

Districtwide Freight Truck Parking Inventory

FDOT District One 2017





June 26, 2017

Mr. Keith Robbins, PMP
District One Freight Coordinator
Florida Department of Transportation
801 North Broadway Avenue
Bartow, Florida 33831

**Re: District Wide Systems Planning Contract No. C-9999
Task Work Order (TWO) No. 14- Districtwide Freight Truck Parking Inventory**

Dear Mr. Robbins,

HDR Engineering, Inc. (HDR) prepared this letter report for the Florida Department of Transportation (FDOT) to summarize the methodologies and the results of the work effort associated with TWO No. 14. This TWO involved the assessment and inventory of existing and future overnight truck parking locations throughout District One. The specific methodology and results of this task are provided in later sections of this report.

Introduction

Pursuant to our previous discussions and in conjunction with the recently prepared (2016) Freight Mobility & Trade Plan (FMTP) for District One, this work effort was initiated to assist District One in understanding and advocating for adequate official truck parking, particularly for overnight parking, which is a national as well as state/local issue in the freight logistics industry.

The current Federal Motor Carrier Safety Administration (FMCSA) policy allows the truck driver hauling property to drive a maximum of 11 consecutive hours within a 14-hour period. A rest stop of 10 consecutive hours, either off-duty or in a sleeper berth, is required prior to the trucker resuming driving. To better track these requirements, and to provide improved safety enhancements for the truck driver and the motoring public, a new federal policy is expected to be implemented by December 2017 which will mandate the installation of electronic logging devices (ELD) on all appropriate hauling vehicles. Due to this mandated requirement to stop, and the increasing number of truckers subject to the rule, there is a growing need for additional truck parking spaces nationwide. Florida, already short on truck spaces for the current demand, needs to address this issue from both a state and local level perspective. The problem does not reside only on the interstate system, but also within communities and rural areas. This nationwide problem will only get worse as the freight industry continues to grow in the future.

Currently, District One consists of 12 counties in southwest and south-central Florida comprising of approximately 6,300 state roadway lane miles. Several state roadways are major freight hauling routes through District One and connect to other parts of the state. Some of these roadways include, but are not limited to, Interstate 75 (I-75), I-4, US 27, and SR 60. Please note that these roadways and other surface arterials were identified as Freight Mobility Corridors (FMCs) in the FMTP and carry a significant amount of truck traffic per day. In fact, daily truck traffic can range from approximately 3,000 trucks per day to over 13,000 trucks per day depending upon the specific roadway and geographical location along the roadway. These numbers represent 5% to 10% on the low end to up to 30% to 40% of the total vehicle volume on these FMCs. As shown in the FMTP, District One has many industries, such as citrus, cattle, vegetables and fruits, mining, manufacturing, and warehousing, which are some of the top producers in the state and, thus, originate many of the truck trips identified on those FMCs.



Based upon the above information, the District One Freight Coordinator determined that a districtwide review of the truck parking situation - an inventory of overnight truck parking - would be prudent and beneficial to FDOT as well as to affected freight stakeholders to better understand where existing facilities are located, to determine unmet parking need/demand, and to identify regulations and policies currently in place that impact truck parking facilities. As part of this effort, and due to the diversity and importance of all the FMCs within District One, the inventory would encompass both interstate and non-interstate facilities.

A discussion of the methodology used for this work effort is provided in the next section below.

Methodology

To initiate the inventory of existing overnight truck parking spaces in District One, coordination was initially undertaken with FDOT District One staff to outline the extent of the field reviews needed to identify truck parking. It was determined that the effort would focus on the major FMCs throughout the District and include the area from/near I-75 interchanges on the west side of the District eastward to the interior, and rural sections where the major freight north/south routes exist (i.e. US 27, US 17, SR 29). This geographical area was selected because this part of the District is where truckers will likely need places to park and rest.

In addition to the above, all official and unofficial parking areas on a county-by county basis were considered in this inventory regardless of whether they are located on publicly- or privately-owned property. Examples of official designated truck parking areas would be those where specific parking spaces are paved and defined, and include a rest stop area for a public facility and a Love's or Pilot Travel Center for a private facility. Unofficial or non-designated parking areas or facilities were also determined for both public and private entities. These types of facilities were of different variety such as parking within roadway right-of-way lines or a portion of an unpaved parking area within a retail establishment. Please note that to consider locations as unofficial parking facilities, a minimum of two or more trucks had to exist within the property at the time of the inventory review.

To clearly define the types of parking facilities, both official (or designated) and unofficial (or undesignated), the following categories were determined and identified for each location. These were classified as such:

Public

- Rest Area
- Weigh Station
- Right-of-Way

Private

- Commercial Retail-Travel Center
- Commercial Retail-Independent
- Commercial Retail

The specific definition for each category has been provided in Appendix A.

As part of the inventory, any proposed (i.e. already planned) parking facilities were also considered in this review, including estimated spaces, if possible. For example, new rest stop areas are planned for both sides of I-75 in Charlotte County although specific locations and layouts have not been determined to date.

One last category included in this inventory was potential parking sites which involve publicly- or privately-owned land along or near major freight routes that could potentially accommodate overnight truck parking but have some issues to be overcome to allow parking. One of these issues may include municipal parking ordinance/restrictions. The definition of this category is also provided in Appendix A.



Based upon the methodology, the results of the field review are summarized on a county-by-county basis in the following section. Documentation of this inventory is provided in spreadsheet format in Appendix A, including the location, type of facility, category type, number of defined or approximate spaces and any other pertinent notes regarding each site.

Inventory Results

Charlotte County

Seven (7) overnight parking location sites were identified for Charlotte County, including two (2) existing public locations, two (2) proposed public locations, and three (3) existing private locations. All of these locations are identified on the Districtwide map referred to as Figure 1 as well as Figure 2 which provides a zoomed-in view of the county. A summary of each site is provided below.

Existing Public Sites

- I-75 SB Near Jones Loop Road (Exit 161) - Weigh Station (Time of Inspection: Approximately 11:00 AM): This existing public truck parking location contains 23 designated parking spaces. At the time of the field review, the weigh station office was closed due to renovations. However, the parking area remained opened but no trucks were observed. Please note that the office renovations have since been completed and the office is now open. Discussions with FDOT officials revealed that this weigh station is typically at 50% capacity during overnight hours in the peak-season period of the year. Aerial views of the site are provided in Appendix B.
- I-75 NB Near Jones Loop Road (Exit 161) - Weigh Station (Time of Inspection: Approximately 11:10 AM): This existing public truck parking location contains 23 designated parking spaces. Only a few trucks were observed. At this time, the weigh station office is closed due to renovations and will reopen later this year. However, the parking area will remain open. Discussions with FDOT officials revealed that this weigh station is typically at 80% capacity during overnight hours in the peak-season period of the year. Aerial views of the site are provided in Appendix B.

Proposed Public Sites:

- S. of Airport Road East Side of I-75 - Rest Stop Area (Northbound) (Time of Inspection: Approximately 12:10 PM): This proposed public truck parking location will likely contain at least 35 designated spaces. The specific layout, including the number of parking spaces, has not been determined to date.
- S. of Airport Road West Side of I-75 - Rest Stop Area (Southbound) (Time of Inspection: Approximately 12:45 PM): This proposed public truck parking location will likely contain at least 35 designated spaces. The specific layout, including the number of parking spaces, has not been determined to date.

Existing Private Sites:

- Near Jones Loop Road/Knights Drive Intersection (I-75 Exit 161) - Pilot Travel Center/Wendy's Parking Lot (Time of Inspection: Approximately 9:45 AM): This existing private truck parking location contains approximately 42 designated truck parking spaces. At the time of the field review, the location was at approximately 50% capacity. Aerial views of the site are provided in Appendix B.
- Near Jones Loop Road/Mac Drive Intersection (I-75 Exit 161) (Time of Inspection: Approximately 9:55 AM): - Paved Parking Lot Adjacent to Shell Gas Station: This existing private truck parking location contains approximately 22 designated parking spaces. At the time of the field review, the location was at approximately 30% capacity.
- Near Jones Loop Rd/Mac Drive Intersection (I-75 Exit 161) - Dirt Parking Lot Adjacent to Waffle House (Time of Inspection: Approximately 10:05 AM): - This existing private truck parking

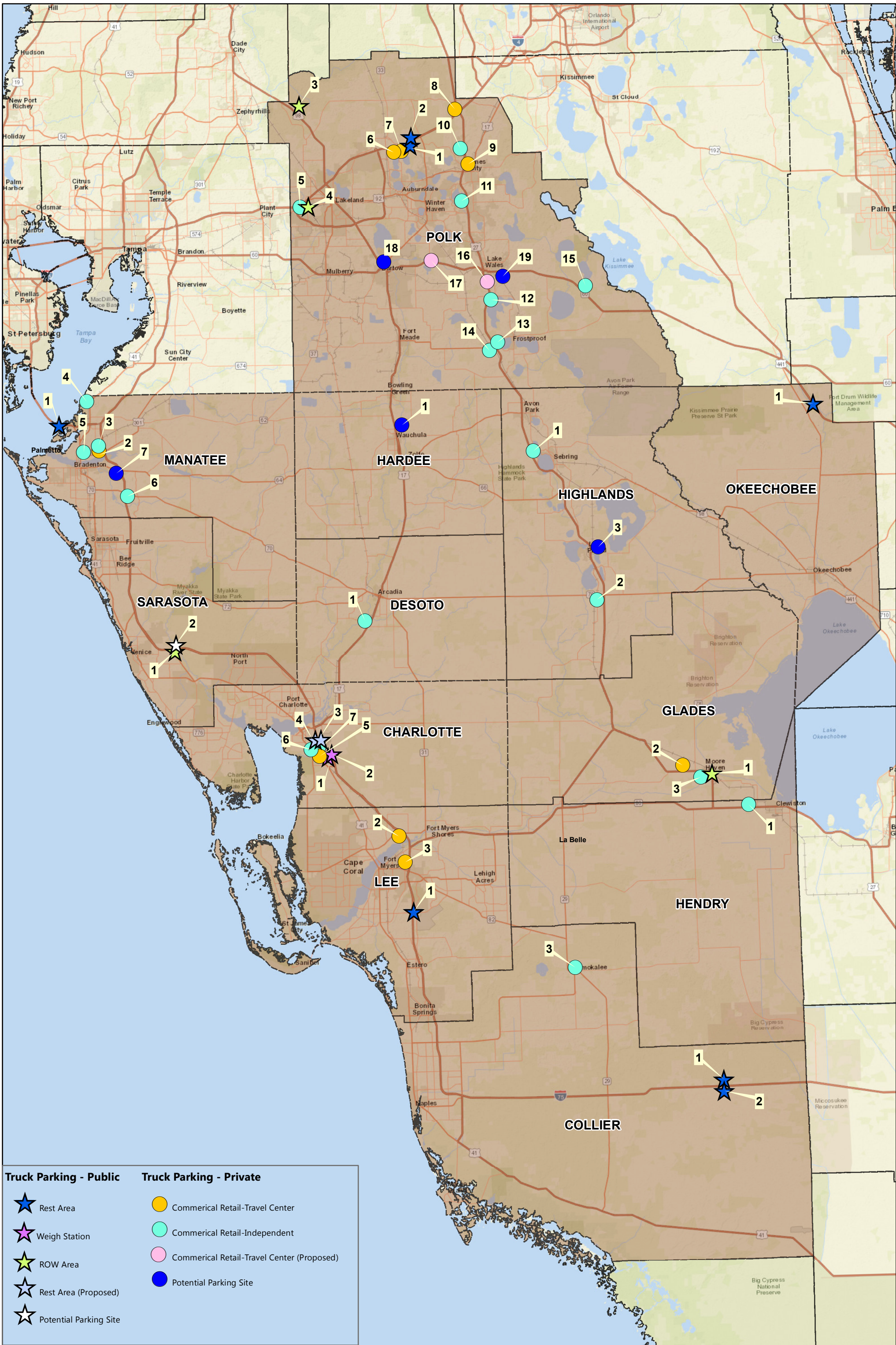
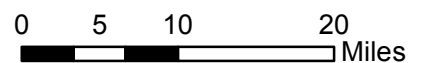


Figure 1

Existing, Proposed and Potential Overnight Truck Parking Locations



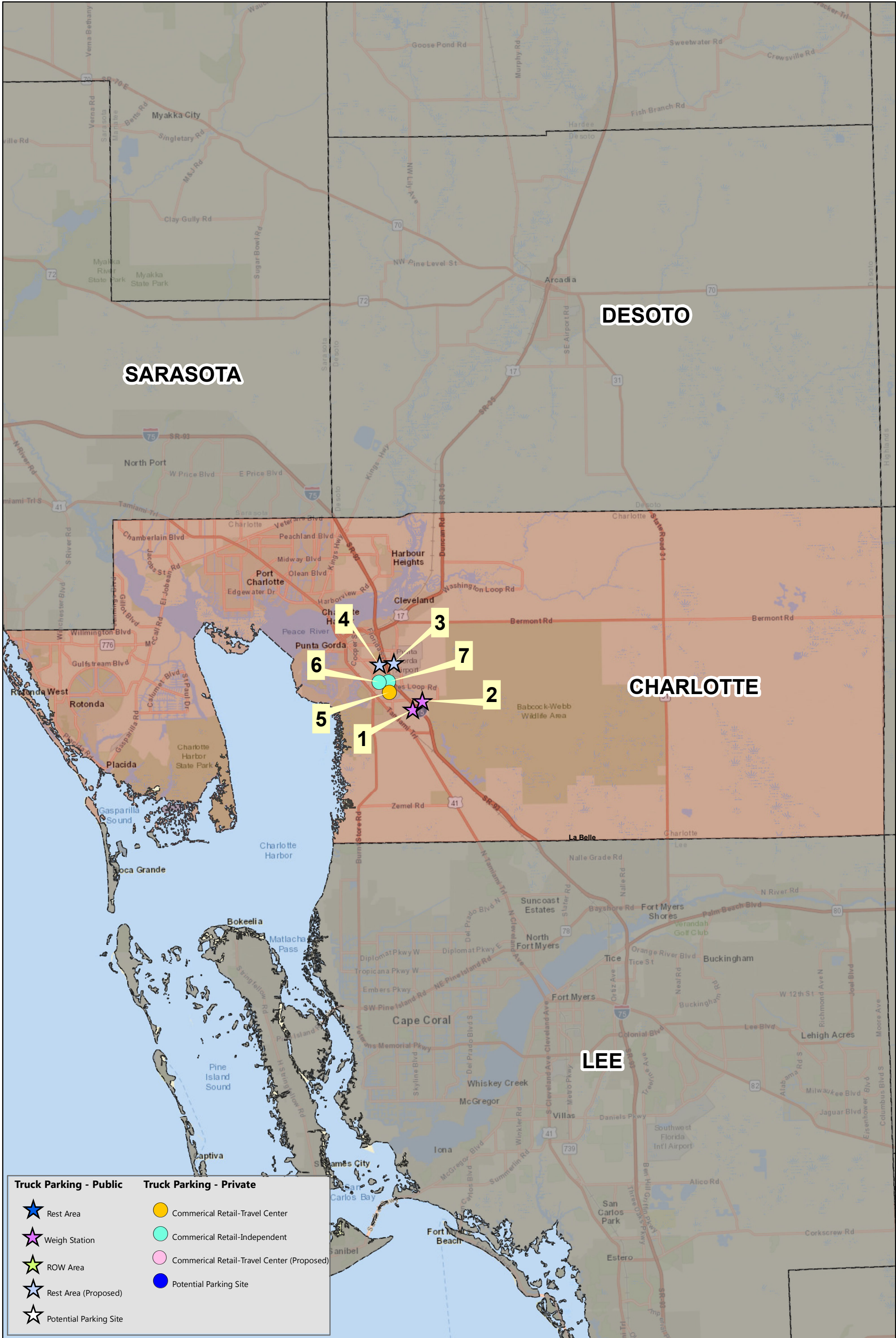


Figure 2

Existing, Proposed and Potential Overnight Truck Parking Locations - Charlotte County



location contains approximately 30 non-designated (unpaved) parking spaces. At the time of the field review, the location was at approximately 40% capacity.



Collier County

Three (3) overnight parking location sites were identified for Collier County, including two (2) existing public locations and one (1) existing private location. All of these locations are identified on Figure 1. A summary of each site is provided below.

Existing Public Sites:

- I-75 (Alligator Alley) E. of CR 839 - Rest Stop Area (Northside/Westbound) (Time of Inspection: Approximately 9:55 AM):: This rest stop area is divided into two sections: an existing public truck parking location on the eastern side of the site which contains approximately 35 designated parking spaces, and a recently under construction portion located on the western side of the site which will consist of a building with typical rest stop amenities like restrooms, concessions, etc., and a parking area. The new portion will consist of approximately 35 designated parking spaces for trucks. Occupancy for the existing portion varies throughout the day but most spaces tend to be used during the evening/night hours. Aerial views of the site are provided in Appendix B.
- I-75 (Alligator Alley) E. of CR 839 - Rest Stop Area (Southside/Eastbound) (Time of Inspection: Approximately 10:05 AM):: This existing public truck parking location contains approximately 35 designated parking spaces. The location is comprised of two separate parking areas. Occupancy varies throughout the day but most spaces tend to be used during the evening/night hours. Aerial views of the site are provided in Appendix B.

Existing Private Site:

- SR 29/Adjacent to Immokalee Regional Airport - State Farmer's Market (Immokalee) (Time of Inspection: Approximately 10:15 AM):: This existing quasi private/public truck parking location contains several paved areas for truck parking at a cost but no designated spaces at this time. During peak periods of the year (i.e. Late Winter/Early Spring), there is typically 20 to 30 trucks parked overnight on-site.

DeSoto County

One (1) overnight parking location site was identified for DeSoto County. This site is an existing private location and is identified on Figure 1. A summary of the site is provided below.

Existing Private Site:

- US 17 S. of Joshua Creek (S. of Arcadia) - Iron Horse Lounge (Time of Inspection: Approximately 10:35 AM): This existing private truck parking location contains approximately 15 non-designated (unpaved) parking spaces. At the time of the field review, the location was at approximately 50% capacity. Please note that discussions with county officials revealed that this site may have law enforcement issues and needs further evaluation as an appropriate overnight parking location. Aerial views of the site are provided in Appendix B.

Glades County

Three (3) overnight parking location sites were identified for Glades County, including one (1) existing public location and two (2) existing private locations. All of these locations are identified on Figure 1. A summary of each site is provided below.

