

Warner Real Estate Advisors, Inc.

# Indian Trails Grove Non -Residential Intensity Analysis

7/11/2015

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**Transmittal Letter**

July 11, 2015

Mr. Kevin Ratterree, Vice President  
Palm Beach West Associates I LLLP  
1600 Sawgrass Corporate Parkway STE 400  
Sunrise, FL 33323 2890

Re: Indian Trails Grove – Non Residential

Dear Kevin,

This analysis demonstrates there is demand for a 225,000 Community Shopping Center proposed by this Future Land Use Amendment, which will primarily serve the 3,943 homes and 12,420 new residents on the Indian Trails Grove community. As you know, much of the commercial demand for Indian Trails Grove community will be provided by the recent non-residential uses approved for Minto West Project of over 2 million square feet. This report is a supplemental study for the Indian Trails Grove Future Land Use Atlas Amendment Application.

Thank you for the opportunity to work with you on this project.

Sincerely,

Rick Warner,  
Warner Real Estate Advisors, Inc.

## **Executive Summary**

1. The Study Area will have a built out population of over 93,000 people (See Table 1 and Appendix A).
2. The study area currently has over 5.7 million sq. ft. of existing and approved commercial and industrial uses, excluding the 225,000 sq. ft. of commercial in this application (See Table 2 and Appendix B).
3. The requested 225,000 sq. ft. of community level shopping need will be primarily supported by the 3,943 homes and projected 12,420 population. Overall, Indian Trails Grove will also support additional supply of non-residential uses which, in part, will be provided by the adjoining and recently approved Minto West that contained over 2 million square feet of commercial, office and employment center uses.

## **Study Area**

The entire study area consists primarily of the Western Communities as defined by the Sector Plan Area, with the addition of Highland Dunes approved residential project. The entire study consists of approximately 51,000 acres and has an estimated current population of over 47,000 people. It also has nearly 5 million square feet of either built or approved non-residential uses, including the 2 million square feet of non-residential approved for Minto West. It is anticipated that most of the commercial and employment needs of Indian Trails Grove residents will be located in Minto West. Please refer to Figures 1 and 2.

## Project Description

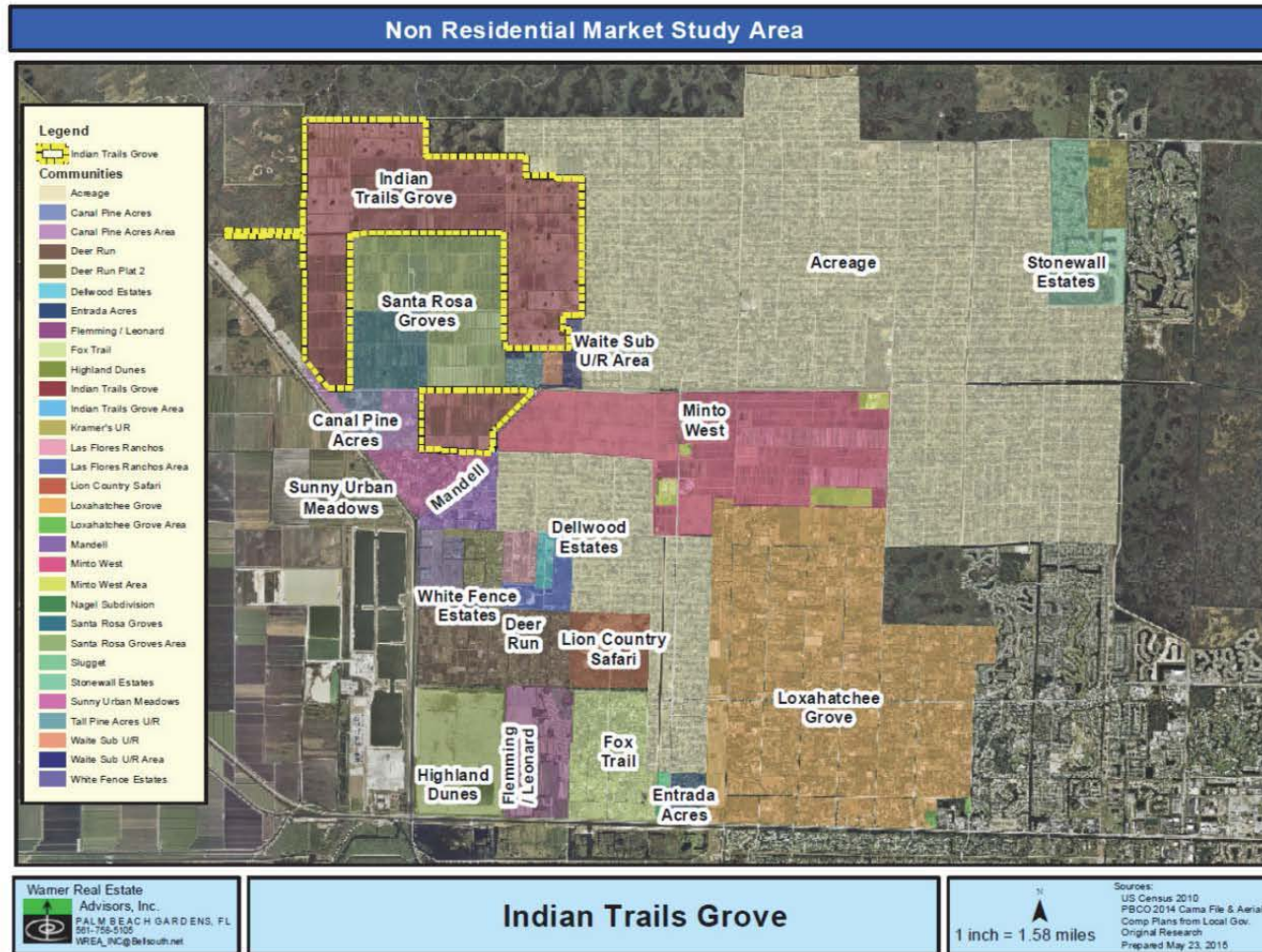
Indian Trails Grove Commercial is proposed to be a 225,000 gross leasable area and, therefore falls in the community shopping center category. In addition to a wide array of retail uses, it will also have other uses such as that of office space.

