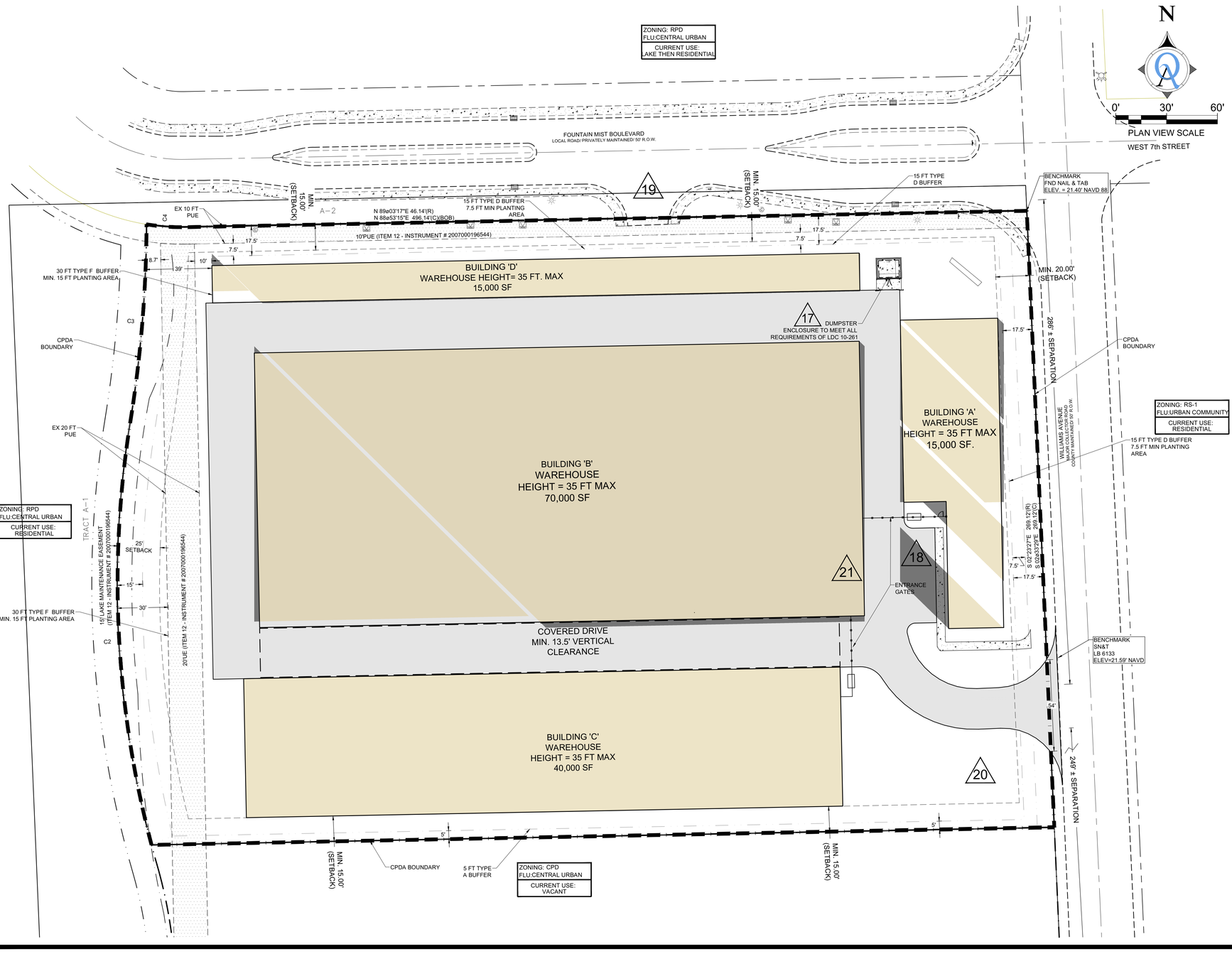
ADD2024-00149 Lee County ePlan

TOWNLAKES CPD AMENDMENT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
2 OF 2



PROJECT SUMMARY:

ZONING/REZONING
ADMINISTRATIVE AMENDMENT TO CPD (DCI2023-00044)

STRAP #'s & ADDRESS
30-44-27-17-0000A.0000
619/625 WILLIAMS AVE, LEHIGH ACRES FL 33972

PROJECT ACREAGE
4.49 ACRES

PROJECT INTENSITY
140,000 SF STORAGE

PROPERTY DEVELOPMENT REGULATIONS (NON-RESIDENTIAL)
TRACT A

MIN. LOT AREA*	20,000 SF
MIN LOT WIDTH*	100 FT
MIN LOT DEPTH*	100 FT
STREET FRONT SETBACK	20 FT (WILLIAMS AVE)
STREET SIDE SETBACK	15 FT (FOUNTAIN MIST BLVD)
MIN SIDE SETBACK	15 FT (SOUTH P/L)
MIN REAR SETBACK	25 FT (WEST P/L)
MAX BLDG HEIGHT	35 FT (3 STORY)
MAX LOT COVERAGE	45% 53%
MIN OPEN SPACE	30% 26%

DEVIATIONS

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

P:\2023 Projects\230802 ARCLAND - TOWN LAKES SELF STORAGE\01-CADD FILES\00-QAI CADD - CONCEPTS\ZONING EXHIBITS - ADD Updated - Copy\230802-ZONING MCP RESUBMITTAL