



Structure
Development
Owner/ Developer



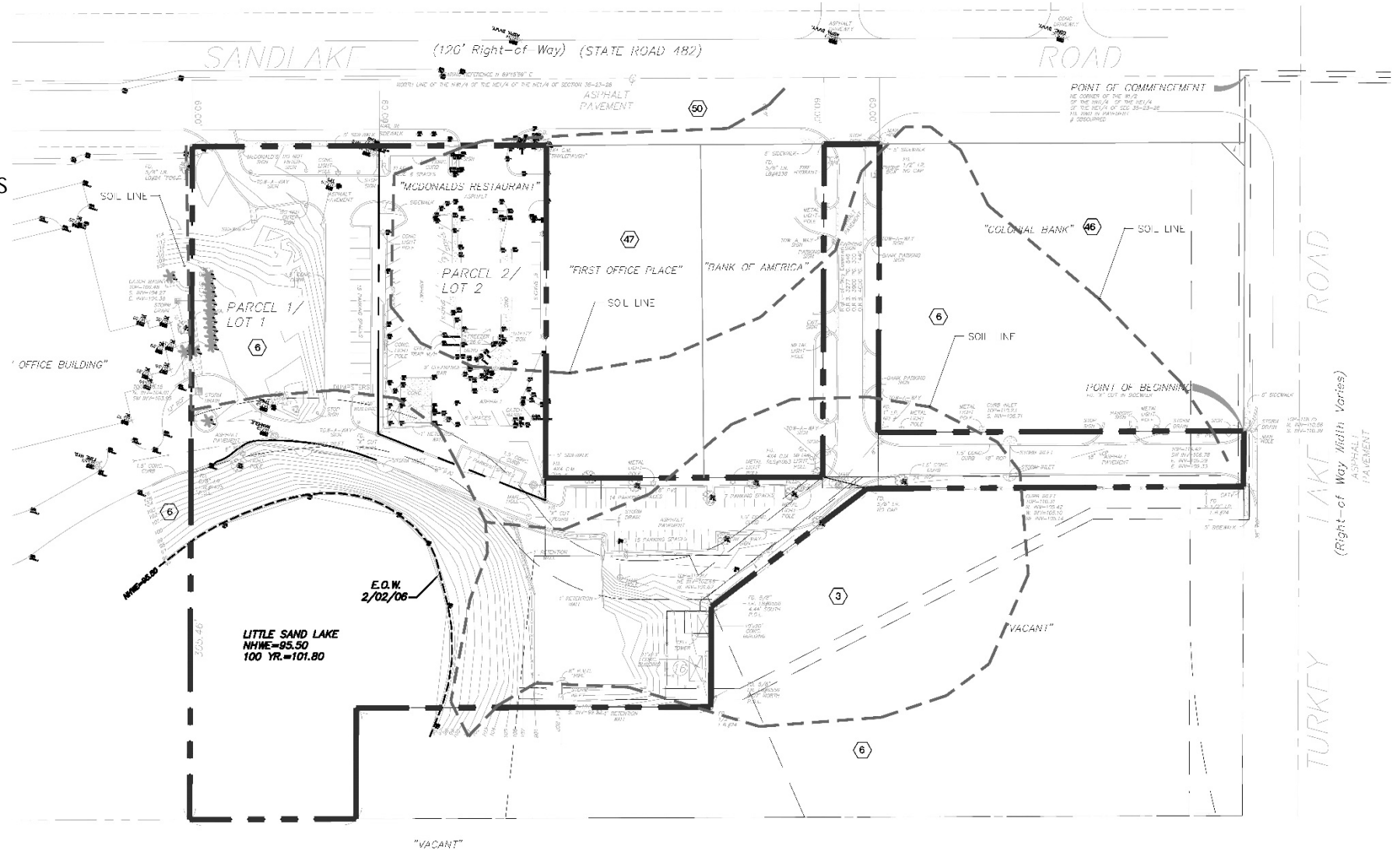
ELEVEN18
Architecture
Architect



Terra Max
Engineering
Civil Engineer

Site

The Pizzuti PD is located in Orange County (Section 35, Township 23S, Range 28E). The PD is bounded to the north by Sand Lake Road, to the east by a low rise office building, to the west by a high-rise office building and to the south by wetlands. This PD consists of two lots and has a master storm water management facility in the form of a Dry Retention Pond on Lot 1. Lot 2 (1.01 acres) has a McDonalds Restaurant building with associated parking while Lot 1 with an area of 4.69 acres is the proposed project site.



