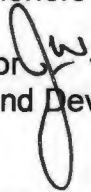





Interoffice Memorandum

DATE: September 18, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Planning, Environmental and Development
Services Department

CONTACT PERSON: Eric Raasch, DRC Chairman 
Development Review Committee
Planning Division
(407) 836-5523

SUBJECT: October 8, 2019 – Public Hearing
Jim Hall, Hall Development Services, Inc.
Sunterra Resorts Planned Development
Case # CDR-19-08-260 / District 1

The Sunterra Resorts Planned Development (PD) is located north of Lake Street, east of Ruby Lake Road, and south of Lemon Lake Boulevard. The existing PD development program allows for 15,000 square feet of commercial uses and 400 multi-family dwelling units.

Through this PD substantial change, the applicant is seeking one waiver from Orange County Code to allow the R-3 zoning district standards to apply to the PD, in lieu of the required green space around the base of each building in the Buena Vista North (BVN) zoning overlay district, and to provide trees in building base landscaping at one canopy tree per 1,000 square feet in lieu of one canopy tree per 100 square feet of green space.

On August 14, 2019, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. A community meeting was not required for this request.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: **Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sunterra Resorts Planned Development / Land Use Plan (PD/LUP) dated “Received August 27, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

Attachments
JVW/EPR/nt

CASE # CDR-19-08-260

Commission District: # 1

GENERAL INFORMATION

APPLICANT Jim Hall, Hall Development Services, Inc.

OWNER Diamond Resorts Corporation

PROJECT NAME Sunterra Resorts Planned Development (PD)

PARCEL ID NUMBER(S) 15-24-28-6211-17-010 (portion of), 15-24-28-6211-14-010/130, 15-24-28-6211-15-010/131, 15-24-28-6211-16-010/130/150, 15-24-28-6211-17-131, 15-24-28-6211-24-010/090/131, 15-24-28-6211-25-010/130, 15-24-28-6211-98-010/090/130, 15-24-28-6211-99-010/170, 15-24-28-6211-99-130

TRACT SIZE 17.74 gross acres

LOCATION Generally located north of Lake Street, east of Ruby Lake Road, and south of Lemon Lake Boulevard.

REQUEST A PD substantial change to request one (1) waiver from Orange County Code.

1. A waiver from Section 38-1394.1(a) and 38-1394.1(a)(2) is granted to provide trees in building base landscaping at one (1) canopy tree per 1,000 square feet, in lieu of one (1) canopy tree for each one hundred (100) square feet of green space within the building base landscape area and to otherwise allow the R-3 zoning district standards to apply to the PD, in lieu of the required green space around the base of each building.

PUBLIC NOTIFICATION A notification area extending beyond five hundred (500) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Ninety-nine (99) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application.

IMPACT ANALYSIS

Special Information

The subject property is comprised of the 17.74-acre Sunterra Resorts Planned Development (PD). The subject property is designated on the Future Land Use Map as Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR). Initially approved on April 20, 1999 (Case Z-99-027), the Sunterra Resorts PD was last amended by the Board of County Commissioners (BCC) on August 6, 2019, as a Land Use Plan Amendment to rezone 0.325 acres from R-CE (Country Estate District) to PD (Planned Development District) and incorporate the property into the Sunterra Resorts

PD; to change the approved uses of the Sunterra Resorts PD from 30,000 square feet of commercial uses and 420 timeshare units to 15,000 square feet of commercial uses and 400 multi-family dwelling units; and to request several waivers to Orange County Code.

Through this request, the applicant is seeking approval of one (1) waiver to Orange County Code to allow the R-3 zoning district standards to apply to the PD, in lieu of the required green space around the base of each building in the Buena Vista North (BVN) zoning overlay district, and to provide trees in building base landscaping at one canopy tree per 1,000 square feet in lieu of one canopy tree per 100 square feet of green space.

Land Use Compatibility

The proposed PD Change Determination Request (CDR) would not adversely impact any adjacent properties or result in an incompatible land use pattern.

Comprehensive Plan (CP) Consistency

The Sunterra Resorts PD has an underlying Future Land Use Map (FLUM) designation of Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR), with a specific development program of up to 400 multi-family dwelling units and 15,000 square feet of C-1 (Retail Commercial District) uses.

Overlay Ordinance

The subject property is located within the Buena Vista North Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

The Environmental Protection Division reviewed this request but did not provide any comments or objections.

Transportation Concurrency

Orange County Transportation Planning reviewed this request, but did not provide any objections or comments.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools (OCPS) did not comment on this case, as it does not involve an increase in residential units or density.

