



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

April 28, 2017

To: City Council

From: April Fisher, Planning Consultant

Re: Rezoning Request

Project Location: 7710, 7728, and 7740 Daetwyler Drive
Applicant Request: Planned Development (PD) and Preliminary Subdivision Plan
Existing Zoning/Use: R-2/ Vacant
Future Land Use: MDR

Application Overview

The proposed application is for a Planned Development (PD) zoning designation that includes 28 townhomes with recreational amenities. The property is located within the jurisdiction of the City of Belle Isle, currently with a zoning designation of Multiple-family Dwelling District (R-2). The Future Land Use designation is Medium Density Residential (MDR).

Sec. 54-77 of the City Code identifies requirements for the PD zoning district. This application is the first step in the process for review and approval of a preliminary concept plan. The concept plan may also serve as the preliminary plat when platting is required.

Staff Review

The proposed plan for 28 townhomes and amenities complies with the code with respect to density and allowed uses. The MDR Future Land Use designation allows a density range of 5.6 to 10 dwelling units per acre. The proposed development is at 7.6 dwelling units per acre.

The development proposal specifically meets the following policies of the Belle Isle Comprehensive Plan:

1. FUTURE LAND USE POLICY 1.2.2: The Residential land use categories shown on the Future Land Use Map shall have the following maximum densities for both development and redevelopment: (excerpted for items that pertain)

b) Medium Density Residential: 5.6 to 10 units per acre

The proposed PD meets this policy as it provides 7.6 dwelling units per acre.

2. FUTURE LAND USE POLICY 1.3.5: The City shall continue to deter blight conditions through enforcement of the Zoning Code, which prohibits unsightly conditions and unhealthy collection of debris, to protect the Public health, safety and welfare.

The proposed PD meets this policy as it is redeveloping a former mobile park and restaurant with a boat ramp and two docks that currently remain on site. The proposed PD removes these blighted conditions and proposes a gated, upscale residential development with recreation amenities, including removing the boat ramp and docks to replace with a 10-slip boat dock with two fishing and observation decks.

By removing the existing boat ramp, the applicant is reducing the impact of undesirable boat launching into the lake. Although the proposed dock with ten slips is larger than the standard dock regulations in the Belle Isle zoning code, it is an improvement over the existing docks and boat ramp on the property, that could otherwise remain and be utilized under the code's grandfathering provisions (Sec. 48-34). PD zoning is contractual zoning; therefore, it can have different standards applied than the requirements of Chapter 48 regarding boat docks, without violating the code as long as they are detailed as part of the PD entitlement documents.

Because the proposed dock, at 3,540 square feet, is larger than 1,000 square feet, it would also receive additional oversight in permitting through the State of Florida and possibly Orange County review, to ensure environmental resources and water are not being negatively impacted.

3. FUTURE LAND USE Policy 1.4.4: The City shall encourage the use of low impact development design techniques for private development and as part of its own public work projects. Such practices may include, but are not limited to: (excerpted for items that pertain)
 - a. Development that adheres to the principles of "New Urbanism" or "Traditional Neighborhood Development".
 - b. Clustering of development.
 - l. Minimization of impervious surfaces through use of shared driveways and parking lots.
 - m. Reduction in impervious driveways through reduced building setbacks.
 - n. Reduction in street paving by providing reduced street frontages for lots.

The proposed PD meets this policy as it provides 28 townhomes meeting standards of new urbanism and traditional neighborhood design through increased density, walkability within the development, clustering the residential units on site. If the property were developed under the current zoning district of R-2, this policy could not

be met, as it restricts development opportunities to single-family detached or duplex type structures.

Additionally, the design of the PD provides a public space (Tract "C"- Common Area) at its center.

Reduced setbacks and shared driveways with on-street parking adjacent to the Common Area minimize impervious surfaces. The development has reduced street paving by providing reduced street frontage and increasing open space areas. This results in an open space and recreation area of 36.7% of the site.

Staff Recommendations (presented at the Planning and Zoning Board meeting April 25, 2017)

1. Staff recommends approval of the proposed PD, with the following conditions:
 - A. that the existing boat docks and boat ramp on the property be removed prior to the installation of the proposed 10-slip boat dock and fishing and observation docks;
 - B. that the proposed 10-slip boat dock not be permitted by the City nor constructed prior to 25% of the total number of units approved with this PD are permitted, constructed, and receive a certificate of occupancy;
 - C. that the 10-slip boat dock be deed restricted to use only by residents/property owners within the development and not utilized for commercial lease or profit;
 - D. that no mooring be allowed on the fishing and observation docks; and
 - E. that architectural renderings of the proposed townhomes be required at the Development Plan approval process and become part of the development plan design standards.

Planning and Zoning Board Recommendation

The Planning and Zoning Board held a public hearing to review the proposed PD and preliminary concept plan at their April 25, 2017 meeting. The Board recommends approval of the PD through Ordinance 17-03, with the following conditions, which have been added to the ordinance:

- A. that the existing boat docks and boat ramp on the property be removed prior to the installation of the proposed 10-slip boat dock and fishing and observation docks;
- B. that the proposed 10-slip boat dock not be permitted by the City nor constructed prior to 25% of the total number of units approved with this PD are permitted, constructed, and receive a certificate of occupancy;
- C. that the 10-slip boat dock be deed restricted to use only by residents/property owners within the development and not utilized for commercial lease or profit;
- D. that no mooring be allowed on the fishing and observation docks; and

- E. that architectural renderings of the proposed townhomes be required at the Development Plan approval process and become part of the development plan design standards.
- F. that the layout and design of the boat dock shall be determined through a separate Belle Isle permitting process following the Belle Isle boat dock regulations, except that the terminal platform of the fishing and observation docks shall be no larger than ten feet by twenty feet (10' X 20'), no storage lockers are allowed, the height of the docks shall be no greater than five feet above the Normal High Water Line (NHWL), and, the maximum size of the 10-slip boat dock terminal platform shall be 3600 square feet; and,
- G. that 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.

Next Steps

City Council may approve, approve with conditions, or deny the request for rezoning to PD with the preliminary concept plan. It is important to note that if approved pursuant to the Planning and Zoning Board recommended conditions, the preliminary concept plan, "Exhibit B" in Ordinance 17-03, will need to be revised to remove the two waiver requests on Page C-4 for dock length and total dock and slip area as those have been addressed in Condition "F" above.

Upon City Council approval, the Property Owner/Applicant shall submit a development plan pursuant to the provisions of Chapter 54, Section 54-77 (e) (4) of the Land Development Code of the Belle Isle Code of Ordinances. The development plan must be reviewed and approved by City Council.

If the Property Owner/Applicant fails to obtain final approval of said plan within one year of the effective date of this ordinance, the zoning classification of the property shall revert to R-2 pursuant to the provisions of Section 54-77 (e) (4).

Attachments:

- Ordinance 17-03 with Exhibit "A"- Legal Description and Exhibit "B"- Preliminary Conceptual Plan
- Applicant's Letter

1 Land Development Code of the Belle Isle Code of Ordinances and found it to be compatible with the surrounding
2 areas and consistent with the density permitted under the City of Belle Isle Comprehensive Plan; and

3 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Belle, Florida as follows:
4

5 **SECTION 1.** The property located on Daetwyler Drive, Belle Isle, Florida, being more particularly described as
6 **PARCEL NUMBER 29-23-30-0000-00-013, 29-23-30-4986-00-010 AND 29-23-30-4986-00-040** Orange County
7 Records, is rezoned from R-2 to PD with the following conditions:

- 8 A. that the existing boat docks and boat ramp on the property be removed prior to the installation of the
9 proposed 10-slip boat dock and fishing and observation docks;
- 10 B. that the proposed 10-slip boat dock not be permitted by the City nor constructed prior to 25% of the
11 total number of units approved with this PD are permitted, constructed, and receive a certificate of
12 occupancy;
- 13 C. that the 10-slip boat dock be deed restricted to use only by residents/property owners within the
14 development and not utilized for commercial lease or profit;
- 15 D. that no mooring be allowed on the fishing and observation docks;
- 16 E. that architectural renderings of the proposed townhomes be required at the Development Plan
17 approval process and become part of the development plan design standards;
- 18 F. that the layout and design of the boat dock shall be determined through a separate Belle Isle permitting
19 process following the Belle Isle boat dock regulations, except that the terminal platform of the fishing
20 and observation docks shall be no larger than ten feet by twenty feet (10' X 20'), no storage lockers are
21 allowed, the height of the docks shall be no greater than five feet above the Normal High Water Line
22 (NHWL), and, the maximum size of the 10-slip boat dock terminal platform shall be 3600 square feet;
23 and,
24
25