Per the Urban Land Institute <sup>4</sup>,

"A community shopping center's typical size is about 150,000 square feet of gross leasable area, but in practice, it may range from 100,000 to 500,000 or more square feet. Centers that fit the general profile of a community shopping center but contain more than 250,000 square feet are classified as super community shopping centers. The typical market area for a community retail center is a 20-minute drive time."

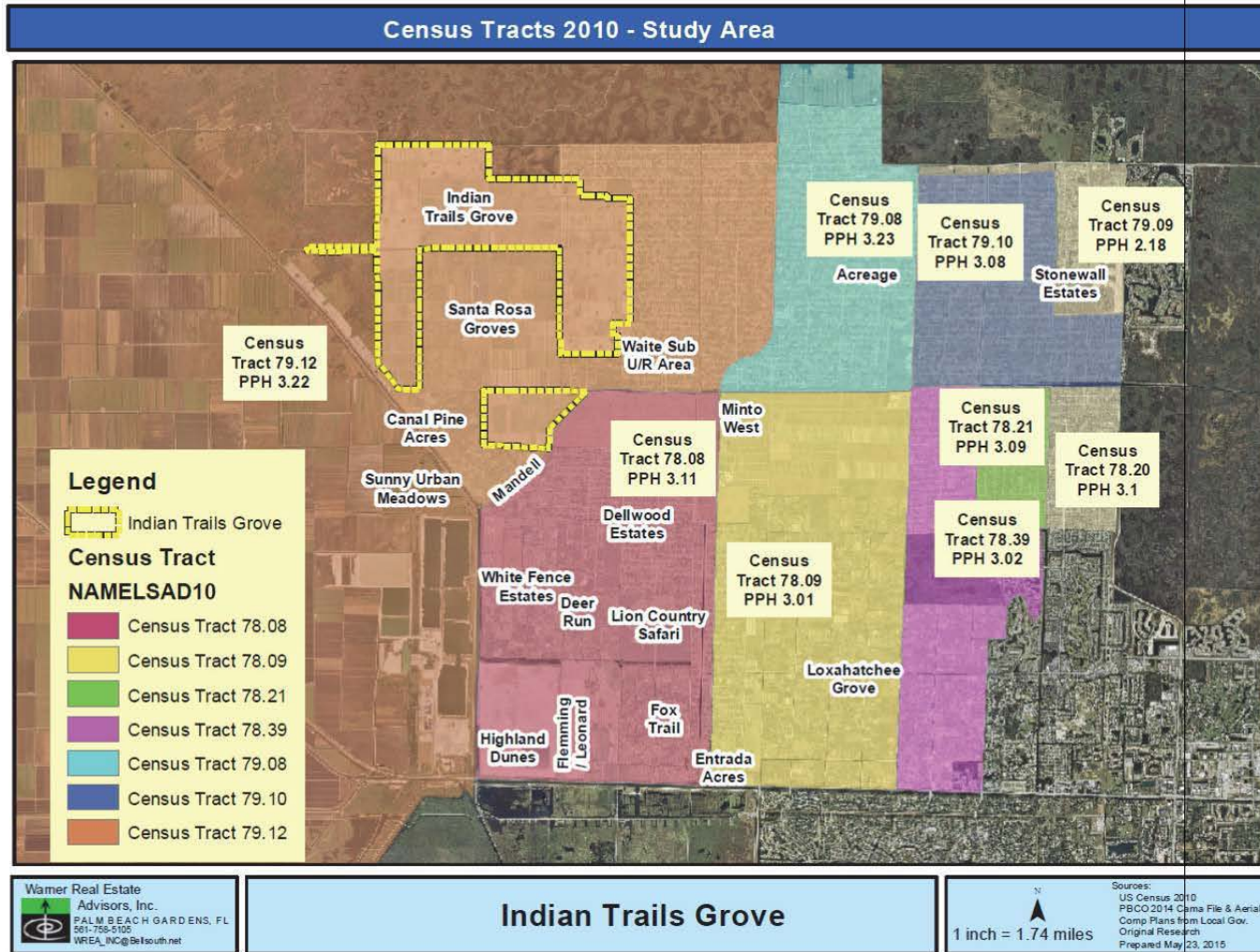
The primary trade area for this project will be residents within a 20 minute drive; the secondary trade area will include residential areas along the north side of Southern Boulevard, from the Town of Loxahatchee Groves on the east side and to the the proposed Highland Dunes project on the west side. As displayed on Figure 1. The northern boundary is The Acreage Community, extending easterly to Stonewall Estates.

Figure `1 - Study Area Central Western Communities <sup>1</sup>



<sup>1</sup> Please see Appendix A for estimated population at build-out.

Figure 1 - Census Tracts <sup>2</sup>



<sup>2</sup> Sources: 2010 Census, PBCO Exlu GIS Data, Please see Appendix A for details.



