

1 **SECTION 1.** The Property described above and in **Exhibit “A”** attached hereto is hereby rezoned
2 from Multiple-Family Dwelling (R-2) to Planned Development (PD) subject to the following conditions
3 and restrictions:

4 A. *Concept Plan.* The Silver Isles Townhome Preliminary Concept Plan attached hereto as
5 **Exhibit “B”** (“Concept Plan”) is hereby approved. All development of the Property must conform
6 to Concept Plan, including the development standards and requirements identified on the Concept
7 Plan. Should any conflict be found between this Ordinance and the Concept Plan then the
8 standards and conditions established by this Ordinance shall control.

9 B. *Code Provisions.* Unless specifically noted elsewhere in the Concept Plan attached hereto, or
10 expressly provided for herein, all development on the Property must comply with the general zoning
11 requirements of the Planned Development zoning district. Such requirements include any approval
12 or amendment procedures pertaining to the Planned Development zoning district. The Land
13 Development Code of the Belle Isle Code of Ordinances, as amended, shall govern the
14 development of the Property with respect to any matter not addressed by this Ordinance or its
15 attached exhibits.

16 C. *Permitted Uses.* The permitted uses for the Property are as follows: Attached single-family
17 townhome dwellings and community amenities consistent with the Concept Plan. All other uses
18 are prohibited.

19 D. *Minimum Size.* The minimum size of each townhome unit shall be 2,000 square feet under air
20 conditioning. The minimum size of each lot shall be 1,703 square feet of land.

21 E. *Maximum Building Height.* The maximum height of structures shall be 30 feet for lakefront lots.
22 The maximum height of structures shall be 35 feet for non-lakefront lots.

23 F. *Garages.* Each townhome unit shall be developed with a double car garage.

24 G. *Setbacks.* The setbacks shall be consistent with those depicted on the Concept Plan.

25 H. *Density.* There shall be a maximum of thirty (30) townhome dwelling units on the Property.

- 1 I. *Architectural Features.* The lakefront townhome dwelling units shall be developed consistent with
2 one of the architectural concepts set forth in **Exhibit “C”** attached hereto and incorporated herein
3 by this reference, and the non-lakefront townhome dwelling units shall include elements from the
4 architectural concept that is selected for the lakefront units.
- 5 J. *Recreational Open Space.* The Property shall be developed and maintained to preserve
6 recreational open space as depicted on the Concept Plan. The recreational open space areas
7 located on either side of the center lakefront building shown on the Concept Plan shall be
8 developed to include hardscape elements and landscape plantings substantially similar to the
9 depiction set forth in **Exhibit “D”** attached hereto and incorporated herein by this reference.
- 10 K. *Platting.* The Property shall be platted in a single phase. The Owner shall obtain a single final plat
11 for the subdivision of the Property to accommodate all of the proposed townhome lots and common
12 area tracts. The final plat shall contain necessary dedications of easements, including for drainage,
13 utilities and access, with terms acceptable to the City. All site infrastructure improvements (not
14 including docks and piers) must be completed prior to final plat approval, unless the completion of
15 such improvements are secured by a performance bond, then in such case these improvements
16 shall be completed prior to occupancy of any structure.
- 17 L. *HOA.* The Owner shall create a homeowners association (“HOA”) pursuant to Chapter 720,
18 Florida Statutes, to enforce a set of declaration of covenants, conditions and restrictions
19 (“Declaration”) binding upon the Property and its lot owners and to be responsible for the operation,
20 maintenance and repair of all common areas and improvements thereon and having the power to
21 assess the lots and lot owners within the subdivision to pay for common area operation,
22 maintenance and repair expenses. The Declaration shall also incorporate the requirements and
23 restrictions applicable to any docks and/or fishing/observation piers as set forth in subsection N
24 which are acceptable to the City and give the City the right to enforce such restrictive covenants.
25 As part of the platting process, the Owner shall submit the proposed Declaration to the City for

1 review and approval. The Declaration shall be executed and recorded in the public records
2 concurrently with the recording of the approved final plat. The common area tracts shall be deeded
3 to the HOA concurrently with the recording of the final plat.

4 M. *Private Right-of-Way/Roads.* The internal rights-of-way to the Project will be privately owned,
5 operated and maintained by the Project's HOA and each lot shall be given an easement by the
6 HOA providing rights for access to and from their lots and public rights-of-way. The final plat shall
7 dedicate to the City of Belle Isle and other public service and emergency service providers, a
8 non-exclusive easement over and through private right-of-way tract(s) and any other privately
9 owned internal roads, alleys, paved areas and sidewalks for vehicular and pedestrian ingress
10 and egress access for the purpose of providing public and emergency services to the
11 subdivision, including but not limited to, postal, fire protection, police protection, emergency
12 medical transportation, code enforcement, garbage, utilities and other public and emergency
13 services. The City shall have no obligation to maintain the private right-of-way and
14 improvements thereon.

15 N. *Docks.* The following conditions shall apply to any dock and/or any fishing/observation pier:

- 16 i. Dock permitting shall only occur after approval and recording of a final plat and the
17 creation of the HOA for the Property;
- 18 ii. The applicant for any dock or fishing/observation pier shall be the HOA;
- 19 iii. Any dock and any fishing/observation pier shall be owned and maintained by the HOA.
20 The HOA may lease boat slips to individual owners of the townhomes units in this PD;
- 21 iv. No boathouses shall be allowed on any dock or on any the fishing/observation pier;
- 22 v. No storage lockers shall be located on any dock or on any fishing/observation pier;
- 23 vi. No dock or fishing/observation pier shall be located within thirty feet (30') from the
24 residential property to the north of the Property or twenty feet (20') from the property to
25 the south of the Property.

- vii. No overnight mooring, or other mooring more than 1 hour per vessel in a 24-hour period, shall be allowed on a fishing/observation pier. Drop-off and pick-up of boat passengers from a fishing/observation pier is allowed.
- viii. The length and location of any dock or any fishing/observation pier shall be governed by the City Code permitting process; provided, however, that the size of any dock and any fishing/observation pier shall comply with the following conditions set forth below that were recommended by the Planning and Zoning Board on April 25, 2017.
- ix. The existing boat docks and boat ramp on the Property as of the Effective Date of this Ordinance shall be removed prior to the installation of any new boat dock or fishing/observation pier.
- x. No dock shall be permitted by the City nor constructed prior to 25% of the total number of dwelling units approved with this Ordinance are permitted, constructed, and receive a certificate of occupancy;
- xi. Any proposed boat dock shall be deed restricted for use only by residents/lot owners within the development and not utilized for commercial lease or profit; and
- xii. The location, length and layout and design of any boat dock or any fishing/observation pier shall be determined through a separate Belle Isle permitting process in accordance with the Belle Isle boat dock regulations, except that the terminal platform of any fishing/observation pier shall be no larger than ten feet by twenty feet (10' X 20'), the height of any dock and any fishing/observation pier shall be no greater than five feet (5') above the Normal High Water Line ("NHWL"), and the maximum size of dock terminal platforms, cumulatively, shall not exceed 3,600 square feet.

O. *Development Plan/PD Expiration.* The Owner shall submit a development plan for review and approval pursuant to the provisions of Chapter 54, Section 54-77 (e) (4) of the Land Development Code of the Belle Isle Code of Ordinances. Copies of the State Department of Environmental Protection

1 (DEP) and Orange County permits issued for lakefront clearing shall be provided with the Development
2 Plan submittal. If the Owner fails to obtain final approval of said development plan within one year of
3 the Effective Date of this Ordinance, the entitlements under this Ordinance shall become null and void
4 and the zoning classification of the Property shall revert to R-2 pursuant to the provisions of Section
5 54-77 (e) (4), Land Development Code of the Belle Isle Code of Ordinances.

6 P. *Violation.* A violation of this Ordinance or any of its Exhibits is considered a violation of the
7 Land Development Code of the Belle Isle Code of Ordinances and zoning of the Property.

8 Q. This Ordinance is the approval of the Revised PD contemplated by the Settlement Agreement
9 between the City and Owner approved by the City Council on October 3, 2017. The provisions of this
10 Ordinance, which incorporate agreed-upon revisions to the Settlement Agreement, are intended to
11 supersede the Settlement Agreement, and this Ordinance shall govern and control the development
12 of the Property.

13 **SECTION 2.** Zoning Map. The City Manager is hereby authorized and directed to amend the Official
14 City of Belle Isle Zoning Map consistent with the provisions of this Ordinance.

15
16 **SECTION 3.** Severability. If any word, phrase, sentence, clause or other portion of this Ordinance is
17 determined to be invalid, void or unconstitutional, the remainder of this Ordinance shall remain in effect.
18

19 **SECTION 4.** Effective date. This Ordinance shall take effect immediately upon adoption.
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22 First Reading held this 7th day of November, 2017

23 Second Reading held this 21st day of November, 2017
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YES

NO

ABSENT

Ed Gold

Anthony Carugno

Jeremy Weinsier

Bobby Lance

Harvey Readey

Lenny Mosse

Sue Nielsen

LYDIA PISANO, MAYOR

ATTEST:

Yolanda Quiceno, CMC-City Clerk

Approved as to form and legality

City Attorney

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STATE OF FLORIDA

COUNTY OF ORANGE

I, Yolanda Quiceno, CITY CLERK of the City of Belle Isle do hereby certify that the above and foregoing document ORDINANCE 17-03 was duly and legally passed by the Belle Isle City Council, in session assembled on the _____ day of _____ 2017, at which session a quorum of its members were present.