Parks and Recreation

Orange County Parks and Recreation staff reviewed the Change Determination Request but did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (August 14, 2019)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Sunterra Resorts Planned Development / Land Use Plan (PD/LUP), dated "August 27, 2019", subject to the following conditions:

1. Development shall conform to the Sunterra Resorts PD Land Use Plan (LUP) dated "Received August 27, 2019," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received August 27, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite

approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. A waiver from Orange County Code Section 38-1394.1 (a) and 38-1394.1 (a)(2) is granted to provide trees in building base landscaping at one (1) canopy tree per 1,000 square feet, in lieu of one (1) canopy tree for each one hundred (100) square feet of green space within the building base landscape area and to otherwise allow the R-3 zoning district standards to apply to the PD, in lieu of the required green space around the base of each building.
7. The developer shall dedicate a fee simple tract, to Orange County Utilities, that surrounds the existing Orange County Utilities pump station tract, as described on Sheet 05 of the PD, prior to or concurrently with approval of a plat for this project.
8. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 6, 2019 shall apply:
 - a. The following Education Condition of Approval shall apply:
 - 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of April 23, 2019.

- 2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the one (1) residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
- 3) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
- 4) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

- b. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
- c. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
- d. The Applicant shall dedicate the necessary right-of-way for Lake Street prior to or concurrently with approval of a plat for this project.
- e. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
- f. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the PD.

- g. Outside sales, storage, and display shall be prohibited.
- h. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Buena Vista North standards.
- i. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater within any 12-month period.
- j. The following waivers from Orange County Code are granted:
 - 1) A waiver from Section 38-1393 to allow a multifamily and/or non-residential building with a maximum height of sixty-five (65) feet to have a minimum setback of 25 feet from single family residential development within the BVN district, single family zoned land outside the BVN district, or lands outside the BVN district designated as Low-Density Residential on the Future Land Use Map, in lieu of the Code's graduated building height/setback requirements.
 - 2) A waiver from Section 38-1258(j) to allow a minimum building separation of twenty (20) feet in lieu of a minimum separation of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories.
 - 3) A waiver from Section 38-1251(b) to allow the maximum coverage of all buildings to not exceed 75% of the gross land area, in lieu of the allowable maximum coverage of 30% of the gross land area.
 - 4) A waiver from Section 38-1258(e) to allow (i) parking and other paved areas for multi-family development to be located no closer than 7.5 feet from any single family zoned property internal to the project only, in lieu of the requirement that parking and other paved areas for multi-family development be located no closer than 25 feet from any single family zoned property, and (ii) a minimum 7.5-foot landscape buffer consistent with Type C landscape buffer requirements, in lieu of a minimum 25-foot landscape buffer.
 - 5) A waiver from section 38-830(12)(c) to allow refuse or solid waste areas to be located zero (0) feet from the north property line, wherever a wall is proposed, in lieu of the requirement that refuse or solid waste areas be located at least five (5) feet from any side or rear property line.
- 9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 18, 2010 shall apply:
 - a. To the extent required to comply with the consistency provisions of the growth management act, the following additional conditions shall be added to the conditions of approval:
 - 1) Permitted and prohibited uses shall be those specified in policies 1.1.3 and 1.1.6 of the international drive activity center.

- 2) If the housing linkage program is in place prior to the development plan approval, the development of nonresidential development shall be conditioned upon either the development of residential units within the area designated activity center residential on the future land use map or the payment into a housing linkage fund.
 - 3) The development guidelines of the international drive activity center shall apply to the subject property if they are established prior to building permit submittal, including but not limited to lighting standards, building orientation, and location of parking lots.
 - 4) The property shall be required to participate in a property owners' association upon its creation.
 - 5) Stormwater management facilities shall be designed as an aesthetic feature, except where determined by the county engineer to be technically unfeasible.
 - 6) The development plan shall provide for interconnection of adjacent development by either cross-access easement or public right-of-way.
 - 7) Electrical distribution lines shall be underground.
 - 8) Participation in a shuttle service connecting area attractions, major transportation centers, and on-site development shall be required.
- b. Prior to construction plan approval, a water and wastewater master plan shall be submitted to the county for review and approval; and further, made a finding of consistency with the comprehensive policy plan.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (August 6, 2019)

Upon a motion by Commissioner VanderLey, seconded by Commissioner Uribe, and carried by all present members voting Aye by voice vote, to approve the request to rezone 0.325 acres from R-CE (Country Estate District) to PD (Planned Development District) and incorporate the property into the Sunterra Resorts PD. The request is also to change the approved uses of the Sunterra Resorts PD from 30,000 square feet of commercial uses and 420 timeshare units to 400 multi-family dwelling units.

