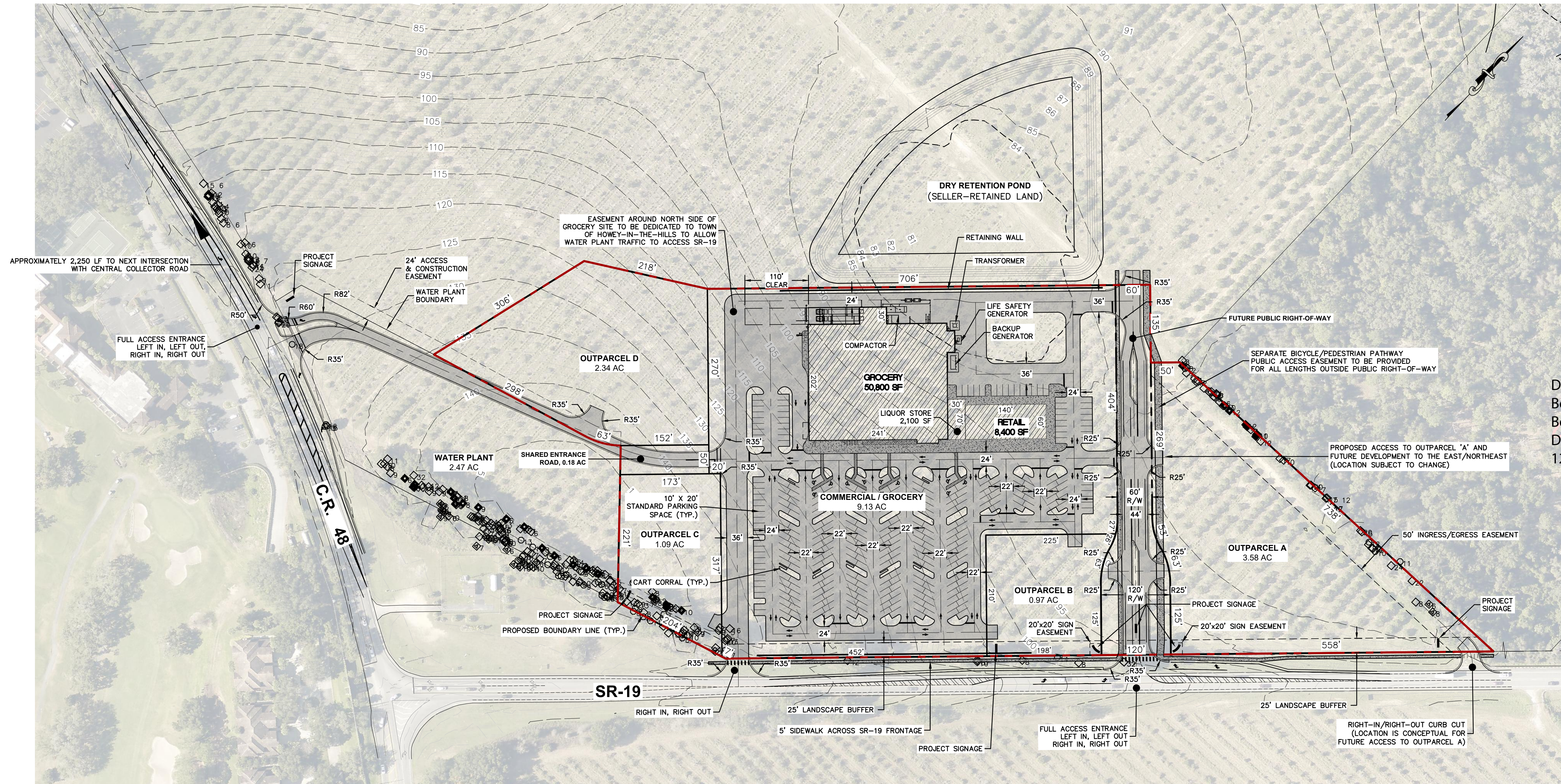
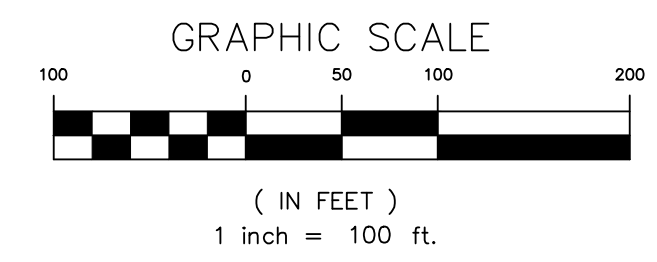
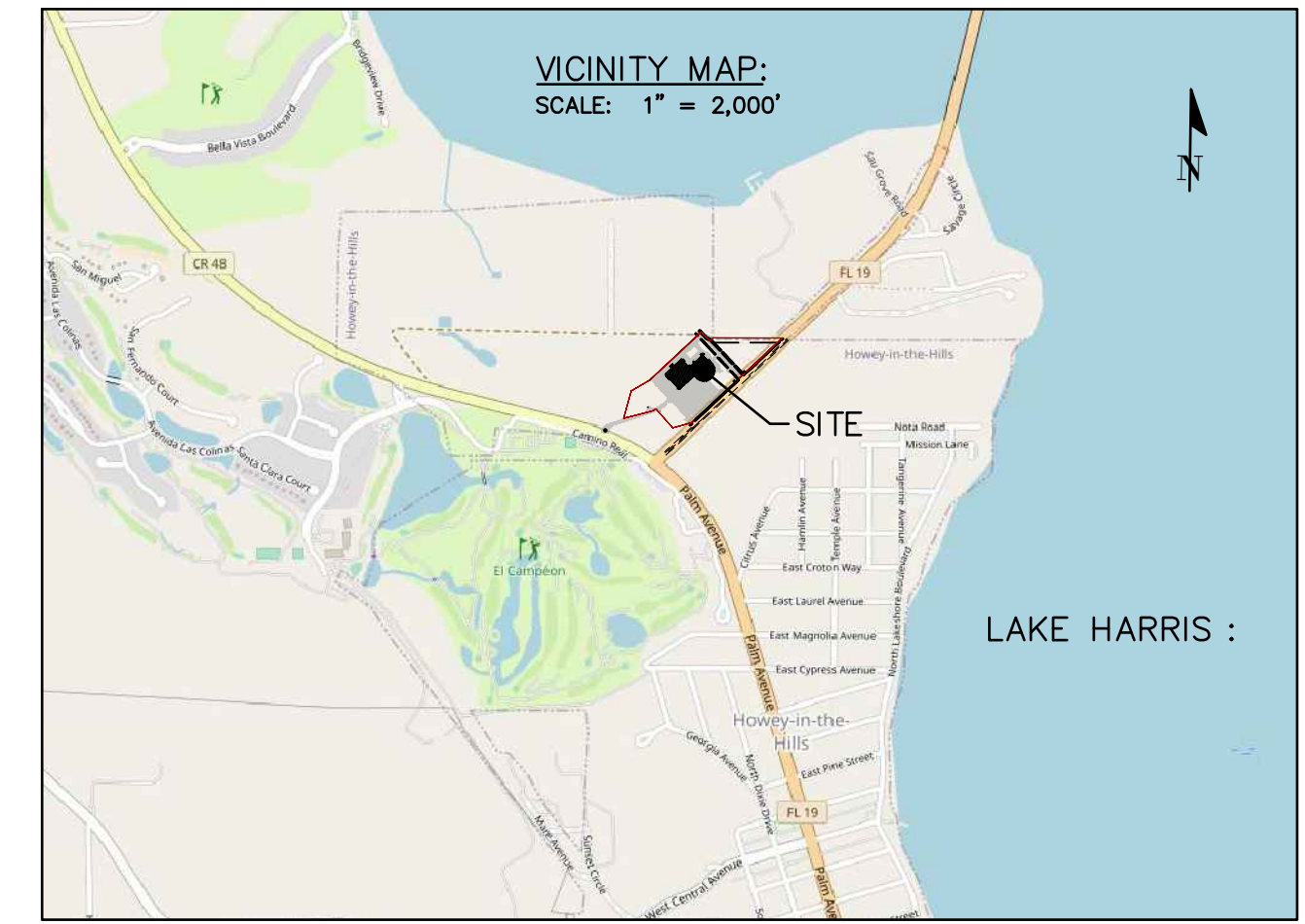