## Build Out Population Growth

The table below displays the population projections for this Study Area. These projections were computed by using the PBCO Planning Staffs Exlu GIS Data base and then multiplying the Residential Impact of each lot by the 2010 Census person per household. In addition the projected population of Indian Trails Grove is summarized. In total, assuming current approvals, the study area is projected to have a build out population of over 93,000.

**Table 1 Study Area Buildout Population <sup>3</sup>**

Buildout Population of Study Area	
Area	Population
Unincorporated PBCO	
Housing Units	24,299
PPH Avg All	
Communities	3.12
Population	75,698
Town of Loxahatchee	
Housing Units	1,748
PPH 2010 Census PPH	
Avg.	3.01
Population	5,267
Indian Trails Grove	
Housing Units	3,943
PPH	3.15
Population	12,420
Total Population	93,385
(See Appendix A)	

Note: 3.12 PPH average of communities via separate analysis.

<sup>3</sup> Sources: 2010 Census, PBCO Exlu database.

### Non Residential Projects Built and Approved

Table 3 below summarizes the current built and, unbuilt projects that have FLU Commercial/Office/Industrial designation, or site plan approval and are unbuilt. Please refer to Figure 3 and Appendix B for further detail.

**Table 2 Supply - Built and Approved Non Residential Land Uses Central Western Communities <sup>4</sup>**

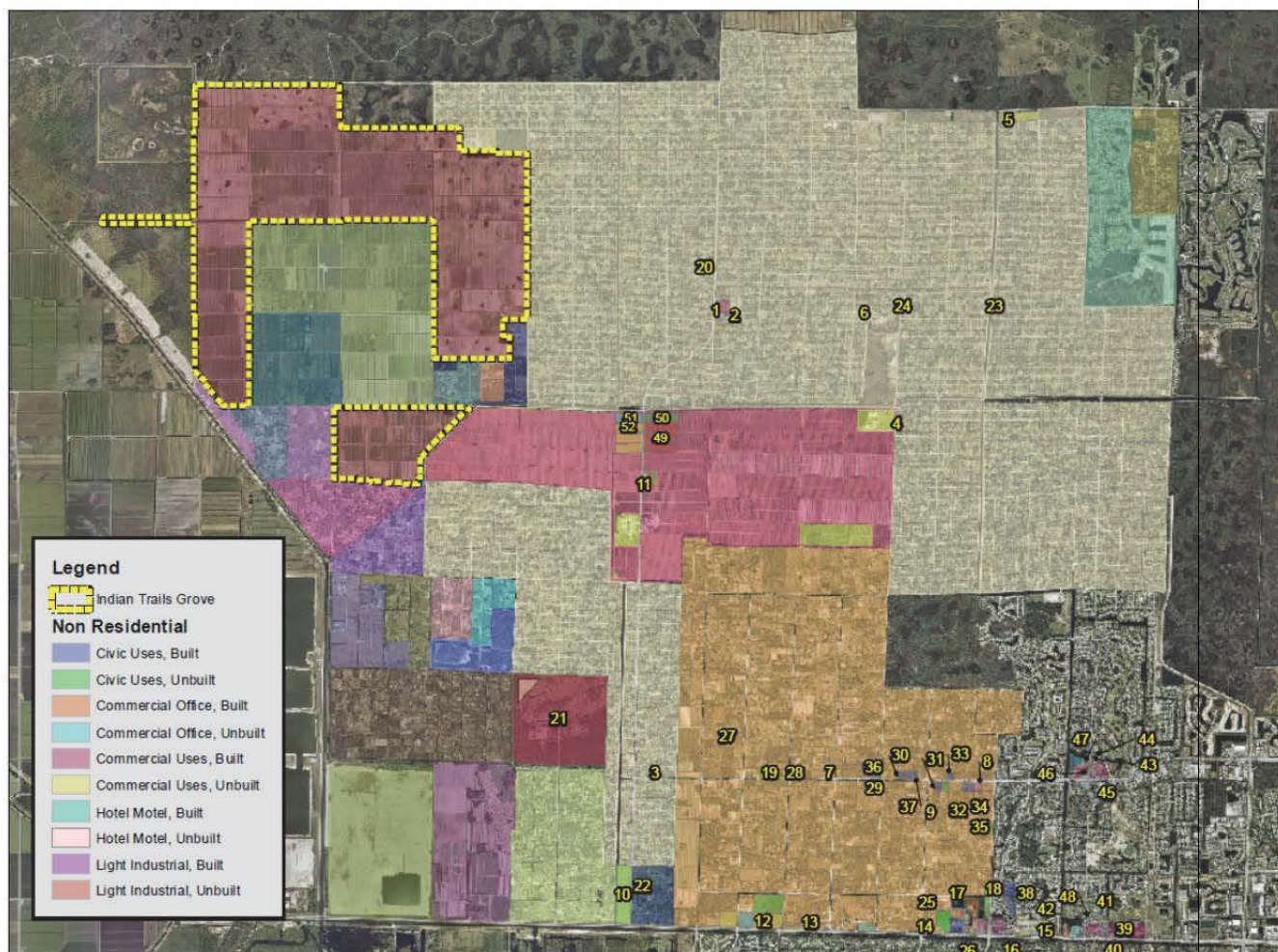
Land Use	Non Residential Analysis With Primary and Secondary Summary					
	Tot Ac.	SF Bt.	SF Unbuilt	Tot SF	Htl Bt	Htl Unbtl
<b>Total</b>	1,504.10	2,035,856	3,723,707	5,759,563	162	215
<b>Commercial Uses</b>	1,028.15	1,198,984	1,295,285	2,494,269	0	0
<b>Commercial Office</b>	125.25	360,543	754,482	1,115,025	0	0
<b>Hotel Motel</b>	26.52	0	3,497	3,497	162	215
<b>Light Industrial</b>	74.85	30,412	1,050,000	1,080,412	0	0
<b>Civic Uses</b>	249.33	445,917	620,443	1,066,360	0	0

Please See Appendix B for list of projects.