1 G. that copies of the State Department of Environmental Protection (DEP) and Orange County permits
2 issued for lakefront clearing shall be provided with the Development Plan submittal.
3

4 **SECTION 2.** The Property Owner/Applicant shall submit a development plan pursuant to the provisions of
5 Chapter 54, Section 54-77 (e) (4) of the Land Development Code of the Belle Isle Code of Ordinances and if the
6 Property Owners fail to obtain final approval of said plan within one year of the effective date of this ordinance,
7 the zoning classification of the property shall revert to R-2 pursuant to the provisions of Section 54-77 (e) (4).
8

9 **SECTION 3.** Severability. If any word, phrase, sentence, clause or other portion of this Ordinance is determined
10 to be invalid, void or unconstitutional, the remainder of this Ordinance shall remain in effect.
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12 **SECTION 4.** Effective date. This Ordinance shall take effect immediately.
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14 First Reading held this 2nd day of May, 2017

15 Second Reading held this 16th day of May, 2017

16 Advertised for Second Reading on the 6th day of May 2017.
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19

	YES	NO	ABSENT
20 Ed Gold	_____	_____	_____
21			
22			
23 Anthony Carugno	_____	_____	_____
24			
25			

1 Jeremy Weinsier _____

2

3 Bobby Lance _____

4

5 Harvey Readey _____

6

7 Lenny Mosse _____

8

9 Sue Nielsen _____

10

11 _____

12 **LYDIA PISANO, MAYOR**

13

14 **ATTEST:** _____

15 **Yolanda Quiceno, CMC-City Clerk**

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17 _____

18 **Approved as to form and legality**

19 **Frank Kruppenbacher, City Attorney**

20 **STATE OF FLORIDA**

21 **COUNTY OF ORANGE**

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

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6 Yolanda Quiceno, CMC-City Clerk

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Exhibit "A"

LEGAL DESCRIPTION (South Parcels):

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.

LEGAL DESCRIPTION (North Parcels):

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.

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 HIGHWATER 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 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 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, 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.

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

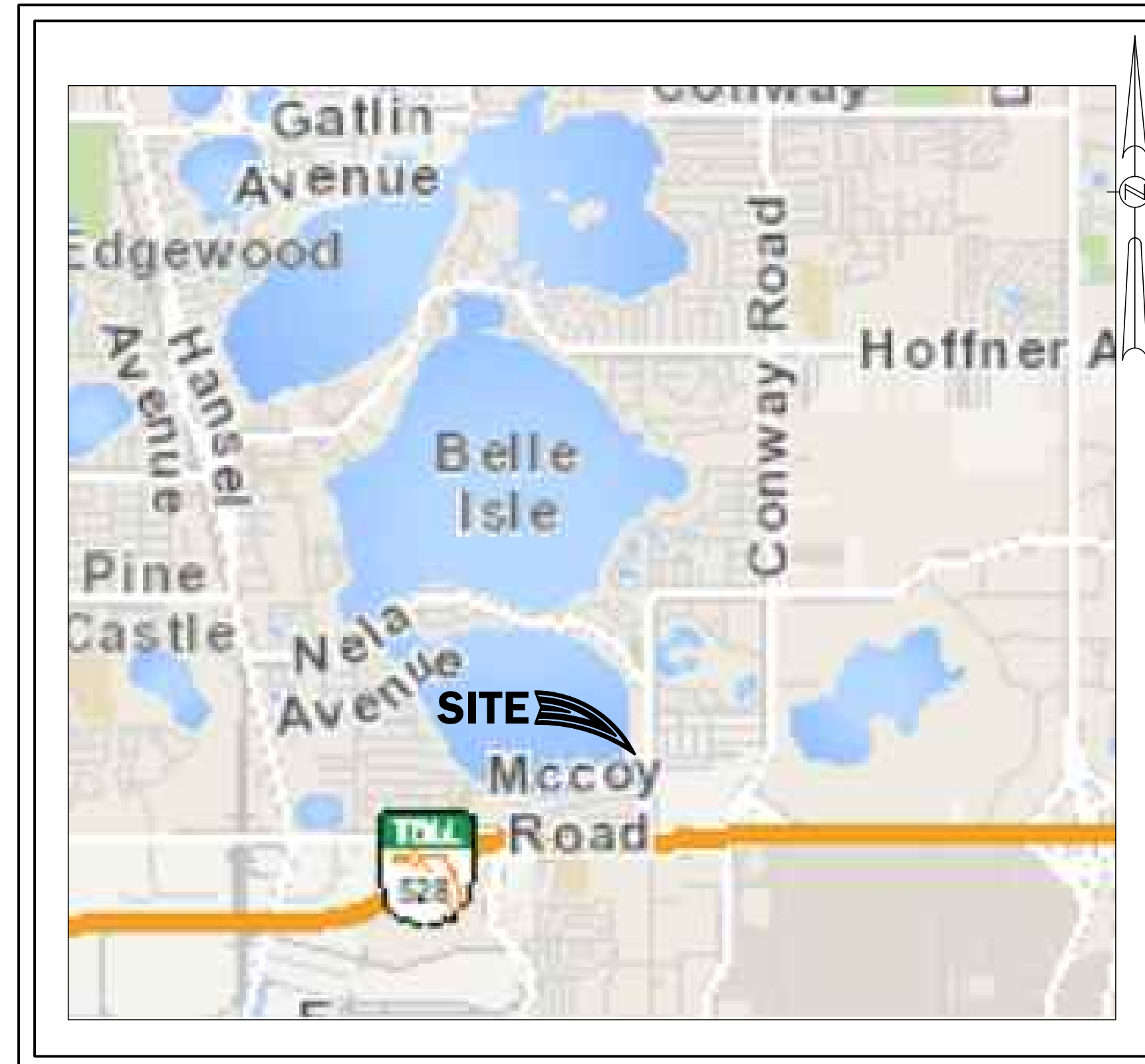
S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
F.D.E.P.: NOTICE OF INTENT (NPDES PERMIT)
CITY OF BELLE ISLE: SUBDIVISION PLAN APPROVAL
ORLANDO UTILITIES COMMISSION: WATER SYSTEM PERMITS

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 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. ABI-AOUN, 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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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 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 18 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 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 18 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: Westor Land Title Insurance Company Underwriter: Absolute Title of Central Florida, LLC Plant File #: 15-36930 Agent File #: AT-301 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 therein 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 adjoining land. Not Applicable to the Survey.
4. Easements or claims of easements not shown by the Public Records. Not Applicable to the Survey.
5. Taxes and 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. Easements 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 platted and therefor can not be platted hereon, although they do appear to affect subject property.
8. Agreement and Covenant recorded in Official Records Book 3135, Page 200, of the Public Records of Orange County, Florida. Subject to the Provisions.
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, moored jetties and berths. 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 thereto or 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 129, 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.

NOTE: Real Estate Taxes for the year 2014 were paid in the amount of \$12,900.85; Assessed Value \$687,595.00; Gross Amount \$12,900.85; Exemptions: No. 1; Folio No. 29-23-30-0000-00-013. NOTE: FOR INFORMATIONAL PURPOSES ONLY: This filing constitutes a 24 month Chain of Title preceding the effective date hereof and constitutes conveyance and transfers of ownership only. 1. Special Warranty Deed recorded February 9, 2011 in Official Records Book 10171, Page 1426, of the Public Records of Orange County, Florida.

Gross Land Area: 116,262 Square Feet or 2.6690 Acres more or less Setback Requirements:

Front: 30' Side: 2.5' Rear: 50' from NHWL 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.

