

Exhibit C

Bayshore 57 MPD

Combined Approvals

Z-10-002, ADD2021-00214, ADD2023-00016

1. ~~Master Concept Plan Alternate A: Development of this project must be consistent with the four-page Master Concept Plan:~~

~~Development of this project must be consistent with the four-page Master Concept Plan (MCP) entitled "Master Concept Plan: Bayshore 57," prepared by Quattrone & Associates, Inc., date sampled "Received Oct 26 2010 Community Development," last revised October 05, 2010 for page 1, and October 12, 2010 for page 2, and attached hereto as Exhibit C, except as modified by the conditions below.~~

~~Development must comply with all the requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.~~

~~Maximum Commercial Floor Area: 140,000 square feet of floor area to include 71,000 square feet of commercial retail square footage as defined by the Lee County Comprehensive Plan (Comp Plan) per Policy 6.1.2(7); a maximum of 35,000 square feet of commercial office.~~

~~Maximum Residential Density: 176 dwelling units, 4.678 units per acre, and limited to a maximum of the following types of dwelling units:~~

~~_____ 72 single family units; and 104 townhome, multi-family units
_____ or ALF equivalent units pursuant to the LDC.~~

~~Master Concept Plan Alternate B: The Development must be in compliance with the amended three one-page Master Concept Plan, last amended 5/31/2022 1/14/2026. Master Concept Plan for ADD2021-00214 2025-00246 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit B.~~

~~The Master Concept Alternate B is approved for a maximum of 45,000 square feet of commercial. The maximum residential density is 176 dwelling units, 4.678 units per acre, limited to a maximum of the following types of dwelling units:~~

- ~~a. 72 single-family units and 104 townhome, multi-family units or ALF equivalent units pursuant to the LDC; or~~
- ~~b. 138 single-family units~~

2. Schedule of Uses

- a. The following limits apply to the project and uses.

RESIDENTIAL AREA

Accessory uses and structures Administrative

Offices

Agricultural - limited to cattle grazing and Condition 9. Assisted

Living Facility (ALF)

Clubs: Private Community

Garden

Consumption on Premises, See Condition 15.

Dwelling unit: Single-Family, Townhouse, Multiple family building (per Condition 1).

Entrance gates and gatehouse

Essential services

Essential service facilities: Groups I and II

Excavation: Water retention. Not to include removal of excavated material from site.

No blasting.

Models: Display center, Model units, Model homes. See condition 11.

Parking lot: Accessory

Recreation facilities: Personal, Private On site

Signs - in accordance with LDC Chapter 30.

Temporary uses - construction office, construction trailer, sales center, parking lot.

COMMERCIAL AREA

~~See condition #20.~~

RETAIL SHOPPING CENTER AREA

Accessory uses and structures Administrative Offices

Agricultural - limited to cattle grazing and Condition 9.

Animals: Clinic or kennel (No outdoor runs)

ATM (automatic teller machine)

Auto parts store (with or without installation)

Bait and tackle shop

Banks and financial establishments: Groups I and II

Business services: Groups I and II (excluding Bail Bonding, Armored Car Services, Automobile Claims Adjusters, and Automobile Repossessing Services.)

Cleaning and maintenance services

Clothing stores, general

Computer and data processing services Consumption on premises - See Condition 15.

Convenience food and beverage store - limited to 1.

Department store

Drive through facility for any permitted use

Drugstore, pharmacy

Entrance gates and gatehouse Essential services

Essential service facilities: Group I

Excavation: Water retention. Not to include removal of excavated material from site. No blasting.

