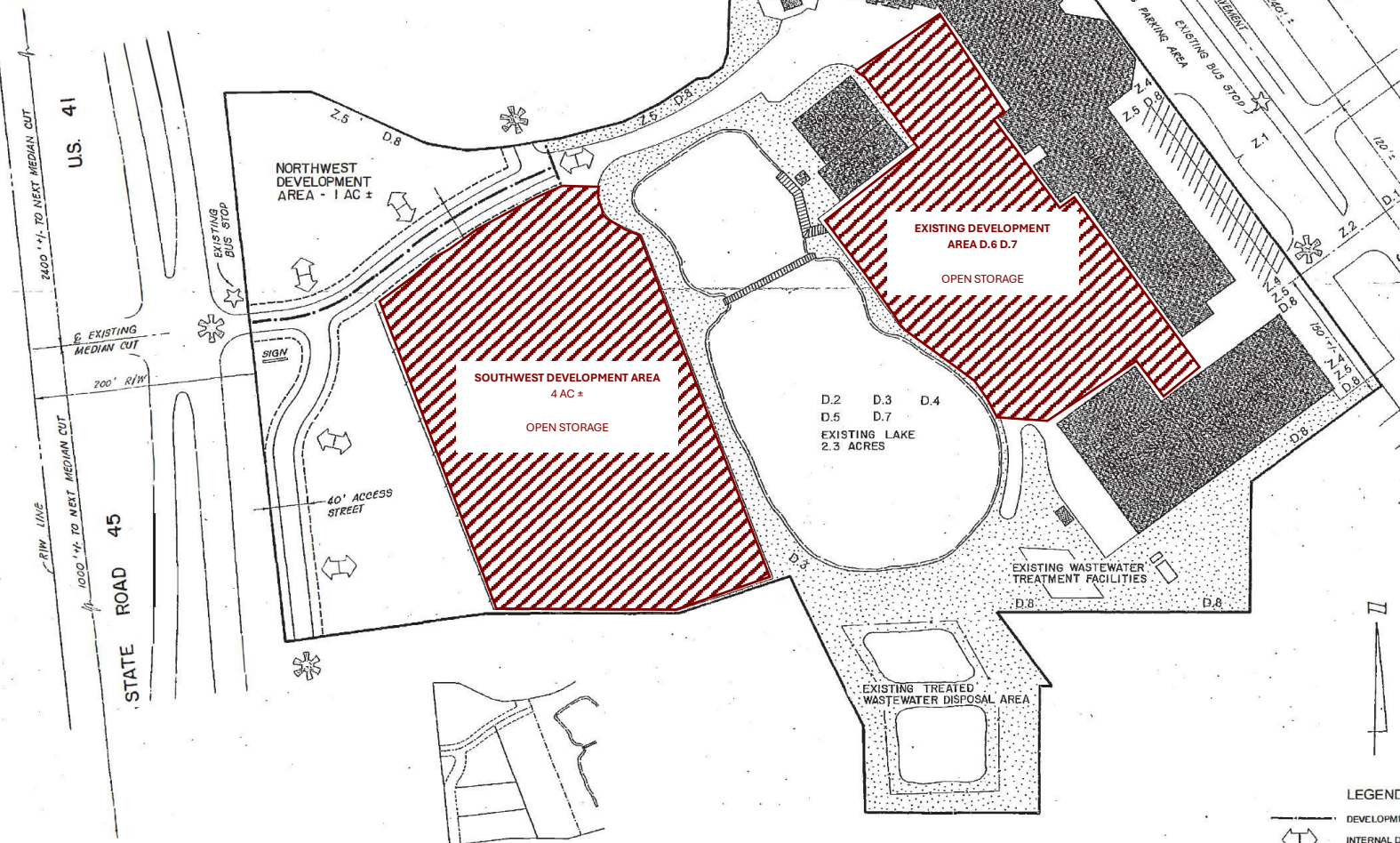


DEVELOPMENT PARAMETERS				
	EXISTING DEVELOPMENT AREA	NORTHWEST DEVELOPMENT AREA	SOUTHWEST DEVELOPMENT AREA	OVERALL DEVELOPMENT
SIZE	APPROX. 12 ACRES 53 FEET	APPROX. 4 ACRES 55 FEET	APPROX. 4 ACRES 55 FEET	11.03 ACRES 55 FEET
MAXHT. OF BLDGS.	150,000 SQ. FT.	17,400 SQ. FT.	69,700 SQ. FT.	237,100 SQ. FT.
COMMERCIAL G.L.A. (MAX)	N/A	N/A	N/A	N/A
HOTEL/MOTEL	N/A	N/A	N/A	N/A
TRANSIENT EFFICIENCY CONVENTION	N/A	N/A	N/A	N/A
SUPPORTS	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D6)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D6)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D6)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D6)
ENV. SENSITIVE LAND AND WATER	NONE	NONE	NONE	NONE
PUBLIC TRANSIT FACILITIES	LEE TRAN ROUTE ON BUSINESS 41	LEE TRAN ROUTE ON 41	LEE TRAN ROUTE ON 41	LEE TRAN
OPEN SPACE	1.8 AC. ON LAND 1.8 AC. LAKE 3.6 AC. TOTAL	0.23 AC. ON LAND 0.97 AC. CREDIT FOR LAKE	0.9 AC. ON LAND 0.3 AC. CREDIT FOR LAKE	2.92 AC. ON LAND 2.17 AC. LAKE 5.1 AC. TOTAL (DSO)
DEVIATIONS	ALL	2.5 D.7, D.8	2.5 D.7, D.8	2.5 D.7, D.8
PROPERTY DEVELOPMENT REGULATIONS	CG	CG	CG	CG



SCHEDULE OF DEVIATIONS

- Z.1 ZONING ORD., SECTION 202.16.C.1. ALONG BUSINESS 41, TO ALLOW 21 EXISTING PARKING SPACES TO CONTINUE TO BE EXTENDED BY BACKING INTO THE RIGHT-OF-WAY OF BUSINESS 41.
- Z.2 ZONING ORD., SECTION 202.16.C.2. ALONG BUSINESS 41, TO CHANGE THE MAXIMUM WIDTH FOR A PARKING LOT ENTRANCE FROM 35 FEET TO APPROXIMATELY 50 FEET FOR EXISTING ACCESSWAYS.
- Z.3 ZONING ORD., SECTION 202.16.F. WITH REGARD TO EXISTING PARKING, TO ALLOW EXISTING PARKING SPACES AND AISLES NOT TO MEET CURRENT PARKING LOT DIMENSIONAL STANDARDS (EXISTING DIMENSIONS VARY AND ARE NOT KNOWN), AND, TO ALLOW EXISTING SPACES WHICH DO NOT ABUT A CURB, FENCE, WALL OR OTHER STRUCTURE NOT BE PROVIDED WITH A PARKING BLOCK.
- Z.4 ZONING ORD., SECTION 202.18.2.a. ALONG BUSINESS 41, TO CHANGE THE MINIMUM SETBACK FOR BUILDINGS AND STRUCTURES FROM THE RIGHT-OF-WAY OF AN ARTERIAL OR COLLECTION STREET FROM 25 FEET (WITHOUT FRONTAGE STREET, OR 65 FEET WITH FRONTAGE STREET) TO THE DISTANCES, WHICH NOW EXIST BETWEEN BUILDINGS AND STRUCTURES AND THE RIGHT-OF-WAY OF BUSINESS 41 SAID DISTANCES VARY.