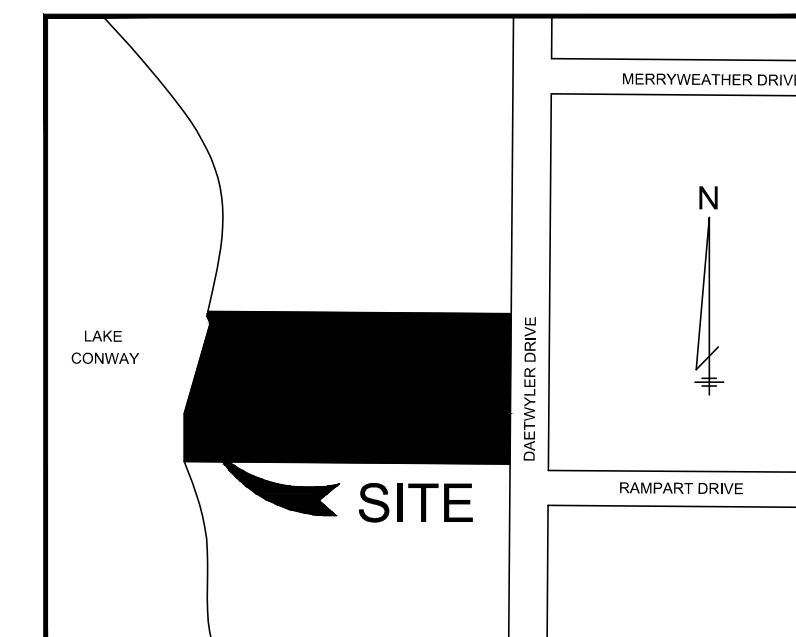
Vehicle Access to Subject Property is provided by: DAETWYLER DRIVE

Benchmark Information-

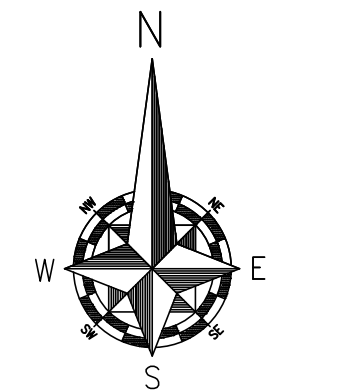
Orange County Datum Elevation: 91.3499' 2 1/2" Orange County Brass Disk in Headwall on East Side of Daetwyler for B-6 Canal (Elevations are based upon NAVD 88 Datum)

Site Benchmark Information-

#1 Nail & Disk Benchmark LB7623" Elevation: 93.49' #2 Box Cut in Drainage Inlet Elevation: 94.62'

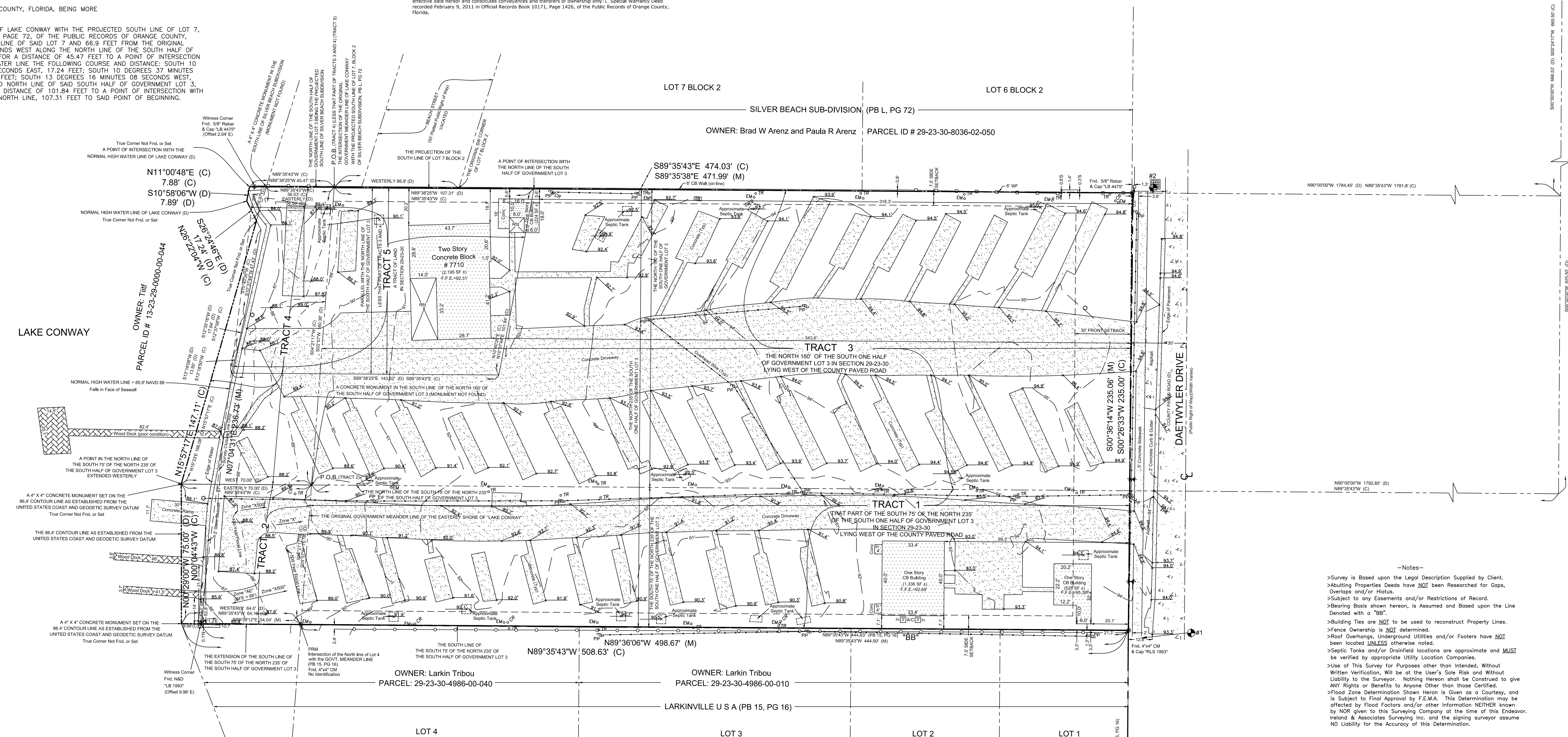


Vicinity Map Scale: NTS



P.O.C. (TRACT 2) (TRACT 4) THE NE CORNER GOVERNMENT LOT 3 SECTION 29-23-30

- Legend: BOLLARD, Calculated, Centerline, Concrete Block, Concrete Monument, Concrete, Description, Drainage Easement, Easement, Fire Hydrant, Guy Anchor, Handicap Parking, Handicap Ramp, Gas Meter, Gas Valve, Grease Trap, Concrete Light Pole, Point of Intersection, Point of Beginning, Point on Line, Power Pole, Permanent Reference Monument, Point of Tangency, Radial, Radial, Roofing Dirt, Recovered, Roofed, Sanitary Manhole, Sanitary Valve, Setback, Storm Inlet, Storm Inlet, Telephone Manhole, Telephone Box, Telephone Riser, Traffic Light Pole, Traffic Signal Box, Transformer, Gas Valve, Water Valve, Water Meter, Storm 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 Plusus. 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 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 NOTHER 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.

Field Date: 08-11-15, Scale: 1"=30', Drawn By: DC, Revised By: PKI

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

File Number: IS-23148

Ireland & Associates Surveying, Inc. 1301 S. International Parkway Suite 1001 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165

F.E.A. PROJECT NO. 15-084 SHEET C-2 SHEET 2 OF 5

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

- 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.*
- Rights or claims of parties in possession not shown by the Public Records. *Not Applicable to the Survey.*
- 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 adjoining land. *Plotted on Survey if Applicable.*
- Easements or claims of easements not shown by the Public Records. *Not Applicable to the Survey.*
- Taxes or special assessments which are not shown as existing liens by the public records. *Not Applicable to the Survey.*
- Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable. *Not Applicable to the Survey.*
- 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.*
- 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.*
- 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.
- 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.*
- 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.