Fences, walls

Food and beverage service, limited Food

stores: Groups I and II

Gift and souvenir shop Hardware store

Hobby, toy and game shops

Household and office furnishings, all groups

Insurance companies

Laundry or dry cleaning: Groups I and II Lawn and garden supply stores

Library

Medical Office

Nonstore retailers, all groups

Paint, glass and wallpaper

Parking lot: Accessory

Personal services: Groups I, II and III (no massage parlors, steam or Turkish baths)

Pet services (no outdoor runs)

Pet shop (no outdoor runs) Photo

finishing laboratory Place of
worship
Post office
Printing and publishing
Real estate sales office
Recreation facilities Commercial: Group IV Religious
facilities
Repair shops: Groups I, II, and III
Restaurant, fast food - limited to 1 stand alone. No limit on fast food within a multi-
occupancy plaza.
Restaurants: Groups I, II and III
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal
use on the same premises
Self Service Fuel Pumps - limited to 16 (accessory to convenience food and
beverage store only.)
Signs (in accordance with LDC Chapter 30) Social services: Groups I and II
Specialty Retail Shops: Groups I and II - excluding Tobacco stores.
Storage: Indoor only
Studios
Temporary uses - construction office, construction trailer, sales center, parking lot.
Theater, indoor
Used merchandise stores: Groups I, II and III Variety
store

MEDICAL AND OFFICE BUILDING

Accessory uses and structures
Administrative Offices
Agricultural - limited to cattle grazing and Condition 9.
ATM (automatic teller machine)
Banks and financial establishments: Groups I and II
Business services: Groups I and II (excluding Bail Bonding, Armored Car Services,
Automobile Claims Adjusters, and Automobile Repossessing Services.
Cleaning and maintenance services
Computer and data processing services
Entrance gates and gatehouse
Essential services
Essential service facilities: Group I
Excavation: Water retention. Not to include removal of excavated material from site. No
blasting.
Fences, walls
Insurance companies
Library
Medical office
Parking lot: Accessory
Personal services: Groups I, II and III (no massage parlors, steam or Turkish baths)
Place of worship
Real estate sales office
Religious facilities
Signs (in accordance with LDC Chapter 30)
Social services: Groups I and II

b. Site Development Regulations

Minimum Lot Area and Dimensions

Residential Multi-family/ALF/recreation Facilities

Lot Size: 7,500 square feet
Lot Width: 100 feet
Lot Depth: 75 feet

Minimum Setbacks

Public Street: 25 feet
Private Street: 20 feet
Side: 15 feet
Rear: 25 feet
Water body: 25 feet
Indigenous: 20 feet/30 feet for fire dependent plant communities

Minimum Building Separation: 20 feet

Accessory use and structure setbacks must comply with LDC (LDC) § 34-1171 *et seq.* and LDC§ 32-2194.

Maximum Lot Coverage 45 percent
Building / Structure Height 2 stories / 35 feet

Townhouses

Minimum Lot Areas and Dimensions (per unit)

Lot Size: 1,530 square feet
Lot Width: 18 feet
Lot Depth: 85 feet

Minimum Setbacks

Street: 25 feet (public)/20 feet (private)
Side: 0/10 feet (lesser setback for interior units)
Rear: 15 feet
Water body: 25 feet

Accessory Use and Structure setbacks must comply with LDC§ 34-1171 *et seq.* and 34-2194.

Minimum Building Separation: 20 feet.
Maximum Lot Coverage: 75 percent
Building Height: 35 feet/ 2 stories

Single Family

Minimum Lot Areas and Dimensions (per unit)

Lot Size: 6,500 square feet (5,200 square feet – MCP Alternate B only)
Lot Width: 50 feet (45 feet - MCP Alternate B only)
Lot Depth: 100 feet

Minimum Setbacks

Street 20 feet (public)/20 feet (private)
Side 5 feet

Rear	15 feet
Water Body	25 feet
Indigenous	20 feet/30 feet for fire dependent plant communities

Accessory Use and Structure setbacks must comply with LDC § 34-1171 *et seq.* and 34-2194

Minimum Building Separation:	10 feet
Maximum Lot Coverage:	45 percent
Building Height:	2 stories/35 feet

3. No Blasting.

Development blasting is not permitted as part of this project, unless approved at a subsequent public hearing as an amendment to the planned development.

