

REVISED

**Revised PUD
2001**

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NARRATIVEOsceola County Permitting
& Development Department**Shelter Cove P.U.D. Amendment Proposition 2001**Introduction and Description:

Shelter Cove Condominium RV Park, 6103 Nova Rd., St. Cloud, FL 34771, in Osceola County, has been existence since 1972. Within this development there are 283 sites that can accommodate either of two types of living units: 1. Recreational vehicles, consisting of travel trailers, fifth wheel trailers, and motor homes; 2. Attached, stationary park model or mobile home style manufactured homes. **(NO DOUBLE WIDE MOBILE HOMES)**. Legal description is attached.

Purpose of Application for Amendment:

To establish specifications and limitations on: 1. Building structure size; 2. Setbacks; and 3. Rules and Regulations

Recreational Vehicle Sites

Currently there exist 283 Recreational Vehicle sites within the project. All of these sites are proposed to stay as they currently exist with no additional sites proposed.

Setbacks and Unit Size

The proposed setbacks for this project are as follows:

10 feet separation between living structures

5 feet from rear and 5 feet from the sides of the property lines

10 feet front setback from the front line of the property

The maximum dimension of a Unit shall not exceed 14 X 38 as the primary structure. No additions to the primary Unit shall exceed 14 feet wide by the length of the Unit.

As part of this submittal it is realized that there may be some areas that do not currently meet the proposed setbacks. Any replacement of structures will require compliance with the abovementioned setbacks.

A. STANDARD CONDITIONS:

Tree removal and planting shall be in accordance with provisions of the Osceola County Tree Protection Ordinance 86-8 and 87-15, and shall be approved by the Land Management Inspector prior to removal of any trees, the approval of Construction Plans by the Engineering Department, and the issuance of Building Permits, if applicable.

SPECIAL CONDITIONS:

Approval shall be limited to 283 total sites, which was the permitted number prior to 1979. Tent sites not approved. All other lots shall be limited to a maximum of 180 days in a calendar year and designated as transient sites.

Each site shall provide off-street parking. On street parking on one-way streets shall be limited to one side of the street only and shall be assigned to accommodate visitors or delivery vehicles only.

Storage buildings shall be limited to 120 square feet, with a maximum of 10 feet by 12 feet. All existing storage sheds will be grandfathered in.

Awnings and carports shall not exceed 14 feet by length of unit. Permanent awnings, carports or screen rooms are also permitted.

Other structure sizes and setback requirements are listed on Addendum "A" attached and made apart hereof.

Rule 64-E-15.002(2)(c), Florida Administrative Code, Mobile Homes and R. V.s and appurtenances shall be 5' from the exterior boundaries. (This is an existing statutory requirement).

SITE INFORMATION

To serve the 283 sites, the park provides the following services:

- * two (2) restroom facilities
- * two (2) shower facilities
- * one (1) laundry building
- * a recreation building
- * a pool
- * a boat ramp
- * a common beach area
- * a central location for refuse disposal

The site is served by a treatment system for sewage and a water system serving every site. These utilities have current operating permit from the Florida Department of Environmental Protection.

STORAGE AREA (Storage Area has been rescinded)

The property will have one storage area, which is located at a site yet to be determined. The size of said storage area is yet to be determined. The area will be fenced and lit. The fence will be chain-linked at a minimum height of eight feet.

TRANSPORTATION SYSTEM

The access to the project is one road intersecting with Nova Road.

All the roads, including one way streets, are twenty-four feet wide. Parking on two-way streets will not be allowed. The vehicles have sufficient room to park next to the homes.

There are also parking spaces next to the pool, laundry, and beachfront areas.

DEVELOPMENT STANDARDS

- * Only one approved unit per site will be allowed.
- * Quiet hours are 10 p.m. to 8 a.m.
- * No ground fires will be allowed.

REQUIRED SETBACKS

All units shall be separated from park buildings and other units by a minimum of ten (10) feet.

Accessory structures including detached awnings, carports, and individual storage facilities shall maintain a minimum of ten (10) feet setback separation between any unit, like structure and/or park buildings. Attached awnings, carports, and or individual storage facilities shall, for the purpose of maintaining required setbacks, be considered as part of the unit.

All park buildings, units and accessory structures shall be set back from property lines abutting collector, arterial and local roads.

There shall be a minimum distance of ten (10) feet between units, accessory structures or park buildings and the adjoining pavement of a park road or other common area.

Also, see Addendum "A" attached and made apart hereof.

PARKING

Parking on the park roadway system shall be prohibited.

Parking shall be provided in one of the following ways:

- a. On-site parking at each lot.
- b. Spaces in a parking lot so located as to provide convenient access to the lots
- c. A combination of on-site and lot parking.

GENERAL DEVELOPMENT CONCEPT

This Planned Unit Development (PUD) application is to amend the existing PUD known as SHELTER COVE RESORT CONDOMINIUM.