<sup>4</sup> Sources are PBCO PA Cama file 2014, Comprehensive plans and approved site plans of PBCO and Town of Loxahatchee Groves, PBCO Exlu is database. Site inspections and original research.

### Figure 3 Non-Residential Projects Location

Indian Trails Non Residential Analysis - Location of Non Res Uses



**Table 3 Supply Demand Analysis <sup>5</sup>**

Study Area - Supply Demand Non Residential									
Land Use	SF Per Capita	Peak Population Study Area Including Indian Trails Grove and Minto West Pop.	Study Area Demand	Supply Built	Supply FLU / Approved (Including Minto West)	Indian Trails Grove New Supply	Total Supply	Surplus / Deficit	Supply-Demand Ratio
Commercial Uses	47	93,385	4,389,116	1,198,984	1,295,285	225,000	2,719,269	(1,669,847)	62.0%
Commercial Office Uses	24	93,385	2,241,251	360,643	754,800	-	1,115,443	(1,125,808)	49.8%
Light Industrial R & D	35	93,385	3,268,491	30,412	1,050,000	-	1,080,412	(2,188,079)	33.1%
Civic Uses / College	20	93,385	1,867,709	445,917	620,443	-	1,066,360	(801,349)	57.1%

Note: No market factor has been applied.

<sup>5</sup> Source: PBCO PA Cama 2014 File, Census 2010, PBCO Exlu GIS Database.

## **Disclaimer**

This report, analysis and conclusions represent the opinion of Warner Real Estate Advisors, Inc., based on data provided by published sources including the U.S. Census Bureau, the University of Florida's Bureau of Economic and Business Research, the Palm Beach County Property Appraiser, and Palm Beach County Planning Department in combination with our own in-house expertise. An effort has been made to obtain the latest applicable data from reliable sources. Any changes within the study area, such as unknown developments and changes in economic conditions could influence projections and conclusions. For these reasons, no representation or warranty, expressed or implied, is herewith being made as to the accuracy or completeness of this report.

**Appendix A**  
**Build-Out Population Projection, based on Current PPH.**

Indian Trails Grove Non Residential Population Projection at  
Build-Out

## Indian Trails Grove Non Residential Population Projection at Buildout

		Census Tract	Built Du	Unbuilt Du	PPH	Total Du.	Tot Pop
Indian Trails Grove	Indian Trails Grove	120990079121	0	3,943	3.15	3,943	12,420
		Total	0	3,943	3.15	3,943	12,420
	Total		0	3,943	3.15	3,943	12,420
Town of Lox Groves	Loxahatchee Grove	120990078091	367	345	3.01	712	2,143
		120990078092	274	236	3.01	510	1,535
		120990078392	395	131	3.02	526	1,589
		Total	1,036	712	3.01	1,748	5,267
	Total		1,036	712	3.01	1,748	5,267
Unincorporated PBCO	Acreage	120990078081	725	164	3.11	889	2,765
		120990078082	804	224	3.11	1,028	3,197
		120990078091	419	47	3.01	466	1,403
		120990078092	181	26	3.01	207	623
		120990078201	475	35	3.10	510	1,581
		120990078202	435	50	3.10	485	1,504
		120990078211	478	31	3.09	509	1,573
		120990078212	435	41	3.09	476	1,471
		120990078391	426	48	3.02	474	1,431
		120990078394	441	42	3.02	483	1,459
		120990079081	1,263	313	3.23	1,576	5,090
		120990079082	837	150	3.23	987	3,188
		120990079083	726	191	3.23	917	2,962
		120990079091	0	4	2.18	4	9
		120990079101	1,152	161	3.08	1,313	4,044
		120990079102	799	162	3.08	961	2,960
		120990079103	809	185	3.08	994	3,062
		120990079121	1,384	388	3.22	1,772	5,706
		120990079122	1,369	366	3.22	1,735	5,587
		Total		13,158	2,628	3.14	15,786

			Built Du	Unbuilt Du	PPH	Total Du.	Tot Pop
Unincorporated PBCO	Canal Pine Acres	120990079121	21	18	3.22	39	126
		Total	21	18	3.22	39	126
	Canal Pine Acres Area	120990079121	4	21	3.22	25	81
		Total	4	21	3.22	25	81
	Deer Run	120990078081	166	81	3.11	247	768
		Total	166	81	3.11	247	768
	Deer Run Plat 2	120990078081	16	34	3.11	50	156
		Total	16	34	3.11	50	156
	Dellwood Estates	120990078081	20	6	3.11	26	81
		Total	20	6	3.11	26	81
	Entrada Acres	120990078092	14	20	3.01	34	102
		Total	14	20	3.01	34	102
	Flemming / Leonard	120990078081	0	93	3.11	93	289
		Total	0	93	3.11	93	289
	Fox Trail	120990078081	167	44	3.11	211	656
		Total	167	44	3.11	211	656
	Highland Dunes	120990078081	0	2,000	3.11	2,000	6,220
		Total	0	2,000	3.11	2,000	6,220
	Indian Trails Grove Area	120990078082	0	0	3.11	0	0
		120990079121	0	0	3.22	0	0
		Total	0	0	3.19	0	0
	Kramer's UR	120990079091	56	12	2.18	68	148
		Total	56	12	2.18	68	148
	Las Flores Ranchos	120990078081	17	18	3.11	35	109
		Total	17	18	3.11	35	109
	Las Flores Ranchos Area	120990078081	0	11	3.11	11	34
		Total	0	11	3.11	11	34
Lion Country Safari	120990078081	0	0	3.11	0	0	
	Total	0	0	3.11	0	0	
Loxahatchee Grove Area	120990078392	3	0	3.02	3	9	
	Total	3	0	3.02	3	9	
Mandell	120990078082	41	21	3.11	62	193	



