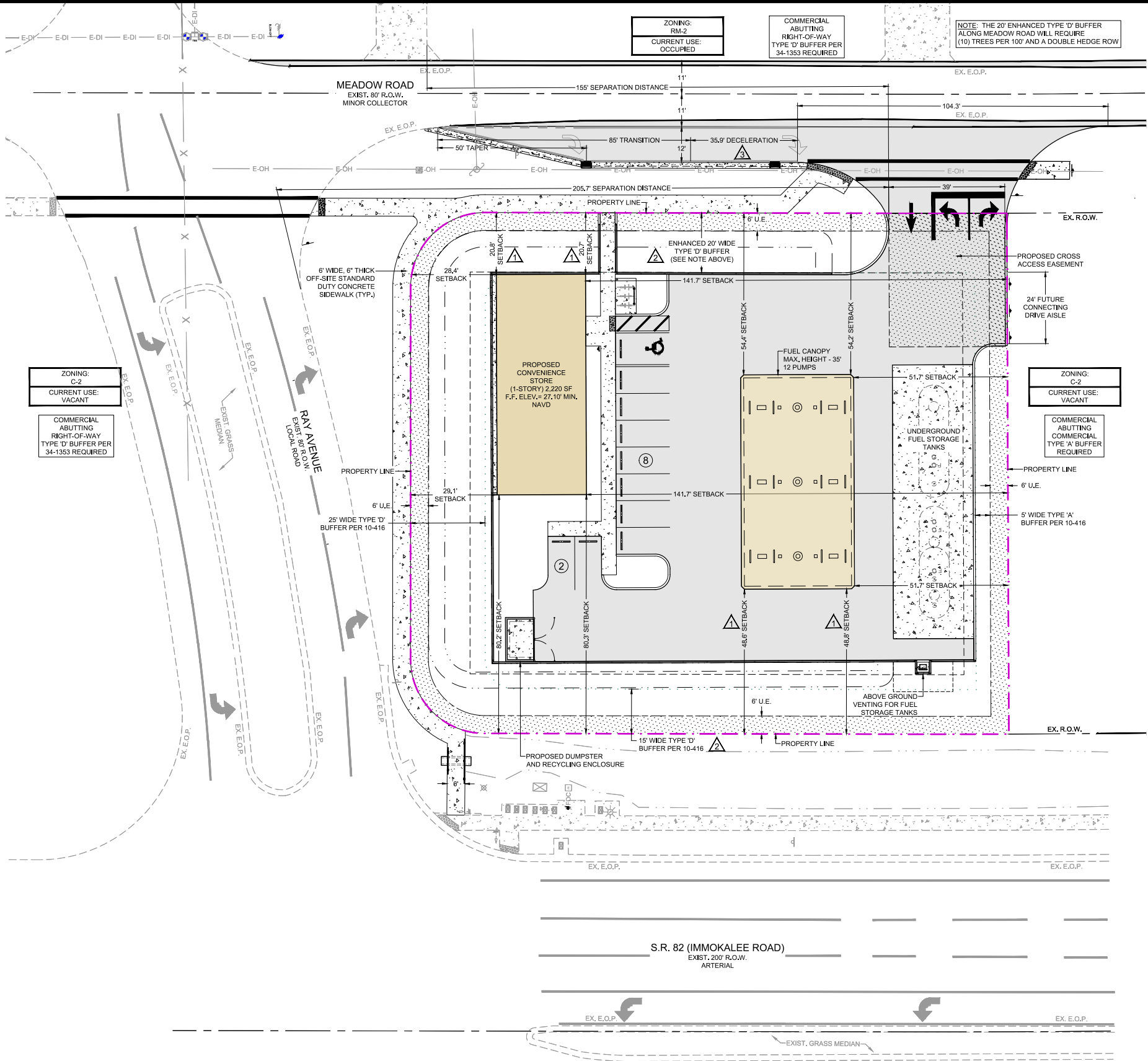


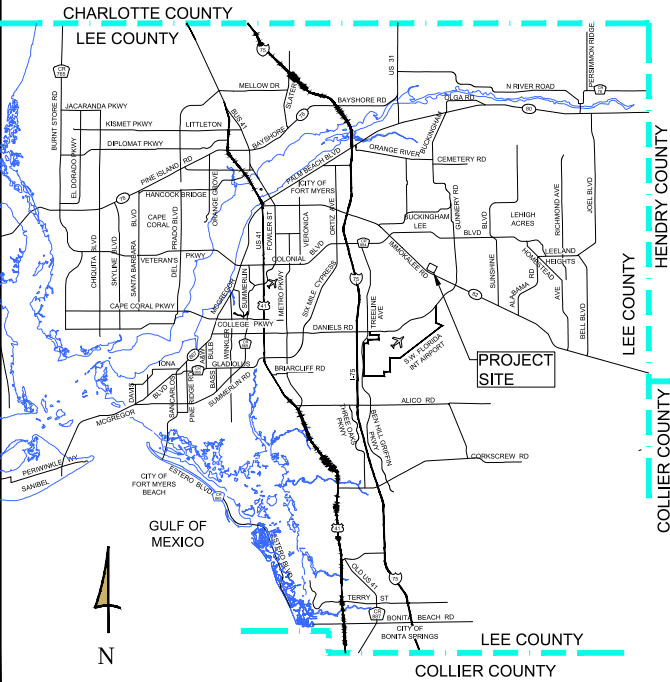
RAY AVE. GAS STATION

Exhibit D

LOCATED IN SECTION 05, TOWNSHIP 45-S, RANGE 26-E, LEE COUNTY, FLORIDA



MASTER CONCEPT PLAN



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

FUTURE LAND USE DESIGNATION
CENTRAL URBAN & MIXED-USE OVERLAY

PLANNING COMMUNITY
LEHIGH ACRES

CURRENT ZONING
C-2

PROPOSED ZONING
NO ZONING CHANGES ARE PROPOSED

STRAP #(S)
05-45-26-03-00035.0010

PROJECT ACREAGE
0.85 ACRES (37,187 SF - INCLUDES R.O.W. AREA)
0.80 ACRES (34,862 SF - EXCLUDES R.O.W. AREA)

OPEN SPACE REQUIREMENT
MIXED-USE OVERLAY FOR SMALL PROJECT SITE:
10% REQUIRED (0.08 ACRES), PROVIDED: 39% (0.31 ACRES)

PARKING CALCULATIONS REQUIREMENT
CONVENIENCE FOOD & BEVERAGE STORE W/ (12) FUEL PUMPS
(1) SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA MINUS
(1) SPACE PER (4) FUEL PUMPS

2,200 SQ. FT. / 200 SQ. FT. = (11) SPACES MINUS (3) SPACES
FOR (12) FUEL PUMPS = (8) REQUIRED SPACES

0.55% REDUCTION PER THE 'MIXED-USE OVERLAY' LAND USE
DESIGNATION = (5) REQUIRED SPACES

Δ - DEVIATION / VARIANCE