARDS

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS

Case # DCI2021-00053

APPLICANT

9.48 Hour

#1 powerpoint

#2 _____

#3 _____

#4 _____

#5 _____

#6 _____

#7 _____

#8 _____

#9 _____

#10 _____

STAFF

#1 Staff Report

#2 Power point

#3 revised zoning case map

#4 cond to deviation 1

#5 _____

#6 _____

#7 _____

#8 _____

#9 _____

#10 _____

OTHER EXHIBITS

NAME

NUMBER

DESCRIPTION

_____ # _____

_____ # _____

_____ # _____

_____ # _____

_____ # _____

_____ # _____

Perez, Maria

From: Daniel DeLisi <dan@delisi-inc.com>
Sent: Monday, January 30, 2023 8:17 AM
To: Perez, Maria
Cc: John Wojdak; Mendez, Adam
Subject: [EXTERNAL] RE: DCI2021-00053 / RaceTrac at Bayshore CPD
Attachments: 48-Hour letter.pdf

Please see attached.

From: Perez, Maria <MPerez@leegov.com>
Sent: Monday, January 30, 2023 8:02 AM
To: Daniel DeLisi <dan@delisi-inc.com>
Cc: John Wojdak <John@delisifitzgerald.com>; Mendez, Adam <AMendez@leegov.com>
Subject: RE: DCI2021-00053 / RaceTrac at Bayshore CPD

Good morning. Please resubmit your 48-hour because the MCP was scanned at a larger size and parts of the MCP is missing when I am trying to print at 11"x17". In the future, please scan the MCP in 11"x17". Thank you.

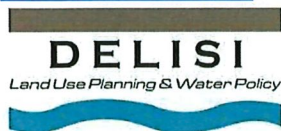
From: Daniel DeLisi <dan@delisi-inc.com>
Sent: Sunday, January 29, 2023 2:59 PM
To: Perez, Maria <MPerez@leegov.com>
Cc: John Wojdak <John@delisifitzgerald.com>; Mendez, Adam <AMendez@leegov.com>
Subject: [EXTERNAL] RE: DCI2021-00053 / RaceTrac at Bayshore CPD

Ms. Perez,

Please see the attached 48 Hour letter and revised Master Concept Plan, per request of staff and as outlined in the letter. Should you have any questions, please do not hesitate to contact me.

Best regards.

Daniel DeLisi, AICP
DeLisi, Inc.
239-913-7159
dan@delisi-inc.com
www.delisi-inc.com



From: John Wojdak <John@delisifitzgerald.com>
Sent: Thursday, January 26, 2023 2:42 PM
To: Daniel DeLisi <dan@delisi-inc.com>
Subject: FW: DCI2021-00053 / RaceTrac at Bayshore CPD

APPLICANT'S
EXH # 9
APPLICANT'S

John T. Wojdak, P.E.
Manager, Development Services



DeLisi Fitzgerald, Inc.
A RESPEC COMPANY
1605 Hendry Street
Fort Myers, FL 33901
O. 239.418.0691
C. 239.565.3077
E. john@delisifitzgerald.com

From: Perez, Maria <MPerez@leegov.com>
Sent: Thursday, January 26, 2023 2:35 PM
To: John Wojdak <John@delisifitzgerald.com>; sjones@racetrac.com; Mendez, Adam <AMendez@leegov.com>
Cc: Carpenter, Deborah <DCarpenter@leegov.com>; Sweigert, Rebecca <RSweigert@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JPrincing@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Boone, Tina <TBoone@leegov.com>; Schaefer, Lauren <LSchaefer@leegov.com>; Mendez, Adam <AMendez@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Sulzer, Jessica <JSulzer@leegov.com>; Swindle, Amanda <ASwindle@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Adams, Joseph <JADAMS@leegov.com>; Jacob, Michael <MJacob@leegov.com>
Subject: DCI2021-00053 / RaceTrac at Bayshore CPD

Good afternoon. Ms. Amanda L. Rivera will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard February 1, 2023.

I have attached instructions on how to submit 48-hour notice and the exhibit list. Please do not pre-label your exhibits.

A court reporter will not be present. The applicant may hire a court reporter if they wish to have one present. Thank you.

We have upgraded our equipment in our hearing room. I have attached the new project layout so PowerPoint Presentations may be prepared to fit the screen. Thank you.

MARIA D. PEREZ
ADMINISTRATIVE SPECIALIST SENIOR
LEE COUNTY HEARING EXAMINER'S OFFICE
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902

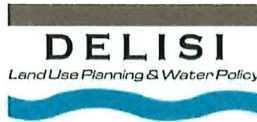
Tel: (239) 533-8100

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please note our general office email address: hex@leegov.com

Confidentiality Notice: This E-mail and any attachments is covered by the Electronic Communications Privacy Act, 18 U.S.C. & 2510-2524, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, and permanently delete the original and destroy any copy, including printed copies of this email and any attachments thereto.



Ms. Amanda L. Rivera
Hearing Examiner
1500 Monroe Street
Fort Myers, FL 33905
Sent via e-mail

January 29, 2023

**RE: Race Trac at Bayshore
DCI2021-00053**

Dear Ms. Rivera,

On behalf of RaceTrac, the applicant for DCI2021-00053, DeLisi, Inc. is pleased to submit the information required in the 48-Hour Notice and Exhibit List. The following is a list of applicant witnesses who we expect to be present and/or testify as well as the list of Exhibits that we intend to bring.

After the issuance of the staff report, the applicant decided to remove the request for a drive-thru. The Master Concept Plan has therefore been revised, per staff's request, to remove depiction of the drive-thru. As a result, there are no areas of disagreement with staff on the recommendations or the conditions in the Staff Report. The revised Master Concept Plan is attached to this memo.

A. APPLICANT WITNESSES:

- *Daniel DeLisi, AICP, Land Use Planner, DeLisi, Inc.*
- *John Wojdak, P.E., Civil Engineer, DeLisi Fitzgerald, Inc.*
- *Yury Bykau, P.E., Transportation Planner, TR Transportation*
- *Barrett Stejskal, Ecologist, Bear Paws Environmental*

B. APPLICANT EXHIBITS:

- Applicant's PowerPoint Presentation
- Master Concept Plan

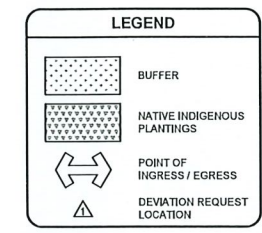
Sincerely,

DeLisi, Inc.

A handwritten signature in blue ink, appearing to read "Daniel DeLisi".

Daniel DeLisi, AICP

Cc: John Wojdak, P.E., DeLisi Fitzgerald, Inc.
Adam Mendez, Lee County Community Development



DEVELOPMENT PROGRAM
<u>ALLOWABLE USES:</u>
CONVENIENCE FOOD & BEVERAGE (6,000 SF MAX.)
SELF SERVICE FUEL PUMPS (22 MPDS MAX.)

NOTE:

1. THE SITE WILL UTILIZE A CLOSED DRAINAGE SYSTEM.

DEVIATIONS:

A 1. DEVIATION 1 REQUESTS RELIEF FROM LDC SECTION 10-415(B) WHICH REQUIRES THAT LARGE DEVELOPMENTS WITH EXISTING INDIGENOUS NATIVE VEGETATION COMMUNITIES MUST PROVIDE 50 PERCENT OF THEIR OPEN SPACE PERCENTAGE REQUIREMENT THROUGH THE ON-SITE PRESERVATION OF EXISTING NATIVE VEGETATION COMMUNITIES TO ALLOW FOR NO REQUIREMENT FOR ON-SITE PRESERVATION.

DELISI FITZGERALD, INC.
Planning – Engineering – Project Management
 a Division of RESPEC Company LLC

1605 Hendry Street
 Fort Myers, FL 33901
 (239) 418-0681
 (239) 418-0692 fax

Florida
 Registry License
 Number 332253

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

RaceTrac
BAYSHORE
(EPN #1353 - STORE #XXXX)

[illegible]

MASTER CONCEPT
PLAN

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21555
Located in Section(s)	21
Township: 43 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number:	1
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RACE TRAC – BAYSHORE RD.

DCI2021-00053

HEARING EXAMINER HEARING

FEBRUARY 1, 2023

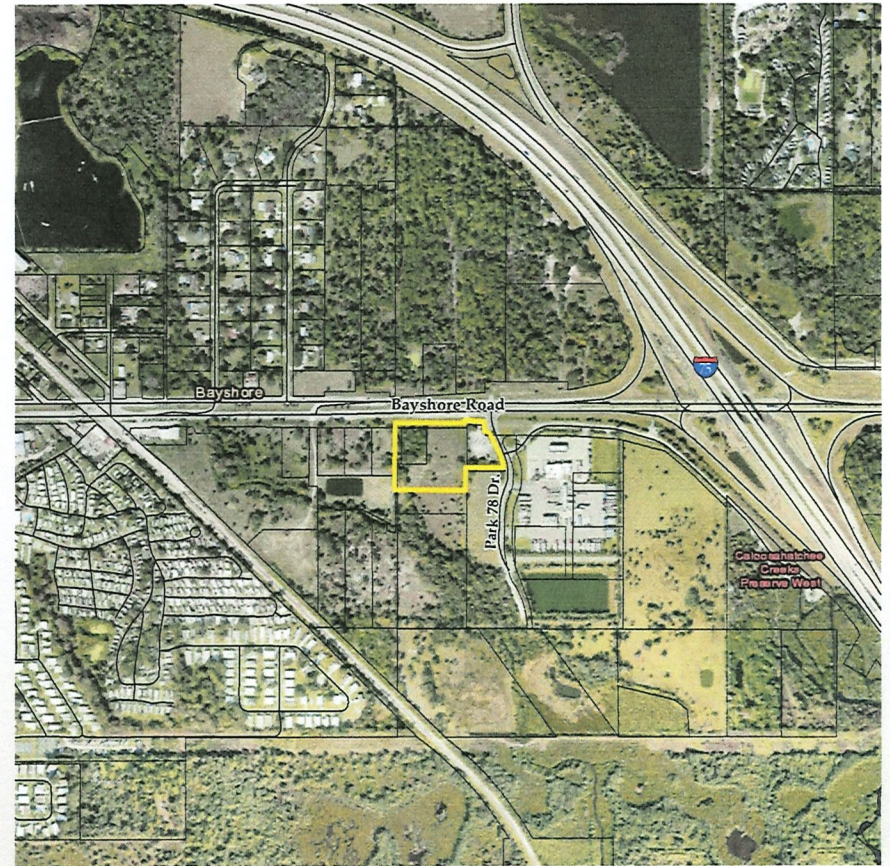
Page 1

APPLICANT'S EXHIBIT

1

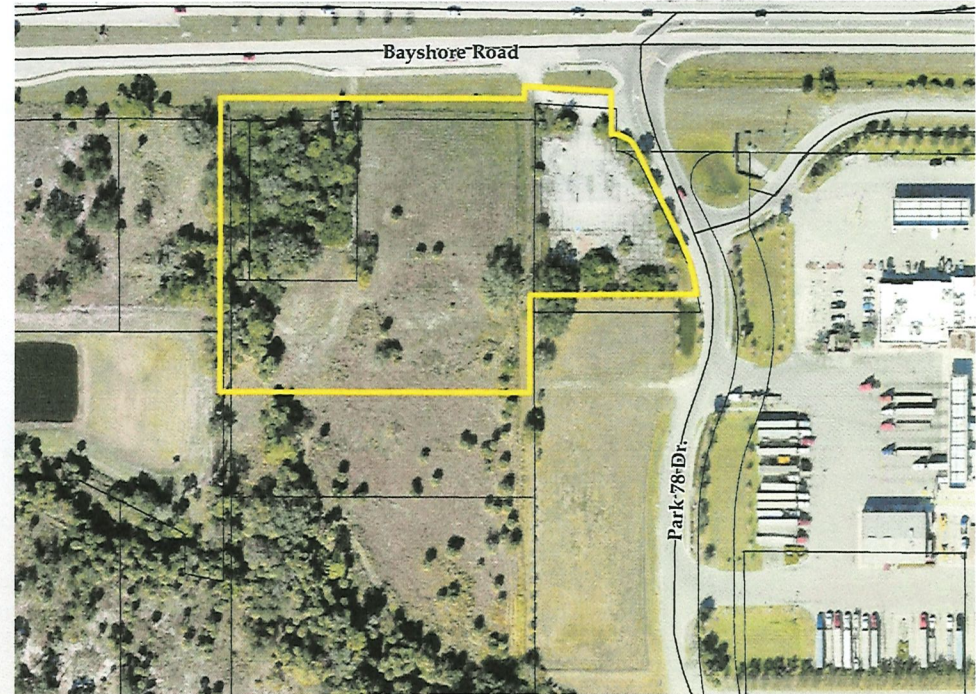
Property Location

- ❑ Along south side of Bayshore Road
- ❑ Less than a ¼ mile west of I-75
- ❑ West side of Love's truck stop and Park 78 Drive



Proposed Zoning Request

- ❑ 5.29 Acres
- ❑ Convenience Store with fuel pumps
- ❑ 6,000 sq feet of convenience store
- ❑ 22 fuel pumps

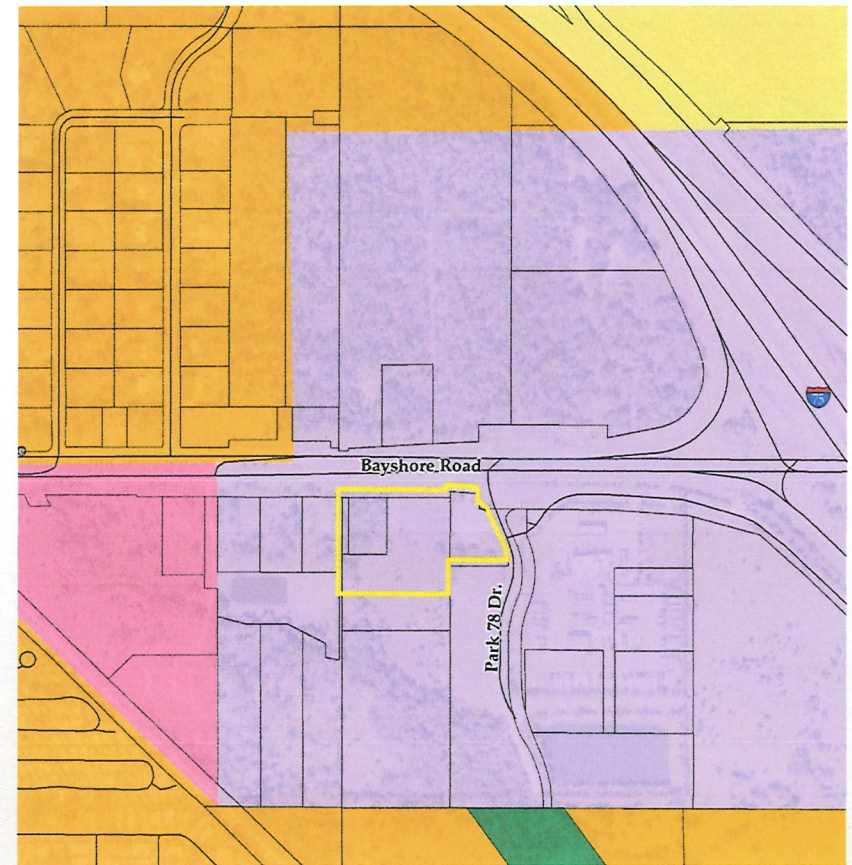


- ❑ Access to existing median opening with a planned signal on the west side of property
- ❑ Access to Park 78 Drive
- ❑ Fuel canopy on the north with convenience store in center
- ❑ Drive-thru removed and replaced with open space/water management



Criteria for Approval LDC Section 34-145(d)(4)

- ❑ (a) Consistency with Lee Plan
 - ❑ General Interchange Future Land Use, Policy 1.3.2
 - ❑ “...intended primarily for land uses that serve the traveling public: **service stations, hotel, motel, restaurants, and gift shops.**”
 - ❑ Goal 6 – Defines how commercial development may occur
 - ❑ Policy 6.1.1 – evaluation criteria
 - ❑ Policy 6.1.4 – Compatibility



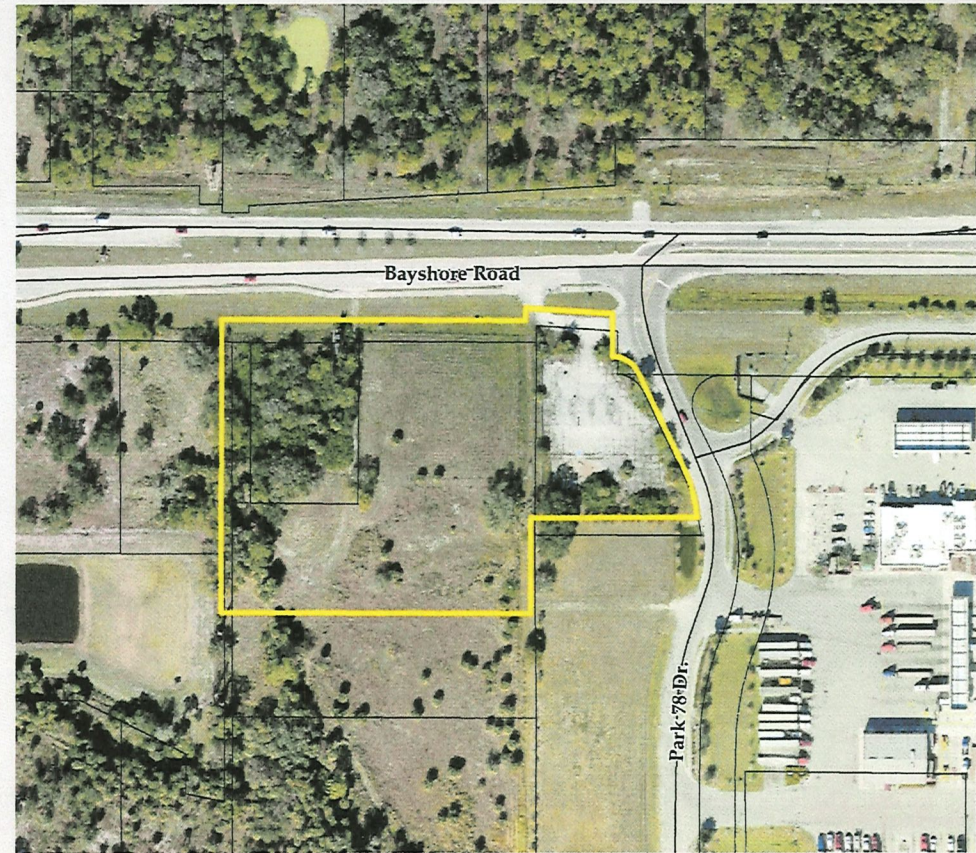
Criteria for Approval LDC Section 34-145(d)(4)

☐ (c) Compatibility

- ☐ West – Vacant Ag-2
- ☐ South – Vacant AG-2
- ☐ North – Vacant – CPD
- ☐ East – Commercial, similar use – CPD

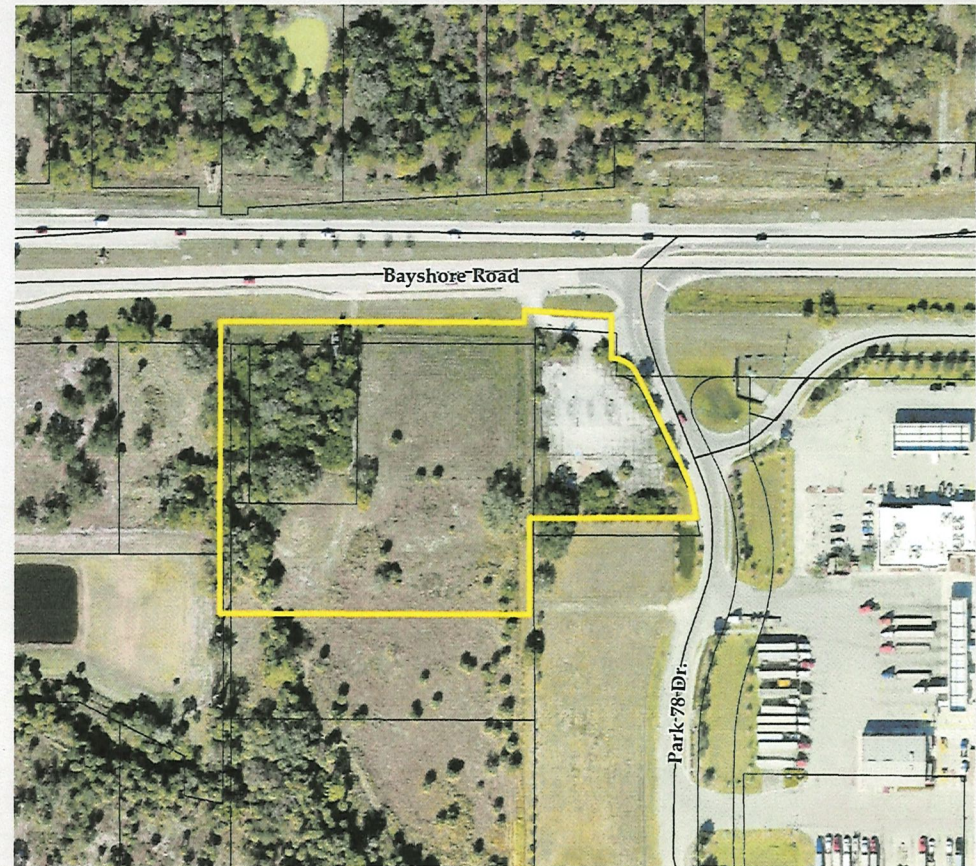
☐ (d) Sufficient Access

- ☐ Two access points, one directly to an arterial road



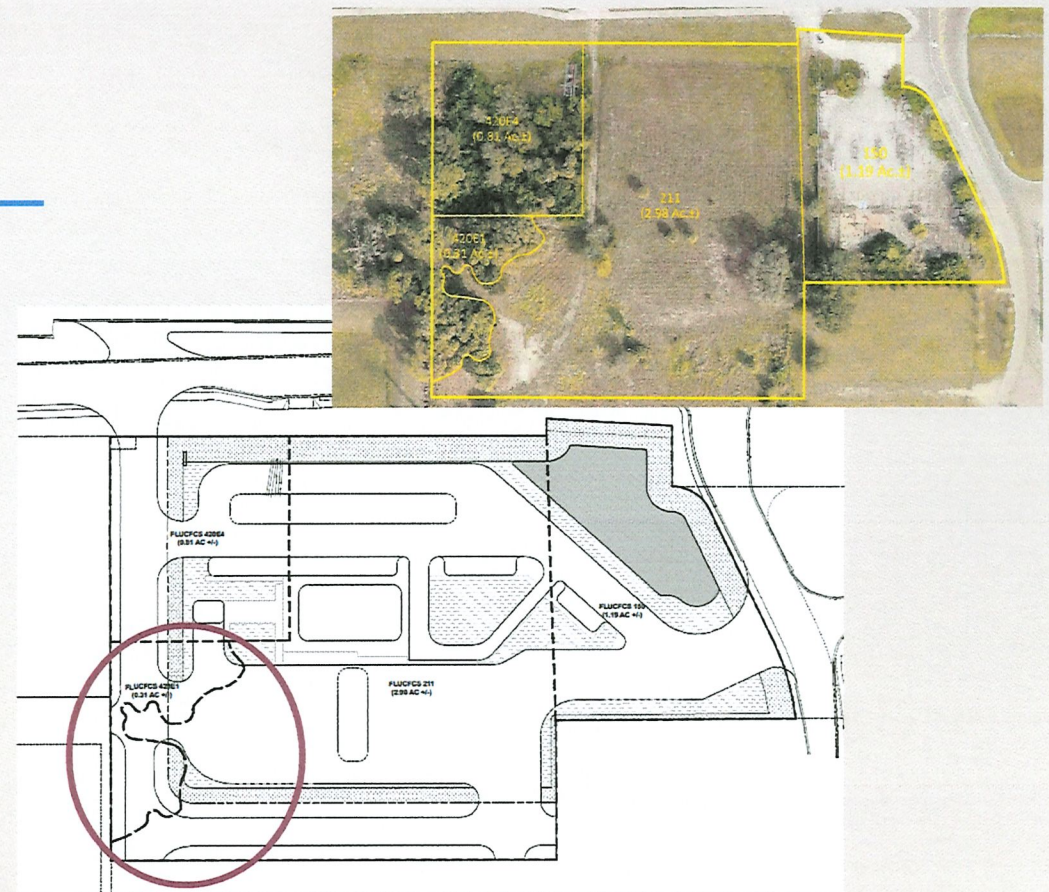
Criteria for Approval LDC Section 34-145(d)(4)

- ☐ (f) Not adversely affect environmental resources
 - ☐ Site previously cleared - very limited indigenous vegetation on site.
- ☐ (g) Availability of urban services
 - ☐ Letter of utility availability
 - ☐ Located in an urban area



Criteria for Approval LDC Section 34-145(d)(4)

- ☐ (b) Meets Code
 - ☐ Deviation requested from LDC 10-415(b) – indigenous vegetation
 - ☐ Must meet both deviation and variance criteria
 - ☐ Site is unique with only indigenous where the entry road must be located.
 - ☐ Small and isolate area



Criteria for Approval

LDC Section 34-145(d)(4)

□(e) Impact on Transportation

- TIS submitted which shows that the proposed CPD will not degrade LOS on SR 78 (Bayshore Road).

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

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

Questions?

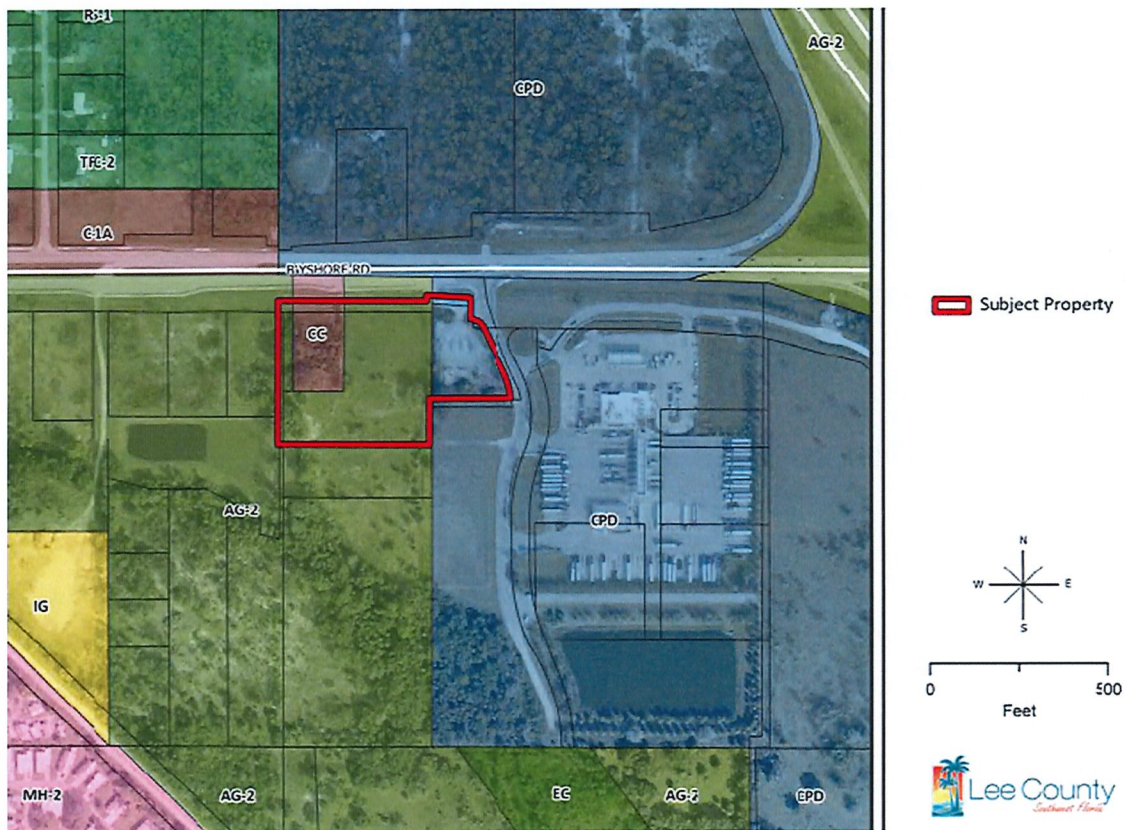
RaceTrac at Bayshore



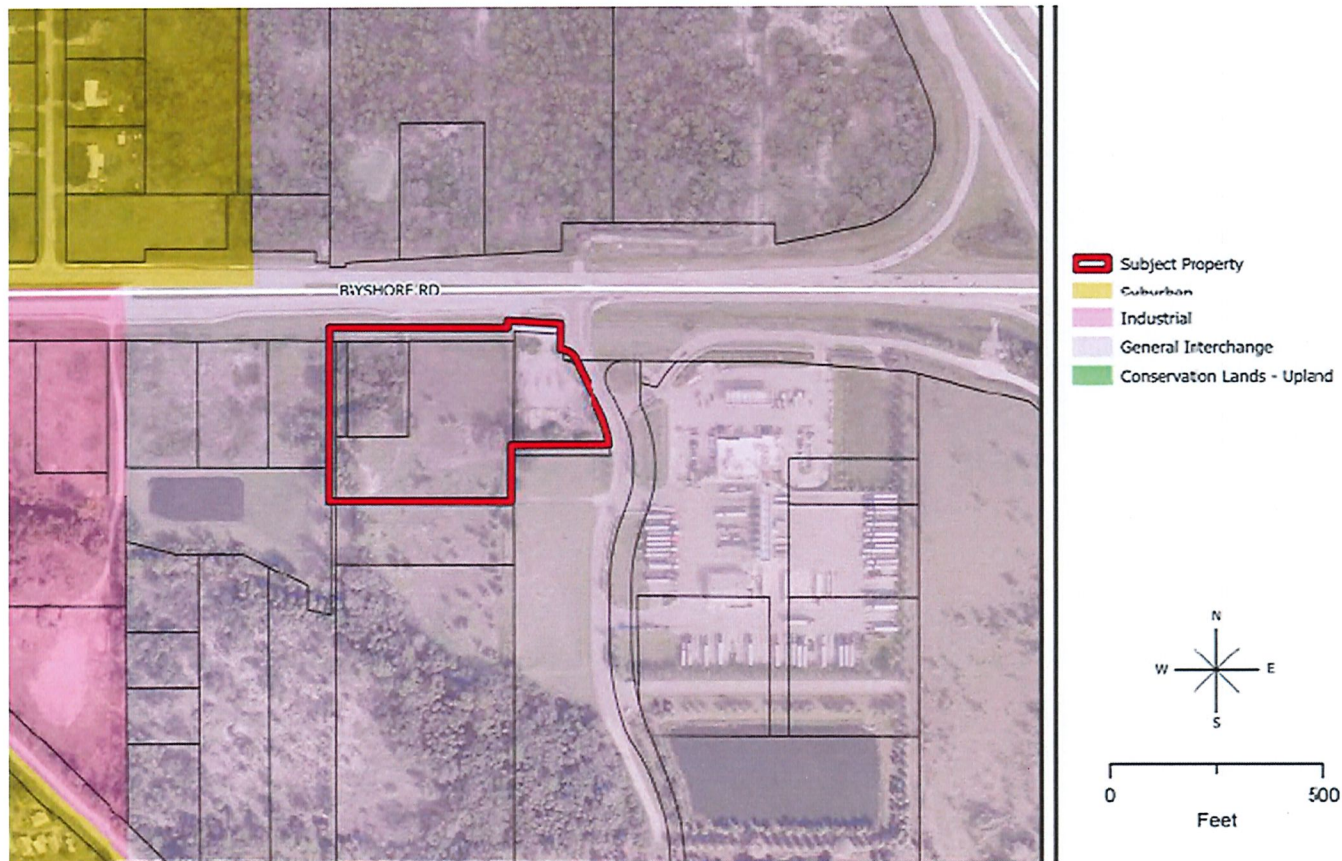
DCI2021-00053

8590-8640 Bayshore Road

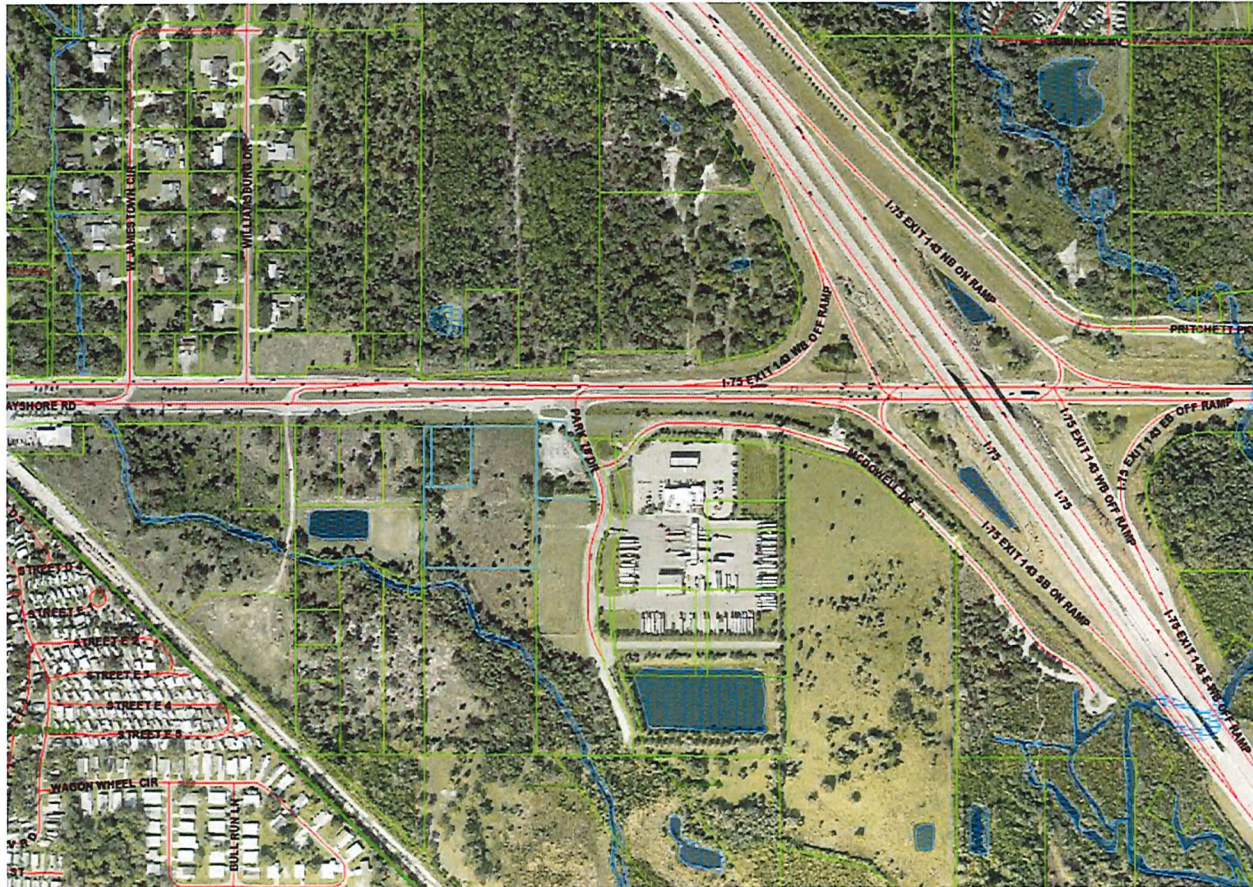
Zoning



Future Land Use

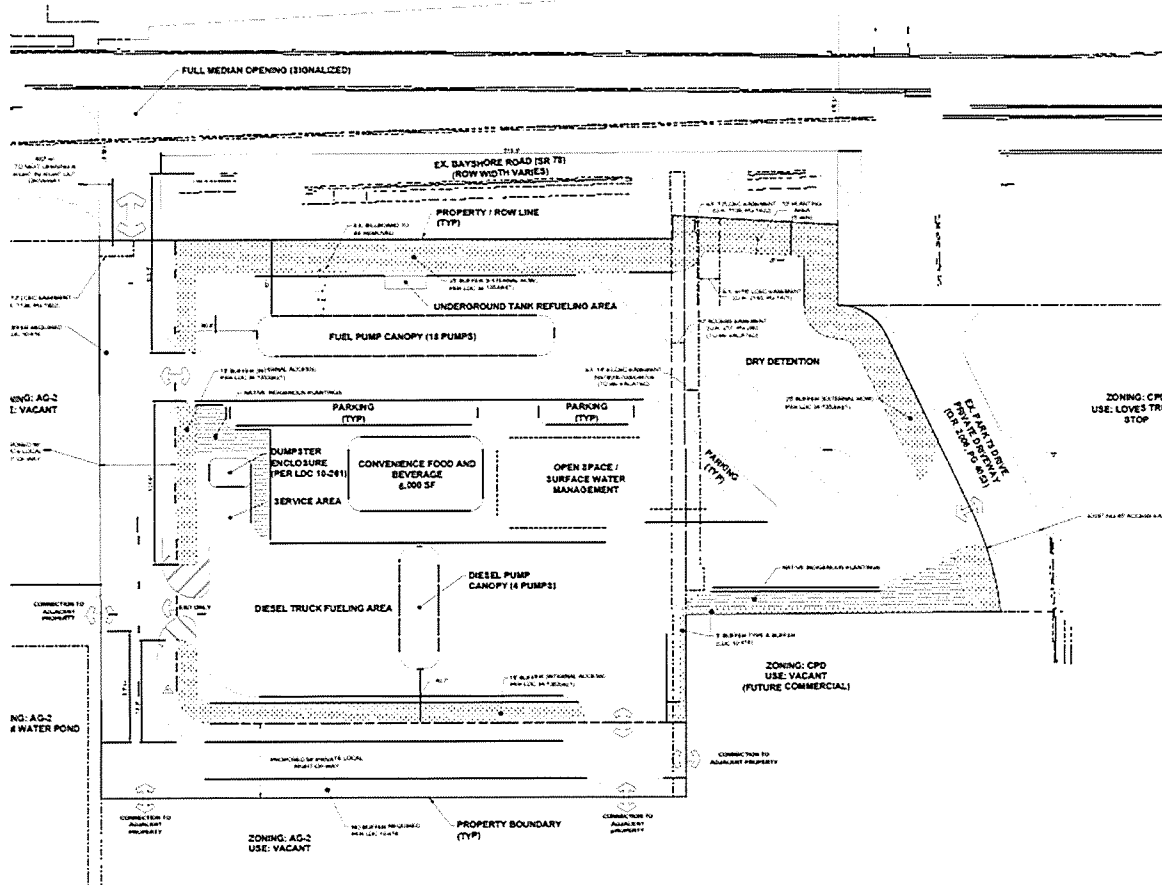


Surrounding Area

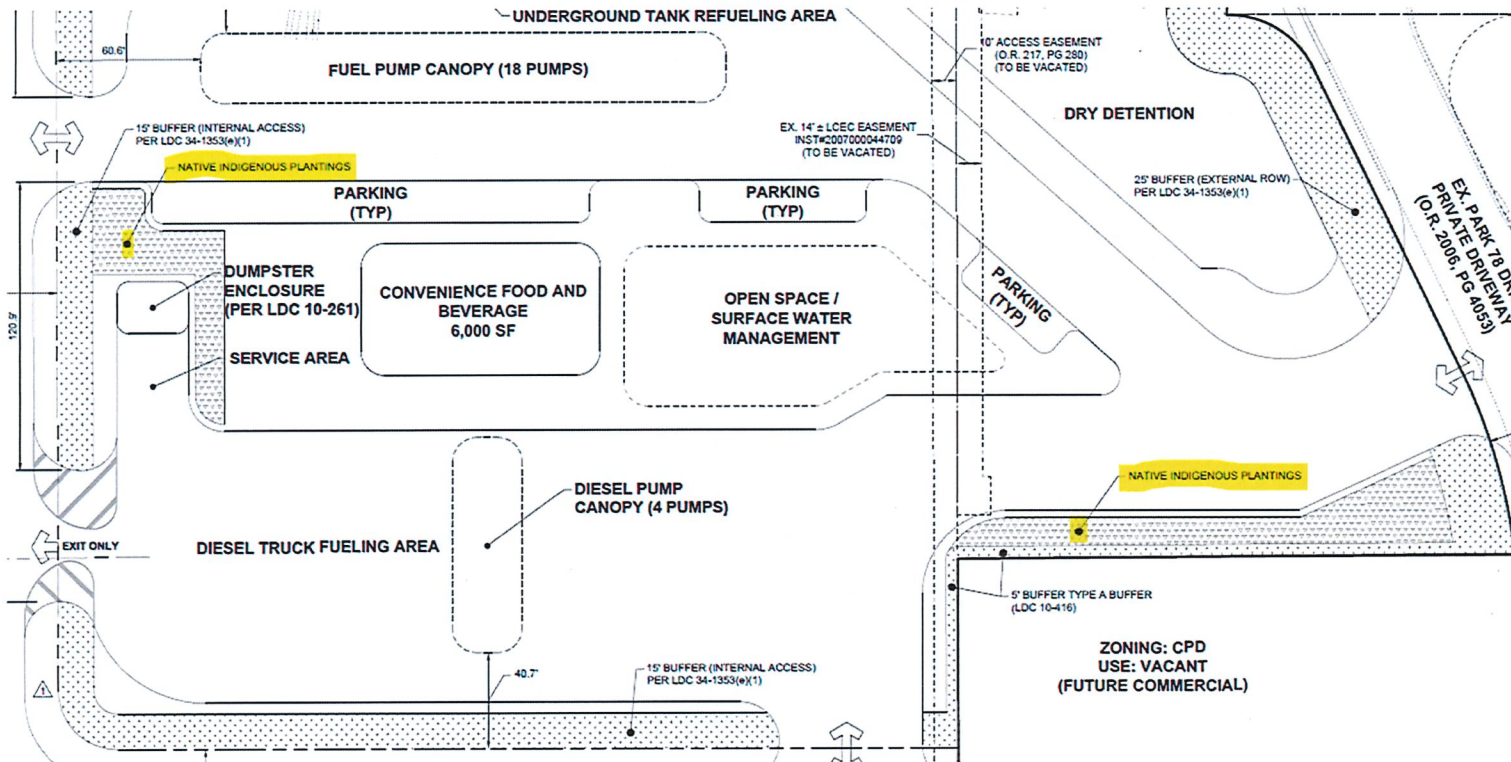


Staff Recommendation

Approve, with conditions



Recommended Conditions



- Open Space
- COP
- Manufacturing
- TIS
- Former EC District

Applicant's 48-Hour Letter

Dear Ms. Rivera,

On behalf of RaceTrac, the applicant for DCI2021-00053, DeLisi, Inc. is pleased to submit the information required in the 48-Hour Notice and Exhibit List. The following is a list of applicant witnesses who we expect to be present and/or testify as well as the list of Exhibits that we intend to bring.