			Built Du	Unbuilt Du	PPH	Total Du.	Tot Pop
Unincorporated PBCO	Mandell	Total	41	21	3.11	62	193
	Minto West	120990078082	0	1,166	3.15	1,166	3,673
		120990078091	0	3,380	3.13	3,380	10,647
		Total	0	4,546	3.14	4,546	14,320
	Minto West Area	120990078082	0	0	3.11	0	0
		120990078091	0	12	3.01	12	36
		Total	0	12	3.04	12	36
	Nagel Subdivision	120990079091	1	4	2.18	5	11
		Total	1	4	2.18	5	11
	Santa Rosa Groves	120990079121	8	98	3.22	106	341
		Total	8	98	3.22	106	341
	Santa Rosa Groves Area	120990079121	0	192	3.22	192	618
		Total	0	192	3.22	192	618
	Slugget	120990078081	0	0	3.11	0	0
		Total	0	0	3.11	0	0
	Stonewall Estates	120990079091	383	211	2.18	594	1,295
		Total	383	211	2.18	594	1,295
	Sunny Urban Meadows	120990079121	36	39	3.22	75	242
		Total	36	39	3.22	75	242
	Tall Pine Acres U/R	120990079121	16	5	3.22	21	68
		Total	16	5	3.22	21	68
	Waite Sub U/R	120990079121	8	4	3.22	12	39
		Total	8	4	3.22	12	39
	Waite Sub U/R Area	120990079121	7	8	3.22	15	48
		Total	7	8	3.22	15	48
	White Fence Estates	120990078081	3	28	3.11	31	96
		Total	3	28	3.11	31	96
Total			14,145	10,154	3.11	24,299	75,698
Total			15,181	14,809	3.10	29,990	93,386

**Appendix B**  
**Non-Residential Projects Location**

**Non Residential Analysis  
With Primary and Secondary Summary**

	Total Ac.	Sq. Ft. Blt.	Sq. Ft. Unblt	Total GLA	Htl Blt Rms	Htl Unblt Rms
<b>Total</b>	1,504.10	2,035,856	3,723,707	5,759,563	162	215
<b>Commercial Uses</b>	1,028.15	1,198,984	1,295,285	2,494,269	0	0
Commercial Office	125.25	360,543	754,482	1,115,025	0	0
Hotel Motel	26.52	0	3,497	3,497	162	215
Light Industrial	74.85	30,412	1,050,000	1,080,412	0	0
Civic Uses	249.33	445,917	620,443	1,066,360	0	0

**Detail Project List of Non Residential**

5/25/2015

<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
<b>1 Orange Blvd Commercial Publix</b>								
Commercial Uses	00414230020010030	1.26	3,018	0	0	0	Built	0.05
Commercial Uses	00414230020010020	1.28	5,223	0	0	0	Built	0.09
Commercial Uses	00414230020010010	12.85	84,899	0	0	0	Built	0.15
		15.38	93,140	0	0	0		0.10
<b>2 Orange Blvd Commercial South</b>								
Commercial Uses	00414231010010010	2.44	14,714	0	0	0	Built	0.14
Commercial Uses	00414231010010020	0.63	5,190	0	0	0	Built	0.19
Commercial Uses	00414231010010030	2.18	0	17,643	0	0	Unbuilt	0.19
Commercial Uses	00414231010010050	2.91	0	17,643	0	0	Unbuilt	0.14
		8.17	19,904	35,286	0	0		0.16

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Build Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
<b>3 Acreage</b>								
Civic Uses	00404325000001060	1.51	4,158	0	0	0	Built	0.06
		1.51	4,158	0	0	0		0.06
<b>4 Acreage</b>								
Civic Uses	00414304000003610	1.48	6,000	0	0	0	Built	0.09
		1.48	6,000	0	0	0		0.09
<b>5 Acreage</b>								
Civic Uses	00404213000005530	1.23	5,561	0	0	0	Built	0.10
Commercial Uses	00414215000007010	29.53	0	128,636	0	0	Unbuilt	0.10
		30.76	5,561	128,636	0	0		0.10
<b>6 Acreage</b>								
Civic Uses	00414232000001500	1.98	6,804	0	0	0	Built	0.08
		1.98	6,804	0	0	0		0.08
<b>7 Lox Groves</b>								
Civic Uses	41414317013120010	3.97	6,169	0	0	0	Built	0.04
		3.97	6,169	0	0	0		0.04
<b>8 Lox Groves</b>								
Commercial Uses	41414317016330040	4.93	35,263	0	0	0	Built	0.16

