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SEAL:

ERIC T. SLAZYK #AR0013260

CLIENT:

PROJECT:
Grassy Lakes Site Study

ADDRESS:
 910 S Grassy Lake Road.
 Minneola, FL 34715

ISSUE

1	02.19.24 For Owner Review
2	03.28.24 For Owner Review
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REVISION

1	03.28.24 For Owner Review
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PROJECT PHASE
 Preliminary Documents

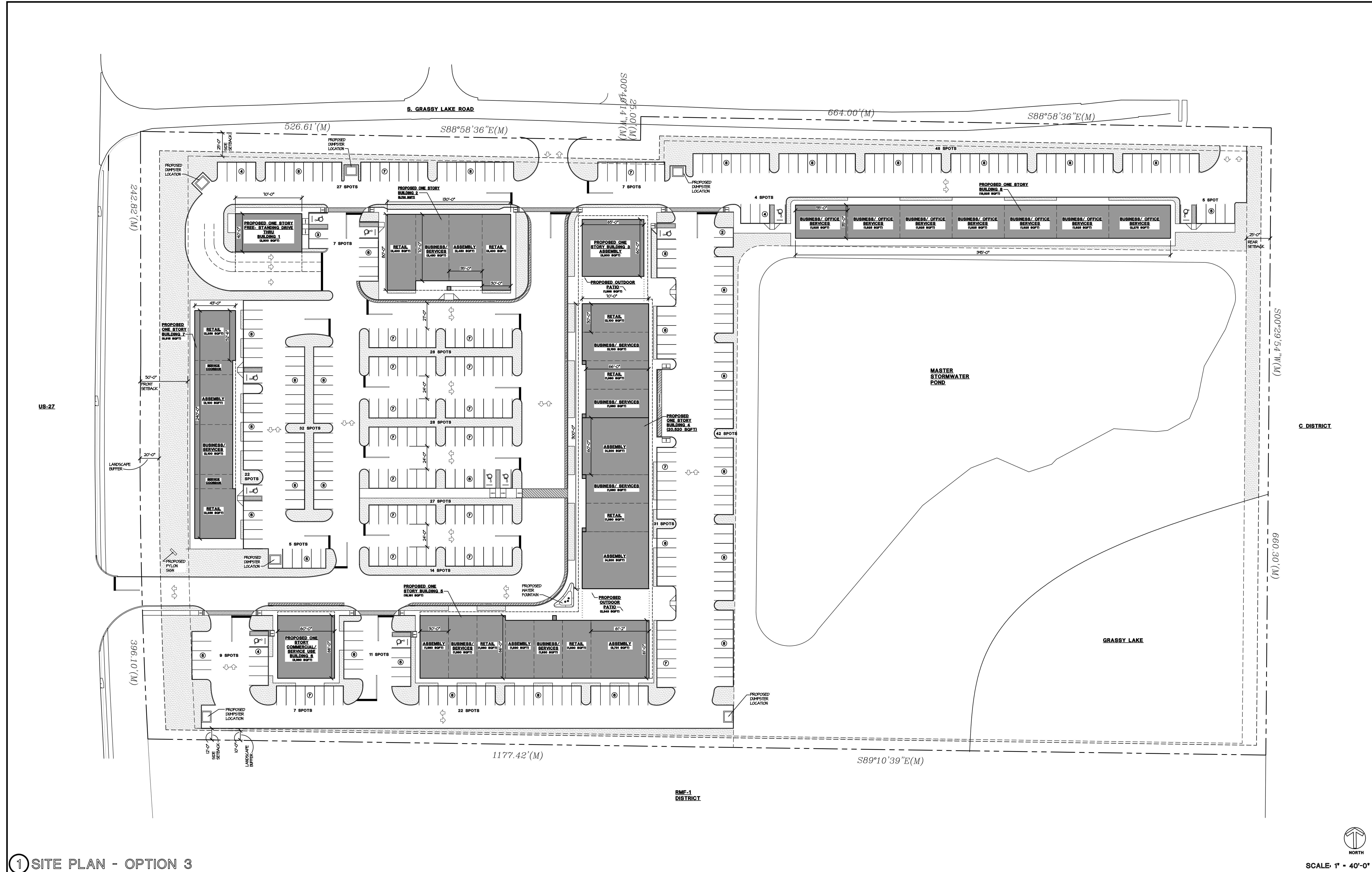
DRAWING TITLE
 Site Plan

PROJECT NUMBER
 24-101

DATE
 February 19, 2024

DRAWING NUMBER

A-1



1 SITE PLAN - OPTION 3

2

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GENERAL ZONING INFORMATION		PARKING REQUIREMENTS	
ZONING DISTRICT	B-1 BOULEVARD BUSINESS	DIVIDER-1 SPACE /200 SQFT	
DETAILED USE	COMMERCIAL - MIXED USE	DIVIDER-1 SPACE /250 SQFT - SHOPPING CENTERS	
FEMA FLOOD ZONE	ZONE AE & X	(EXCLUDING GROCERY STORE, DRUGSTORE, CONVENIENCE STORES & HEALTH/ EXERCISE CLUBS)	
REQ. BASE FLOOD ELEVATION (NAVD 88)	89.8'	PROPOSED BUILDING 1 SQUARE FOOTAGE: 2,800 SQFT/ 200 - 14	
MAX FLOOR AREA RATIO	110	PROPOSED BUILDING 2 SQUARE FOOTAGE: 9,700 SQFT/ 250 - 38.8	
MAX. IMPERVIOUS SURF. AREA	90%	(EXCLUDING GROCERY STORE, DRUGSTORE, CONVENIENCE STORES & HEALTH/ EXERCISE CLUBS)	
MIN. OPEN SPACE REQ.	N/A	PROPOSED BUILDING 3 SQUARE FOOTAGE: 3,800 SQFT/ 200 - 19.5	
MAX. BUILDING HEIGHT	35'-0"	- OUTDOOR PATIO SQUARE FOOTAGE: 1,888 SQFT/ 200 - 9.33	
LOT SQUARE FOOTAGE	773,085 SQFT	PROPOSED BUILDING 4 SQUARE FOOTAGE: 20,620 SQFT/ 200 - 102.6	
		PROPOSED BUILDING 5 SQUARE FOOTAGE: 16,191 SQFT/ 250 - 64.8	
		(EXCLUDING GROCERY STORE, DRUGSTORE, CONVENIENCE STORES & HEALTH/ EXERCISE CLUBS)	
		- OUTDOOR PATIO SQUARE FOOTAGE: 2,343 SQFT/ 250 - 9.3	
		PROPOSED BUILDING 6 SQUARE FOOTAGE: 3,860 SQFT/ 300 - 13.2	
		PROPOSED BUILDING 7 SQUARE FOOTAGE: 9,915 SQFT/ 200 - 49.6	
		PROPOSED BUILDING 8 SQUARE FOOTAGE: 13,826 SQFT/ 250 - 55.3	
		(EXCLUDING GROCERY STORE, DRUGSTORE, CONVENIENCE STORES & HEALTH/ EXERCISE CLUBS)	
		TOTAL AMOUNT OF REQUIRED SPACES: 372.13 - 373 PARKING SPACES	
		TOTAL PROVIDED PARKING SPACES: 376 PARKING SPACES	
		ADA PARKING SPACES REQ. 9	
		ADA PARKING SPACES PROVIDED: 11	

3 PROJECT DATA