Yolanda Quiceno, CMC-City Clerk

EXHIBIT "A"

TRACT 1:

THAT PART OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH ONE HALF OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE COUNTY PAVED ROAD.

TRACT 2:

BEGINNING AT A POINT WHICH IS 825.5 FEET SOUTH AND 1792.85 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING, BEING IN THE ORIGINAL GOVERNMENT MEANDER LINE OF THE EASTERLY SHORE OF "LAKE CONWAY"; RUN WITH THE SAID ORIGINAL GOVERNMENT MEANDER LINE SOUTH 3 DEGREES 57 MINUTES WEST, 75.18 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 3; THENCE WITH THE EXTENSION OF SAID SOUTH LINE, WESTERLY 64.0 FEET TO A 4" X 4" CONCRETE MONUMENT SET ON THE 86.4 FOOT CONTOUR LINE AS ESTABLISHED FROM THE UNITED STATES COAST AND GEODETIC SURVEY DATUM THENCE WITH SAID 86.4 FOOT CONTOUR LINE NORTH 0 DEGREES 29 MINUTES WEST, 75.0 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH HALF OF SAID GOVERNMENT LOT 3, EXTENDED WESTERLY; THENCE WITH NORTH LINE EASTERLY 70.0 FEET TO THE POINT OF BEGINNING.

TRACT 3:

THE NORTH 160 FEET OF THE SOUTH ONE HALF OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE COUNTY ROAD.

TRACT 4:

BEGINNING AT A POINT 666.53 FEET SOUTH AND 1784.45 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, SAID POINT BEING AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2, OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK L. PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, RUN THENCE WITH THE ORIGINAL GOVERNMENT MEANDER LINE SOUTH 3 DEGREES 57 MINUTES WEST 160.38 FEET TO A CONCRETE MONUMENT IN THE SOUTH LINE OF THE NORTH 160 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 3; THENCE WITH SAID LINE WEST 70.0 FEET TO A 4" X 4" CONCRETE MONUMENT SET IN THE 86.4 FOOT CONTOUR LINE AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY DATUM; THENCE WITH THE SAID 86.4 CONTOUR LINE, NORTH 15 DEGREES 33 MINUTES EAST, 166.08 FEET TO A 4" X 4" CONCRETE MONUMENT IN THE SOUTH LINE OF SILVER BEACH SUBDIVISION; THENCE WITH SAID LINE EAST 36.5 FEET TO THE POINT OF BEGINNING.

1 LESS THAT PART OF TRACTS 3 AND 4 BEING MORE PARTICULARLY DESCRIBED AS
2 FOLLOWS:

3 LAND DESCRIPTION CREATED: A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 23
4 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY
5 DESCRIBED AS FOLLOWS:

6 BEGINNING AT A POINT AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER
7 LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2 OF SILVER
8 BEACH SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK L, PAGE 72, OF
9 THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING
10 WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET
11 FROM THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 89
12 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF
13 OF GOVERNMENT LOT 3 BEING THE PROJECTED SOUTH LINE OF SAID SILVER BEACH
14 SUBDIVISION FOR A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE
15 NORMAL HIGH WATER LINE OF LAKE CONWAY; THENCE ALONG SAID NORMAL HIGHWATER
16 LINE THE FOLLOWING COURSE AND DISTANCE: SOUTH 10 DEGREES 58 MINUTES 06
17 SECONDS WEST, 7.89 FEET; SOUTH 26 DEGREES 24 MINUTES 46 SECONDS EAST, 17.24
18 FEET; SOUTH 10 DEGREES 37 MINUTES 44 SECONDS WEST, 47.43 FEET; SOUTH 12
19 DEGREES 35 MINUTES 16 SECONDS WEST, 17.64 FEET; SOUTH 13 DEGREES 16 MINUTES 08
20 SECONDS WEST, 13.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST
21 PARALLEL WITH SAID NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 3, A
22 DISTANCE OF 143.52 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 44 SECONDS EAST, A
23 DISTANCE OF 101.84 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE
24 NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, 107.31
25 FEET TO SAID POINT OF BEGINNING.

TRACT 5:

A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER
LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2 OF SILVER
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OF GOVERNMENT LOT 3 BEING THE PROJECTED SOUTH LINE OF SAID SILVER BEACH
SUBDIVISION FOR A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE
NORMAL HIGH WATER LINE OF LAKE CONWAY; THENCE ALONG SAID NORMAL HIGH
WATER LINE THE FOLLOWING COURSE AND DISTANCE: SOUTH 10 DEGREES 58 MINUTES
06 SECONDS WEST, 7.89 FEET; SOUTH 26 DEGREES 24 MINUTES 46 SECONDS EAST, 17.24
FEET; SOUTH 10 DEGREES 37 MINUTES 44 SECONDS WEST, 47.43 FEET; SOUTH 12
DEGREES 35 MINUTES 16 SECONDS WEST, 17.64 FEET; SOUTH 13 DEGREES 16 MINUTES 08
SECONDS WEST, 13.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST,

1 PARALLEL WITH SAID NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 3, A
DISTANCE OF 143.52 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 44 SECONDS EAST, A
2 DISTANCE OF 101.84 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE
NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, 107.31
3 FEET TO SAID POINT OF BEGINNING.

4 CONTAINS 116,262 SQUARE FEET OR 2.6690 ACRES MORE OR LESS.

5 AND

6 LOTS 1 THROUGH 4, LARKINVILLE USA, ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

7 CONTAINS 48,895 SQUARE FEET OR 1.1225 ACRES MORE OR LESS.
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PLANNED DEVELOPMENT/ PRELIMINARY SUBDIVISION PLAN FOR **SILVER ISLES TOWNHOME PROJECT** **7710, 7728, AND 7740 DAETWYLER DRIVE** **BELLE ISLE, ORANGE COUNTY, FLORIDA**

PARCEL I.D. Nos. 29-23-30-4986-00-010, 29-23-30-4986-00-040, AND 29-23-30-4986-00-013

OWNER/APPLICANT: COMINS DEVELOPMENT
9145 NARCOOSSEE RD. #102
ORLANDO, FL 32832
PHONE: 407-281-8455

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504

SURVEYOR: IRELAND & ASSOCIATES SURVEYING INC
1300 INTERNATIONAL PKWY #2001
LAKE MARY, FLORIDA 32746
PHONE: 407-678-3366

PERMITTING AGENCIES

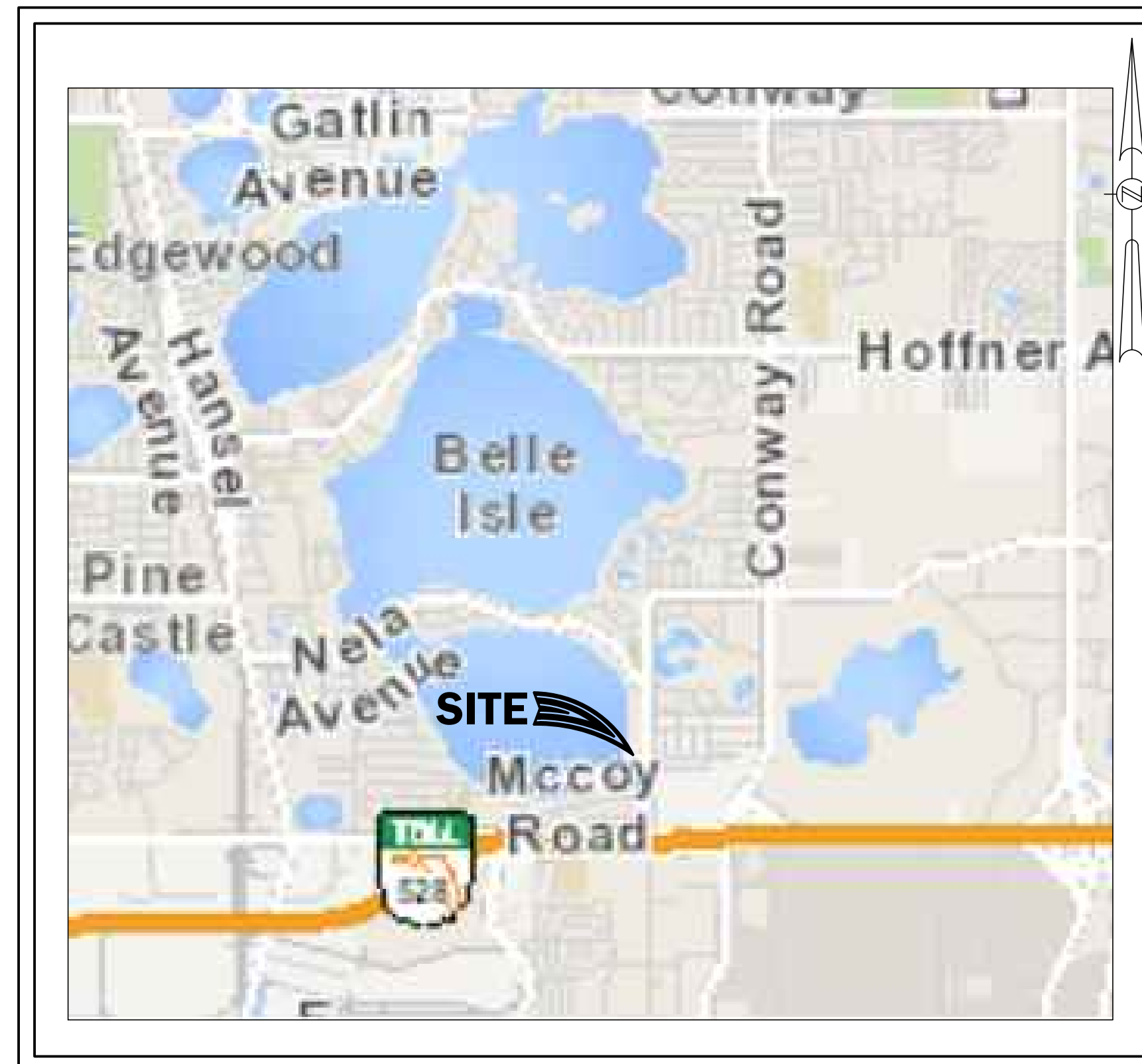
S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
F.D.E.P.: NOTICE OF INTENT (NPDES PERMIT)
CITY OF BELLE ISLE: SUBDIVISION PLAN APPROVAL
ORLANDO UTILITIES COMMISSION: WATER SYSTEM PERMITS