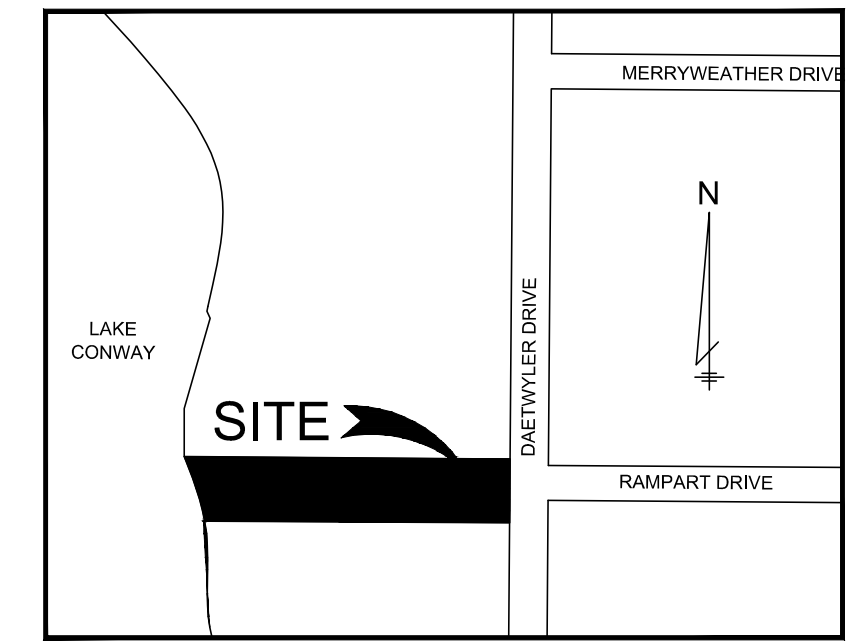
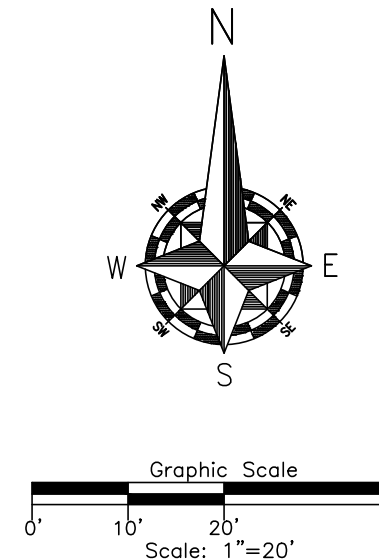
- Riparian rights and littoral rights, if any, incident to the land. *Not Applicable to the Survey.*
- The inalienable rights of the public to use the navigable waters covering lands described herein. *Not Applicable to the Survey.*
- Title to any portion of the land lying below the ordinary high water mark of Lake Conway, unaffected by fills, man-made jetties and bulkheads. *Not Applicable to the Survey.*
- 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.

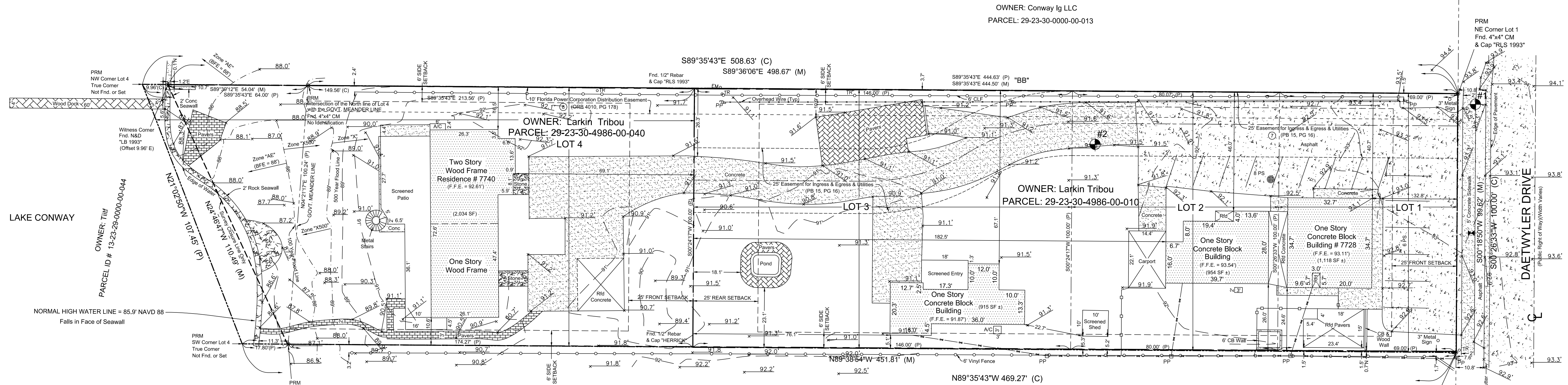
CONTAINS 48,895 SQUARE FEET OR 1.1225 ACRES MORE OR LESS.



Vicinity Map
Scale: NTS

-Benchmark Information-
Orange County Datum Elevation: 91.349'
 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.

Vehicle Access to Subject Property is provided by: DAETWYLER DRIVE

-Legend-

- | | | | |
|--|---------------------------|--------------------------------------|-------------------------|
| ● - BOLLARD | R - Radius | ⊠ - FDOT Storm Manhole | ⊠ - Concrete Power Pole |
| C - Calculated | Rod - Rod | ⊠ - FIRE DEPARTMENT CONNECTION | ⊠ - Wood Power Pole |
| ⊠ - Centerline | R&C - Rebar & Cap | ⊠ - FIBER OPTIC CABLE | ⊠ - Sanitary Manhole |
| CB - Concrete Block | R.D. - Roofed Dirt | ⊠ - FIBER OPTIC CABLE BOX | ⊠ - Sanitary Valve |
| CM - Concrete Monument | Rec - Recovered | FOCB - FIBER OPTIC CABLE BOX | ⊠ - Setback |
| Conc. - Concrete | Rfd. - Roofed | Set - Set 1/2" Rebar & Cap "LB 7623" | ⊠ - Storm Inlet |
| D - Description | Rebar - Rebar | SP - Screened Patch | ⊠ - SIGNAL POLE |
| DE - Drainage Easement | Typ. - Typical | UE - Utility Easement | ⊠ - TELEPHONE MANHOLE |
| Esm.t. - Easement | Δ - Delta (Central Angle) | ⊠ - HANDICAP PARKING | ⊠ - Storm Manhole |
| F.E.M.A. - Federal Emergency Management Agency | -X- - Chain Link Fence | HR - HANDICAP RAMP | ⊠ - TELEPHONE BOX |
| FFE - Finished Floor Elevation | IP - Iron Pipe | ⊠ - Gas Meter | ⊠ - TELEPHONE RISER |
| Fnd. - Found | CB - Concrete Block | ⊠ - Gas Valve | ⊠ - TRAFFIC LIGHT POLE |
| IP - Iron Pipe | CB - Concrete Block | ⊠ - Grease Trap | ⊠ - TRAFFIC SIGNAL BOX |
| L - Length (Arc) | CB - Concrete Block | ⊠ - Concrete Light Pole | ⊠ - TRAFFIC PANEL |
| M - Measured | CB - Concrete Block | ⊠ - Mitered End Section | ⊠ - Transformer |
| N&D - Nail & Disk | CB - Concrete Block | ⊠ - SIGN | ⊠ - Gas Valve |
| N.R. - Non-Radial | CB - Concrete Block | ⊠ - ELECTRIC BOX | ⊠ - Water Valve |
| ORB - Official Records Book | CB - Concrete Block | ⊠ - ELECTRIC METER | ⊠ - Water Meter |
| PI - Plat | CB - Concrete Block | | |
| P.B. - Plat Book | CB - Concrete Block | | |
| o - Wood Fence | CB - Concrete Block | | |
| PC - Point of Curvature | CB - Concrete Block | | |
| Pg. - Page | CB - Concrete Block | | |
| PI - Point of Intersection | CB - Concrete Block | | |
| P.O.B. - Point of Beginning | CB - Concrete Block | | |
| P.O.L. - Point on Line | CB - Concrete Block | | |
| PP - Power Pole | CB - Concrete Block | | |
| PRM - Permanent Reference Monument | CB - Concrete Block | | |
| PT - Point of Tangency | CB - Concrete Block | | |
| R - Radius | CB - Concrete Block | | |

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

Flood Zone: X	Community Number: 12095C	Panel: 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			
ALTA / ACSM Land Title Survey Certified To: Christopher Comins			
Absolute Title of Central Florida, LLC			
Westcor Land Title Insurance Company			
000 File \\scf\sl\jacob\scf\al\larkville USA 6-2314.dwg (F.E./E.M.)			File Number: IS-23149

Ireland & Associates
 Surveying, Inc.