Existing Public Site:

- US 27 at the Caloosahatchee River (Under Memorial Bridge in Moore Haven) - ROW under Bridge (Time of Inspection: Approximately 12:05 PM): This existing public truck parking location contains approximately 15 non-designated parking spaces (unpaved). Based upon a field review, it was determined that up to 5 trucks could park between one set of abutments and one of the bridge piers on the west side of the bridge. Further east, and crossing a local north/south street, there is an open grass field under the bridge which can accommodate another 10+ trucks. It was observed that there were a few trucks occupying space under the bridge. Note: This is not an official public parking area, but one that essentially on the cusp of being suitable or not for parking.

Existing Private Sites:

- NW Quadrant of US 27/SR 78 Intersection (W. of Moore Haven) - Love's Travel Center (Time of Inspection: Approximately 1:55 PM): This existing private truck parking location recently opened to the public and contains 81 designated truck parking spaces.
- South Side of US 27 Near US 27/7th Street Intersection (in Moore Haven) - Former U Save Grocery Store (Now Vacant) (Time of Inspection: Approximately 2:05 PM): This existing private truck parking location contains a paved parking field that can accommodate approximately 10 vehicles on-site. At the time of the field review, one truck was observed on-site.

Hardee County

One (1) overnight parking location site was identified for Hardee County. This site is a potential private location and is identified on Figure 1. A summary of the site is provided below.

Potential Private Site:

- NE Quadrant of US 17/ Rea Rd Intersection (in Wauchula) - Abandoned Grocery Store (Winn Dixie) (Time of Inspection: Approximately 10:55 AM): This potential private overnight truck parking location contains a significant paved parking field with designated parking spaces for typical passenger vehicles. It is estimated that this site could be reconfigured to accommodate a minimum of 50 truck spaces. Finally, please note that this site is located outside the city limits of Wauchula. Aerial views of the site are provided in Appendix B.

Hendry County

One (1) overnight parking location site was identified for Hendry County. This site is an existing private location and is identified on Figure 1. A summary of the site is provided below.

Existing Private Site:

- Along North Side of US 27 West of Clewiston City Limits - Git-N-Go Food Store/Convenience Store (Time of Inspection: Approximately 11:55 AM): This existing private location contains four (4) fueling stations towards back of property for trucks. There is a paved area around the property that may be used for overnight parking. It is estimated that this site can accommodate up to six (6) truck spaces. At the time of the field review, there were several trailers (no cab) parked in rear as well as one tractor trailer parked on-site.

Highlands County

Three (3) overnight parking location sites were identified for Highlands County, including two (2) existing private locations and one (1) potential private location. All of these locations are identified on Figure 1. A summary of each site is provided below.

Existing Private Sites:

- SE Quadrant of US 27/Sebring Parkway Intersection (in Sebring) - Sebring Shopping Plaza (Time of Inspection: Approximately 10:25 AM): This existing private truck parking location is comprised of a large parking field with designated parking spaces for typical passenger vehicles. At the time of the field review, it was observed that approximately 12 trucks occupied this parking field, which is located on the southern side of a retail shopping plaza and appears to be used as overflow parking for the plaza.
- SW Quadrant of US 27/SR 70 Intersection - Chevron Gas Station/Convenience Mart (Time of Inspection: Approximately 11:55 AM): This existing private parking location is comprised of a dirt parking lot that can accommodate approximately 6 trucks overnight. At the time of the field review, two trucks were parked in this area on-site. The location also contains four fueling stations and a CAT scale.

Potential Private Site:

- NE Quadrant of US 27/Dell Hall Boulevard Intersection (in Lake Placid) - Abandoned Office Park Parking Lot (Time of Inspection: Approximately 12:55 PM): This potential private overnight truck parking location contains a significant paved parking field with designated parking spaces for typical passenger vehicles. It is estimated that this site could be reconfigured to accommodate a minimum of 50 truck spaces. Currently, there is a sign prohibiting overnight parking on-site which appears to be posted by the private property owner. Aerial views of the site are provided in Appendix B.

Lee County

Three (3) overnight parking location sites were identified for Lee County, including one (1) existing public location and two (2) existing private locations. All of these locations are identified on Figure 1. A summary of each site is provided below.

Existing Public Site:

- Daniels Parkway E. of I-75 (I-75 Exit 131) - Rest Stop Area (Time of Inspection: Approximately 9:55 AM): This existing public truck parking location contains 23 designated parking spaces. At the time of the field review, it was observed that two trucks were parked on-site. Aerial views of the site are provided in Appendix B.

Existing Private Sites:

- Near Bayshore Drive/Park 78 Drive Intersection (I-75 Exit 143) - Love's Travel Center (Time of Inspection: Approximately 10:05 AM):: This existing private truck parking location contains approximately 100 designated truck parking spaces, eight fueling stations and a CAT Scale. At the time of the field review, it was observed that the location was at approximately 50% capacity. Aerial views of the site are provided in Appendix B.
- Near Lockett Road/Plaza Drive Intersection (I-75 Exit 139) - Pilot Travel Center (Time of Inspection: Approximately 11:55 AM):: This existing private truck parking location contains approximately 72 designated parking spaces, seven fueling stations and a CAT Scale. At the time of the field review, it was observed that the location was at approximately 60% capacity, excluding those trucks parked along the right-of-way of Plaza Drive adjacent to the Travel Center. Aerial views of the site are provided in Appendix B.



Manatee County

Seven (7) overnight parking location sites were identified for Manatee County, including one (1) existing public location, five (5) existing private locations, and one (1) potential private location. All of these locations are identified on Figure 1 as well as Figure 3 which provides a zoomed-in view of the county. A summary of each site is provided below.

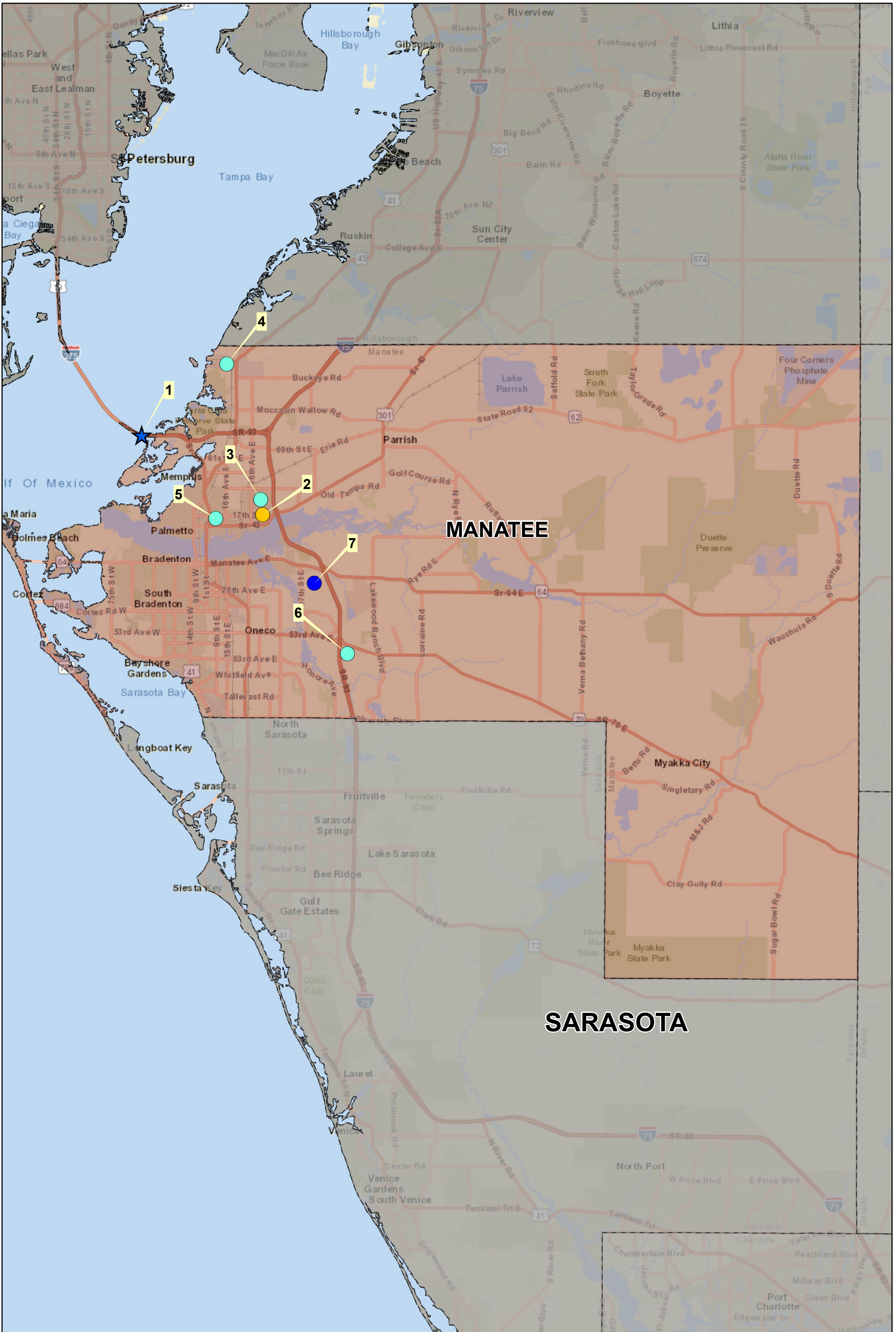


Figure 3

Existing, Proposed and Potential Overnight Truck Parking Locations - Manatee County



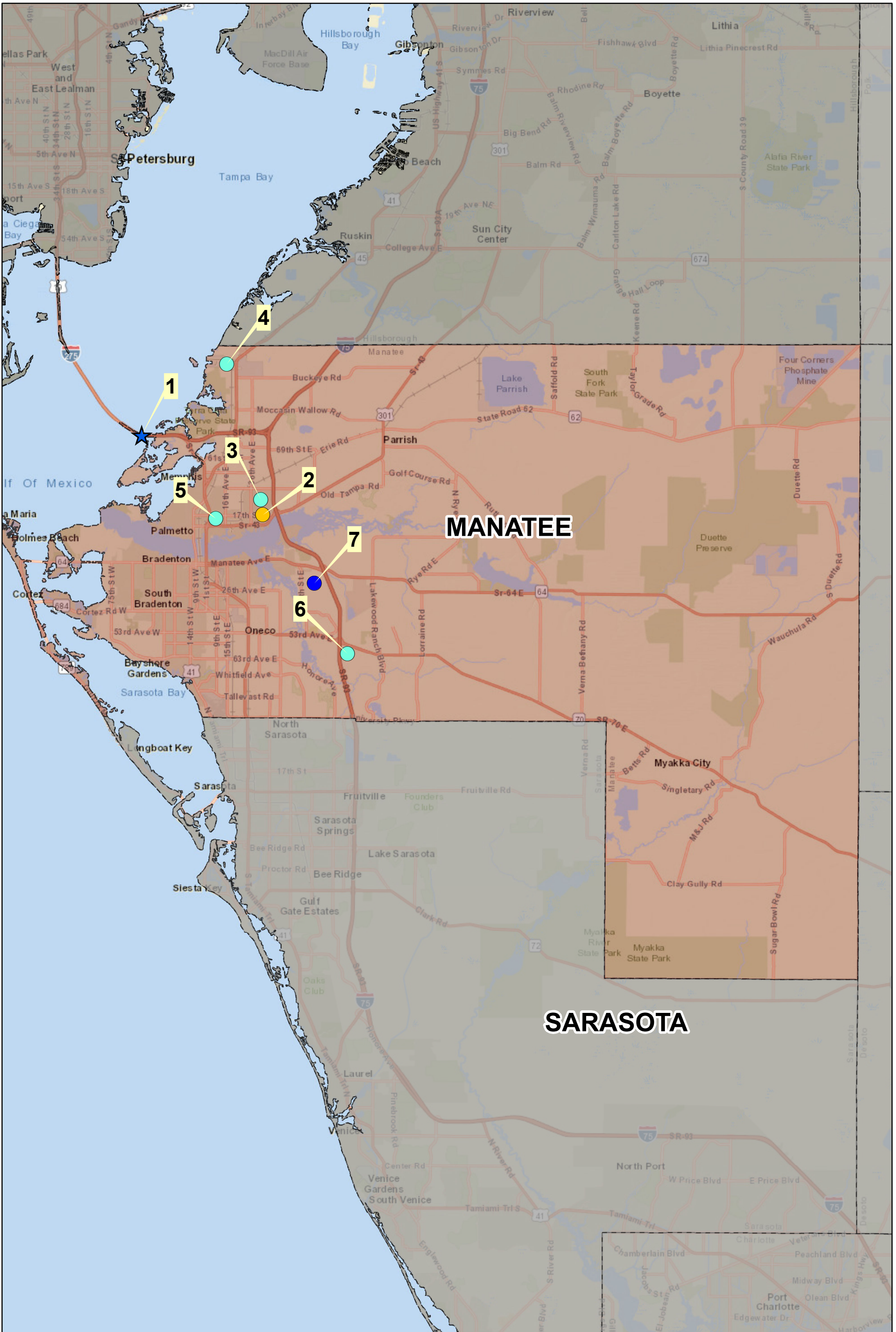


Figure 3

Existing, Proposed and Potential Overnight Truck Parking Locations - Manatee County



Existing Public Site:

I-275 at US 19/Sunshine Skyway Fishing Pier (Manatee County side) - Rest Stop Area (Time of Inspection: Approximately 9:55 AM): This existing public truck parking location contains 16 designated parking spaces. At the time of the field review, it was observed that this location was at 50% capacity. Aerial views of the site are provided in Appendix B.

Existing Private Sites:

- Along 51st Avenue N. of US 301 (I-75 Exit 224) - Pilot Travel Center (Time of Inspection: Approximately 10:05 AM): This existing private truck parking location contains four fueling stations for trucks. Tractor trailers were observed to park on the adjacent roadway shoulder near the site because the site appears to be too small to allow for overnight truck parking on-site.
- Along 17th Street N. of US 301 (I-75 Exit 224) - Super 8 Motel (Time of Inspection: Approximately 10:15 AM): This existing private truck parking location contains a dirt lot which is designated for, and can accommodate up to, approximately six (6) trucks on-site. Please note that only hotel patrons are permitted to use this area for overnight truck parking.
- Port Manatee-North Side of Piney Point Road - Tour Visitor Area (Time of Inspection: Approximately 10:25 AM): This existing private truck parking location contains approximately 26 designated parking spaces. At the time of the field review, it was observed that approximately 7 trailers (w/o cabs) were parked at this location.
- NE Quadrant of US 301/US 41 Interchange (in Palmetto) - WalMart Supercenter (Time of Inspection: Approximately 10:55 AM): This existing private truck parking location is comprised of a large parking field with designated parking spaces for typical passenger vehicles. At the time of the field review, it was observed that approximately 12 trucks occupied the section of the parking field on the western side of the store, which appears to be used as overflow parking for the store. Aerial views of the site are provided in Appendix B.
- SE Quadrant of I-75/SR 70 Interchange (I-75 Exit 220) - WalMart Supercenter (Time of Inspection: Approximately 12:55 PM): This existing private truck parking location is comprised of a large parking field with designated parking spaces for typical passenger vehicles and a grassy area on the northern side of the site. It was observed that only one (1) truck was parked on-site and it was on the west side of the store. Based upon the restricted layout of the parking field, and discussions with store officials, it was determined that trucks can park overnight but at own risk.

Potential Private Site:

- South Side of SR 64 W. of 66th Street (E. of Bradenton) - Circle K Convenience Store (Time of Inspection: Approximately 1:55 PM): This existing private truck parking location contains ten (10) designated truck parking spaces with four (4) fueling stations for truckers. At the time of the field review, it was observed that the location was at approximately 40% capacity. It was noted that signs prohibiting overnight parking were installed along the edges of the parking area. This prohibition was due to truckers parking on-site and then leaving their vehicles to cross the street for lodging. Based upon this situation, store management determined that overnight parking will no longer be permitted.

Okeechobee County

One (1) overnight parking location site was identified for Okeechobee County. This site is an existing public location and is identified on Figure 1. A summary of the site is provided below.

Existing Public Site:

Ft. Drum Plaza (Turnpike) - Rest Stop Area (Time of Inspection: Approximately 9:55 AM): This existing public truck parking location contains 66 designated parking spaces. Occupancy varies



throughout the day but most spaces tend to be used during the evening/night hours. Typically, 10 to 15 trucks were observed during the day. Aerial views of the site are provided in Appendix B.

Polk County

Nineteen (19) overnight parking location sites were identified for Polk County, including four (4) existing public locations, eleven (11) existing private locations, two (2) proposed private locations, and two (2) potential private locations. All of these locations are identified on Figure 1 as well as Figure 4 which provides a zoomed-in view of the county. A summary of each site is provided below.