UTILITY COMPANIES

WATER: (407) 434-2576
WASTEWATER: (407) 254-9764
WASTEWATER: (407) 246-3525
ELECTRIC: (407) 905-3321
TELEPHONE: (561) 997-0240
CABLE: (407) 532-8509
CABLE: (352) 516-3824

ORLANDO UTILITIES COMMISSION
ORANGE COUNTY UTILITIES
CITY OF ORLANDO BUREAU OF WASTEWATER
DUKE ENERGY
AT&T
SPECTRUM
COMCAST CABLE COMMUNICATIONS

SITE VICINITY MAP



NOT TO SCALE

PLAN INDEX

- C-1 COVER SHEET**
- C-2 BOUNDARY & TOPOGRAPHIC SURVEY, SHEET 1 OF 2**
- C-3 BOUNDARY & TOPOGRAPHIC SURVEY, SHEET 2 OF 2**
- C-4 PRELIMINARY SITE GEOMETRY PLAN**
- C-5 PRELIMINARY SITE DRAINAGE & UTILITY PLANS**



Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

JEAN M. ABLAOUN, P.E.
LICENSE NO. 45128

LEGAL DESCRIPTION:

TRACT 1: THAT PART OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH ONE HALF OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE COUNTY PAVED ROAD.

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TRACT 3: THE NORTH 160 FEET OF THE SOUTH ONE HALF OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE COUNTY ROAD.

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TRACT 5: LESS THAT PART OF TRACTS 3 AND 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND DESCRIPTION CREATED: A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK L, PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 3 BEING THE PROJECTED SOUTH LINE OF SAID SILVER BEACH SUBDIVISION FOR A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE NORMAL HIGH WATER LINE OF LAKE CONWAY; THENCE ALONG SAID NORMAL HIGH WATER LINE THE FOLLOWING COURSE AND DISTANCE: SOUTH 10 DEGREES 58 MINUTES 08 SECONDS WEST, 7.89 FEET; SOUTH 26 DEGREES 24 MINUTES 46 SECONDS EAST, 17.24 FEET; SOUTH 10 DEGREES 37 MINUTES 44 SECONDS WEST, 47.43 FEET; SOUTH 12 DEGREES 35 MINUTES 16 SECONDS WEST, 17.64 FEET; SOUTH 13 DEGREES 16 MINUTES 08 SECONDS WEST, 13.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 3, A DISTANCE OF 143.52 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 101.84 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, 107.31 FEET TO SAID POINT OF BEGINNING.

TRACT 5: A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK L, PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 3 BEING THE PROJECTED SOUTH LINE OF SAID SILVER BEACH SUBDIVISION FOR A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE NORMAL HIGH WATER LINE OF LAKE CONWAY; THENCE ALONG SAID NORMAL HIGH WATER LINE THE FOLLOWING COURSE AND DISTANCE: SOUTH 10 DEGREES 58 MINUTES 08 SECONDS WEST, 7.89 FEET; SOUTH 26 DEGREES 24 MINUTES 46 SECONDS EAST, 17.24 FEET; SOUTH 10 DEGREES 37 MINUTES 44 SECONDS WEST, 47.43 FEET; SOUTH 12 DEGREES 35 MINUTES 16 SECONDS WEST, 17.64 FEET; SOUTH 13 DEGREES 16 MINUTES 08 SECONDS WEST, 13.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST, PARALLEL WITH SAID NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 3, A DISTANCE OF 143.52 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 101.84 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, 107.31 FEET TO SAID POINT OF BEGINNING.

CONTAINS 116,262 SQUARE FEET OR 2.6690 ACRES MORE OR LESS.

ALTA / ACSM Land Title Survey

SCHEDULE B - Section II

EXCEPTIONS:

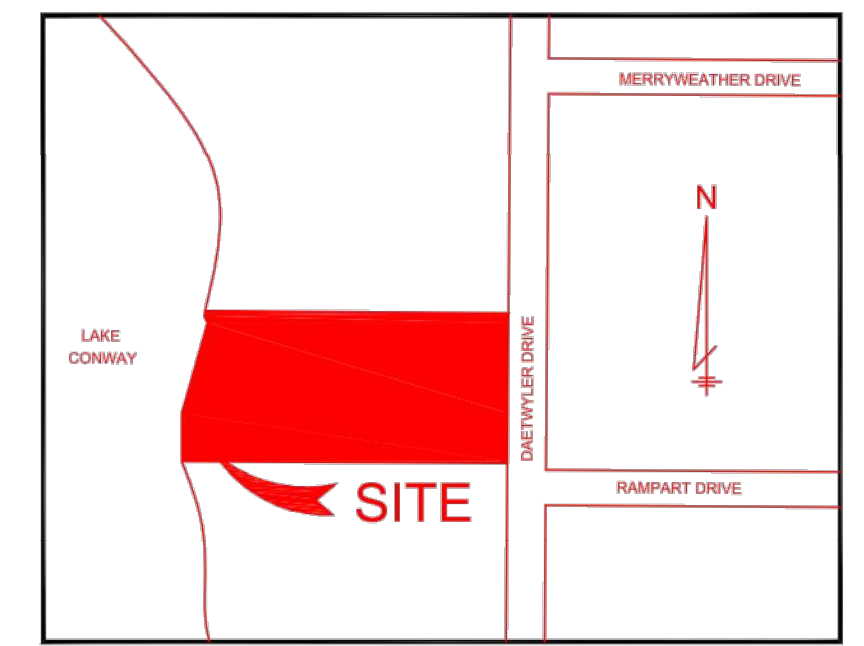
Issued by: Westcoast Land Title Insurance Company Underwriter: Absolute Title of Central Florida, LLC Plant File #: 15-26930 Effective Date: July 27, 2015 @ 8:00 AM

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. Not Applicable to the Survey.
2. Rights or claims of parties in possession not shown by the Public Records. Not Applicable to the Survey.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjacent land. Based on Survey & Easements.
4. Easements or claims of easements not shown by the Public Records. Not Applicable to the Survey.
5. Taxes or special assessments which are not shown as existing liens by the public records. Not Applicable to the Survey.
6. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable. Not Applicable to the Survey.
7. Easement(s) in favor of Florida Power Corporation recorded in Official Records Book 1680, Page 618, of the Public Records of Orange County, Florida. Easement Areas are not to be plotted hereon, although they do appear to affect subject property.
8. Agreement and Covenant recorded in Official Records Book 3135, Page 209, of the Public Records of Orange County, Florida. Subject to, Not Plotted.
9. Riparian rights and littoral rights, if any, incident to the land. Not Applicable to the Survey.
10. Title to any portion of the land lying below the ordinary high water mark of Lake Conway South, unaffected by fills, manmade jetties and bulkheads. Not Applicable to the Survey.
11. Rights, if any, of the property owners abutting pond or lake in and to the waters and the bed thereof; also the rights of property owners abutting any stream of water leading therefrom. Not Applicable to the Survey.
12. Title to beds or bottoms of lakes, rivers or other bodies of water located on or within the property are not insured. Not Applicable to the Survey.
13. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. Not Applicable to the Survey.