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

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

RESIDENTIAL LOT INFORMATION:
BUILDING SETBACKS
FRONT 20'
SIDE 0'
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:
24'-4" LOT WIDTH PROPOSED (LOTS 17-28)
25' LOT WIDTH PROPOSED (LOTS 1-16)
TOTAL LOTS: 28 LOTS

MINIMUM LOT SIZE - PROPOSED 1703 S.F.
MAXIMUM BUILDING HEIGHT 35 FEET

ALLOWABLE NET RESIDENTIAL DENSITY: 5.6-10 DU/AC
PROPOSED NET RESIDENTIAL DENSITY: 7.6 D.U./ACRE

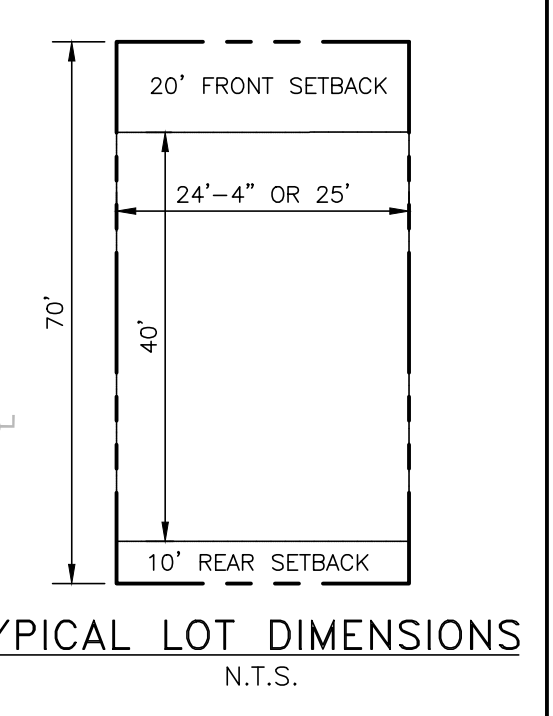
OPEN SPACE AND RECREATION AREA CALCULATIONS:
OPEN SPACE/RECREATION AREA REQUIRED: 0.923 ACRES
(3.692 ACRES X 25% = 0.923 AC.)
OPEN SPACE PROVIDED:
TRACT "B" 0.319 ACRES
TRACT "C" 0.553 ACRES
TRACT "D" 0.168 ACRES
TRACT "E" 0.167 ACRES
TRACT "F" 0.032 ACRES
TRACT "G" 0.116 ACRES
PORTION OF TRACT "H" 0.116 ACRES
TOTAL AREA 1.355 ACRES
TOTAL PERCENTAGE 36.7%

TOTAL PROJECT AREA CALCULATIONS				
TRACT	USE	AREA	%	OWNERSHIP
TRACT "A"	ACCESS, DRAINAGE & UTILITIES	0.887 ACRE	23.40%	HOA
TRACT "B"	OPEN SPACE/GREEN AREA	0.319 ACRE	8.41%	HOA
TRACT "C"	OPEN SPACE/GREEN AREA	0.553 ACRE	14.59%	HOA
TRACT "D"	OPEN SPACE/GREEN AREA	0.168 ACRE	4.43%	HOA
TRACT "E"	OPEN SPACE/GREEN AREA	0.167 ACRE	4.41%	HOA
LOTS	LOT 1 - LOT 28	1.116 ACRES	29.44%	
TRACT "F"	OPEN SPACE/GREEN AREA	0.032 ACRE	0.84%	HOA
TRACT "G"	POND	0.334 ACRE	8.81%	HOA
TRACT "H"	OPEN SPACE/GREEN AREA	0.215 ACRE	5.67%	HOA
TOTAL AREA:		3.791 ACRES	100.00%	

WAIVER REQUESTS				
ITEM	CODE	REQUIRED	PROVIDED	JUSTIFICATION
DOCK LENGTH	48-32(2)	ADJACENT DOCK LENGTH	130'	THE PROPOSED DOCK LENGTH IS SIMILAR TO THE EXISTING DOCK ON THE SUBJECT PROPERTY.
TOTAL DOCK & SLIP AREA	48-32(3)	1,000 SF NOT INCLUDING WALKWAY	3,540 SF	THE PROPOSED SLIP AND DOCK AREA IS SIMILAR IN SCOPE TO THE EXISTING DOCK ON THE ADJACENT WINDWARD PROPERTY.

FUTURE LAND USE
LOW-MEDIUM DENSITY
RESIDENTIAL

ZONING
R-1



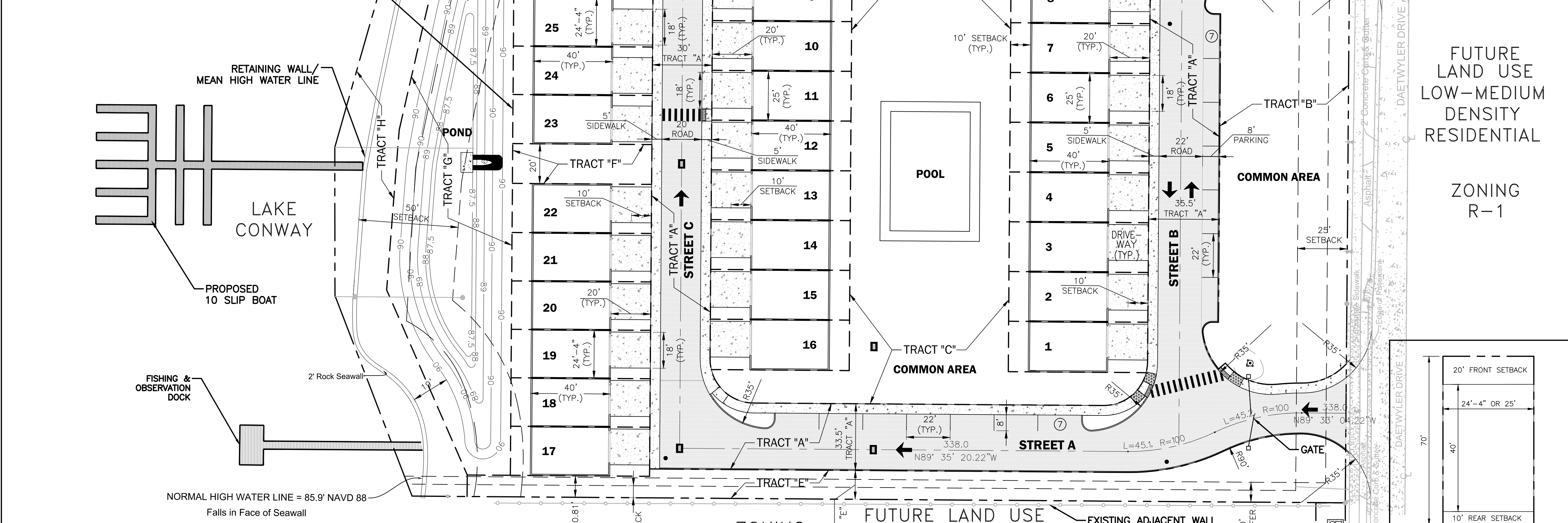
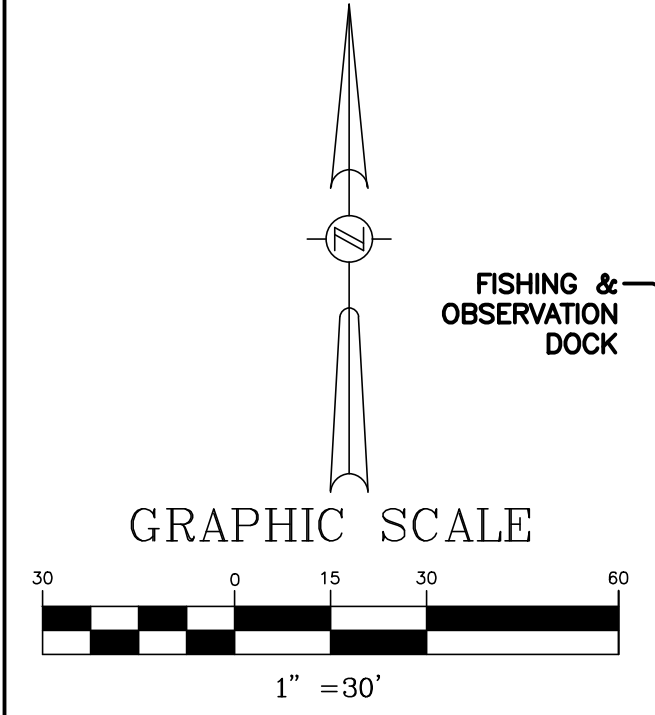
KEY NOTES

- 1-1/2" TYPE 5-III ASPHALT COMPACTED TO 95% OF LAB DENSITY; MARSHALL STABILITY 1,500 lbs.
- 6" CRUSHED CONCRETE BASE COMPACTED TO 98% MAXIMUM DENSITY. ALTERNATIVE BASE: 6" LIMEROCK COMPACTED TO 98% MAXIMUM DENSITY, MINIMUM LBR 100
- 9" STABILIZED SUBGRADE (FBV 75 PSI) COMPACTED TO A MIN. OF 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY VALUE (AASHTO T-180).
- 3,000 PSI CONCRETE WITH FIBER MESH, TYP.
- 6" COMPACTED SUB-GRADE TO @ LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (ASTM D-1557, AASHTO T-180).