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
		4.93	35,263	0	0	0		0.16
<b>9 Lox Groves</b>								
Commercial Office	41414317016100060	5.00	12,008	0	0	0	Built	0.06
		5.00	12,008	0	0	0		0.06
<b>10 Sluggett Commercial</b>								
Commercial Uses	00404336000003020	64.48	0	280,882	0	0	Unbuilt	0.10
		64.48	0	280,882	0	0		0.10
<b>11 Seminole Plaza</b>								
Commercial Uses	00404301010010020	0.71	0	3,074	0	0	Unbuilt	0.10
Commercial Uses	00404301010010030	0.51	0	2,243	0	0	Unbuilt	0.10
Commercial Uses	00404301010010010	8.76	76,875	0	0	0	Built	0.20
		9.98	76,875	5,317	0	0		0.13
<b>12 Lox Groves</b>								
Civic Uses	41414317018060010	41.81	14	98,881	0	0	Unbuilt	0.05
		41.81	14	98,881	0	0		0.05
Commercial Uses	41414331090000020	21.73	0	94,655	0	0	Unbuilt	0.10
Commercial Uses	41414317018060010	31.72	0	103,000	0	0	Unbuilt	0.07
Commercial Office	41414317018060010	16.26	0	44,000	0	0	Unbuilt	0.06

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
		69.71	0	241,655	0	0		0.08
<b>13 Lox Groves C - E Rd</b>								
Commercial Uses	41414317018070110	0.80	0	3,481	0	0	Unbuilt	0.10
Commercial Uses	41414317018080030	0.83	1,980	0	0	0	Built	0.05
Commercial Office	41414332020002160	9.23	0	80,431	0	0	Unbuilt	0.20
Commercial Uses	41414317018070070	0.85	0	3,717	0	0	Unbuilt	0.10
Commercial Uses	41414317018070120	0.54	0	2,344	0	0	Unbuilt	0.10
Commercial Uses	41414317018090190	1.06	4,575	0	0	0	Built	0.10
Commercial Uses	41414317018080020	0.10	0	449	0	0	Unbuilt	0.10
Commercial Uses	41414317018090210	5.90	22,380	0	0	0	Built	0.09
Commercial Uses	41414317018090160	1.00	0	4,368	0	0	Unbuilt	0.10
Commercial Uses	41414317018080040	2.45	0	10,683	0	0	Unbuilt	0.10
Commercial Office	41414317019080110	1.51	3,625	0	0	0	Built	0.06
Commercial Uses	41414317018070080	1.38	0	6,000	0	0	Unbuilt	0.10
Commercial Uses	41414317018080070	1.76	0	7,660	0	0	Unbuilt	0.10
Commercial Uses	41414317018090130	0.06	0	265	0	0	Unbuilt	0.10
Commercial Uses	41414317018090120	0.62	4,680	0	0	0	Built	0.17
		28.09	37,240	119,398	0	0		0.10
<b>14 Palms West</b>								
Commercial Uses	41414333050010000	3.43	0	29,884	0	0	Unbuilt	0.20
		3.43	0	29,884	0	0		0.20
<b>15 Cypress Key MXD</b>								
Commercial Office	72414334000001040	5.91	0	62,500	0	0	Unbuilt	0.24
Commercial Uses	72414334000001040	4.50	0	62,500	0	0	Unbuilt	0.32

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Build Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
		10.42	0	125,000	0	0		0.28
<b>16 Crestwood Square</b>								
Commercial Uses	72414334100160000	4.31	0	0	0	0	Built	0.00
Commercial Uses	72414334100030000	0.99	2,164	0	0	0	Built	0.05
Commercial Uses	72414334100040000	1.29	4,853	0	0	0	Built	0.09
Commercial Uses	72414334100010000	1.40	8,040	0	0	0	Built	0.13
Commercial Uses	72414334100000000	10.99	79,746	0	0	0	Built	0.17
Commercial Uses	72414334100020000	1.11	3,185	0	0	0	Built	0.07
		20.08	97,988	0	0	0		0.08
<b>17 Palms West</b>								
Commercial Office	0041433303	10.34	74,000	0	0	0	Built	0.16
Commercial Office	00414333040000010	1.48	18,560	0	0	0	Built	0.29
Commercial Office	72414333040000061	1.21	0	12,000	0	0	Unbuilt	0.23
Commercial Office	72414333040000061	21.70	81,309	0	0	0	Built	0.09
Commercial Office	72414333040000062	1.55	18,560	0	0	0	Built	0.27
Commercial Office	7241433413	0.21	18,400	0	0	0	Built	1.98
Commercial Office	00414333040000050	2.32	25,024	0	0	0	Built	0.25
		38.81	235,853	12,000	0	0		0.47
<b>18 Palms West</b>								
Commercial Uses	72414317019010140	1.08	3,281	0	0	0	Built	0.07
Commercial Uses	72414317019010120	1.09	2,940	0	0	0	Built	0.06
Commercial Uses	72414317019010060	7.54	61,566	0	0	0	Built	0.19
Commercial Uses	72414317019010110	1.32	7,500	0	0	0	Built	0.13
Commercial Uses	72414317019010050	0.69	0	10,451	0	0	Unbuilt	0.35