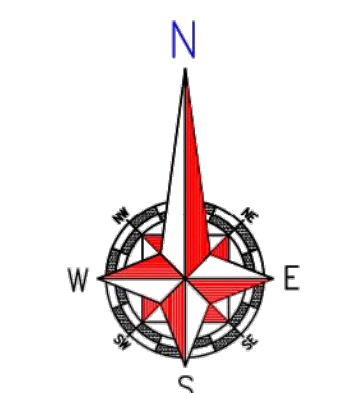
Gross Land Area: 116,262 Square Feet or 2.6690 Acres more or less
Setback Requirements: Front: 30' Side: 7.5' Rear: 50' from NHHW ELEV= 86.9' NVD 29 (NOT RE-ESTABLISHED BY THIS SURVEY)

Zoning: R-2 (RESIDENTIAL 2)
Square footage of Buildings: 4,283 Square Feet more or less
Parking Space Size: (Standard) 0 Spaces (Handicap) 0 Spaces
There has been NO observable evidence of earth moving work, building construction or building additions within recent months.
There has been NO observable evidence of recent street or sidewalk construction or repairs.
Vehicular Access to Subject Property is provided by: DAETWYLER DRIVE

Benchmark Information: Orange County Datum Elevation: 91.3499'
2 1/2" Orange County Brass Disk in Headwall on East Side of Daetwyler for B-6 Canal (Elevations are based upon NAVD 88 Datum)
Site Benchmark Information: #1 Nail & Disk Benchmark LB7623' Elevation: 93.42' #2 Box Cut in Drainage Inlet Elevation: 95.62'

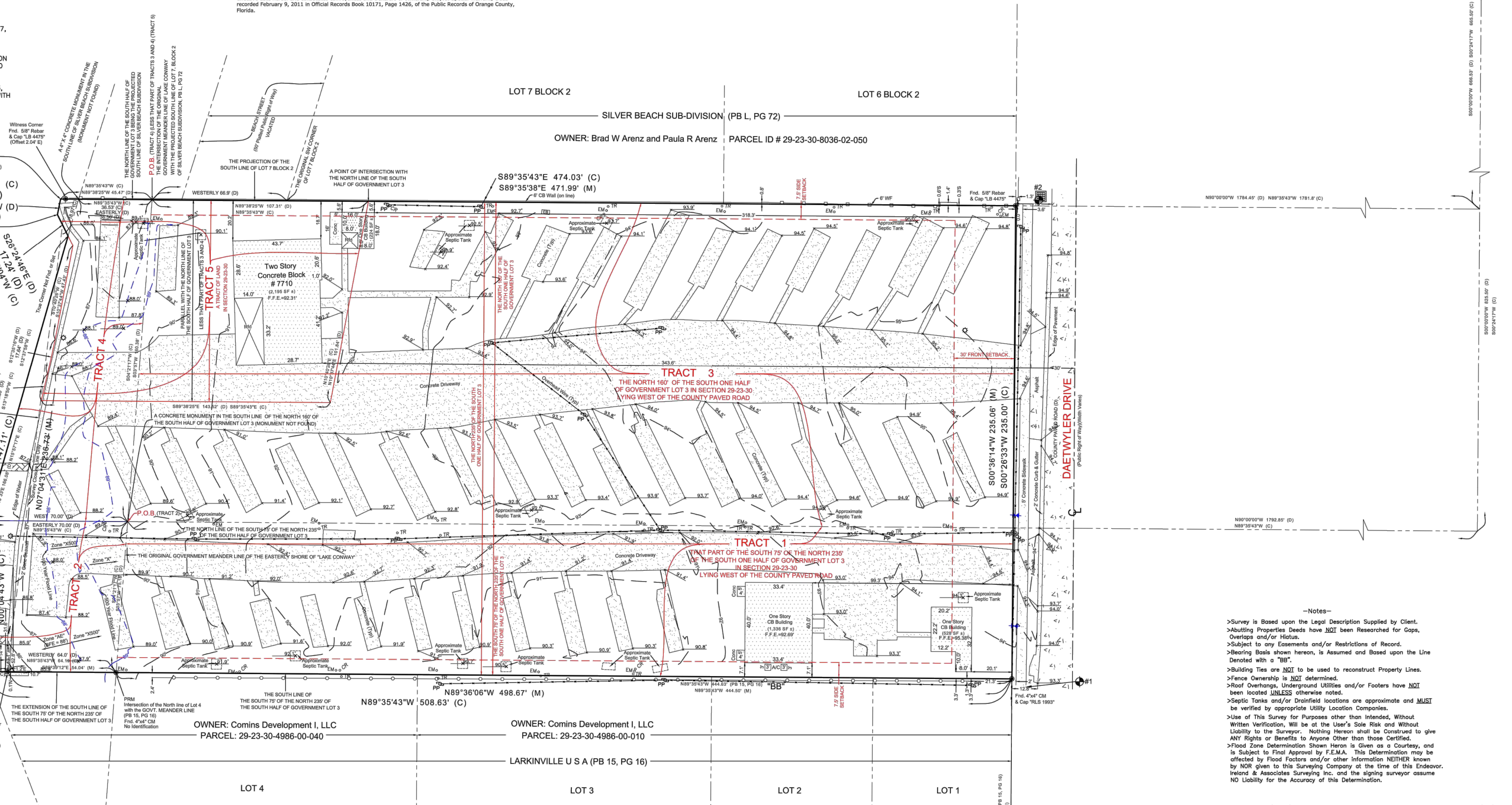


Vicinity Map Scale: NTS



P.O.C. (TRACT 5) THE NORTHERN CORNER GOVERNMENT LOT 3 SECTION 29-23-30

- Legend: BOLLARD, Calculated, Centerline, Concrete Block, Concrete Monument, Concrete, Description, Drainage Easement, Easmt., Easement, Federal Emergency Management Agency, Finished Floor Elevation, Found, Gas Meter, Gas Valve, Grease Trap, Handicap Parking, Handicap Ramp, Iron Pipe, Length (As), Measured, Nail & Disk, Non-Road, Official Records Book, Plat, Wood Fence, Point of Curvature, Page, Point of Intersection, Point of Beginning, Point on Line, Power Pole, Permitment Reference Monument, Point of Tangency, Radius, Road, Road & Cap, Roofed Dirt, Recovered, Roofed, Set, 3/4" Rebar & Cap LB 7623, Screened Porch, Typical, Utility Easement, Delta (Central Angle), Chain Link Fence, Back Flow Preventor, Concrete Block, Cable Riser, Cleanout, Crosswalk Post, Curb Inlet, DOT Inlet, Dumpster Pad, ELECTRIC BOX, ELECTRIC METER, FDOT Storm Manhole, FIRE DEPARTMENT CONNECTION, FIBER OPTIC CABLE, FIBER OPTIC CABLE BOX, Fire Hydrant, Guy Anchor, HANDICAP PARKING, HANDICAP RAMP, Gas Meter, Gas Valve, Grease Trap, Mitered End Section, SIGN, PARKING SPACES, Concrete Power Pole, Rebar & Cap, Roofed Dirt, Recovered, Roofed, Sanitary Manhole, Sanitary Valve, Setback, Storm Inlet, STORM POLE TELEPHONE MANHOLE, Storm Manhole, TELEPHONE BOX, TELEPHONE RISER, TRAFFIC LIGHT POLE, TRAFFIC SIGNAL BOX, TRAFFIC PANEL, Transformer, Gas Valve, Water Meter, Water Meter, Water Junction Box



Notes: Survey is Based upon the Legal Description Supplied by Client. Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hazards. Subject to any Easements and/or Restrictions of Record. Bearing Beasts shown hereon, is Assumed and Based upon the Line Denoted with a "BS". Building Ties are NOT to be used to reconstruct Property Lines. Fence Ownership is NOT determined. Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. Use of this Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than Those Certified. Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other Information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Island & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Ireland & Associates Surveying, Inc. 1301 S. International Parkway Suite 2001 Lake Mary, Florida 32746 www.irelandssurveying.com Office-407.678.3366 Fax-407.320.8165

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information Furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 55-17.002 Florida Administrative Codes, Pursuant to Section 472.022 Florida Statutes. Patrick K. Ireland FOR THE FIRM DATE SIGNED: 10-13-15

OWNER: Brad W Arenz and Paula R Arenz PARCEL ID # 29-23-30-8036-02-050
OWNER: Comins Development I, LLC PARCEL: 29-23-30-4986-00-040
OWNER: Comins Development I, LLC PARCEL: 29-23-30-4986-00-010
LARKINVILLE U S A (PB 15, PG 16)

Table with columns for Revisions, Scale, Field Date, Approved By, Drawn By, Revised By, F.E.G. PROJECT NO. 15-084, SHEET NO. C-2, SHEET 2 OF 5, File Number: IS-23148

SCHEDULE B - Section II
EXCEPTIONS:

Issued by: Westcor Land Title Insurance Company
Underwriter: Absolute Title of Central Florida, LLC
Plant File #: 15-36809
Agent File #: AT-300
Effective Date: August 17, 2015 @ 8:00 AM

