

NEC S. Suncoast Blvd. and W. Ponce De Leon Blvd.– Executive Summary

Property Description:

The proposed site is located north of the signalized intersection of Suncoast Blvd (19) and Ponce De Leon Blvd (98). Visibility from Suncoast Blvd. is excellent and proposed access includes a RI/RO/LI access point on the south end of the development and RI/RO on the north end of the development onto Suncoast. Blvd. There will also be cross access to the adjacent shopping center connecting W. Oak Park Dr. and Ponce De Leon.

Trade Area:

The trade area demographic report was performed on 1, 2 and 3 mile radius from the proposed location. Based on this trade area, current population counts are 1,641 (1 mile), 6,402 (2 mile) and 11,026 (3 mile) with an average household income of \$56,957, median age of 65.2 and Average HH size of 2.08 in the 3 mile trade area. The site is adjacent and connected to the Sugarmill Woods sub-division which has over 3,500 homes and 7,000 residents.

Site Traffic Counts:

Suncoast Blvd.(19) had a traffic count of approx. 19,816 AADT according to 2016 FDOT County statistics
Ponce De Leon Blvd. (98) had a traffic count of approx. 12,100 AADT according to 2016 FDOT County statistics
W. Oak Park Dr. 2,300 ADT and W. Miss Maggie Dr. 1,800

Area Retailers

Major retailers within a 1 mile radius include Publix, Walgreens, Dollar General and Suntrust

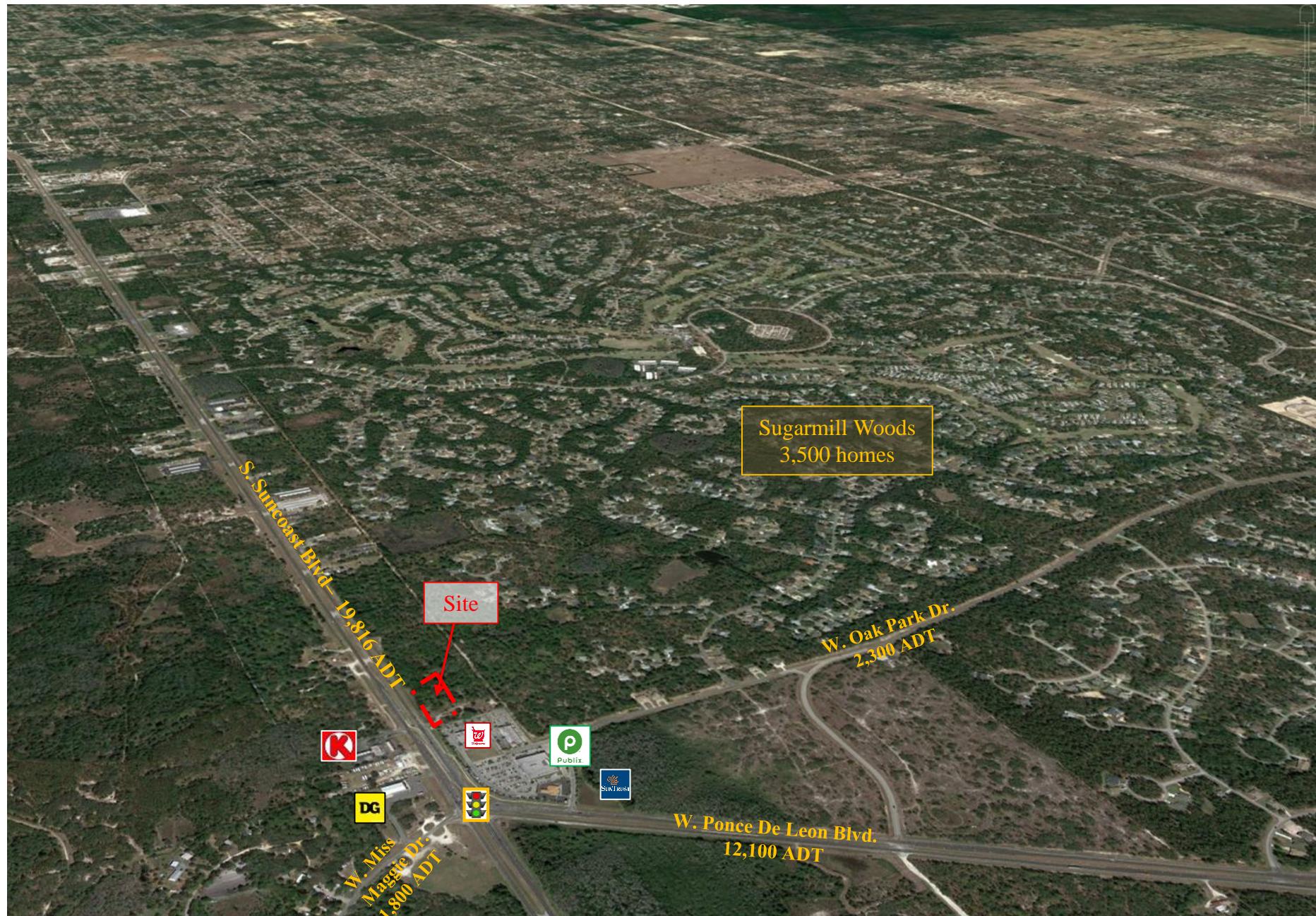
NEC S. Suncoast Blvd. and W. Ponce De Leon Blvd.– Overhead View



