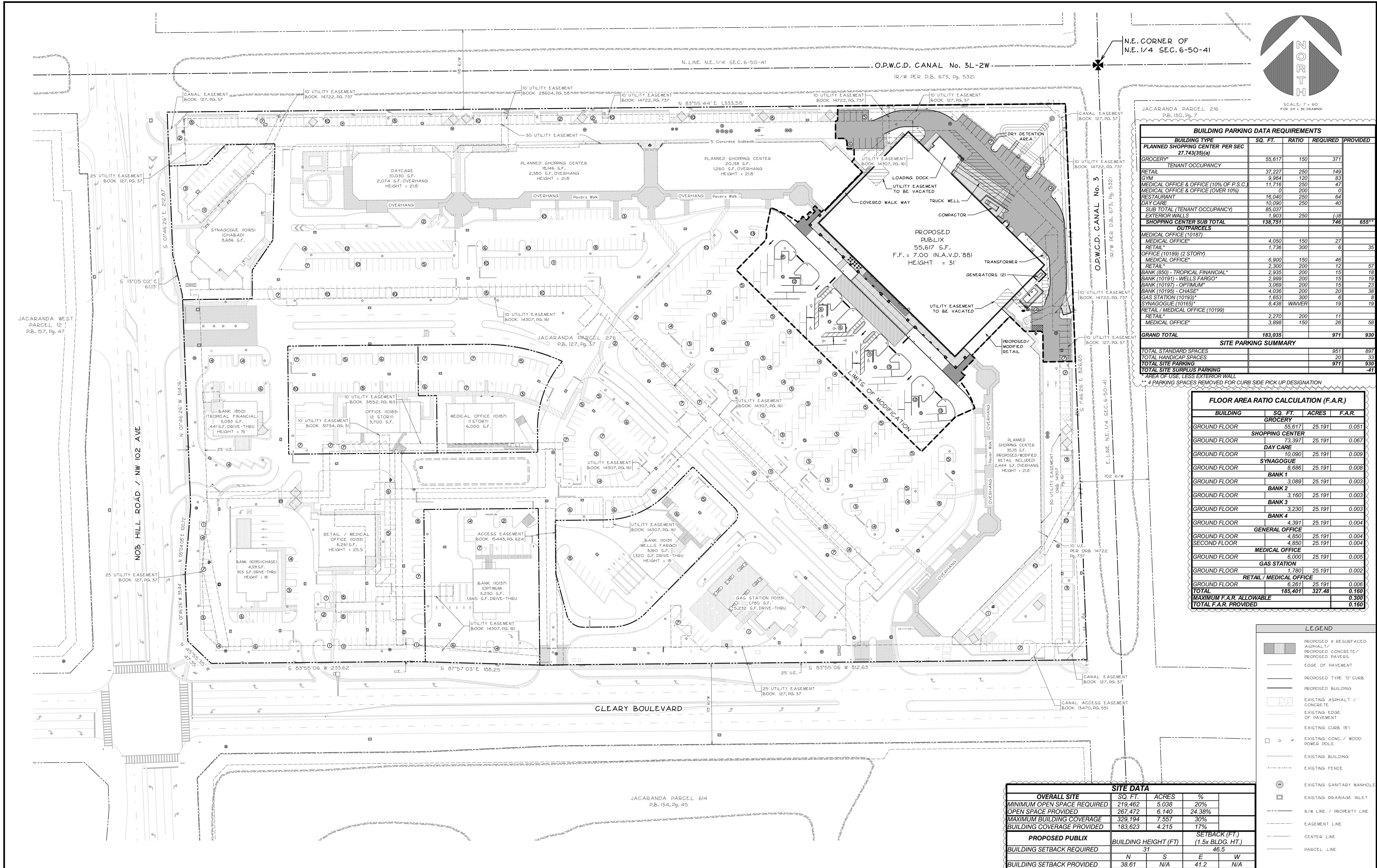




BUILDING PARKING DATA REQUIREMENTS				
BUILDING TYPE	SQ. FT.	RATIO	REQUIRED	PROVIDED
PLANNED SHOPPING CENTER PER SEC 27.743(35)(a)				
GROCERY*	55,617	150	371	
TENANT OCCUPANCY				
GYM	37,227	250	149	
RETAIL	9,964	120	83	
MEDICAL OFFICE & OFFICE (10% OF P.S.C.)	11,716	250	47	
MEDICAL OFFICE & OFFICE (OVER 10%)	0	200	0	
RESTAURANT	16,040	250	64	
DAY CARE	10,090	250	40	
SUB TOTAL (TENANT OCCUPANCY)	85,037			
EXTERIOR WALLS	1,903	250	(18)	
SHOPPING CENTER SUB TOTAL	138,751		746	655**
OUTPARCELS				
MEDICAL OFFICE (10187)				
MEDICAL OFFICE*	4,050	150	27	
RETAIL*	1,736	300	6	35
OFFICE (10189) (2 STORY)				
MEDICAL OFFICE*	6,900	150	46	
RETAIL*	2,300	200	12	57
BANK (850) - TROPICAL FINANCIAL*	2,935	200	15	18
BANK (10191) - WELLS FARGO*	2,999	200	15	19
BANK (10191) - OPTIMUM*	3,069	200	15	23
BANK (10195) - CHASE*	4,036	200	20	38
GAS STATION (10193)*	1,653	300	6	8
SYNAGOGUE (10165)*	8,438	WAIVER	19	19
RETAIL / MEDICAL OFFICE (10199)				
RETAIL*	2,270	200	11	
MEDICAL OFFICE*	3,898	150	26	58
GRAND TOTAL	183,035		971	930
SITE PARKING SUMMARY				
TOTAL STANDARD SPACES			951	897
TOTAL HANDICAP SPACES			20	33
TOTAL SITE PARKING			971	930
TOTAL SITE SURPLUS PARKING				-47

FLOOR AREA RATIO CALCULATION (F.A.R.)				
BUILDING	SQ. FT.	ACRES	F.A.R.	
GROCERY				
GROUND FLOOR	55,617	25.191	0.051	
SHOPPING CENTER				
GROUND FLOOR	73,397	25.191	0.067	
DAY CARE				