After the issuance of the staff report, the applicant decided to remove the request for a drive-thru. The Master Concept Plan has therefore been revised, per staff's request, to remove depiction of the drive-thru. As a result, there are no areas of disagreement with staff on the recommendations or the conditions in the Staff Report. The revised Master Concept Plan is attached to this memo.

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- *John Wojdak, P.E., Civil Engineer, DeLisi Fitzgerald, Inc.*
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- *Barrett Stejskal, Ecologist, Bear Paws Environmental*

B. APPLICANT EXHIBITS:

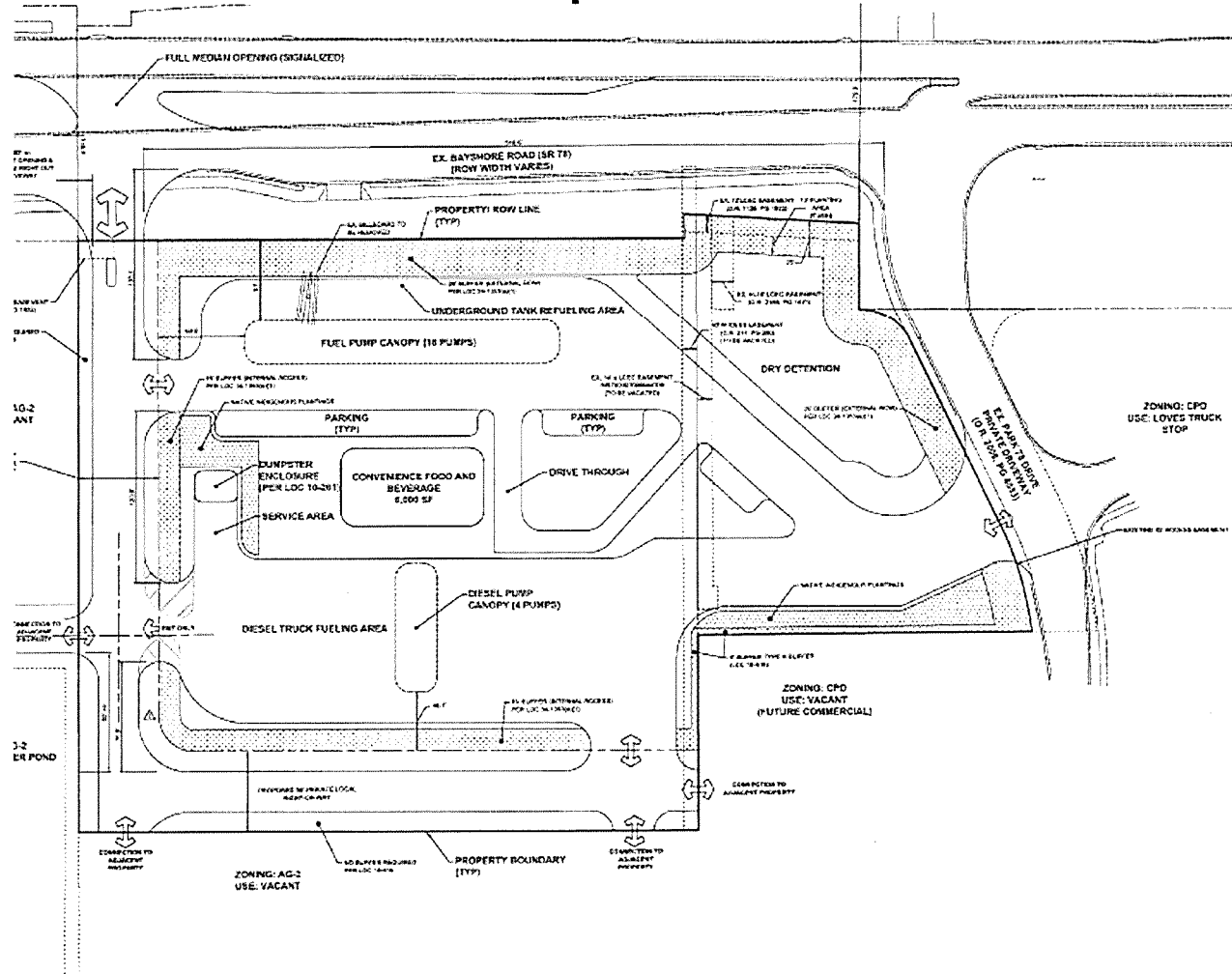
- Applicant's PowerPoint Presentation
- Master Concept Plan

Sincerely,

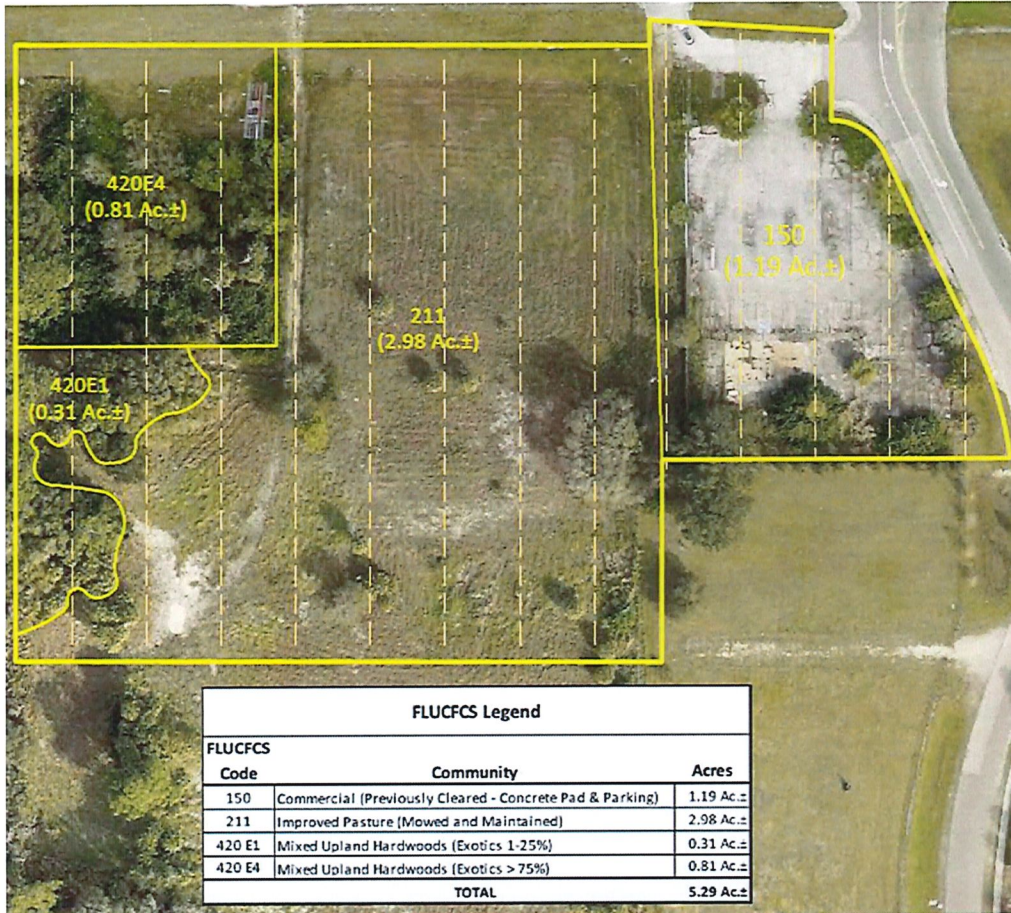
DeLisi, Inc.


Daniel DeLisi, AICP

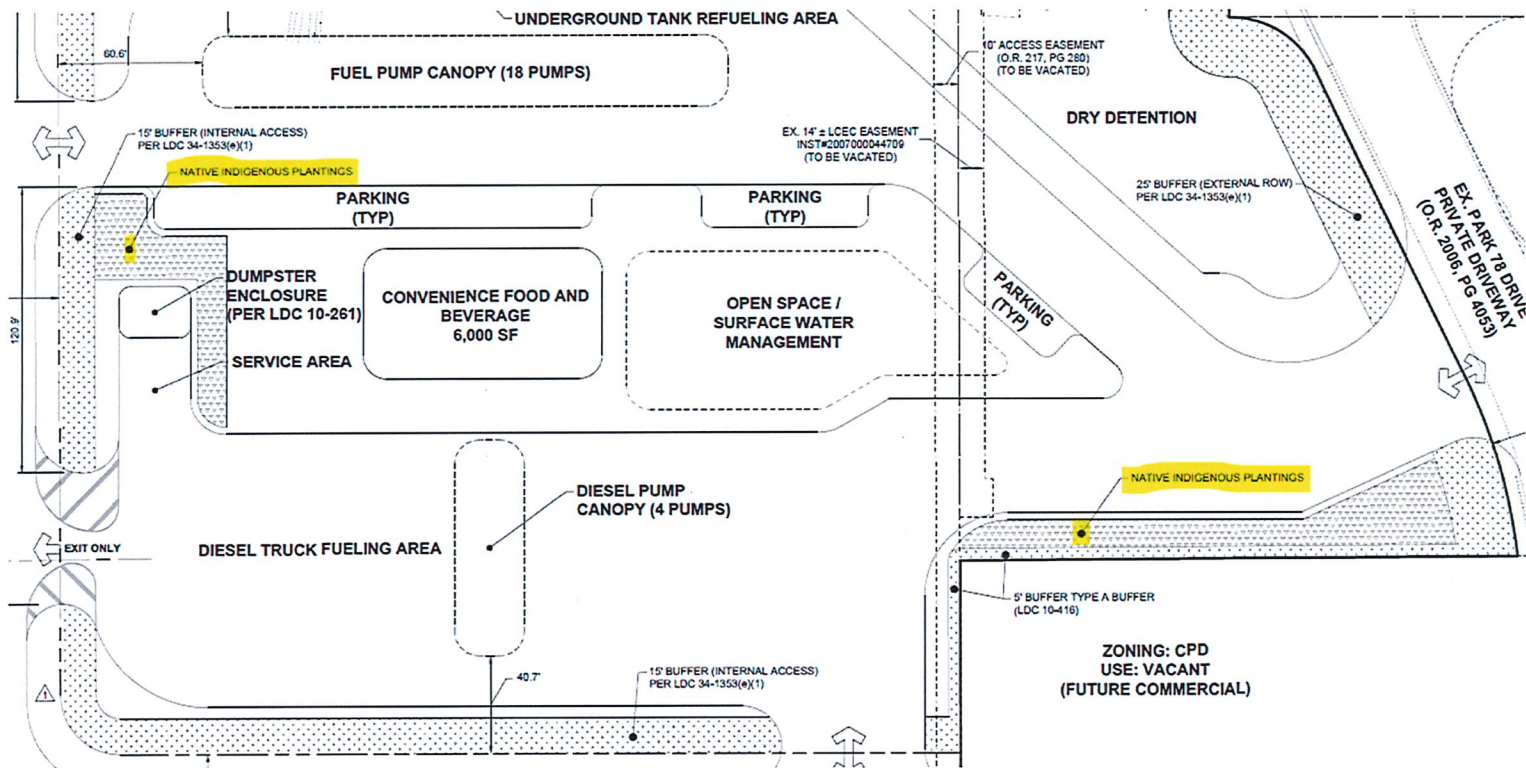
Staff Report MCP



Deviation



Deviation



- Prior to the issuance of the first development order, the development order must depict supplemental plantings along the southeast boundary of the project parcel, and west of the convenience store building, as depicted on the MCP. The trees must be canopy trees (no palms) specified at 16-feet-in-height, four-inch caliper, and a six-to eight-foot canopy spread. All landscape plants must be native and not deciduous.

RaceTrac at Bayshore



DCI2021-00053

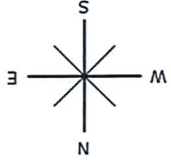
8590-8640 Bayshore Road

DCI2021-00053

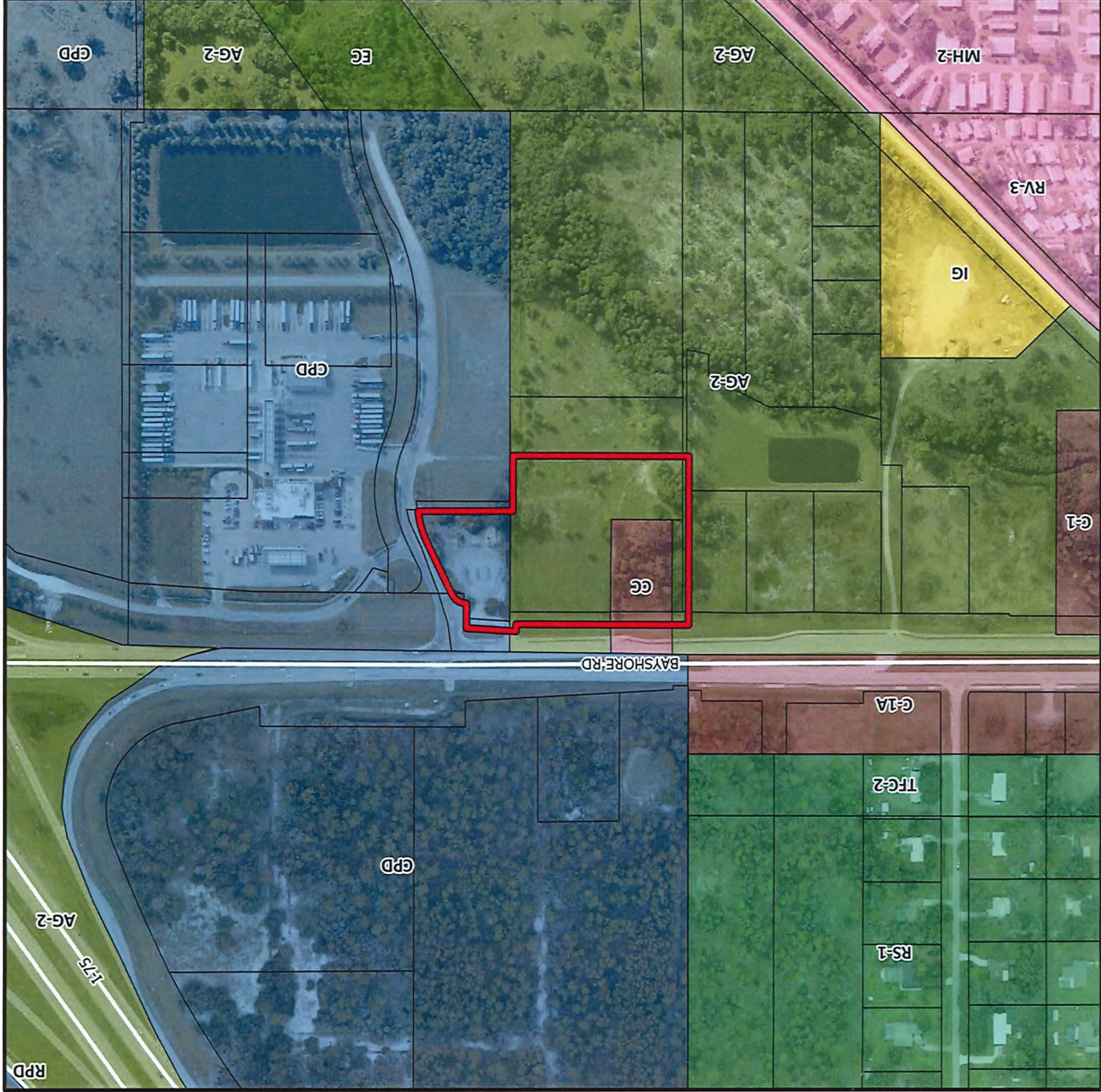
Zoning

 Subject Property

STAFF'S EXHIBIT # 3



0 500 Feet



Deviation

Deviation #1:

Seeks relief from LDC §10-415(b), which requires that large developments with existing indigenous native vegetation communities provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities, to allow for no requirement for on-site preservation. This deviation is **APPROVED**, subject to the following condition:

- Prior to the issuance of the first development order, the development order must depict supplemental plantings along the southeast boundary of the project parcel, and west of the convenience store building, as depicted on the MCP. The trees must be canopy trees (no palms) specified at 16-feet-in-height, four-inch caliper, and a six-to eight-foot canopy spread. All landscape plants must be native and not deciduous.

STAFF'S EXHIBIT #) 4
DC/2021-00053

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

LEE COUNTY
HEARING EXAMINED
2023 JAN 18 PM 3:46

Case Number: DCI2021-00053
Case Name: RaceTrac Bayshore Rd
Area to be Rezoned: +/- 5.29 Acres
Case Type: Planned Development Rezoning
Sufficiency Date: November 22, 2022
Hearing Date: February 1, 2023

REQUEST:

John Wojdak, P.E., on behalf of RaceTrac Petroleum, Inc, has filed an application to rezone approximately 5.29 acres from Commercial Planned Development (CPD), Community Commercial (CC) and Agricultural (AG-2) to Commercial Planned Development (CPD) to permit development of a 6,000 square-foot convenience food and beverage store with 22 self-service fuel pumps.

The subject property is located in the southwest quadrant of the Bayshore Road and Interstate 75 (I-75) interchange area within the North Fort Myers Planning Community, Commissioner District #5. The applicant has indicated the property's current STRAP Numbers are 21-43-25-00-00007.002A, 7.0030, 7.0100 and 8.0000. A legal description and boundary survey of the subject property is attached as Attachment B of this report.

SUMMARY:

Staff recommends **APPROVAL** of the applicant's request with the conditions and deviations found in Attachment E.

HISTORY OF PARCEL:

The Interstate Highway 75 (I-75) interchange area at Bayshore Road began formation circa 1977. Following completion of the interchange, Resolutions Z-81-127 and Z-86-191 rezoned the assembled 0.80-acre CC and 1.43-acre CPD designations encompassed in this request, respectively. The 1.43-acre CPD designation was formerly developed with a ±4,400 square-foot RaceTrac convenience food and beverage store with 16 self-service fuel pumps (see Attachment M). The building and fuel canopy were removed from the site in 2012 (Demolition permit DEM2012-00223) and the deteriorated paved areas, including the building slab and parking bollards, remain. The 1.43-acre CPD designation is a portion of an overall ±25.69-acre CPD known as the Bayshore I-75 Land Trust (see Attachment N). The CC-zoned portion of the site is undeveloped and there are no associated records of development activity occurring onsite. The remaining agricultural lands are currently vacant and were formerly developed with a single-family residence, which was removed from the site in circa 2014.

Staff's Exhibit # 1

CHARACTER OF THE AREA:

The southwest quadrant of the Bayshore Road and I-75 interchange area is currently the only quadrant containing existing development, with access from Bayshore Road via Park 78 Drive and McDowell Drive. The subject property and surrounding property are located in the General Interchange Future Land Use category, as designated by the Lee County Comprehensive Plan (Lee Plan). Property immediately surrounding the subject property is depicted in Attachment C of this report and can be characterized as follows:

North

Lands to the north of the subject property, across Bayshore Road (northwest quadrant of interchange area), are located in the General Interchange and Suburban future land use categories and are zoned Commercial Planned Development (CPD). This planned development is known as the North River Plaza CPD and is currently approved for 260,000 square feet of commercial uses and a 180-unit hotel on 41.6 acres, as approved by Resolution Z-10-032.

East

Lands to the east of the subject property are located in the General Interchange future land use category. These lands are zoned Commercial Planned Development (CPD). The planned development is known as the Bayshore I-75 Land Trust and is currently approved for 130,000 square feet of commercial uses and a 182-unit hotel on 25.69± acres, as approved by Resolution Z-86-191 (see Attachment N). Property to the east is currently developed with a Love's Travel Stop, which consists of an 11,322 square-foot convenience market/fast-food restaurant building with drive-through (4,374 square feet of fast-food/6,948 square feet of convenience market and accessory uses with 24 total self-service fueling positions.)

South

Lands to the south of the subject property are located in the General Interchange Future Land Use category and are zoned Agricultural (AG-2). The parcel immediately south is under common ownership and is bisected by a creek, which flows further south to the Caloosahatchee River.

West

Lands to the west of the subject property are located in the General Interchange Future Land Use category, are zoned AG-2, and are largely undeveloped with the exception of a parcel under Florida Department of Transportation ownership with access and water retention improvements.

Availability of Public Services

Public services are defined by the Lee Plan as “the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development” (formerly defined as “Urban Services”, Lee County Ordinance 21-09) The following details the level of public services currently serving the subject property:

Public water and sewer: The applicant has provided a water and sewer availability letter from Lee County Utilities and Florida Governmental Utility Authority (FGUA). Potable water and wastewater lines are available along Bayshore Road with available capacity for the proposed development (see Attachment K).

Paved streets and roads: The subject property has approximately 535 feet of frontage on Bayshore Road, a county-maintained arterial road. The property also has 258 feet of frontage on Park 78 Drive, a non-county-maintained local road. Park 78 Drive is currently designed to accommodate semi-tractor trailer turning movements to and from Bayshore Road, which intersects with Interstate Highway I-75 in close proximity.

Public transit and pedestrian facilities: The nearest transit stop is Lee Tran Route 590 approximately two miles to the west of the subject property at 6690 Bayshore Road. Sidewalks/cross-walks are immediately adjacent to the subject property and lead to existing sidewalks (shared-use path) on both sides of Bayshore Road, which stretch 6.5 miles west on Bayshore to North Cleveland Avenue.

Parks and recreation facilities and community facilities: The Caloosahatchee Creeks Preserve West is located approximately 0.3 miles to the east at the terminus of McDowell Drive. This county-owned park and preserve contains a pavilion, boardwalk, and paddlecraft launch. Nalle Grade Community Park is located approximately five miles from the subject property on Nalle Grade Road.

Police, fire, and emergency services: The subject property will be provided urban levels of police, fire and emergency services. Fire protection is provided by Bayshore Fire Station in the Bayshore Fire District, located at 17350 Nalle Road, approximately one mile from the subject property. This fire station also contains an EMS substation. The Lee County Sheriff's Office North District substation is located at 121 Pondella Road, approximately 6.2 miles from the subject property.

Schools: Bayshore Elementary School is located within two miles of the subject property. North Fort Myers Academy for The Arts (middle school) and North Fort Myers High School are located within 8.2 miles of the subject property. The subject property is served by the School District of Lee County and is located in East Zone E-1. The development proposes no dwelling units and does not affect the School-Zone Concurrency Service Area (CSA).

ANALYSIS:

The request seeks a planned development rezoning to facilitate the use of a Convenience Food and Beverage Store with 22 self-service fuel pumps. The subject property is located within a predominantly-vacant interchange area in the county. *Convenience food and beverage store* means a store that specializes in sale of convenience products and other commodities intended primarily to serve the day-to-day needs of residents in the immediate neighborhood, or the traveling public, which is typically or generally open to the public beyond the normal sales hours of other retail stores. Fuel pumps (see definition) may accompany the store¹.

¹ LDC Section 34-2, see Convenience food and beverage store.

By virtue of the property's frontage along Bayshore Road, the property is located within the North Fort Myers Commercial Corridor, and is subject to specific community plan requirements in Chapter 33 of the Land Development Code. Use regulations for commercially-zoned property within the commercial corridor are provided for in LDC Section 33-1596 and supersede the general use regulations tables for planned development and conventional commercial districts contained in LDC Sections 34-934 and 34-844. The Commercial Corridor Use Regulations list the Convenience Food and Beverage Store as permitted, and therefore, the use is obtainable in the form of a planned development approval. Use-specific supplemental design regulations are contained in LDC Section 34-1353 and pertain to mitigation of off-site impacts associated with the use, including, but not limited to enhanced setbacks landscape buffers. The proposal does not seek deviations from these supplemental regulations.

The property's future land use category, availability of public services, proximity to the Interstate interchange area, and separation from residential uses make this property well-suited to accommodate the proposed use and intensity. Thresholds for Developments of County Impact (DCI) are set forth in LDC Section 34-341, accordingly, the request is classified as a minor planned development. As previously noted, a 1.43-acre portion of the subject property was previously developed with a $\pm$ 4,400 square-foot RaceTrac store with 16 self-service fuel pumps. The request seeks development of a 6,000 square-foot convenience food and beverage store with 22 self-service fuel pumps confined within a parcel approximately 3.6 times larger than its former.

Property Development Regulations

The applicant proposes property development regulations including maximum heights, minimum setbacks, maximum lot coverage and a minimum lot size, which are attached in Attachment F of this report. With the exception of the proposed minimum lot size of 10,000 square feet, staff finds the proposed property development regulations appropriate as they coincide with the supplemental regulations for convenience food and beverage store contained in LDC Section 34-1353 (see Attachment E). A deviation from LDC Section 34-1353(c)(3) would be required to establish a minimum lot size of less than 25,000 square feet for the convenience food and beverage store use. The applicant has not requested a deviation, and a minimum lot size of 10,000 square feet is not represented by the proposed Master Concept Plan, as the entire 5.29-acre lot area is utilized to facilitate the development. Therefore, staff recommends a minimum lot area of 5.29 acres.

Master Concept Plan

The application proposes a Master Concept Plan (MCP) consisting of a centrally-located convenience food and beverage store with a general-use fuel pump canopy covering 18 self-service fuel pumps along Bayshore Road, and a separate diesel truck-fueling canopy behind the convenience store with four self-service fuel pumps. The majority of the site is utilized for parking areas, vehicle circulation, and the proposed private internal roadway system providing interconnection to all adjacent properties.

During substantive review, staff identified revisions to the MCP, which included notation of a drive-through along the east side of the convenience store. This change was not reflected in the revised schedule of uses or project narrative and staff has concerns with respect to the inclusion. Upon this

finding, and in further discussions with the applicant, a condition was offered by the applicant to limit the use to convenience pick-up and prohibition of a separate use or business within the store.

Regardless of this limitation, staff's opinion is that the addition of a drive-through significantly alters the nature of the business and is not appropriately represented in the applicant's traffic impact statement. The trip generation for the proposed project was determined by referencing the Institute of Transportation Engineer's (ITE) report (Trip Generation Manual, 11th Edition) Land Use Code 945, which represents a Convenience Store/Gas Station. Attached with this report is the corresponding description and land use subcategory (see Attachment I), which do not specify the characteristic of a drive-through facility, which is more commonly associated with pharmacy, drug store, bank, fast-food restaurant, and coffee/donut shop uses. The commodities commonly sold at large-chain convenience food and beverage stores include a growing prepared food and beverage selection in a ready to consume state. As such, the use with a drive-through aligns closely with a fast-food restaurant, especially when associated with indoor/outdoor seating areas (See Attachment O). According to LDC Section 34-2, *Restaurant, fast food means an establishment whose principal business is the sale of food or beverages in a ready-to-consume state primarily for off-site consumption, and that may contain drive-through facilities*. The expectation is that prepared foods, including but not limited to coffee and donuts, will be accessible via service from the drive-through no differently than conventional coffee and donut shops with drive-through facilities. LDC Section 34-2020(b) (Required Parking Spaces For Non-Residential Uses), recognizes this paradigm as Note (15) is solely attributed to the use of a convenience food and beverage store and states:

"If more than 20 percent of the total floor area or 600 square feet, whichever is less, is used for the preparation and/or sale of food or beverages in a ready-to-consume state, parking will be calculated the same as a fast food restaurant."

Coffee and donut shops and fast-food restaurant uses are high trip generators and staff believes that the addition of the drive-through will result in an increase in trips compared to a conventional convenience food and beverage store. It should be noted that a coffee/donut shop or fast-food restaurant use has less pass-by traffic associated with it in comparison to a convenience food and beverage store (customarily without a drive-through), which can result in additional new trips. To date, there are 20 RaceTrac Gas Stations in Lee County, 12 of which are located in unincorporated Lee County. Of these 20 locations, staff could not locate an example with an associated drive-through.

If the applicant desires the use of a drive-through, staff recommends the applicant elect to continue the hearing before the Hearing Examiner in order to provide further traffic analysis concerning the use of a drive-through in conjunction with a convenience food and beverage store.

Prior CPD Approval

Staff proposes Condition 4, requiring the prior CPD approved by Resolution Z-86-191, and last amended by ADD2012-00120, be modified to separate the relevant portion of the subject property from this CPD prior to local development order approval. The applicant is electing to fragment the prior CPD to achieve the subject request, the parent CPD Master Concept Plan and auxiliary documentation must be revised to reflect the applicable severance. Fragmented planned development approvals can be problematic, as subsequent development on the parent planned development may create a consistency issue, which

would otherwise require an applicant not party to causation to remedy the inconsistency. The condition provides for ease of administration to effectively separate the planned development approvals. It should be noted this amendment may be pursued administratively, provided the established review criteria is met by the applicant.

Proposed Deviation

Deviation means a departure from a specific regulation of the LDC or other applicable regulation or code, when requested as part of a planned development in accordance with LDC Section 34-373(a)(9), based on the findings established in LDC Section 34-377(a)(4). Each deviation must enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare. Additionally, in accordance with North Fort Myers Community Plan area Lee Plan Policy 30.2.5, a deviation from landscaping or buffering may not be granted unless the request meets the approval criteria for variances set forth in LDC, Chapter 34. The applicant proposes a schedule containing one deviation from the LDC Section 10-415(b), onsite preservation of existing native vegetation communities, with corresponding justification (see Attachment F).

Deviation #1:

Seeks relief from LDC §10-415(b), which requires large developments with existing indigenous native vegetation communities to provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities, to allow for no requirement for on-site preservation.

The applicant's justification states the only area onsite that consists of indigenous vegetation is an isolated area of 0.31 acres along the western property line. This location is where the road system along the western property boundary is designed to interconnect with the adjacent properties. The applicant states this location is the only area of indigenous vegetation on site, and design accommodations are not available to accommodate an indigenous preserve in a different location. This justification is echoed in the variance justification, as measured against the applicable variance criteria established in LDC Section 34-145(b), which is as follows:

- i. The property has inherent exceptional conditions that cause the application of the regulation to create a hardship (as defined in section 34-2) on the property owner.
- ii. The exceptional conditions are not the result of actions of the property owner taken subsequent to the adoption of the ordinance.
- iii. The variance granted is the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property.
- iv. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare.
- v. The variance is consistent with the Lee Plan.

The location of the indigenous vegetation creates a property-specific exceptional condition, as preservation would impede a crucial access point to facilitate reasonable cross-access to adjoining property. The area which would be subject to preservation by this regulation (0.31 acres) is considered

de minimis and isolated; therefore, the value of preservation does not outweigh the value of establishing the ideal access point to the subject property, as it provides the furthest connection separation between the Park 78 Drive access point on Bayshore Road. The applicant proposes an enhanced indigenous planting area along the southeast boundary line, including 100 percent native canopy trees (excluding palms). The deviation, as conditioned, will serve as an appropriate balance between regulatory departure and relief granted. Staff recommends **APPROVAL** of this deviation (see Attachment J), subject to the following condition:

- Prior to the issuance of the first development order, the development order must depict supplemental plantings along the southeast boundary of the project parcel, as depicted on the MCP. The trees must be canopy trees (no palms) specified at 16-feet-in-height, four-inch caliper, and a six-to eight-foot canopy spread. All landscape plants must be native and not deciduous.

Review Criteria

LDC Section 34-145 establishes the review criteria for rezoning requests. Before recommending approval of a rezoning request, the Hearing Examiner must find the request:

- a) Complies with the Lee Plan;
- b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;
- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

- a) The proposed use or mix of uses is appropriate at the proposed location;
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
- c) That each requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and

- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has provided a narrative that addresses the proposed rezoning with analysis of the applicable criteria (see Attachment F). The following provides staff's analysis of the request, as measured by the established criteria.

a) Compliance with the Lee Plan

According to **Lee Plan Map 1-A**, and as noted above, the subject property is located solely within the **General Interchange** future land use category as depicted in Attachment C of this report. **Lee Plan Objective 1.3** states, *"special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures."*

Policy 1.3.2 states *"the General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops."* The proposed use of a convenience food and beverage store with fuel pumps is accounted for in this policy and the design will include enhanced landscape buffering as a visual amenity. Transportation impacts will be addressed, as conditioned, and further expanded below. The request is **CONSISTENT with Objective 1.3 and Policy 1.3.2 of the Lee Plan**.

