ADD2014-00218 Lee County ePlan

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Administrative Amendment to a Planned Development
Greenwood Villas
(f.k.a. Villa Magnifica, The Preserve at San Carlos Park & Porro RPD)

Property Development Regulations & Parking Calculations
Revised 5-6-2015

Min. Lot Area and Dimensions	
Min. Lot Area	1,700 square feet
Min. Lot Width	25 feet
Min. Lot Depth	68 feet
Setbacks	
Min. Street Setback (US 41)	25 feet
Min. Street Setback (Private)	20 feet
Min. Street Setback, Corner Lots (Private)	15 feet
Min. Front Entry Garage Setback	20 feet
Min. Development Perimeter Setback (Residential Structures)	15 feet
Min. Development Perimeter Setback (Pool Surround)	5 feet
Min. Side Setback (zero lot line, townhome)	0 feet
Min. Rear Setback (zero lot line, townhome)	5 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)	15 feet
Min. Building Separation (between Residential Buildings & Clubhouse/Accessory Structures)	10 feet

Parking Requirements

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)

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*Each townhome includes a 2-car garage plus a minimum driveway dimension of 16' wide x 20' long. That's sufficient space for a maximum of four vehicles per townhome – 2 for the townhome as required by the LDC plus 2 additional guest parking spaces.

LDC Sec. 34-2020(b) Recreational Facilities, Indoor
Required: 4 spaces per 1,000 sf = (1,884 sf/1,000 sf) x 4 = 7.54 spaces
Total Required: 8 spaces
Total Provided: 10 spaces including 1 handicap space (Clubhouse)