Existing Public Sites:

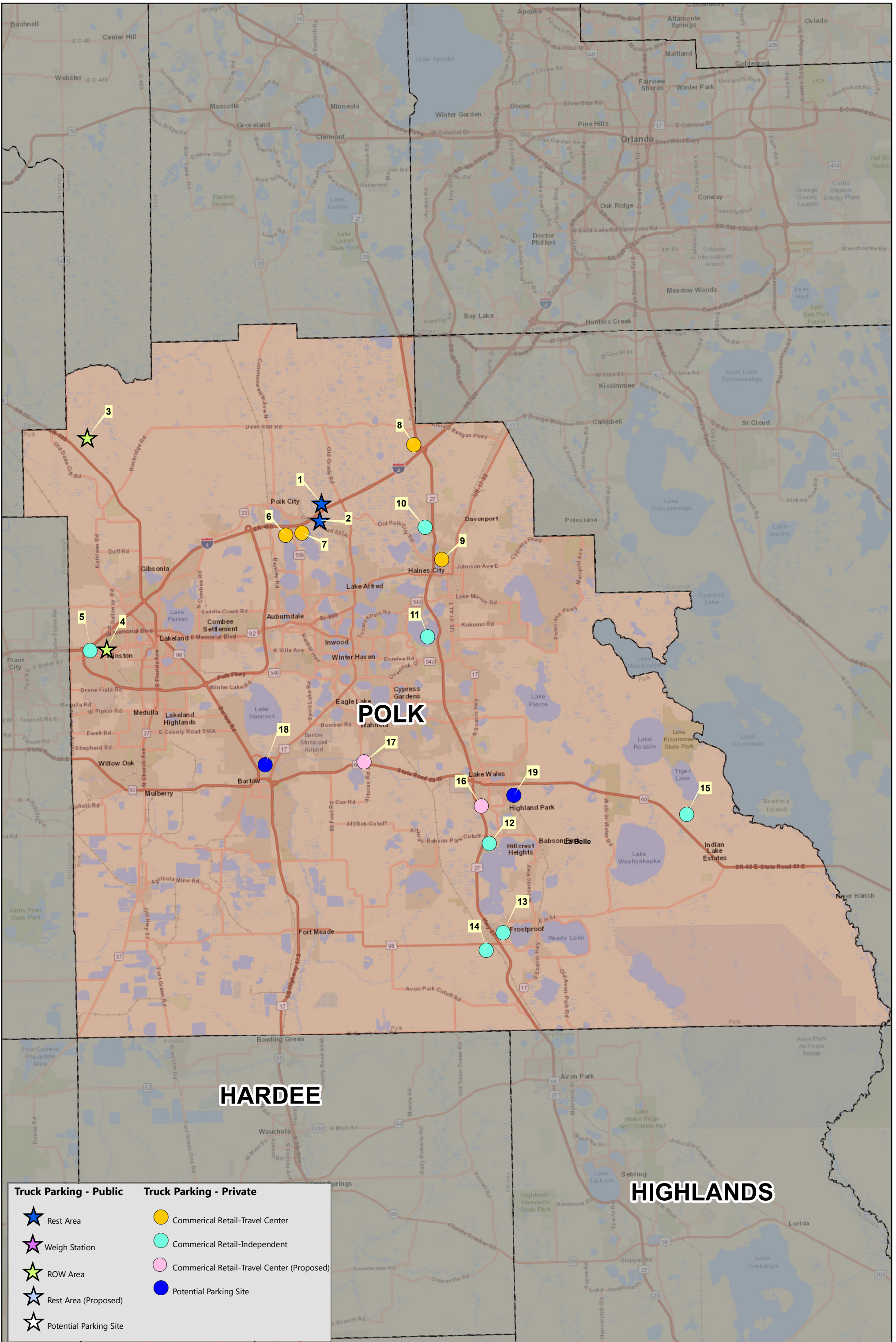
- I-4 EB East of SR 559 (I-4 Exit 44) - Rest Stop Area (Time of Inspection: Approximately 9:55 AM): This existing public truck parking location contains 24 designated parking spaces. At the time of the field review, it was observed that this location was at 60% capacity. Also, observations revealed that this location may be expanded to accommodate additional truck parking spaces although further evaluated will be required. Aerial views of the site are provided in Appendix B.
- I-4 WB East of SR 559 (I-4 Exit 44) - Rest Stop Area (Time of Inspection: Approximately 10:55 AM): This existing public truck parking location contains 24 designated parking spaces. At the time of the field review, it was observed that this location was at 70% capacity. Also, observations revealed that this location may be expanded to accommodate additional truck parking spaces although further evaluated will be required. Aerial views of the site are provided in Appendix B.
- NE Quadrant of US 98/SR 471 Intersection (N. of Lakeland) - ROW Area (Time of Inspection: Approximately 11:05 AM): This existing public truck parking location involves the shoulder area on either side of SR 471 just north of US 98. Observations revealed that approximately 6 to 10 trucks at any one time were parked along the shoulder area. The shoulders are gravel (north side) and grass (south side). No lighting exists near this area except for the red flashing signal head on the SR 471 approach to US 98. Aerial views of the site are provided in Appendix B.
- Along Frontage Road near County Line Rd Intersection - Along North Side of Frontage Rd ROW (Time of Inspection: Approximately 11:55 PM): This existing public truck parking location includes the dirt shoulder area on the north side of the road. Observations revealed that typically 4 to 6 trucks are parked at any one time along the ROW.

Existing Private Sites:

- Along Frontage Road near County Line Rd Intersection - McDonald's Parking Lot (Time of Inspection: Approximately 9:55 AM): This existing private truck parking location contains four (4) designated parking spaces for trucks although this parking area is not very large. It is noted that there are no signs prohibiting overnight parking but it appears that trucks use it as temporary stop only.
- SW Quadrant of I-4/CR 559 Interchange (I-4 Exit 44) - Polk City Travel Center (Time of Inspection: Approximately 10:05 AM): This existing private overnight truck parking location contains approximately 42 designated truck parking spaces. This location is also equipped with 7 fueling station lanes for trucks and 1 CAT scale. At the time of the field review, it was observed that the facility was at 90% occupancy. Aerial views of the site are provided in Appendix B.
- SE Quadrant of I-4/CR 559 Interchange (I-4 Exit 44) - Love's Travel Center (Time of Inspection: Approximately 10:15 AM): This existing private truck parking location contains 160 designated truck parking spaces. The location is also equipped with 7 fueling station lanes for trucks and 1 scale. At the time of the field review, it was observed that the facility was at 95% occupancy. Aerial views of the site are provided in Appendix B.



- NW Quadrant of I-4/US 27 Interchange @ Waverly Barn Road (I-4 Exit 55) - Love's Travel Center (Time of Inspection: Approximately 11:55 AM): This existing private truck parking location contains 100 designated truck parking spaces. The location is also equipped with 7 fueling station lanes for trucks and 1 CAT scale. At the time of the field review, it was observed that the facility was at 90% occupancy. Aerial views of the site are provided in Appendix B.



Truck Parking - Public	Truck Parking - Private
Rest Area	Commerical Retail-Travel Center
Weigh Station	Commerical Retail-Independent
ROW Area	Commerical Retail-Travel Center (Proposed)
Rest Area (Proposed)	Potential Parking Site
Potential Parking Site	

Figure 4

Existing, Proposed and Potential Overnight Truck Parking Locations - Polk County



0 2.25 4.5 9 Miles



- East Side of US 27/Commerce Avenue Intersection (in Haines City) - Pilot Travel Center (Time of Inspection: Approximately 9:55 AM): This existing private truck parking location contains 110 designated truck parking spaces. The location is also equipped with 7 fueling station lanes for trucks and 1 CAT scale. At the time of the field review, it was observed that the facility was at 80% occupancy. Aerial views of the site are provided in Appendix B.
- SW Quadrant of US 27/RWS Road Intersection (in Haines City) - Gated/Enclosed Gravel Lot adjacent to Brad's Discount Auto (Time of Inspection: Approximately 10:15 AM): This existing private truck parking location contains an estimated 100 non-designated parking spaces within a gravel parking lot. Please note that the entire lot is being used for vehicle storage and overnight truck parking. At the time of the field review, it was observed that the facility was at 50% occupancy.
- West Side of US 27 (288610 Hwy 27) (in Dundee) - Quality Inn (Time of Inspection: Approximately 10:25 AM): This existing private truck parking location contains up to 12 designated truck parking spaces within a paved lot for hotel patrons only. There is also a section of the lot where several additional trucks can be accommodated in unofficial spaces. However, it appears that typically only 2 to 3 trucks are parked on-site at any one time and the field review revealed no trucks parked at that time.
- SE Quadrant of US 27/Penny Loop Intersection (in Lake Wales) - Quick Mart (Time of Inspection: Approximately 10:55 AM): This existing private truck parking location contains no designated spaces but the partial paved/ dirt lot around and to the rear of the property indicates that approximately 6 trucks can be accommodated on-site. At the time of the field review, only one truck was observed to be parked on-site.
- East Side of US 27 (7315 Hwy 27) (in Frostproof) - Orange Box Café (Time of Inspection: Approximately 11:55 AM): This existing private truck parking location caters to overnight truck parking because of signs on-site indicating such. Although there is a dirt lot around the site, there are 16 designated spaces for either trucks or RVs and the lot can likely accommodate additional trucks. According to sources, the designated spaces are typically at 50% minimum every day. At the time of this field review, only a few RVs but no trucks were observed to be parked on-site.
- SW Quadrant of US 27/US 98 Intersection (in Frostproof) - Town Star Market (Time of Inspection: Approximately 12:05 PM): This existing private truck parking location caters to overnight trucks parking because of signs on-site indicating such. Although there is a dirt lot around the site and no designated spaces, the lot can likely accommodate approximately 8 trucks. At the time of observation, 5 trucks were observed to be parked on-site. The site has one 1 fueling station for trucks near this dirt lot.
- North/East Side of SR 60 (14907 SR 60 E) (E. of Lake Wales)- Jimmy's Truck Shop (Time of Inspection: Approximately 1:55 PM): This existing private truck parking location caters to overnight truck parking according to discussion with the property owner. Although there is a dirt lot and no designated spaces for trucks, the lot can likely accommodate up to 24 trucks. There were 7 parked trucks observed at the time of the field review. In addition, there are 6 fueling stations for trucks. The owner also indicated that they are hoping to expand to provide a tire shop and other amenities on-site in the coming year.

Proposed Private Sites:

- NE Quadrant of US 27/Hunt Brothers Road Intersection (in Lake Wales) - Love's Travel Center (Time of Inspection: Approximately 2:55 PM): This proposed private parking location/travel center is currently in the site plan approval process with the public agencies. It is expected to contain approximately 65 designated truck parking spaces. Aerial views of the site are provided in Appendix B.



NW Quadrant of SR 60/Old Lake Wales Road Intersection (in Bartow) - Pilot Travel Center (Time of Inspection: Approximately 9:55 AM): This proposed private parking location/travel center is currently in the site plan approval process with the public agencies. It is expected to contain approximately 10 designated truck parking spaces.

Potential Private Sites:

- North Side of SR 60/US 98/US 17 Intersection (in Bartow) - WalMart Supercenter (Time of Inspection: Approximately 10:55 AM): This potential private truck parking location has no designated spaces for trucks. Although there was a "no RV parking" sign on-site, several trucks were observed to be parked in a side area of the parking field which is typically used for overflow parking on-site.
- South Side of SR 60 E. of Hunt Brothers Rd. (in Lake Wales) - Murphy USA Service Station (Time of Inspection: Approximately 11:55 AM): This potential private truck parking location accommodates trucks with six designated truck parking spaces. However, there is a "no overnight parking" sign adjacent to the parking spaces. At the time of the field review, it was observed that there were 8 trucks parked on-site in either the designated spaces or in open areas adjacent to the spaces. This site is directly adjacent to the Lake Wales WalMart Supercenter site which appears to be too small, in terms of parking layout, to accommodate trucks.

Sarasota County

Two (2) overnight parking location sites were identified for Sarasota County, including one (1) existing public location and one (1) potential public location. Both of these locations are identified on Figure 1. A summary of each site is provided below.

Existing Public Site:

- NE Quadrant of River Road/Venice Avenue Intersection - ROW Area (Time of Inspection: Approximately 9:55 AM): This existing public truck parking location is comprised of a dirt parking area for the Turtles Preserve & Snook Haven Park. At the time of the field review, it was observed that there were two (2) trucks parked in a grassy area directly north of the dirt parking area which is within the River Road ROW. It was also noted that there are signs prohibiting overnight parking in the dirt parking area only but not where the trucks were observed. Sarasota County sources have indicated that this location consistently has trucks parked there at different times of the day.
- **Potential Public Site:**
River Road North of I-75 (I-75 Exit 191) ROW Area (Time of Inspection: Approximately 10:35 AM): - This potential public truck parking location consists of an open pavement area along River Road directly north of the interchange with I-75. River Road dead-ends approximately 1000 feet north of the I-75 ramps and at the dead-end area, there is driveway (currently closed off with a chain link fence) that leads to an old and abandoned rest stop area. Along the dead-end section, there is a four-lane section of roadway that could be converted into a truck stop although there are signs prohibiting parking through this area. Although no parked trucks were observed in this area, it appears that numerous trucks have previously parked in/near pavement area in both directions based upon the pavement conditions, including residual (i.e. oil) left on pavement surface. Aerial views of the site are provided in Appendix B.

Summary:

There were a total of 51 sites evaluated and documented which either exist, are proposed, or potentially could be used for overnight truck parking within District One. Of the 51 sites identified, 41 sites are existing, four (4) sites are proposed, and six (6) sites are potential parking areas. However, since existing undesignated spaces as well as potential spaces may provide an overinflated parking availability scenario, it was determined that a more appropriate approach



would be to utilize only existing and proposed designated parking spaces as a baseline to ultimately determine the additional parking needs of the freight industry. This conservative approach yielded approximately 1,320 available (current + proposed) spaces for truck parking which are primarily located at public rest stop areas and weigh stations, and private travel centers. Of this grand total, nearly 40% of these available spaces are located in Polk County. Although this number appears to be high, when this number is compared to the number of trucks traveling only the major regional routes in District One (i.e. I-75, I-4, US 27, and US 17) which is equivalent to approximately 27,000 truck trips per day, the results clearly demonstrate that there is a significant shortfall of needed truck parking spaces within District One. To begin to address this shortfall within the district, some related issues were further evaluated below.

Truck Parking Ordinances

One major issue affecting overnight truck parking is some communities have restrictions or prohibitions on truck parking. A review of local ordinances affecting overnight truck parking was conducted to research and determine if, and where, local municipal ordinances may exist prohibiting overnight parking, particularly if it would affect some of the potential sites evaluated documented above. This review included a cross section of cities in the region and the results are identified in Figure 5 and documented in Appendix C.

The results of the review indicated that four (4) cities, Arcadia, Clewiston, Lakeland, and Wauchula, have ordinances which prohibit or restrict overnight truck parking. As shown in Figure 5, none of the earlier identified potential parking sites will be affected by these ordinances. If additional potential sites are identified within these four (4) cities cited above, FDOT officials may wish to coordinate with those city officials, as well as other affected stakeholders, to develop a strategy to allow overnight truck parking in those areas. However, there has been a constant issue with these prohibitions present in Lakeland, considering the high-volume of out-of-state trucking that flows into the region.

FDOT Owned Property

Another issue that was further evaluated involved a review of FDOT-owned property along state roadways within District One to determine if any state-owned property exists which could be considered for future truck parking areas. This evaluation used FDOT's parcel database and specific parameters, such as minimum acreage and geographical location.

For this effort, a minimum parcel size of 5 acres was considered as well as the location of any property being within 500 feet of the state roadway right-of-way. Due to the location of the major freight routes within District One being in the interior of the district, this review focused on areas east of I-75 towards the eastern edge of the district boundary. The results of this review provided a shortlist of 35 potential sites. Further evaluation was undertaken to determine if any of these sites could support development of a truck parking facility, including environmental and drainage constraints, access concerns, and whether the property already is earmarked for use by FDOT such as potential retention areas for new roadway projects.

The results of this detailed review identified five (5) final sites for FDOT to consider as future truck parking facilities. All five (5) sites are located in Polk County and are adjacent to several roads, including two (2) sites near the western section of the Polk Parkway (SR 570), two (2) sites along SR 60, including one near the existing Central Florida Intermodal Logistics Center (ILC), and one (1) site along I-4. Documentation for this evaluation is provided in Appendix D, including aerial views of each site.

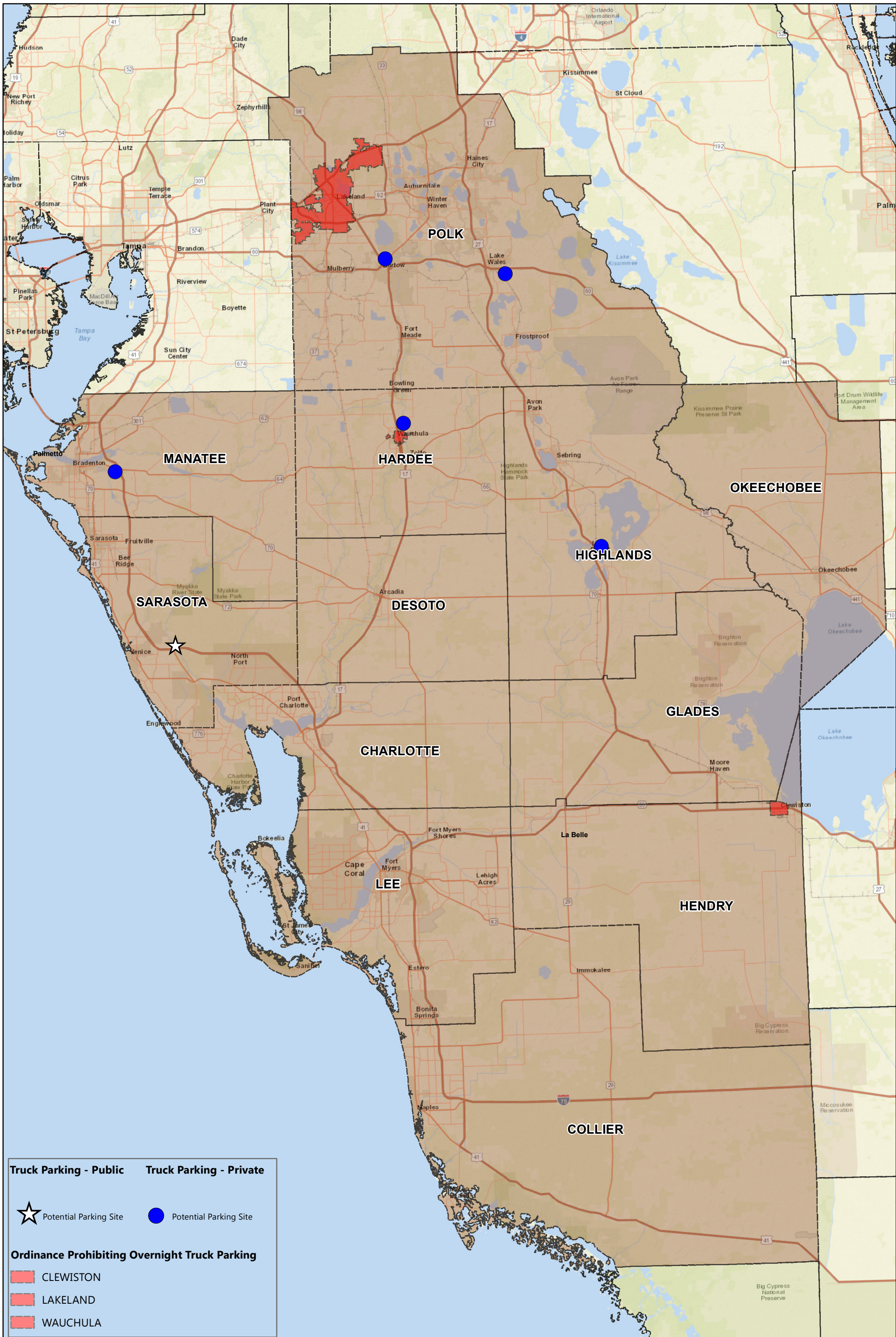
Conclusion

Commercial trucking is one of the most prominent freight activities in District One. There is a nationwide shortage of overnight parking for commercial trucks. Florida has particular problems with this issue and District One is a prime example of those problems. We conducted an inventory to determine available parking areas for trucks within District One, with an emphasis on overnight parking. The inventory identified both public and private facilities and classified them as existing, proposed, and potential sites.



