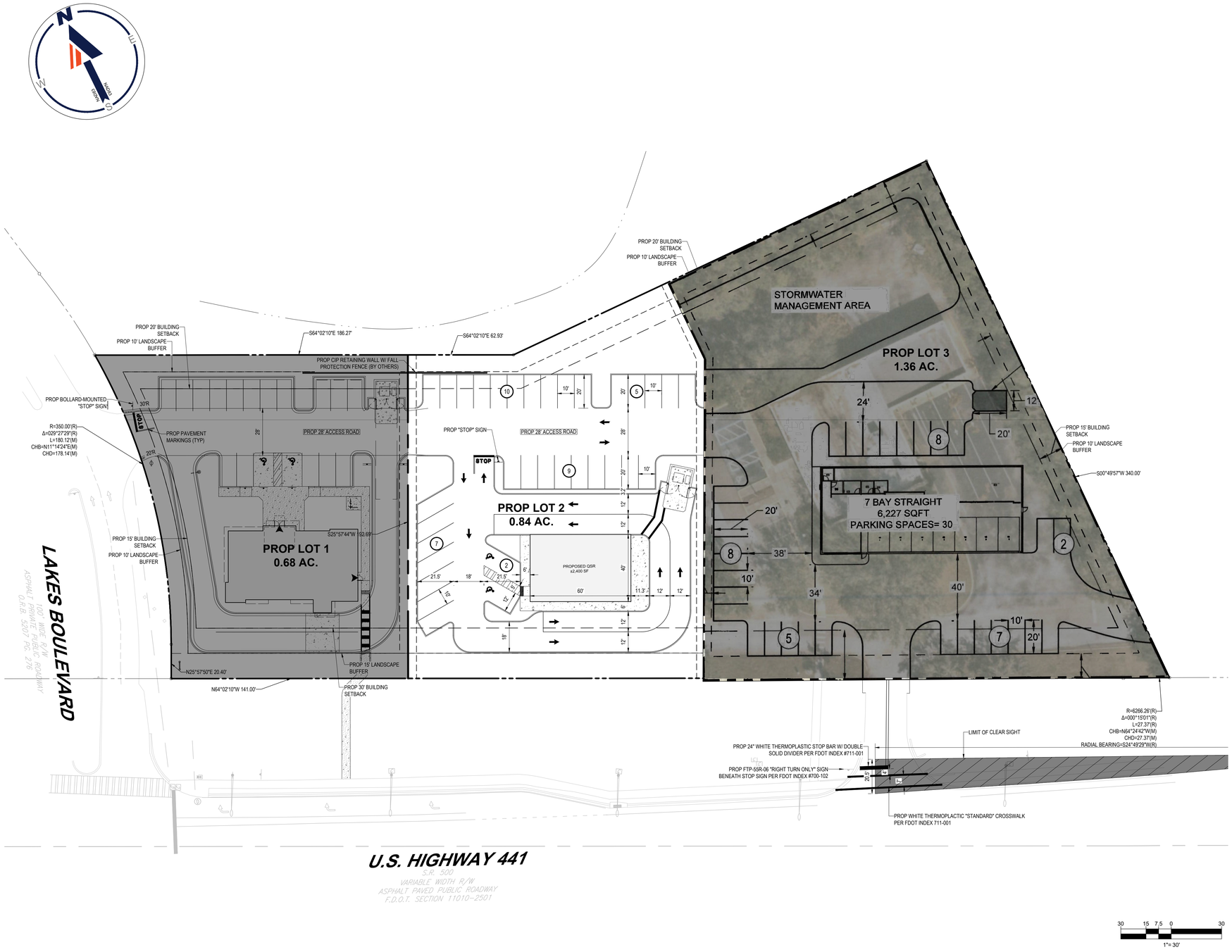

SITE DATA TABLE

JURISDICTION	CITY OF LEESBURG
PARCEL ID	231925000100008200
CURRENT ZONING	HIGHWAY COMMERCIAL (C-3)
FUTURE LAND USE	COMMERICAL
OVERLAY DISTRICT	N/A
PARCEL 2 AREA	0.84 AC
MAX BUILDING HEIGHT	40'
MAX IMPERVIOUS SURFACE RATIO	80.00%
BUILDING SETBACKS	
FRONT	30'
REAR	20'
SIDE	15'
LANDSCAPE BUFFERS	
FRONT	15'
REAR	10'
SIDE	10' (SHARED)
PARKING	

	REQUIRED	PROPOSED
TOTAL PARKING SPACES	1 SPACES PER 75 SF: 32 SPACES	33 SPACES
ADA PARKING	2 SPACES	2 SPACES

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2025/08/27	BID COMMENTS	JS / AS
2	2025/11/19	SANITARY TIE-IN FIELD VERIFIED ELEVATION	JS / AS
3	2025/12/12	IFC REVISIONS	JS / AS
4	2025/12/22	LOT 3 UTILITY REVISIONS	JS / AS
5	2026/01/05	DRC RESUBMITTAL	JS / AS
6	2026/01/30	LOT 3 BUILDING PAD LOCATION	JS / AS

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.: FLB230143
DRAWN BY: JS
CHECKED BY: AS/NH
DATE: 2/23/2026
CAD I.D.: FLB230143-CPTI-1

PROJECT:

LAKE VILLAGE STATION II LLC

FOR

PHILLIPS EDISON & COMPANY

PROPOSED DEVELOPMENT

10715 US-441,
LEESBURG, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

CPTI-1

ORG. DATE - 2/23/2026

H:\2023\FLB230143.06\ENGINEERING\CAD\DRAWINGS\CONCEPTS\FLB230143-CPTI-1---LAYOUT CPTI-1 CONCEPT PLAN