ADT TRAFFIC DATA PER ITE AVERAGE DAILY TRAFFIC	
TOWNHOME LOTS = 28 x 5.81 = 163 TRIPS PER DAY	
PEAK HOUR TRAFFIC	
TOWNHOME LOTS = 28 x 0.52 = 11 TRIPS PER HOUR	

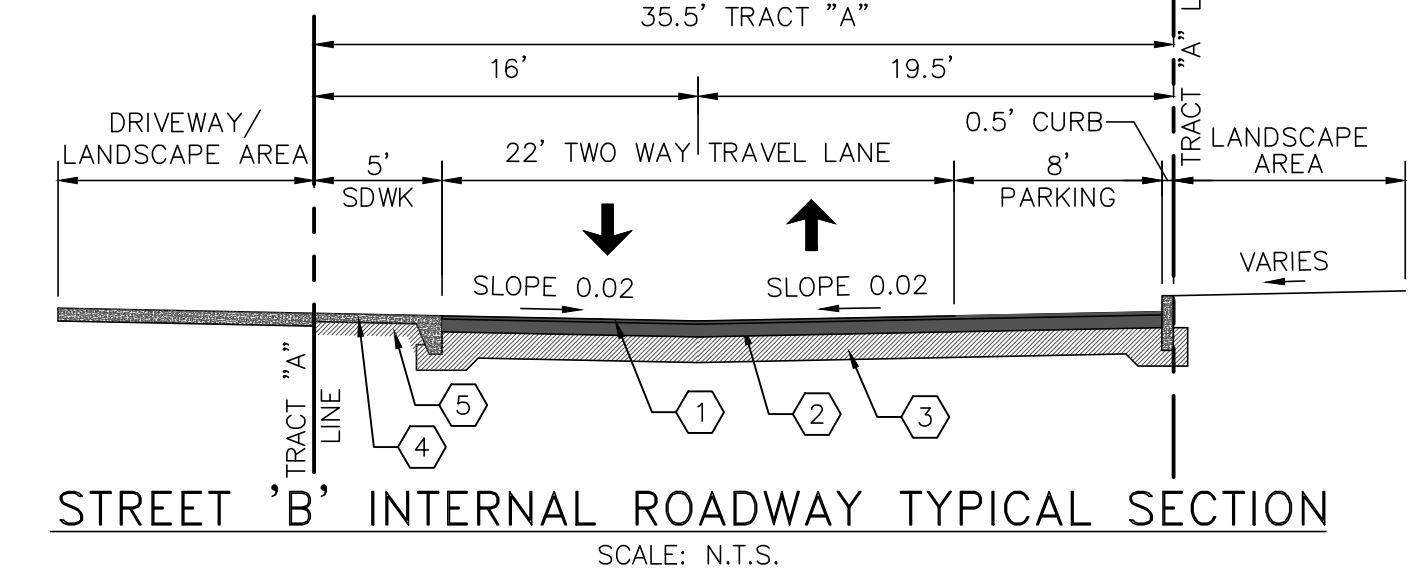
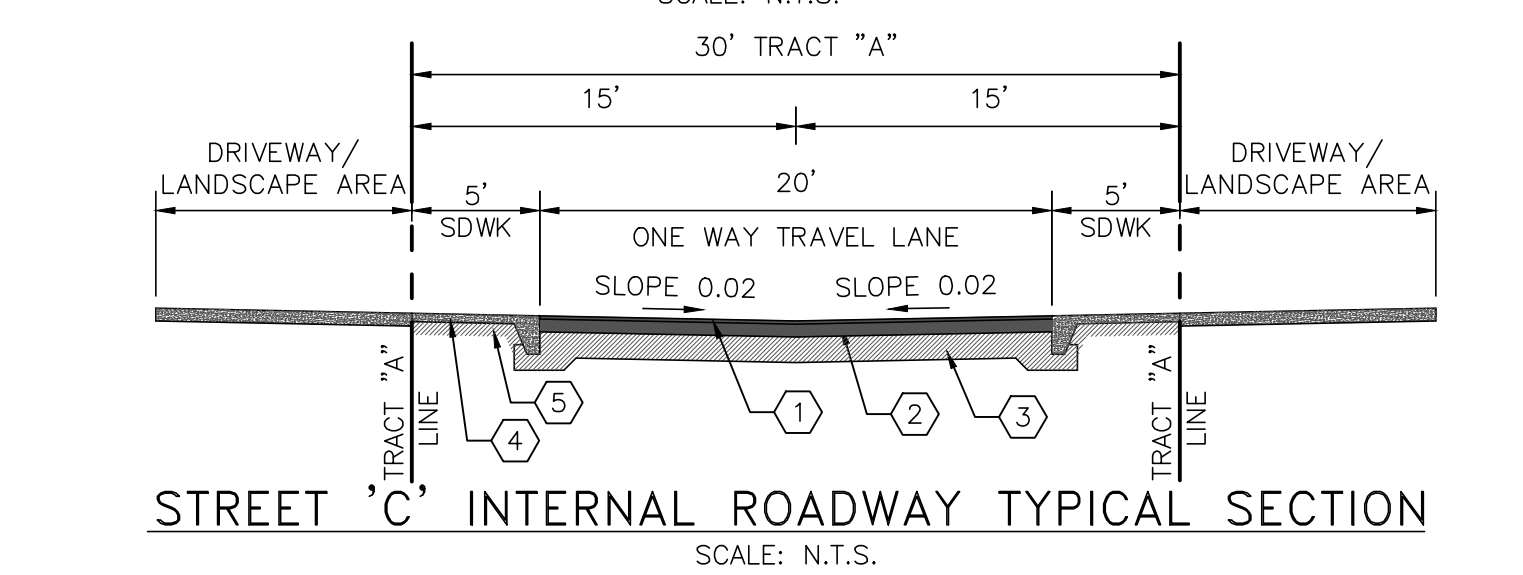
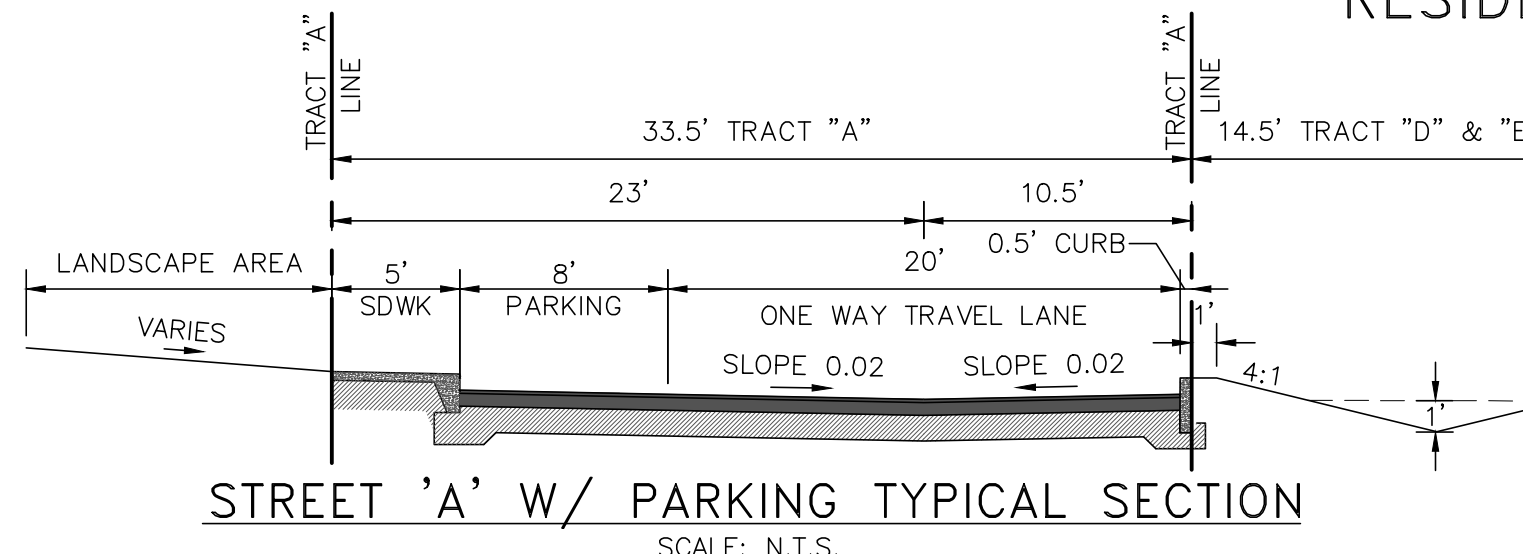
LOT AREA TABLE