Map 2-A of Lee Plan identifies the subject property as located in the **North Fort Myers Community Plan** area, as delineated by lands immediately west of I-75, while lands immediately east of I-75 are located in the Bayshore Community Plan area.

Goal 30, North Fort Myers Community Plan, seeks to *"Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources"*. **Policy 30.2.5** establishes the commercial corridor district and requires enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. Within the Corridor Overlay District, deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.

This policy is implemented by LDC Chapter 33, North Fort Myers Community Plan Regulations, and the request is consistent with this policy, including the onus to meet variance criteria for the proposed deviation associated with the project.

The planned development request will provide for development in compliance with the North Fort Myers Community Plan area LDC regulations, and balanced of the LDC, and is therefore, **CONSISTENT with Goal 30 and its attendant objectives and policies**.

As described in **Lee Plan Policy 1.6.5**, the Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2045. The Lee Plan currently allocates 358.6 available acres of commercial development within the North Fort Myers planning community by the year 2045. Staff finds the request consistent with the allocations for the North Fort Myers planning community. This finding is not a guarantee that there will be sufficient allocations for commercial development in the future, further determinations will be made at time of local development order review. Therefore, the request is **CONSISTENT with Policy 1.6.5**.

Objective 2.1 states that “contiguous and compact growth patterns will be promoted through the rezoning process...” in order to contain urban sprawl, conserve land, minimize the cost of services, and minimize impacts on natural resources, among other things. **Objective 2.2** directs new growth to urban areas where “adequate public facilities exist or are assured, and where compact and contiguous development patterns can be created.” The subject property is located within an I-75 interchange area of the county where public services are planned or already in place, as previously detailed. The requested rezoning will facilitate new commercial development adjacent to existing similar development and continue roadway and utility infrastructure to surrounding property within the General Interchange Future Land Use category. Staff finds the request to be **CONSISTENT with Objectives 2.1 and 2.2**.

Standards 4.1.1 and 4.1.2 establish parameters by which development is to be connected to potable water service and sanitary sewer service. These standards are effectuated at time of development order by LDC Sections 10-352 (water) and 10-353 (sewer). As noted, the applicant has provided a water and sewer availability letter from Lee County Utilities and FGUA. Potable water and wastewater lines are available adjacent to Bayshore Road with available capacity (see Attachment K). The request is **CONSISTENT with Standards 4.1.1 and 4.1.2**.

Goal 6 promotes orderly and well-planned commercial development at appropriate locations in the county. **Policy 6.1.1** requires development approvals for commercial land uses to be consistent with various policies, including traffic and access impacts, screening and buffering, adequacy of public services, compatibility with surrounding land uses, proximity to other similar centers and environmental considerations. **Policy 6.1.4** states that “*commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*” As detailed in this report, the request is compatible with surrounding land uses and public services are available to serve the proposed development. **Policies 6.1.5 through 6.1.11** address traffic, buffering, architecture and open space, prohibiting premature scattered development, school safety, commercial entitlements, redevelopment incentives and revitalization directives. As further expanded in the criteria analysis below, Staff finds that the request is **CONSISTENT with Goal 6**.

b) Land Development Code Compliance

County regulations which are not specifically departed from as part of this planned development request will apply to the balance of applicable LDC, Code of Ordinances and Administrative Code provisions. If future deviations are proposed, each will be evaluated with established LDC review criteria. The North Fort Myers (NFM) “community wide regulations” contained in LDC Sections 33-

1531 through 33-1601.1 apply to the subject property. The applicant proposes full compliance with the supplemental regulations pertaining to convenience food and beverage stores (LDC Section 34-1353), which minimize adverse impacts on surrounding land uses. The applicant conducted a publicly-advertised information session within the NFM community in compliance with LDC Section 33-1532 (see Attachment L). Staff finds the proposed planned development rezoning to be in compliance with the LDC, including regulations which pertain to:

- Use, including supplemental regulations;
- LDC Chapter 10 Development Standards; and
- Details required on the MCP and compliance with Division 9 of Article VI, Chapter 34, Planned Development Districts.

c) Compatibility with existing and planned uses in the surrounding area

As defined by LDC Section 34-2 “*compatible means, in describing the relation between two land uses, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.*” Staff finds the requested rezoning to be compatible with existing and planned uses in the interchange area. Sufficient separation exists to the nearest residential areas across Bayshore Road (approximately 575 feet northwest). As previously stated, the surrounding vacant lands are within the General Interchange Future Land Use category and are expected to develop at similar ranges of intensity or high residential density (8 to 22 dwelling units per acre).

d) Sufficiency of Access and Transportation Impacts

The Master Concept Plan depicts a proposed signalized intersection (subject to FDOT approval) on Bayshore Road to serve the subject property and adjacent property with cross access. The property will also access Park 78 Drive, which connects with Bayshore Road 518 feet east of the proposed signalized access point. Park 78 Drive is a non-county-maintained local road and Bayshore Road is a four lane divided arterial road maintained by the state.

The Applicant’s TIS represents a total of 148 net, new P.M. peak-hour trips (74 entering/74 exiting), and 167 net, new A.M. peak-hour trips (83 entering/84 exiting) as further detailed in Attachment G. Development Services Section staff’s memorandum concerning transportation is attached to this report as Attachment H. The roadway segment level of service analysis indicates that Bayshore Road west and east of the site will operate at an acceptable Level of Service (LOS) “C” standard in year 2025. The “Intersection LOS” analysis indicates the Bayshore Road/Park 78 Drive intersection northbound (NB) approach will operate at LOS “E” in PM peak hour condition in year 2025 with the project, while the northbound approach of the intersection of Bayshore Road/RaceTrac Access will operate at LOS “F” with the project. Further evaluation of the traffic impacts will take place at time of local development order approval in compliance with existing county regulations.

As indicated previously, staff does not believe the comingling of a drive-through and convenience food and beverage store is represented sufficiently by the applicant's traffic impact statement. The applicant may elect to continue to hearing to meet with staff to discuss methodologies and/or further conditions to accommodate the drive-through.

f) No adverse impacts to environmentally critical or sensitive areas and natural resources

An environmental assessment and protected species survey was prepared in December of 2021 (updated in February 2022) by Bear Paws Environmental Consulting. Lee County Environmental staff has reviewed the consultant's report, which assesses the property as improved pasture (FLUCCS 211), commercial (FLUCCS 150) and mixed upland hardwoods (FLUCCS 420 E1 and 420 E4). The environmental consultant surveyed the parcels using meandering linear pedestrian belted transects in accordance with Lee County Protected Species Ordinance 89-34. The report did not locate any protected species on the site (See Attachment J).

The proposed development is considered a large project per the LDC. In accordance with LDC Section 10-415, the applicant must provide 30 percent open space, of which 50 percent must be indigenous preserve. As indicated, the subject property has limited indigenous vegetation in a location where the site access is proposed. A meeting held with staff on July 22, 2022 discussed supplemental plantings being utilized to offset the indigenous open space requirement. The applicant agreed and is providing a planting area along the southeast corner of the project boundary and a recommended condition to this effect is included with this report.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category

As noted and defined above, the subject property is located within a future urban area. The subject property has adequate access to public (urban) services to accommodate the development possible within the requested rezoning. Future improvements required as part of development order approval will further improve urban services and pedestrian facilities.

h) Supplemental Planned Development Criteria

Staff finds the proposed development to be consistent with the following additional criteria:

- a) The proposed use or mix of uses is appropriate at the proposed location;
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
- c) The requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and

- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

CONCLUSION:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff finds the project to be consistent with the established review criteria, as conditioned. The CPD zoning is consistent with the General Interchange and the applicable goals, objectives and policies of the Lee Plan. Staff recommends **APPROVAL**, as conditioned, of the request to rezone the subject property from CPD, AG-2 and CC and to CPD.

ATTACHEMENTS:

- A. Expert Witness Information
- B. Legal Description and Boundary Survey
- C. Aerial, Future Land Use, and Current Zoning Maps
- D. Master Concept Plan and Open Space Exhibit
- E. Development Regulations, Conditions and Deviation
- F. Applicant's Submittals
 - Project Narrative
 - Schedule of Uses
 - Property Development Regulations
 - Schedule of Deviations
 - Stormwater Narrative
- G. Applicants TIS
- H. Development Services Memoranda
- I. ITE Trip Generation Manual Land Use Code 945
- J. Environmental Staff Report
 - Applicant's Environmental Assessment and Protected Species Survey
- K. Utility Availability Letters
- L. Public Information Session
- M. 2010 Site Aerial View
- N. Resolution Z-86-191 and Administrative Amendment ADD2012—00120
- O. Example RaceTrac Floor Plan | Equipment Schedule | Drive-Through

ATTACHMENT A

**LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.**

Case Numbers: DCI2021-00053

Project Name: RaceTrac at Bayshore Rd

Hearing Examiner Date: February 1, 2023

Adam Mendez, Planner, Senior, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning. Current resume is on file with the Hearing Examiner.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Beth Workman, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, environmental and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Camryn Siverson, Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, environmental and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Dirk Danley, AICP, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Anthony R. Rodriguez, AICP, Zoning Manager, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Marcus Evans P.E., Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brian Roberts P.E., Plan Reviewer, Development Services 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, civil engineering and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

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

LEGAL DESCRIPTION:

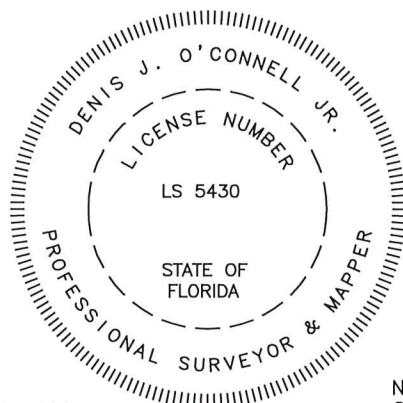
AS PREPARED BY THIS OFFICE

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 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

REVIEWED
DCI2021-00053
Hunter Searson, GIS
Planner
Lee County Government
7/26/2022



**Denis
O'Connell**

Digitally signed
by Denis
O'Connell
Date:
2022.05.06
09:57:40 -04'00'

BY: _____
DENIS J. O'CONNELL, Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

NOTES:

1. 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
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. SUBJECT TO EASEMENTS, RESERVATIONS AND RIGHTS OF WAY (RECORDED, WRITTEN AND UNWRITTEN)
4. RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

* THIS IS NOT A SURVEY *

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

RACETRAC AT BAYSHORE ROAD

TITLE:		LEGAL DESCRIPTION	
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071 10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME:	15106SK ZONING.DWG	PROJECT NO.:	15106
DATE:	5/06/2022	DRAWN BY:	BUD
SCALE:	N/A	CHECKED BY:	DJO
		FILE NO. (S-T-R)	21-43-25
		SHEET:	1 OF 2

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

P.O.C.

NW COR OF SW 1/4
OF SE 1/2 SEC 21,
TWP 43S, RNG 25E

BAYSHORE ROAD (STATE ROAD No. 78)

NORTH LINE OF SW 1/4 OF SE 1/4 SEC 21, TWP 43S, RNG 25E

CENTERLINE FDOT R/W SEC 12060-2535

A VARIABLE WIDTH
RIGHT OF WAY

OLD R/W BAYSHORE (50' FROM CENTERLINE)

N 00°04'49" E
17.06'S 86°21'45" E
122.32'S 00°12'51" W
60.00'

S 89°43'08" E

FDOT R/W
SEC 12060-2535

424.51'

P.O.B.

414.53'

WEST LINE OF
SE 1/4 SEC 21
S 00°05'34" W
101.51'21-43-25-00-00007.0100
INST# 201500000214121-43-25-00-00008.0000
INST# 2016000172378
8590 BAYSHORE ROADSUBJECT PARCEL
COMBINED AREA
230,348 SQUARE FEET, OR
5.288 ACRES, MORE OR LESSA PORTION OF
21-43-25-00-00007.0030
INST# 2013000116935
8600 BAYSHORE ROAD21-43-25-00-00007.002A
OR 2006, PG 4053
8640 BAYSHORE ROADS 89°54'14" W
233.25'R/W LINE
FDOT SEC 12075-2406

NOTES:

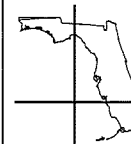
1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH RANGE 25 EAST LEE COUNTY, FLORIDA, AS BEARING N 00°05'34" E
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. SUBJECT TO EASEMENTS, RESERVATIONS AND RIGHTS OF WAY (RECORDED, WRITTEN AND UNWRITTEN)
4. RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

* THIS IS NOT A SURVEY *

RACETRAC AT BAYSHORE ROAD

TITLE:

SKETCH OF DESCRIPTION


METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS

LB# 7071

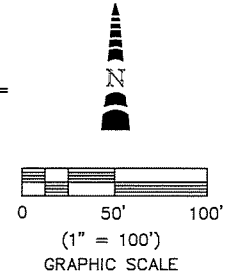
10970 S. CLEVELAND AVE.
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

FILE NAME:
15106SK ZONING.DWGPROJECT NO.:
15106SHEET:
2 OF 2DATE:
5/06/2022DRAWN BY:
BUDSCALE:
1" = 100'CHECKED BY:
DJOFILE NO. (S-T-R)
21-43-25

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00	44.79	42.49	S 57°42'29" E	64°09'20"
C2	234.79	79.27	78.89	S 15°57'30" E	19°20'37"



[illegible]

PER EXHIBIT "A" OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY,
FILE No. 2037-5911435 HAVING A COMMITMENT DATE OF MARCH 04, 2022.

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, A PORTION OF SECTIONS 21, TOWNSHIP 13 SOUTH, RANGE 25 EAST, BEING A COMBINATION OF PARCELS 201300000116935, 201300000116936, 201300000116937, 201300000116938, 201300000116939, 201300000116940, 201300000116941, 201300000116942, 201300000116943, 201300000116944, 201300000116945, 201300000116946, 201300000116947, 201300000116948, 201300000116949, 201300000116950, 201300000116951, 201300000116952, 201300000116953, 201300000116954, 201300000116955, 201300000116956, 201300000116957, 201300000116958, 201300000116959, 201300000116960, 201300000116961, 201300000116962, 201300000116963, 201300000116964, 201300000116965, 201300000116966, 201300000116967, 201300000116968, 201300000116969, 201300000116970, 201300000116971, 201300000116972, 201300000116973, 201300000116974, 201300000116975, 201300000116976, 201300000116977, 201300000116978, 201300000116979, 201300000116980, 201300000116981, 201300000116982, 201300000116983, 201300000116984, 201300000116985, 201300000116986, 201300000116987, 201300000116988, 201300000116989, 201300000116990, 201300000116991, 201300000116992, 201300000116993, 201300000116994, 201300000116995, 201300000116996, 201300000116997, 201300000116998, 201300000116999, 201300000117000, 201300000117001, 201300000117002, 201300000117003, 201300000117004, 201300000117005, 201300000117006, 201300000117007, 201300000117008, 201300000117009, 201300000117010, 201300000117011, 201300000117012, 201300000117013, 201300000117014, 201300000117015, 201300000117016, 201300000117017, 201300000117018, 201300000117019, 201300000117020, 201300000117021, 201300000117022, 201300000117023, 201300000117024, 201300000117025, 201300000117026, 201300000117027, 201300000117028, 201300000117029, 201300000117030, 201300000117031, 201300000117032, 201300000117033, 201300000117034, 201300000117035, 201300000117036, 201300000117037, 201300000117038, 201300000117039, 201300000117040, 201300000117041, 201300000117042, 201300000117043, 201300000117044, 201300000117045, 201300000117046, 201300000117047, 201300000117048, 201300000117049, 201300000117050, 201300000117051, 201300000117052, 201300000117053, 201300000117054, 201300000117055, 201300000117056, 201300000117057, 201300000117058, 201300000117059, 201300000117060, 201300000117061, 201300000117062, 201300000117063, 201300000117064, 201300000117065, 201300000117066, 201300000117067, 201300000117068, 201300000117069, 201300000117070, 201300000117071, 201300000117072, 201300000117073, 201300000117074, 201300000117075, 201300000117076, 201300000117077, 201300000117078, 201300000117079, 201300000117080, 201300000117081, 201300000117082, 201300000117083, 201300000117084, 201300000117085, 201300000117086, 201300000117087, 201300000117088, 201300000117089, 201300000117090, 201300000117091, 201300000117092, 201300000117093, 201300000117094, 201300000117095, 201300000117096, 201300000117097, 201300000117098, 201300000117099, 201300000117100, 201300000117101, 201300000117102, 201300000117103, 201300000117104, 201300000117105, 201300000117106, 201300000117107, 201300000117108, 201300000117109, 201300000117110, 201300000117111, 201300000117112, 201300000117113, 201300000117114, 201300000117115, 201300000117116, 201300000117117, 201300000117118, 201300000117119, 201300000117120, 201300000117121, 201300000117122, 201300000117123, 201300000117124, 201300000117125, 201300000117126, 201300000117127, 201300000117128, 201300000117129, 201300000117130, 201300000117131, 201300000117132, 201300000117133, 201300000117134, 201300000117135, 201300000117136, 201300000117137, 201300000117138, 201300000117139, 201300000117140, 201300000117141, 201300000117142, 201300000117143, 201300000117144, 201300000117145, 201300000117146, 201300000117147, 201300000117148, 201300000117149, 201300000117150, 201300000117151, 201300000117152, 201300000117153, 201300000117154, 201300000117155, 201300000117156, 201300000117157, 201300000117158, 201300000117159, 201300000117160, 201300000117161, 201300000117162, 201300000117163, 201300000117164, 201300000117165, 201300000117166, 201300000117167, 201300000117168, 201300000117169, 201300000117170, 201300000117171, 2013000001

COMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST HALF OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEUE COUNTY FLORIDA; THENCE S.00°00'00"E, FOR A DISTANCE OF 10.71 FEET TO A POINT ON THE SOUTH LINE OF THE 1/4 SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEUE COUNTY FLORIDA; THENCE S.00°00'00"E, FOR A DISTANCE OF 20.50 FEET TO THE POINT OF BEGINNING OF THE NORTHWEST CORNER OF PARCEL PARCEL DESCRIBED AS INSTRUMENT NO. 20150000024141, OF THE PUBLIC RECORDS OF LEUE COUNTY, FLORIDA AND A POINT ON THE SOUTH LINE OF PARCEL PARCEL DESCRIBED AS INSTRUMENT NO. 20150000024141, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 42.451 FEET; THENCE N.00°04'49"E, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 17.06 FEET; THENCE S.06°21'45"E, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 15.06 FEET; THENCE S.00°12'51"E, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION 17205-2408 AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, FOR A DISTANCE OF 5.8742928", 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 142.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, FOR A DISTANCE OF 5.8742928", A CHORD LENGTH OF 42.49 FEET AND AN ARC LENGTH OF 44.79 FEET; THENCE S.89°54'14"E, FOR A DISTANCE OF 233.25 FEET; THENCE S.00°05'34"E, FOR A DISTANCE OF 136.08 FEET; THENCE S.00°00'00"E, FOR A DISTANCE OF 10.71 FEET TO A POINT ON THE SOUTH LINE OF PARCEL PARCEL DESCRIBED AS INSTRUMENT NO. 20150000024141, FOR A DISTANCE OF 41.453 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS:

PER SCHEDULE B-II OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 2037-5911435 HAVING A COMMITMENT DATE OF MARCH 04, 2022, 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, 1983 IN BOOK 217, PAGE 280. (AFFECTS PROPERTY AS SHOWN HEREON, LOCATED ALONG THE EAST LINE OF PARCEL 21-43-25-00-00007.0030)

{*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, LOCATED ALONG NORTH LINE, EAST SIDE)

[*11] RIGHT-OF-WAY EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC COOPERATIVE, 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 STRAP# 21-43-25-00-00007.0030), BLANKET IN NATURE UNABLE TO PLOT)

{*12} EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC COOPERATIVE, INC A FLORIDA CORPORATION, RECORDED NOVEMBER 6, 1990 IN BOOK 2185, PAGE 1471. (AFFECTS PROPERTY AS SHOWN HEREON, LOCATED ALONG NORTH LINE, EAST PARCEL.)

*[13] 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)

[*14] EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC COOPERATIVE, INC., A FLORIDA NON PROFIT CORPORATION RECORDED FEBRUARY 9, 2007 IN INSTRUMENT No. 2007000044709. (AFFECTS PROPERTY AS SHOWN HEREON, LOCATED ALONG WEST LINE OF EAST PARCEL)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00	44.79	42.49	S 57°42'29" E	64°09'20"
C2	234.79	79.27	78.89	S 15°57'30" E	19°20'37"

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
S.I.R. = SEE IRON ROD (S.R. #771)
F.I.R. = FOUND IRON ROD (IS AS SHOWN)
N&D = NAIL AND DISC
O.R. = OFFICIAL RECORDS BOOK
D.B. = DIED BOOK
INST. = INSTRUMENT
PG. = PAGES
ECP = EDGE OF PAVEMENT
RCP = REINFORCED CONCRETE PIPE
CONC. = CONCRETE
FND = FOUND
TYP = TYPICAL
INV. = INVERT
MES = MIXED END SECTION
NAD 83 = NORTH AMERICAN VERTICAL DATUM 1983
R/W = RIGHT-OF-WAY
W/ = WITH
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FCM = FOUND CONCRETE MONUMENT
TODR = TRANSPORTATION DEPARTMENT OF TRANSPORTATION
LEE = LEE COUNTY ELECTRIC COOPERATIVE

- A.E. = ACCESS EASEMENT
- TOE = TOP OF BANK
- TOE = BOTTOM OF BANK/TOE OF SLOPE
- (C) = PER CALCULATIONS
- (M) = MEASURED
- (D) = PER DEED
- N = NORTHING
- E = EASTING
- = NAIL & DISC (10 AS SHOWN)
- = IRON ROD (10 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
 = FIRE HYDRANT
 = EXISTING SPOT ELEVATION

NOTES:

SURVEY BASED THE LEGAL DESCRIPTION AS SHOWN, A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-5911435 HAVING A COMMITMENT DATE OF MARCH 04, 2022, FLORIDA 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 ADDRESS¹ 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 JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

PARCEL CONTAINS 230,348 SQUARE FEET, OR 5.288 ACRES, MORE OR LESS
DATE OF LAST FIELD WORK: 2-16-2021

FOR THE FIRM:

Digitally signed by Denis OConnell
Date: 2022.05.06 13:07:49 -04'00'

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

DATE SIGNED: _____

REVISÉD TITLE 5/06/2022

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

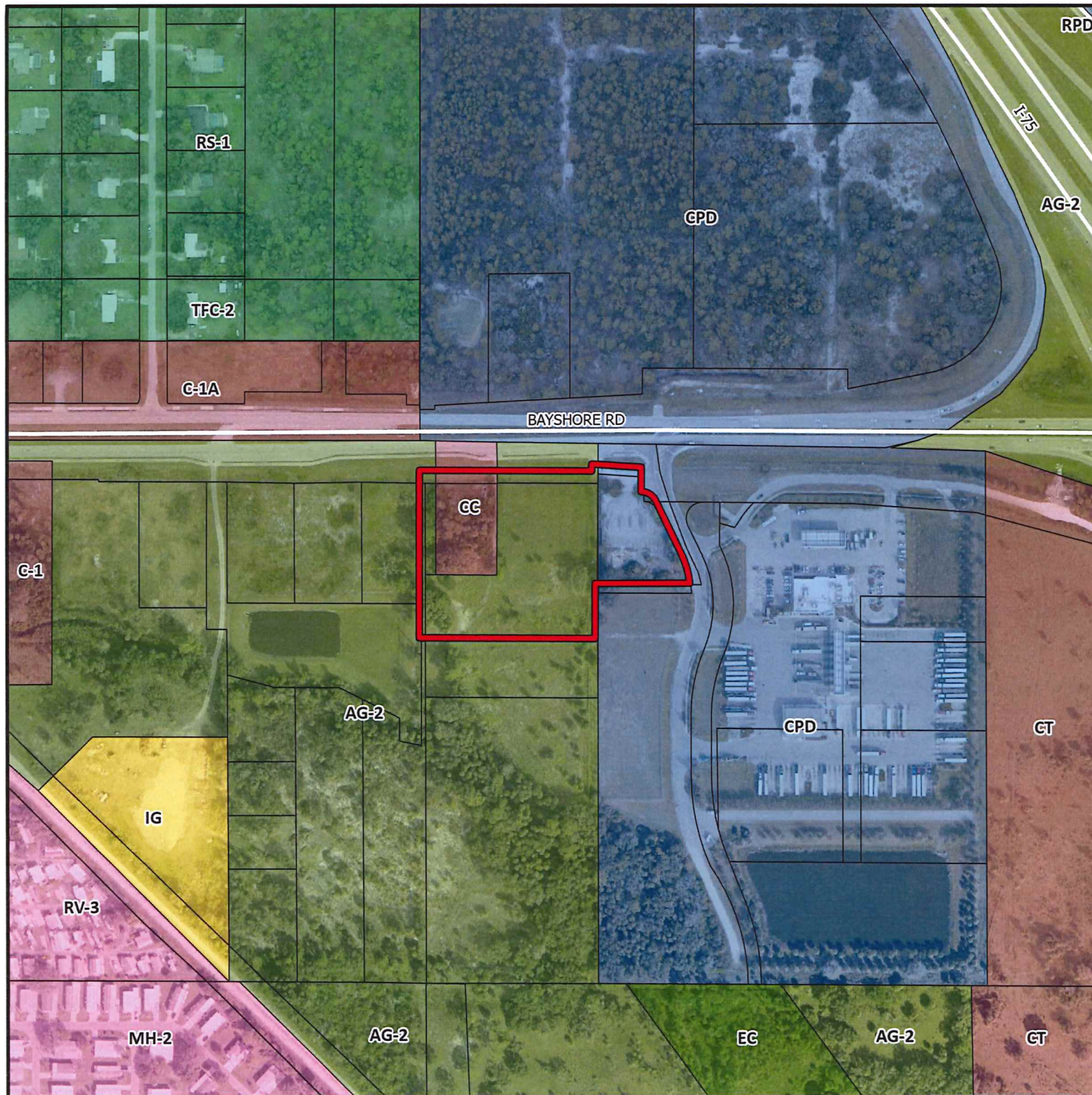
TITLE:	BOUNDARY AND TOPOGRAPHIC SURVEY
--------	---------------------------------



10970 S. CLEVELAND AVENUE,
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

FILE NAME: 15106SR ZONING.DWG		FIELD BOOK/PAGE: 682/36-44		PROJECT NO.: 14441		SHEET: <u>1</u> OF <u>1</u>	
SURVEY DATE: 11/09/2021		DRAWN BY: BUD		SCALE: 1" = 40'		CHECKED BY: DJO	
				(S-T-R)		21-43-25	

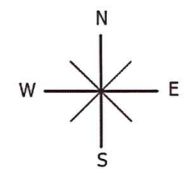


DCI2021-00053

Zoning

ATTACHMENT C

 Subject Property



0 500
Feet

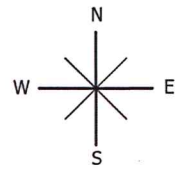




DCI2021-00053

Aerial

 Subject Property

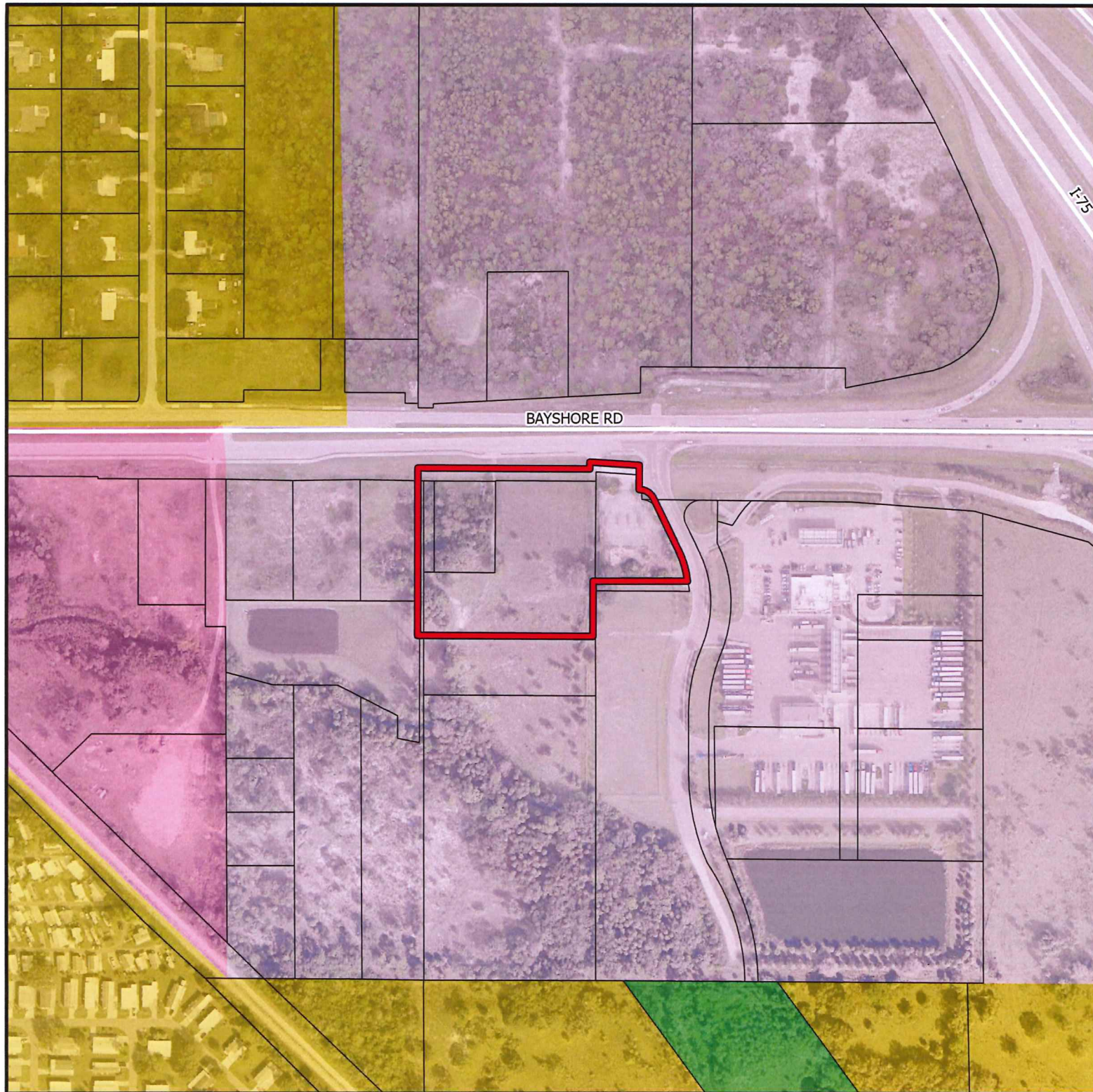


0 500
Feet

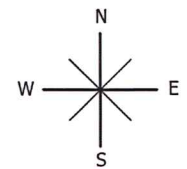


DCI2021-00053

Future Land Use

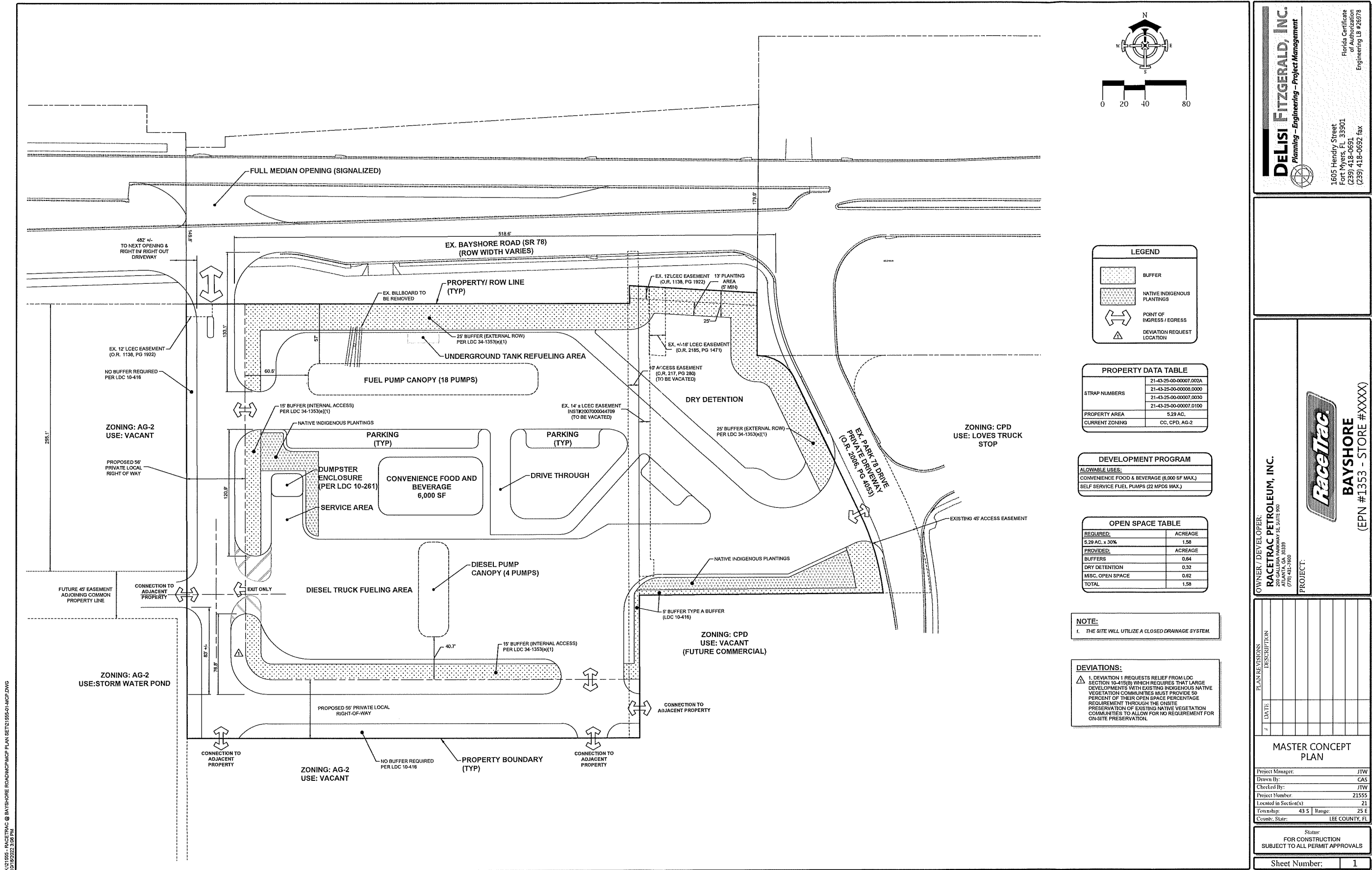


-  Subject Property
-  Suburban
-  Industrial
-  General Interchange
-  Conservation Lands - Upland

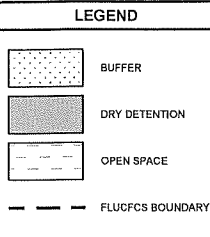
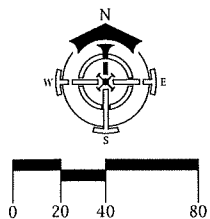


0 500
Feet

ATTACHMENT D



K:\21555 - RACETRAC @ BAYSHORE ROAD\CMCP PLAN SET\21555-01.MCP.DWG
12/18/2022 3:08 PM



<u>REQUIRED:</u>	ACREAGE
5.29 AC. x 30%	1.58
<u>PROVIDED:</u>	ACREAGE
BUFFERS	0.64
DRY DETENTION	0.32
MISC. OPEN SPACE	0.62
TOTAL	1.58

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.

RACETRAC PETROL
200 GALLERIA PARKWAY SE SUITE 900
ATLANTA, GA 30339
(770) 431-7600

PROJECT:



BAYSHORE
(EPN #1353 - STORE #XXXX)

[illegible]MCP OPEN SPACE
EXHIBIT

Project Manager:	JTW		
Drawn By:	CAS		
Checked By:	JTW		
Project Number:	21555		
Located in Section(s):	21		
Township:	43 S	Range	25 E
County, State:	LEE COUNTY, FL		

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number:

1

ATTACHMENT E

Conditions

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

(1) Master Concept Plan and Development Parameters

- (a) Development of the subject property must be substantially consistent with the two-page Master Concept Plan Entitled "Master Concept Plan" last revised X/XX/2023, attached hereto as Attachment D¹.

Development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

(2) Schedule of Uses and Property Development Regulations

(a) Schedule of Uses

Accessory uses and structures
ATM (Automatic Teller Machine)
Convenience food and beverage store (limited to one with a maximum of 22 self-service pumps)
Excavation:
 Water retention
 Dry detention
Fences, Walls
Essential services, Group I
Parking lot:
 Accessory
Signs
Self-service fuel pumps (limited to 22 in conjunction with a convenience food and beverage store)
Storage, Indoor
Temporary uses

(b) Property Development Regulations

Minimum Lot Area and Dimensions

Area: 5.29 acres

¹ A revised MCP is required to align with staff's recommendation to exclude the drive-through facility unless the applicant elects to continue the hearing to further support the drive-through facility.

