



ZONING DIVISION

MITCH GORDON, Manager

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MAY 27 2013

May 16, 2013

Vincent Bufalini, President and AERC for the Board of Directors
Clarcona Resort Condominium Association, Inc.
3000 Clarcona Road, Suite 201A
Apopka, Fl. 32703-8740

RE: Request to Modify Certain Performance Standards for Accessory Structures within the Yogi Bear Jellystone Camp Condo Resort PD

Dear Mr. Bufalini:

I have received your request dated "Received March 02, 2013" for the Orange County Zoning Division to consider making a modification to the existing performance standards for accessory structures within the Yogi Bear Jellystone Camp Condo Resort PD. In March of 2013, the Zoning Division was aware of pending legislation within the Florida House of Representatives that had prevented the Zoning Division to make a determination on the request at that time. House Bill CS/HB 969 (known as "The Jim Tillman Act") received Final Bill Analysis on May 14, 2013. Since this Bill did not set performance standards and left that requirement to the Local Agencies, the Zoning Division is now able to address the determination request.

On May 11, 2004 the Zoning Division determined that an increase to one hundred (100) square feet maximum, not to exceed twelve (12) feet in length for an aluminum/vinyl storage shed was a minor change to the existing PD performance standards as approved by DRC and approved the request administratively.

On June 26, 1991 the Development Review Committee approved free-standing carports (maximum 400 square feet/20' x20') on adjacent vacant lots when residents desire the ability to own more than one lot as a non-substantial change to the PD.

On February 13, 2013, the Clarcona Resort Condominium Association's Architectural and Environmental Review Committee (AERC) approved an additional change to the existing rules governing outside storage as follows:

Increase in the size of accessory buildings from 100 square feet (10 x 10) to 144 square feet (12 x 12).

Per Section 38-79 (114)(g), The cumulative square footage of all detached accessory buildings shall be limited to a maximum of five hundred (500) gross square feet. Thus, the Zoning Division has determined that this request modification is consistent with the approved Development Plan performance standards as approved by DRC and subsequently modified by the Zoning Division, and that this request can be approved administratively (per Section 38-1208(c) (1)) at this time, subject to the cumulative accessory structure (associated with a lot) square footage does not exceed five hundred (500) square feet. Therefore, this letter shall serve as your official notification that the requested change regarding the size of accessory structures noted above is approved subject to the cumulative square footage restriction also noted above.

Tim Boldig
Assistant Manager

Chief Planners

Carol Hossfield
Permitting

Rocco Relvini
BZA Coordination

Bob Windom
Project Review

I trust this information will be helpful to you. If you should have additional questions or need further assistance, please contact me at (407) 836-5943 or feel free to visit the office.

Sincerely,

Tammilea Chami

Tammilea Chami, Planner III, FCPP
Orange County Zoning Division