- Z.5 ZONING ORD., SECTION 461.C.2.a. TO CHANGE THE MINIMUM SETBACK FOR BUILDINGS, PARKING, INTERNAL ROADS OR DRIVES FROM THE DEVELOPMENT PERIMETER FROM 25 FEET TO THE DISTANCES WHICH NOW EXIST BETWEEN BUILDINGS, PARKING, INTERNAL ROADS OR DRIVES AND THE DEVELOPMENT PERIMETER OR 25 FEET, WHICHEVER IS LESS.
- Z.6 ZONING ORD., SECTION 461.C.2.a.3 WITH REGARD TO THE EXISTING PRINCIPAL BUILDINGS, TO CHANGE THE MINIMUM SEPARATION BETWEEN PRINCIPAL BUILDINGS FROM ONE-HALF THE SUM OF THEIR HEIGHTS OR TWENTY FEET, WHICHEVER IS GREATER, TO ONE-HALF THE SUM OF THEIR HEIGHTS OR TWENTY FEET, WHICHEVER IS GREATER, BUT NOT GREATER THAN THE DISTANCES WHICH NOW EXIST BETWEEN EXISTING PRINCIPAL BUILDINGS, SAID DISTANCES VARY.
- D.1 DSO, SECTION 9.D. TO CHANGE THE MINIMUM INTERSECTION SEPARATION ON AN ARTERIAL
- D.2 DSO, SECTION 10.G.1. TO ELIMINATE THE REQUIREMENT THAT A DRAINAGE EASEMENT OR RIGHT-OF-WAY BE PROVIDED FOR THE EXISTING LAKE.
- D.3 DSO, SECTION 10.H.5.a.2 &. WITH REGARD TO THE EXISTING LAKE, TO CHANGE THE MINIMUM SETBACK FOR EXCAVATIONS FROM A PROPERTY LINE FROM 50 FEET TO APPROXIMATELY 35 FEET, UNFENCED, AND TO DELETE THE STIPULATION OF DEVELOPMENT ORDER EXEMPTION NO. 93-03-549-086, DATED MAY 17, 1993, THAT THE SOUTHWEST PART OF THE LAKE MUST BE FILLED TO PROVIDE A 50 FOOT LAKE SETBACK.
- D.4 DSO, SECTION 10.H.5.c. WITH REGARD TO THE EXISTING LAKE, TO CHANGE THE MAXIMUM DEPTH FROM 12 FEET TO THE EXISTING DEPTH OR 12 FEET, WHICHEVER IS GREATER. THE EXISTING DEPTH IS UNKNOWN.
- D.5 DSO, SECTION 10.H.5.D. WITH REGARD TO THE EXISTING LAKE, TO CHANGE THE BANK SLOPE RATIO FROM NOT GREATER THAN 4H:1V TO THE SLOPE RATIO OF THE EXISTING LAKE BANK. THE SLOPE OF THE EXISTING LAKE BANK VARIES.
- D.6 DSO, SECTION 13.C.3.a. IN THE EXISTING DEVELOPMENT AREA, TO CHANGE THE MINIMUM WIDTH OF OPEN SPACE AREAS FROM TWENTY FEET TO TEN FEET.
- D.7 DSO, SECTION 13.C.4.d. TO INCREASE THE PERCENTAGE OF REQUIRED OPEN SPACE FOR THE EXISTING DEVELOPMENT AREA, WHICH MAY BE OFFSET BY EXISTING BODIES OF WATER FROM TWENTY-FIVE PERCENT TO FIFTY PERCENT.
- D.8 DSO, SECTION 13.D. ALONG BUSINESS 41 AND ALONG PROPERTY LINES ABUTTING PROPERTIES TO THE NORTH AND SOUTH, TO WAIVE PLANTED BUFFER AND SCREENING REQUIREMENTS FOR EXISTING USES. EXISTING PLANTMENT SHALL NOT BE REQUIRED TO BE REMOVED FOR THE CREATION OF BUFFERS.
- D.9 DSO, SECTION 8.A. ALONG BUSINESS 41, DUE TO THE CONFIGURATION OF THE EXISTING DEVELOPMENT AREA TO WAIVE THE REQUIREMENT FOR AN ACCESS STREET.