Width:	100 feet
Depth:	100 feet

Minimum Setbacks, Maximum Building Height and Maximum Lot Coverage:

Arterial Street:	50 feet
Local Street:	20 feet
Side:	15 feet
Rear:	15 feet
Waterbody:	25 feet
Maximum building height:	35 feet
Maximum lot coverage:	10 percent

(3) Open Space

Prior to local development order approval the project must depict a minimum of 1.58 acres of open space in substantial compliance with the MCP Open Space Exhibit.

(4) Prior CPD Approval

Prior to local development order approval, the Commercial Planned Development approved by Resolution Z-86-191, as amended by ADD2012-00120, must be amended to remove the 1.43-acre portion of the subject property.

Deviation

Deviation #1:

Seeks relief from LDC §10-415(b), which requires that large developments with existing indigenous native vegetation communities provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities, to allow for no requirement for on-site preservation. This deviation is **APPROVED**, subject to the following condition:

- Prior to the issuance of the first development order, the development order must depict supplemental plantings along the southeast boundary of the project parcel, as depicted on the MCP. The trees must be canopy trees (no palms) specified at 16-feet-in-height, four-inch caliper, and a six-to eight-foot canopy spread. All landscape plants must be native and not deciduous.

ATTACHMENT F

RACE TRAC 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 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 services 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.

GOAL 30: NORTH FORT MYERS COMMUNITY PLAN. *Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.*

Goal 30 outlines the North Fort Myers Community Plan. There are no policies that the proposed application is inconsistent with or apply to the proposed use and the subject property, located at the Bayshore I-75 Interchange. The proposed PD does not in any way conflict with Goal 30 and implementing Objectives or Policies, but implements Policy 1.3.2, which is specific to the subject property.

POLICY 39.2.1: Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by:

- Promoting safe and convenient street, bicycle and pedestrian facility connectivity for easy access between modes.
- Utilizing short block lengths within urban Mixed Use Overlay areas.
- Providing transit service with an emphasis on urban Mixed Use Overlay areas.
- Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit.
- Providing sidewalks along all roads and streets in urban areas, except where prohibited.

The proposed development is located the General Interchange, an urban area that is specifically intended “primarily for land uses that serve the traveling public: service stations...” While Policy 39.2.1 seeks a balance among all future urban areas, the policy specific to the General Interchange has more of an emphasis on serving the traveling public, not pedestrian and bicycle use. The specific development is designed to attract and accommodate truck traffic, a use that is not safely intermingled with pedestrian and bicycle traffic. The proposed development will comply with the land development code on the construction of an on-site sidewalk system. A sidewalk currently exists along Bayshore Road.

POLICY 60.1.1: *Require design of surface water management systems to protect or enhance the groundwater.*

The subject property will be designed with a Stormwater Management System in compliance with Lee County Land Development Code and South Florida Water Management District regulations which will provide the required water quality treatment prior to discharge. The restricted water quality and quantity discharge rates detain water within the stormwater system which promotes infiltration to maintain groundwater levels.

POLICY 125.1.2: *New development and additions to existing development must not degrade surface and ground water quality.*

The subject property will be designed with a Stormwater Management System in compliance with Lee County Land Development Code and South Florida Water Management District regulations which will provide the required water quality treatment prior to discharge. The restricted water quality and quantity discharge rates detain water within the stormwater system which reduce nutrients and suspended solids prior to discharge offsite. A minimum of ½” dry pre-treatment will be provided prior to discharge into the remainder of the system for further water quality treatment and attenuation.

POLICY 125.1.3: *The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.*

The overall system will be designed to meet South Florida Water Management District and Lee County Land Development Code water quality treatment criteria. The restricted water quality and quantity discharge rates detain water within the stormwater system which reduce nutrients and suspended solids prior to discharge offsite.

POLICY 125.1.4: *Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.*

The project will be designed to meet state and federal water quality standards; therefore, water quality monitoring will not be required.

POLICY 158.3.5: Lee County will ensure that adequate land is allocated in this Plan to meet future commercial, industrial, agricultural, residential, and recreational needs.

The proposed rezoning is consistent with this policy as it zoned land for commercial use in a future land use category that has been designated specifically for the proposed use.

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.

Land Development Code Section 34-1353 includes standards that are specific to convenience food and beverage stores. This section of code requires the following:

- ***Minimum Lot Area:*** The requirement is for width and depth of properties to be a minimum 150 feet with a total minimum lot area of 25,000 square feet. The proposed CPD is well in excess of this requirement.
- ***Minimum Setbacks:*** The attached property development regulations table is consistent with the required setbacks of 50 feet from Bayshore Road, 15 foot side yard setback and 20 foot rear setback.

The property development regulations proposed for the subject rezoning are consistent with Section 34-1353.

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.

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

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 Lot Coverage	10%

Schedule of Deviations

1. Deviation 1 requests relief from LDC Section 10-415(b) which requires that large developments with existing indigenous native vegetation communities must provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities to allow for no requirement for on-site preservation.

Justification: The only area on the site that consists of indigenous vegetation is small, isolated area of 0.31 acres on the western property line. This area is located where the road along the western property boundary is designed to interconnect with the adjacent properties. Since this is the only area of indigenous vegetation on site, design accommodations are not available to accommodate an indigenous preserve in a different location. Preserving this small, isolated area would conflict with the goal of providing an interconnect with the adjacent properties and provides little environmental value. The area is predominantly surrounded by pasture or disturbed lands. The requested deviation enhances the site plan and does not negatively impact the health, safety or welfare of the general public nor reduce the total amount of required open space.

In accordance with Lee Plan Policy 30.2.5, the proposed deviation meets the variance criteria as follows:

a. The property has inherent exceptional conditions that cause the application of the regulation to create a hardship (as defined in section 34-2) on the property owner.

Section 34-2 defines "hardship" as "an unreasonable burden that is unique to a parcel of property, such as peculiar physical characteristics." In this case, a requirement to preserve what amounts to a sliver of isolated indigenous area along a property that impedes the connection to the adjacent property to the west, in accordance with LDC Section 33-1573, which requires interconnects between properties, amounts to a hardship. If preservation of this isolate strip were to be required, the connection to the adjacent property (which has already been located on the adjacent property) could not be made. In addition, the property's access to Bayshore, is constrained by existing conditions and FDOT requirements on the signal location and setback from the interchange. Therefore, the access point to Bayshore must be located on the western most point of the property to meet required distanced. Preservation of this small, isolated area will make it impossible to meet other County and State regulations without providing any significant public benefit.

b. The exceptional conditions are not the result of actions of the property owner taken subsequent to the adoption of the ordinance.

The site conditions do not exist because of any action that the property owner has taken. The limited indigenous area was not located on the property by the applicant. The external connection, the North Fort Myers Community Plan regulation to make that connection and the FDOT criteria for road access are not of the property owners making.

c. The variance granted is the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property.

The existing indigenous area is less than a 1/3 of an acre in area. The variance itself is very minimal in scale. The requested deviation is the minimum needed in order to comply with competing regulations and provide adequate and safe vehicular circulation on and through the site.

d. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare.

Granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare. In fact, granting of the deviation will have the opposite effect and benefit the public welfare by providing safer on-site circulation and will benefit the neighborhood by providing an interconnect to the property on the west in accordance with the North Fort Myers Community Plan.

e. The variance is consistent with the Lee Plan.

The subject property is located in the General Interchange land use category, an intense urban area on the Future Land Use Map and one of the only land use categories that specifically calls for the development of "service stations" and uses to serve the travelling public. In order to create a safe condition for these uses and the general public, adequate site circulation is essential. The interconnections with adjacent uses to the east and west are not simply to comply with the LDC and North Fort Myers Community Plan, but to provide a safer circulation for the general public. The access separation on Bayshore Road from the interchange, is required to protect the public's safety. There are not many areas in the Lee Plan that are designated General Interchange and limited interchanges in Lee County. Developing this property in accordance with the Lee Plan with safe on-site circulation benefits the neighborhood and promotes the protection of the public welfare.



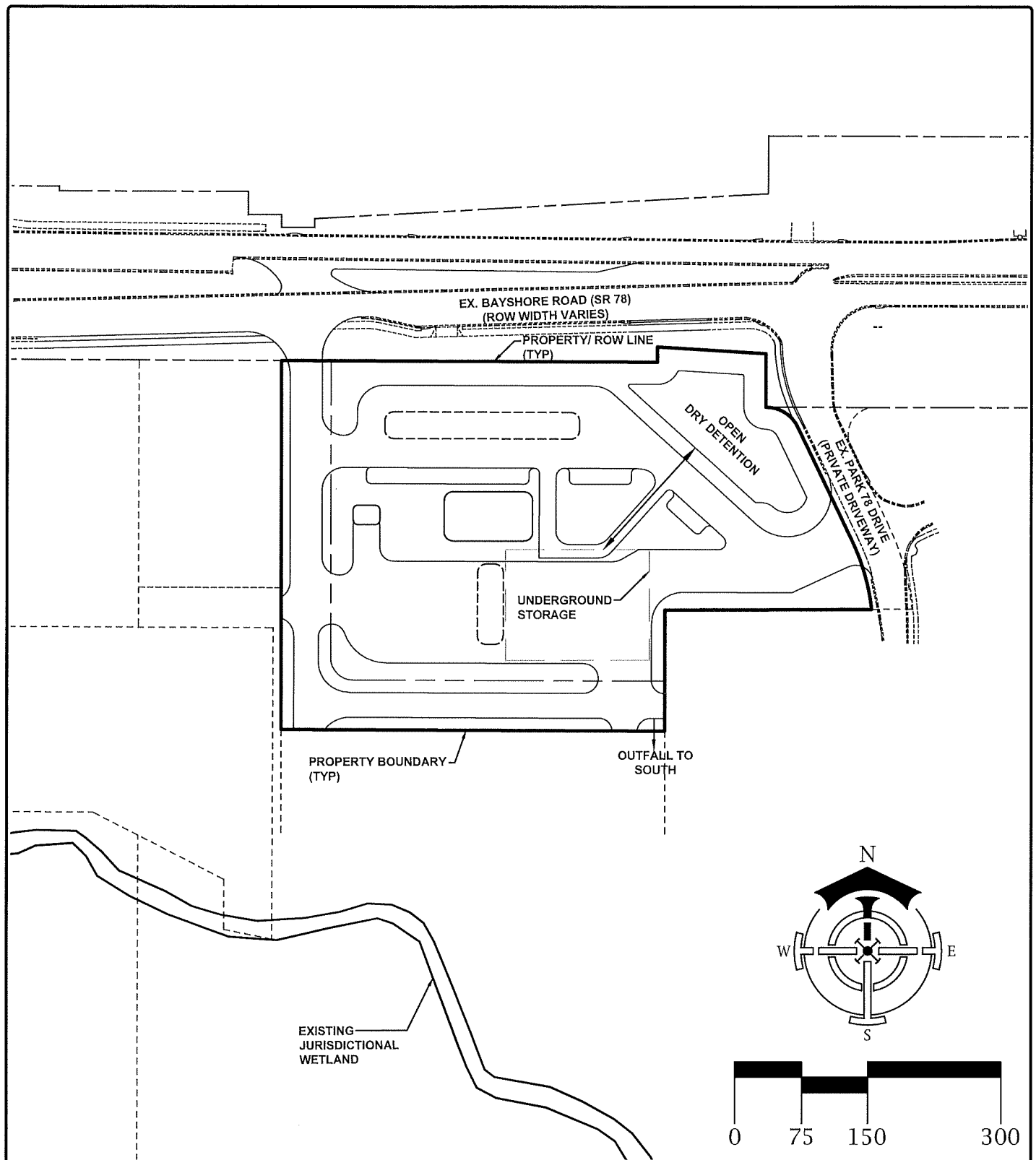
SURFACE WATER MANAGEMENT PLAN

RaceTrac Bayshore Commercial Planned Development

The subject project is comprised of 5.29 ± acres located on the south side of Bayshore Road approximately 0.25 miles west of Interstate 75. The project will consist of a convenience food and beverage store with self-serve fuel pumps. The project is located within the Bayshore Creek Watershed. In its existing condition, the property includes a concrete pad and parking area in the northeast corner of the site, which are remnants of a prior gas station use a portion of the property. The remainder of the site is mostly pasture with some areas of vegetation. According to the topography of the site, it generally slopes from the north to the south. Reference the Existing Drainage Patterns Exhibit.

The drainage needs for the subject site will be accommodated through the use of dry detention area and underground storage which will be utilized to provide the required water quality treatment and design event storm attenuation. Berms will surround the perimeter of the site to keep site runoff from draining offsite. A control structure will restrict discharge to the prescribed rate and will outfall south to mimic historic drainage patterns. Reference the Proposed Drainage Exhibit.

According to FIRM Map 12071C0279F dated August 28, 2008, there is currently an AE FEMA flood zone (9ft) in the northwest corner of the property. The remainder of the site is Zone X.



DELSI FITZGERALD, INC.
Planning – Engineering – Project Management

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Florida Certificate
 of Authorization
 Engineering LB #26978

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

PROJECT:

RaceTrac

BAYSHORE
 (EPN #1353 - STORE #XXXX)

**PROPOSED DRAINAGE
 EXHIBIT**

Project Number:	21555
Part of Section(s):	21
Township:	43 S
Range:	25 E
County, State:	LEE COUNTY, FL

Sheet Number:	1
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2726 OAK RIDGE COURT, SUITE 503
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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



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

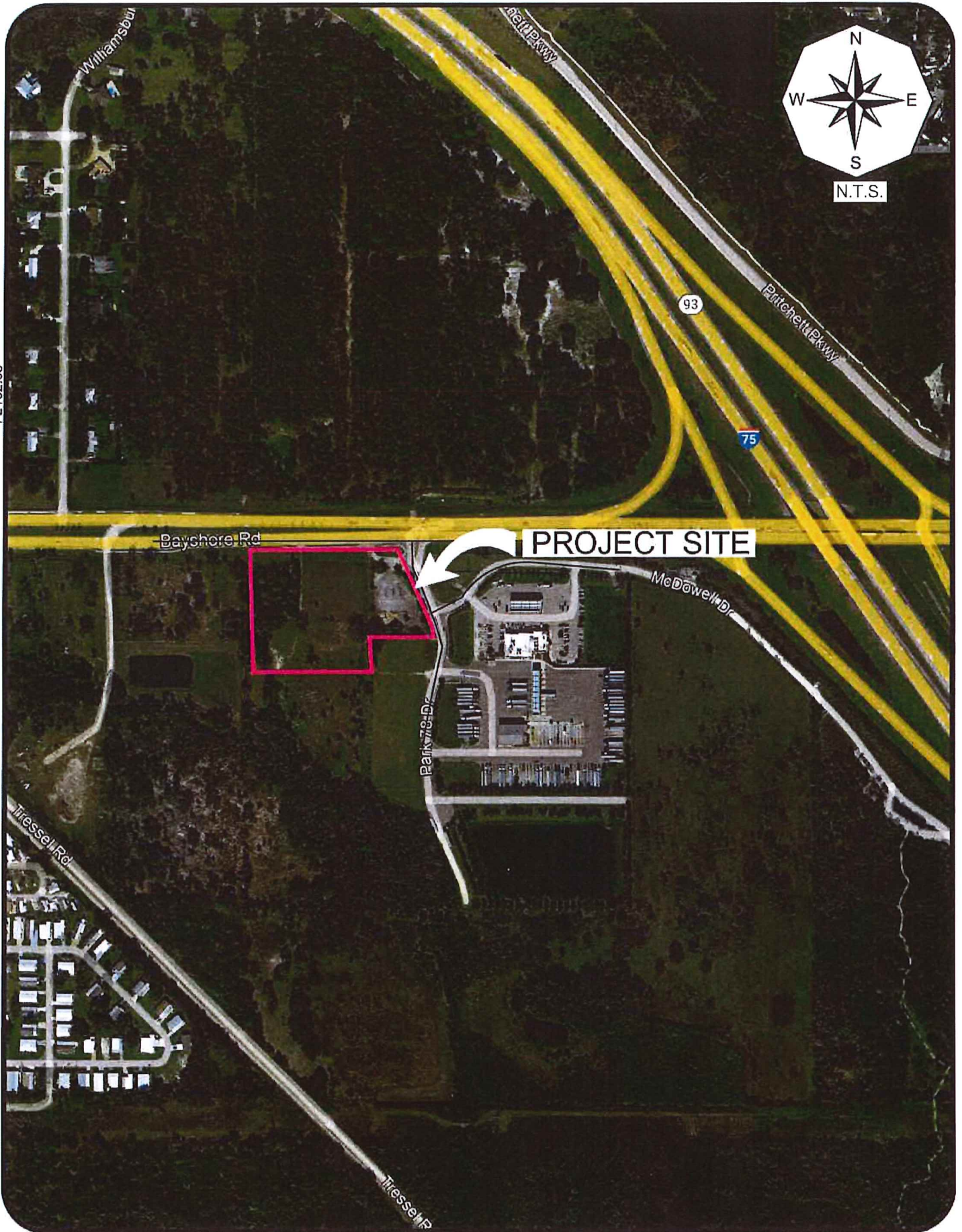
I. INTRODUCTION

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.

F2102.03



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

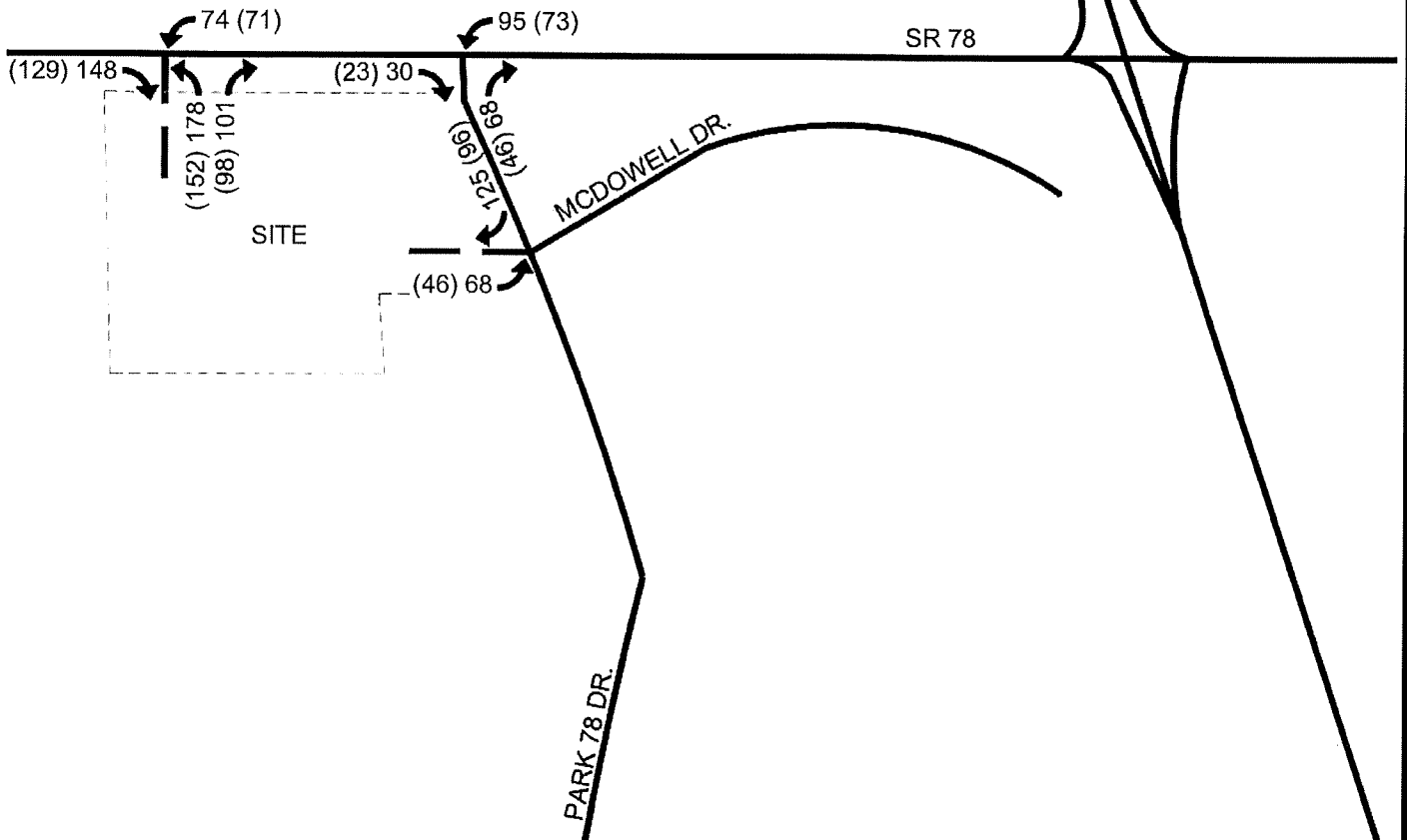
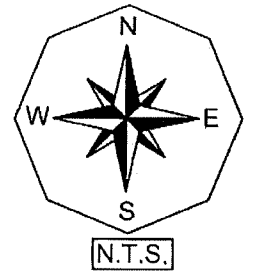
The trips the proposed development is anticipated to generate were assigned to the site access drives and the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the 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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LEGEND

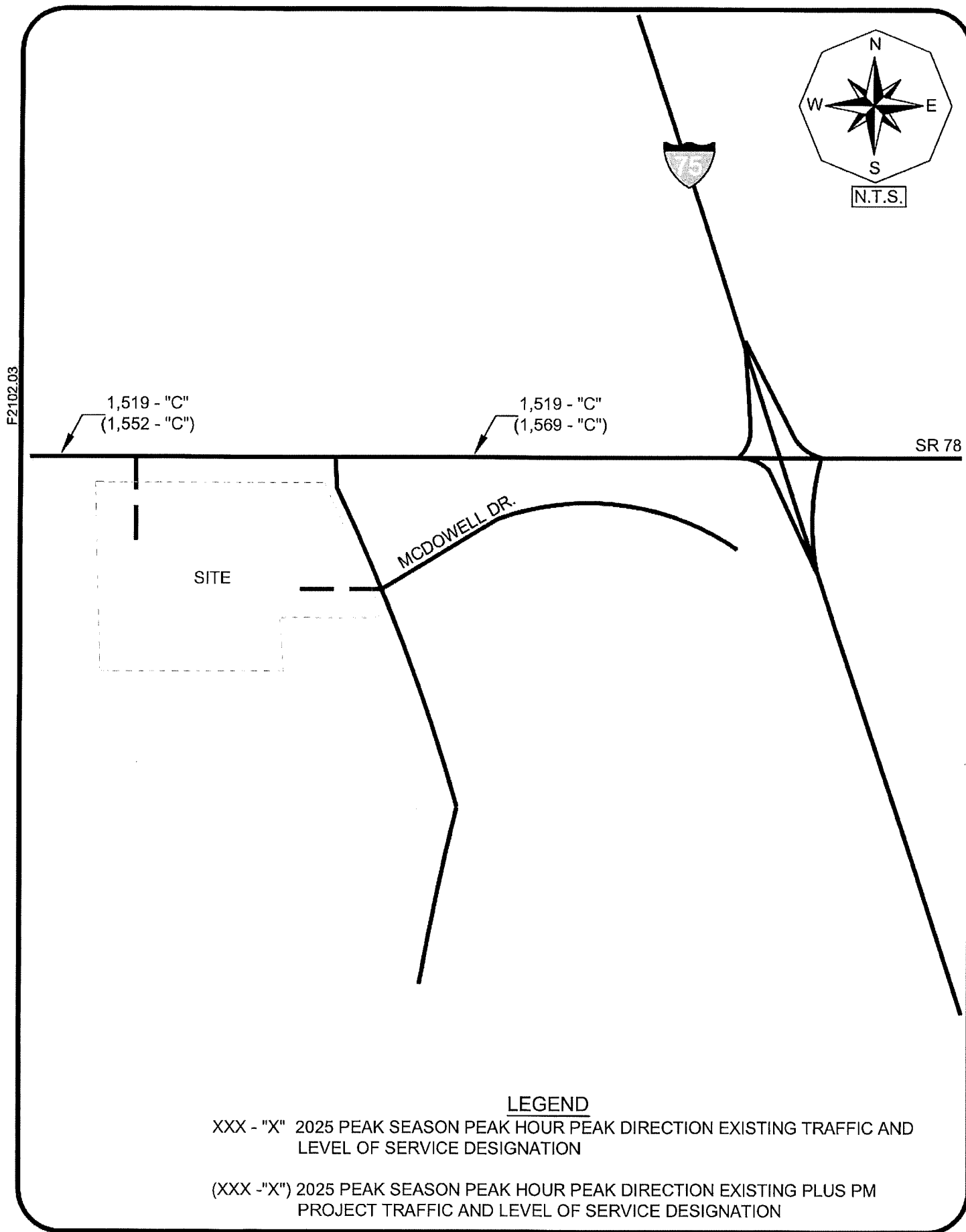
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- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

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>	PROJ/ <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

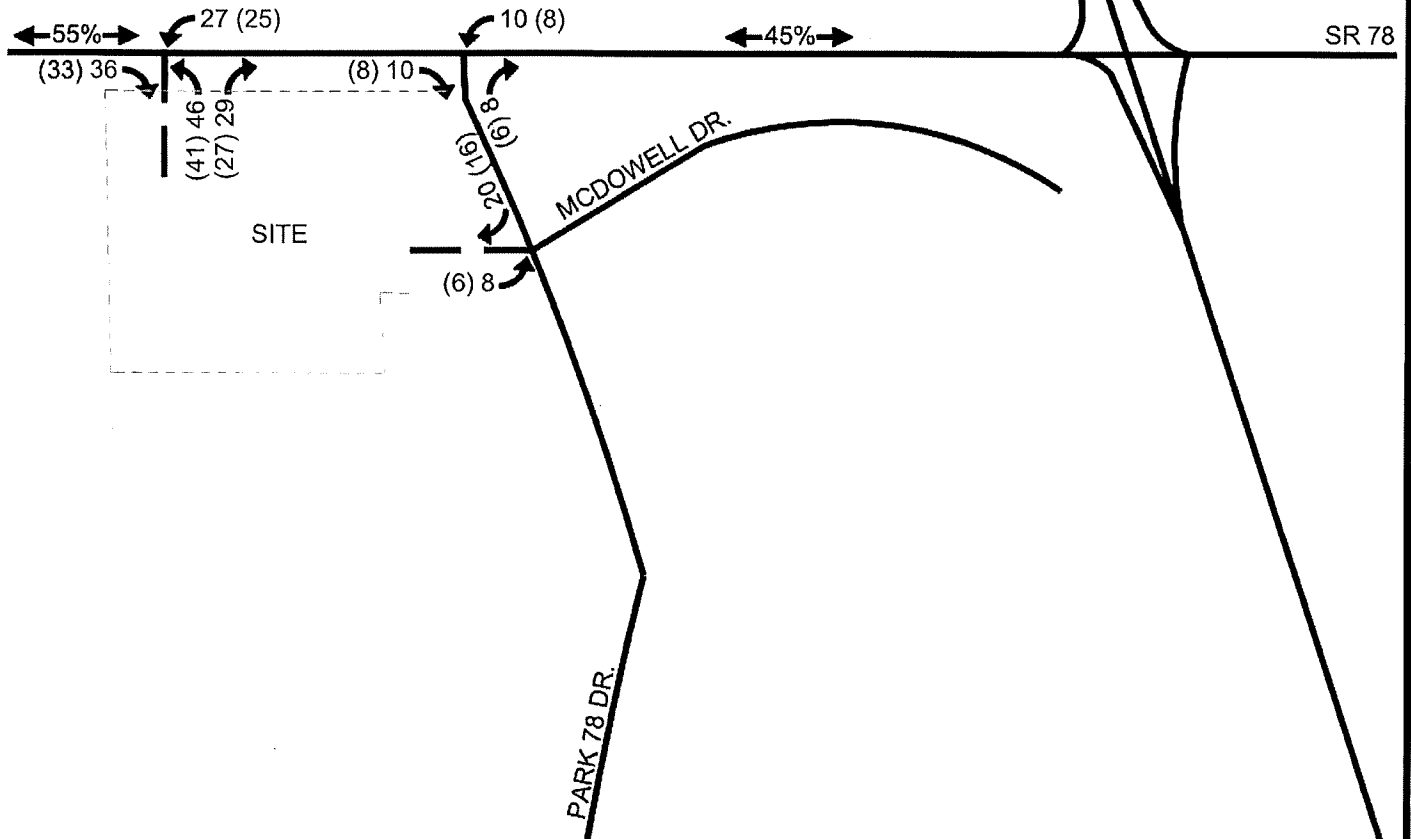
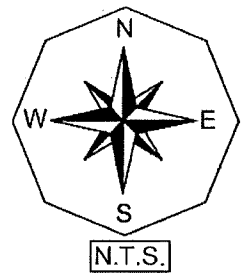
TOTAL PROJECT TRAFFIC AM = 167 VPH IN = 83 OUT= 84
 TOTAL PROJECT TRAFFIC PM = 148 VPH IN= 74 OUT= 74

<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>	<u>PK SEASON</u> <u>PEAK DIR.¹</u>	<u>PERCENT</u> <u>PROJECT</u>	<u>AM PROJ</u> <u>TRAFFIC</u>	<u>PM PROJ</u> <u>TRAFFIC</u>	<u>2019</u> <u>CONCURRENCY</u> <u>ANALYSIS</u>		<u>2025</u> <u>FUTURE PLANNING ANALYSIS</u>			
											<u>TRAFFIC</u>	<u>LOS</u>	<u>BACKGROUND</u>		<u>BCKGRND + PROJ</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

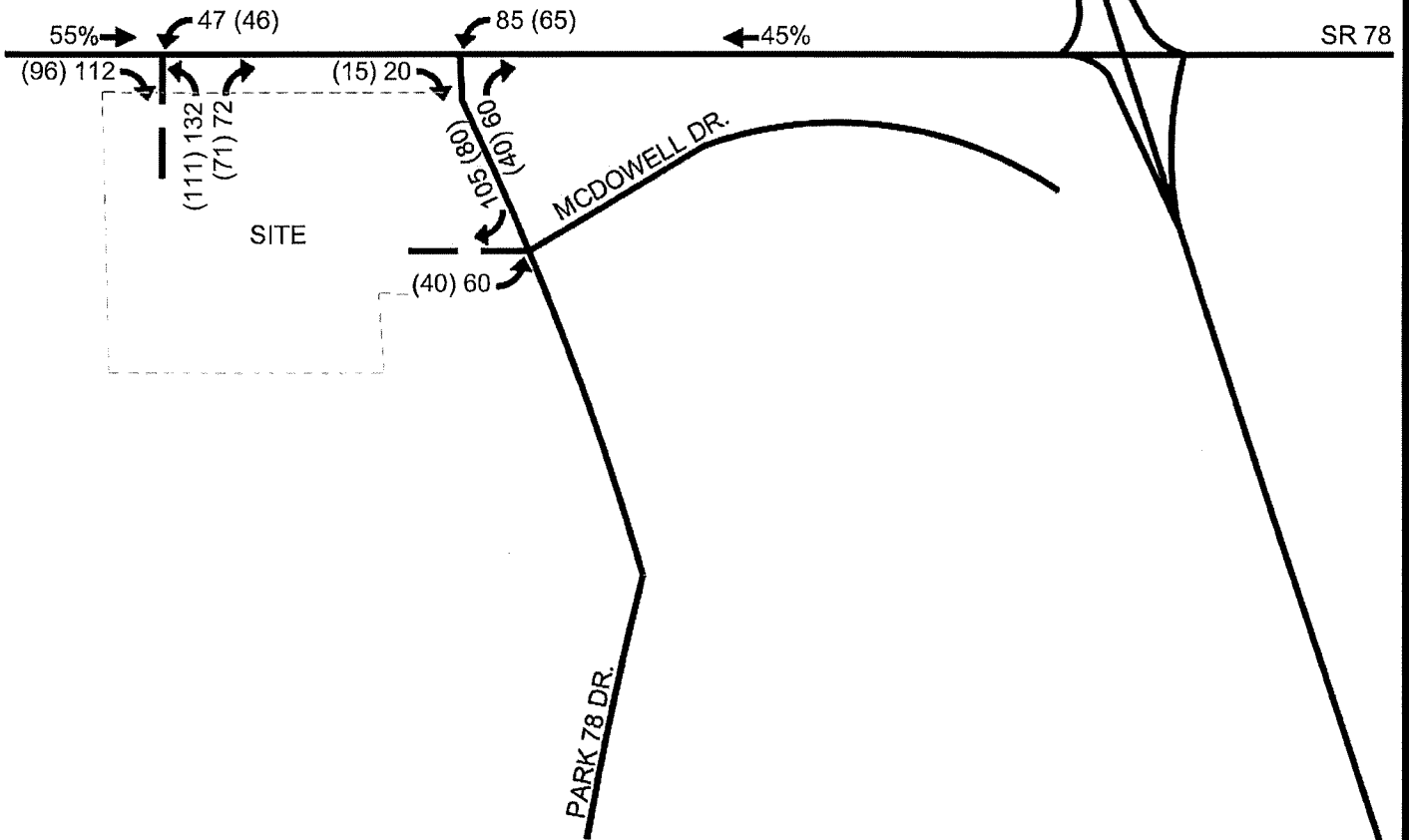
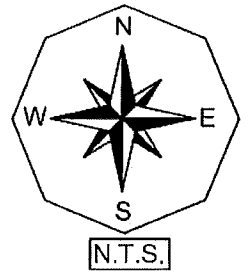
F2102.03



LEGEND

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

F2102.03



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC
- ← 20% ONE-WAY TRIP DISTRIBUTION

**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						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent)						Auxiliary Lane + 1,000					
Non-State Signalized Roadways - 10%						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values 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.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes)						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.					
Paved Shoulder/Bicycle Lane Coverage						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
		B	C	D	E	* Cannot be achieved using table input value defaults.					
0-49%		*	150	390	1,000	** 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.					
50-84%		110	340	1,000	>1,000	Source:					
85-100%		470	1,000	>1,000	**	Florida Department of Transportation					
PEDESTRIAN MODE²						Systems Implementation Office					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes)						https://www.fdot.gov/planning/systems/					
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						

**FDOT PEAK SEASON CORRECTION
FACTOR DATA**

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

WEEK	DATES	SF	MOCF: 0.95 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

830UPD

1_1204_PKSEASON.TXT

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

5/25/2020

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

LINK 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
00580	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	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,107	B	1,355	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 RD	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	1,060	
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	1,318	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	BOY SCOUT 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	D	1,207	Buckingham 345 & Portico
03900	BURNST STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	942	B	990	
04000	BURNST STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	465	C	563	
04200	BUS 41 (N TAMIAHI TR, SR 78)	CITY LIMITS (N END EDIS)	PONDELLA RD	6LD	D	3,171	C	1,471	C	1,673	
04300	BUS 41 (N TAMIAHI TR, SR 78)	PONDELLA RD	SR 78	6LD	D	3,171	C	1,471	C	1,673	
04400	BUS 41 (N TAMIAHI TR, SR 78)	SR 78	LITTLETON RD	4LD	D	2,100	C	959	C	1,003	
04500	BUS 41 (N TAMIAHI 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 EXT	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	D	3,049	D	3,204	
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,882	D	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	D	2,129	D	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	1,980	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-
Location: 5555 ***

All Vehicles

Site Code:
Study Date: 05/25/2021

	Southbound					Bayshore Rd Westbound					Park 78 Dr Northbound					Bayshore Rd Eastbound					
Time	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	Int 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
	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	2143	120	0	2263	251	0	1	0	252	67	2375	0	0	2442	4957
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: 05/25/21

All Vehicles

Site Code:
Study Date: 05/25/2021

Bayshore Rd							
Out = 2144	In = 2442						
67	2375	0	0				
0	0	0	0				
1%	48%	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
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						
0	2143	120	0				
0	0	0	0				
0%	43%	2%	0%				
Right	Thru	Left	U-Turn				
							

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	0	U-Turn	
	0	Left	
	1366	Thru	
	21	Right	

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	Right	
	1315	Thru	
	61	Left	
	0	U-Turn	

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

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

All Vehicles

Site Code:
 Study Date: 05/25/2021

	Southbound					Bayshore Rd Westbound					Park 78 Dr Northbound					Bayshore Rd Eastbound					
Time	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	Int 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
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	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 5-25-21 PM
 Location:

All Vehicles

Site Code:
 Study Date: 05/25/2021

Bayshore Rd						
Out = 2690	In = 2410					
65	2345	0	0	0%	0%	
0	0	0	0	0%	0%	
1%	43%					
		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

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

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

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

All Vehicles

Site Code:
 Study Date: 05/25/2021

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

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	Right		
1382	Thru		
61	Left		
0	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

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	-

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	-	-	0
Stage 2	-	-	0
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	-

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	0	-	896
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	4.3	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.3	-	-	3.4
Pot Cap-1 Maneuver	-	-	293	-	0	268
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	293	-	-	268
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	-

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

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

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									
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak	
						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									
						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
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2,954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

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)