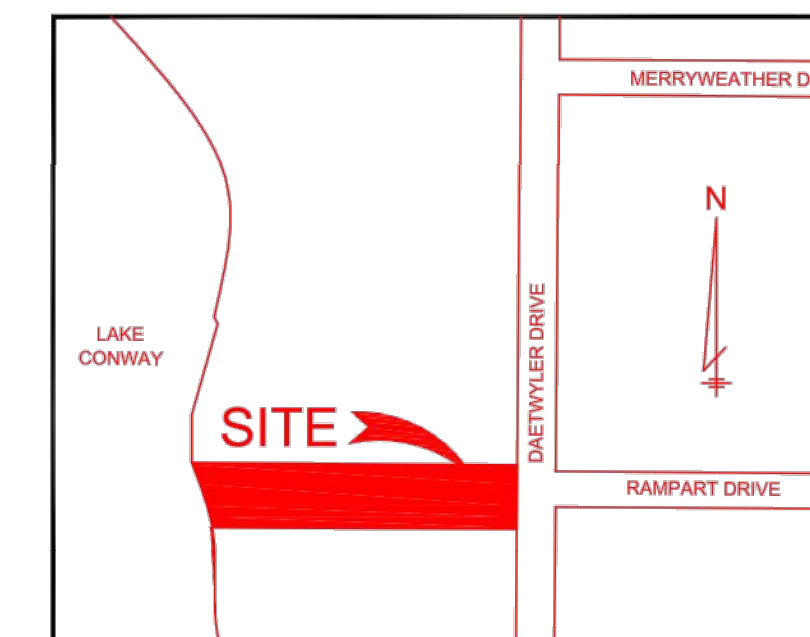
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. *Not Applicable to the Survey.*
 2. Rights or claims of parties in possession not shown by the Public Records. *Not Applicable to the Survey.*
 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land on adjoining land, and encroachments on the Land of existing improvements located on the adjoining land. *Plotted on Survey if Applicable.*
 4. Easements or claims of easements not shown by the Public Records. *Not Applicable to the Survey.*
 5. Taxes or special assessments which are not shown as existing liens by the public records. *Not Applicable to the Survey.*
 6. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable. *Not Applicable to the Survey.*
 7. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 15, Page 16, of the Public Records of Orange County, Florida. *Subject to Affects as Shown.*
 8. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 4010, Page 178, of the Public Records of Orange County, Florida. *Subject to Affects as Shown.*
 9. Subject to Land Use Agreement with the City of Belle Isle recorded in Official Records Book 3614, Page 764, of the Public Records of Orange County, Florida.
 10. Existing unrecorded leases and all right thereunder of the lessees and of any person claiming by, through or under lessees. *Not Applicable to the Survey.*
 11. Reservations affecting rights in Oil, Gas or any other Minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Official Records Book 3757, Page 1223, of the Public Records of Orange County, Florida. *Not Applicable to the Survey.*
- (No determination has been made as to the current record holder of such mineral interest). Element of coverage 3b of the Florida Form 9 comprehensive Endorsement issued herewith, if any, shall not apply with respect to this item.
12. Riparian rights and littoral rights, if any, incident to the land. *Not Applicable to the Survey.*
 13. The inalienable rights of the public to use the navigable waters covering lands described herein. *Not Applicable to the Survey.*
 14. Title to any portion of the land lying below the ordinary high water mark of Lake Conway, unaffected by fills, man-made jetties and bulkheads. *Not Applicable to the Survey.*
 15. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. *Not Applicable to the Survey.*

ALTA / ACSM Land Title Survey


LEGAL DESCRIPTION:



LOTS 1 THROUGH 4, LARKINVILLE USA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

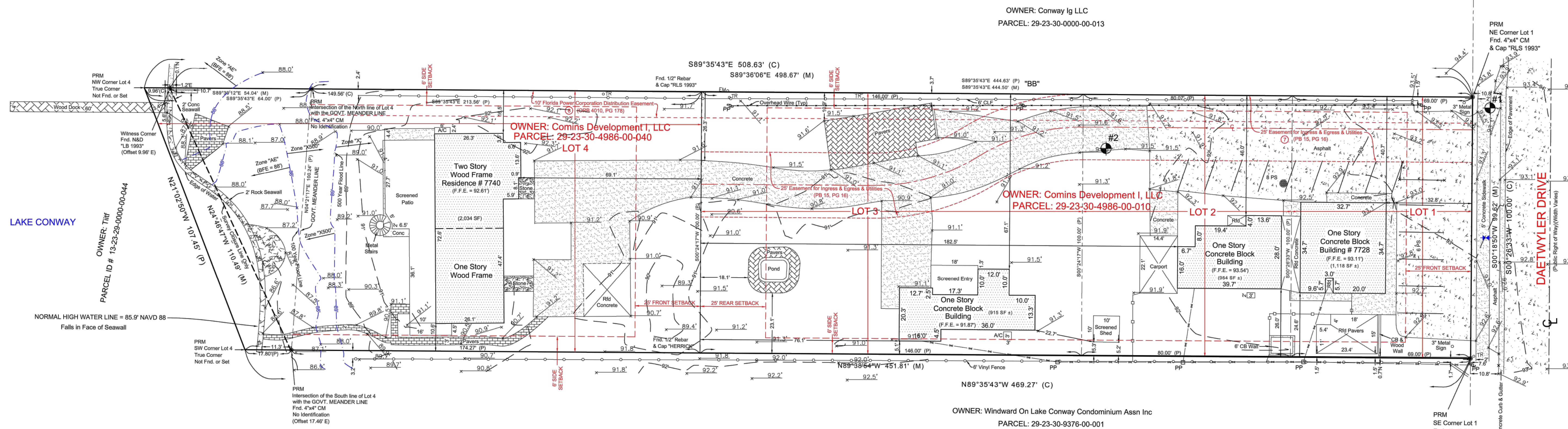
CONTAINS 48,895 SQUARE FEET OR 1.1225 ACRES MORE OR LESS.



Vicinity Map
Scale: NTS

-Benchmark Information-
 **Orange County Datum Elevation: 91.3499'**
 2 1/2" Orange County Brass Disk in Headwall on East Side of Daetwyler for B-6 Canal
 (Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-
 **#1**
 Nail & Disk "Benchmark LB7623"
 Elevation: **93.49'**
 **#2**
 Nail & Disk "Benchmark LB 7623"
 Elevation: **91.43'**



-Notes-

- >Survey is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are **NOT** to be used to reconstruct Property Lines.
- >Fence Ownership is **NOT** determined.
- >Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and **MUST** be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.
- >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information **NEITHER** known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Gross Land Area: 48,895 Square Feet or 1.1225 Acres more or less

Setback Requirements:

Front: 25'
 Side: 6'
 Rear: 25'
 Rear: 50' from NHWL ELEV= 86.9' NGVD 29 (NOT RE-ESTABLISHED BY THIS SURVEY)

Zoning: R-2 (RESIDENTIAL 2)

Square footage of Buildings: 5,021 Square Feet more or less
 Parking Space Size: (Standard) 14 Spaces
 (Handicap) 0 Spaces

There has been NO observable evidence of earth moving work, building construction or building additions within recent months.
 There has been NO observable evidence of recent street or sidewalk construction or repairs.

Vehicular Access to Subject Property is provided by:
 DAETWYLER DRIVE

-Legend-

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> ○ - BOLLARD ⊕ - Centerline CB - Concrete Block CM - Concrete Monument Conc. - Concrete D - Description DE - Drainage Easement Exmt. - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd. - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radial ORB - Official Records Book P - Plat P.B. - Plat Book o - Wood Fence FC - Found Pg. - Page Pi - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Rebar & Cap R.D. - Roofed Dirt Rec. - Recovered Rfd. - Roofed Set - Set 1/2" Rebar & Cap Rebar - Rebar SP - Screened Porch Typ. - Typical UE - Utility Easement Δ - Delta (Central Angle) -X- - Chain Link Fence ⊕ - Back Flow Preventor CB - Concrete Block o - Cable Riser o - Cleanout o - Crosswalk Post o - Curb Inlet o - DOT INLET DP - Dumpster Pad EB - ELECTRIC BOX EM - ELECTRIC METER R - Radius Rad. - Radial R&C - Rebar & Cap R.D. - Roofed Dirt Rec. - Recovered Rfd. - Roofed Set - Set 1/2" Rebar & Cap Rebar - Rebar SP - Screened Porch Typ. - Typical UE - Utility Easement Δ - Delta (Central Angle) -X- - Chain Link Fence ⊕ - Back Flow Preventor CB - Concrete Block o - Cable Riser o - Cleanout o - Crosswalk Post o - Curb Inlet o - DOT INLET DP - Dumpster Pad EB - ELECTRIC BOX EM - ELECTRIC METER | <ul style="list-style-type: none"> ○ - FDOT Storm Manhole o - FIRE DEPARTMENT CONNECTION o - FIBER OPTIC CABLE o - FIBER OPTIC CABLE BOX o - Fire Hydrant o - Guy Anchor o - Handicap Parking o - Handicap Ramp o - Gas Meter o - Gas Valve o - Grease Trap o - Concrete Light Pole o - Mitered End Section o - SIGN o - PARKING SPACES | <ul style="list-style-type: none"> □ - Concrete Power Pole o - Wood Power Pole o - Sanitary Manhole o - Sanitary Valve SB - Setback o - Storm Inlet o - SIGNAL POLE o - TELEPHONE MANHOLE o - Storm Manhole TB - TELEPHONE BOX o - TELEPHONE RISER o - TRAFFIC LIGHT POLE o - TRAFFIC SIGNAL BOX o - TRANSFORMER o - Gas Valve o - Water Valve o - Water Meter |
|--|--|---|

F.E.G. PROJECT NO. **15-084**
 SHEET NO. **C-3**
 SHEET **3** OF **5**

Flood Zone: X Community Number: 12095C Parcel: 0430F Date: 09/25/2009
 SITE ADDRESS: 7728 Daetwyler Drive, Orlando, FL 32812 (Parcel ID # 29-23-30-4986-00-010)

Revisions:
 Revised 10-13-15: Added Topographic Survey
 Added Lot 4: 08-21-15

Scale: 1"= 20' Approved By: PKI Drawn By: DC
 Field Date: 08-11-15 Revised By: PKI


ALTA / ACSM Land Title Survey Certified To:
 Christopher Comins
 Absolute Title of Central Florida, LLC
 Westcor Land Title Insurance Company

File Number: IS-23149

Ireland & Associates
 Surveying, Inc.