LOT	AREA, SF	AREA, AC.	LOT	AREA, SF	AREA, AC.
1	1772.16	0.041	17	1726.67	0.040
2	1750.00	0.040	18	1703.33	0.039
3	1750.00	0.040	19	1703.33	0.039
4	1750.00	0.040	20	1703.33	0.039
5	1750.00	0.040	21	1703.33	0.039
6	1750.00	0.040	22	1726.67	0.040
7	1750.00	0.040	23	1726.67	0.040
8	1773.33	0.041	24	1703.33	0.039
9	1773.33	0.041	25	1703.33	0.039
10	1750.00	0.040	26	1703.33	0.039
11	1750.00	0.040	27	1703.33	0.039
12	1750.00	0.040	28	1726.67	0.040
13	1750.00	0.040			
14	1750.00	0.040			
15	1750.00	0.040			
16	1772.16	0.041			



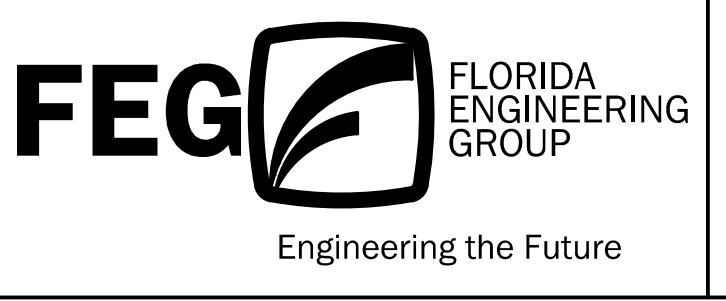
GENERAL NOTES

1. ANY PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 52.32
2. PROPOSED ROADWAYS ARE TO BE OWNED AND MAINTAINED BY HOA
3. 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
4. PROJECT SHALL BE SERVED BY CENTRAL WATER AND WASTEWATER SYSTEMS
5. ALL RECREATION AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION
6. THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE
7. STORM MANAGEMENT SYSTEM WILL BE DESIGNED TO COMPLY WITH THE SJRWMD AND CITY OF BELLE ISLE REGULATIONS
8. 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
9. BILLBOARDS AND POLE SITES SHALL BE PROHIBITED
10. NO COMMERCIAL OR PROFESSIONAL OFFICE USES WILL BE LOCATED WITHIN THE PLANNED DEVELOPMENT
11. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED PRIOR TO NEW CONSTRUCTION
12. EXISTING SEAWALL TO REMAIN
13. EXISTING BOAT RAMPS AND DOCK SHALL BE DEMOLISHED PRIOR TO NEW CONSTRUCTION
14. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK (INCLUDING BOARDWALKS OR OBSERVATION PIERS IN WETLANDS OR WETLAND BUFFER AREAS). ANY PERSON DESIRING TO CONSTRUCT A BOAT DOCK WITHIN THIS COUNTY SHALL FIRST APPLY FOR A PERMIT PRIOR TO THE INSTALLATION OF THE BOAT DOCK.*



DATE	REVISIONS	BY	CHECKED

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

SITE GEOMETRY PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	KS	JAA	JAA

PROJECT NO.	15-084
SCALE	1"=30'
DATE	DECEMBER 11, 2015
SHEET NO.	C-4
SHEET	4 OF 5

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
JEAN M. ABRAHAM, P.E.
LICENSE No. 45128

SANITARY SEWER SERVICE NOTES

1. CONSTRUCTION OF THE SANITARY SEWER SERVICE SYSTEM SHALL MEET ORANGE COUNTY UTILITIES STANDARDS AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

CLEAN-OUT NOTE

CLEAN-OUT TOPS SHALL MATCH PAVEMENT FINISHED GRADES OR DIRT GRADES AS APPLICABLE. ALL CLEAN-OUTS IN PAVED OR WALKWAY AREAS SHALL HAVE BRASS RING & PLUG TOPS. ALL SANITARY CLEAN-OUT TOPS SHALL HAVE COVERS WHICH ARE IDENTIFIED AS "SANITARY".