NEC S. Suncoast Blvd. and W. Ponce De Leon Blvd.–View Looking East



NEC S. Suncoast Blvd. and W. Ponce De Leon Blvd.—View Looking North

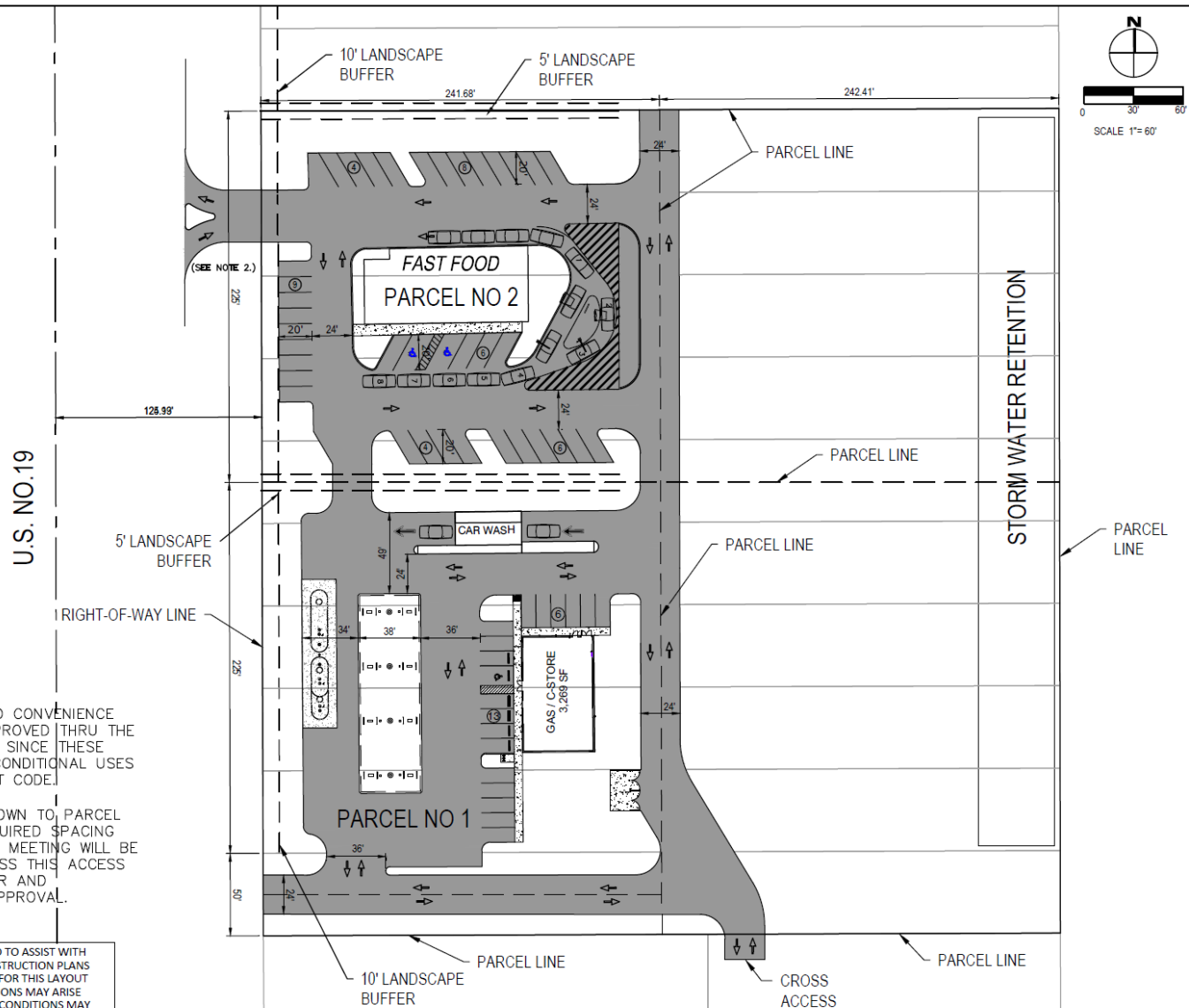


C:\Users\JOHN\My Documents\Drawings\19 & 90 NEL Concepts\CONCEPT E-1 FF.dwg

NOTE:

1. PROPOSED FAST FOOD AND CONVENIENCE STORE USES MUST BE APPROVED THRU THE REQUIRED PUBLIC HEARING SINCE THESE USES ARE IDENTIFIED AS CONDITIONAL USES IN THE LAND DEVELOPMENT CODE.
2. RIGHT IN / RIGHT OUT SHOWN TO PARCEL NO. 2 IS NOT AT THE REQUIRED SPACING PER FDOT REGULATIONS. A MEETING WILL BE HELD WITH FDOT TO DISCUSS THIS ACCESS AND THE OPPORTUNITY FOR AN ALTERNATIVE STANDARD APPROVAL.

THIS CONCEPTUAL LAYOUT HAS BEEN PREPARED TO ASSIST WITH PRELIMINARY PLANNING PURPOSES ONLY. CONSTRUCTION PLANS HAVE NOT BEEN COMPLETED AND PERMITTING FOR THIS LAYOUT HAS NOT BEEN OBTAINED. ADDITIONAL CONDITIONS MAY ARISE DURING PLANNING REVIEW THESE ADDITIONAL CONDITIONS MAY CHANGE SOME OF THE COMPONENTS OF THIS LAYOUT.



PROPOSED RETAIL
CITRUS COUNTY, FLORIDA

REGENCY
Design & Engineering, Inc.

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF REGENCY DESIGN & ENGINEERING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN ASSIGNMENT OF REGENCY DESIGN & ENGINEERING.

[illegible]

SHEET
EX-1