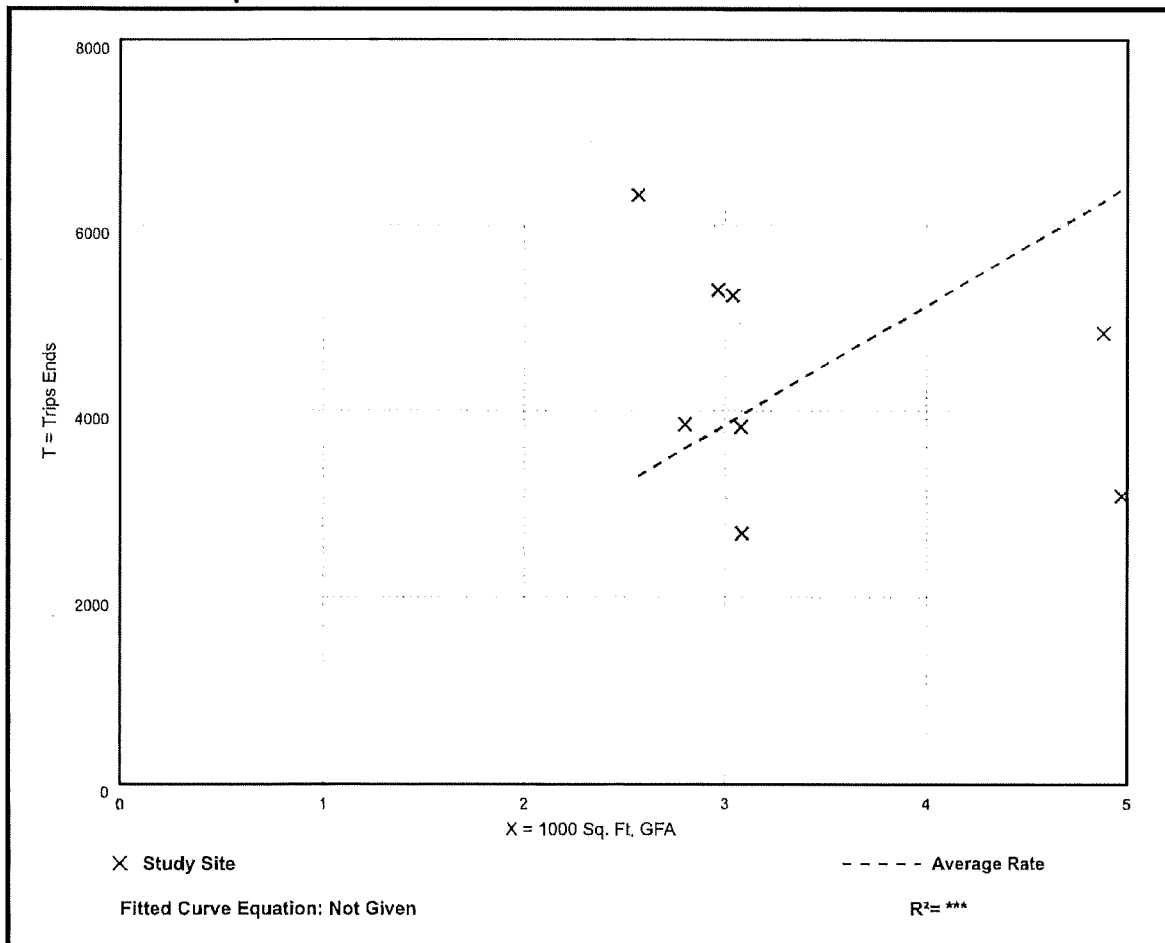
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

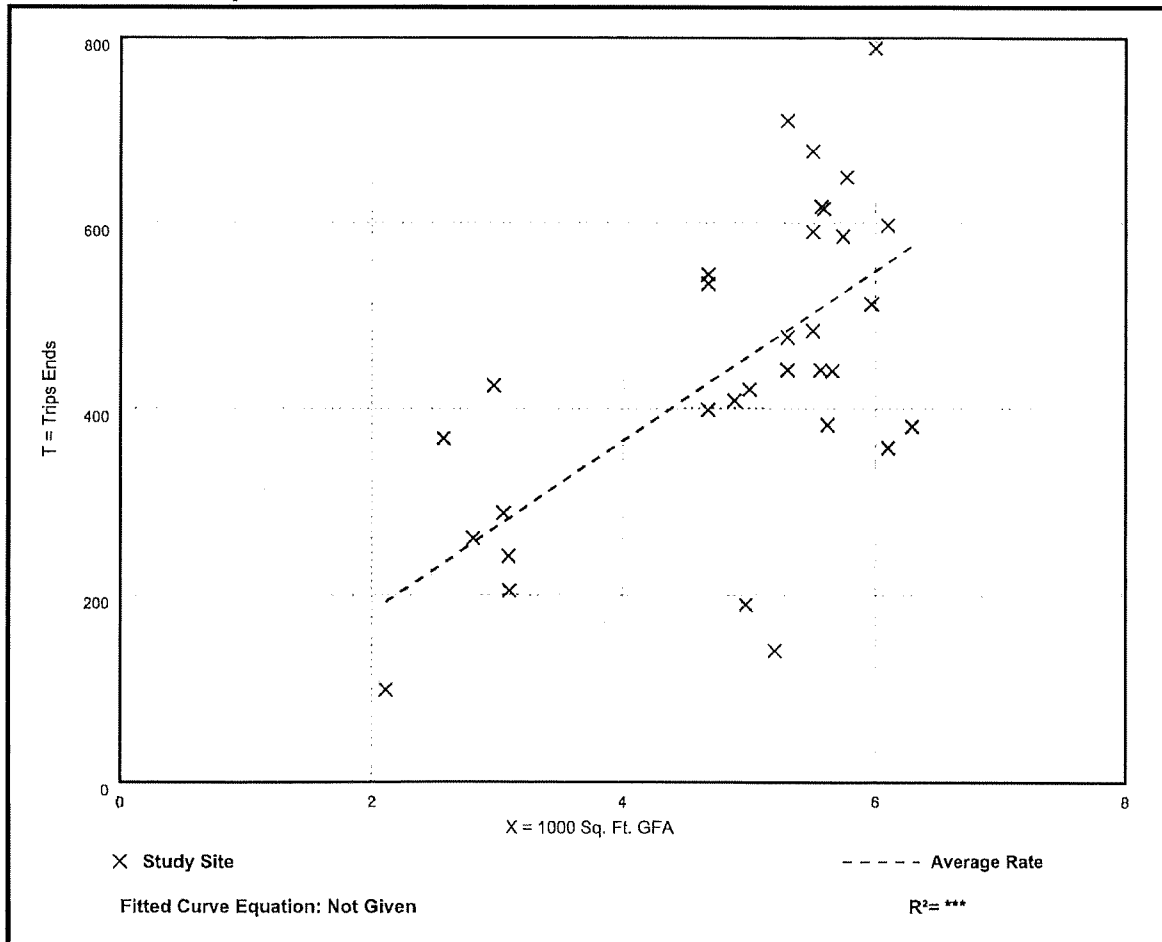
Avg. 1000 Sq. Ft. GFA: 5

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

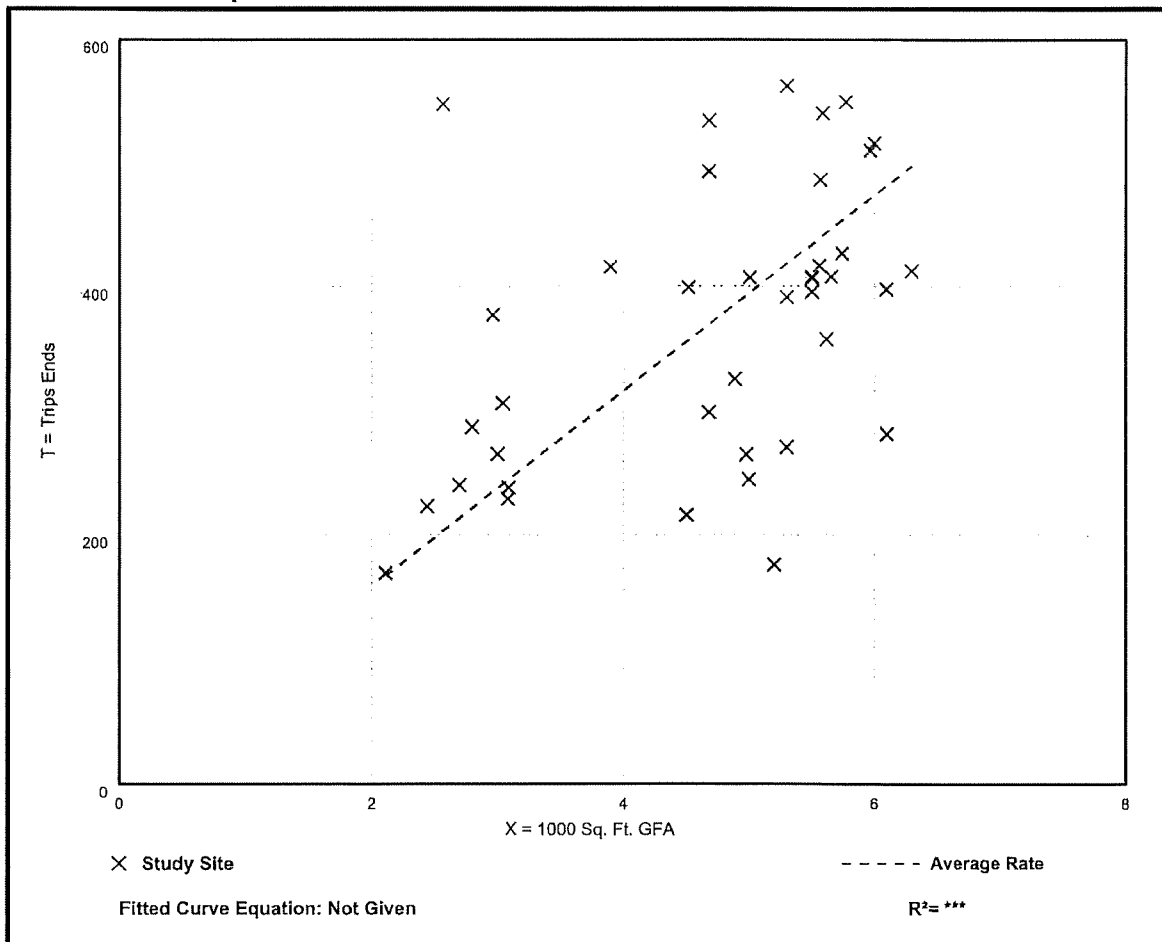
Avg. 1000 Sq. Ft. GFA: 5

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

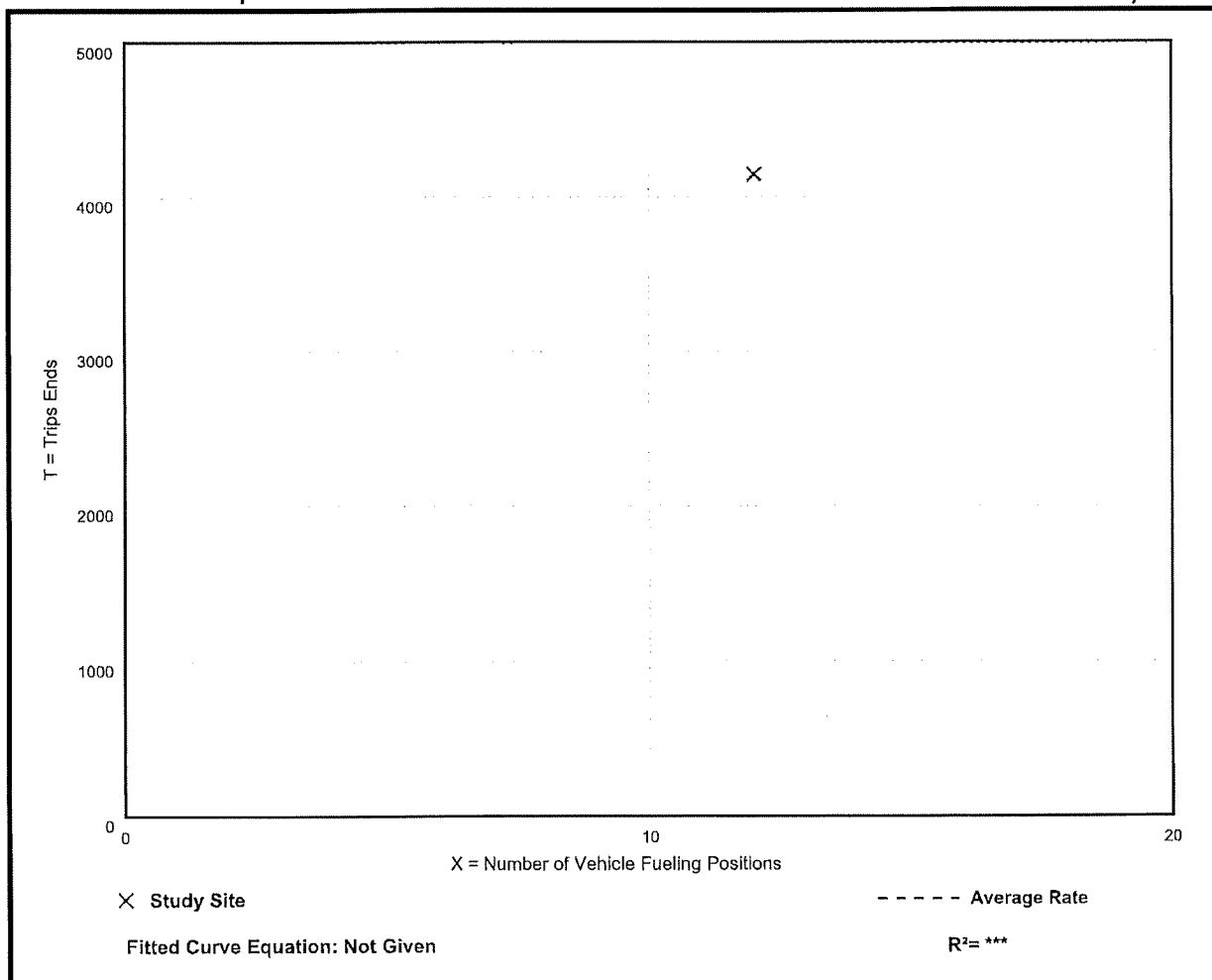
Directional Distribution: 50% entering, 50% exiting

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

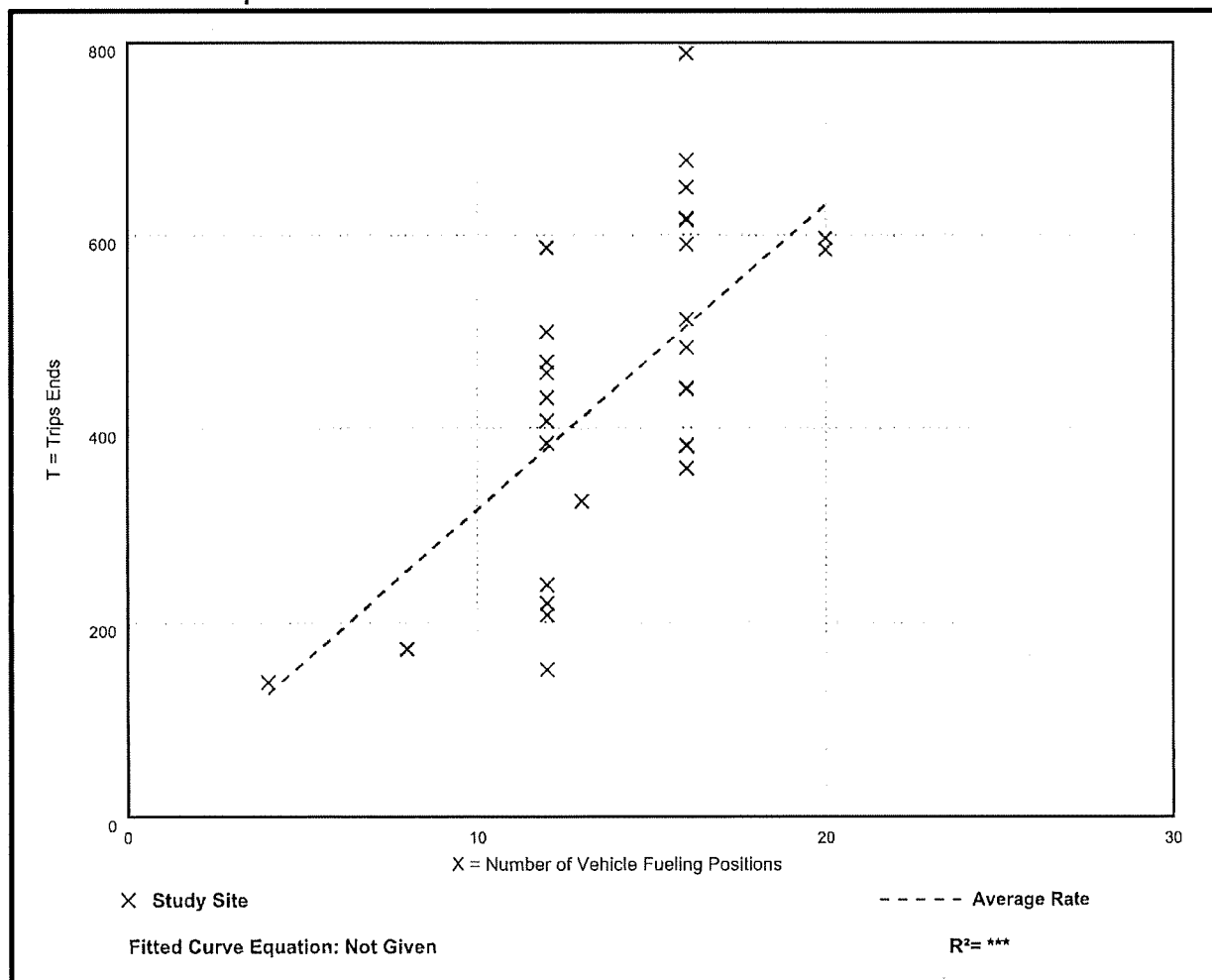
Avg. Num. of Vehicle Fueling Positions: 14

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

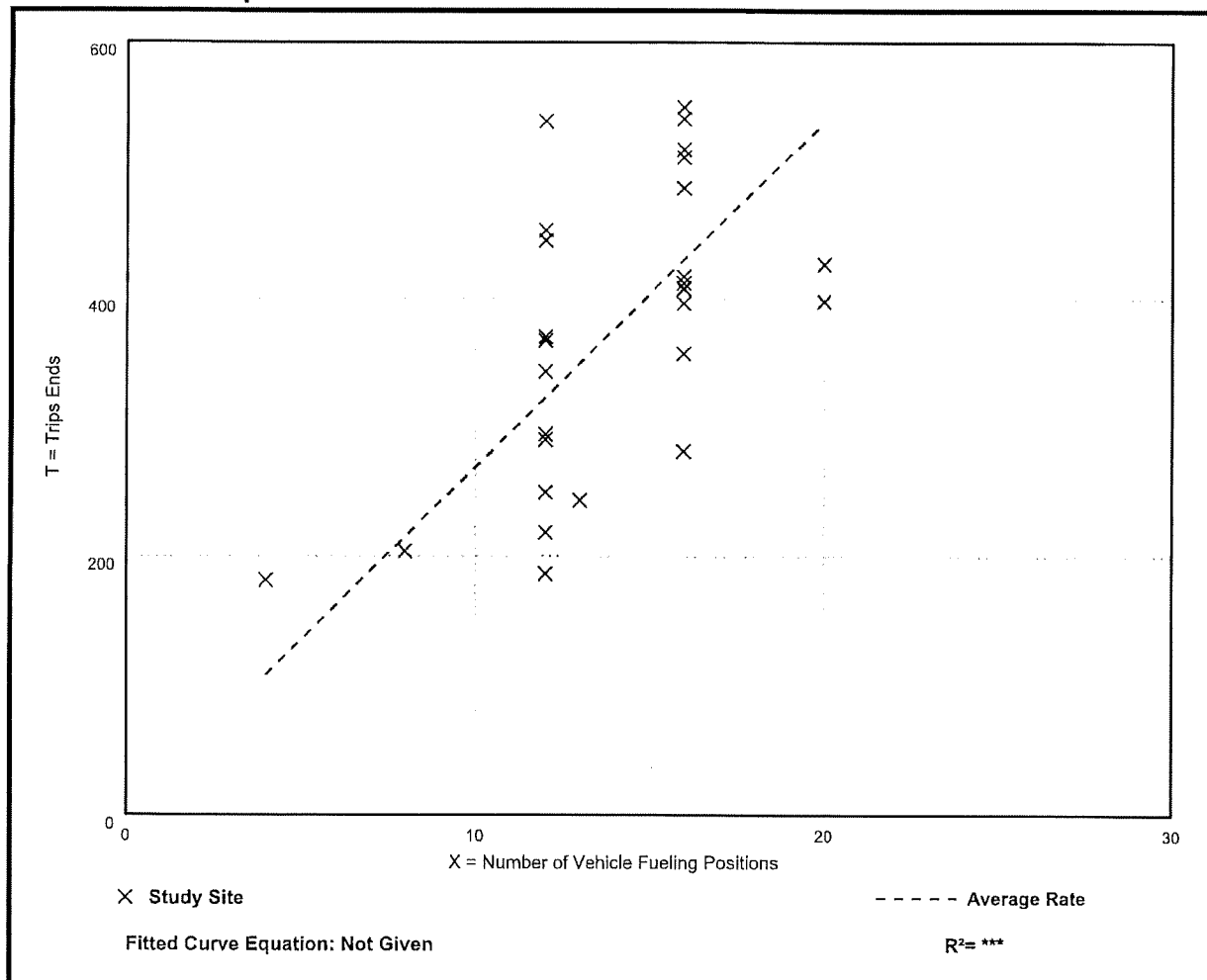
Avg. Num. of Vehicle Fueling Positions: 14

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





DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Adam Mendez, Planner, Senior

From: Lili Wu, Planner, Senior

Date: Dec. 13, 2022

Subject: RaceTrac at Bayshore CPD (DCI2021-00053) Transportation-Related Analysis

Proposed Development

This application is requesting from CPD, CC, and AG-2 to CPD to allow for development of a Convenience Food and Beverage uses with self-service fuel pumps.

Site Location

The subject site is located on the south side of SR 78 (Bayshore Rd) just west of Park 78 Dr.

Site Access

Access to the property will be provided by direct to SR 78 and via a connection to Park 78 Dr.

SR 78 is an arterial maintained by State. Park 78 Dr is a non-county maintained local road.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. Table 1 outlines the proposed project's trip generation for weekday AM and PM peak hour and daily traffic volumes.

Table 1
Trip Generation (New Trips)

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Gas Station (22 re-fueling positions)	83	84	167	74	74	148	1,902

Roadway Section Traffic Operation Level of Service Analysis

It was assumed that the proposed development would be completed by 2025 (build-out year). Therefore, the roadway links significant impacted by the proposed development were analyzed for the 2025 projected traffic conditions without the proposed development and with the proposed development (Table 2).

Table 2
Arterial/Collector Roadway Section(s) Adjacent to Site
Expected to be Significant Impacted by the Proposed Development

Roadway	Location	Significant Impact Expected	Level of Service		
			Existing	Future 2025	Future + Project
SR 78	west of Site	No	C	C	C
	east of Site	No	C	C	C

Roadway Intersection Traffic Operation Level of Service Analysis

New trips were assigned to the surrounding road network in order to assess LOS impact as necessary at site access, and intersections expected to be most impacted by the proposed development. In this case, using trip assignment described in the applicant's final traffic study, the following intersection is expected to be significantly impacted by the proposed development:

1. SR 78/Park 78 Dr
2. SR 78/RaceTrac Access

Table 3 describes the intersection that is expected to be most impacted by the proposed zoning along with their corresponding pre- and post-project built-out level of service.

**Table 3: Roadway Intersection(s) Immediately Adjacent to Subject Site
Expected to be significantly Impacted by Proposed Development**

Intersection		Significant Impact Expected	Traffic Control	Peak Hour	Level of Service (2025)		
Roadway A	Roadway B				Existing	Future	Future + Project
SR 78	Park 78 Dr	Yes	Two-way Stop Controlled	PM	--	D	E
SR 78	RaceTrac Access	Yes	Two-way Stop Controlled	PM	--	--	F (NB approach)

Conclusion

The intersection level of service (LOS) analysis indicates the north bound approach of the intersection of SR 78/RaceTrac Access will operate at LOS “F” with the project.

The proposed project’s driveway on SR 78 subjects to the approval of FDOT.

Land Use: 945

Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory “none.”

Additional Data

ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052



**DEPARTMENT OF COMMUNITY
DEVELOPMENT**

Memo

To: Adam Mendez, Planner, Senior

From: Lili Wu, Planner, Senior

Date: Dec. 13, 2022

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Source Numbers

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Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: DCI2021-00053
TYPE OF CASE: Commercial Planned Development
CASE NAME: RaceTrac at Bayshore CPD
TOTAL ACREAGE: 5.29 Acres
SUFFICIENCY DATE: November 22, 2022
HEARING EXAMINER DATE: February 1, 2023

Request

The applicant is requesting to rezone the subject property from Commercial Planned Development (CPD), Agricultural (AG-2) to Commercial Planned Development (CPD) to develop a convenience store and gas station. The property is located in North Fort Myers, south of Bayshore Road, and west of I-75. According to the Lee Plan, the parcels are located in the General Interchange Future Land Use Category. The proposed development is within the North Fort Myers Planning Community.

Existing Conditions

As mentioned the site is located west of I-75 and south of Bayshore Road within the North Fort Myers Community Plan area. The site is currently being used for agricultural purposes. The land is vacant. The applicant has submitted a Protected Species Survey that includes the Florida Land Use Cover and Classification System (FLUCCS) map depicting the meandering transects methodology used to survey the project and a detailed FLUCCS for the native vegetation located onsite (Attachment A). The environmental consultant did not locate any protected species on the site. The consultant has indicated within the protected species survey, that there are native forest which contain species such as live oak, slash pine, and cabbage palm (FLUCCS 420: Mixed Upland Hardwoods).

Open Space

The applicant is requesting to develop a RaceTrac Gas station. Due to the amount of impervious being proposed, the project meets the "large development" definition within the Land Development Code (10-1). A large commercial development is required to provide 30% open space, of which 50% must be indigenous preserve (10-415(b) of the Land Development Code). Per the provided open space table, the applicant is requesting a deviation to provide 30% open space without an indigenous area (Attachment B). A meeting held with staff on July 22, 2022 discussed supplemental plantings being utilized to offset the indigenous open space requirement. The applicant agreed and is providing a planting area along the south east corner of the project boundary (Attachment C).

Buffers

The proposed development abuts agriculturally zoned land along the east, commercial and right-of-way along west property line, agriculturally zoned property along the south, and rights-of-way along the north property line. The required buffers are as follows:

East - The east property line abuts Park 78 Drive right-of-way. Per LDC Section 34-1353(e)(1) requires gas stations and convenience stores to provide a 25-foot buffer along right-of ways.

West – To the west are vacant agriculturally zoned parcels of land. The applicant is proposing an internal access way between the AG-2 parcel and the planned development. Per 34-1353(e)(1) of the Land Development Code, a 15-foot internal access way buffer is required.

North - The north property line abuts Bayshore Road right-of-way. Per LDC Section 34-1353(e)(1) requires gas stations and convenience stores to provide a 25-foot buffer along right-of ways.

South - To the south are vacant agriculturally zoned parcels of land. The applicant is proposing an internal access way between the AG-2 parcel and the planned development. Per 34-1353(e)(1) of the Land Development Code, a 15-foot internal access way buffer is required.

Deviations

Deviation 1 - The applicant has requested a deviation relief from LDC Section 10-415(b) which requires that large developments with existing indigenous native vegetation communities must provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities to allow for no requirement for on-site preservation.

The only area on the site that consists of indigenous vegetation is small, isolated area of 0.31 acres on the western property line. This area is located where the road along the western property boundary is designed to interconnect with the adjacent properties. Since this is the only area of indigenous vegetation on site, design accommodations are not available to accommodate an indigenous preserve in a different location. Preserving this small, isolated area would conflict with the goal of providing interconnectedness with the adjacent properties. The applicant has provided supplemental plantings along the southeast boundary area (Attachment C) to provide native vegetation onsite.

Staff recommends approval of Deviation 1 subject to the following condition:

Prior to the issuance of the first development order, the development order must depict supplemental plantings along the southeast boundary of the project parcel. The trees must be canopy trees (no palms) specified at 16-feet-in-height, four inch caliper, and a six-to-eight foot canopy spread. All landscape plants must be native and not deciduous.

Attachments

- A – Environmental Assessment
- B – Open Space Exhibit
- C – RaceTrac Bayshore MCP

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
Updated February 2022*

Prepared For:

RaceTrac Petroleum Inc.
c/o: Samee Ali – Engineering Project Manager
200 Galleria Parkway SE. Suite 900
Atlanta, GA 30339
Phone: (404) 903-4556
Email: sali@racetrac.com

Prepared By:



1599 Covington Circle East Fort Myers Florida 33919
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

An environmental assessment and protected species survey was conducted on the RaceTrac @ Bayshore & I-75 project site on December 1, 2021. The 5.29± 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 species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals; signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary – The project boundary was updated and obtained from Delisi Fitzgerald; it is assumed to be approximately 5.29± 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) – 1.19± Acres

This former commercial property has been cleared commercial and is comprised of a concrete pad with parking. This community occupies approximately 1.19± acres of the site. This community would be considered uplands by regulatory agencies.

FLUCFCS 211 Improved Pasture (Mowed and Maintained) – 2.98± Acres

This upland habitat type occupies the approximately 2.98± 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%) – 0.31± Acres

This upland habitat type occupies the approximately 0.31± 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 E4 Mixed Upland Hardwoods (Exotics > 75%) – 0.81± Acres

This upland community type occupies approximately 0.81± 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	1.19± Ac.
211	Improved Pasture (Mowed & Maintained)	Upland	2.98± Ac.
420 E1	Mixed Upland Hardwoods (Exotics 1-25%)	Upland	0.31± Ac.
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	Upland	0.81± Ac.
Total			5.29± 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 (*Zenaida 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.

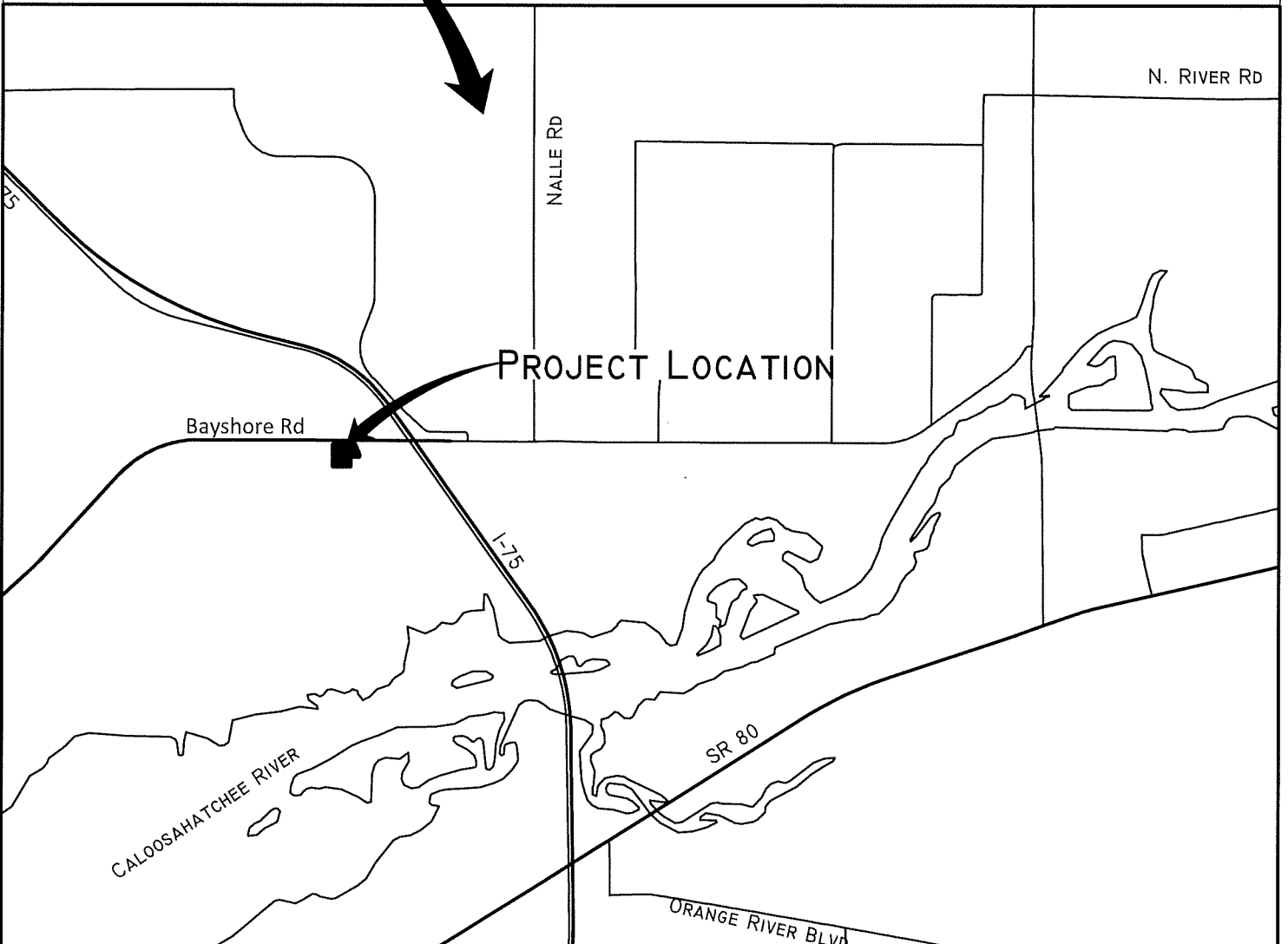
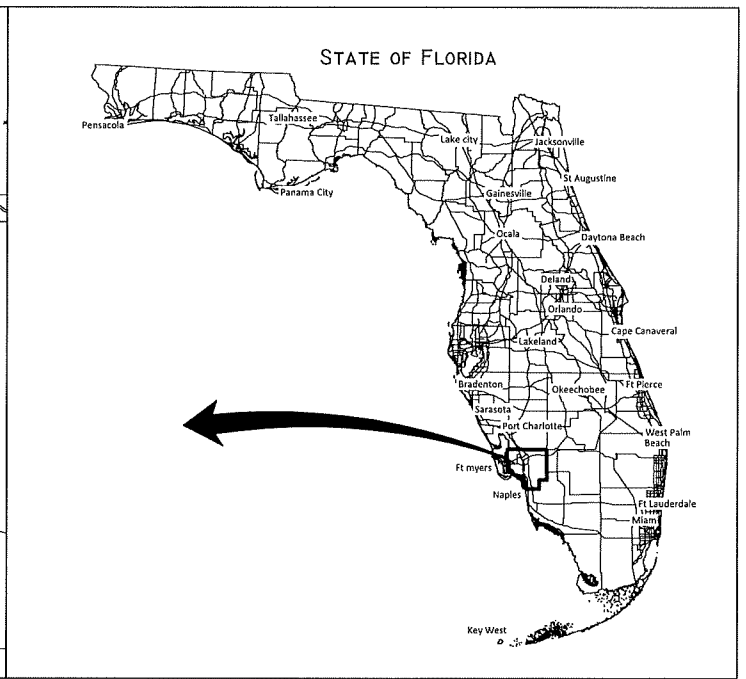
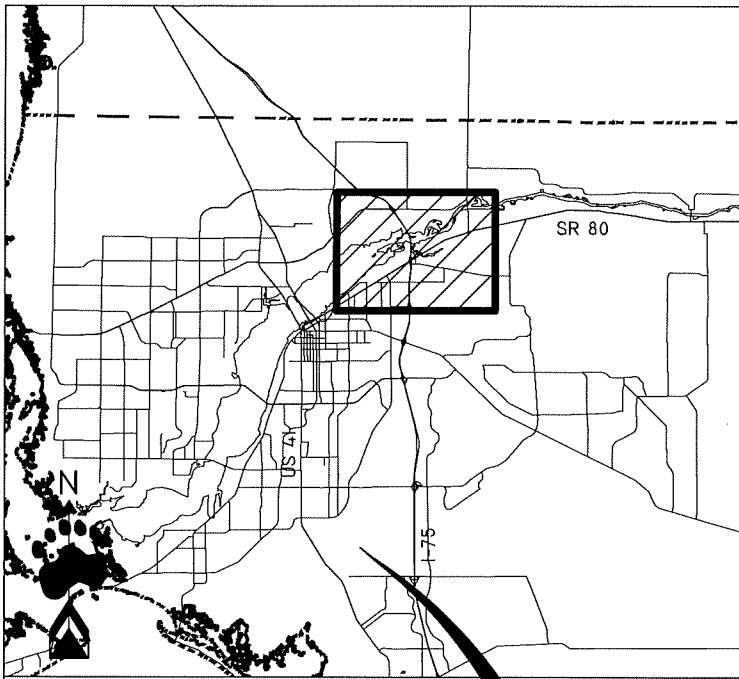
Table 2: Listed Species by Habitat with Current Status

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



PAGE

EXHIBIT

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

EXHIBIT B

FLUCFCS Map with Aerial



FLUCFCS Legend		
FLUCFCS		
Code	Community	Acres
150	Commercial (Previously Cleared - Concrete Pad & Parking)	1.19 Ac.±
211	Improved Pasture (Mowed and Maintained)	2.98 Ac.±
420 E1	Mixed Upland Hardwoods (Exotics 1-25%)	0.31 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	0.81 Ac.±
TOTAL		5.29 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).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2021.