4. Traffic.

Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

5. Lee County Comprehensive Plan.

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Comp Plan Planning Communities Map and Acreage Allocation Table, Map 16, and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix, and general function (for commercial uses), as well as all other Comp Plan provisions.

6. Concurrency.

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in Chapter 2 of the LDC and the Comp Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

7. Water and Sewer.

The subject property must connect to public potable water service and public sanitary sewer service. At time of any local development order approval, the developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development. No on-site well systems may be utilized for potable water. No septic tanks or package plants may be utilized for sanitary sewer service.

8. Accessory Uses.

Within the Commercial Planned Development, accessory uses must be located on the same tract, parcel, or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, or outparcel.

9. Agricultural Uses.

Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

- a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit "D," attached hereto, may continue until approval of a local development order for the area of the project containing those uses.
- b. Additional clearing of trees or other vegetation in agricultural areas for agricultural purposes is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County-approved requests for the removal of invasive exotic vegetation.
- c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - (a) the date the agricultural uses ceased;
 - (b) the legal description of the property subject to the development order approval;
 - (c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the County that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and,
 - (d) that the affidavit constitutes a covenant between the owner and the County that is binding on the owner and their assignees and successors in interest. The covenant must be properly recorded in the public records of the County at the owner's expense.
 - (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include a copy of the request to terminate the tax exemption provided to the Property Appraiser.

10. Solid Waste/Recycling.

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC §10-261 and Solid Waste Ordinance# 08-10 for the pick up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

11. Model Homes/Units/Real Estate Sales.

- a. Model homes and units are limited to a maximum of eight.
- b. Models cannot be of the same floor plan and each must be a different design.
- c. Real estate sales are limited to clubhouses, model locations, and commercial areas as shown on the approved MCP.

- d. Real estate sales within the residential area will be limited to the sale of lots or units within the development only. Real estate sales in the commercial area are not limited.
- e. Hours of operation for model homes and real estate sales in the residential area are limited to Monday through Sunday, 8:00 a.m. to 8:00 p.m. Real estate sales in the commercial area are not limited.
- f. No dry models are permitted.

12. Access to Bayshore Road.

Access to Bayshore Road/State Road 78 is not guaranteed and is subject to Florida Department of Transportation approval.

13. Condition 13:

- ~~a. Master Concept Plan Alternate A
Development must include internal sidewalks as depicted on the approved MCP as a site-related improvement. Such facilities must be included in local development orders as part of construction of the project's infrastructure.~~
- ~~b. Master Concept Plan Alternate B
Sidewalks must comply with LDC Sections 10-256 and 10-296.~~

14. Unified Architectural Theme and Design Standards.

- a. Prior to local development order approval, the exterior elevations of the commercial buildings must be in substantial compliance with the Exhibit "E" hereto.
- b. These designs are preliminary and subject to changes in conformance with this resolution and LDC Chapter 10, Article IV, §10-600 Design Standards and Guidelines for Commercial Buildings and Developments, *et. seq.*
- c. All structures, including signage, within the MPD must be designed to be architecturally compatible and share a common architectural theme.
- d. A unified signage plan will be submitted as an administrative amendment for staff review and approval in conjunction with local development order approval.
- e. Flat canopy roofs for self-service fuel pumps are prohibited.
- f. The use of neon lighting for the exterior lighting or signage of any buildings within the MPD area (excluding interior signage that may be incidentally visible from the exterior) is prohibited.
- g. The use of florescent colors for accent or primary exterior surfaces is prohibited. The color palette for the primary and accent exterior surfaces must be generally subdued and earth tones, excepting that national signage, consistent with the provisions of LDC Chapter 30 and the unified sign plan, will be allowed.

15. Consumption on Premises.

- a. Consumption on premises is limited to indoor seating in conjunction with a Group II or III Restaurant with a 4-COP-SRX and/or 2-COP beverage license.