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
Commercial Uses	72414317019010070	2.04	15,072	0	0	0	Built	0.17
		13.76	90,359	10,451	0	0		0.16
<hr/>								
<b>19</b>	<b>Lox Groves</b>							
Civic Uses	41414317012120030	5.00	1,440	0	0	0	Built	0.01
		5.00	1,440	0	0	0		0.01
<hr/>								
<b>20</b>	<b>Acreage</b>							
Civic Uses	00404225000001980	1.14	0	4,973	0	0	Unbuilt	0.10
Civic Uses	00404225000001970	2.15	0	9,362	0	0	Unbuilt	0.10
		3.29	0	14,335	0	0		0.10
<hr/>								
<b>21</b>	<b>Lion Country Safari</b>							
Hotel Motel	00404323000001020	19.13	0	0	0	147	Unbuilt	0.00
Commercial Uses	00404323000001020	617.84	0	0	0	0	Built	0.00
		636.97	0	0	0	147		0.00
<hr/>								
<b>22</b>	<b>Entrada Acres</b>							
Civic Uses	00404336000002050	4.86	13,900	0	0	0	Built	0.07
Civic Uses	00404336000002240	5.01	4,575	0	0	0	Built	0.02
Civic Uses	00404336000002020	4.93	16,214	0	0	0	Built	0.08
		14.80	34,689	0	0	0		0.05
<hr/>								
<b>23</b>	<b>Acreage</b>							



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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
Civic Uses	00414227000008200	2.80	3,082	0	0	0	Built	0.03
		2.80	3,082	0	0	0		0.03
<b>24 Acreage</b>								
Civic Uses	00414228000008310	6.06	4,800	0	0	0	Built	0.02
		6.06	4,800	0	0	0		0.02
<b>25 Palms West Hop Future</b>								
Civic Uses	00414317019040040	18.91	0	164,714	0	0	Unbuilt	0.20
		18.91	0	164,714	0	0		0.20
<b>26 Palms West Medical Center</b>								
Civic Uses	00414333020000010	0.22	0	40,903	0	0	Unbuilt	4.21
Civic Uses	00414333020000010	15.12	220,872	0	0	0	Built	0.34
		15.34	220,872	40,903	0	0		2.27
<b>27 Lox Groves</b>								
Civic Uses	41414317011380010	5.00	3,403	0	0	0	Built	0.02
		5.00	3,403	0	0	0		0.02
<b>28 Lox Groves</b>								
Civic Uses	41414317013130020	8.85	0	38,540	0	0	Unbuilt	0.10

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Build Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
		8.85	0	38,540	0	0		0.10
<b>29</b>	<b>Lox Groves</b>	<hr/>						
Civic Uses	41414317014100030	4.47	5,713	0	0	0	Built	0.03
		4.47	5,713	0	0	0		0.03
<b>30</b>	<b>Lox Groves</b>	<hr/>						
Civic Uses	41414317015130010	4.78	1,058	0	0	0	Built	0.01
		4.78	1,058	0	0	0		0.01
<b>31</b>	<b>Lox Groves</b>	<hr/>						
Civic Uses	41414317016130030	4.90	6,840	0	0	0	Built	0.03
		4.90	6,840	0	0	0		0.03
<b>32</b>	<b>Lox Groves</b>	<hr/>						
Civic Uses	41414317016130040	5.00	0	21,773	0	0	Unbuilt	0.10
		5.00	0	21,773	0	0		0.10
<b>33</b>	<b>Lox Groves</b>	<hr/>						
Civic Uses	41414317016140020	4.79	4,332	0	0	0	Built	0.02
		4.79	4,332	0	0	0		0.02
<b>34</b>	<b>Lox Groves</b>	<hr/>						

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Build Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
Civic Uses	41414317016330020	4.92	884	0	0	0	Built	0.00
Civic Uses	41414317016330030	4.92	10,436	0	0	0	Built	0.05
		9.84	11,320	0	0	0		0.03
<hr/>								
35	<u>Lox Groves</u>							
Civic Uses	41414317016380010	9.48	0	41,297	0	0	Unbuilt	0.10
		9.48	0	41,297	0	0		0.10
<hr/>								
36	<u>Lox Groves</u>							
Civic Uses	41414320010010000	15.19	8,330	0	0	0	Built	0.01
		15.19	8,330	0	0	0		0.01
<hr/>								
37	<u>Lox Groves</u>							
Civic Uses	41414321010030000	6.10	6,736	0	0	0	Built	0.03
Civic Uses	41414321010030000	1.74	6,736	0	0	0	Built	0.09
		7.84	13,472	0	0	0		0.06
<hr/>								
38	<u>Crestwood Square Area</u>							
Civic Uses	72414334000003020	16.98	51,195	0	0	0	Built	0.07
Civic Uses	72414334000003040	7.68	16,493	0	0	0	Built	0.05
		24.66	67,688	0	0	0		0.06
<hr/>								
39	<u>Southern Palms Crossing</u>							

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
Commercial Uses	72414335100010000	49.54	343,009	0	0	0	Built	0.16
		49.54	343,009	0	0	0		0.16
<b>40 Royal Plaza</b>								
Light Industrial	72414335000007140	1.59	16,104	0	0	0	Built	0.23
Light Industrial	72414335000007380	1.15	2,833	0	0	0	Built	0.06
Commercial Office	72414335000007150	0.85	5,113	0	0	0	Built	0.14
Light Industrial	7241433511	1.11	5,875	0	0	0	Built	0.12
Commercial Uses	72414335000007120	11.00	99,679	0	0	0	Built	0.21
Light Industrial	72414335000007230	0.77	5,600	0	0	0	Built	0.17
		16.47	135,204	0	0	0		0.15
<b>41 PB Colony</b>								
Civic Uses	72414335020110400	0.44	4,597	0	0	0	Built	0.24
Civic Uses	72414335020110310	0.89	8,039	0	0	0	Built	0.21
Civic Uses	72414335020110360	0.85	9,412	0	0	0	Built	0.26
		2.17	22,048	0	0	0		0.23
<b>42 RPB Hotel Office</b>								
Commercial Office	7241433503	1.49	20,000	0	0	0	Built	0.31
Commercial Office	72414335000007340	1.57	17,632	0	0	0	Built	0.26
Commercial Uses	72414335000007320	1.00	2,667	0	0	0	Built	0.06
Hotel Motel	72414335000007270	6.28	0	0	162	0	Built	0.00
Commercial Uses	72414335000007300	0.66	0	5,707	0	0	Unbuilt	0.20
Commercial Office	72414335000007180	1.36	0	11,814	0	0	Unbuilt	0.20
Commercial Uses	72414335000007310	1.11	3,953	0	0	0	Built	0.08
Commercial Office	7241433506	2.27	32,000	0	0	0	Built	0.32