1301 S. International Parkway Suite 2001
 Lake Mary, Florida 32746
 www.irelandssurveying.com
 Office-407.678.3366
 Fax-407.320.8165

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information Furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 55-17.002 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.


 Patrick K. Ireland FOR THE FIRM
 State Signed: 10-13-15
 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

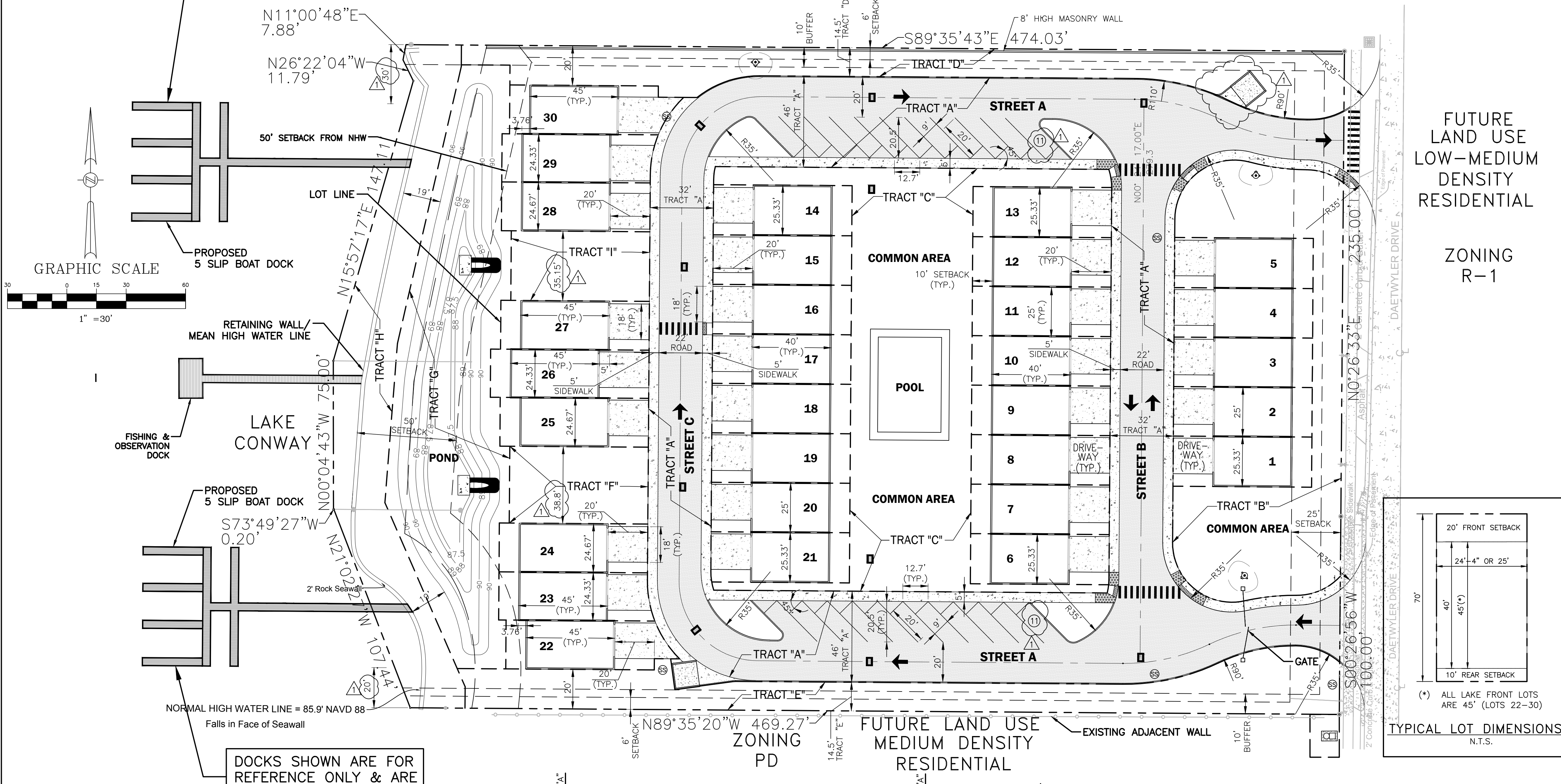
DOCKS SHOWN ARE FOR REFERENCE ONLY & ARE NOT TO SCALE.

FUTURE LAND USE
LOW DENSITY
RESIDENTIAL
ZONING
R-1-AA

SITE
PROPERTY LOCATION: DAETWYLER ROAD, BELLE ISLE, FLORIDA
SECTION, TOWNSHIP, RANGE: SECT. 29, TOWNSHIP 30 EAST
PARCEL ID: 29-23-30-4986-00-010
29-23-30-4986-00-040
29-23-30-0000-00-013

FUTURE LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: R-2
EXISTING USE: MOBILE HOME PARK, RESIDENTIAL DWELLING, RESTAURANT
PROPOSED ZONING: PD
PROJECT AREA: 3.791 ACRES

NET DEVELOPABLE LAND: 3.791 ACRES
GROSS ACREAGE: 3.791 ACRES
NO WETLANDS: 0.0 ACRES
LAKE CONWAY JURISDICTIONAL AREA: 0.099 ACRES
NET DEVELOPABLE LAND: 3.692 ACRES



FUTURE LAND USE
LOW-MEDIUM
DENSITY
RESIDENTIAL
ZONING
R-1

RESIDENTIAL LOT INFORMATION:
BUILDING SETBACKS
FRONT 20'
SIDE 0'
REAR 10'
(* THE SETBACK FROM LAKE CONWAY SHALL BE 50' FROM NORMAL HIGH-WATER ELEVATION.)
MAJOR STREET SETBACK FROM DAETWYLER 55' FROM THE CENTERLINE

TOWNHOME LOTS:
25' MINIMUM LOT WIDTH PROPOSED (LOTS 1-21)
24'-4" MINIMUM LOT WIDTH PROPOSED (LOTS 22-30)

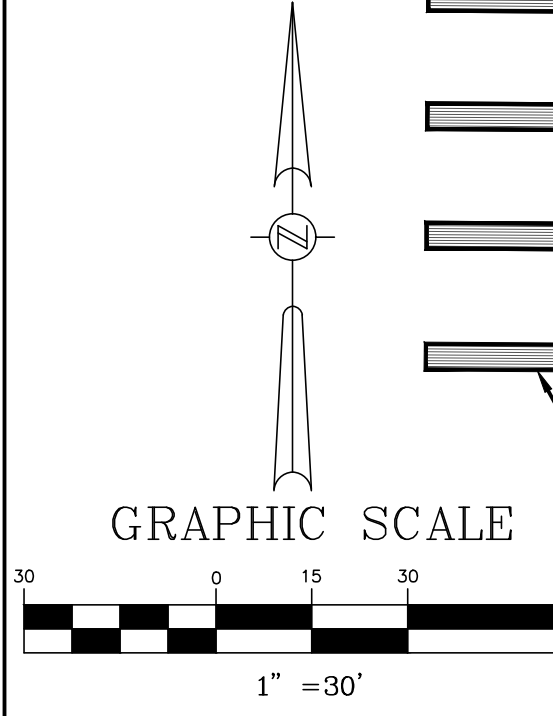
TOTAL LOTS: 30 LOTS
MINIMUM LOT SIZE - PROPOSED 1750 S.F.
MINIMUM TOWNHOME UNIT SIZE 2000 S.F.

MAXIMUM BUILDING HEIGHT
(* 30' IS ALLOWABLE FOR UNITS 22-30.
35' IS ALLOWABLE FOR UNITS NON-ABUTTING THE LAKE.)

