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Administrative Amendment to a Planned Development
Villa Magnifica
(f.k.a. The Preserve at San Carlos Park & Porro RPD)
Property Development Regulations
and Parking Calculations for revised MCP

Min. Lot Area and Dimensions	
Min. Lot Area	1,212.5 square feet
Min. Lot Width	25 feet
Min. Lot Depth	78.5 feet
Setbacks	
Min. Street Setback (US 41)	25 feet
Min. Street Setback (Private)	20 feet
Min. Front Entry Garage Setback	20 feet
Min. Building Perimeter Setback (Residential Structures)	15 feet
Min. Building Perimeter Setback (Pool Surround)	5 feet
Min. Side Setback (zero lot line, townhome)	0 feet
Min. Rear Setback (zero lot line, townhome)	0 feet
Min. Indigenous Preserve Setback	30 feet
Min. Waterbody Setback	25 feet
Min. Setback to Mullock Creek (Residential Structures only)	40 feet
Min. Accessory Setback	per LDC §34-1171 *et seq.*
Max. Building Height	35 feet/2 stories
Max. Lot Coverage	40 %
Min. Building Separation (Residential Structures only)	20 feet
Min. Building Separation (between Residential Buildings & Clubhouse/Accessory Structures)	10 feet

Parking Requirements per LDC Sec. 34-2020(a) Townhouses
Required: 2 spaces/unit plus 10% guest parking
55 units x 2 spaces/unit = 110 spaces plus 110 x 10% = 11 spaces

Total Required: 121 spaces

Total Provided: 220 spaces (Townhomes) + 10 Guest = 230 spaces, including 1 HC space

*Each townhome includes a 2-car garage plus a minimum driveway dimension of 20' wide x 20' long. That's sufficient space for a maximum of four vehicles per townhome. An additional 10 guest spaces have been provided adjacent to the clubhouse.