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
		15.73	76,252	17,521	162	0		0.18
<b>43 Crossroads Shp Cntr</b>								
Commercial Uses	72414323000007110	0.84	3,155	0	0	0	Built	0.09
Commercial Uses	72414323000007010	14.99	109,138	0	0	0	Built	0.17
Commercial Uses	72414323000007050	0.92	4,138	0	0	0	Built	0.10
Commercial Uses	72414323000007060	0.83	6,060	0	0	0	Built	0.17
Commercial Uses	72414323000007090	0.27	6,320	0	0	0	Built	0.54
Commercial Uses	72414323000007030	0.92	1,512	0	0	0	Built	0.04
Commercial Uses	72414323000007080	0.90	786	0	0	0	Built	0.02
Commercial Uses	72414323000007020	0.92	3,286	0	0	0	Built	0.08
		20.58	134,395	0	0	0		0.15
<b>44 Lakeview Center</b>								
Commercial Office	72414323160000030	0.10	3,864	0	0	0	Built	0.92
Commercial Office	72414323160000010	0.10	3,864	0	0	0	Built	0.92
Commercial Office	72414323160000020	0.10	3,864	0	0	0	Built	0.92
Commercial Office	72414323160030010	3.28	0	0	0	0	Built	0.00
		3.57	11,592	0	0	0		0.69
<b>45 Village Center</b>								
Commercial Office	72414326280020000	1.21	0	0	0	0	Unbuilt	0.00
Commercial Uses	72414326260000021	1.25	6,370	0	0	0	Built	0.12
Commercial Office	72414326280000010	0.31	0	0	0	0	Unbuilt	0.00
Commercial Uses	72414326250000020	0.97	4,698	0	0	0	Built	0.11
Commercial Office	72414326280030000	1.22	0	3,750	0	0	Unbuilt	0.07
Commercial Office	72414326280010000	1.22	22,720	0	0	0	Built	0.43

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
		6.17	33,788	3,750	0	0		0.12
<b>46 Village Royal Shp Cntr</b>								
Commercial Uses	72414314040000032	0.99	12,495	0	0	0	Built	0.29
Commercial Uses	72414323210010000	0.61	3,076	0	0	0	Built	0.12
Commercial Uses	72414323210030000	14.24	122,338	0	0	0	Built	0.20
Commercial Uses	72414323210020000	0.66	3,568	0	0	0	Built	0.12
		16.49	141,477	0	0	0		0.18
<b>47 Waterway Plaza</b>								
Commercial Office	72414323120030050	2.00	0	14,300	0	0	Unbuilt	0.16
Hotel Motel	72414323120030010	0.32	0	0	0	34	Unbuilt	0.00
Commercial Uses	72414314040000033	1.37	2,600	0	0	0	Built	0.04
Commercial Office	72414323120030010	8.07	0	40,950	0	0	Unbuilt	0.12
Commercial Uses	72414323130030020	0.92	5,202	0	0	0	Built	0.13
Commercial Office	72414323120030030	1.90	0	26,000	0	0	Unbuilt	0.31
Commercial Office	72414323130030010	1.28	0	5,240	0	0	Unbuilt	0.09
Hotel Motel	72414323120030010	0.47	0	0	0	34	Unbuilt	0.00
Commercial Uses	72414323150020180	0.79	3,565	0	0	0	Built	0.10
Hotel Motel	72414323120030010	0.32	0	3,497	0	0	Unbuilt	0.25
Commercial Office	72414323120030010	0.47	0	3,497	0	0	Unbuilt	0.17
Commercial Uses	72414323150010180	0.79	4,225	0	0	0	Built	0.12
		18.67	15,592	93,484	0	68		0.13
<b>48 PB Colony</b>								
Civic Uses	72414326020110690	0.38	1,598	0	0	0	Built	0.10
Civic Uses	72414335000003030	0.84	6,526	0	0	0	Built	0.18

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<u>Land Use</u>	<u>PARID</u>	<u>PA Ac</u>	<u>Built Sq. Ft.</u>	<u>Un-Build Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Built Status</u>	<u>FAR</u>
		1.22	8,124	0	0	0		0.14
<hr/>								
49	Minto West							
Light Industrial	00404301000001010		0	1,050,000	0	0	Unbuilt	0.34
			0	1,050,000	0	0		0.34
<hr/>								
50	Minto West							
Civic Uses	00404301000001010		0	200,000	0	0	Unbuilt	0.20
			0	200,000	0	0		0.20
<hr/>								
51	Minto West							
Commercial Office	00404301000001010		0	450,000	0	0	Unbuilt	0.52
			0	450,000	0	0		0.52
<hr/>								
52	Minto West							
Commercial Uses	00404301000001010		0	500,000	0	0	Unbuilt	0.20
			0	500,000	0	0		0.20