WASTEWATER NOTE

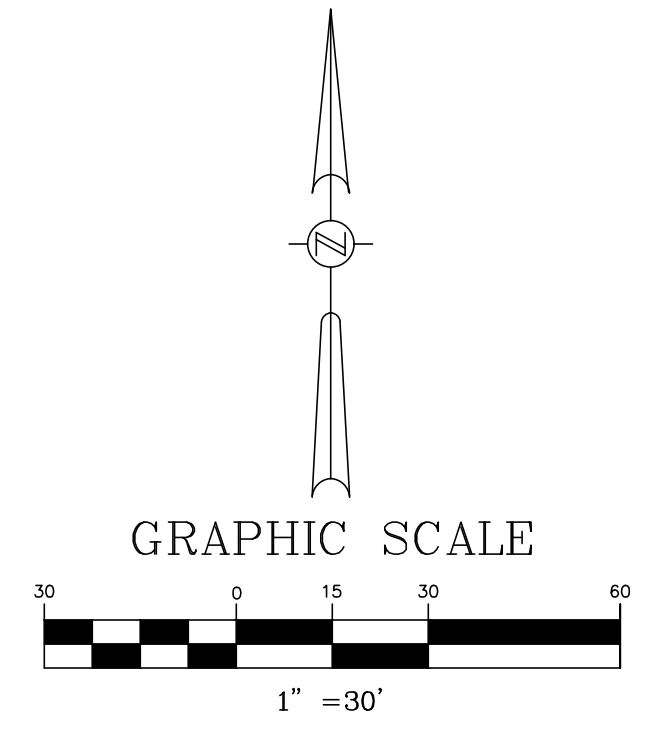
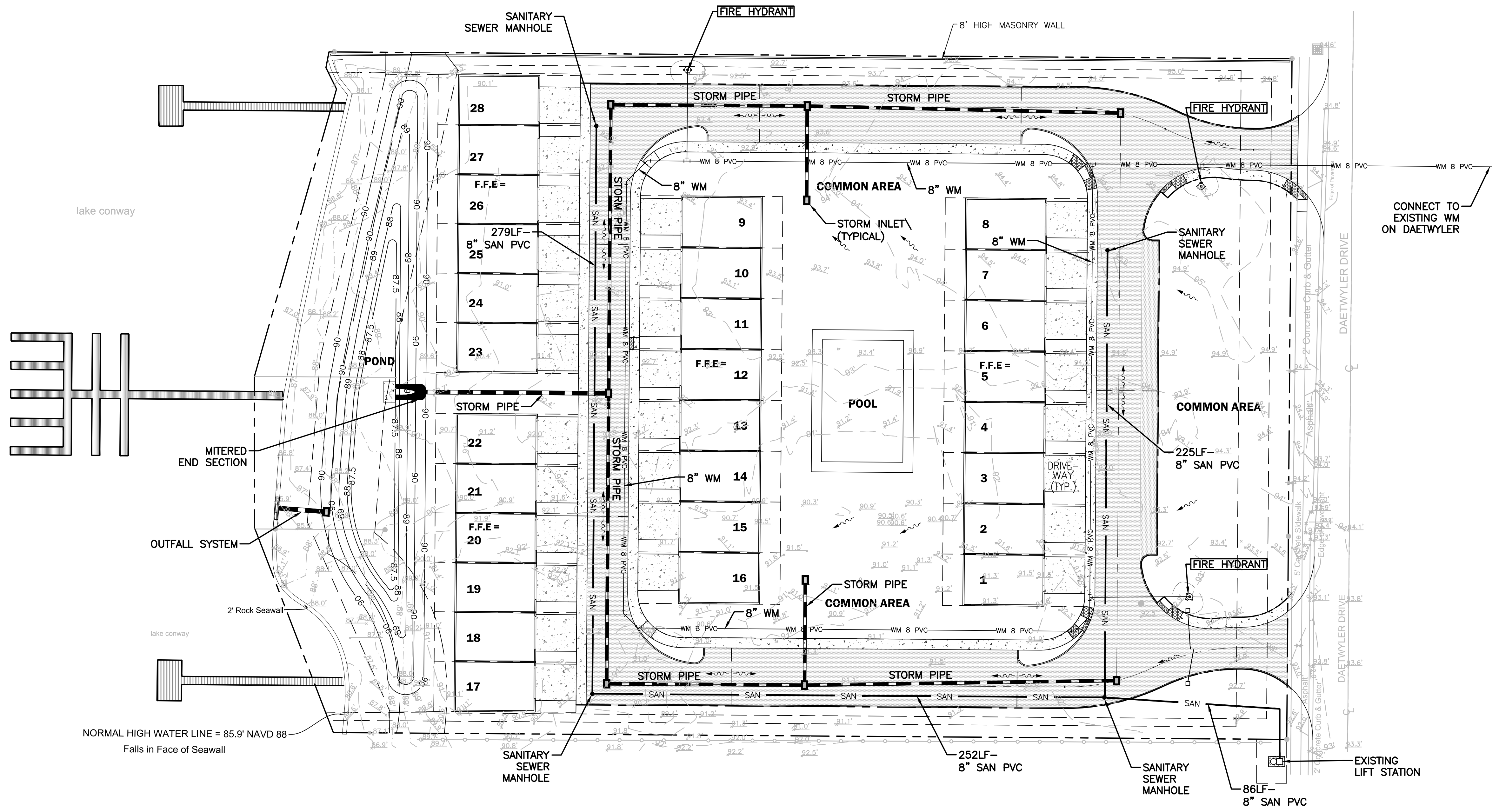
LOTS SHALL BE SERVED BY A GRAVITY SEWER COLLECTION SYSTEM WHICH WILL DISCHARGE INTO AN EXISTING LIFT STATION LOCATED ON THE ADJACENT WINDWARD ON LAKE CONWAY PROPERTY. A UTILITY AGREEMENT WILL BE IN PLACE AND APPROVED BY ORANGE COUNTY PRIOR TO THE FINAL CONNECTION.

STORMWATER MANAGEMENT SYSTEM

THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET WATER QUALITY STANDARDS OF THE CITY OF BELLE ISLE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE IMPERVIOUS AREA IS DESIGNED UP TO 55%.

IMPERVIOUS AREA CALCULATIONS:

PAVEMENT & SIDEWALK AREA:	0.878 ACRES
DRIVEWAY AREAS:	0.231 ACRES
ROOF AREA:	0.638 ACRES
TOTAL IMPERVIOUS:	1.747 ACRES
PERCENT IMPERVIOUS:	46.08%



NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK			
DATE	REVISIONS	BY	CHECKED

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



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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PRELIMINARY SITE DRAINAGE AND UTILITY PLANS			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	KS	JAA	JAA

PROJECT NO.	15-084
SCALE	1"=30'
DATE	DECEMBER 11, 2015
SHEET NO.	C-5
SHEET	5 OF 5

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-00065995

JEAN M. ABU-ADIN, P.E.
LICENSE NO. 45128



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

2302 Parklake Drive, Suite 134
 Atlanta, GA 30345
 Phone: 1-877-857-1581
 Fax: 1-877-857-1582



2017-02-013

February 12, 2017

Mrs. April Fisher
 City Manager
 City of Belle Isle
 1600 Nela Avenue
 Belle Isle, FL 32809

Subject: **Silver Isles Planned Development/Preliminary Subdivision Plan**
 7710, 7728 and 7740 Daetwyler Drive
 Belle Isle, FL
 Project Description
 FEG Project No. 15-084

Dear April;

The proposed project is located north of Daetwyler Drive between Merryweather Drive and Rampart Drive and abuts Lake Conway in the City of Belle Isle, Florida. The project consists of a combination of three parcels with a total land area of approximately 3.791 acres. The project will consist of 28 townhome units with a pool, amenities, a 10-slip boat dock, and 2 observation docks which would be used by the residents of this new community.

The subject site has an existing zoning of R-2 and Future Land use designation of Medium Density Residential (MDR); which has an allowable residential density between 5.6 to 10 dwelling units (du) per acre of developable area. The net developable land area is 3.692 acres and the proposed density is 7.6 dwelling units per acre; which is consistent with the Future Land Use designation.

Background:

The three parcels that comprise this PD request were previously developed as a trailer park with 27 dwelling units, five single residential structures and a restaurant (Larkin Restaurant). A retaining wall exists along the shores of Lake Conway that delineates the upland area and will remain in the proposed development. However, the existing boat ramp and boat docks will be removed as part of this project.

In 2013, the City approved a similar project on the trailer park parcel named Silver Beach Planned Development which consisted of 2.79 acres. The Silver Beach PD was approved for a 16-dwelling unit subdivision with a number of waivers consisting of only providing 13.9% of open space area, reduced corner lot width, 45-foot wide lots, reduced right-of-way width, and a sidewalk waiver. The project was never constructed and, as a result, a new development is being proposed with this submittal.

Planned Development:

The purpose of this PD request is to propose a townhome development consistent with the current character of development in the area. This project will be an in-fill development which will replace the trailer park and the restaurant with an upscale townhome development compatible with the existing residential development pattern in this area. The development will be gated.

The proposed 28 townhome development will be constructed in one phase. As shown on the enclosed PD/PSP plans, the internal access road connects all of the proposed lots to Daetwyler Road. The proposed road will have one-way traffic on 20-foot wide pavement to meet the Fire Department requirement. The access points at Daetwyler were discussed with Orange County Public Works and preliminary approval by their Traffic Engineering Division was obtained. Daetwyler is a County maintained road.

Coordination efforts have been made with Orange County Utilities to allow this project to connect to the existing lift station owned by the Windward on Lake Conway Condominium Homeowner Association (HOA). A final agreement with the HOA and the County will be reached soon. Another option is to construct a private lift station with the proposed development; which would be approved by Orange County Utilities if the developer chooses to pursue this option. OUC will provide the water service to this project. The water system will be owned and maintained by OUC and the sewer system will be privately owned by the HOA.

As previously mentioned, the Future Land Use designation is MDR which requires a minimum of 5.6 dwelling units per acre and a maximum of 10 dwelling units per acre. In view of the residential development trends for this area, the proposed PD zoning will allow the flexibility needed to develop a townhome product that is within the mid-range of densities required by the site's existing Future Land Use designation. The main waiver request is to allow a 10-slip boat dock with a surface area of 3,450 S.F. which exceeds the allowable area of 1,000 S.F. However, given the nature of this development being a townhome project with 12 units fronting the lake, the 10-slip boat dock should prove compatible with the adjacent Winward condominium project which constructed multiple slip docks just to the south of our project. It is important to note that the existing boat ramp on this project site will be removed and four existing docks will be eliminated. In essence, the removal of the boat ramp alone should more than mitigate for the proposed 10 slip boat dock as it will decrease the boat traffic by limiting access to the lake.

I trust this letter and the attached documents provide you with the necessary information to review and approve our requests. Should you have any questions or concerns, please do not hesitate to contact me at 407-895-0324 or, by email, at JAbiaoun@feg-inc.us.

Sincerely,
Florida Engineering Group, Inc.

Jean Abi-Aoun

Jean M. Abi-Aoun, P.E.
Vice-President



5127 S. Orange Avenue, Suite 200
Orlando, FL 32826
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