- There were a total of 51 sites identified and 41 sites are existing, four (4) sites are proposed, and six (6) sites are potential parking areas.
- The total number of designated available current and proposed spaces for truck parking is approximately 1,320 spaces with most of these spaces primarily located at public rest stop areas and weigh stations, and private travel centers. This total when compared to current truck traffic on the major freight routes clearly demonstrate that there is a significant shortfall of needed truck parking spaces within District One.
- There were approximately 27,000 truck trips analyzed. A few locations that should be considered based on proximity to Freight Mobility (FMCs) Corridors and ideal size are FDOT owned parcels labeled as # 10, #22 and #29 in the FDOT owned parcels table. In addition, locations that should be further examined due to increased freight movement, truck traffic and advantageous location are follows:
 - NE Quadrant of US 27/Dell Hall Blvd Intersection (in Lake Placid) - Highlands County
 - NE Quadrant of US 98/SR 471 Intersection (N. of Lakeland) - Polk County
 - River Rd North of I-75 (I-75 Exit 191) – Sarasota County

As investment in freight facilitation continues to become a high priority for not only District One but the state of Florida, a Phase II examination could further explore items discovered during the course of this study, including improvements at existing FDOT facilities, the impact of continuing growth in the freight and logistics industry, and opportunities for local stakeholders to improve the situation.



Truck Parking - Public	Truck Parking - Private
★ Potential Parking Site	● Potential Parking Site
Ordinance Prohibiting Overnight Truck Parking	
█ CLEWISTON	
█ LAKELAND	
█ WAUCHULA	

Figure 5
Overnight Truck Parking Ordinance Locations
and Potential Parking Sites



To begin to address this shortfall, several issues were evaluated, including identifying local ordinances that prohibit or restrict overnight parking, and identification of other potential sites owned by FDOT that could be considered for future truck parking. The review of local ordinances indicated that four (4) cities (Arcadia, Clewiston, Lakeland, and Wauchula) have ordinances which prohibit or restrict overnight truck parking. If additional potential sites are identified within these four (4) cities above, FDOT officials may wish to coordinate with those city officials, as well as other affected stakeholders, to develop a strategy to allow overnight truck parking in those areas. Research into property currently owned by FDOT revealed that five (5) sites could be considered as future truck parking facilities.

Although the information in this report provides an initial review of the overnight truck parking shortage problem in District One, additional follow-up coordination and studies may be needed within District One, with adjacent districts, local communities / agencies, or statewide to fully evaluate and address this ongoing and growing problem.

I trust that the above information presented is helpful. If you have any questions or comments regarding this matter, please contact me.

Sincerely,

HDR ENGINEERING, INC.

Kevin O. Biegler, GISP
Transportation Planner



APPENDIX A
PARKING INVENTORY DOCUMENTATION

Inventory of Existing and Future Truck Parking Locations - FDOT District One									
ID	County	Location	Type of Facility	Category (Map)	Ownership		Number of Parking Spaces		Notes
					Public	Private	Designated	Non-designated	
1	Charlotte	I-75 SB Near Jones Loop Rd (Exit 161)	Weigh Station	Weigh Station - Public	X		23		Closed and undergoing renovations to weigh station; No trucks present
2	Charlotte	I-75 NB Near Jones Loop Rd (Exit 161)	Weigh Station	Weigh Station - Public	X		23		Will be undergoing weigh station renovation in March 2017; 2 trucks present
3	Charlotte	S. of Airport Rd East Side of I-75	Rest Stop Area (Northbound)	Rest Area - Public (Proposed)	X		70 (avg.)		Proposed Rest Area--Likely will have at least 60 to 80 spaces for trucks
4	Charlotte	S. of Airport Rd West Side of I-75	Rest Stop Area (Southbound)	Rest Area - Public (Proposed)	X		70 (avg.)		Proposed Rest Area--Likely will have at least 60 to 80 spaces for trucks
5	Charlotte	Near Jones Loop Rd/Knights Dr Intersection (I-75 Exit 161)	Pilot Travel Center/Wendy's Parking Lot	Commercial Retail - Travel Center-Private		X	42		8 fueling stations; Approximately 50% occupancy; including non-freight vehicles
6	Charlotte	Near Jones Loop Rd/Mac Dr Intersection (I-75 Exit 161)	Paved Parking Lot Adjacent to Shell Gas Station	Commercial Retail - Independent- Private		X	22		Approximately 30% occupancy; including non-freight vehicles
7	Charlotte	Near Jones Loop Rd/Mac Dr Intersection (I-75 Exit 161)	Dirt Parking Lot Adjacent to Waffle House	Commercial Retail - Independent- Private		X		30	Approximately 40% occupancy; including non-freight vehicles
1	Collier	I-75 (Alligator Alley) E. of CR 839	Rest Stop Area (Northside/Westbound)	Rest Area - Public	X		70 +		This site has two areas: an existing surface parking lot on the east side of the site, and a section on the west side which is currently under construction and will contain a building with typical rest stop amenities, including a parking area for trucks. For the existing portion, occupancy varies throughout the day with most spaces tend to be used in evening/night. For the portion currently under construction, this area will contain approximately 35 spaces for trucks.
2	Collier	I-75 (Alligator Alley) E. of CR 839	Rest Stop Area (Southside/Eastbound)	Rest Area - Public	X		50+		Includes 2 separate parking areas. Occupancy varies through the day. Most spaces tend to be used in evening/night.
3	Collier	SR 29/Adjacent to Immokalee Regional Airport	State Farmer's Market (Immokalee)	Commercial Retail - Independent- Private		X			This location is a quasi private/public location since overnight parking is allowed for a cost. There are no specific spaces for trucks. However, fronting SR 29, there is an area typically used for overnight stays, which could be at least 20-30 trucks per night during the peak harvest season (Late Winter/Early Spring).
1	DeSoto	US 17 S. of Joshua Creek (S. of Arcadia)	Iron Horse Lounge	Commercial Retail - Independent- Private		X		15	Approximately 50% occupancy; including non-freight vehicles; independent business
1	Glades	US 27 at the Caloosahatchee River (Under Memorial Bridge in Moore Haven)	ROW under Bridge	ROW Area - Public	X			15	Found a few trucks occupying space under the bridge. There is room for 4-5 trucks between the spans on the west side under the bridge as well as on the east side of the bridge in an open grassed field for another 10+ trucks.
2	Glades	NW Quadrant of US 27/SR 78 Intersection (W. of Moore Haven)	Love's Travel Center	Commercial Retail - Travel Center-Private		X	81		Recently opened in late March 2017.
3	Glades	South Side of US 27 Near US 27/7th St Intersection (in Moore Haven)	Former U Save Grocery Store (Now Vacant)	Commercial Retail - Independent- Private		X		10	Paved parking area--only one truck observed.
1	Hardee	NE Quadrant of US 17/ Rea Rd Intersection (in Wauchula)	Abandoned Grocery Store (Winn Dixie)	Commercial Retail - Independent- Private (Potential Site)		X			Potential truck parking location with significant paved parking field (over 50 truck spaces)
1	Hendry	Along North Side of US 27 West of Clewiston City Limits	Git-N-Go Food Store/Convenience Store	Commercial Retail - Independent- Private		X			Four (4) fueling stations towards back of property for trucks. Paved lot around property that may be used for overnight parking. Observed several trailers (no cab) parked in rear as well as one tractor trailer parked on site.
1	Highlands	SE Quadrant of US 27/Sebring Pkwy Intersection (in Sebring)	Sebring Shopping Plaza	Commercial Retail - Independent- Private		X			Identified about 10-12 vehicles using part of southern parking field which appears to be used as overflow parking for the plaza.
2	Highlands	SW Quadrant of US 27/SR 70 Intersection	Chevron Gas Station/Convenience Mart	Commercial Retail - Independent- Private		X		6	Dirt parking lot that can accommodate approximately 6 trucks overnight. Two parked trucks were observed in the lot. Property has 4 fueling stations and a CAT scale.
3	Highlands	NE Quadrant of US 27/Dell Hall Blvd Intersection (in Lake Placid)	Abandoned Office Park Parking Lot	Commercial Retail - Independent- Private (Potential Site)		X			Potential truck parking location with significant paved parking field (over 50 truck spaces)
1	Lee	Daniels Pkwy E. of I-75 (I-75 Exit 131)	Rest Stop Area	Rest Area - Public	X		23		Only 2 trucks present
2	Lee	Near Bayshore Dr/Park 78 Dr Intersection (I-75 Exit 143)	Love's Travel Center	Commercial Retail - Travel Center-Private		X	100		8 fueling stations; Weigh Station, Approximately 50% occupancy; Typically filled to capacity after 5 PM per Site GM
3	Lee	Near Luckett Rd/Plaza Dr Intersection (I-75 Exit 139)	Pilot Travel Center	Commercial Retail - Travel Center-Private		X	72		7 fueling stations; Weigh Station, Repair garage, Approximately 60% occupancy; 12 freight trucks parked on ROW shoulder along Plaza Dr adjacent to the Travel Center
1	Manatee	I-275 at US 19/Sunshine Skyway Fishing Pier (Manatee County side)	Rest Stop Area	Rest Area - Public	X		16		Approximately 50% occupancy; including non-freight vehicles
2	Manatee	Along 51st Ave N. of US 301 (I-75 Exit 224)	Pilot Travel Center	Commercial Retail - Travel Center-Private		X			4 fueling station lanes for trucks (3 of 4 used); tractor trailer using shoulders to park--Site too small to allow overnight parking
3	Manatee	Along 17th St N. of US 301 (I-75 Exit 224)	Super 8 Motel	Commercial Retail - Independent- Private		X		6	Dirt parking lot for motel patrons only; 2 spaces taken
4	Manatee	Port Manatee--North Side of Piney Point Rd	Tour Visitor Area	Commercial Retail - Independent- Private		X	26+		Paved parking lot adjacent to the tour parking area. Up to 7 trailers (no cabs) observed and parked in lot. Also, one parked tractor trailer was observed in lot.
5	Manatee	NE Quadrant of US 301/US 41 Interchange (in Palmetto)	WalMart Supercenter	Commercial Retail - Independent- Private		X			Identified about 12-15 vehicles using part of western parking field which appears to be used as overflow parking for the store.
6	Manatee	SE Quadrant of I-75/SR 70 Interchange (I-75 Exit 220)	WalMart Supercenter	Commercial Retail - Independent- Private		X			Although only one parked truck observed, there is an area to park up front on a grassy area or on the side. There are no overnight parking prohibition signs. Store officials indicated that trucks can park overnight but at own risk.
7	Manatee	South Side of SR 64 W. of 66th St. (E. of Bradenton)	Circle K Convenience Store	Commercial Retail - Independent- Private (Potential Site)		X	10		Overnight parking prohibition signs exist on site. Prohibition was because truckers happened to park on pavement (i.e paved/ concrete) lot and went across the street for lodging or such, and management stopped the practice. Four (4) parked trucks were observed on-site while a total of 8 trucks were observed either parked or stopped for fueling. There are 4 fueling stations.
1	Okeechobee	Ft. Drum Plaza (Turnpike)	Rest Stop Area	Rest Area - Public	X		66		Occupancy varies throughout the day. Typically, 10-15 trucks observed during day. Most spaces tend to be used in evening/night.
1	Polk	I-4 EB East of SR 559 (I-4 Exit 44)	Rest Stop Area	Rest Area - Public	X		24		2 handicapped parking spots; Approximately 60% occupancy; Potential area to expand
2	Polk	I-4 WB East of SR 559 (I-4 Exit 44)	Rest Stop Area	Rest Area - Public	X		24		2 handicapped parking spots; Approximately 70% occupancy; Potential area to expand
3	Polk	NE Quadrant of US 98/SR 471 Intersection (N. of Lakeland)	ROW Area	ROW Area- Public	X				It was observed that 6-10 trucks at any one time were parked along the shoulders of SR 471 just east of US 98. The shoulders were either gravel (north side) or grass (south side). No lighting exists near this area except for the red flashing signal head on the SR 471 approach.
4	Polk	Along Frontage Road near County Line Rd Intersection	Along North Side of Frontage Rd ROW	ROW Area- Public	X				Approximately 6 trucks were observed parking along the ROW

5	Polk	Along Frontage Road near County Line Rd Intersection	McDonald's Parking Lot	Commercial Retail - Independent- Private	X	4	Small area for parking trucks; No signs prohibiting overnight parking but appears that trucks use it as temporary stop only.
6	Polk	SW Quadrant of I-4/CR 559 Interchange (I-4 Exit 44)	Polk City Travel Center	Commercial Retail - Travel Center-Private	X	42	7 fueling station lanes for trucks (most used); 1 scale; Approximately 90% occupancy
7	Polk	SE Quadrant of I-4/CR 559 Interchange (I-4 Exit 44)	Love's Travel Center	Commercial Retail - Travel Center-Private	X	160	7 fueling station lanes for trucks (full); 1 scale; Approximately 95% occupancy
8	Polk	NW Quadrant of I-4/US 27 Interchange @ Waverly Barn Road (I-4 Exit 55)	Love's Travel Center	Commercial Retail - Travel Center-Private	X	100	7 fueling station lanes for trucks (most used); 1 scale; Approximately 90% occupancy
9	Polk	East Side of US 27/Commerce Ave Intersection (in Haines City)	Pilot Travel Center	Commercial Retail - Travel Center-Private	X	110	7 fueling station lanes for trucks (full); 1 scale; Approximately 80% occupancy
10	Polk	SW Quadrant of US 27/RWS Rd Intersection (in Haines City)	Gated/Enclosed Gravel Lot adjacent to Brad's Discount Auto	Commercial Retail - Independent- Private	X	100	Gravel parking lot used for vehicle storage and overnight truck parking; Approximately 50% occupancy
11	Polk	West Side of US 27 (288610 Hwy 27) (in Dundee)	Quality Inn	Commercial Retail - Independent- Private	X	12	The hotel allows for overnight truck parking for its patrons within its paved lot. There is also a section of the lot where several additional trucks can be accommodated. Sources indicated that there are usually 2 to 3 trucks parked anytime in the lot although there were none at the time of this field review.
12	Polk	SE Quadrant of US 27/Penny Loop Intersection (in Lake Wales)	Quick Mart	Commercial Retail - Independent- Private	X	6	No designated spaces but the partial paved/partial dirt lot exists around and to the rear of the property which can likely accommodate approximately 6 trucks. At the time of this field review, only one truck was observed to be parked on-site. The site has up to 5 fueling stations.
13	Polk	East Side of US 27 (7315 Hwy 27) (in Frostproof)	Orange Box Café	Commercial Retail - Independent- Private	X	16	This location caters to overnight trucks because of signs indicating such. In addition to the designated spaces for either trucks or RVs, the dirt lot on the north side of the property can likely accommodate additional trucks. According to sources, the designated spaces are typically 1/2 to full capacity every day. At the time of this field review, only a few RVs were observed to be parked on-site.
14	Polk	SW Quadrant of US 27/US 98 Intersection (in Frostproof)	Town Star Market	Commercial Retail - Independent- Private	X	8	This location caters to overnight trucks because of signs indicating such. In addition, although there are no designated spaces, there is a dirt lot towards the rear of the property that can likely accommodate approximately 8 trucks. At the time of this field review, 5 trucks were observed to be parked on-site. The site has one 1 fueling station for trucks near this dirt lot.
15	Polk	North/East Side of SR 60 (14907 SR 60 E) (E. of Lake Wales)	Jimmy's Truck Shop	Commercial Retail - Independent- Private	X	24	This location caters to overnight truck parking according to the owners. Although there are no designated spaces for trucks, the dirt lot on the north side of the property can likely accommodate 20-24 trucks. There were 7 parked trucks observed at the time of the field review. There are 6 fueling positions/stations for trucks. The owners indicated that they are hoping to expand to a tire shop and other facilities in the coming year.
16	Polk	NE Quadrant of US 27/Hunt Brothers Rd Intersection (in Lake Wales)	Love's Travel Center	Commercial Retail - Travel Center-Private (Proposed)	X	66	Proposed travel center that is in the preliminary stages of the site plan approval process with the public agencies.
17	Polk	NW Quadrant of SR60/Old LakeWales Rd-Alturas Rd Intersection (in Bartow)	Pilot Travel Center	Commercial Retail - Travel Center-Private (Proposed)	X	10	Proposed travel center that is in the preliminary stages of the site plan approval process with the public agencies.
18	Polk	North Side of SR 60/US 98/US 17 Intersection (in Bartow)	WalMart Supercenter	Commercial Retail - Independent- Private (Potential Site)	X		Although there was a "no RV parking" sign on-site, several trucks were observed to be parked in a side area of the parking field which is typically used less frequently than. There are no designated parking spaces for the trucks on-site.
19	Polk	South Side of SR 60 E. of Hunt Brothers Rd. (in Lake Wales)	Murphy USA Service Station	Commercial Retail - Independent- Private (Potential Site)	X	6	This location accommodates trucks with specific paved parking spaces. However, there is a "no overnight parking" sign adjacent to the parking spaces. There were 8 trucks parked observed on-site in either the designated spaces or in open areas adjacent to the spaces. This site is directly adjacent to the Lake Wales WalMart Supercenter site which appears to be too small, in terms of parking layout, to accommodate trucks.
1	Sarasota	NE Quadrant of River Rd/Venice Ave Intercection	ROW Area	ROW Area- Public	X		North of a dirt parking area for the Turtles Preserve & Snook Haven Park, it was observed two parked tractor trailers in a grassy area within the River Road ROW. There are signs prohibiting overnight parking along the dirt parking area only.
2	Sarasota	River Rd North of I-75 (I-75 Exit 191)	ROW Area--Open Pavement	ROW Area- Public (Potential Site)	X		River Road dead-ends approximately 1000 feet north of the I-75 ramps. Although there are no parking signs along the edge of the existing 4ld cross section, there is significant pavement area for trucks to park if allowed. This area is typically part of the LA area and under the jurisdiction of FDOT. It appears that numerous trucks have parked in/near pavement area in both directions based upon the pavement conditions, including residual (i.e. oil) left on pavement surface.
		Total = 51					