CDR-19-08-260



Subject Property



Subject Property

Future Land Use Map

FLUM: Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)

APPLICANT: Jim Hall, Hall Development Services, Inc.

LOCATION: Generally located north of Lake Street, east of Ruby Lake Road, and south of Lemon Lake Boulevard.

TRACT SIZE: 17.74 gross acres

DISTRICT: # 1

S/T/R: 15/24/28

1 inch = 450 feet



CDR-19-08-260



 Subject Property



★ Subject Property

Zoning Map

ZONING: PD (Planned Development District)

APPLICANT: Jim Hall, Hall Development Services, Inc.

LOCATION: Generally located north of Lake Street, east of Ruby Lake Road, and south of Lemon Lake Boulevard.

TRACT SIZE: 17.74 gross acres

DISTRICT: # 1

S/T/R: 15/24/28

1 inch = 450 feet



CDR-19-08-260



 Subject Property



1 inch = 600 feet

Land Use Plan

SUNTERRA RESORTS AMENDED LAND USE PLAN Orange County, FL

Issued for	Orange County
Date Issued	December 04, 2018
Latest Issued	August 26, 2019

Applicant:
Hall Development Services
 1302 Osprey Avenue
 Orlando, FL 32803
 Contact: Jim Hall
 Ph: (407) 257-9235
 Em: jimhall@halldsi.com

Owners:
Diamond Resorts Cypress Pointe III Dev LLC
 10600 W Charleston Blvd.
 Las Vegas, NV 89135-1260

Sunterra Corp.
 10600 W Charleston Blvd.
 Las Vegas, NV 89135-1014

Parcel ID: LUPA-18-12-393
 15-24-28-6211-17-010; 24-090; 24-010; 17-131; 24-131; 16-010; 25-010; 16-150; 16-130; 25-130; 15-010; 14-010; 15-131; 14-130; 99-170; 99-010; 99-130; 98-010; 98-193; 98-09; 98-130; 98-090

Client:
BeringI LLC
 P.O. Box 18082
 Tampa, FL 33679
 Contact: Chad R. O'Brien
 Ph: (813) 549-3296
 Mb: (813) 943-8048
 Em: cobrien@beringhomes.com

SHEET INDEX

SHEET #	TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	NOTES & WAIVERS, LAND USE PLAN
04	CONDITIONS OF APPROVAL
05	LIFT STATION SURVEY
06	BOUNDARY SURVEY

Surveyor:
Allen & Company
 16 East Plant Street
 Winter Garden, FL 34787
 Contact: James L. Rickman
 Ph: (407) 654-5355
 Fx: (407) 654-5356
 Em:

Legal Counsel:
Shutts
 Dan O'Keefe, Esquire
 300 South Orange Avenue, Suite 1600
 Orlando, FL 32801
 Ph: 407423-3200

LEGAL DESCRIPTION:
 A TRACT OF LAND IN THE SECTION 15, TOWNSHIP 28 SOUTH, RANGE 28 WEST, BEARING OF BLOCK 15, 24 25 AND 26 AND A PORTION OF BLOCKS 15 THROUGH 27 AND BLOCK 99 DANIA CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 341 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA INCLUDING THOSE PORTIONS OF THE RIGHT-OF-WAYS OF W-4 STREET, 1114 STREET, ONE STREET, ORANGE STREET, COMMERCIAL STREET AND THE UNNAMED ALLEYS LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND, DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15 FOR A POINT OF BEGINNING; THENCE RUN NORTH 89°26'31" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 22.38 FEET; THENCE SOUTHWEST ALONG SAID SOUTH LINE, BEARING S 89°26'31" WEST, 548.81 FEET TO A POINT OF BEGINNING; THENCE RUN NORTH 89°26'31" WEST ALONG THE SOUTH LINE OF SAID QUARTER OF SAID SECTION 15 A DISTANCE OF 198.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF RUBY LAKE ROAD; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 09°14'41" WEST, 482.48 FEET; THENCE ALONG SOUTH 48°36'31" EAST, 100.00 FEET; THENCE RUN NORTH 30°21'45" WEST, 193.91 FEET TO THE CENTERLINE OF SAID W-4 STREET; THENCE RUN SOUTH 4°59'12" EAST ALONG SAID CENTERLINE, 783.00 FEET TO A POINT ON THE SOUTH LINE OF RUBY LAKE ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 42 THROUGH 48 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°12' WEST ALONG SAID SOUTH LINE, 24.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 89°12' WEST ALONG SAID NORTH LINE, 334.25 FEET TO THE EAST LINE OF THE SOUTH-WEST QUARTER OF SAID SECTION 15; THENCE RUN SOUTH 89°53'33" EAST ALONG SAID SOUTH LINE AND THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 A DISTANCE OF 112.33 FEET TO THE CENTERLINE OF SAID ONE STREET; THENCE RUN SOUTH 89°12' WEST ALONG SAID CENTERLINE, 517.95 FEET; THENCE DEPARTING SAID CENTERLINE TO BE 98.84 FEET FROM SAID CENTERLINE, 543.94 FEET TO THE EAST CORNER OF SAID ONE STREET; THENCE RUN NORTH 89°12' WEST, 100.00 FEET TO A POINT OF BEGINNING.
 THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 17.48 ACRES MORE OR LESS.