ALLOWABLE NET RESIDENTIAL DENSITY:
5.6-10 DU/AC

PROPOSED NET RESIDENTIAL DENSITY:
7.6 D.U./ACRE

OPEN SPACE AND RECREATION AREA CALCULATIONS:
OPEN SPACE/RECREATION AREA REQUIRED: 0.923 ACRES
(3.692 ACRES X 25% = 0.923 AC.)
OPEN SPACE PROVIDED:
PORTION OF TRACT "A" 0.043 ACRE
TRACT "B" 0.214 ACRE
TRACT "C" 0.343 ACRE
TRACT "D" 0.190 ACRE
TRACT "E" 0.189 ACRE
TRACT "F" 0.062 ACRE
TRACT "G" 0.056 ACRE
TRACT "H" 0.116 ACRE
TOTAL AREA 1.213 ACRES
TOTAL PERCENTAGE 32.85%



TOTAL PROJECT AREA CALCULATIONS

| TRACT | USE | AREA | % | OWNERSHIP |
|-------------|------------------------------|-------------|---------|-----------|
| TRACT "A" | ACCESS, DRAINAGE & UTILITIES | 0.980 ACRE | 25.85% | HOA |
| TRACT "B" | OPEN SPACE/GREEN AREA | 0.214 ACRE | 5.66% | HOA |
| TRACT "C" | OPEN SPACE/GREEN AREA | 0.343 ACRE | 9.03% | HOA |
| TRACT "D" | OPEN SPACE/GREEN AREA | 0.190 ACRE | 5.02% | HOA |
| TRACT "E" | OPEN SPACE/GREEN AREA | 0.189 ACRE | 4.97% | HOA |
| TRACT "F" | LOTS 1 - LOT 30 | 1.236 ACRES | 32.61% | |
| TRACT "G" | OPEN SPACE/GREEN AREA | 0.062 ACRE | 1.64% | HOA |
| TRACT "H" | OPEN SPACE/GREEN AREA | 0.306 ACRE | 8.06% | HOA |
| TRACT "I" | OPEN SPACE/GREEN AREA | 0.215 ACRE | 5.67% | HOA |
| TRACT "J" | OPEN SPACE/GREEN AREA | 0.056 ACRE | 1.49% | HOA |
| TOTAL AREA: | | 3.791 ACRES | 100.00% | |

ADT TRAFFIC DATA PER ITE
AVERAGE DAILY TRAFFIC
TOWNHOME LOTS = 30 x 5.81 = 174 TRIPS PER DAY

PEAK HOUR TRAFFIC
TOWNHOME LOTS = 30 x 0.52 = 16 TRIPS PER HOUR

LOT AREA TABLE

| LOT | AREA, SF | AREA, AC. | LOT | AREA, SF | AREA, AC. |
|-----|----------|-----------|-----|----------|-----------|
| 1 | 1773.33 | 0.041 | 16 | 1750.00 | 0.040 |
| 2 | 1750.00 | 0.040 | 17 | 1750.00 | 0.040 |
| 3 | 1750.00 | 0.040 | 18 | 1750.00 | 0.040 |
| 4 | 1750.00 | 0.040 | 19 | 1750.00 | 0.040 |
| 5 | 1773.33 | 0.041 | 20 | 1750.00 | 0.040 |
| 6 | 1773.22 | 0.041 | 21 | 1772.48 | 0.041 |
| 7 | 1750.00 | 0.040 | 22 | 1954.43 | 0.045 |
| 8 | 1750.00 | 0.040 | 23 | 1850.95 | 0.042 |
| 9 | 1750.00 | 0.040 | 24 | 1850.00 | 0.042 |
| 10 | 1750.00 | 0.040 | 25 | 1850.00 | 0.042 |
| 11 | 1750.00 | 0.040 | 26 | 1946.68 | 0.045 |
| 12 | 1750.00 | 0.040 | 27 | 1850.00 | 0.042 |
| 13 | 1773.33 | 0.041 | 28 | 1850.00 | 0.042 |
| 14 | 1773.33 | 0.041 | 29 | 1851.02 | 0.042 |
| 15 | 1750.00 | 0.040 | 30 | 1954.61 | 0.045 |

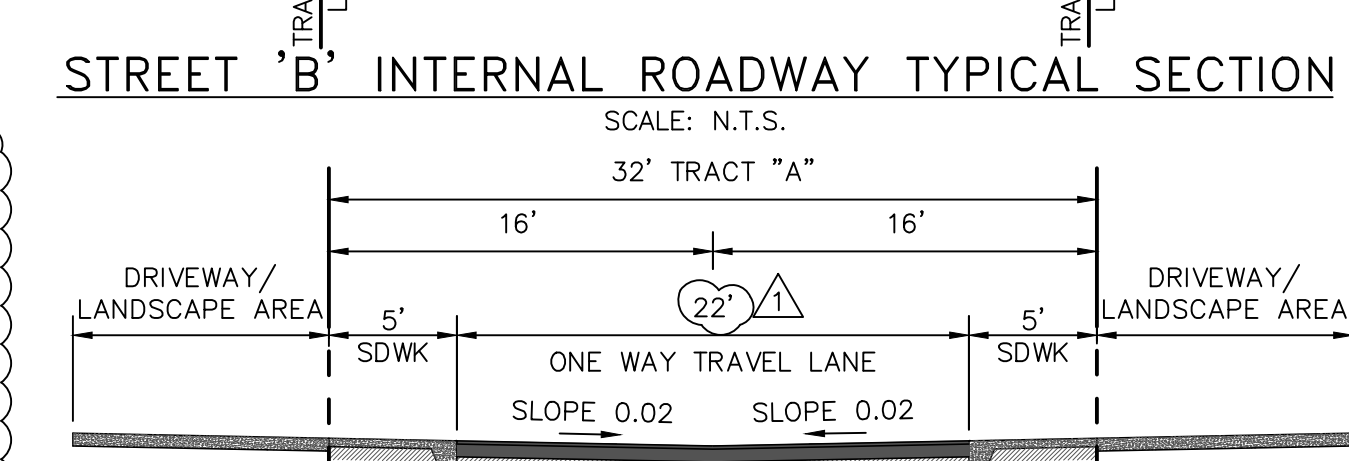
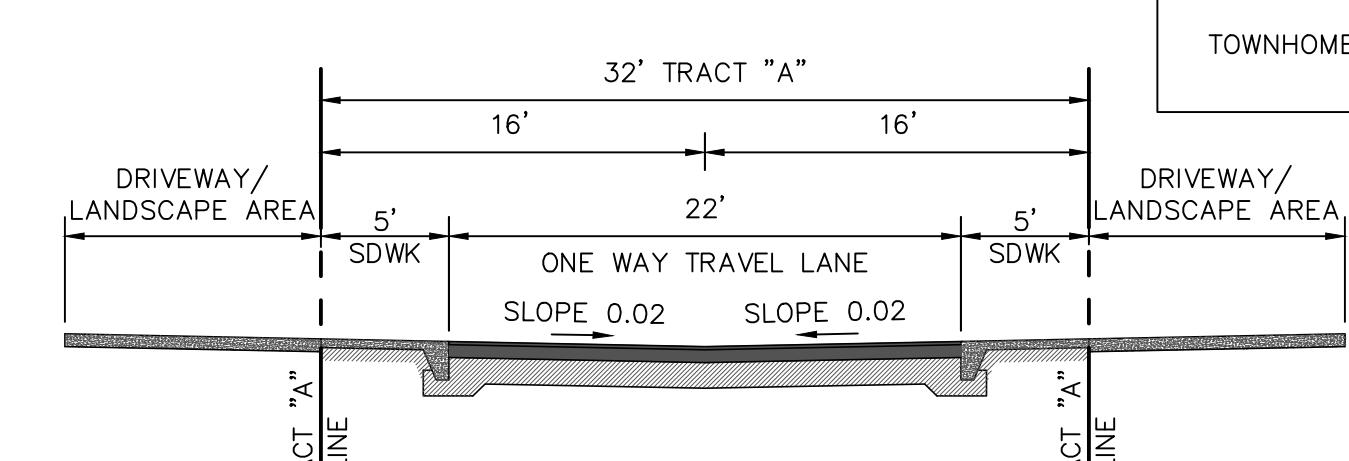
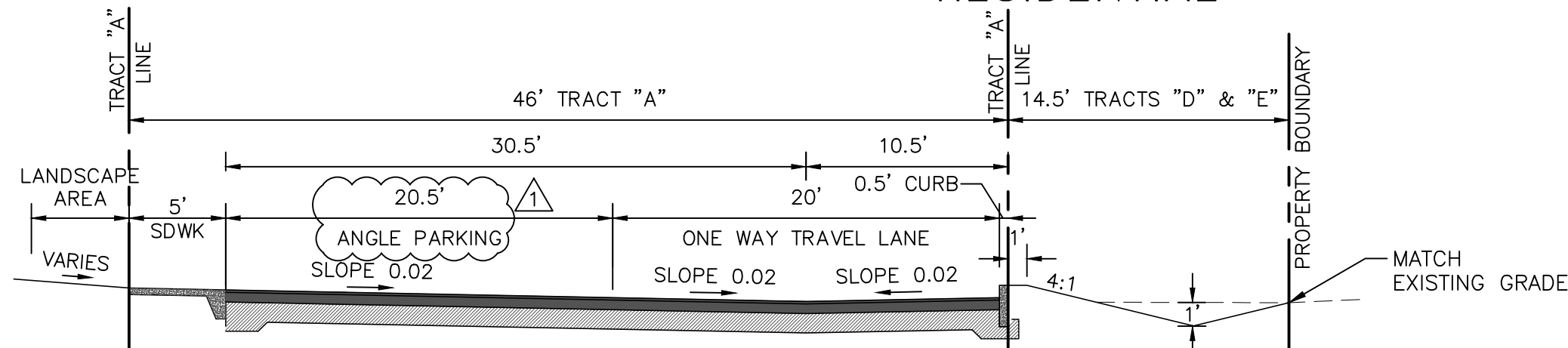
- GENERAL NOTES**
- ANY PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 52.32
 - PROPOSED ROADWAYS ARE TO BE OWNED AND MAINTAINED BY HOA
 - FINAL DESIGN OF RECREATION TRACTS INCLUDING TYPE OF FACILITY, SETBACKS ACCESS AND PARKING, EXTERIOR LIGHTING AND LANDSCAPING/BUFFERING WILL BE IN ACCORDANCE WITH SECTION 54-77(d)(7) OF THE CITY OF BELLE ISLE CODE AND WILL BE SUBMITTED WITH FINAL ENGINEERING PLANS FOR THE APPROPRIATE PHASE OF THE PROJECT
 - PROJECT SHALL BE SERVED BY CENTRAL WATER AND WASTEWATER SYSTEMS
 - ALL RECREATION AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION
 - THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE
 - STORM MANAGEMENT SYSTEM WILL BE DESIGNED TO COMPLY WITH THE SJRWMD AND CITY OF BELLE ISLE REGULATIONS
 - DURING CONSTRUCTION, WHEN COMBUSTIBLE ARE BROUGHT ONTO THE SITE, ACCESS ROADS, AND SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED
 - BILLBOARDS AND POLE SITES SHALL BE PROHIBITED
 - NO COMMERCIAL OR PROFESSIONAL OFFICE USES WILL BE LOCATED WITHIN THE PLANNED DEVELOPMENT
 - ALL EXISTING STRUCTURES SHALL BE DEMOLISHED PRIOR TO NEW CONSTRUCTION
 - EXISTING SEAWALL TO REMAIN
 - EXISTING BOAT RAMPS AND DOCK SHALL BE DEMOLISHED PRIOR TO NEW CONSTRUCTION