LAND USE TABLE:

SITE AREA	OWNERSHIP	MAINTENANCE	AREA (AC)	AREA (%)
GROCERY RETAIL	PRIVATE	PRIVATE	9.13	49.56%
OUTPARCEL A	PRIVATE	PRIVATE	3.58	19.41%
OUTPARCEL B	PRIVATE	PRIVATE	0.97	5.28%
OUTPARCEL C	PRIVATE	PRIVATE	1.09	5.93%
OUTPARCEL D	PRIVATE	PRIVATE	2.34	12.72%
SHARED ENTRANCE ROAD	PRIVATE	PRIVATE	0.18	0.96%
PUBLIC RIGHT-OF-WAY	PUBLIC	PUBLIC	1.13	6.15%
TOTAL			18.43	100.00%

SITE DATA:

- PARCEL ID: 23-20-25-0002-000-01100
- JURISDICTION: HOWEY-IN-THE-HILLS
- ZONING: PUD
- GROSS SITE AREA: 18.43 ACRES ±
- TOTAL BUILDING S.F.: 61,300 SF
- FLOOR AREA RATIO:
 - MAXIMUM: 0.23 (PER OVERALL PD)
 - PROPOSED: TO BE DETERMINED WITH FINAL SITE PLAN
- MAX BUILDING HEIGHT: 35 FT (45 FT FOR PARAPETS, TOWERS, ETC.)
- PARKING:
 - REQUIRED: 306 SPACES
 - 5 SPACES PER 1,000SF OF BUILDING AREA (61,300 SF / 1,000 SF) * 5 = 306 SPACES MIN.
 - PROVIDED: 326 SPACES PROVIDED
 - * BICYCLE PARKING AREAS WILL BE PROVIDED WITH THE FINAL SITE PLAN
- OPEN SPACE:
 - REQUIRED: 40 ACRES ON OVERALL PD
 - PROVIDED: 0 (ZERO) ACRES. THIS PROJECT IS NOT CONTRIBUTING TO THE OVERALL OPEN SPACE COMMITMENT AS DEFINED UNDER SECTION 5.0 OF THE PUD.
- DEDICATIONS & RESERVATIONS: 1.13 AC TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY



PRELIMINARY SITE PLAN
FOR
LAKE HILLS SHOPPING CENTER
TOWN OF HOWEY IN THE HILLS, FLORIDA

WINDCREST DEVELOPMENT GROUP, INC.
605 E. ROBINSON ST. SUITE 340
ORLANDO, FL 32801
407-219-3540

Digitally signed by Benjamin Beckhart
Date: 2024.01.11 12:23:23 -0500

NO.	DATE	REVISIONS
1	11/20/23	REVISED PER HOWEY DISC COMMENTS
2	07/09/24	REVISED PER HOWEY DISC COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 22041
DATE: 09/29/23
SCALE: 1" = 100'
DESIGNED BY: JAS
DRAWN BY: JAS
APPROVED BY: BSB

C100

H:\Data\22041\Eng\YESP\22041_C101_PSP.dwg January 11, 2024 11:37 AM