APPENDIX B
PARKING SITE AERIALS

Charlotte County – ID: 1- Weigh Station – I-75 SB Near Jones Loop Rd (Exit 161)
/View 1 (Zoomed In):



Charlotte County – ID: 1- Weigh Station – I-75 SB Near Jones Loop Rd (Exit 161)
/View 2 (Zoomed Out):



**Charlotte County – ID: 2 - Weigh Station – I-75 NB Near Jones Loop Rd (Exit 161)/
/View 1 (Zoomed In):**



**Charlotte – ID: 2- Weigh Station - I-75 NB Near Jones Loop Rd (Exit 161)/View 2
(Zoomed Out):**



Charlotte County – ID: 5 - Pilot Travel Center/Wendy's Parking Lot – Near Jones Loop Rd/Knights Dr Intersection (I-75-Exit 161)/View 1 (Zoomed In):



Charlotte County – ID: 5 - Pilot Travel Center/Wendy's Parking Lot – Near Jones Loop Rd/Knights Dr Intersection (I-75-Exit 161)/View 2 (Zoomed Out):



Collier County – ID: 1 – Rest Stop Area (Northside/Westbound) – I-75 E. of CR 839/View 1 (Zoomed In):



Collier County – ID: 1 – Rest Stop Area (Northside/Westbound) – I-75 E. of CR 839 /View 2 (Zoomed Out):



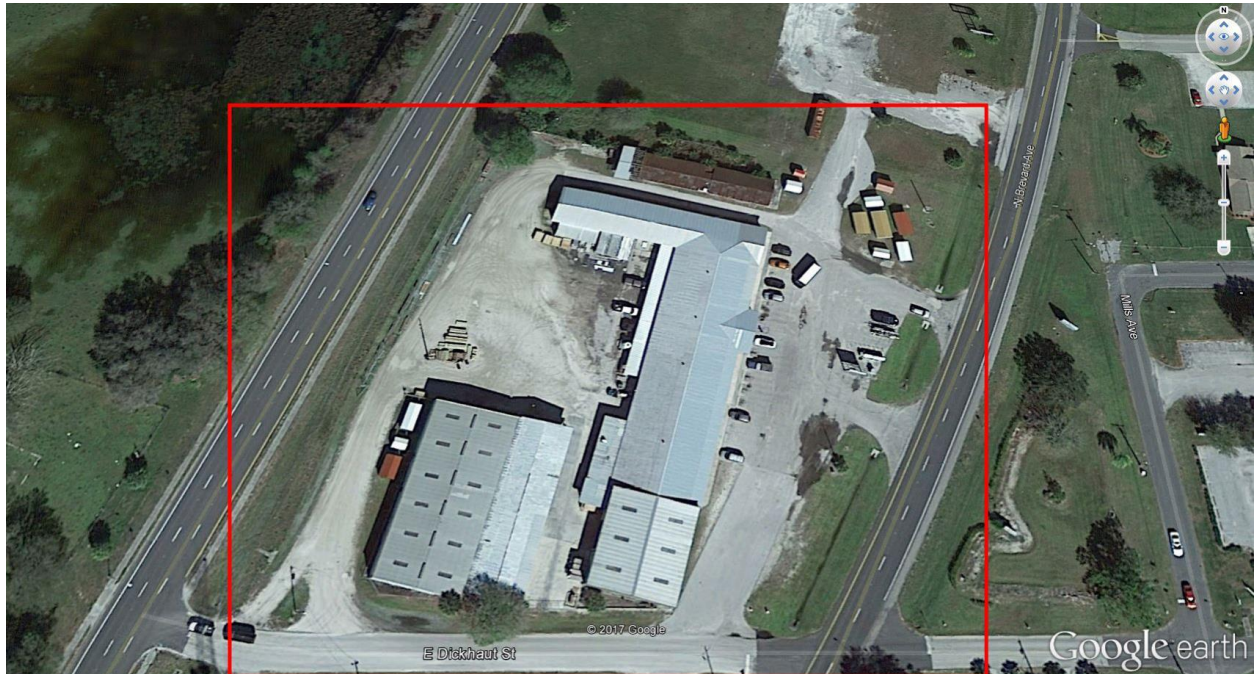
Collier County – ID: 2 – Rest Stop Area (Southside/Eastbound) – I-75 E. of CR 839 /View 1 (Zoomed In):



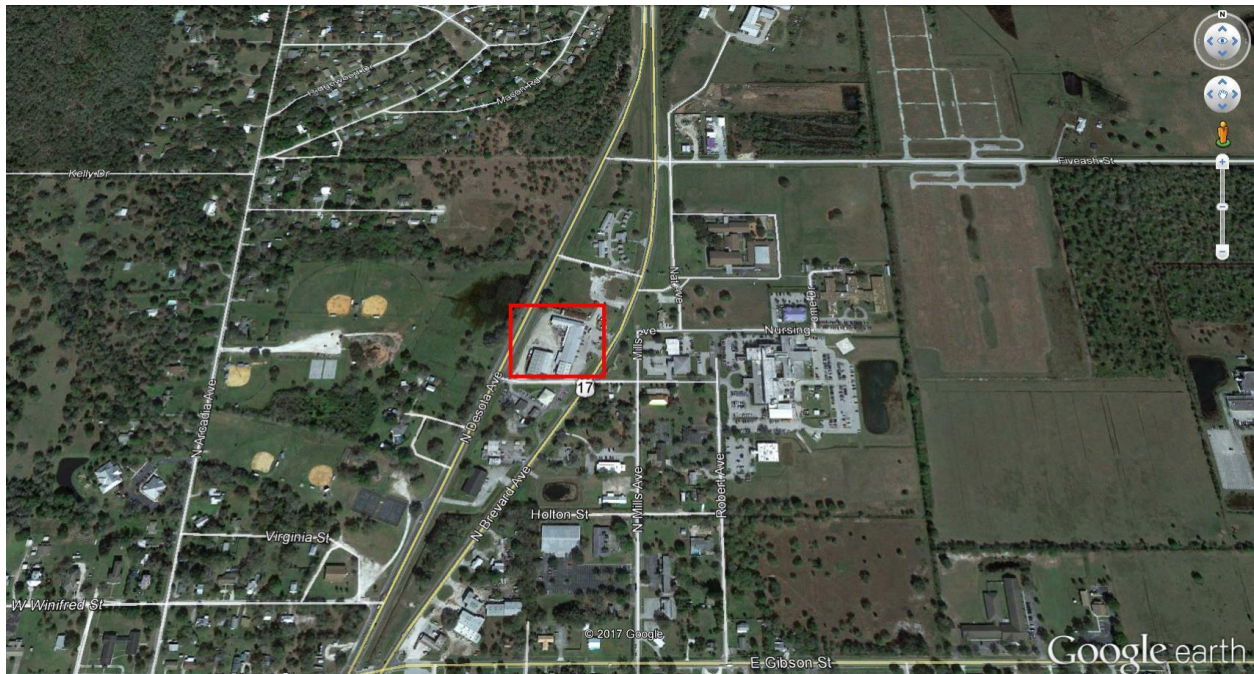
Collier County – ID: 2 – Rest Stop Area (Southside/Eastbound) – I-75 E. of CR 839/View 2 (Zoomed Out):



Desoto County – ID: 1 – Iron Horse Lounge – US 17 S. of Joshua Creek (S. of Arcadia/View 1 (Zoomed In):



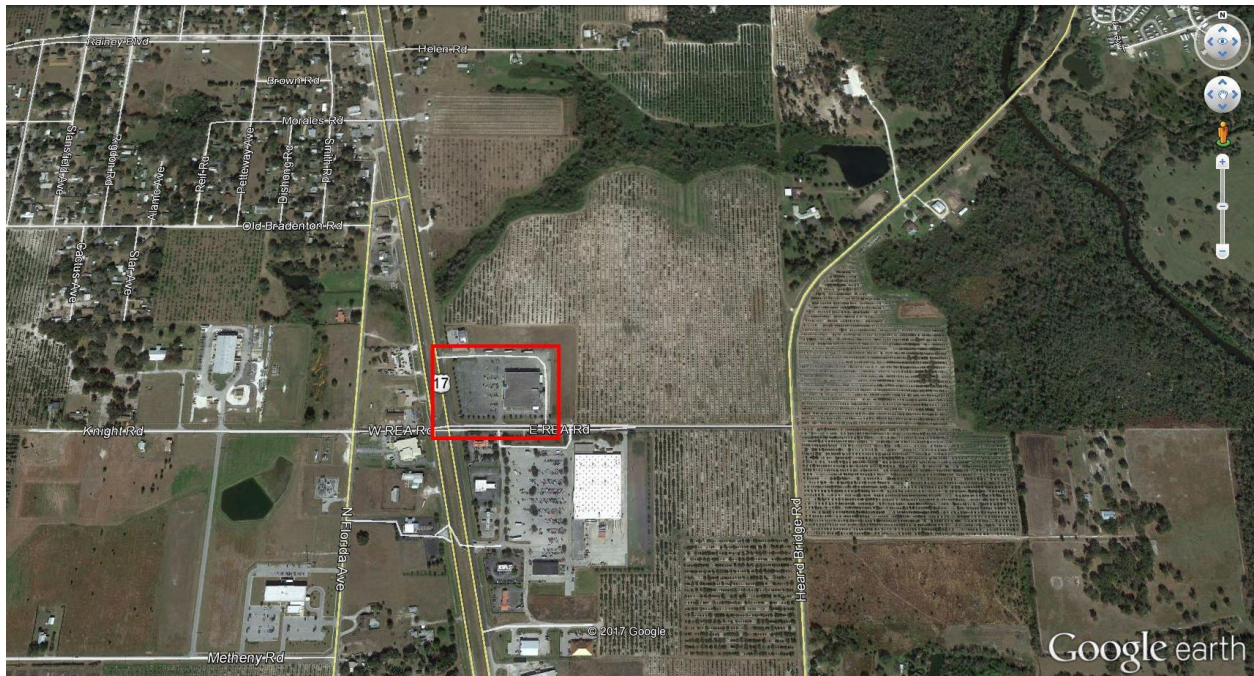
Desoto County – ID: 1 – Iron Horse Lounge – US 17 S. of Joshua Creek (S. of Arcadia/View 2 (Zoomed Out):



Hardee County – ID: 1 – Abandoned Grocery Store (Winn Dixie Parking Lot) – NE Quadrant of US 17/Rea Rd Intersection (in Wauchula)/View 1 (Zoomed In):



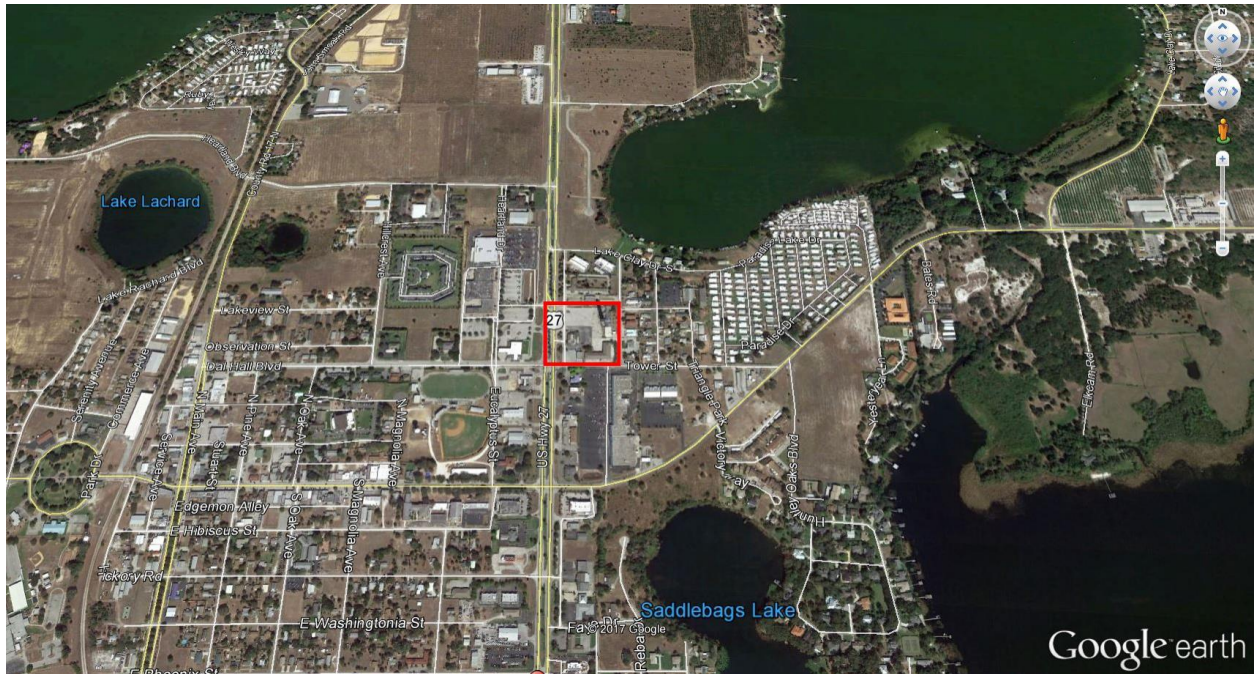
Hardee County – ID: 1 – Abandoned Grocery Store (Winn Dixie Parking Lot) – NE Quadrant of US 17/Rea Rd Intersection (in Wauchula)/View 2 (Zoomed Out):



Highlands County – ID: 3 – Abandoned Office Park Parking Lot – NE Quadrant of US 27/Dell Hall Blvd Intersection (in Lake Placid)/View 1 (Zoomed In):



Highlands County – ID: 3 – Abandoned Office Park Parking Lot – NE Quadrant of US 27/Dell Hall Blvd Intersection (in Lake Placid)/View 2 (Zoomed Out):



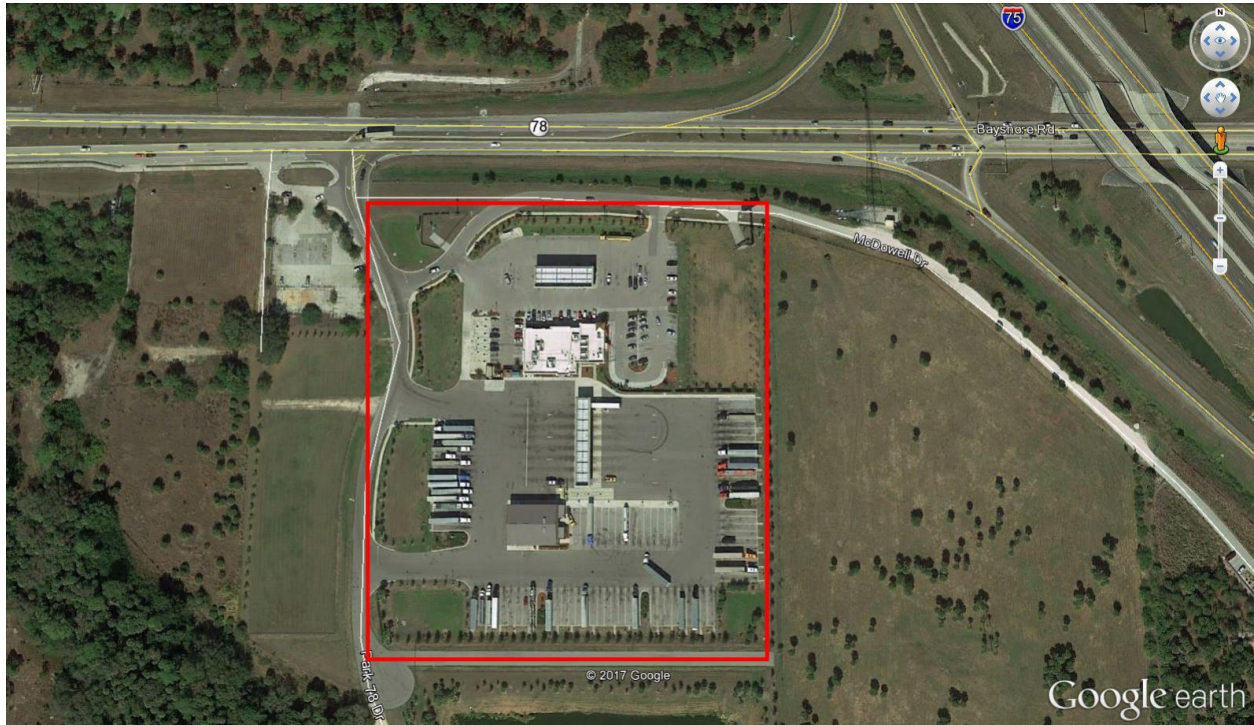
Lee County – ID: 1 – Rest Stop Area – Daniels Pkwy E. of I-75 (I-75 Exit 131))/View 1 (Zoomed In):



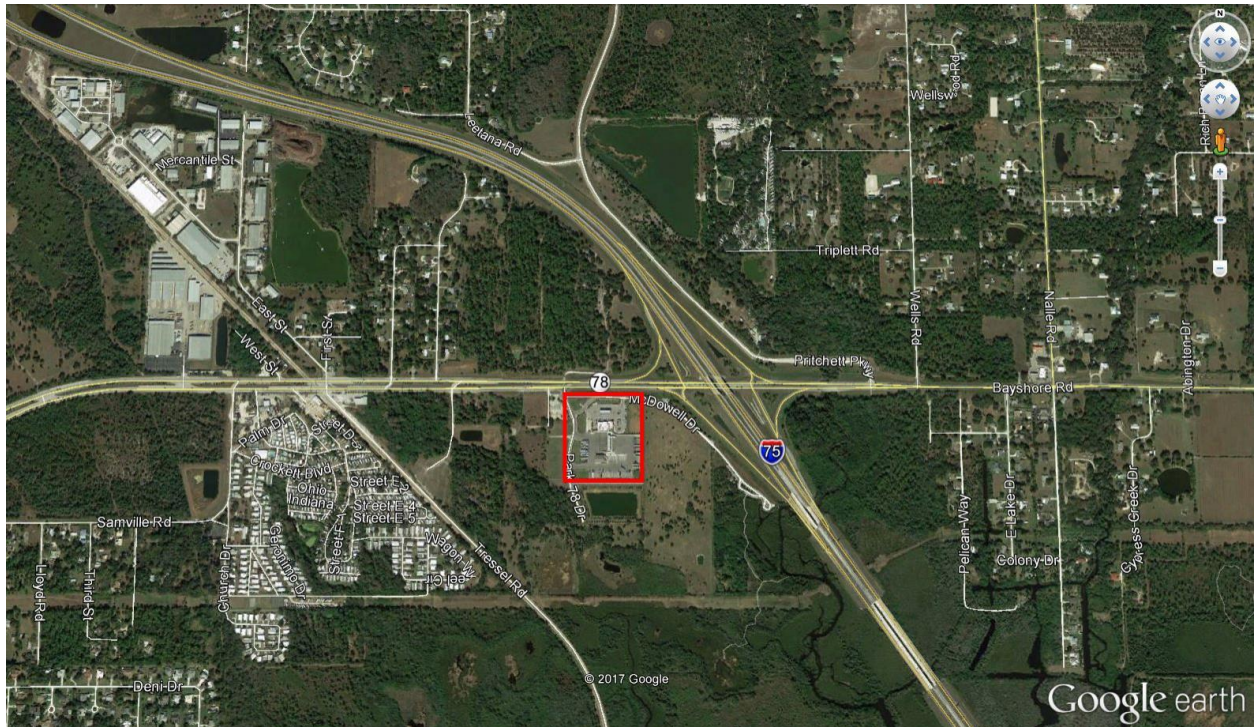
Lee County – ID: 1 – Rest Stop Area – Daniels Pkwy E. of I-75 (I-75 Exit 131))/View 2 (Zoomed Out):



