



# Town Lakes ADD 2024

## Schedule of Uses & Site Development Regulations

Stikethrough and Underline of Resolution Z-24-044.

### CONDITIONS

- 1b. Approved Development Parameters  
 CPD: Up to 20,000 square feet retail, 48,000 square feet office, and 220,000 square feet of mini-warehouse and public warehouse.

- 2a. Schedule of Uses

CPD

Warehouse, Hybrid

Warehouse, Public

- 2b. Property Development Regulations

CPD Property Development Regulations

| TRACTS:                 | A-N                       | A-S                       | B         | C         | D         | E         | F         |
|-------------------------|---------------------------|---------------------------|-----------|-----------|-----------|-----------|-----------|
| Min. Lot Size           | 20,000 SF                 | 20,000 SF                 | 20,000 SF | 20,000 SF | 20,000 SF | 20,000 SF | 20,000 SF |
| Min. Lot Depth          | 100 FT                    | 100 FT                    | 100 FT    | 100 FT    | 100 FT    | 100 FT    | 100 FT    |
| Min. Lot Width          | 100 FT                    | 100 FT                    | 100 FT    | 100 FT    | 100 FT    | 100 FT    | 100 FT    |
| Setback, accessory      | 5 FT                      | 5 FT                      | 5 FT      | 5 FT      | 5 FT      | 5 FT      | 5 FT      |
| Setback, street front   | 20 FT <sup>(1)</sup>      | 20 FT                     | 20 FT     | 20 FT     | 20 FT     | 20 FT     | 20 FT     |
| Setback, street side    | 15 FT <sup>(2)</sup>      | 15 FT                     | 15 FT     | 15 FT     | 10 FT     | 15 FT     | 15 FT     |
| Setback, min. side      | 15 FT                     | 15 FT                     | 15 FT     | 15 FT     | 10 FT     | 15 FT     | 15 FT     |
| Setback, min. rear      | 25 FT <sup>(3)</sup>      | 25 FT                     | 25 FT     | 25 FT     | 15 FT     | 25 FT     | 15 FT     |
| Setback, min. waterbody | 25 FT                     | 25 FT                     | 25 FT     | 25 FT     | 25 FT     | 25 FT     | 25 FT     |
| Max. Bldg. Height       | 45 FT                     | 35 FT                     | 35 FT     | 35 FT     | 35 FT     | 35 FT     | 35 FT     |
| Max. Bldg. Coverage     | <del>45</del> <u>53</u> % | 45%                       | 45%       | 45%       | 45%       | 45%       | 45%       |
| Min. Open Space         | <del>30</del> <u>27</u> % | <del>30</del> <u>33</u> % | 30%       | 30%       | 30%       | 19%       | 29%       |

22. Open Storage on Parcel A-N.

The A structure accommodating storage of boats and RVs on the ~~3.39~~ 4.55 acre Parcel A-N must be enclosed on three sides.

23. Closure of Access to Fountain Mist Boulevard.

The ~~3.39~~ 4.55 acre Parcel A-N will not have access to Fountain Mist Boulevard and will rely on a shared access to Williams Ave to the south.

Exhibit C

Changes to Master Concept Plan Sheets 1-4