GENERAL NOTES (CONT.)

- DUMPSTERS SHALL BE SCREENED BY A WALL AND GATE.
- PROPERTIES TO BE PLATTED AT ONE TIME IN A SINGLE PLAT.
- COPIES OF THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION ("DEP") AND ORANGE COUNTY PERMITS ISSUED FOR LAKEFRONT CLEARING SHALL BE PROVIDED WITH THE DEVELOPMENT PLAN SUBMITTAL.

BOAT DOCK NOTE:

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF ANY BOAT DOCK (INCLUDING: BOARDWALKS OR OBSERVATION PIERS IN LAKE CONWAY, WETLANDS OR IN WETLAND BUFFER AREAS). ANY PERSON DESIRING TO CONSTRUCT A BOAT DOCK WITHIN THE SILVER ISLES PD SHALL FIRST APPLY FOR A PERMIT PRIOR TO THE INSTALLATION. A BOAT DOCK SHALL REQUIRE ADDITIONAL PERMITTING UNDER THE APPLICABLE PROVISIONS OF THE CITY CODE, THE SETTLEMENT AGREEMENT APPROVED BY THE CITY COUNCIL ON 10/3/17, AND THE PD ORDINANCE FOR THIS PROPERTY.



NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

| DATE | REVISIONS | BY | CHECKED |
|----------|--|----|---------|
| 09/21/17 | REVISED PER SETTLEMENT AGREEMENT WITH CITY OF BELLE ISLE | VP | JAA |

PLANNED DEVELOPMENT/
PRELIMINARY SUBDIVISION PLAN
FOR
SILVER ISLES
7710, 7728, AND 7740 DAETWYLER DRIVE
BELLE ISLE, ORANGE COUNTY, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PRELIMINARY SITE GEOMETRY PLAN

DESIGNED BY: JAA
DRAWN BY: SML
CHECKED BY: JAA
APPROVED BY: JAA

PROJECT NO. 15-084
SCALE 1" = 30'
DATE OCTOBER 2016
SHEET NO. C-4
SHEET 4 OF 5

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-006505

JEAN M. ABI-AJUN, P.E.
LICENSE NO. 45128





Lake View Elevation

Building 3

Building 2

Building 1



Lake View Elevation Building 3

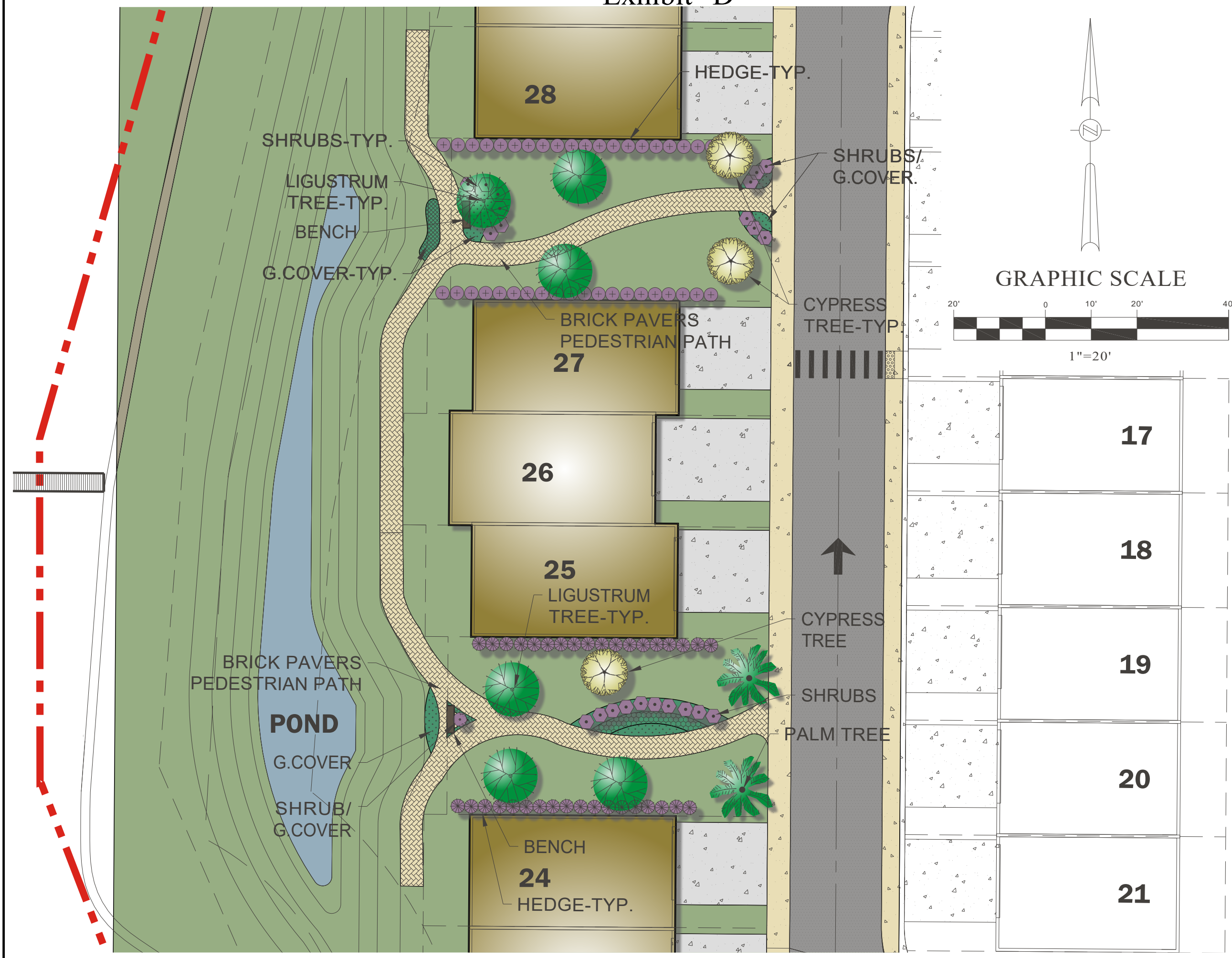


Lake View Elevation Building 2



Lake View Elevation Building 1

Exhibit "D"



| | | | |
|---|--|--|--|
| <p>PROJECT NAME: LANDSCAPE CONCEPT PLAN SILVER ISLES TOWNHOME PROJECT 7710, 7728, AND 7740 DAETWYLER DRIVE BELLE ISLE, ORANGE COUNTY, FLORIDA</p> | | <p>CLIENT: COMINS DEVELOPMENT 9145 NARCOOSSEE RD. #102</p> | |
| <p>DATE: 08/31/2017</p> | | <p>F.E.G. PROJECT NO.: 15-084</p> | |
| <p>SCALE: 1" = 20'</p> | | <p>www.feg-inc.us</p> | |
| <p>FLORIDA ENGINEERING GROUP</p> | | <p>Engineering the Future</p> | |
| <p>5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325</p> | | <p>FEG</p> | |