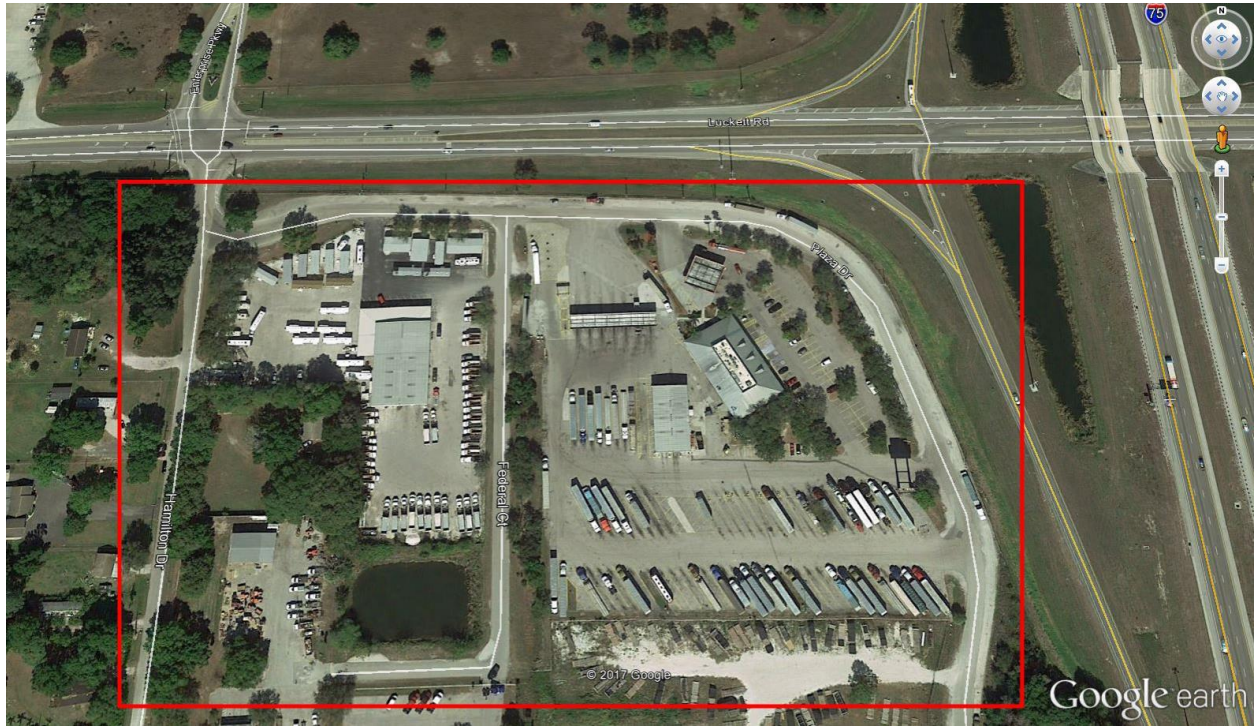
Lee County – ID: 2 – Love’s Travel Center – Near Bayshore Dr/Park 78 Dr Intersection (I-75 Exit 143)/View 1 (Zoomed In):



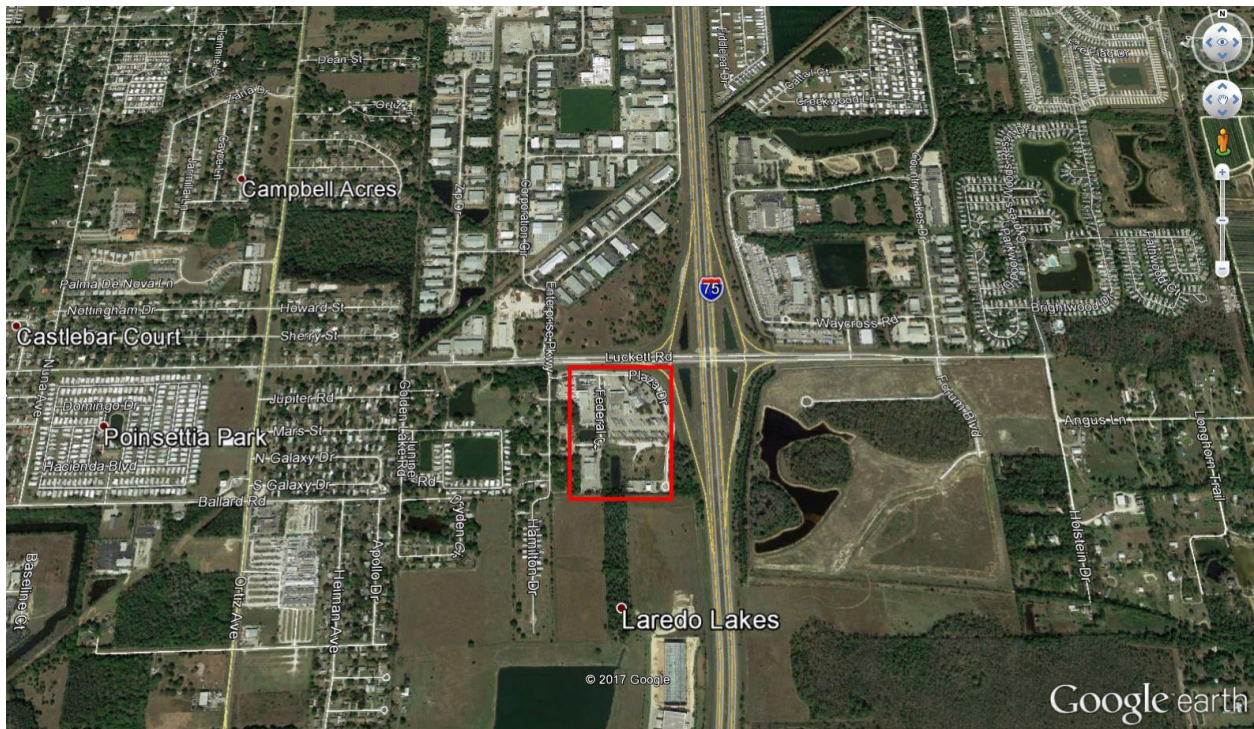
Lee County – ID: 2 – Love’s Travel Center – Near Bayshore Dr/Park 78 Dr Intersection (I-75 Exit 143)/View 2 (Zoomed Out):



Lee County – ID: 3 – Pilot Travel Center – Near Luckett Rd/Plaza Dr Intersection (I-75-Exit 139/View 1 (Zoomed In):



Lee County – ID: 3 – Pilot Travel Center – Near Luckett Rd/Plaza Dr Intersection (I-75-Exit 139/View 2 (Zoomed Out):



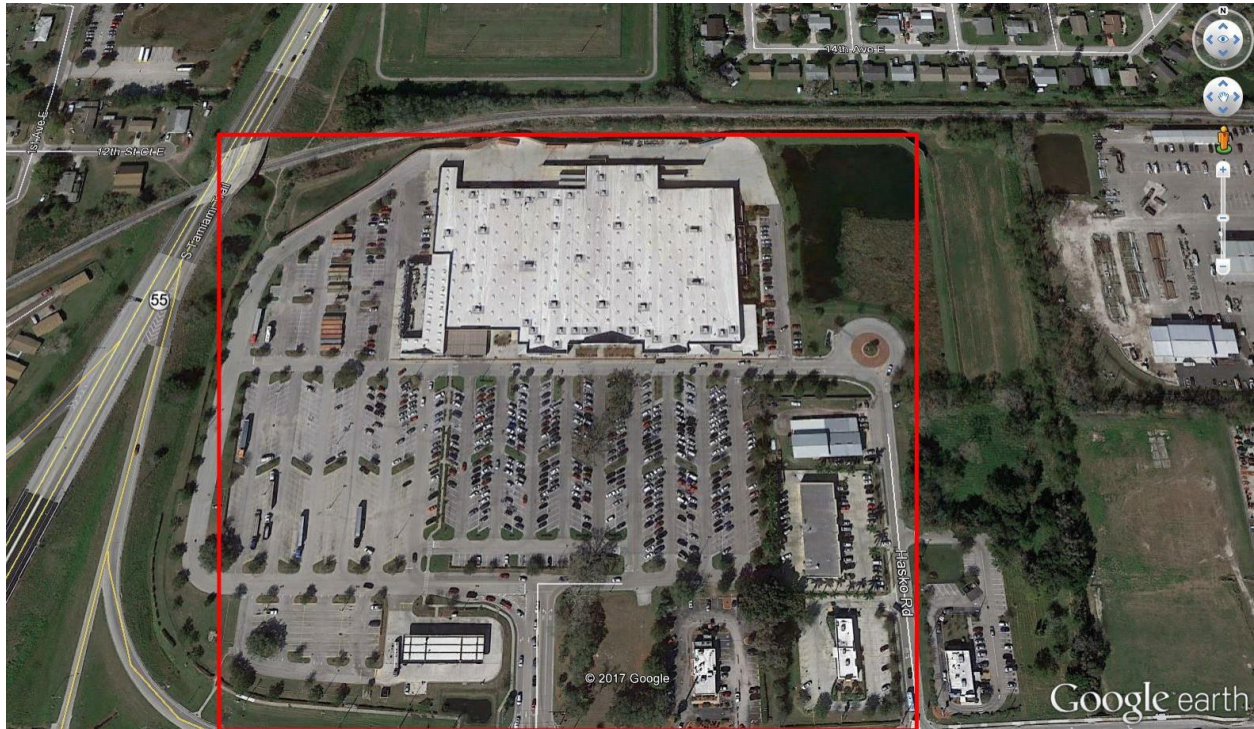
Manatee County – ID: 1 – Rest Stop Area – I-275 Sunshine Pkwy Fishing Pier (Manatee County side)/View 1 (Zoomed In):



Manatee County – ID: 1 – Rest Stop Area – I-275 Sunshine Pkwy Fishing Pier (Manatee County side)/View 2 (Zoomed Out):



Manatee County – ID: 5 – Walmart Super Center – NE Quadrant of US 301/US 41 Intersection (in Palmetto)/View 1 (Zoomed In):



Manatee County – ID: 5 – Walmart Super Center – NE Quadrant of US 301/US 41 Intersection (in Palmetto)/View 2 (Zoomed Out):



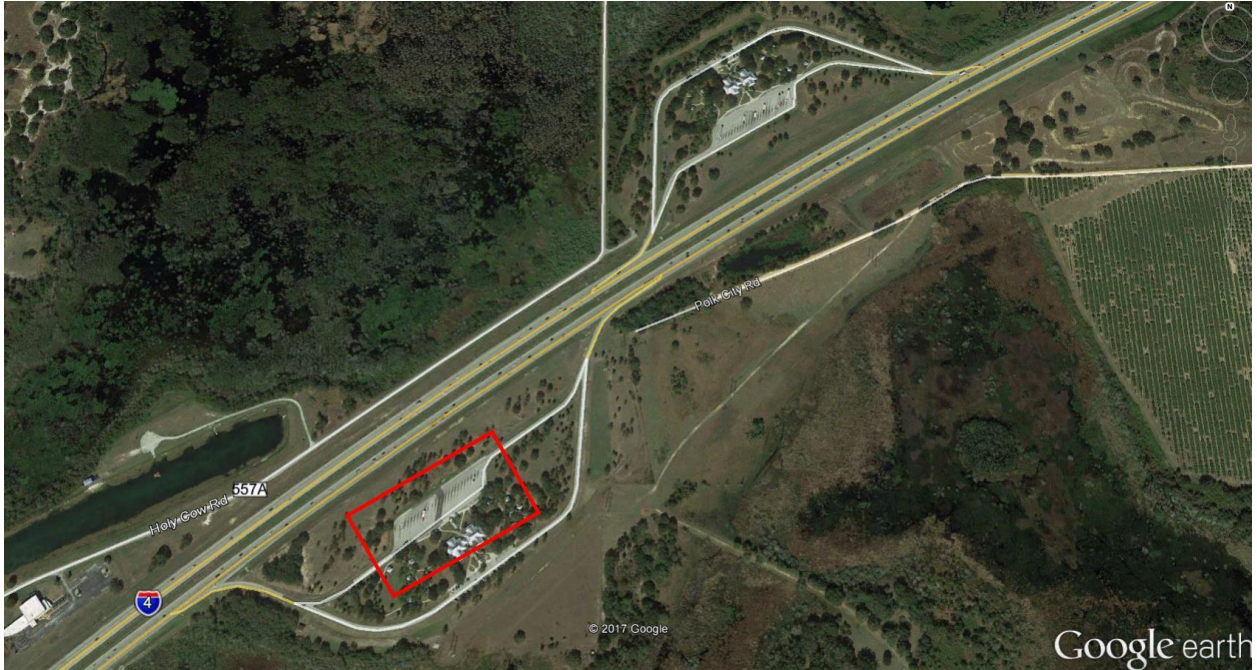
Okeechobee County – ID: 1 – Rest Stop Area – Ft Drum Plaza View 1/(Zoomed In):



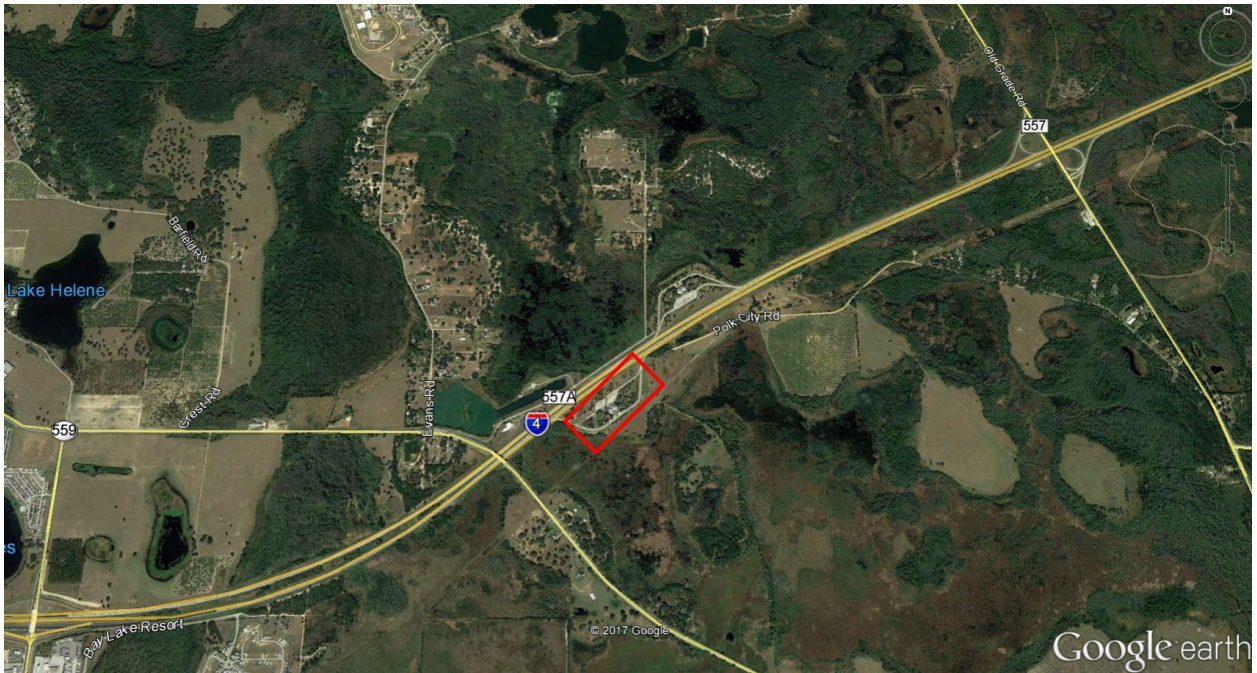
Okeechobee County – ID: 1 – Rest Stop Area – Ft Drum Plaza View 2/(Zoomed Out):



Polk County – ID: 1 – Rest Stop Area – I-4 EB East of SR 559 (I-4 Exit 44)/View 1 (Zoomed In):



