OFFICE BLDGS (3,998 SF EACH)

POND

CELL TOWER (SITE)

OFFICE BLDG
2-STORY
(18,600 SF)

POND

MULTI-FAMILY
207 APTS.

CLUB HOUSE

KENTON RD

ELAM RD

OFFICE BLDGS (5,000 SF EACH)

PREPARED FOR:

MARK CRAVENS, REALTOR
1647 LAKE HERON DR
LUTZ, FL 33549

PROJECT NAME:

CRAVEN'S 95 ACRES AT ELAM RD AND KENTON RD

SHEET NAME:

CONCEPT PLAN

DEVELOPMENT SUMMARY

OVERALL SITE AREA:	±35.182 AC.
WETLANDS	±17.262 AC.
MULTI-FAMILY PARCEL	±20.458 AC.
WETLANDS	±9.091 AC.
AGE RESTRICTED M.F. (55+)	207 DU
OFFICE PARK PARCEL	±14.724 AC.
WETLANDS	±8.171 AC.
OFFICE BLDG @ 5,000 SF X 4 BLDGS	20,000 SF
OFFICE BLDG @ 9,300 SF	18,600 SF
TOTAL	38,600 SF
SHARED POND AREA (17.63%)	±3.160 AC.
STEPHENSON PARCEL:	±10.620 AC.
WETLANDS	±5.701 AC.
OFFICE BLDG @ 3,998 SF X 2 BLDGS	7,996 SF
TOTAL	7,996 SF
DEVELOPABLE UPLAND	±2.642 AC.
POND AREA (16.50%)	±0.436 AC.

N

0 60 120 240

1" = 120'

THIS PLAN IS BASED ON THE BEST CURRENTLY AVAILABLE SITE INFORMATION WHICH IS PRELIMINARY IN NATURE AND INTENDED TO ILLUSTRATE CONCEPTUAL DESIGN INTENT. FINAL DEVELOPMENT PLANS MAY CHANGE SUBJECT TO BOUNDARY, TOPOGRAPHIC AND WETLAND DELINEATION SURVEYS, AS WELL AS LOCAL AND STATE REGULATORY REVIEW AND PERMITTING PROCEDURES.

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EPN	PROJECT #	DESIGNED BY	SHEET NUMBER
TBD	MARK-2025	RJR	1
CREATION DATE	REVISION DATE	CHECKED BY	
04/20/2026	05/26/2026	RJR	

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V:_MARKET\2026\Cinema-95-Acres-Elam-and-Kenton\Planning\Concepts\CRAVENS-ELAM-BASE.dwg - May 26, 2026 @ 2:37pm - rrovner