Hall Development Services Inc.

1302 Osprey Avenue Orlando, FL 32803
 Ph: (407) 257-9235
 Planning, Real Estate, and Entitlement Strategies
 www.halldsi.com



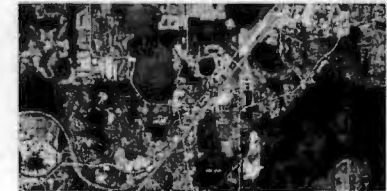
P.O. Box 547568, Orlando, FL 32854 7368
 tel (407) 649-1828 fax (407) 428-9526
 Landscape Architecture & Planning
 www.libra.com

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Prior Park House St. James, Barbados
 Ph: (246) 423-6875
 Geospatial Consulting
 www.geoorbis.com

LOCATION MAP



RECEIVED
 By DRC Office at 11:58 am, Aug 27, 2019

Sunterra Resorts PD / LUP

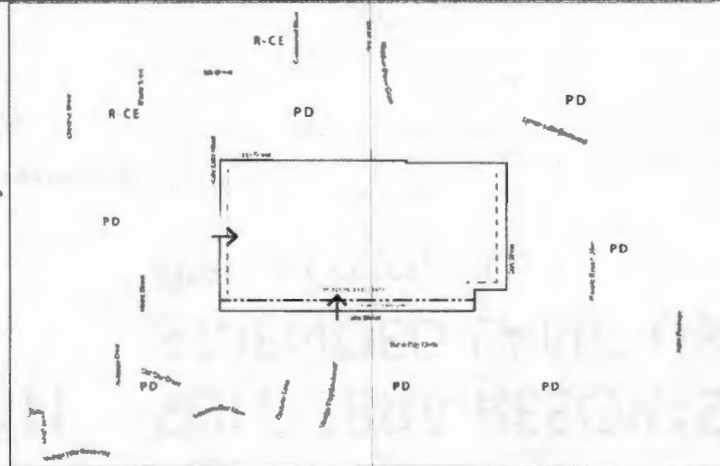
SITE DATUM
 Project: 19-0001 13 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

DEVELOPMENT PROBLEM
 Land Use: PD
 Lot Area: 2.18 ac
 Zoning: PD
 Height: 35 feet
 Setbacks: 10 feet front, 5 feet side, 5 feet rear

DEVELOPMENT STANDARDS
 Building Height: 35 feet
 PD Setbacks: 10 feet front, 5 feet side, 5 feet rear
 Maximum Number of Units: 20
 Maximum Floor Area: 100,000 sq ft
 Maximum Lot Coverage: 75%
 Maximum Building Footprint: 25,000 sq ft

REMARKS
 The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.