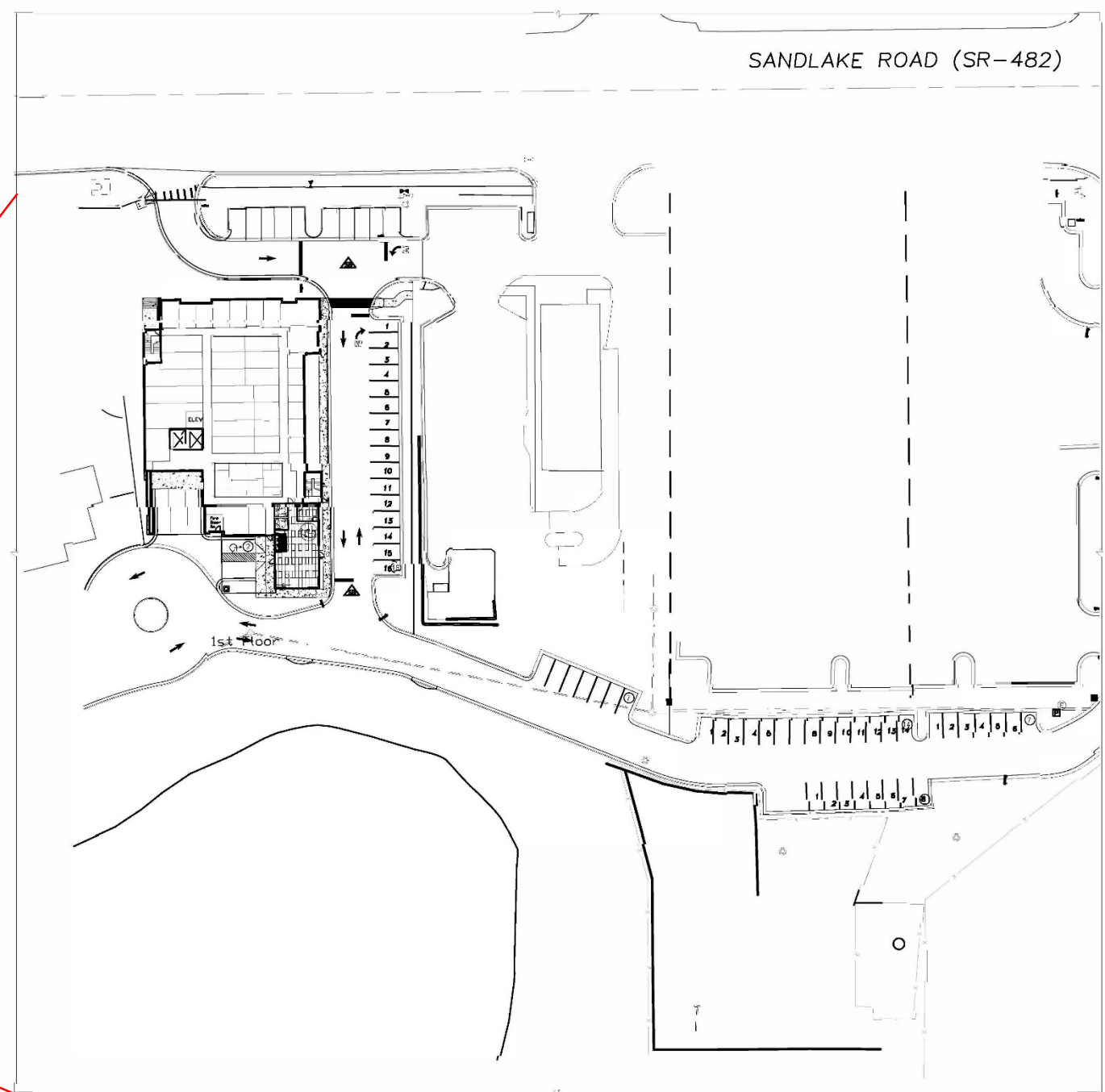
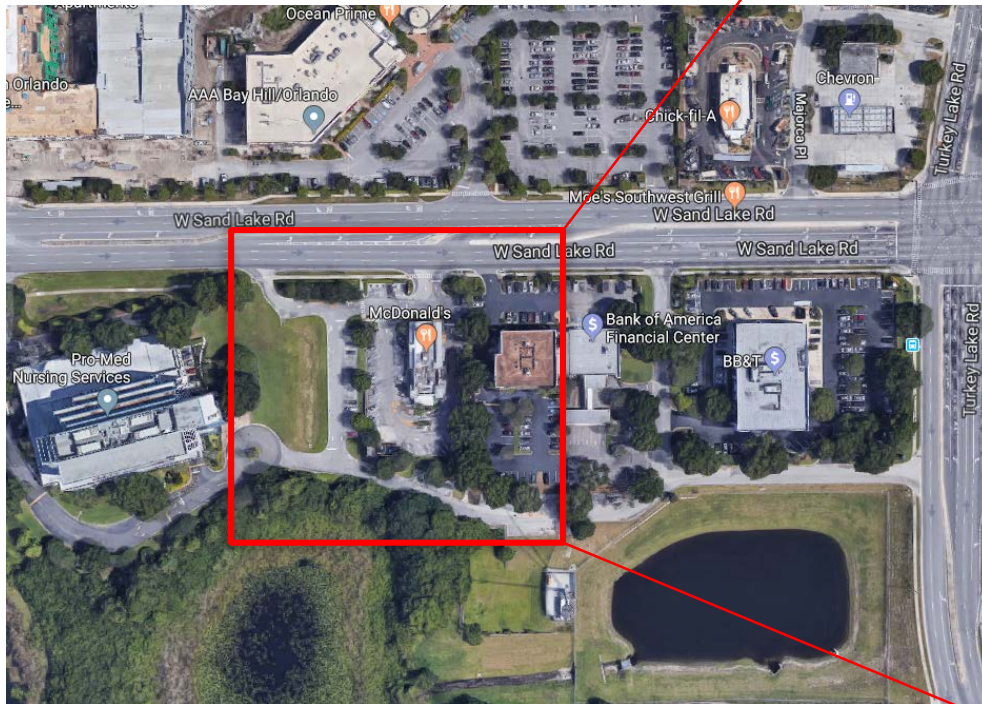
Pizzuti PD