- b. The hours of operation for indoor consumption on premises is limited to between 11:00 a.m. to 11:00 p.m. daily.
- c. No sale, service, or consumption of alcoholic beverages will be permitted without the sale or availability of food and non-alcoholic beverages on the same premises.
- d. Outdoor consumption on premises within the residential and/or commercial area of the MPD may be approved by a special exception or an amendment to the planned Development (public hearing required). The applicant must provide adequate detail of the outdoor seating area (square footage, number of seats, proposed hours, distance to Bayshore Elementary, outdoor entertainment, etc.) consistent with the requirements of the LDC.
- e. No consumption on premises (indoors or outdoors) will be permitted less than 1,000 feet from the closest boundary of the property line for Bayshore Elementary School.

16. Condition 16:

~~a. Master Concept Plan Alternate A~~

~~Prior to local development order approval, the development order plans must delineate a minimum of 24.00 acres as common open space in substantial compliance with the Master Concept Plan Alternate A.~~

~~b. Master Concept Plan Alternate B~~

~~Prior to local development order approval, the development order plans must delineate a minimum of 21.6 acres as common open space in substantial compliance with Master Concept Plan Alternate B.~~

17. Condition 17:

~~a. Master Concept Plan Alternate A~~

~~Prior to local development order approval, the development order plans must depict a minimum of 12.19 acres, 13.53 acres with credits, as indigenous open space.~~

~~b. Master Concept Plan Alternate B~~

~~Prior to local development order approval, the development order plans must depict a minimum of 12.19 acres, 13.53 acres with credits, as indigenous open space.~~

18. Gopher Tortoises.

Prior to development order approval, the applicant must first seek approval for on-site preservation of the gopher tortoises through avoidance or relocation before pursuing off-site relocation options. All communication with Florida Fish and Wildlife Conservation Commission (FWC) verifying that on-site avoidance or relocation attempts were made must be provided to Division of Environmental Sciences (ES) staff.

A copy of the appropriate gopher tortoise relocation permit issued by the (FWC) must be submitted to the ES staff prior to excavation and moving of any gopher tortoises. The applicant must first seek approval for an on-site relocation before pursuing off-site relocation options. Any gopher tortoises and commensal species found during burrow excavation must be moved to preserves containing suitable gopher tortoise habitat as approved by the FWC and ES staff.

19. Detention Areas.

Prior to local development order approval, if dry detention is proposed, the landscape plan must

depict:

- a. the dry detention areas planted to include herbaceous vegetation arranged in clusters and planted in a one-gallon container size, three feet on center; and,
- b. the dry detention areas to be planted with scattered cypress (*Taxodium* sp.), red maple (*Acer rubrum*), and/or laurel oak (*Quercus laurifolia*) planted at 10 feet in height, two-inch caliper with a four-foot spread and 20-foot on center; and,
- c. general tree credits can be applied as per LDC §10-418(4) for herbaceous vegetation, and a general tree credit on a ratio of one-to-one for the planting of trees in the dry detention; and,
- d. The required plantings must be designed to not adversely affect the functions and future maintenance of the water management facilities and will meet the requirements of the South Florida Water Management District.

20. Commercial Uses.

~~No commercial uses or buildings are permitted on Tract "A," the 1.0± acre southwest corner of the property fronting on Bayshore Road (S.R. 78) as shown on the approved MCP.~~

~~Uses permitted on this tract are limited to signs (in compliance with LDC Chapter 30), open space, essential services, and storm water management.~~

~~Any permitted uses must be located in an area to avoid impacts or minimize impacts to existing native vegetation.~~

~~Prior to local development order approval, the development order plans must indicate the wetland area (Tract "A") in the southwest corner as indigenous preserve and that hydrologic function will be provided and maintained by incorporating the wetland area into the storm water management system. Any signs to be placed within the preserve must be shown on the development orders to ensure minimal impact to existing vegetation. The indigenous maintenance plan must include a separate section on maintenance such as mowing, trimming, or pruning of the 1.0-acre to allow for visibility to the off-site directional sign. The MCP must be changed to show the location of Tract "A."~~

