

EXHIBIT 2

Pantry Pride Development Driveways

The current site plan for the Pantry Pride redevelopment project identifies six driveways: one inbound only driveway from S.W. 3rd Avenue, two driveways on S.W. 15th Road and three driveways on S.W. 2nd Court. Of particular concern are the driveways on S.W. 3rd Avenue and S.W. 15th Road.

The inbound only driveway from S.W. 3rd Avenue is shown as intersecting with that arterial at a right angle. This configuration would create a stop condition for those entering the Project at the point where S.W. 3rd Avenue begins to curve through the intersection with S.W. 15th Road. It is recommended that a separate eastbound right-turn lane be constructed on S.W. 3rd Avenue for Pantry Pride access. It appears that there is sufficient width between I-95 columns to accommodate that turn lane. In addition, the driveway entrance should be redesigned to allow channelization of development traffic and provide a free flow movement into the site. That entrance should remain as a right-turn inbound only.

Two driveways providing all movements and with median openings are provided on S.W. 15th Road between S.W. 3rd Avenue and S.W. 2nd Court. One driveway is intended to serve the retail component of the development while the other would serve the office uses. Those driveways are less than forty feet apart which when combined with the median openings will result in

conflicting vehicular movements. In addition, both median openings as shown would interfere with the proper operation of the future northbound S.W. 15th Road left turn lane at S.W. 3rd Avenue.

It is recommended that the two driveways on S.W. 15th Road be combined into one. That driveway would provide right turn in and outbound movements only. The redesigned driveway should be oriented to the retail component of the development.

Three driveways are shown on S.W. 2nd Court. Two are intended as service drives while the other provides access/egress to the surface parking facility on the west side of the Project. In light of the previous recommendations, the office access/egress should be relocated to S.W. 2nd Court. That driveway would be best located so as to align with S.W. 17th Road.