The PD was approved On June 6, 2000 by the BCC. The PD includes two lots. The PD allows for C-1 and P-O Uses. The proposed development in 2000 included:

- 97,310 S.F. Office Use, or
- 18,000 S.F. Commercial Use, or
- 110 units Assisted Living Facility

A Change Determination Request was approved on January 23, 2007 by the BCC. The CDR included the following development program:

- 108,000 S.F. Office Use, and
- 12,429 S.F. Commercial Use
- 125 ft. Building Height approved for the Mixed Office/Parking/Commercial Building.



Adjacent Properties

East Side – McDonald's



West Side – Office Building



North Side – Shopping Center



2007 Concept



Current Concept



Philips View

Orlando, FL

NE Perspective

07.24.07



2007 Concept



Current Concept



Philips View
Orlando, FL

Signage - NW Perspective

07.24.07



2007 Parking Concept

5 level parking garage below offices
499 spaces provided

Proposed Parking Concept

Existing site parking
with additional handicap spaces
17 – 18 spaces provided

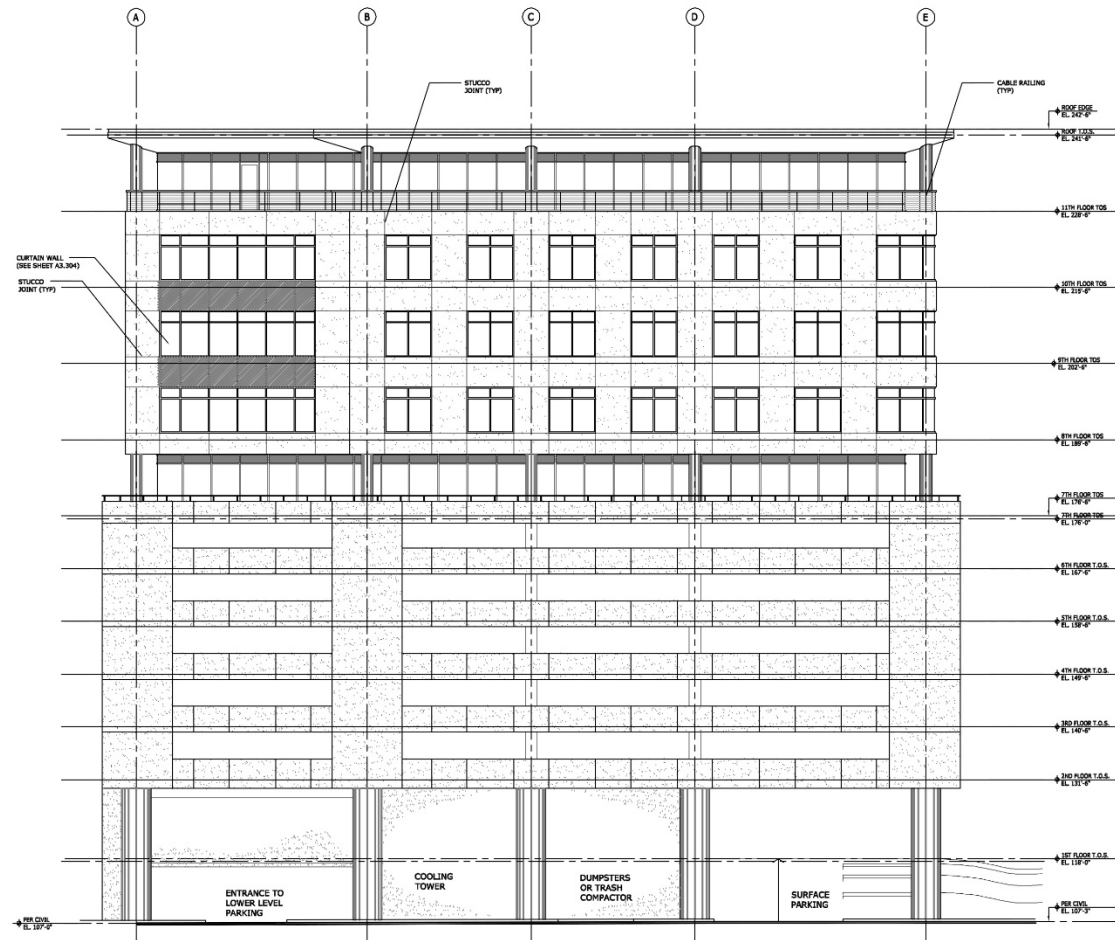


2007 Concept:

13 floors

Approx. 117,000 sqft

Height: 125'-0"



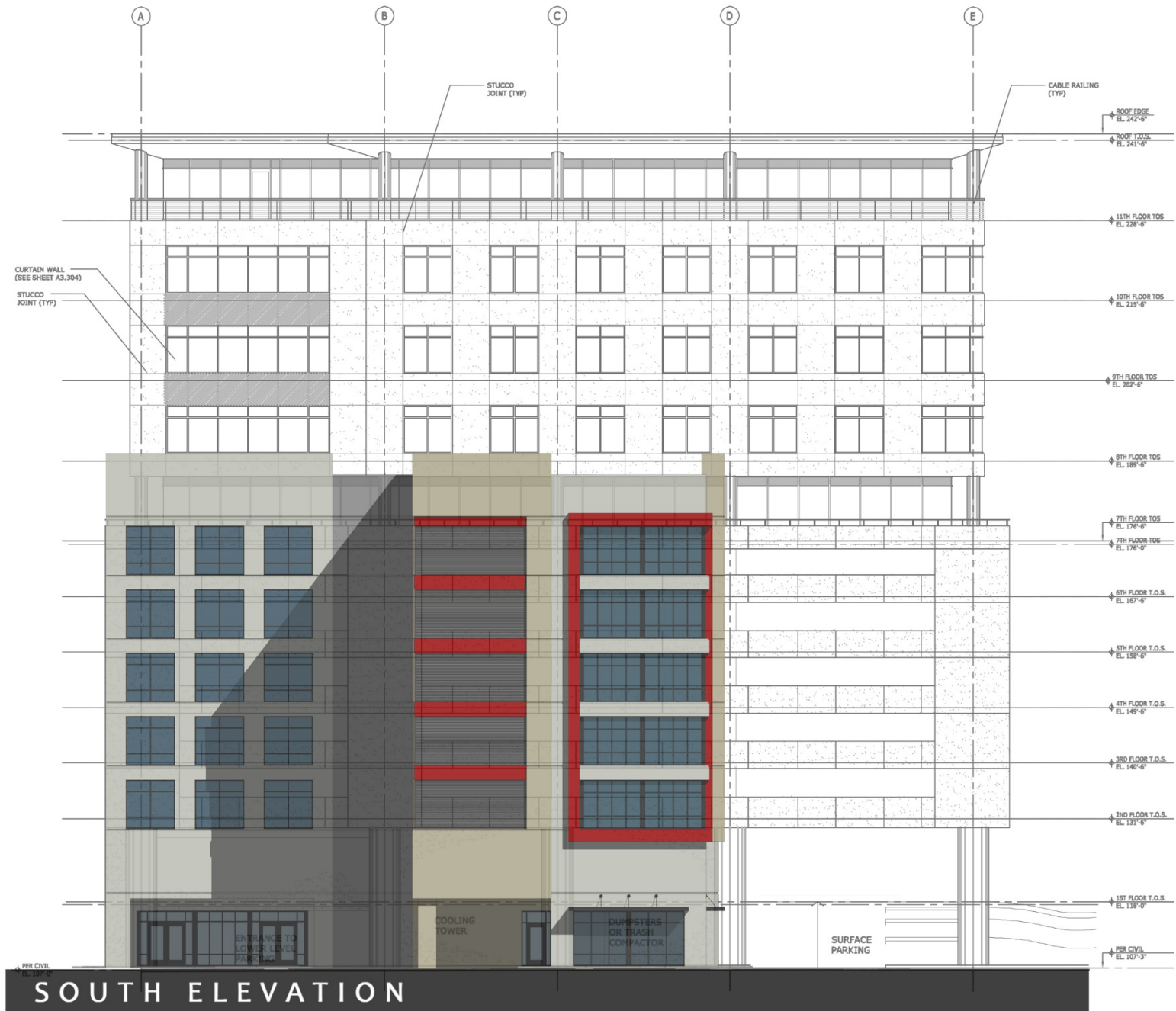
Proposed Concept:

7 floors

Approx. 109,600 sqft

Height: 83'-6"



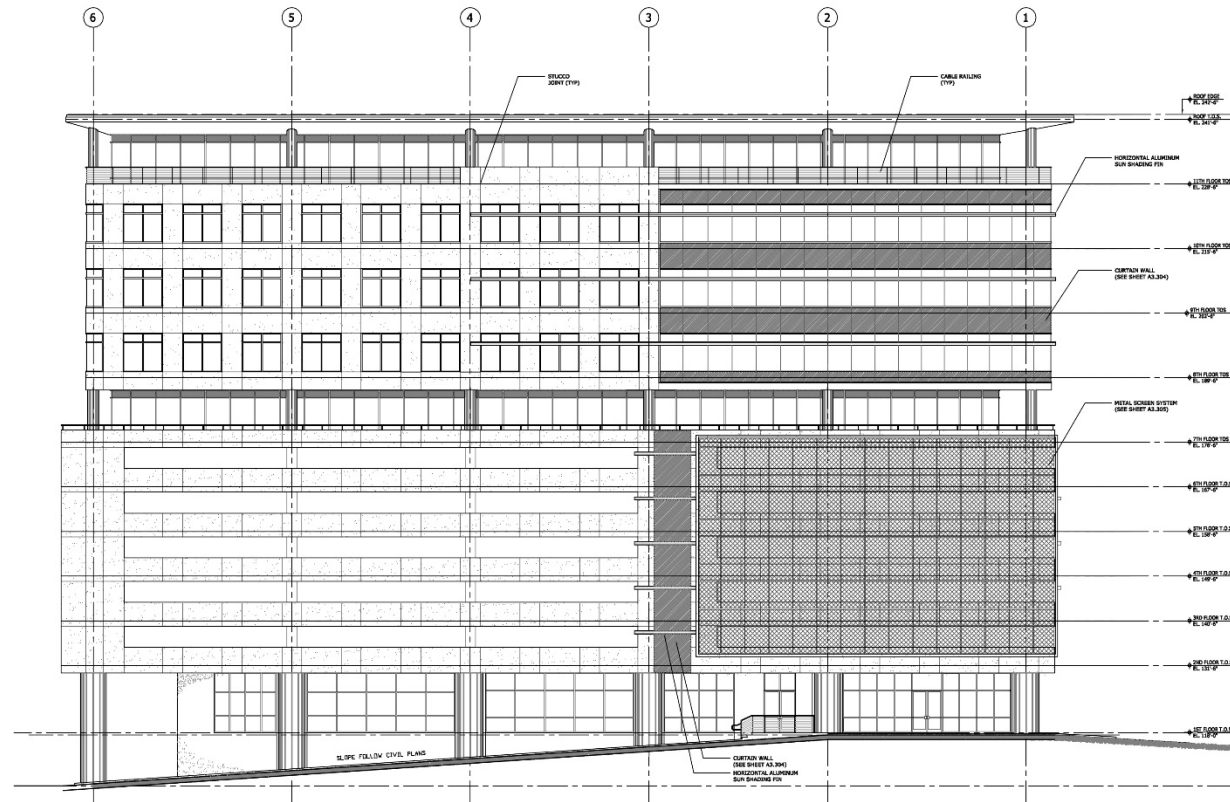


2007 Concept:

13 floors

Approx. 117,000 sqft

Height: 125'-0"