Revisions	Date:	Drawn By:	Date:
		BWS	1/31/22
		Job Number	
		S/T/R	
		21/43S/25E	

RaceTrac @ Bayshore & I-75 Aerial FLUCFCS Map

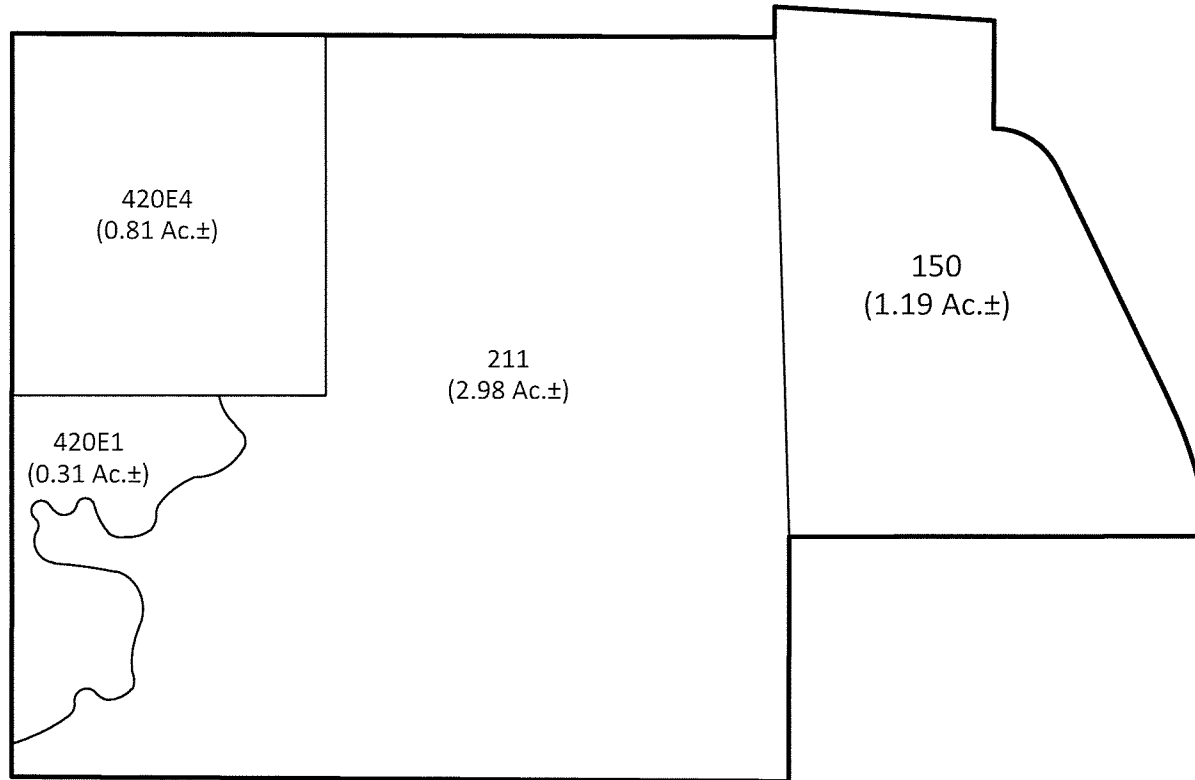
Category	FLUCFCS		Page
Scale:	1" = 100'		-
County	Lee		Exhibit
			-

EXHIBIT C

FLUCFCS Map



Scale: 1" = 100'



FLUCFCS Legend		
FLUCFCS Code	Community	Acres
150	Commercial (Previously Cleared - Concrete Pad & Parking)	1.19 Ac.±
211	Improved Pasture (Mowed and Maintained)	2.98 Ac.±
420 E1	Mixed Upland Hardwoods (Exotics 1-25%)	0.31 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	0.81 Ac.±
TOTAL		5.29 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).

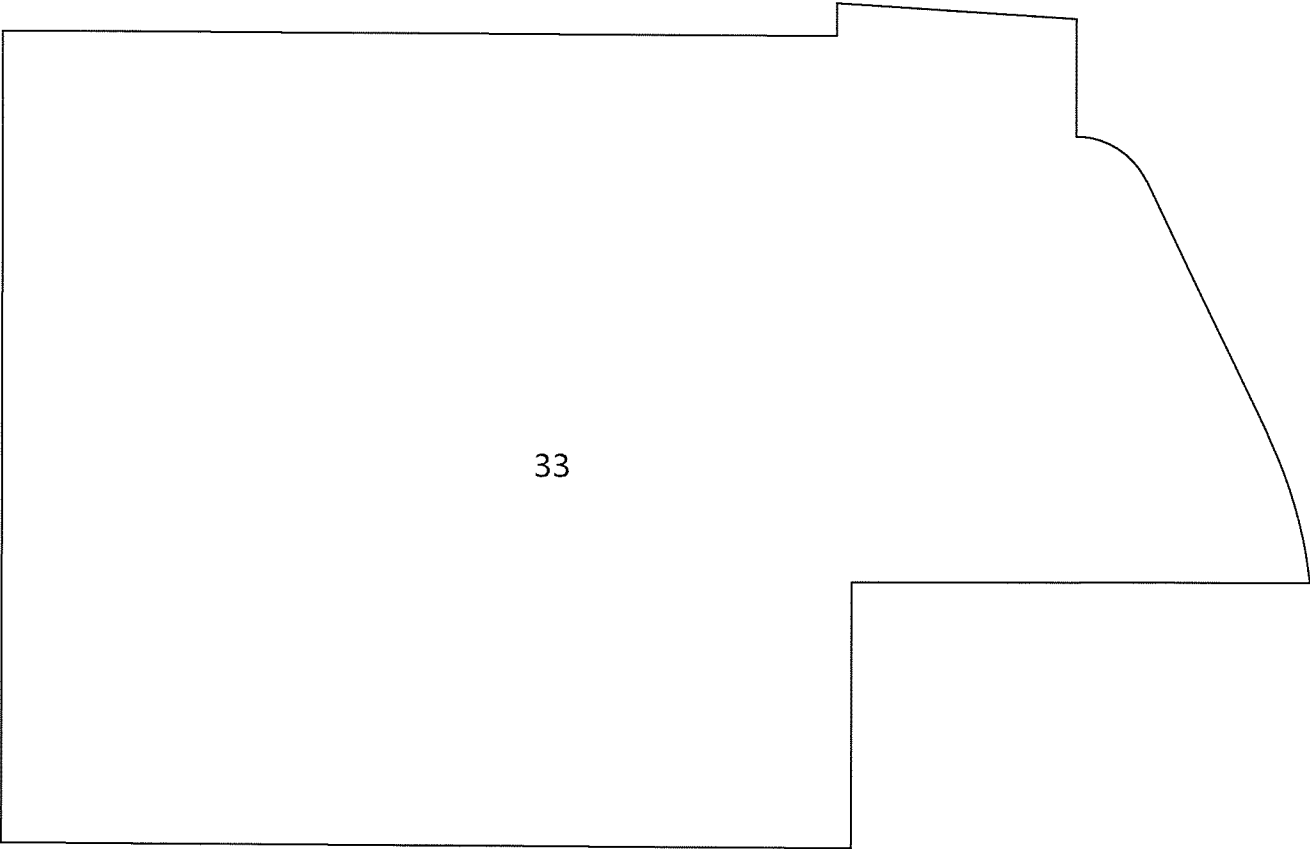
Revisions	Date:	Drawn By:	Date:	RaceTrac @ Bayshore & I-75 FLUCFCS Map	Category		Page
		BWS	1/31/22		FLUCFCS		-
		Job Number			Scale:		
		S/T/R			1" = 100'		Exhibit
		21/43S/25E			County		
					Lee		-

EXHIBIT D

NRCS Soils Map



Scale: 1" = 100'



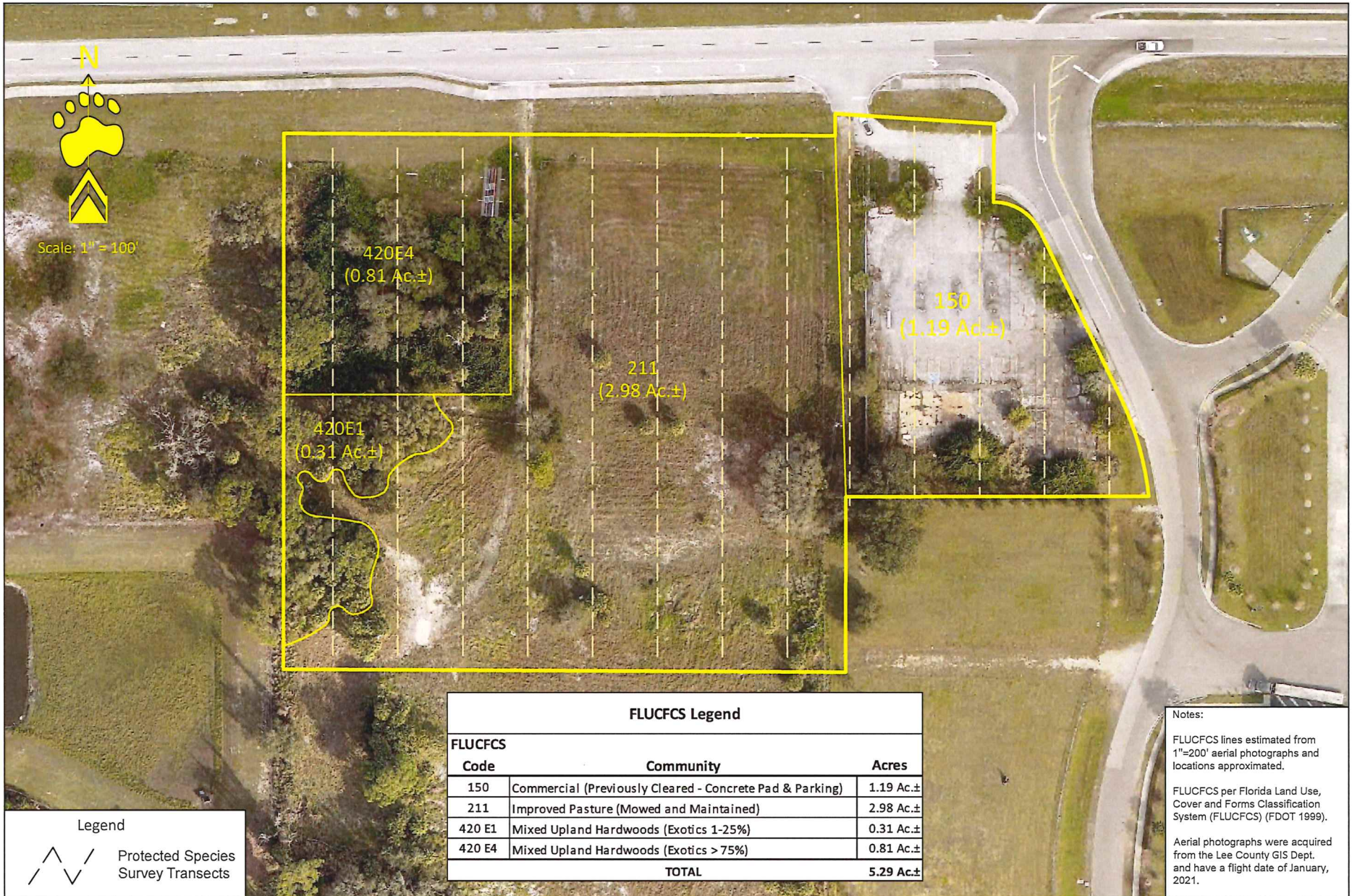
NRCS Soils Legend		
Soil No	Description	Status
33	Oldsmar Sand	Non-Hydric

NOTES
Soils were acquired from LABINS
and are from the NRCS.

Revisions	Date:	Drawn By: BWS	Date: 1/31/22	RaceTrac @ Bayshore & I-75 Soils Map	Category: Soils		Page
		Job Number			Scale: 1" = 100'		-
		S/T/R			County		Exhibit
		21/43S/25E			Lee		-
				1599 Covington Circle East, Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com			

EXHIBIT E

Protected Species Survey Map



Legend	
	Protected Species Survey Transects

Revisions	Date:	Drawn By:	Date:
		BWS	1/31/22
		Job Number	
		S/T/R	
		21/43S/25E	

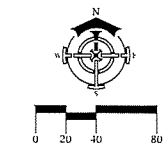
RaceTrac @ Bayshore & I-75

Aerial PSS Map

Category	PSS
Scale:	1" = 100'
County	Lee

1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	-
Exhibit	-



LEGEND

	BUFFER
	DRY DETENTION
	OPEN SPACE
	FLUIDICS BOUNDARY

<u>REQUIRED</u>	ACREAGE
5.29 AC. ± 30%	1.58
<u>PROVIDED</u>	ACREAGE
BUFFERS	0.64
DRY DETENTION	0.32
MISC. OPEN SPACE	0.62
TOTAL	1.58

DELISI FITZGERALD, INC.
Planning - Engineering - Project Management



1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0592 fax

Florida Certificate
of Authorization
Engineering ID #3976

OWNER / DEVELOPER:
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GA 30339

RaceTrac
BAYSHORE
EPN #1353 - STORE #XXXX

(EPN #1353 - STORE #XXXX)

[illegible]

FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number:	1
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ATTACHMENT K

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

October 15, 2021

Via E-Mail

John Wojdak, P.E.
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

**RE: Potable Water Availability
RaceTrac on Bayshore Road, 8640, 8600, 8590 Bayshore Road
STRAP # 21-43-25-00-00007.002A, 21-43-25-00-00007.0030
and 21-43-25-00-00008.0000**

Dear Mr. Wojdak:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 1,300 gallons per day for domestic and 1,973 gallons per day for irrigation. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the

October 15, 2021

Page 2

approval of all State and local regulatory agencies.

Further, this letter of availability of potable water service is to be utilized for SFWMD only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING



FGUA Operations Office

Government Services Group, Inc.
280 Wekiva Springs Rd., Ste 2070
Longwood, FL 32779-6026

(877) 552-3482 Toll Free
(407) 629-6900 Tel
(407) 629-6963 Fax

March 4, 2022

Ms. Lisa Giordano P.E.
DeLisi Fitzgerald, Inc.
1605 Hendry St.
Fort Myers, FL 33901
Lisa@delisifitzgerald.com

RE: Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 22-051 NFMD

Parcel ID No.: 21-43-25-00-00007.002A, 21-43-25-00-00007.0030, 21-43-25-00-00008.0000, 21-43-25-00-00007.0100

8640 Bayshore Rd, North Fort Myers, FL 33917

RaceTrac Bayshore

Dear Ms. Lisa Giordano :

Pursuant to the submitted Application for Service Availability, please be advised that wastewater lines are in operation in the vicinity of the address mentioned above, and a site map showing the approximate location of the utilities is included for your reference. However, in order to provide service to the subject parcel(s), developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of a 6,000 SF convenience food store and gas station with an estimated wastewater flow demand of 1,300 GPD. FGUA presently has sufficient treatment capacity to accommodate these flows. Please note that during design, the FGUA Utilities Operations Manual requires the project engineer to perform hydraulic computations to determine what impact, if any, this project will have on our existing water and wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date hereof. The FGUA will commit to serve only upon final acceptance of the utility infrastructure constructed by the developer, receipt of all appropriate capacity (impact) and project fees, an executed Utility Infrastructure Conveyance and Service Agreement (CSA), the approval of all state and local regulatory agencies and proper project closeout. Further, this Letter of Availability is to be utilized for development review for this project only.

FGUA Board of Directors

KEN CHEEK, P.E. Chair, Citrus County / PAM KEYES, P.E. Vice Chair, Lee County / SHANE PARKER, P.E., Hendry County / TAMARA RICHARDSON, P.E., Polk County / MICHAEL CARBALLA, P.E., BCEE, Pasco County / JODY KIRKMAN, P.E., Marion County/ ROBERT COMPANION, P.E., Nassau County/ HEIDI PETITO, Flagler County

When you are ready to move forward with your project, please contact Shaddai Spencer, Development Services Technician at 407-629-6900 ext. 103 or via email at SSpencer@govmserv.com to receive the pre-development meeting document that is required to be completed.

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Douglas W. Black, PSM, PLS
Property & Development Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt



Development Services Division

Pre-Development Meeting Information

Purpose:

The pre-development meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-development meeting document is required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This mandatory pre-development meeting document will provide you with the details you need to make this a successful and stress-free process.

What to Expect:

If the meeting is requested, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

Who Should Attend:

It is encouraged that a representative from the property owner, developer and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the project coordinator, real property coordinator and utility system service area manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings may take place at the local office and/or via video conference call or Microsoft Teams.

Meeting Requests:

Please call or e-mail Paul Arnett, Development Services Coordinator to request a meeting at PArnett@govmserv.com, office: (407) 629-6900, or cell: (407) 885-1756.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you call or email to schedule this meeting.

You will also be requested to provide a preliminary site utility plan for staff review.

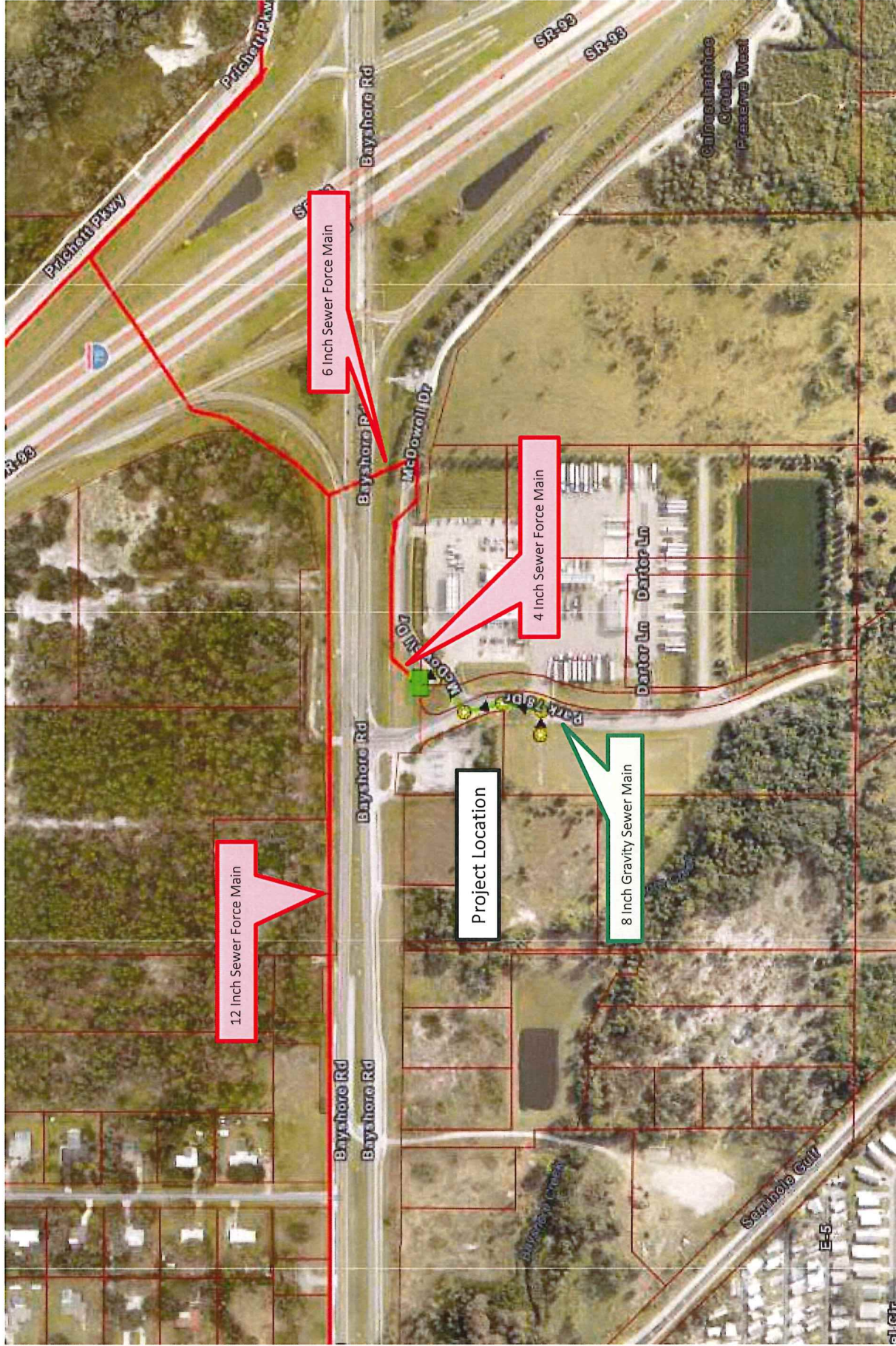
Prior to submitting utility construction plans for approval, you MUST complete the pre-development meeting document. Plans submitted to the FGUA without this completed document will not be reviewed until this meeting takes place.

2/21/2022

STRAP/PID #: 10238429, 10238431, 10238438, 10566721

Project Name: 22-051 NFMD RaceTrac Bayshore

Property Address: 8640 Bayshore Rd, North Fort Myers, FL 33917



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.



FGUA Fee Statement

Letter of Availability and/or Locate Request

Property Address or PID: 10238429, 10238431, 10238438, 10566721

System: North Fort Myers 416

Development/Project Name: RaceTrac Bayshore

Date: February 21, 2022

County: Lee

LOA ID: 22-051 NFMD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0 Letter of Utility Location Availability and Locate Map	\$	100.00
1 Utility Availability Map (Map Only)	\$	75.00
2 Letter of Utility Location Availability (Letter Only)	\$	25.00

FGUA	G/L Code	Fees	Total fees	Amt Previously Paid	Balance Due
LOA Request	202098	\$ 100.00	\$ 100.00	\$ 100.00	\$ -

Fees Due: \$ -

Payment History	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	2/21/2022	2/3/2022	2486	Del Lago Ventures, Inc.	\$ 100.00
1 Map Only					
2 Letter Only					

ATTACHMENT L

From: [Richard Thomas](#)
To: [Charlie Krebs](#); [John Gardner](#); [Wayne Daltry](#); [Richard Thomas](#)
Cc: [Greg Stuart](#); [Lisa Giordano](#); [Michelle Moore](#); [John Woidak](#)
Subject: Re: Revised Minutes-August 2, 2022 NFMDRP/PP meeting
Date: Sunday, August 07, 2022 6:16:36 PM

Sorry, wrong date on first one.

On Sunday, August 7, 2022 at 06:14:50 PM EDT, Richard Thomas <mbuilder26@yahoo.com> wrote:

MINUTES
JOINT MEETING OF THE NORTH FORT MYERS DESIGN
REVIEW PANEL
AND
THE NORTH FOR MYERS COMMUNITY PLANNING PANEL

NORTH FORT MYERS RECREATION CENTER
2000 N. RECREATION WAY
NORTH FORT MYERS, FL
AUGUST 2, 2022
6:00 PM

ATTENDEES:

Panel Members: Richard Thomas, John Gardner, Charles Krebs, Wayne Daltry

1. CALL TO ORDER: The meeting was called to order at 6:00 PM.
2. APPROVAL OF AGENDA: The agenda was approved as presented.
3. APPROVAL OF LAST MEETING MINUTES: The agenda was approved as presented
4. NEW BUSINESS:
 - Compass One-Pondella-This project consists of 2 Storage buildings one of 30,000 sq. ft. and one of 20,000sq.ft. The action requested is a Special Exception for Use. The access is off Hancock Bridge Drive. The project complies with the Land Use Plan. There are no environmental attributes. The project conforms to Standards for open space, parking and includes 7500sq. ft. of Public Open Space, sidewalk improvements and Type A landscaping (mixed use buffering}. It exceeds

open Space Standards, setbacks and landscaping at the front. Drainage is to a dry basin to a drainage ditch at the road. A motion of "No Objection was made by member Daltry and seconded by member Krebs. The motion was approved.

-Race Trac-Bayshore Rezoning-The action requested is the rezoning from CC and AG-2 to CBD. The site is just East of the Truck Stop. The building will be 6000 +/- sq. ft. structure with 18 pumps and diesel fueling at the rear. Access shall be signaled from Bayshore and the access road. Deviations are requested for buffering along the road and indigenous removal. A motion of "No Objection was made by member Krebs and seconded by member Daltry. The motion was approved.

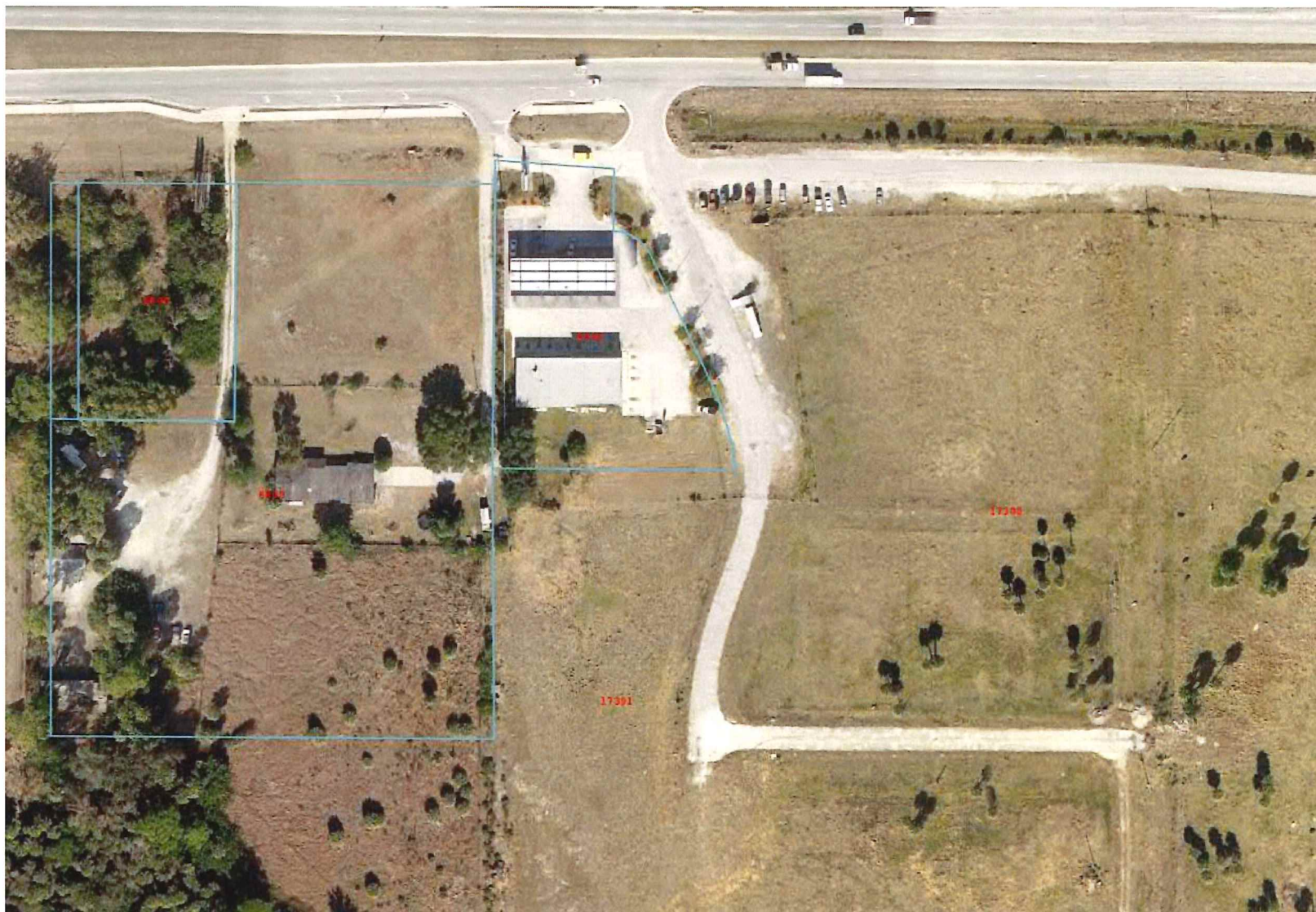
-Self Storage/Warehouse-17630 N. Tamiami Trail-The project consists of a 3-story building and 1700 sq. ft. of 1-story buildings at the perimeter of the site. Access will be gated and from Rte. 41. It is part of the CPD. Buffers are per code and the 57' native vegetation buffer between the site and Sabal Springs will be supplemented. Drainage will be to the FDOT ROW. Residents of Sabal Springs expressed concern about the intersection at their entrance being used for U-Turns for traffic going South to go the facility and the view of the 3-story building from their backyards. A motion of "No Objection" was made by member Gardner and seconded by member Krebs. The motion was approved.

6. OLD BUSINESS: There was no Old Business
7. OTHER BUSINESS: There was no Other Business.
8. ADJOURNMENT: The meeting was adjourned at 7:45 PM

THE NEXT MEETING WILL BE ON SEPTEMBER 6,2022 -N. FT. MYERS REC. CENTER

ATTACHMENT M

2010 Aerial View



21.000
Billed
ATTACHMENT N

OFF
REC 1910 PG 1290

RESOLUTION NUMBER Z-86-191

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

2258564

WHEREAS, John E. States has properly filed an application on a project known as Bayshore I-75 Land Trust for A rezoning from AG-2 to Commercial Planned Development, to permit a mixed-use commercial development on a total of 25.69 acres of land, with up to 130,000 gross square feet, and a motel/hotel of up to 182 rooms. Buildings in the proposed development will not exceed 75 feet above minimum flood elevation with not more than six (6) habitable floors, and may include restaurants, a truck stop, gasoline sales, offices, warehousing, distribution, financial and business services, and consumption on premises of alcoholic beverages; and

WHEREAS, the subject property is located south of Bayshore Road and just west of I-75, described more particularly as:

LEGAL DESCRIPTION: In Section 21, Township 43S, Range 25E, Lee County, Florida:

A parcel of land situated in the State of Florida, County of Lee, being a part of southeast one quarter (SE ¼) of Section 21, Township 43 South, Range 25 East, and further bounded and described as follows:

Starting at an iron pip at the southwest corner of said southeast one quarter (SE ¼); thence S89° 18' 14" E along the southerly line of said fraction for 433.00 feet to the Point of Beginning; thence N 00° 26' 43" 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 thence S 86° 01' 30" E along said 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); thence S 89° 22' 43" E along said right-of-way line for 514.47 feet to an iron rod (with D.O.T. cap); thence S 85° 47' 08" E along said right-of-way line for 306.90 feet to an iron rod (with D.O.T. cap); thence S 72° 40' 01" along said right-of-way line for 5.00 feet to a line parallel with and 33.00 feet east of the east line of the southwest one quarter (SW ¼) of said southeast one quarter (SE ¼); thence S 00° 14' 30" W along said parallel line for 1164.76 feet to the south line of said southeast one quarter (SE ¼); thence N 89° 18' 14" W along said south line for 943.12 feet to the Point of Beginning.

Description and survey based on the following descriptions:

O.R. 518, Page 802
O.R. 1520, Page 655
O.R. 563, Page 514
O.R. 891, Page 587
O.R. 751, Page 484
O.R. 1107, Page 385
O.R. 455, Page 581
O.R. 217, Page 287

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 21-43-25-00-00007.0080,

21-43-25-00-00007.0040,

21-43-25-00-00007.0020,

21-43-25-00-00007.0060,

21-43-25-00-00007.0090; and

WHEREAS, proper authorization has been given to Stephanie Keyes, AICP, by Jeff Cagan, Dale Stahlman, and John E. States, the trustees of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter and recommended to approve the request with conditions, based on the analysis contained in the summary report dated October 24, 1986 and the testimony given at the November 3, 1986 Planning and Zoning Commission hearing; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

The Planning and Zoning Commission found the request to be consistent with the Lee Plan. The applicant intends to develop a commercial subdivision in the "General Interchange" land use category. Most of the requested uses are appropriate for this location and consistent with the Lee Plan. However, four of the requested uses are not appropriate at this location given the intent of the "General Interchange" land use category and good land use practice.

Denial is recommended of the request to allow the maximum height to be 75 feet and six habitable floors, until such time as Bayshore Fire District has equipment to provide adequate fire protection and evacuation of structures of that height. A maximum height of 35 feet above average grade with no more than three habitable floors, unless the Bayshore Fire District states in writing that they have adequate equipment to fight fires and evacuate people from buildings of a greater height is recommended.

Several other developments are proposed for this interchange. The construction of individual package treatment plants for each quadrant is neither efficient nor practical, and is contrary to the unified development concept of the Lee Plan for interchanges. It is recommended that this development not be issued a preliminary development order until an acceptable method of dealing with sewage has been provided. There are several possible solutions to this problem, generally involving the joint use of a single plant. The applicant will have to negotiate with other parties, as it is not desired to bind the applicant to a specific solution at this time.

The Department of Transportation and Engineering has indicated that Bayshore Road is operating at unacceptable levels of service and that the developer should pay a proportionate share of estimated road improvement costs. A condition is recommended to require a cash payment to the county, or construction of road improvements acceptable to the Director of the Department of Transportation and Engineering, to mitigate this impact.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE a rezoning from AG-2 to Commercial Planned Development, to permit a mixed-use commercial development on a total of 25.69 acres of land, with up to 130,000 gross square feet, and a motel/hotel of up to 182 rooms. Buildings in the proposed development will not exceed 75 feet above minimum flood elevation with not more than six (6) habitable floors, and may include restaurants, a truck stop, gasoline sales, offices, warehousing, distribution, financial and business services, and consumption on premises of alcoholic beverages. Approval is subject to the following conditions.

1. One establishment offering consumption-on-premises of alcoholic beverages is approved for this development. Additional consumption-on-premises of alcoholic beverages may be approved by following county procedures in effect at the time of any future application. Other permitted uses are as shown on the Master Concept Plan.
2. No structure shall exceed 35 feet above average grade with three habitable floors, unless the Bayshore Fire District states in writing that they have adequate equipment to fight fires and evacuate people from buildings of a greater height, and states to what height they can provide this protection. In any case, no buildings shall exceed 75 feet or 6 stories above average grade.
3. The developer shall be allowed to dispose of sewage using an on-site package treatment plant or any other method which first is approved by either the Director of Community Development or the Board of County Commissioners.
4. The internal road's location and/or alignment shall be adjusted in order to preserve the two existing Cabbage Palm Hammocks, if necessary.
5. The nature preserve area shown on the Master Concept Plan shall be preserved in its natural state in perpetuity.
6. Ninety percent (90%) of all Live Oaks (Quercus virginiana) and Laurel Oaks (Quercus laurifolia) with 4-inch d.b.h. (diameter

at breast height) or greater, not including those oaks located in the Nature Preserve Area shown on the Master Concept Plan, shall be preserved. (Relocation shall be allowed if 90% survival is guaranteed.)

7. This development is required to make a good-faith effort to connect its internal road and water mains to the road and water mains of Bayshore Park (located immediately to the east).
8. This development shall be in general compliance with the Master Concept Plan prepared by Howell F. Davis & Associates, Inc.: dated 8/28/86; project No. 86-558; file No. 21-43-25; printed October 23, 1986; and stamped received October 23, 1986, except as modified by the above conditions.

Site Plan-86-191 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of CPD of zoning:

- 1) The proposed mix of uses, as modified by the conditions above, is appropriate at the subject location;
- 2) Sufficient safeguards to the public interest are provided by the recommended conditions and by other applicable regulations; and
- 3) All recommended conditions are directly related to the impacts on the public interest created by or expected from the proposed development.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Fussell, and seconded by Commissioner Slisher and, upon being put to a vote, the result was as follows:

Porter J. Goss	Absent
Charles L. Bigelow, Jr.	Aye
Mary Ann Wallace	Nay
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 8th day of December, A.D., 1986.

ATTEST:
CHARLIE GREEN, CLERK

BY: Lisa L. Price
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Bill Fussell
Chairman

FILED

APR 7 1987

CLERK CIRCUIT COURT

BY: Lisa L. Price D.C.

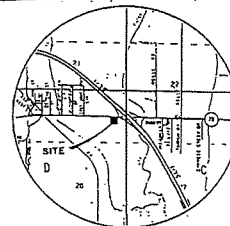
Approved as to form by:

[Signature]
County Attorney's Office

Site 1:	2.58x Acres	x 70%	= 0.77x Acres
Site 2:	1.73x Acres	x 70%	= 0.52x Acres
Site 3:	3.97x Acres	x 70%	= 1.18x Acres
Site 4:	6.44x Acres	x 70%	= 1.93x Acres
Site 5:	1.57x Acres	x 70%	= 0.37x Acres
Site 6:	1.16x Acres	x 70%	= 0.35x Acres
Site 7:	1.07x Acres	x 70%	= 0.32x Acres
Site 8:	0.98x Acres	x 70%	= 0.29x Acres
Site 9:	2.80x Acres	x 70%	= 0.84x Acres
Site 10:	1.24x Acres	x 70%	= 0.37x Acres

1. Total Area = 25,692 Acres

2. Open Space (see chart).
3. Area of creek and hammock area to be deeded to Lee County as ZOIAC.
4. Sewer: Existing Offsite Plant
Water: Lee County Utilities
Electric: Lee County Co-Op
Telephone: United Telephone
Fire Protection: Bayshore Fire Department

[illegible]

RECORDED AND INDEXED VERIFIED

OLIVER BIRNEY CURE;
LEWIS COUNTY, N.Y.

APR 16 8 59 AM '87

LEGEND:

 INDICATES RETENTION AREA.

 INDICATES PROPOSED ROADWAY

INDICATES LIMITS OF ALTERNATIVE LOCATION FOR S.T.P. IF NECESSARY.

INDICATES TREES IN NATURE RESERVE NOT EXACT TREE LOCATION.

