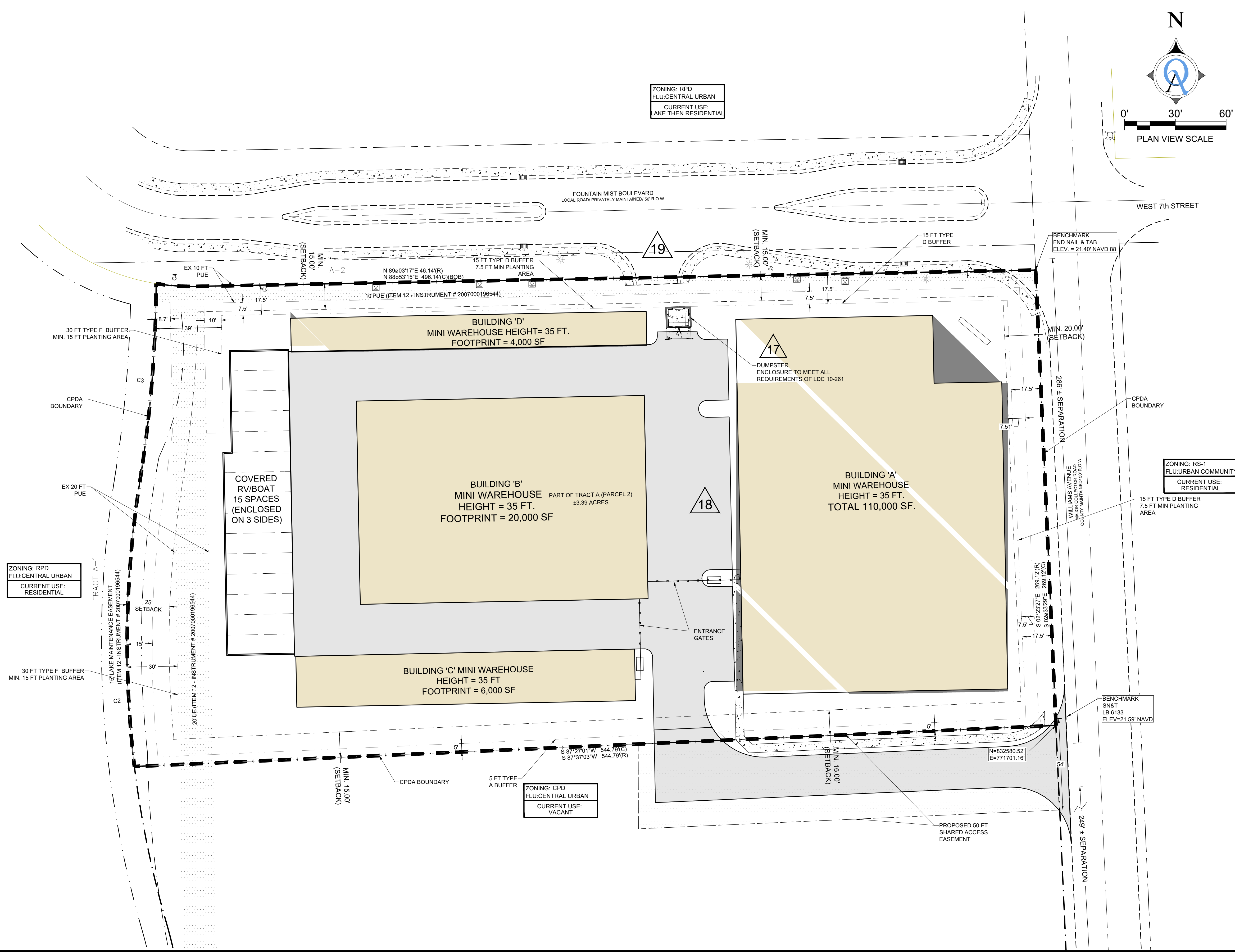


TOWNLAKES CPD AMENDMENT

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

MASTER CONCEPT PLAN 2 OF 2



PROJECT SUMMARY:	
ZONING/REZONING CPD - AMMENDMENT	
STRAP #'s & ADDRESS 30-44-27-17-0000A.0000 619/625 WILLIAMS AVE, LEHIGH ACRES FL 33972	
PROJECT ACREAGE 3.39 ACRES	
PROJECT INTENSITY 140,000 SF STORAGE + COVERED BOAT/RV	
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%
MIN OPEN SPACE	30%
#	DEVIATIONS

B:\2023 Projects\230802 ARCLAND - TOWNLAKES SELF STORAGE\01-CADD FILES\03-CAL CADD - CONCEPTS\REV 5 ZONING EXHIBITS\230802-ZONING MCP RESUBMITTAL