GROUND FLOOR	10,090	25.191	0.009	
SYNAGOGUE				
GROUND FLOOR	8,686	25.191	0.008	
BANK 1				
GROUND FLOOR	3,089	25.191	0.003	
BANK 2				
GROUND FLOOR	3,160	25.191	0.003	
BANK 3				
GROUND FLOOR	3,230	25.191	0.003	
BANK 4				
GROUND FLOOR	4,391	25.191	0.004	
GENERAL OFFICE				
GROUND FLOOR	4,850	25.191	0.004	
SECOND FLOOR	4,850	25.191	0.004	
MEDICAL OFFICE				
GROUND FLOOR	6,000	25.191	0.005	
GAS STATION				
GROUND FLOOR	1,780	25.191	0.002	
RETAIL / MEDICAL OFFICE				
GROUND FLOOR	6,261	25.191	0.006	
TOTAL	185,401	327.48	0.160	
MAXIMUM F.A.R. ALLOWABLE			0.300	
TOTAL F.A.R. PROVIDED			0.160	

LEGEND	
	PROPOSED & RESURFACED ASPHALT
	PROPOSED CONCRETE
	PROPOSED PAVERS
	EDGE OF PAVEMENT
	PROPOSED TYPE 'D' CURB
	PROPOSED BUILDING
	EXISTING ASPHALT / CONCRETE
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB (8')
	EXISTING CONC. / WOOD POWER POLE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING SANITARY MANHOLE
	EXISTING DRAINAGE INLET
	R/W LINE / PROPERTY LINE
	EASEMENT LINE
	CENTER LINE
	PARCEL LINE

SITE DATA			
OVERALL SITE	SQ. FT.	ACRES	%
MINIMUM OPEN SPACE REQUIRED	219,462	5.038	20%
OPEN SPACE PROVIDED	267,472	6.140	24.38%
MAXIMUM BUILDING COVERAGE	329,194	7.557	30%
BUILDING COVERAGE PROVIDED	183,623	4.215	17%
SETBACK (FT.) (1.5x BLDG. HT.)			
PROPOSED PUBIX	BUILDING HEIGHT (FT)		
BUILDING SETBACK REQUIRED	31		46.5
BUILDING SETBACK PROVIDED	N 38.61	S N/A	E 41.2 W N/A