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**Parking Justification Statement
For
Amazon One Grocery
Kings Highway Commerce Park Parcel-III**

Amazon One Grocery is a proposed 69.19 ac industrial development with 1.1 msf of building area. This project is Parcel-III of Kings Highway Commerce Park (KHCP) which is a proposed 107.45 ac industrial development located at the southeast corner of Kings Highway & White Road approximately 1/2 mile north of Okeechobee Rd (SR-70). See Exhibit-A

Institute of Transportation Engineers (ITE) parking rates are used to calculate the parking for this project in lieu of the parking rates per city code for following reasons:

1. The ITE rates are based on data from field surveys of similar developments measuring peak parking demand.
2. City code parking rates of 1 sp/600 sf is excessive for the large distribution centers such as this project.
3. The previous site plans for this project and similar projects were approved with ITE rates.
4. The proposed parking is satisfactory to Amazon based on their experience.
5. Reduced parking rates generates additional open space and landscaping.