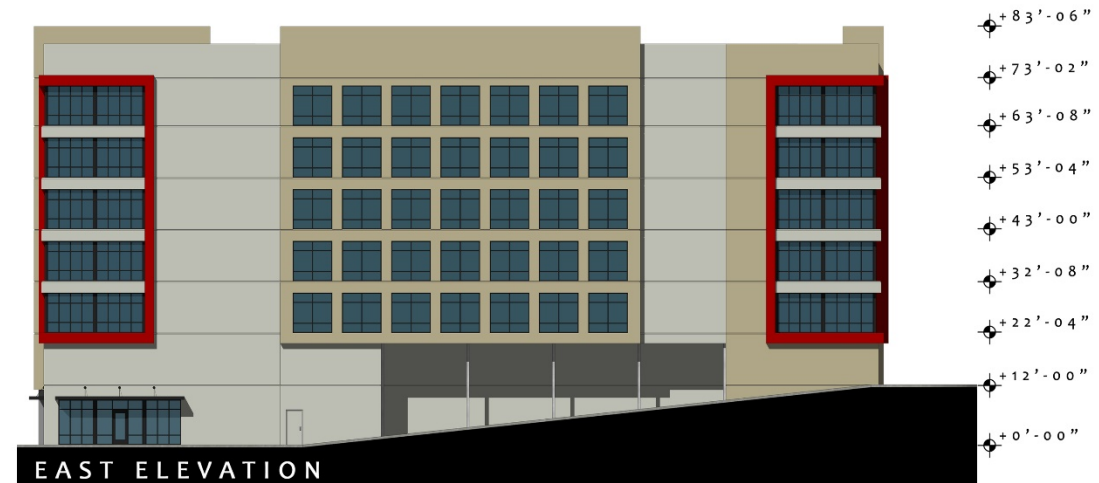


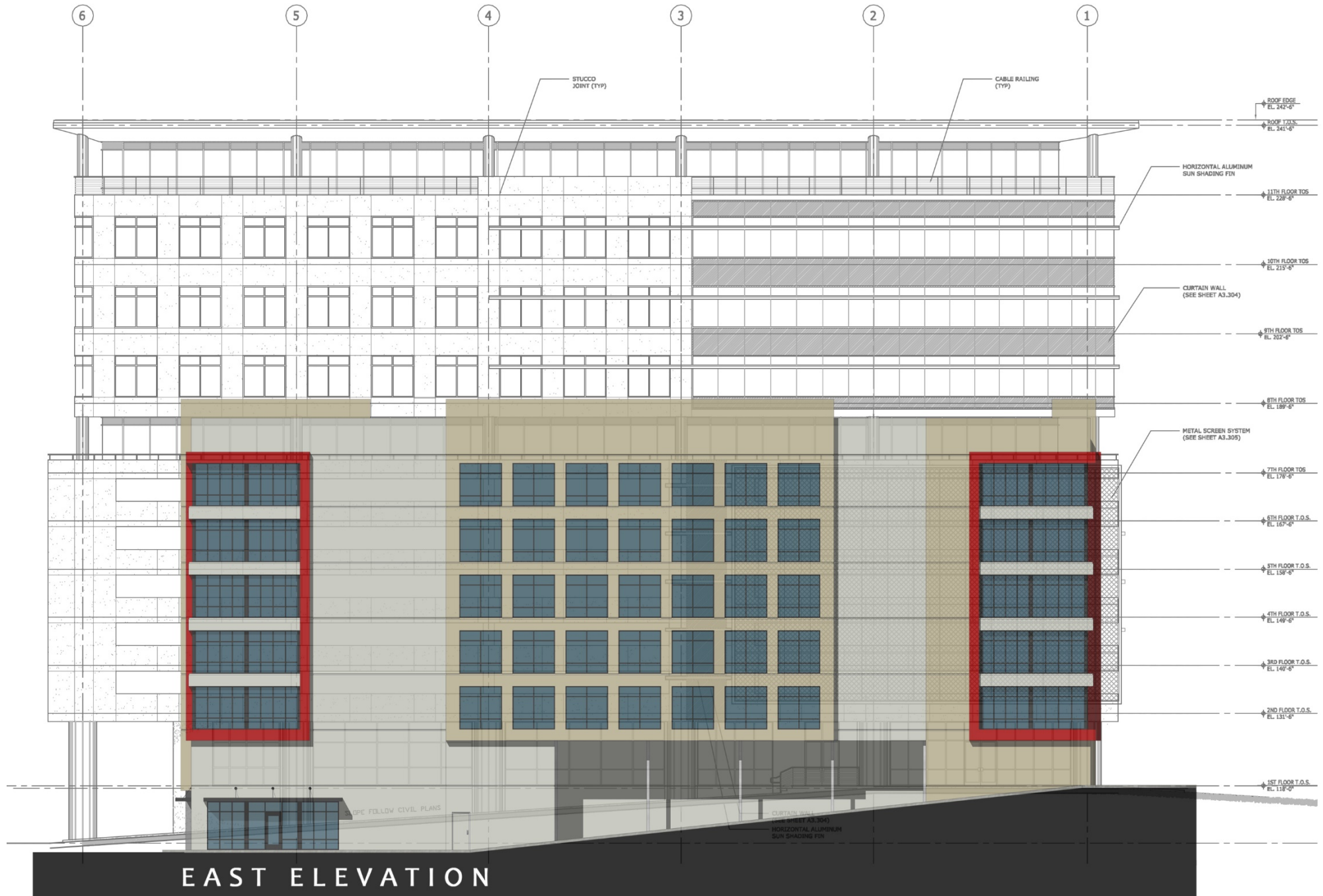
Proposed Concept:

7 floors

Approx. 109,600 sqft

Height: 83'-6"





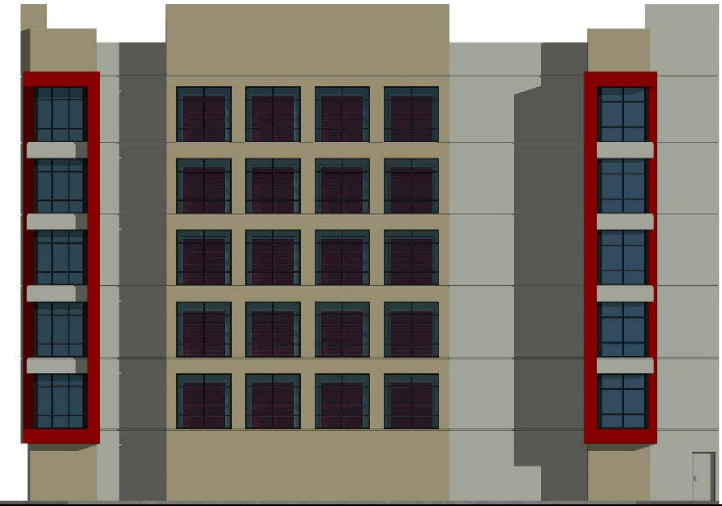
EAST ELEVATION

Proposed Building Materials

1. Stucco
2. Storefront Glazing
3. PBD Metal Panel



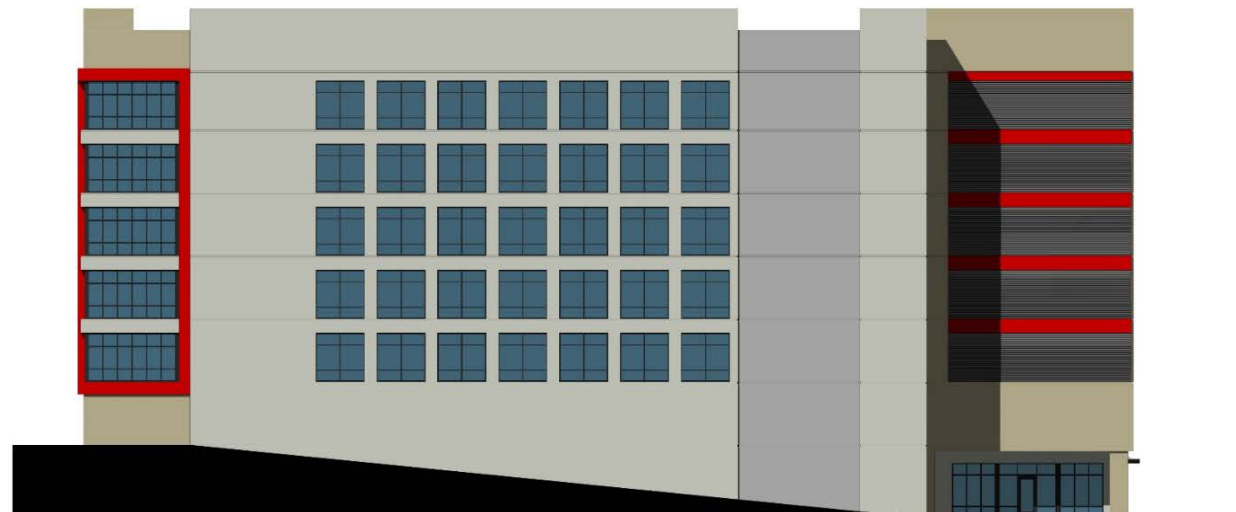
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

10th Edition - Approved Pizzuti PD LUP 2007

ITE Code	Land Use	SF/DU/RMS	Trip Rate	Total Daily Trips	ITE Pass-By % or Internal %	External Daily Trips	PM Peak Rate	Total PM Peak Trips	External PM Peak Trips
Selected Uses									
710	General Office (SF)	108,000	10.59	1143	92%	1052	1.15	124	114
820	Shopping Center (SF)	7,000	140.80	986	56%	552	10.85	76	43
934	Fast Food Rest. W/ Drive Thru (SF)***	5,429	470.95	2557	58%	1,483	40.19	218	127
Additional Allowed Uses									
932	High-Turnover Restaurant (SF)	14,500	112.18	1627	71%	1,155	9.77	142	101
Total Selected Uses									
		120,429		4,686		3,087		418	283
				38.91		25.63		3.47	2.35
Select Uses Trips Generated****				4,686		3,087			283

