

5.13 HOTELS, MOTELS AND APARTMENTS

5.13.1 Intent

The intent of this section is to establish guidelines dealing specifically with design approval, construction and operation of proposed new hotels, motels, and apartments. These provisions shall be supplemental and in addition to the general requirements for large-scale developments contained under [Section 5.1](#) of this Code.

5.13.2 Location and Design Requirements

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Hotels, motels and apartments shall comply to all applicable requirements of the underlying zone, and where the proposed hotel, motel or apartment is to be developed under the provisions relating to a planned unit development, all uses or structures shall comply with the plans for such project as approved by the County.

5.13.3 Approval Procedure

The procedure leading to approval of a hotel, motel or apartment – new construction shall be the same as set forth in [Section 5.14](#).

Where such hotel, motel or apartment is being developed as a planned unit development, planned shopping center, or similar planned development, the procedures for part of approval of said planned development and the approval of said development as a hotel, motel or apartment project may be combined.

5.13.4 Required Documents

The following documents shall be prepared and submitted by the developer for each hotel, motel and apartment:

- A. Declaration of Covenants, Conditions, Restrictions and Management Policies.
- B. Management Agreement
- C. Open Space Easement, where deemed necessary
- D. Title Report
- E. Record of Survey Map/Final Subdivision Plat (when applicable)
- F. Statement from serving Sewer District that the District can serve the development.
- G. Satisfactory evidence of an entitlement to a firm and uninterrupted right to the use of culinary and fire water, from a recognized water supply agency for each lot or unit in the development, shall be submitted with each application. Where, in the opinion of the County Commission, a particular document as required under this Section is inapplicable for the particular hotel, motel, and apartment proposed, the County may waive the requirement for submitting said document.