SCHEDULE OF USES

- Amusement Park
- Auto Parts Store
- Automobile Repair and Service, Groups I and II
- Automobile Service Station
- Banks and Financial Institution, Groups I and II
- Bar or Cocktail Lounge
- Broadcasting Studio, Commercial Radio And Television
- Business Services, All Groups
- Car Wash
- Clothing Stores, General
- Cyber, Commercial, Fraternal
- Consumption on Premises
- Convenience Food and Beverage Stores
- Cultural Facilities
- Department Store
- Drive Thru Facility
- Flea Market, Indoor and Open
- Food Stores, Groups I and II
- Hobby, Toy, and Game Shops
- Hotel/Motel
- Household/Office Furnishings, Groups I and II
- Lawn and Garden Supply Store
- Mobile Home Dealer
- Music Store
- Night Club
- Novelties, Jewelry, Toys, Signs
- Manufacturing, Groups I, II, and III
- Package Store
- Paint, Glass, and Wallpaper Store
- Personal Services, Groups I, II and III
- Plant Nursery
- Produce Market
- Recreation Facilities, Commercial
- Recreation, Commercial, All Groups
- Rental Establishments, Group I and II
- Repair Shops, All Groups
- Restaurants, Groups I, II and III
- Self Service Fuel Pump Stations
- Self Service Fuel Pumps
- Specialty Retail Shops, Groups I and II
- Storage, indoor and outdoor
- Studios
- Temporary Uses: Carnivals, Fairs, Circuses, Amusement Devices and Christmas Tree Sales
- Tower, Communication
- Use Merchandise Stores, All Groups
- Variety Store
- Vehicle and Equipment Dealers, All Groups
- Wholesale Establishments, All Groups

LEGEND

- DEVELOPMENT AREA BOUNDARY
- INTERNAL DEVELOPMENT AREA ACCESS POINT
- EXTERNAL SITE ACCESS POINT
- EXISTING DEVELOPMENT AREA BUILDING, EXISTING OR FI
- EXISTING BUS STOP

TYPICAL SUBDIVISION LAYOUT WITH CG PROPERTY DEVELOPMENT REGULATIONS