* Office (710):

Weekly Formula $LN(T) = 0.97LN(X) + 2.5$

PM Peak Formula $LN(T) = 0.95LN(X) + 0.36$

** Shopping Center (820):

Weekly Formula $LN(T) = 0.68LN(X) + 5.57$

PM Peak Formula $LN(T) = 0.74LN(X) + 2.89$

*** Existing Use

**** Trips generated for Selected Uses. Potential development for mixed uses not included in the selected uses shall not exceed Total Trips Generated

Refer to Mixed Use Matrix



2007 Report



10th Edition Pizzuti PD - Existing and Proposed Development

ITE Code	Land Use	SF/DU/RMS	Trip Rate	Total Daily Trips	New Trips (%)	External Daily Trips	PM Peak Rate	Total PM Peak Trips	External PM Peak Trips
Selected Uses									
151	Mini Warehouse (SF)	110,651	1.51	167	92%	154	0.17	19	17
934	Fast Food Rest. W/ Drive Thru (SF)***	5,429	470.95	2557	58%	1,483	40.19	218	127
Additional Allowed Uses									
710	General Office (SF)*	108,000	10.59	1143	92%	1052	1.15	124	114
820	Shopping Center (SF)**	7,000	140.80	986	56%	552	10.85	76	43
932	High-Turnover Restaurant (SF)	14,500	112.18	1627	71%	1,155	9.77	142	101
Subtotal		116,080		2724		1637		237	144
						14.10		2.04	1.24
Maximum Trips Generated****				4,686		3,087			283

* Office (710):

Weekly Formula $LN(T) = 0.97LN(X) + 2.5$

PM Peak Formula $LN(T) = 0.95LN(X) + 0.36$

** Shopping Center (820):

Weekly Formula $LN(T) = 0.68LN(X) + 5.57$

PM Peak Formula $LN(T) = 0.74LN(X) + 2.89$

*** Existing Use

**** Trips generated for Selected Uses. Potential development for mixed uses not included in the selected uses shall not exceed Total Trips Generated

Refer to Mixed Use Matrix

CubeSmart Report

10th Edition - Approved Pizzuti PD LUP 2007

ITE Code	Land Use	SF/DU/RMS	Trip Rate	Total Daily Trips
	Selected Uses			
710	General Office (SF)	108,000	10.59	1143
820	Shopping Center (SF)	7,000	140.80	986
934	Fast Food Rest. W/ Drive Thru (SF)***	5,429	470.95	2557
	Additional Allowed Uses			

2007 Report

10th Edition Pizzuti PD - Existing and Proposed Development

ITE Code	Land Use	SF/DU/RMS	Trip Rate	Total Daily Trips
	Selected Uses			
151	Mini Warehouse (SF)	110,651	1.51	167
934	Fast Food Rest. W/ Drive Thru (SF)***	5,429	470.95	2557

PARKING CALCULATIONS:

PARKING REQUIRED:

OFFICE RETAIL BUILDING

USE	SQ. FT.	Spaces Required*	TOTAL
Professional Office	86,400	367	367
Specialty Retail	7,000	24	24
TOTAL REQUIRED			391

PARKING PROVIDED:

SURFACE SPACES	28
GARAGE SPACES	471
TOTAL	499

* The parking calculations were based on the following rates:

Professional Office: 4.25 Spaces / 1000 sq.ft.

Specialty Retail: 3.30 Spaces / 1000 sq.ft.



2007 Parking Calculations



PARKING CALCULATIONS:

PARKING REQUIRED:

OFFICE RETAIL BUILDING

USE	SQ. FT.	Spaces Required*	TOTAL
Mini-warehouses over 200 units	110,651	6	6
TOTAL REQUIRED			6

PARKING PROVIDED:

SURFACE PARKING

COMPACT	0
REGULAR	16
HANDICAPPED	1
TOTAL	17

* The parking calculations were based on the following rates:

Mini-warehouses over 200 units: 6 spaces located at entrance area

Plus minimum 25 feet between building for driveway parking purposes

Proposed Parking Calculations



Impact of Employees

2007 Proposed Use: 13 story office
Approximately 1,450 employees/visitors

Current Proposed Use: 7 story storage facility
Approximately 12 employees/users

CubeSmart Operations

■ Hours

- Monday 9:30AM-6:00PM
- Tuesday 9:30AM-6:00PM
- Wednesday 9:30AM-6:00PM
- Thursday 9:30AM-6:00PM
- Friday 9:30AM-6:00PM
- Saturday 8:30AM-5:00PM
- Sunday 11:00AM-3:00PM

Q & A