~~Prior to issuance of a sign permit for the off-site directional sign, a Limited Development Order (LOO) Type 99 Letter of Transmittal must be submitted for review and approval by ES staff. The LOO must address placement of the sign, any utilities, and site work in conjunction with the sign. Placement of the sign must be designed to avoid unnecessary impacts to the indigenous vegetation within Tract "A."~~

~~Uses permitted on this tract are limited to signs that are in compliance with Chapter 30 of the LDC, as modified by Deviations 2 through 5, and the conditions thereto. Said uses are also limited by the open space, essential services, and storm water management requirements of applicable Lee County Ordinances.~~

21. Prior to local development order approval of Master Concept Plan Alternate A, the landscape plans must depict enhanced planting for the buffer separating the commercial portion of Bayshore 57 from Chapel Creek (RPD/CPD) to include:

- a. An enhanced buffer with 15 native canopy trees per 100 linear feet, 14 feet in height, four inch caliper at 12 inches from ground height; and

- ~~b. A double staggered hedge row, 48 inches in height at time of planting maintained at 60 inches; and~~
- ~~c. Native ground cover, one-gallon container size, planted three feet on center.~~

22. Right-of-way Buffer.

Prior to local development order approval, the development order plans must depict a 50-foot right-of-way buffer to include at a minimum the following:

- a. All native trees a minimum four-inch caliper must be preserved; and,
- b. hand removal of exotics must be utilized and any mechanical clearing may occur with prior approval by ES staff; and,
- c. after exotic removal the 50-foot buffer must contain a minimum of 15 native trees per 100 linear feet; and,
- d. additional trees must be planted if, after exotic removal, portions of the buffer area have less than 15 trees per 100 linear feet; and,
- e. trees must be planted or retained at a one-to-one ratio with no credits applied; and,
- f. general trees planted within this area must not be used to meet the 15 trees per 100 linear feet; and,
- g. the buffer trees must be planted at 14 feet in height, four-inch caliper at 12 inches from ground height, with a four-foot spread; and,
- h. a retaining wall separating the parking area from the 50-foot buffer; and
- i. no impacts to mature native trees except that which occurs due to the construction, within five feet of the retaining wall; and,
- j. 18 shrubs per 100 linear feet planted at 24-inches and maintained at 36-inches planted along the retaining wall adjacent to the parking area.

23. Condition 23:

- a. The development of the subject property and the Chapel Creek RPD/CPD to the east must be approved as part of the same development order.
- b. A minimum of two interconnections between the subject property and the Chapel Creek RPD/CPD must be provided.

DEVIATIONS:

1. Deviation (1) seeks relief from the LDC § 10-285(a) requirement to provide a 330-foot connection separation on a collector road; to allow 253 feet of separation on Samville Road. This deviation is APPROVED SUBJECT TO the condition:
 - a. The applicant is responsible, as a site-related improvement, for all costs of the realignment of Samville Road from State Road 78 to and including the Lee County property to the west (currently in use as a utilities facility). The site-related improvements must include design, permitting, right-of-way dedication, construction of the roadway realignment, utilities relocation, sidewalk, and other roadway appurtenances. The geometric details of the realignment design will be determined at the time of local development order in cooperation with the Florida Department of Transportation.
2. Deviation (2) seeks relief from the LDC §30-153(2)a(1)ii requirement to restrict the number of permanent signs in commercial areas for multiple-occupancy complexes to one ground-mounted identification sign along any street frontage of 330 feet or less, and a second sign when the frontage is greater than 330 feet; to allow a third ground-mounted identification signs along the Bayshore Road frontage of the project, pursuant to the approved MCP. This deviation is APPROVED SUBJECT TO the Condition of Approval for Deviations to Chapter 30, which are set forth following Deviation 5.
3. Deviation (3) seeks relief from LDC §30-153(2)a(1)ii, which restricts the total sign area to no greater than 300 square feet; to allow a total of 331 square feet for the Commercial Planned Development (CPD). This deviation is APPROVED SUBJECT TO the Conditions of Approval for Deviations to Chapter 30, which are set forth following Deviation 5.
4. Deviation (4) seeks relief from the LDC §30-94(h) requirement to allow a maximum interior angle for double-faced signs of 30 degrees; to allow an interior angle of 133 degrees. This deviation is APPROVED SUBJECT TO the Conditions 5.a, b, c, and d under Deviation 5.
5. Deviation (5) seeks relief from the LDC §30, Division 3 "Off Site Signs," § 30-181 (b) 2-5 "Off Site Directional Signs," requirements to allow off site directional signs for semi-public bodies (such as place of worship) and limits them to certain locations, heights, size, content, and design generally; to allow an off site directional sign for a place of worship pursuant to the approved MCP. This deviation is APPROVED SUBJECT TO the Conditions of Approval for Deviations to Chapter 30, which are set forth as follows:

Conditions of Approval for Deviations to Chapter 30

- a. The deviations are limited to the "Proposed Faith Assembly Sign" per the approved MCP. Otherwise, signs must comply with Chapter 30 of the LDC.
- b. The "Proposed Faith Assembly Sign" must be in substantial compliance with the design per Exhibit "B" of VAR2008-00036.

- c. The maximum height for the "Proposed Faith Assembly Sign" is 12.33 feet.
 - d. The "Proposed Faith Assembly Sign" shall not have an interior angle of separation greater than 133 degrees.
- 6. Deviation 6 seeks relief from Section 10-254 of the Land Development Code (LDC), which requires that side lot lines be as nearly as practical at right angles to straight street lines and radial to curve street lines, to allow the lot design shown on the Master Concept Plan Alternate B in those areas where Deviation 6 is applied, is hereby APPROVED subject to the following condition
 - a. Approval of this Deviation is limited to residential lots located at the terminal end of dead-end roadways as depicted on Alternate B of the Master Concept Plan attached hereto as Exhibit "B."
- 7. Deviation (7) seeks relief from LDC Section 10-296(k)(1), which requires that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround in areas identified on the Maser Concept Plan is hereby APPROVED subject to the following conditions:
 - a. The design of the alternative turnaround at the end of the dead-end street depicted on Master Concept Plan Alternate B must comply with the following dimensional requirements:
 - i. Minimum pavement width: 20 feet
 - ii. Minimum radius inside pavement: 30 feet
 - iii. Minimum dead-end street length[^]: 60 feet
 - iv. Maximum dead-end street length[^]: 125 feet

[^] As measured from the end of dead-end street right-of-way to the nearest edge of pavement of the intersecting roadway.
 - b. The applicant must obtain approval for the alternative turnaround design from the local fire district prior to development order approval.
- 8. Deviation (8) seeks relief from LDC Section 10-703, which establishes lot size measurements, to allow lot size to be measured as indicated on the Master Concept Plan Alternate B "Deviation 8 Lot Size Detail" is hereby APPROVED.
- 9. Deviation (9) seeks relief from LDC Section 30-152(2)(a), which limits residential entrance signs to only the subdivision name, to allow the applicant to list their logo in addition to the subdivision name is hereby APPROVED.
- 10. Deviation (10) seeks relief from LDC Section 30-152(2)(b), which limits additional residential identification signs to only the subdivision name, to allow the applicant to list their

logo in addition to the subdivision name is hereby APPROVED.

11. Deviation (11) seeks relief from LDC Section 10-296(e)(2)h.5.ii, which requires streets to provide a sidewalk on one side of the road for residential subdivisions with a 5-foot planting strip, to allow a split 5-foot wide planting strip with 4 feet between the sidewalk and back of curb. This Deviation is hereby APPROVED.
12. Deviation (12) seeks relief from LDC Section 10-285 which requires a 660-foot intersection separation to allow a 590-foot intersection separation on Bayshore Road, between Samville Road and the proposed right-in/right-out. This Deviation is hereby APPROVED.