APPROVED

Master Concept Plan:

Site Plan # 86-191 Page 1 of 1
Subject to conditions in Resolution 2-86-19
Zoning Case # 86-11-13 DCJ

RECEIVED

OCT 23 1968

DEPT. OF COMM. DEV.

MASTER CONCEPT PLAN
FLORIDA INVESTOR'S - BAYSHORE AT I-75

HOWELL F. DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS

PRINTED

OCT 23 1982

HONELL F. DAVIS AND ASSOCIATES, INC.

NAME OF PARTY OF DISNEY ART

ADMINISTRATIVE AMENDMENT (PD) ADD2012-00120

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Loves Travel Stops and Country Stores, Inc., filed an application for administrative approval to a Commercial Planned Development on a project known as Loves Travel Stop and Country Store to **allow changes to the Master Concept Plan reflecting changes in McDowell Road re-alignment and changes in proposed development** for property located at 17308 Park 78 Drive, described more particularly as:

LEGAL DESCRIPTION: In Section 21, Township 43 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in Resolution Number Z-86-191; and

WHEREAS, on December 2, 1987, the Department of Community Development granted Final Plan Approval for the Commercial Planned Development; and

WHEREAS, the subject property is located in the General Interchange Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant is seeking to amend the Master Concept Plan to provide for the McDowell Road realignment and change to the Master Concept Plan which provided for 10 development sites, to now provide for 6 parcels including a preserve; and

WHEREAS, the changes sought do not request an increase in the approved intensity of the development, nor changes to the approved Schedule of Uses; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development **allowing changes to the Master Concept Plan reflecting changes in McDowell Road re-alignment and changes in proposed development** is **APPROVED**, subject to the following conditions:

1. The terms and conditions of the original zoning resolution (Resolution Number Z-86-191) remain in full force and effect, except as amended herein.
2. Development of the subject property must be in compliance with the amended Master Concept Plan of Love's Truck Stop and Country Store, stamped received on December 12, 2012. Master Concept Plan for ADD2012-00120 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 1st day of February, A.D., 2013.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

RECEIVED

ADD 2012-00120

JAN 22 2013

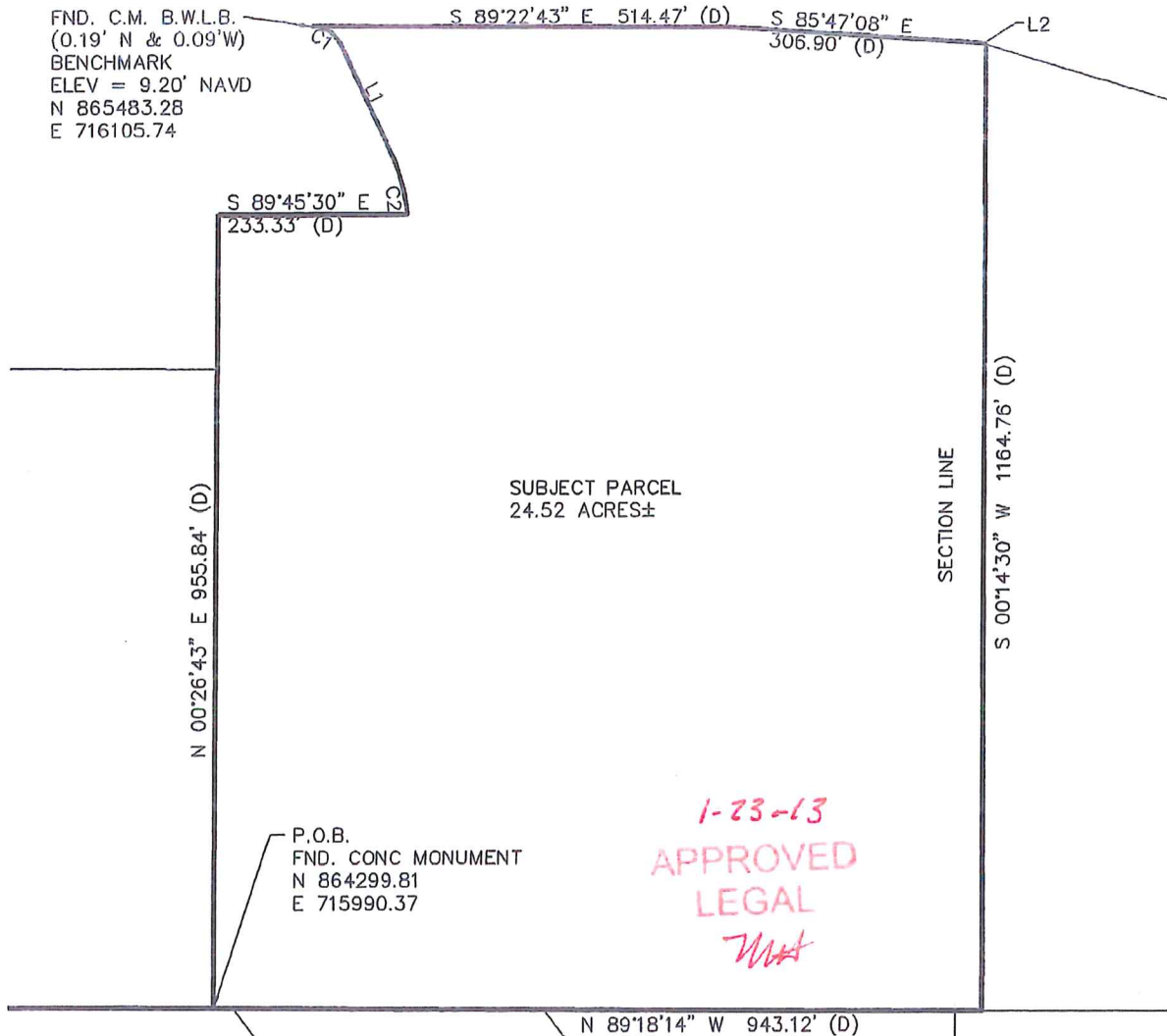
COMMUNITY DEVELOPMENT

BOUNDARY SKETCH

OF
LOVES TRAVEL STOP AND COUNTRY STORE
OF
FORT MYERS, FL
AS RECORDED IN O.R. BOOK 4306 PAGE 103,
O.R. BOOK 4306 PAGE 108, O.R. BOOK 4388 PAGE 1862,
AND O.R. BOOK 4381 PAGE 1745 ALL IN THE
PUBLIC RECORDS OF LEE COUNTY, FL.

LINE	BEARING	LENGTH
L1	N 25°17'24" W	142.90' (D)
L2	S 72°40'01" E	5.00' (D)

FND. C.M. B.W.L.B.
(0.19' N & 0.09' W)
BENCHMARK
ELEV = 9.20' NAVD
N 865483.28
E 716105.74



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.00'	44.79'	64°09'20"	S57°22'14"E	42.49'
C2	234.79'	79.27'	19°20'37"	S15°37'05"E	78.89'

PAGE 1 OF 2

PROJECT NO. LOVES
SCALE: _____
DRAWN BY: CRV
CHECKED BY: MDH
DATE DRAWN: 10/01/2012
FIELD BOOK/PAGE: _____



community engineering services, inc.
civil engineering . surveying . project management
EB-0006613 • LB-6572
13650 Fiddlesticks Boulevard, PMB 202-300
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0004
P.O. Box 160952
Altamonte Springs, Florida 32716
Telephone (407) 834-4003 Fax (407) 869-5454

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER.

Mark D. McLeary
MARK D. MCLEARY, P.S.A.
FLORIDA REGISTRATION NO. 4557
FOR THE FIDALB 6572
DATE SIGNED: 1/22/13

RECEIVED
JAN 22 2013

ADD 20 12-00120

COMMUNITY DEVELOPMENT

DESCRIPTION

OF
LOVES TRAVEL STOP AND COUNTRY STORE
OF
FORT MYERS, FL
AS RECORDED IN O.R. BOOK 4306 PAGE 103,
O.R. BOOK 4306 PAGE 108, O.R. BOOK 4388 PAGE 1862,
AND O.R. BOOK 4381 PAGE 1745 ALL IN THE
PUBLIC RECORDS OF LEE COUNTY, FL.

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, AND MORE PARTICULARLY DESCRIBED AS:

STARTING AT AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE QUARTER (SE ¼); THENCE SOUTH 89°18'14" EAST ALONG THE SOUTHERLY LINE OF SAID FRACTION FOR 433.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°26'43" EAST A DISTANCE OF 955.84 FEET; THENCE SOUTH 89°45'30" EAST A DISTANCE OF 233.33 FEET TO A NON-TANGENTIAL POINT OF CURVATURE; THEN NORTHWESTERLY 79.27 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 234.79 FEET, THROUGH A CENTRAL ANGLE OF 19°20'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 15°37'05" WEST, 78.89 FEET; THENCE NORTH 25°17'24" WEST A DISTANCE OF 142.90 FEET TO A POINT OF TANGENTIAL CURVATURE; THEN NORTHWESTERLY 44.79 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 64°09'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 57°22'14" WEST, 42.49 FEET; THENCE SOUTH 89°22'43" EAST A DISTANCE OF 514.47 FEET; THENCE SOUTH 85°47'08" EAST A DISTANCE OF 306.90 FEET; THENCE SOUTH 72°40'01" EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°14'30" WEST A DISTANCE OF 1164.76 FEET; THENCE NORTH 89°18'14" WEST A DISTANCE OF 943.12 FEET TO THE POINT OF BEGINNING.

APPROVED
LEGAL

PAGE 2 OF 2

PROJECT NO: LOVES
SCALE:
DRAWN BY: CGV
CHECKED BY: NDM
DATE DRAWN: 10/04/2012
FIELD BOOK/PAGE:



community engineering services, Inc.
civil engineering . surveying . project management
EB-0006613 • LB-6572
13650 Fiddlesticks Boulevard, PMB 202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064
P.O. Box 160952
Altamonte Springs, Florida 32716
Telephone (407) 834-4003 Fax (407) 869-5454

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RASSED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER

Mark D. McElroy
MARK D. McELROY, P.S.M.
FLORIDA REGISTRATION NO. 6527
FOR THE FIRM LB-4572
DATE SIGNED: 1/22/13

LEGAL DESCRIPTION NO. 1:
A PARCEL OF LAND LOCATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING PART OF THE
SECTION 34, TOWNSHIP 34 SOUTH, RANGE 34 WEST, BEING PART OF THE
BAYSHORE ROAD RIGHT-OF-WAY, BEING 1/4 SECTION 34, TOWNSHIP 34 SOUTH, RANGE 35 EAST, AND FURTHER
BOUNDED AND DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE QUARTER (S 1/4);
THENCE S 89°18'14" E ALONG THE SOUTHERLY LINE OF SAID PRACTION FOR 433.00 FEET TO THE POINT OF
BEGINNING; THENCE S 89°18'14" E ALONG THE SOUTHERLY LINE OF SAID PRACTION FOR 152.04 FEET TO THE
POINT OF BEGINNING; THENCE S 89°18'14" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE ROAD; THENCE S
89°13'03" E ALONG SAID RIGHT-OF-WAY LINE FOR 133.81 FEET TO AN IRON ROD (WITH D.O.T. CAP); THENCE S
89°13'03" E ALONG SAID RIGHT-OF-WAY LINE FOR 114.47 FEET TO AN IRON ROD (WITH D.O.T. CAP); THENCE S
89°27'43" E ALONG SAID RIGHT-OF-WAY LINE FOR 114.47 FEET TO AN IRON ROD (WITH D.O.T. CAP); THENCE S
89°27'43" E ALONG SAID RIGHT-OF-WAY LINE FOR 5.00 FEET TO A LINE PARALLEL WITH AND 35.00 FEET EAST
OF THE EAST LINE OF THE SOUTHEAST ONE QUARTER (S 1/4); THENCE S 89°18'14" E ALONG SAID LINE FOR 116.78 FEET TO THE SOUTH LINE OF
THE SOUTHEAST ONE QUARTER (S 1/4); THENCE N 89°18'14" W ALONG SAID SOUTH LINE FOR 943.12 FEET TO THE
POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS:

[illegible]

PARCEL 2:
A PARCEL OF LAND IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

LEGAL DESCRIPTION NO. 2:
A PARCEL OF LAND IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING
SPECIALLY DESCRIBED AS FOLLOWS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING IS LOCATED BY MARKING THE SOUTH +/ CORNER OF SECTION 21, THENCE SOUTH 89°18'14" EAST, 433.26 FEET, ALONG THE SOUTHLINE OF SECTION 21, TO A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SECTION 21, THENCE SOUTH 70°01'00" WEST, 155.73 FEET, ALONG A LINE PARALLEL WITH AND 433 FEET EAST OF THE WEST LINE OF THE SOUTHEAST +/ OF SECTION 21, TO A NAIL AND DISC FOUND, THENCE, SOUTH 89°18'14" EAST, 155.73 FEET, TO AN IRON ROD FOUND, THENCE, SOUTH 01°00'00" WEST, 89.18 FEET, TO THE LEFT, THENCE, RUNNING 78.20 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 234.78 FEET, AND A CENTRAL ANGLE OF 19°02'02", AND A CHORD OF NORTH 15°36'58" WEST 78.51 FEET, TO AN IRON ROD FOUND, THENCE, SOUTH 89°18'14" EAST, 89.18 FEET, TO THE RIGHT, THENCE, RUNNING 44.77 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 40.00 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, THENCE, RUNNING 44.77 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 64°09'20" AND A CHORD OF NORTH 01°00'00" WEST 44.77 FEET, TO THE RIGHT, THENCE, RUNNING 44.77 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 40.00 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, ON THE EXISTING SOUTH-RIGHT-OF-WAY LINE OF BAYSHORE ROAD (SR-78), THENCE, SOUTH 89°22'16" EAST, 187.38 FEET, ALONG THE SAID SOUTH-RIGHT-OF-WAY LINE, THENCE, SOUTH 89°22'16" EAST, 187.38 FEET, TO THE RIGHT, THENCE, RUNNING 187.38 FEET ALONG THE TANGENT CURVE TO THE RIGHT, THENCE, RUNNING 28.73 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 334.79 FEET, AND A CENTRAL ANGLE OF 48°22'41", AND A CHORD OF SOUTH 89°22'16" EAST 28.73 FEET, TO THE RIGHT, THENCE, RUNNING 44.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 22°51'33", AND A CHORD OF SOUTH 11°40'16" WEST, 148.63 FEET, TO THE RIGHT, THENCE, RUNNING 148.63 FEET ALONG THE TANGENT CURVE TO THE RIGHT, THENCE, RUNNING 197.00 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 40.00 FEET, TO THE

A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 21°30'00" AND A CHORD OF 190°30'00" EAST, 105.85 FEET, TO THE TANGENT END OF SAID CURVE, THENCE: SOUTH 21°15'30" EAST, 133.00 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, THENCE: RUNNING 198.58 FEET ALONG THE ARC OF SAID CURVE, 198.58 FEET, TO THE TANGENT END OF SAID CURVE, THENCE: SOUTH 15°00'00" EAST, 185.53 FEET, TO THE NON-TANGENT END OF SAID CURVE ON THE SOUTH LINE OF SECTION 21, THENCE: NORTH 69°19'14" WEST, 450.55 FEET, ALONG THE SOUTH LINE OF SECTION 21, TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE LEFT, 450.55 FEET, TO THE TANGENT END OF SAID CURVE, A TRACT OR PORTION OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 28 EAST, BEING A PORTION OF AN ACCESS AND UTILITY EASEMENT AS SHOWN ON A PLAT OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, FLORIDA, BEING THEREFORE BOUND AND DESCRIBED AS FOLLOWS:

[illegible]

BEING ALSO DESCRIBED AS SHOWN ON LEGAL DESCRIPTION NO. 3:

A 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 PILE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 8 S09°18'14" E ALONG THE SOUTHERLY LINE OF SAID FRACTION FOR 433.00 FEET TO THE POINT OF BEGINNING; THENCE S09°18'14" E ALONG THE SOUTHERLY LINE OF SAID FRACTION FOR 1250.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE, THENCE S 89°01'30" E ALONG SAID RIGHT-OF-WAY LINE FOR 153.81 FEET TO AN IRON ROD (WITH D.O. CAP), THENCE S 89°01'30" E ALONG SAID RIGHT-OF-WAY LINE FOR 154.47 FEET TO AN IRON ROD (WITH D.O. CAP), THENCE S 89°01'30" E ALONG SAID RIGHT-OF-WAY LINE FOR 154.47 FEET TO AN IRON ROD (WITH D.O. CAP), THENCE S 89°01'30" E ALONG SAID RIGHT-OF-WAY LINE FOR 5.00 FEET TO A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE, THENCE S 89°01'30" E ALONG SAID PARALLEL LINE FOR 1164.78 FEET TO THE SOUTH LINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4); THENCE N 89°18'14" W ALONG SAID SOUTH LINE FOR 543.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

PARCEL 1.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT AN IRON ROD AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE QUARTER (SEE THE
 50°28'43" E S 89°18'41" E ALONG THE SOUTHERLY LINE OF SAID FRACTION FOR 433.00 FEET; THENCE
 0°02'43" E FOR 220.00 FEET TO PARALLEL WITH AND 433.00 FEET EAST OF THE WEST LINE OF SAID
 1/4 SECTION 36; THENCE S 86°03'35" E FOR 112.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE ROAD (THE DISTANCE
 PER DEED) FOR 295.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE ROAD (THE DISTANCE
 PER DEED) FROM SAID SECTION TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE
 ROAD; ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE ROAD FOR 112.17 FEET
 THENCE S 86°03'35" E (S 86°03'35" PER DEED) ALONG SAID RIGHT-OF-WAY FOR 113.81 FEET (112.17 FEET PER
 DEED) TO AN IRON ROD (WITH D.O.T. CAP); THENCE S 60°33'08" E (S 60°33'15" PER DEED) ALONG SAID
 RIGHT-OF-WAY LINE FOR 60.90 FEET TO AN IRON ROD; THENCE S 60°33'08" E (S 60°33'15" PER DEED)
 ALONG SAID RIGHT-OF-WAY LINE FOR 40.00 FEET AND TO WHICH POINT A RADIAL LINE
 BEARS N 03°33'08" E; THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 64°02'30" FOR 47.76 FEET; THENCE S 25°12'30" E FOR 113.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING
 (40.00 FEET) RADIUS AND 64°02'30" CENTRAL ANGLE; THENCE ALONG SAID CURVE CONCAVE TO THE WEST HAVING
 CENTRAL OF 234.78 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID ROADWAY THROUGH A
 CENTRAL ANGLE OF 19°20'33" FOR 79.21 FEET; THENCE S 84°53'00" E FOR 233.33 FEET TO THE POINT OF

MORE PARTICULARLY DESCRIBED AS:

[illegible]

AS RECORDED IN O.R. BOOK 4306 PAGE 103,
O.R. BOOK 4306 PAGE 109, O.R. BOOK 4388 PAGE 1862,
AND O.R. BOOK 4381 PAGE 1745 ALL IN THE
PUBLIC RECORDS OF LEE COUNTY, FL

NOTES:

2. PREPARED AS A REFLECTIVE SURVEY, DATE OF LAST FIELDWORK: 02-12-12.
3. PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
5. MAP BASED ON DESCRIPTION PROVIDED BY THE TITLE COMPANY.
STEWART TITLE CLIMATE CO. (HOUSTON), FILE NO. 130404E-2801.
6. THIS SURVEY HAS NOT INTENDED TO DELINEATE OR DEFINE ANY INTERESTS OR RIGHTS OF ANY PARTY, INCLUDING BUT NOT LIMITED TO, THE OWNERS, INTERESTS, CLAIMS, RIGHTS, LIENS, EASEMENTS, OR OTHER RIGHTS OF ANY FEDERAL, STATE, FEDERAL OR LOCAL AGENCY, BOARD, COMMISSION, OR COURT.
7. PARCELS LIES IN FLOOD ZONE "A" - SPECIAL FLOOD HAZARD INSURANCE RATE MAP NUMBER 170207037F, DATED 08-28-03 AND FLOOD ZONE "A" FE. 7, AS SHOWN ON FEDERAL ADVISANCE RATE MAP NUMBER 170207037F, DATED 08-28-03.
8. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT LOCATIONS LINES.
9. THE LOCATION OF UTILITIES FOR ON-SITE OBSERVATIONS OF ABOVE GROUND MANHOLE BY THE UTILITY COMPANIES AND WATER AND SEWER RECORD DRAWINGS.
10. BEARING BASE: ASSUMED NORTH BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 21, TOWNSHIP 43 NORTH, RANGE 26 EAST, AS BEARING N187°16'14"E.
11. DIMENSIONS ARE BASED ON NORTH AMERICAN DATUM OF 1983 AND

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED (THE "SURVEYOR"), A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HAS PREPARED THIS MAP OR PLAT OF SURVEY (THE "SURVEY") REFERRING TO:

- B. STEWART TITLE GUARANTY CO. (HOUSTON) (THE "TITLE COMPANY")
COMMITMENT NO. 1200455-2001 HAVING AN EFFECTIVE DATE OF DECEMBER 28,
2011 FOR THE PROPERTY.

SURVEYOR CERTIFIES TO LOVE'S TRAVEL STOPS & COUNTRY STORES, INC. (LOVE'S), TITLE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THAT THE SURVEYOR HAS SURVEYED THE PROPERTY AND

- A. WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CMS LAND TITLE SURVEYS", ADOPTED BY ALTA/CMS AND NSP IN 2011. PROJECT AND INCLUDES ITEMS 1, 3, 4, 6, 6a, 7, 8, 11b, 14 AND 20B;
- B. INCLUDES MONUMENTS PLACED, FLOOD ZONE CLASSIFICATION, CROSS LAND AREA, CURRENT ZONING CLASSIFICATION, CURRENT BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THE ZONING CLASSIFICATION, AND EXTERIOR DIMENSIONS OF ALL BUILDINGS AT LAND LEVEL OF SUCH MINIMUM STANDARD DETAIL REQUIREMENTS;
- C. AND

THE PROPERTY CONTAINS 24.52 ACRES MORE OR LESS.

SIGNATURE: _____
NAME: MARK D. MCCLEARY, P.S.
DATE: FEBRUARY 17, 2012
STATE OF FLORIDA
LICENSE NO. 6557

SHEET 2 OF 2

11/22/13
1537 DO NOT REPRODUCE
EXACTLY THE SAME
11/22/13

STATED THAT THIS THEORY WAS BASED UPON THE FACT THAT IT WAS THE MINIMUM THEORETICAL REQUIREMENT FOR THE PRODUCTION OF A MINIMUM SIGNIFICANT QUANTITY OF THE THERMAL NEUTRON SPECTRA, AND THAT THIS THEORY WAS BASED UPON THE FACT THAT IT WAS THE MINIMUM THEORETICAL REQUIREMENT FOR THE PRODUCTION OF A MINIMUM SIGNIFICANT QUANTITY OF THE THERMAL NEUTRON SPECTRA.

DATE _____

2001

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WHAT TITLE
CO. (HONOLULU)
WAVE STONE
STONES

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LOVE
3107

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p. 312

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Home (2338)
2300 Oak

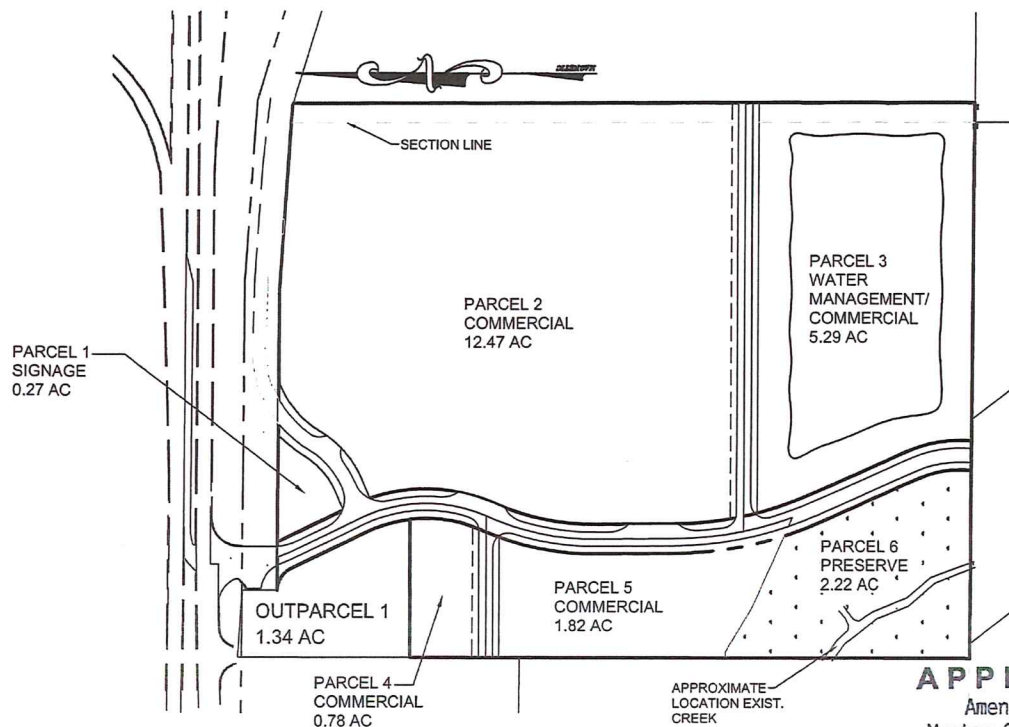


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11

NO. 11 CIV

NO.	SCN	DR	GR	...
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AREA TABULATION

LAKE AREA (@ CONTROL) = 2.98 AC
PRESERVE AREA = 2.22 AC

OWNER'S INFORMATION

LOVE'S TRAVEL STOPS AND COUNTRY STORES
10601 NORTH PENNSYLVANIA AVENUE
OKLAHOMA CITY, OK 73126
PHONE: (405) 302-6646
FAX: (405) 463-3646

UTILITIES SERVING SITE

SEWER: FLORIDA GOVERNMENTAL UTILITY AGENCY
WATER: LEE COUNTY UTILITIES
ELECTRIC: LEE COUNTY ELECTRIC COOPERATIVE
TELEPHONE: CENTURYLINK
FIRE PROTECTION: BAYSHORE FIRE DEPARTMENT

LIST OF ALLOWED USES

ALL USES PERMITTED BY RIGHT IN THE CC DISTRICT PLUS THE FOLLOWING USES:

AUTOMOBILE SERVICE STATION; AUTOMOTIVE REPAIR AND SERVICES; BAR OR COCKTAIL LOUNGE; BUILDING MATERIAL SALES; BUSINESS SERVICES; CARETAKERS RESIDENCE; CONSUMPTION ON PREMISES; CONTRACTORS AND BUILDERS; CULTURAL FACILITIES; DRIVE-THRU FACILITY; ENTRANCE GATES AND GATEHOUSES; ESSENTIAL SERVICE FACILITIES (GROUPS I AND II); FOOD AND BEVERAGE SERVICE - LIMITED; FREIGHT AND CARGO HANDLING ESTABLISHMENTS; GASOLINE DISPENSING SYSTEMS - SPECIAL; GOVERNMENT SERVICES; GROUP QUARTERS; HEALTH CARE FACILITIES; HOSPICE; HOTEL/MOTEL; HOUSEHOLD/OFFICE FURNISHINGS; INSURANCE COMPANIES; MINI-WAREHOUSE; MOTOR FREIGHT TERMINAL; NIGHT CLUB; NOVELTY, JEWELRY, TOY, AND SIGN MANUFACTURING; PUBLIC AND PRIVATE PARKS (GROUP I); PLACE OF WORSHIP; PRINTING AND PUBLISHING; PROCESSING AND WAREHOUSING; COMMERCIAL RECREATION; RELIGIOUS FACILITIES; RENTAL ESTABLISHMENTS (GROUPS II, III, AND IV); REPAIR SHOPS; RESEARCH AND DEVELOPMENT LABORATORIES (GROUPS II AND IV); SOCIAL SERVICES; TRANSPORTATION SERVICES; TRUCK STOP; TRUCKING TERMINAL; USED MERCHANDISE STORES; VEHICLE AND EQUIPMENT DEALERS; AND WHOLESALE ESTABLISHMENTS.

RECEIVED
DEC 12 2012

COMMUNITY DEVELOPMENT

ADD 2012-00120

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED

COMMERCIAL PROJECT AREA - 30% (REQUIRED)

OPEN SPACE REQUIRED

= (25.69 AC COMMERCIAL X 30%) = 7.71 AC

PROPOSED OPEN SPACE

LAKE (25% OF TOTAL OPEN SPACE REQ.) = .25 X 7.71 AC	1.93 AC
PARCEL 1 (90% X 0.27 AC)	0.24 AC
PARCEL 2 (20% X 12.47 AC)	2.49 AC
PARCEL 3 (LESS LAKE) (25% X 2.31)	0.58 AC
PARCEL 4 (10% X 0.78 AC)	0.08 AC
PARCEL 5 (10% X 1.82 AC)	0.18 AC
PARCEL 6 (PRESERVE)(100%)	2.22 AC
OUTPARCEL 1 (10% X 1.34 AC)	0.13 AC
TOTAL:	7.85 AC

TOTAL OPEN SPACE PROVIDED = 7.85 AC

TOTAL OPEN SPACE REQUIRED = 7.71 AC

APPROVED

Amendment to

Master Concept Plan

Subject to Case # ADD 2012-00120

Date 2/1/2013

date 101012

file name: MCP

job: LOVES

No.	Date	Revisions



community engineering services, inc.
civil engineering • surveying • project management

2740 Oak Ridge Court, Suite 301
Fort Myers, Florida 33901
Telephone (239) 936-9777 Fax (239) 936-0064
EB-0006613 LB-6572

MASTER CONCEPT PLAN
OF
LOVE'S TRAVEL STOP AND COUNTRY STORE
FOR
LOVES TRAVEL STOPS AND COUNTRY STORES, INC.

scale: 1"=200'
SHEET

1 of 1

date 12-12-12

Athens-Clarke County, GA



“The new store at the intersection of U.S. Highway 29 North and Hull Road will feature a drive-thru lane where drinks and food can be purchased, according to the company.” *Athens Banner-Herald*, March 15, 2022

INDEX OF DRAWINGS		DATE	ISSUE	GNS CHICKEN INCORP.	RT UPDATES	RT UPDATES	RT UPDATES
SHT.NO.	TITLE						
LEGEND							
●	SHEET ISSUED						
○	SHEET ISSUED FOR REFERENCE AND COORDINATION ONLY						
ARCHITECTURAL							
A000	COVER SHEET	●	●	●	●	●	●
A002	ACCESSIBILITY & LIFE SAFETY PLAN	●	●	●	●	●	●
D130	DEMOLITION FLOORING AND TRENCHING PLAN	●	●	●	●	●	●
D140	DEMOLITION EQUIPMENT PLAN & SCHEDULE	●	●	●	●	●	●
D150	DEMOLITION REFLECTED CEILING PLAN	●	●	●	●	●	●
D501	DEMOLITION INTERIOR ELEVATIONS	●	●	●	●	●	●
A120	DIMENSION FLOOR PLAN	●	●	●	●	●	●
A130	FLOOR FINISH PLAN & SCHEDULE	●	●	●	●	●	●
A140	FLOOR FIXTURE & EQUIPMENT PLAN & SCHEDULE	●	●	●	●	●	●
A150	REFLECTED CEILING PLAN	●	●	●	●	●	●
A200	ROOF PLAN	●	●	●	●	●	●
A501	INTERIOR ELEVATIONS	●	●	●	●	●	●
A502	INTERIOR ELEVATIONS	●	●	●	●	●	●
STRUCTURAL							
S200	ROOF FRAMING PLAN	●	●	●	●	●	●
MECHANICAL							
M001	MECHANICAL NOTES & SCHEDULES	●	●	●	●	●	●
M002	MECHANICAL DETAILS	●	●	●	●	●	●
M003	MECHANICAL DETAILS	●	●	●	●	●	●
M004	MECHANICAL DETAILS	●	●	●	●	●	●
M005	MECHANICAL DETAILS	●	●	●	●	●	●
M006	MECHANICAL DETAILS	●	●	●	●	●	●
M100	MECHANICAL DEMOLITION PLAN	●	●	●	●	●	●
M120	MECHANICAL NEW WORK FLOOR PLAN	●	●	●	●	●	●
M121	MECHANICAL NEW WORK ROOF PLAN	●	●	●	●	●	●
PLUMBING							
P001	PLUMBING COVER SHEET	●	●	●	●	●	●
P100	PLUMBING FLOOR PLAN	●	●	●	●	●	●
P101	PLUMBING SANITARY DEMOLITION FLOOR PLAN	●	●	●	●	●	●
P102	PLUMBING DOMESTIC WATER DEMOLITION FLOOR PLAN	●	●	●	●	●	●
P120	PLUMBING SANITARY NEW WORK FLOOR PLAN	●	●	●	●	●	●
P121	PLUMBING DOMESTIC WATER NEW WORK FLOOR PLAN	●	●	●	●	●	●
ELECTRICAL							
E001	ELECTRICAL COVER SHEET	●	●	●	●	●	●
E002	ELECTRICAL ONE-LINE & SCHEDULES	●	●	●	●	●	●
E003	ELECTRICAL PANEL SCHEDULES	●	●	●	●	●	●
E010	ELECTRICAL SITE PLAN	●	●	●	●	●	●
E110	POWER DEMOLITION PLAN	●	●	●	●	●	●
E110	LOW VOLTAGE PLAN	●	●	●	●	●	●
E120	POWER NEW WORK PLAN	●	●	●	●	●	●
E150	LIGHTING DEMOLITION PLAN	●	●	●	●	●	●
E150	LIGHTING NEW WORK PLAN	●	●	●	●	●	●
E200	ELECTRICAL ROOF PLAN	●	●	●	●	●	●
SP-1	SITE PHOTOMETRY PLAN	●	●	●	●	●	●

PROJECT INFORMATION
APPLICABLE CODES:
2017 FLORIDA BUILDING CODE (11TH EDITION)
2017 FLORIDA MECHANICAL CODE (6TH EDITION)
2017 FLORIDA PLUMBING CODE (6TH EDITION)
2020 NATIONAL ELECTRIC CODE
2017 FLORIDA FIRE PREVENTION CODE (6TH EDITION)
2017 FLORIDA ENERGY CONSERVATION CODE (6TH EDITION)
2017 FLORIDA ACCESSIBILITY CODE (6TH EDITION)

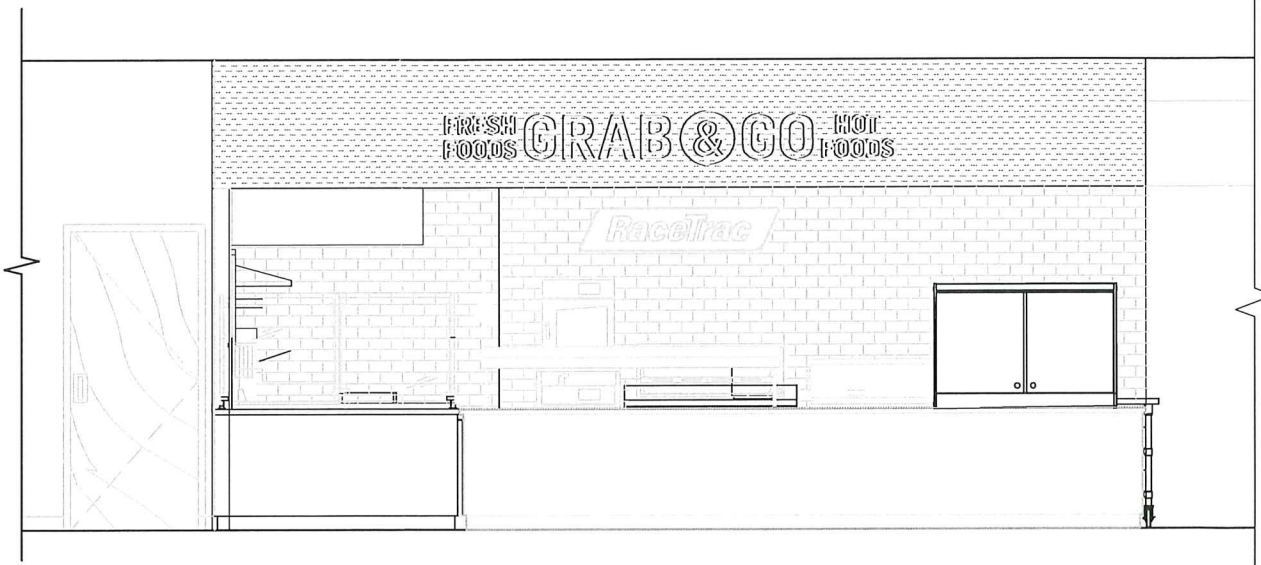
PROJECT TEAM	
<u>CLIENT</u> RACETRAC RACETRAC PETROLEUM, INC. 200 GALLERIA PKWY SE SUITE 900 ATLANTA, GEORGIA 30339 PHONE: (770) 431-1600	<u>ARCHITECT</u> MICHAEL A. ROSSI, AIA HILL FOLEY ROSSI & ASSOC. 3680 PLEASANT HILL RD. SUITE 200 DULUTH, GEORGIA 30096 PHONE: 770.622.9858 FAX: 770.622.4535
<u>MECHANICAL</u> JUSTIN B. TRACY, PE GTP CONSULTING ENGINEERS 4141 PLEASANT HILL RD SUITE 200 DULUTH, GA, 30096 PHONE: 770.622.2270 FAX: 770.622.2271	<u>ELECTRICAL</u> JUSTIN B. TRACY, PE GTP CONSULTING ENGINEERS 4141 PLEASANT HILL RD SUITE 200 DULUTH, GA, 30096 PHONE: 770.622.2270 FAX: 770.622.2271
<u>PLUMBING</u> JUSTIN B. TRACY, PE GTP CONSULTING ENGINEERS 4141 PLEASANT HILL RD SUITE 200 DULUTH, GA, 30096 PHONE: 770.622.2270 FAX: 770.622.2271	<u>STRUCTURE</u> MARC ROSSIGNOL, PE HILL FOLEY ROSSI & ASSOC. 3680 PLEASANT HILL RD. SUITE 200 DULUTH, GEORGIA 30096 PHONE: 770.622.9858 FAX: 770.622.4535

NATIONAL ACCOUNTS			
I	WALL CLADDING	MARLITE	P: (800)-377-1221 Marlite Drive, Dover, OH 44622
BUILDING INFORMATION AND OCCUPANCY			
CONSTRUCTION TYPE:	V - B (UN SPRINKLERED)		
OCCUPANCY:	M		
	<u>ALLOWED</u>	<u>PROVIDED</u>	
BUILDING AREA:	12,670 SF	5,928 SF (BUILDING ENVELOPE)	
NUMBER OF STORIES:	1		
WIND CRITERIA			
ULTIMATE WIND SPEED, VULT (3 SEC. GUST) = 160 MPH			
NOMINAL WIND SPEED, VASD (3 SEC. GUST) = 124 MPH			
OCCUPANT LOAD			
MERCANTILE			
GRADE FLOOR AREAS		1 PER 30 GSF	
STORAGE/STOCK/SHIPPING		1 PER 300 GSF	
OFFICE AREAS (CONCENTRATED BUSINESS USE)		1 PER 100 GSF	
BUILDING AREAS/OCCUPANT LOADS			
TOTAL GROSS AREA:		5,928 SF	
CUSTOMER/RETAIL AREA:		3212 GSF / 30 SF = 108 PERSONS	
STORAGE & BACK ROOM		2526 GSF / 300 SF = 9 PERSONS	
CASH WRAP		190 GSF / 100 SF = 2 PERSONS	
TOTAL OCCUPANT LOAD =		119 PERSONS	

RaceTrac

#2323 ALICO RD - 6KR GRAB N GO CHICKEN

SCOPE OF WORK: MODIFY EXISTING EQUIPMENT LINE TO INCORPORATE NEW GRAB-N-GO CHICKEN OFFER, REMOVE EQUIPMENT & RELOCATE EQUIPMENT THROUGHOUT SALES FLOOR & IN BACK OF HOUSE.
SCOPE TO INCLUDE: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL TRADES.