- NOTES**
1. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.
 2. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.
 3. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.
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 6. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.
 7. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.
 8. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.
 9. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.
 10. The proposed development is consistent with the PD and LUP. The site is suitable for the proposed use and the proposed building height and setbacks are within the allowed limits.
- WARNINGS**
1. A waiver from Section 20-120(1) is requested to allow a minimum building separation of 10 feet from the north property line with a minimum height of 35 feet with a minimum setback of 25 feet from single family residential development within the PD. The waiver is requested for the proposed development within the PD. The waiver is requested for the proposed development within the PD.
 2. A waiver from Section 20-120(2) is requested to allow a minimum building separation of 10 feet from the north property line with a minimum height of 35 feet with a minimum setback of 25 feet from single family residential development within the PD. The waiver is requested for the proposed development within the PD. The waiver is requested for the proposed development within the PD.
 3. A waiver from Section 20-120(3) is requested to allow the maximum coverage of all buildings to not exceed 75% of the gross lot area, in lieu of the maximum coverage of all buildings to not exceed 75% of the gross lot area. The waiver is requested for the proposed development within the PD. The waiver is requested for the proposed development within the PD.
 4. A waiver from Section 20-120(4) is requested to allow parking to be located on the north property line with a minimum height of 35 feet with a minimum setback of 25 feet from single family residential development within the PD. The waiver is requested for the proposed development within the PD. The waiver is requested for the proposed development within the PD.
 5. A waiver from Section 20-120(5) is requested to allow the proposed Type C landscape buffer to be located on the north property line with a minimum height of 35 feet with a minimum setback of 25 feet from single family residential development within the PD. The waiver is requested for the proposed development within the PD. The waiver is requested for the proposed development within the PD.
 6. A waiver from Section 20-120(6) is requested to allow the proposed Type C landscape buffer to be located on the north property line with a minimum height of 35 feet with a minimum setback of 25 feet from single family residential development within the PD. The waiver is requested for the proposed development within the PD. The waiver is requested for the proposed development within the PD.
 7. A waiver from Section 20-120(7) is requested to allow the proposed Type C landscape buffer to be located on the north property line with a minimum height of 35 feet with a minimum setback of 25 feet from single family residential development within the PD. The waiver is requested for the proposed development within the PD. The waiver is requested for the proposed development within the PD.



HDSi

LIGRA

SUNTERRA RESORT AMENDED LAND USE PLAN ORANGE COUNTY FLORIDA

NOTES AND WAIVERS

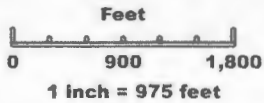
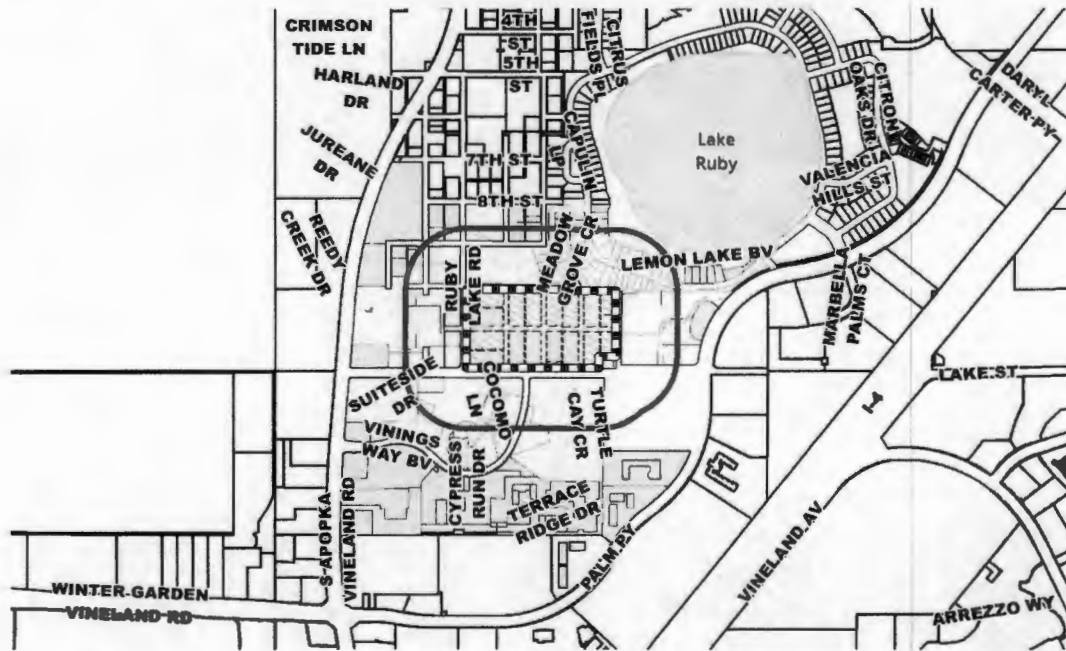
03

Notification Map

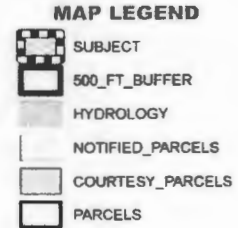


Public Notification Map

Sunterra Resorts PD_CDR-19-08-260



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 8/27/2019 10:27:57 AM



500 : FT BUFFER
 99 : NOTICES
 114 : RESIDENTIAL COUNT