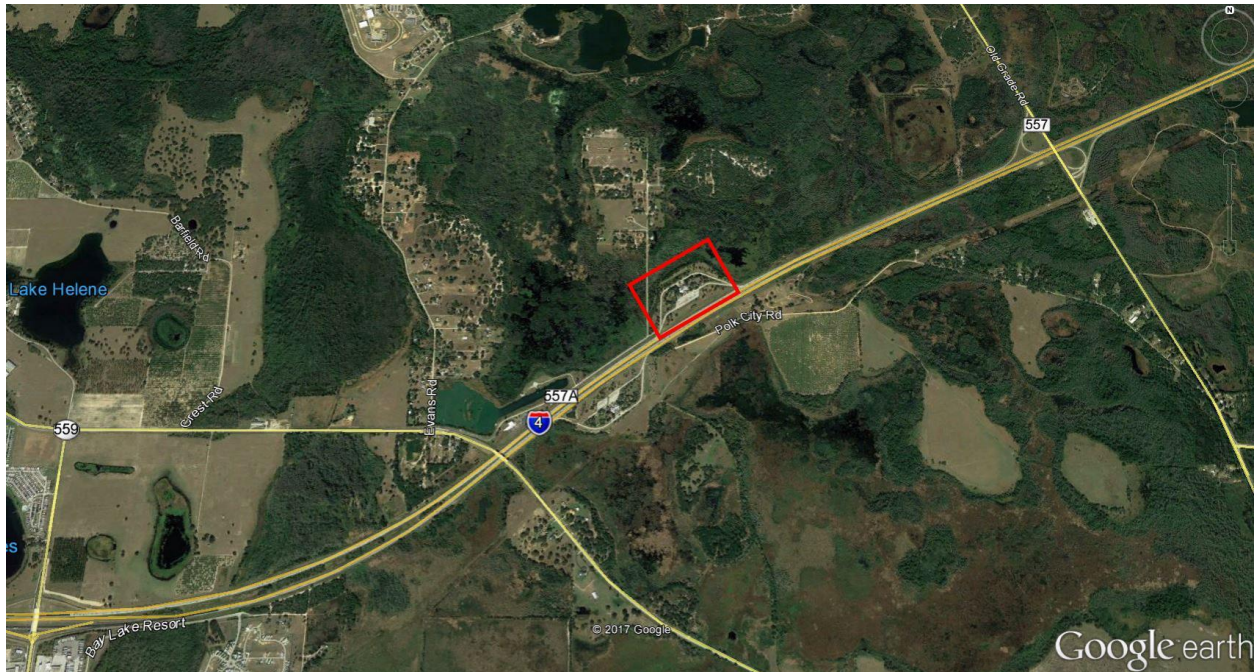
Polk County – ID: 1 – Rest Stop Area – I-4 EB East of SR 559 (I-4 Exit 44)/View 1 (Zoomed In):



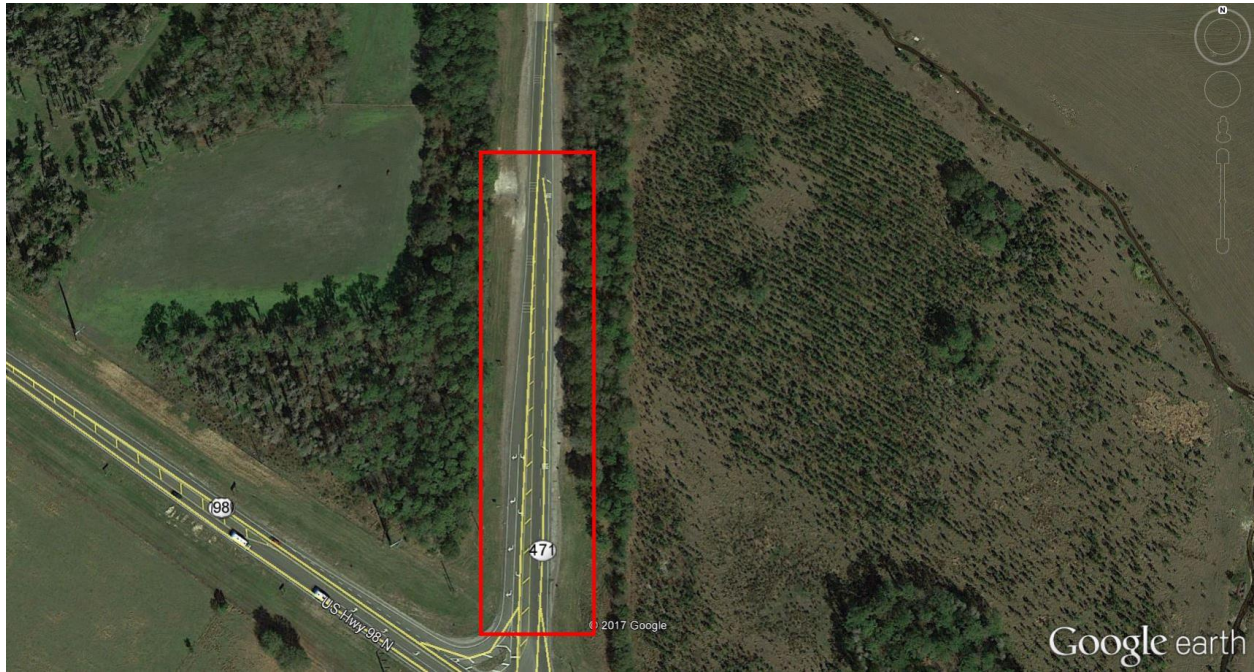
Polk County – ID: 2 – Rest Stop Area – I-4 WB East of SR 559 (I-4 Exit 44)/View 1 (Zoomed In):



Polk County – ID: 2 – Rest Stop Area – I-4 WB East of SR 559 (I-4 Exit 44)/View 2 (Zoomed Out):



Polk County – ID: 3 – ROW Area – NE Quadrant of US 98/SR 471 Intersection (N. of Lakeland)/View 1 (Zoomed In):



Polk County – ID: 3 – ROW Area – NE Quadrant of US 98/SR 471 Intersection (N. of Lakeland)/View 2 (Zoomed Out):



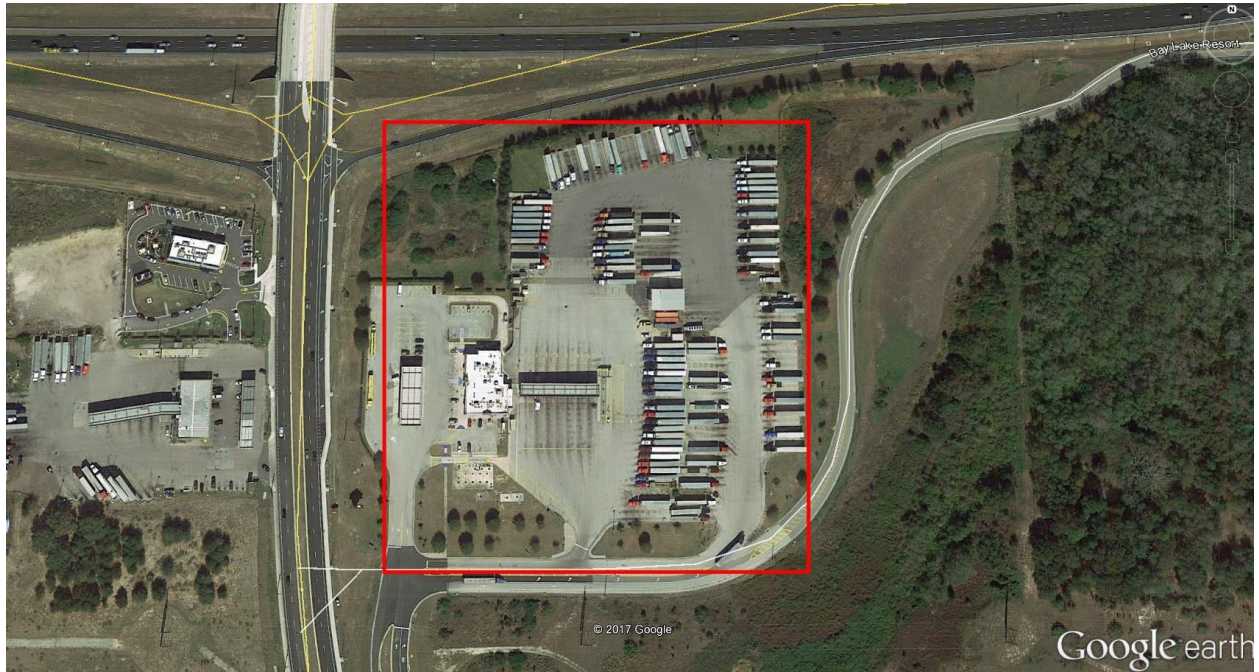
Polk County – ID: 6 – Polk City Travel Center – SW Quadrant of I-4/CR 559 Interchange (I-4 Exit 44)/View 1 (Zoomed In):



Polk County – ID: 6 – Polk City Travel Center – SW Quadrant of I-4/CR 559 Interchange (I-4 Exit 44)/View 2 (Zoomed Out):



Polk County – ID: 7 – Love’s Travel Center – SE Quadrant of I-4/CR 559 Interchange (I-4 Exit 44)/View 1 (Zoomed In):



Polk County – ID: 7 – Love’s Travel Center – SE Quadrant of I-4/CR 559 Interchange (I-4 Exit 44)/View 2 (Zoomed Out):



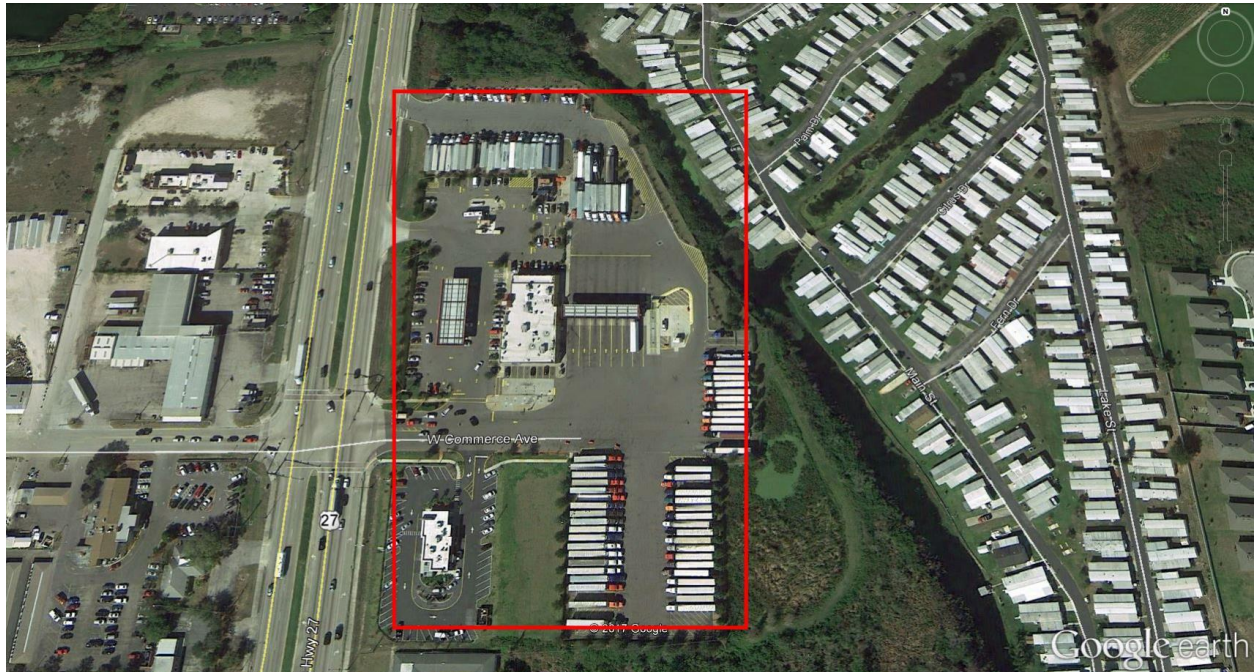
Polk County – ID:8 – Love’s Travel Center – NW Quadrant of I-4/US 27 Interchange at Waverly Barn Rd (I-4 Exit 55)/View 1 (Zoomed In):



Polk County – ID:8 – Love’s Travel Center – NW Quadrant of I-4/US 27 Interchange at Waverly Barn Rd (I-4 Exit 55)/View 2 (Zoomed Out):



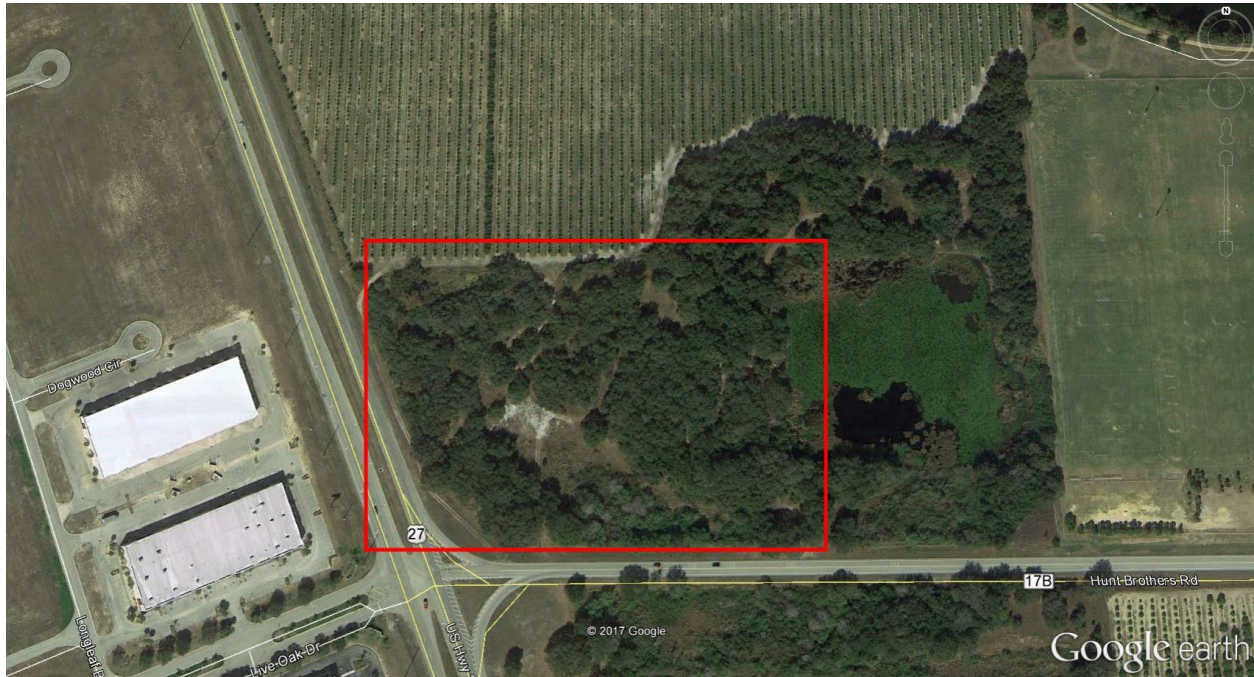
Polk County – ID:9 – Pilot Travel Center – E. Side of US 27/Commerce Ave Intersection (In Haines City)/View 1 (Zoomed In):



Polk County – ID:9 – Pilot Travel Center – E. Side of US 27/Commerce Ave Intersection (In Haines City)/View 2 (Zoomed Out):



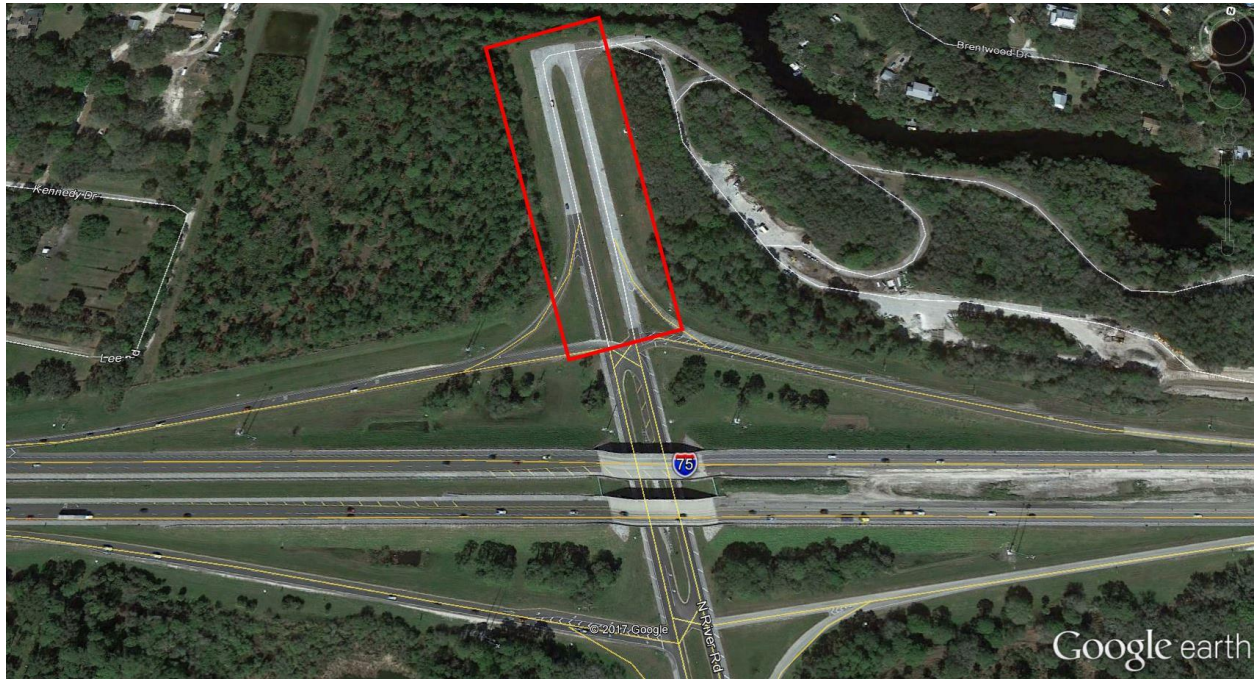
Polk County – ID:16 – Love’s Travel Center – NE Quadrant of US 27/Hunt Brothers Rd Intersection/View 1 (Zoomed In):



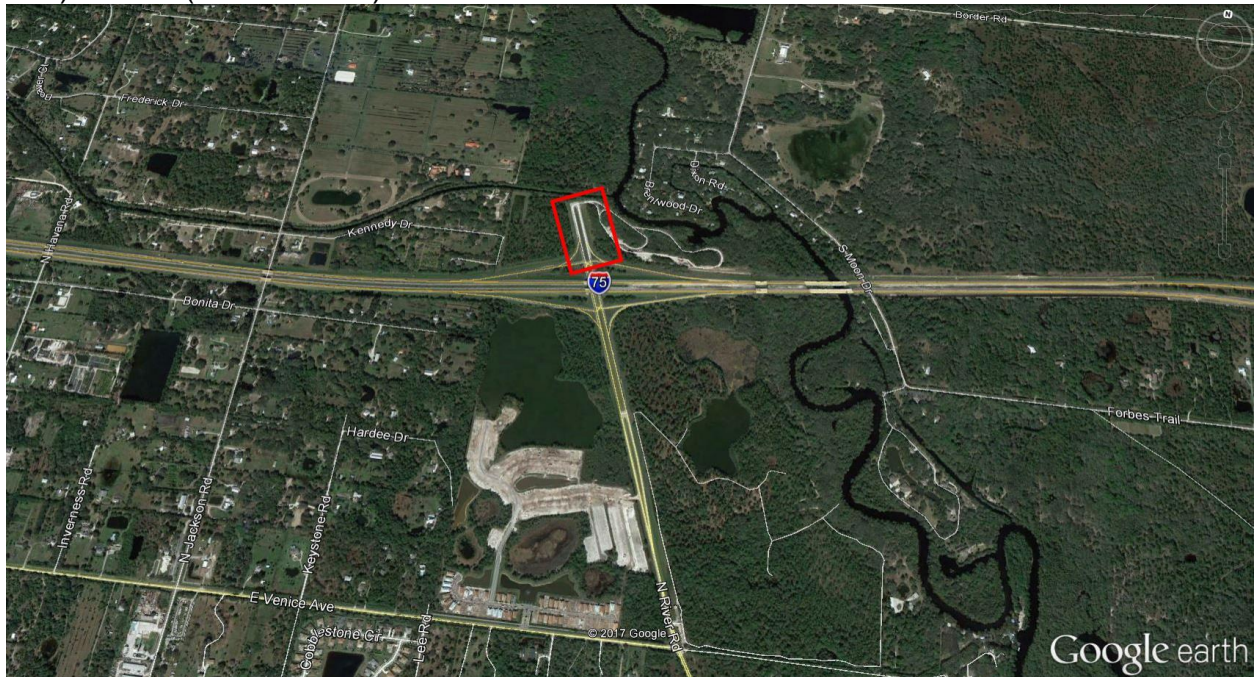
Polk County – ID:16 – Love’s Travel Center – NE Quadrant of US 27/Hunt Brothers Rd Intersection/View 2 (Zoomed Out):



Sarasota County – ID:2 – ROW Area-Open Pavement – River Rd, North of I-75 (Exit 191)/View 1 (Zoomed In):



Sarasota County – ID:2 – ROW Area-Open Pavement – River Rd, North of I-75 (Exit 191)/View 2 (Zoomed Out):





APPENDIX C
LOCAL PARKING ORDINANCE RESULTS

Freight Truck Parking Ordinances within District One

DeSoto County:

- **Arcadia - Sec. 98-36. - Parking on street at night.**

(a)

It shall be unlawful between sunset and sunrise for any person to park any motor vehicle upon any of the streets within the city limits unless parking is designated by signs stating "Parking" or by paint stripes on the streets showing parking places.