RaceTrac

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DESIGN PROFESSIONALS

HILL FOLEY ROSSI & ASSOCIATES

ARCHITECTURE
ENGINEERING

3680 Pleasant Hill Road
Suite 200
Duluth, Georgia 30096
p 770.622.9858
f 770.622.9535
www.hillfoleyrossi.com

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
06/30/21	GNS CHICKEN INCORP.
09/15/21	RT UPDATES
10/13/21	RT UPDATES
04/13/22	RT UPDATES

Digitally signed by
Michael Rossi
DN:
c=US, o=Hill Foley Rossi & Associates, L=Michael Rossi, email=Michael.Rossi@hfr.com, ou=Hill Foley Rossi & Associates, cn=Michael Rossi
Date: 2022.04.19 16:38:31-0400

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

ALICO

FORT MYERS

16371 LEE RD
FORT MYERS, FL 33912

RACETRAC PROJECT NUMBER

2323

PROTOTYPE SERIES

6KR 2.0 ADVANCED GNG

SURVEY NOTICE

PLEASE NOTE THESE DRAWINGS WERE PREPARED BASED OFF THE SITE SURVEY DOCUMENTATION PROVIDED BY APEX ON 05/04/2021.

PROFESSIONAL SEAL



04.06.2022

PROJECT NUMBER

12624.00

SHEET TITLE

COVER SHEET

SHEET NUMBER

A000

ISSUED FOR CONSTRUCTION

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PETROLEUM INC.

DESIGN PROFESSIONALS

Mark S. Salopek, LLC

3638 WEST GALLOWAY DR
RICHFIELD, OH 44286

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
09/12/18	PERMIT SET

RaceTrac.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 300
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

**SUMMERLIN &
WINKLER**

**FORT MYERS
FL 33908**

**S.W. CORNER OF
SUMMERLIN & WINKLER**

RACETRAC STORE NUMBER

#1296

PROTOTYPE SERIES 5.5K 2.0

2018 RH MO

PLAN MODIFICATION NOTICE

SPB NO. XX DATE 07/25/18

STANDARD PLAN BULLETINS (SPB) MODIFY THE
PROTOTYPE SERIES SET NOTED ABOVE. THE
LISTED SPB REPRESENTS THE LATEST
MODIFICATION INCORPORATED TO THIS
PROTOTYPE SERIES SET AT ORIGINAL RELEASE.
THE ISSUE/REVISION RECORD COLUMN ABOVE
LISTS ANY REVISIONS OR SPB INCORPORATED IN
THIS SET AFTER THE ORIGINAL RELEASE.
CONTACT RACETRAC ENGINEERING AND
CONSTRUCTION FOR ANY SUBSEQUENT
BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL



PROJECT NUMBER
2017157.76 09/17/18

SHEET TITLE

**FLOOR FIXTURE
AND EQUIPMENT
PLAN**

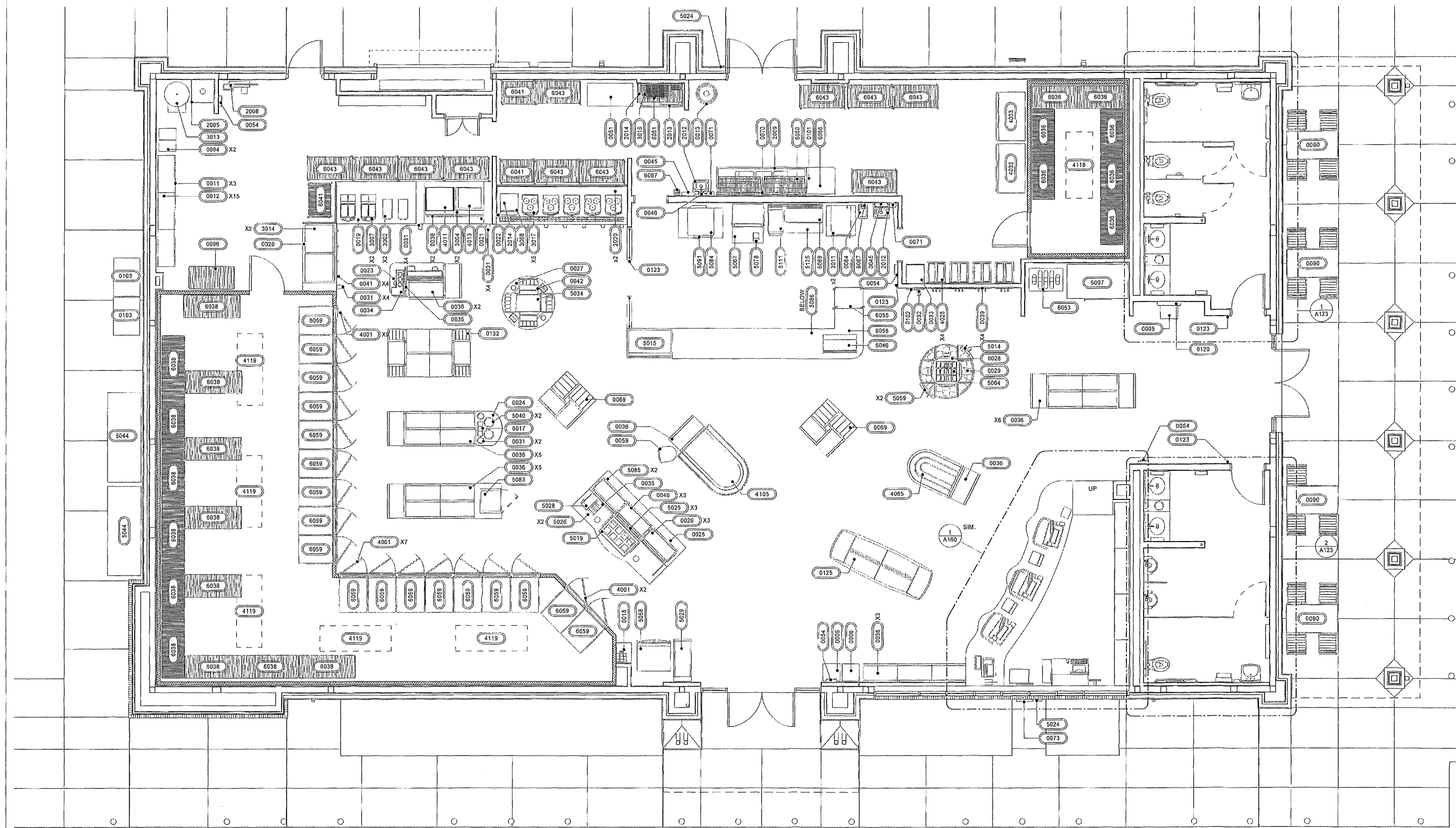
SHEET NUMBER

A140

Reviewed by: LAK

Reviewed by: MLG

1 FLOOR FIXTURE AND EQUIPMENT PLAN
1/4" = 1'-0"



EQUIPMENT SCHEDULE																				
ITEM NO.	RISER TAG	QTY.	DESCRIPTION	FURN BY	INST BY	MANUFACTURER	MODEL	ELECTRICAL DATA			PLUMBING DATA								ARCHITECTURAL REMARKS	
								VOLT	PH	LOAD	CW	HW (110°)	HW (140°)	FW	FWP H	W	IW	FD		FS
0000 SERIES - GENERAL EQUIPMENT AND MILLWORK																				
0005	-	2	SHOPPING BASKETS	RT	GC	-	-													
0006	-	1	NEWSPAPER RACK	RT	GC	MOBILE MERCHANDISERS	DN1763R-S													
0007	-	1	MUG SHELVING UNIT	RT	GC	MANUFACTURER	FAB													
0011	-	3	BAG-IN-BOX RACK W/ INCLINE SHELF	RT	VENDOR	GULF ICE	-													
0012	-	15	SYRUP PUMP	RT	VENDOR	FLO-JET	N5000													
0013	-	1	BULK CO2 (550 lb)	RT	VENDOR	NuCO2	BULK 550													
0017	-	1	HOME LID DISPENSER	RT	RT	DISPENSE-RITE	CTLD-15													
0018	-	1	LOTTERY CABINET	RT	VENDOR	MILLWORK	FAB													
0019	-	1	GRANITA BAR W/ DRAIN PAN	RT	VENDOR	MILLWORK	FAB													
0020	-	1	FCB/FREAL COUNTER W/ DRAIN PAN	RT	VENDOR	MILLWORK	FAB													
0021	-	1	BEVERAGE COUNTER W/ DRAIN PAN	RT	VENDOR	MILLWORK	FAB													
0022	-	1	COFFEE POUR BAR	RT	VENDOR	MILLWORK	FAB													
0023	-	1	FOUNTAIN PREP COUNTER	RT	VENDOR	MILLWORK	FAB													
0024	-	1	BOILED PEANUTS COUNTER	RT	VENDOR	MILLWORK	FAB													
0025	-	1	ROLLER GRILL COUNTER	RT	VENDOR	MILLWORK	FAB													
0026	-	3	ROLLER GRILL SNEEZE GUARD	RT	VENDOR	MILLWORK	FAB													
0027	-	1	ROUND COFFEE PREP BAR	RT	VENDOR	MILLWORK	FAB													
0028	-	1	YOGURT TOPPING BAR	RT	VENDOR	MILLWORK	FAB													
0029	-	1	YOGURT BAR SNEEZE GUARD	RT	VENDOR	MILLWORK	FAB													
0030	-	1	CASH WRAP	RT	VENDOR	WINDSOR FIXTURES	FAB													
0031	-	16	CUP DISPENSER	RT	VENDOR	SAN JAMAR	C2410													
0032	-	1	SAMPLE CUP DISPENSER	RT	VENDOR	SAN JAMAR	C2010													
0033	-	1	YOGURT CABINET	RT	GC	RITEMADE	CUSTOM													
0034	-	1	LID STRAW RACKS	RT	GC	-	-													
0035	-	2	CONDIMENT RACK	RT	GC	PAK-IT	CUSTOM													
0036	-	23	FLOOR GONDOLA AND SHELVING	RT	GC	ROYSTON	CUSTOM													
0037	-	3	CASHWRAP SHROUD	RT	VENDOR	-	-													
0038	-	2	STANDS FOR FOUNTAIN EQUIPMENT	RT	GC	RITEMADE	CUSTOM													
0039	-	4	YOGURT FACE FRAMES	RT	GC	RITEMADE	CUSTOM													
0040	-	3	ROLLER GRILL FRAME	RT	GC	RITEMADE	CUSTOM													
0041	-	4	HOME LID PEGS	RT	VENDOR	RITEMADE	CUSTOM													
0042	-	1	COFFEE CONDIMENT RACK	RT	GC	-	-													
0045	-	6	TOWEL DISPENSER (MOTION ACTIVATED)	RT	GC	GA PACIFIC	ENMOTION 59466													RECESSED
0046	-	5	SOAP DISPENSER	RT	GC	DEB	-													
0051	-	1	STAINLESS STEEL PREP TABLE (48 INCH)	RT	VENDOR	ADVANCE TABCO	ELAG-244-X													
0054	-	4	FIRE EXTINGUISHER CABINET	RT	GC	AMBASSADOR	1017-F-10													
0058	-	2	FOOD BAR	RT	VENDOR	MILLWORK	CUSTOM													
0059	-	1	FRUIT MERCHANDISER	RT	GC	MARCO	-													
0063	-	1	UNDER COUNTER LOTTERY TICKET DISPENSER	RT	GC	TAKE A TICKET	24 TICKET													
0066	-	1	IPAD WALL MOUNT	RT	GC	-	-													
0067	-	2	PLASTIC BAG HOLDER	RT	GC	HILLEX POLY CO.	T-SHIRT RACK													
0069	-	2	4-WAY MERCHANDISERS	RT	GC	ROYSTON	CUSTOM													
0070	-	1	SINK SANITATION SYSTEM	RT	GC	DEMA	652AC DUO-FEED													
0071	-	2	HAND SANITIZER DISPENSER	RT	GC	DEB	TF2AZU													
0072	-	1	LOTTO TICKET TERMINAL AND PRINTER	GC	RT	ALTURA VISION	-													
0073	-	1	PACKAGE PASSER	RT	GC	LYONS	CUSTOM													
0074	-	1	LOTTERY TICKET SAFE	RT	GC	WILSON SAFE CO.	BC-2500													
0084	-	1	TRASH CAN	RT*	RT*	ULINE	S-9971GR													OUTSIDE DIMENSIONS 12.5Hx14.5Wx20.5D '14) MILLWORKER PROVIDED AND INSTALLED
0090	-	4	EXTERIOR SEATING	RT	GC	BENCHMARK	CUSTOM													
0093	-	1	FILING CABINET DESK	RT	GC	WINDSOR FIXTURES	CUSTOM													
0094	-	2	6 DOOR LOCKER	RT	GC	SPG	EL6/18													
0096	-	1	4 SHELF SECURITY UNIT (24 x 48 x 72)	RT	VENDOR	AMCO	SU1316CP													
0101	-	1	STAINLESS STEEL PREP TABLE 24x30	RT	GC	RITE MADE	ELAG-244													
0102	-	1	YOGURT CONE DISPENSER	RT	VENDOR	DISPENSE-RITE	CTCD-3BT													
0103	-	2	PROPANE CAGE	RT	VENDOR	PINNACLE	CUSTOM													CAGE COMES IN 12 AND 18 BUT WILL BE SITE SPECIFIC
0105	-	6	VANITY CABINET	RT	VENDOR	WINDSOR FIXTURES	CUSTOM													
0106	-	2	RESTROOM TRASH CABINET	RT	VENDOR	WINDSOR FIXTURES	CUSTOM													
0109	-	1	LOTTERY TICKET SHROUD DISPLAY	RT	GC	ROYSTON	CUSTOM													
0120	-	1	LICENSING FRAME	RT	GC	QUARTET	2363													
0123	-	4	ENTRANCE BARRIER	RT	GC	LAVI	WALL MOUNT 3010													
0125	-	1	RACETRAC CANDY ISLAND WITH OVAL BASE	RT	VENDOR	BROWN INDUSTRIES	-	120 V	1	2.5 A										
0129	-	4	CIGARETTE PACK PUSHER	RT	GC	-	05003													
0132	-	1	TAKE HOME WATER/BEV GONDOLA	RT	GC	ROYSTON	CUSTOM													
1000 SERIES - TOILET ACCESSORIES																				
1003	-	2	HAND DRYER	RT	GC	BOBRICK	B-7128	120 V	1	1725 W										
1005	-	2	BABY CHANGING STATION	RT	GC	RUBBERMAID	7818-88													
1007	-	4	RESTROOM BARRIER	RT	GC	-	-													PROVIDE COAT HOOK: BRADLEY 932 DOUBLE ROBE HOOK, 626 FINISH. MOUNT AT 48 INCHES AFF.
1008	-	6	24(INCH) X 36(INCH) MIRROR	RT	GC	-	-													
1015	-	2	36(INCH) GRAB BAR	RT	GC	ASI	3700													
1016	-	2	42(INCH) GRAB BAR	RT	GC	ASI	3700													
1017	-	2	18(INCH) GRAB BAR	RT	GC	ASI	3700													
1019	-	1	TOILET TISSUE/SEAT COVER	RT	GC	ASI	0485													
1020	-	1	TOILET TISSUE/ SEAT COVER/ SANITARY NAPKIN DISPOSAL	RT	GC	ASI	0485													
1021	-	1	TOILET TISSUE/ SEAT COVER/ SANITARY NAPKIN DISPOSAL	RT	GC	ASI	0485													
1023	-	2	TOWEL AND WASTE RECEPTACLE COMBINATION	RT	GC	ASI	0469-9													
1026	-	1	SURFACE MOUNTED SEAT COVER & TOILET PAPER DISPENSER WITH SANITARY DISPOSAL	RT	GC	ASI	0483-R													
2000 SERIES - BUILDING PLUMBING																				
2002	LAV	4	VANITY SINKS	RT	GC	KOHLER	K-2611	120 V	1	VERIFY 1/2"	1/2"	-	-	-	-	2"	-	-	-	FAUCET: ZURN ZB930-XL-F-CWB-TMV-1
2003	HLAV	2	LAVATORY FOR ACCESSIBLE STALLS (HARD WIRED FAUCET)	RT	GC	ZURN	Z5341	120 V	1	VERIFY 1/2"	1/2"	-	-	-	-	2"	-	-	-	FAUCET: ZURN ZB930-XL-F-CWB-TMV-1
2004	UR	2	URINAL	RT	GC	ZURN	Z5755-U	120 V	1	VERIFY 3/4"		-	-	-	-	2"	-	-	-	FLUSH VALVE: ZURN ZEM8003AV-ULF-VP
2005	MS	1	MOP SINK FAUCET	RT	GC	ZURN	Z1996-SF				1/2"	-	1/2"	-	-	3"	-	-	-	PROVIDE FD-2 FOR MS
2008	WF	1	WATER FILTER SYSTEM	RT	GC	EVERPURE	ENDURANCE HIGH FLOW TRIPPLE: EV9437-31				3/4"	-	-	3/4"	3/4"	-	-	-	-	XC PLUS SYSTEM
2009	SK3	1	THREE COMPARTMENT SINK	RT	GC	ADVANCE TABCO	FS-RT-1824 (CUSTOM)				3/4"	-	3/4"	-	-	2"	-	4"	-	T&S BRASS B231 FAUCET AND T&S BRASS B-0133-B SPRAYER
2012	HS	2	HAND SINK	RT	GC	ADVANCED TABCO	7-PS-60				1/2"	1/2"	-	-	-	2"	-	-	-	FLUSH VALVE: ZURN ZEM8003AV-ULF-VP
2013	PS	1	ONE COMPARTMENT SINK WITH DRAIN BOARD	RT	GC	ADVANCE TABCO	FC-1-1818-24 LR				3/4"	-	3/4"	-	3/4"	-	2"	-	3"	T&S BRASS B231 FAUCET. SEE A140 SHEET TO SELECT PROPER LEFT/RIGHT HAND DRAINBOARD.
2014	HR	2	HOSE REEL	RT	GC	REELCRAFT	5635 OLPSW51LW 2				3/4"									
2019	WC	4	WATER CLOSET	RT	GC	ZURN	Z6685-BWL WITH TOP SPUD AND Z9955SS-EL	120 V	1	VERIFY 1"	-	-	-	-	-	3"	-	-	-	FLUSH VALVE: ZURN ZB985-BWL
2020	WF	2	BEAN TO CUP WATER FILTER	RT	GC	3M	HF40-S				3/4"	-	-	-	-	-	-	-	-	CUNO MODEL #6213003 FILTER PROVIDED BY RT
3000 SERIES - ELECTRICAL EQUIPMENT WITH PLUMBING																				
3002	-	2	TEA BREWER	RT	VENDOR	BUNN	TB6Q	120 V	1	14.4 A	-	-	-	1/2"	-	-	-	-	-	2"

EQUIPMENT SCHEDULE																				
ITEM NO.	RISER TAG	QTY.	DESCRIPTION	FURN BY	INST BY	MANUFACTURER	MODEL	ELECTRICAL DATA			PLUMBING DATA								ARCHITECTURAL REMARKS	
								VOLT	PH	LOAD	CW	HW (110°)	HW (140°)	FW	FWP H	W	IW	FD		FS
3004	-	2	10 HEAD SODA FOUNTAIN	RT	VENDOR	CORNELIUS	ENDURO 200	120 V	1	3.5 A	-	-	-	3/8"	-	-	3/4"	-	2"	-
3005	-	3	POST MIX SODA SYSTEM	RT	VENDOR	CORNELIUS	UCC-40	120 V	1	14.6 A	-	-	-	3/8"	-	-	-	-	-	-
3007	-	2	GRANITA MACHINE	RT	VENDOR	BUNN	ULTRA II CFV	120 V	1	12.6 A	-	-	-	1/4"	-	-	-	-	2"	-
3008	-	1	CAPPUCCINO DISPENSER - 5 HEAD	RT	GC	BUNN	IMIX-5	120 V	1	15 A	-	-	-	-	1/4"	-	-	-	-	-
3011	-	2	COMBI OVEN STEAMER	RT	GC	CLEVELAND	MINI OES 6.10	208 V	3	17.9 A	3/4"	-	-	-	-	-	-	1 1/2"	3"	WATER LINE TO FIT STANDARD 3/4 INCH GARDEN HOSE THREADED CONNECTOR ON STREAMER
3013	EWI	1	WATER HEATER (50 GAL - SHORT)	RT	GC	RHEEM	ES50-9-G	208 V	3	25.0 A	-	-	-	-	-	-	-	-	-	-
3014	-	2	FCB VIPER (FROZEN CARBONATED BEVERAGE)	RT	VENDOR	FBD	774	208 V	1	30.0 A	-	-	-	3/8"	-	-	-	-	2"	GC PROVIDES 3/4 INCH (CU) WBALL VALVE - FILTERED NEMA L6-30R. FIXTURE TO HAVE BASE CART 12-2899-0001
3016	-	1	RINSE-O-MATIC	RT	GC	VITAMIX	1442	0 V	-	-	3/8"	-	-	-	-	-	-	-	-	-
3017	-	6	BEAN TO CUP COFFEE MACHINE	RT	GC	SCHAERER	ART C TOUCH 3G	208 V	1	20 A	-	-	-	3/8"	-	-	-	-	-	-
4000 SERIES - REFRIGERATION																				
4001	-	18	COOLER #1 DISPLAY DOOR	RT	GC	ANTHONY	INFINITY	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	HANDLES
4011	-	1	ICE MAKER (CUBER)	RT	VENDOR	ICE-O-MATIC	ICE0806HR	208 V	1	14.7A	-	-	-	3/8"	-	-	3/4"	-	2"	-
4012	-	1	ICE MAKER REMOTE CONDENSER (CUBER)	RT	VENDOR	ICE-O-MATIC	VRC-2061B	208 V	1	VERIFY	-	-	-	-	-	-	-	-	-	SERVES 4011 UNITS
4013	-	1	ICE MAKER (CRUSHEDNUGGET)	RT	VENDOR	ICE-O-MATIC	GEM0956R	208 V	1	15.3 A	-	-	-	3/8"	-	-	3/4"	-	2"	-
4014	-	1	ICE MAKER REMOTE CONDENSER (CRUSHED NUGGET)	RT	VENDOR	ICE-O-MATIC	GRC-1061B	208 V	1	VERIFY	-	-	-	-	-	-	-	-	-	SERVES 4013 UNITS
4025	-	4	SOFT SERVE FREEZERS	RT	GC	STOELTING	F231-AD1	208 V	1	12.0 A	-	-	-	-	-	-	-	2" N.P.T	3"	FLEXIBLE PIPING AND MANIFOLD BY VENDOR
4033	-	2	TWO DOOR REFRIGERATOR	RT	GC	TURBO AIR	M3R47-2	120 V	1	9.2 A	-	-	-	-	-	-	-	-	-	-
4055	-	1	BULLET IMPULSE COOLER (4 FT.)	RT	GC	HILLPHOENIX	HVI-304R-59	120 V	1	1.0 A	-	-	-	-	-	-	-	-	-	-
4096	-	1	YOGURT MACHINES CHILLER - PAK	RT	GC	AIRDYNE	C20AR404A	208 V	3	13.1 A	-	-	-	-	-	-	-	1-1/2"	3"	-
4105	-	1	BULLET SANDWICH COOLER (6 FT.)	RT	GC	HILLPHOENIX	HVI-3.406R-E C	120 V	1	1.55 A	-	-	-	-	-	-	-	-	-	-
4113	-	1	BEER COOLER CONDENSER	RT	GC	BOHN	BZT030M6C	208 V	3	21 MCA	-	-	-	-	-	-	-	-	-	-
4114	-	1	BULLET SANDWICH COOLER CONDENSER	RT	GC	BOHN	BZT010M6C	208 V	3	20 MCA	-	-	-	-	-	-	-	-	-	BULLET SANDWICH COOLER CONDENSER
4115	-	1	NON-ALCH COOLER CONDENSER	RT	GC	BOHN	BZT035M6C	208 V	3	21 MCA	-	-	-	-	-	-	-	-	-	-
4116	-	1	FREEZER CONDENSER	RT	GC	BOHN	BZT030L6C	208 V	3	24 MCA	-	-	-	-	-	-	-	-	-	-
4117	-	1	BULLET IMPULSE COOLER CONDENSER	RT	GC	BOHN	BHT010X6c	208 V	3	20 MCA	-	-	-	-	-	-	-	-	-	BULLET IMPULSE COOLER CONDENSER
4118	-	1	FREEZER EVAPORATOR	RT	GC	BOHN	SME0608E	208 V	1	15.0 A	-	-	-	-	-	-	-	-	-	-
4119	-	5	WALK-IN COOLER EVAPORATOR	RT	GC	BOHN	SM108AE	120 V	1	8.1 A	-	-	-	-	-	-	-	-	-	-
5000 SERIES - ELECTRIC EQUIPMENT WITHOUT PLUMBING																				
5001	-	1	COIN SAFE	RT	GC	TIDEL	-	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5002	-	1	INTERCOM ESCO	RT	GC	ESCO	TMK3112	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5003	-	1	COMPUTER SYSTEM	RT	RT	-	-	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5004	-	1	FAX/PRINTER	RT	RT	-	-	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5006	-	3	46 INCH COMMERCIAL DISPLAY	RT	RT	AT&T	-	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5007	-	1	BILL SAFE	RT	GC	TIDEL	SERIES 4	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5008	-	3	CASH DRAWER	RT	GC	APG	-	-	-	-	-	-	-	-	-	-	-	-	-	POWERED BY UPS
5009	-	3	POINT OF SALE TERMINAL	RT	RT	RADIANT	P1560	-	-	-	-	-	-	-	-	-	-	-	-	POWERED BY UPS
5010	-	3	POINT OF SALE SCANNER	RT	RT	MOTOROLA	D3800B	-	-	-	-	-	-	-	-	-	-	-	-	POWERED BY UPS
5011	-	3	POINT OF SALE PRINTER	RT	RT	BIXOLON	SRP-350PLU SII	-	-	-	-	-	-	-	-	-	-	-	-	POWERED BY UPS
5012	-	4	UPS POWER SUPPLY	RT	GC	ONEAC	ONE254AG-S E	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5013	-	2	YOGURT SALES	RT	RT	AWS	CAS S2JR15L	120 V	1	10 W	-	-	-	-	-	-	-	-	-	-
5014	-	1	FOOD WARMER WITH PUMP (YOGURT TOPPINGS)	RT	GC	SERVER	TWIN FS 81230	120 V	1	8.3 A	-	-	-	-	-	-	-	-	-	-
5015	-	1	PASTRY CASE	RT	GC	ROYSTON	48(INCH) CUSTOM	120 V	1	12.3 A	-	-	-	-	-	-	-	-	-	-
5016	-	4	CIGARETTE MERCHANDISER	RT	VENDOR	IMAGEWORKS	CUSTOM	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	SLIDERS TO BE USED
5019	-	1	COLD PANS (8 PANS, HOT DOG ISLAND)	RT	GC	DELFIELD	N8100NB-SPL	120 V	1	4.0 A	-	-	-	-	-	-	-	-	-	-
5021	-	1	BEVERAGE AIR CENTER	RT	VENDOR	TAPRITE-PASSCO	CB-100W	120 V	1	1/4 HP	-	-	-	-	-	-	-	-	-	FLOOR MOUNTED
5022	-	1	WATER BOOSTER	RT	VENDOR	McCANN'S	16-2170	120 V	1	7.0 A	-	-	-	-	-	-	-	-	-	FLOOR MOUNTED
5024	-	2	INTERCOM CALL BOX	RT	GC	ESCO	SPK-1003	-	-	-	-	-	-	-	-	-	-	-	-	-
5025	-	3	ROLLER GRILL	RT	GC	STAR	S08CE	120 V	1	12.8 A	-	-	-	-	-	-	-	-	-	-
5028	-	2	MICROWAVE OVEN	RT	GC	PANASONIC	NE1259	120 V	1	17.7 A	-	-	-	-	-	-	-	-	-	-
5029	-	1	CHILI / CHEESE W/CHIP RACK	RT	GC	GEHL	DUAL-DIP	120 V	1	1.7 A	-	-	-	-	-	-	-	-	-	W 5 TIER CHIP RACK
5029	-	1	AUTOMATED TELLER MACHINE (ATM)	RT	GC	NCR	SELFSEVRY 22	120 V	1	10.0 A	-	-	-	-	-	-	-	-	-	-
5034	-	1	COLD PAN (COFFEE PREP)	RT	GC	DELFIELD	N8118B	120 V	1	4.0 A	-	-	-	-	-	-	-	-	-	-
5039	-	6	VARIABLE FREQUENCY CONTROLLER	RT	GC	FE PETRO	MAGVFC	208 V	3	VERIFY	-	-	-	-	-	-	-	-	-	-
6040	-	2	FOOD WARMER BOILED PEANUTS	RT	GC	WELLS MANUFACTURING	SS-10	120 V	1	6.9 A	-	-	-	-	-	-	-	-	-	-
6041	-	4	SECURITY MONITORS	RT	GC	SAMSUNG	-	120 V	1	54W	-	-	-	-	-	-	-	-	-	-
5042	-	1	UNITIZED PANEL SYSTEM	RT	GC	SCHNEIDER-ELECTRIC	CUSTOM	-	-	-	-	-	-	-	-	-	-	-	-	-
5044	-	2	ICE MERCHANDISER	VENDOR	VENDOR	REDDY ICE	-	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5046	-	1	HOT CASE	RT	GC	VENDO	COMBO SERVE HFDC	120 V	1	9.2 A	-	-	-	-	-	-	-	-	-	-
5055	-	2	POWER CONVERTER	RT	GC	-	P60000-HWB	120 V	1	2.0 A	-	-	-	-	-	-	-	-	-	-
5058	-	1	INSTANT TICKET VENDING MACHINE (FL)	RT	GC	-	-	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5059	-	2	SINGLE FOOD WARMER WITH PUMP (YOGURT TOPPINGS)	RT	GC	SERVER	EZT-S TOPPER	120 V	1	2.0 A	-	-	-	-	-	-	-	-	-	-
5064	-	1	YOGURT COLDPAN	RT	GC	DELFIELD	000-AV5V471 6	120 V	1	1/5 HP	-	-	-	-	-	-	-	-	-	-
5067	-	1	PIZZA PREP STATION	RT	GC	DUKE	38-PC	120 V	1	9.3 A	-	-	-	-	-	-	-	-	-	-
5069	-	1	HOLDING CABINET	RT	GC	DUKE	MUHC-34-208	208 V	1	18 A	-	-	-	-	-	-	-	-	-	-
5071	-	1	BUMP BAR	RT	GC	NCR	BUMP BAR	-	-	-	-	-	-	-	-	-	-	-	-	POWERED FROM KITCHEN CONTROLLER
5074	-	4	POS BATTERY BACKUP	RT	GC	GTS	ABCEG251-11	120 V	1	2.0 A	-	-	-	-	-	-	-	-	-	-
5078	-	1	MTO MEASURING SCALE	RT	RT	TAYLOR	TE10FT	120 V	1	1.0 A	-	-	-	-	-	-	-	-	-	-
5083	-	1	SINGLE DOOR WINE COOLER 54 IN TALL	RT	GC	EXCELLENCE INDUSTRIES	VR HEAVY DUTY UPRIGHT COOLER	120 V	1	6.5 A	-	-	-	-	-	-	-	-	-	-
5084	-	1	DOUBLE BATCH PIZZA OVEN	RT	GC	TURBOCHEF	HHO-9500-1	208 V	1	60.0 A	-	-	-	-	-	-	-	-	-	-
5085	-	2	BUN WARMER	RT	GC	APW WYOTT	HHOI-1B	120 V	1	4.0 A	-	-	-	-	-	-	-	-	-	UNDERCOUNTER
5086	-	1	FOOD LABEL PRINTER	RT	GC	AVERY DENNISON	9417	120 V	1	1.5 A	-	-	-	-	-	-	-	-	-	-
5091	-	1	DOUBLE STACK PIZZA FREEZER BASE	RT	GC	RANDELL	FX-2WS 290	120 V	1	7.8 A	-	-	-	-	-	-	-	-	-	-
5093	-	1	IPAD	RT	GC	APPLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5097	-	1	ICE MERCHANDISER	VENDOR	VENDOR	REDDY ICE	-	120 V	1	VERIFY	-	-	-	-	-	-	-	-	-	-
5098	-	3	PANIC BUTTON	RT	RT	HUB	HUB25A	-	-	-	-	-	-	-	-	-	-	-	-	-
5099	-	1	MONEYGRAM	RT	GC	-	-	120 V	1	2.0 A	-	-	-	-	-	-	-	-	-	-
5101	-	1	EMERGENCY FUEL SHUTOFF	RT	RT	-	EM04C	-	-	-	-	-	-	-	-	-	-	-	-	-
5111	-	1	HIGH SPEED OVEN	RT	GC	TURBO CHEF	SOTA TOUCH	208 V	1	30.0 A	-	-	-	-	-	-	-	-	-	NEMA 6-20
5125	-	1	WORKTOP REFRIGERATOR	RT	GC	TURBO AIR	TWR-605D-N	120 V	1	7.8 A	-	-	-	-	-	-	-	-	-	-
6000 SERIES - STORAGE SHELVING																				
6036	-	7	STORAGE SHELVING (24 x 48 x 72)	RT	VENDOR	SPG	SUS5T2448	-	-	-	-	-	-	-	-	-	-	-	-	-
6038	-	14	STORAGE SHELVING (24 x 60 x 72)	RT	VENDOR	SPG	SUS5T2460	-	-	-	-	-	-	-	-	-	-	-	-	-
6041	-	3	STORAGE SHELVING (24 x 36 x 78)	RT	VENDOR	SPG	SUM4T2436	-	-	-	-	-	-	-	-	-	-	-	-	-
6043	-	11	STORAGE SHELVING (24 x 48 x 78)	RT	VENDOR	SPG	SUM4T2448	-	-	-	-	-	-	-	-	-	-	-	-	-
6050	-	1	GRID WALL SHELVING 3 COMP SINK (36 X 96)	RT	VENDOR	SPG	WST1778E	-	-	-	-	-	-	-	-	-	-	-	-	-
6051	-	1	GRID WALL SHELVING 1 COMP SINK (24 X 48)	RT	VENDOR	SPG	WST1777E	-	-	-	-	-	-	-	-	-	-	-	-	-
6053	-	1	DUNNAGE RACK (24 x 60 x 36)	RT	VENDOR	SPG	DUN2460	-	-	-	-	-	-	-	-	-	-	-	-	-
6055	-	1	ROLLING TRAY CART WITH STAINLESS TOP	RT	VENDOR	SPG	MTR21279C	-	-	-	-	-	-	-	-	-	-	-	-	-
6056	-	1	UNDERCOUNTER CHEMICAL STORAGE RACK (18x30)	RT	GC	SPG	UCRACK1830	-	-	-	-	-	-	-	-</					