

ATTACHMENT G

Conditions of Approval

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CONDITIONS OF APPROVAL
CITY FILE NO. 25-Z-16

A. PRIOR TO FIRST READING BY THE CITY COMMISSION

1. The final PD Master Plan and Development Guidelines shall be revised to the satisfaction of the Director of Development Services to resolve parking and dimensional standards. The final approved documents shall be incorporated as exhibits to the rezoning ordinance.
2. The Applicant shall coordinate with the Division of Planning and Urban Design, Engineering, Transportation and Mobility, and other applicable City staff to determine whether a modification to the otherwise applicable parking requirements is appropriate pursuant to Section 4.15(E)(6). The Applicant shall submit a comprehensive parking and operational plan addressing, at a minimum:
 - a. The operation of the valet parking system, including any proposed vertical or horizontal tandem parking spaces;
 - b. The operation and scheduling of the ballroom in relation to the first-floor restaurant, golf course, lodging units, recreational facilities, and all other principal and accessory uses;
 - c. The operation of the lodging villas, including guest access to the clubhouse, recreational facilities, dining areas, golf course, and other amenities proposed within Site E; and
 - d. The location, configuration, management, and operation of all proposed golf-cart parking areas, including clarification regarding any parking designated for privately owned golf carts.
4. Ballroom Operations. Ballroom uses shall be limited to evening operations. Prior to First Reading of the rezoning application, this limitation may be amended based on the provision of additional parking spaces or adjustments to the programming and operational plan, to the satisfaction of the Division of Engineering, Transportation and Mobility.
5. The Applicant shall commit that the parking resource for Site E will be operated exclusively by valet consistent with Exhibit A; no self-parking shall be permitted.
7. The Applicant shall coordinate with the City regarding the appropriate legal or operational mechanism to restrict the use of the proposed Site E lodging villas.

B. PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT

1. The Applicant shall provide and record a Unity of Control, covenant, or other legal instrument, in a form acceptable to the City Attorney, demonstrating unified control of the Planned Development and establishing binding obligations for the operation and maintenance of common areas, private infrastructure, lakes, recreational facilities, the golf course, and the clubhouse. The instrument shall bind successors and assigns.

C. CONTINUING CONDITIONS

- 1.** The conditions of Ordinance No. O-2024-02 shall remain applicable, including the restriction of the Low (5) Residential parcel to two single-family dwelling units and the requirement that the clubhouse remain tied to the operation of the golf course and remain available to golfers during golf course operating hours.
- 2.** All future development, design, site plan, and modification requests shall conform to the final PD Master Plan and Development Guidelines, the Zoning and Land Development Regulations where not modified, and all applicable conditions of approval.
- 3.** Any material change to the companion Design, Site Plan, PD, or Variance requests that affects the adopted development framework shall require corresponding revisions to the PD Master Plan and Development Guidelines and review in accordance with Section 4.15(G) of the Zoning and Land Development Regulations.