(b)

Any person who violates this section shall on the first offense be issued a written warning.

(c)

Any person who violates this section within a period of six months of having received a written warning shall be punished as set forth in section 1-12

(d)

If any person violates this section for a third time within one year of having received a written warning, then, in addition to the penalties set forth in subsection (c) of this section, the vehicle in violation will be towed at the owner's expense.

(e)

The enforcing official may invoke any or all provisions of this section as needed to achieve compliance.

(f)

Any law enforcement officer in this state duly sworn to enforce the laws of the state may enforce this section.

- **Sec. 98-37. - Overtime parking.**

It shall be unlawful for the operator of a vehicle to park such vehicle continuously or to cause such vehicle to be continuously parked for a period greater in time than that marked on an official sign or marker establishing a time limit at such place; however, the time limits specified on any such marker or sign shall be in effect from 8:00 a.m. to 5:00 p.m. on all days except Sundays and legal holidays.

Sec. 110-607. - Parking of trucks and commercial vehicles.

(a)

Parking restrictions.

(1)

In residentially zoned areas, trucks and commercial vehicles with a rated capacity over 1½ tons shall not be parked on private or public lands. Public lands include street rights-of-way.

(2)

Trucks and commercial vehicles over 1½ tons in rated capacity may be parked in designated truck and commercial vehicle parking areas located in C-1, M-1, and M-2 zoning districts.

(3)

The city council may designate truck and commercial vehicle parking areas within the city.

(4)

Parking of trucks and commercial vehicles over 1½ tons is prohibited in areas of the city not specifically posted "Truck and Commercial Vehicle Parking Permitted."

(b)

Penalty; enforcement.

(1)

The penalty for violation of any provision of this section shall be in accordance with section 1-12

(2)

In addition to the penalty provided for in section 1-12, violators of any provision of this section will on the first offense be issued a written warning.

(3)

For the second offense located on the same property, the violator will be issued a notice to appear in the county court.

(4)

For the third offense located on the same property, in addition to the penalty provided for in section 1-12, the vehicle in violation will be towed at the owner's expense. At the direction of the city, a licensed wrecker company will be called to tow the vehicle in violation to the wrecker company storage lot. The owner of the vehicle in violation must pay all tow fees.

(5)

The enforcing official may invoke any or all provisions of this section as needed to achieve compliance.

(6)

Any law enforcement officer in this state duly sworn to enforce the laws of the state may enforce this section.

Hardee County:

- **Wauchula - Sec 19-3 Commercial Motor Vehicle Traffic Regulated**

- All commercial motor vehicles are prohibited from traveling on streets with a 25 miles per hour or less speed limit in the City. Any persons violating this section shall be subject to a fine of \$25.00 per occurrence.*
- All City, County, State and emergency vehicles or any vehicles performing municipal functions are exempt from the provisions of this section.*
- Occasional nonrecurring uses, such as for construction and for home or business deliveries, shall be permitted.*

Sec 19-16 Parking tractor-trailers or semi-trailers at night

It shall be unlawful to park any tractor-trailer or semi-trailer, whether connected, disconnected or separated, upon the alleys, streets, highways, or in residential districts within the City during the nighttime. "Tractor-trailer" or "semi-trailer" as used herein shall mean any trailer designed to be drawn by a truck tractor. This shall not prohibit the parking of vehicles or trailers upon private property in commercial or industrial districts but shall apply only to the parking of said vehicles upon the alleys, streets, highways, or residential districts within the City.

Hendry County:

- **Clewiston** - Sec. 70-49. – Overnight freight truck parking prohibited in specified places, moving illegally parked vehicles; authority of officers; penalty for violation. (5) Park either a truck with a chassis capacity greater than two tons, or a commercial trailer, or both, in use districts R1-A, R-1B, R-1C, R-2, R-3, RM-1 and RM-2, or IU except on a temporary basis for loading and unloading, or in connection with the construction of a building on such property, and excepting further that such a truck or commercial trailer may be parked in such district if parked within a totally enclosed building.
- **La Belle** - No freight truck parking ordinances. However, some provide entities/properties prohibit overnight parking.
- **Moore Haven** - No freight trucking ordinances

Highlands County:

- **Avon Park** - No freight truck parking ordinances. However, some provide entities/properties prohibit overnight parking.
- **Lake Placid** - No freight truck parking ordinances. However, some provide entities/properties prohibit overnight parking.
- **Sebring** - No freight truck parking ordinances

Lee County:

- **Ft. Myers** - No freight truck parking ordinances

Manatee County:

- **Palmetto** - No freight truck parking ordinances

Polk County:

- **Bartow** – No freight trucking ordinances
- **Lakeland** - *5.17.3.6 Parking of Commercial Vehicles and Commercial Trailers Regulated*
It shall be unlawful for any person to park any commercial vehicle or commercial trailer overnight on any residentially zoned, commercial or industrial zoned tract, lot, piece or parcel of land within the city, except: a. One commercial vehicle per dwelling unit shall be permitted provided each of the following requirements is met: 1. The Gross Vehicle Weight Rating (GVWR) of the commercial vehicle is less than 12,500 pounds. 2. The commercial vehicle is less than 80 inches wide. 3. The commercial vehicle is less than 26 feet in length. 4. The commercial vehicle has only two axles on the road. 5. The commercial vehicle is not equipped with air brakes, refrigeration equipment, hydraulic lifts, cranes, loading ramps, or similar equipment. b. Section 36.03.10.06 a. notwithstanding, the following commercial vehicles shall be prohibited on all residentially zoned tracts, lots, pieces or parcels of land within the city: 1. Semi-trucks and/or trailers, either as one unit or separately; 2. Wreckers and tow trucks; 3. Box trucks; 4. Dump trucks; 5. Bucket trucks. c. Any vehicle owned by a public or private utility provider, when used in the event of emergencies requiring immediate attention, shall be exempt from the requirements of this section.
- **Lake Wales** - No freight trucking ordinances. However, some provide entities/properties prohibit overnight parking.



APPENDIX D

FDOT-OWNED PROPERTY DOCUMENTATION AND AERIALS

FDOT Owned Parcels (DRAFT) - Top 5

FID	COUNTY	PARCEL_ID	SR_NUMBER	ACRES	OWN_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIPCD	OWN_STATE	PHY_ADDR	PHY_CITY	PHY_ZIPCD	STATUS
7	Polk	23283400000013010	SR 570	54.95437244	FLORIDA DEPARTMENT OF TRANSPOR	PO BOX 1249	BARTOW	FL	33831		POLK COUNTY PKWY	LAKELAND	33811	No visible retention area; However, site looks viable; 3.1 miles from I-4 Exit 27 and closest access is Airport Road (Exit 3)
8	Polk	23283500000042020	SR 570	26.19550661	FLORIDA DEPARTMENT OF TRANSPOR	PO BOX 1249	BARTOW	FL	33831		PARKWAY FRONTAGE RD	LAKELAND	33811	No visible retention area; However, site looks viable; 3.8 miles from I-4 Exit 27 and closest access is Airport Road (Exit 3)
10	Polk	26300100000011080	SR 60	12.44772265	FLORIDA DEPARTMENT OF TRANSPOR	PO BOX 1249	BARTOW	FL	33831		STATE ROAD 60 W	BARTOW	33830	No visible retention area; Site looks viable; Direct access off SR 60
22	Polk	28300500000022050	SR 60	6.816112067	FLORIDA DEPARTMENT OF TRANSPOR	PO BOX 1249	BARTOW	FL	33831		STATE ROAD 60 E	LAKE WALES	33898	No visible retention area; Site looks viable; Direct access off SR 60
29	Polk	26263100000014020	I-4 / SR 400	10.21425753	FLORIDA DEPARTMENT OF TRANSPOR	PO BOX 1249	BARTOW	FL	33831		INTERSTATE 4	POLK CITY	33868	No visible retention area; Site looks viable; However site is located 1 mile east of existing rest area

Polk County – Table ID:7 – SR 570 (Polk Pkwy)/View 1 (Zoomed In)



Polk County – Table ID:7 – SR 570 (Polk Pkwy)/View 2 (Zoomed Out)



Polk County – Table ID:8 – SR 570 (Polk Pkwy)/View 1 (Zoomed In)



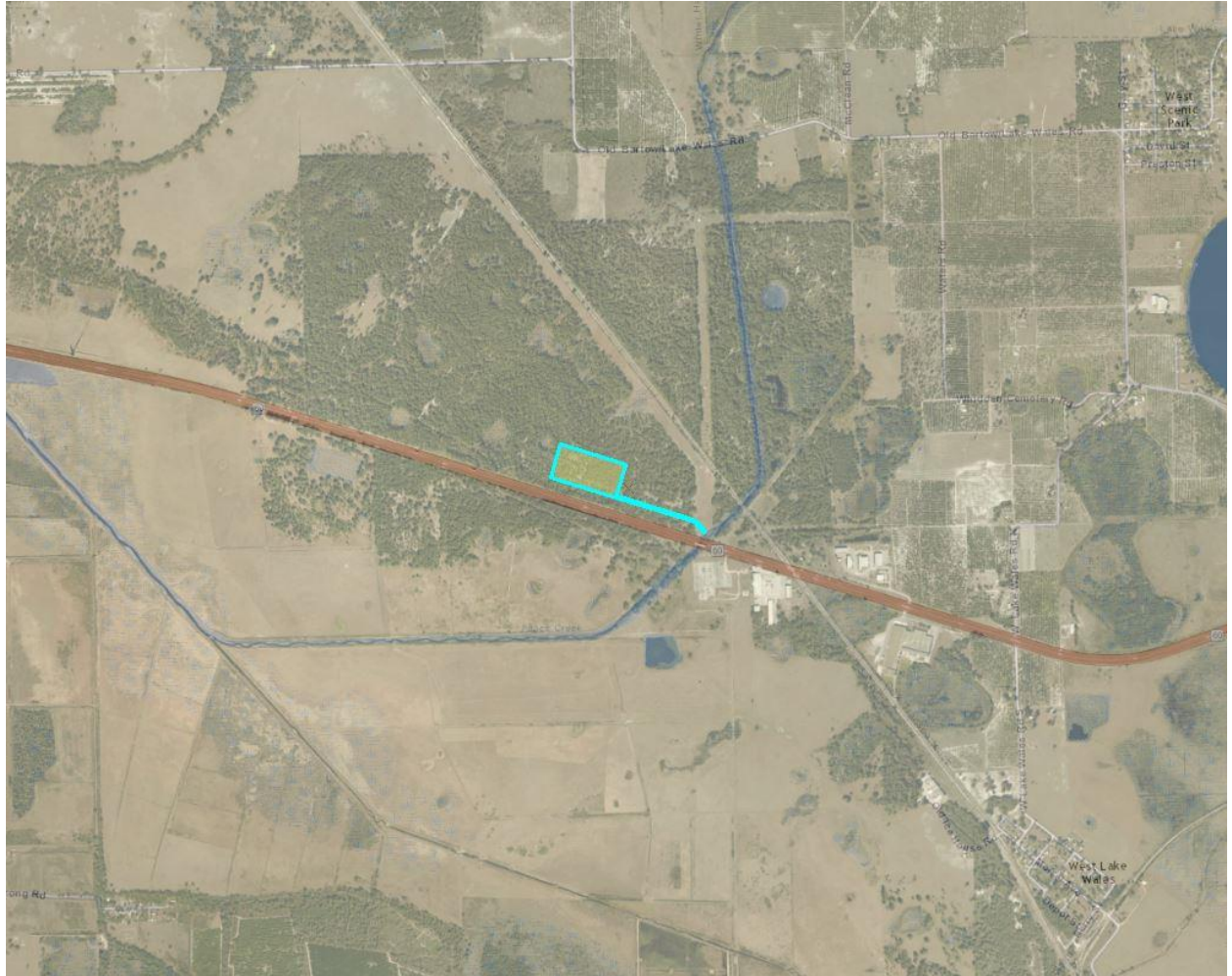
Polk County – Table ID:8 – SR 570 (Polk Pkwy)/View 1 (Zoomed Out)



Polk County – Table ID:10 – SR 60/View 1 (Zoomed In)



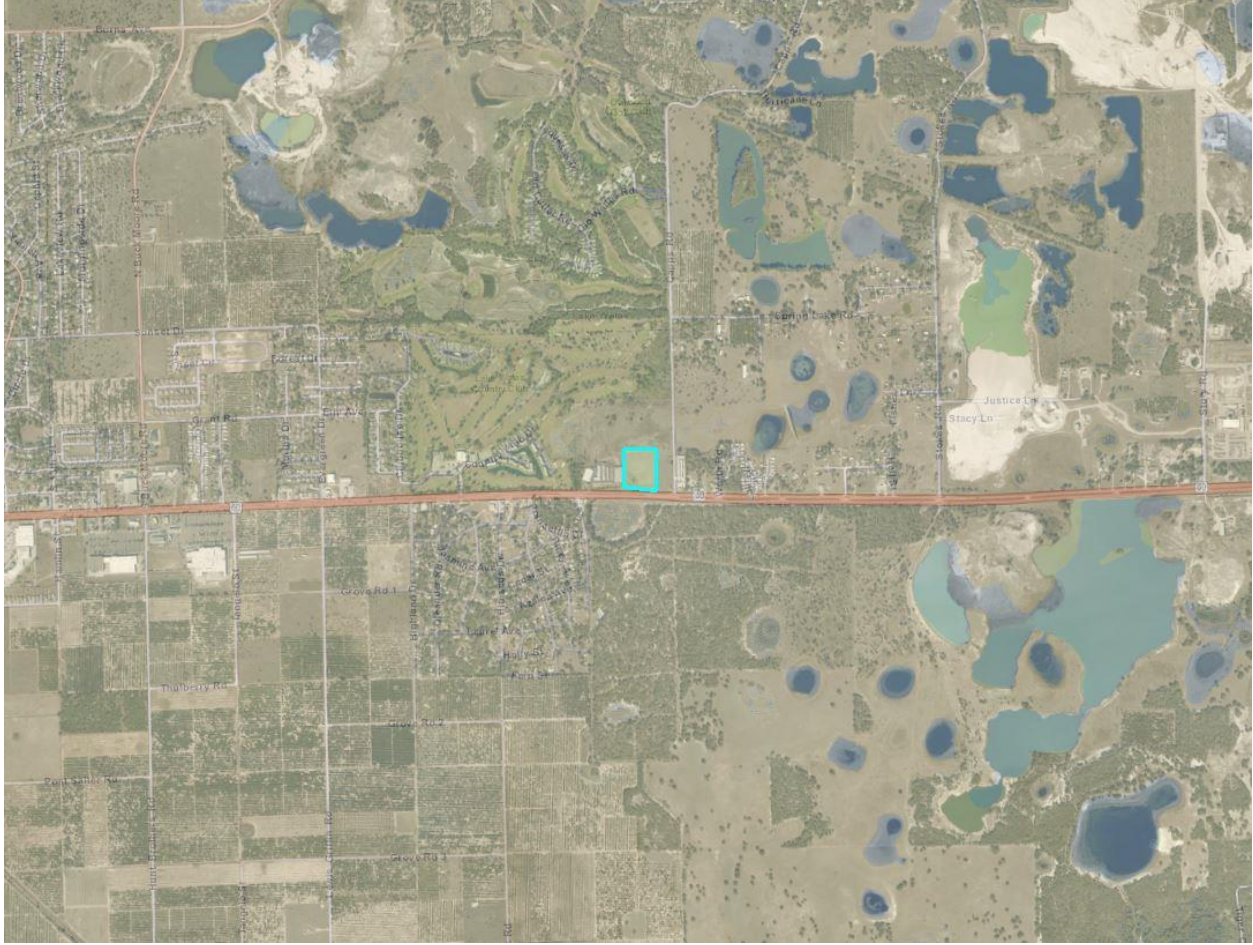
Polk County – Table ID:10 – SR 60/View 2 (Zoomed Out)



Polk County – Table ID:22 – SR 60/View 1 (Zoomed In)



Polk County – Table ID:22 – SR 60/View 2 (Zoomed Out)



Polk County – Table ID:29 – I-4/SR 557/View 1 (Zoomed In)



Polk County – Table ID:29 – I-4/SR 557/View 1 (Zoomed Out)

