



city council agenda

Agenda
June 07, 2016 * 6:30 PM.
City Council Session

City Hall 1600 Nela Avenue, Belle Isle, FL 32809

Welcome

Welcome to the City of Belle Isle City Council meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at cityofbelleislefl.org.

Meeting Procedures

Persons desiring to address the Council MUST complete and provide to the City Clerk a yellow "Request to Speak" form located by the door. After being recognized by the Mayor, persons are asked to come forward and speak from the lectern, state their name and address, and direct all remarks to the Council as a body and not to individual members of the Council, staff or audience. **Citizen comments and each section of the agenda where public comment is allowed are limited to three (3) minutes.** Questions will be referred to staff and should be answered by staff within a reasonable period of time following the date of the meeting. Order and decorum will be preserved at all meetings. Personal, impertinent or slanderous remarks are not permitted. Thank you.

1. Call to Order and Confirmation of Quorum
2. Invocation and Pledge to Flag - Sue Nielsen, Commissioner District 7
3. Consent Items
 - a. Approval of City Council Regular Session minutes May 3, 2016
 - b. Approval of City Council Special Called Session minutes May 17, 2016
4. Citizen's Comments
5. New Business
 - a. **ORDINANCE NO. 16-07** - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, RELATED TO A VOLUNTARY ANNEXATION; MAKING CERTAIN FINDINGS; PROPOSING TO ANNEX THAT CERTAIN PROPERTY CONSISTING OF FOUR TAX PARCELS REFERENCED BY THEIR ORANGE COUNTY TAX PARCEL ID NUMBER AS FOLLOWS 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020, PROVIDING FOR A FUTURE LAND USE CATEGORY, PROVIDING FOR A ZONING DISTRICT, PROVIDING AN APPROVED DEVELOPMENT PLAN, ALL AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.
6. Public Hearing Case #2016-04-019
 - a. Public Hearing Case #2016-04-029 - Applicant Christopher M. Comins, property owner, will request for approval a formal subdivision consisting of a combination of three parcels with a total land area of approximately 3.79 acres, a 13 lot single residential subdivision and a four slip boat dock at 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida, also described as Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040. Preliminary plat available at City Hall.
7. Mayor's Report
 - a. AirBNB
 - b. District 6 Candidate Update

"If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105). "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting." --PAGE 1 of 2

8. Chief's Report
9. Council Report
10. Adjournment
11. Announcements



city council minutes

AGENDA May 3, 2016 * 6:00p.m. City Council Regular Session

Mayor Lydia Pisano	Frank Kruppenbacher City Attorney	Richard Anderson Interim City Manager	Ed Gold District 1	Katy McGinnis District 2	Jeremy Weinsier District 3	Bobby Lance District 4	Harv Readey District 5	Open District 6	Sue Nielsen District 7
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The Belle Isle City Council met in a City Council Regular Session on May 3, 2016 at 6:00p.m. at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Mayor Pisano
Commissioner McGinnis
Commissioner Gold
Commissioner Lance
Commissioner Readey
Commissioner Weinsier
Commissioner Nielsen

Absent was:

Open-District 6

Also present was City Manager Richard Anderson, Attorney Kruppenbacher, Chief Ring, Deputy Chief Houston and City Clerk Yolanda Quiceno.

CALL TO ORDER

Mayor Pisano called the meeting to order at 6:30pm.

CONSENT AGENDA ITEMS

- a) Approval of Council meeting schedules: 1st Tuesday and 3rd Tuesday of each month at 6:30pm
- b) Proclamation declaring May 2016 Neurofibromatosis (NF) Awareness Month (*read at the April 5th meeting*), and the lighting of the Nela Bridge in Green and Blue on May 17, 2016.
- c) Proclamation declaring Teacher Appreciation Week May 2-6, 2016

Comm Lance motioned to pull Approval of Council meeting schedules: 1st Tuesday and 3rd Tuesday of each month at 6:30pm from the Consent Agenda for discussion.

Comm Weinsier seconded the motion, which passed 5:1, with Comm Readey nay.

Mayor Pisano stated that the Approval of Council meeting schedules will be moved for discussion between items 8 and 9 on the agenda.

CITIZEN COMMENTS

Mayor Pisano opened for Citizen Comments.

- Dina Goodenow residing at 6416 Gibson Drive, Belle Isle said she ~~has~~-spoke with each Council member regarding Delia Beach. She wanted to apologize for the email she sent prematurely. She stated that she appreciates the efforts to help make Belle Isle and Delia Beach a working and functional storm water area. She is looking forward to having the area continue to be used as a park as well. She commented that it might be helpful for Council to maintain an "Informational electronic board" where updates can be posted for each district in an effort to improve communication. She further noted that this weekend she heard there was an accident on the lake, and asked if the City ~~will~~-might be able to provide water safety classes and boat safety tips for residents.

- Bruce Mylrea residing 1842 Wind Drift Road, Belle Isle stated that he has been agitating for repaving for years and he appreciates the finished product. It looked pretty good for a couple of days; however, it will not be too long before the pot holes will start again due to the garbage trucks backing up and not turning the tire and wrecking the asphalt. He is wondering if the City will be able to speak with the drivers.

City Manager Richard Anderson is in communication with Seminole Paving and he was advised that it takes approximately a month for the asphalt to cure. They will be returning to the identified areas to repair any damage.

- Karl Shuck residing at 1658 Wind Willow Road, Belle Isle addressed the East Wallace property. He shared his concerns regarding the proposed contract and the many blanks in the approved contract. The other concern is the verbiage in Part 8(2) of the contract which speaks to the Feasibility Study, amount of time it was proposed and the Council vote. He is curious how much of a study the City actually performed. Mayor Pisano said, with Council recommendation, the City did go back with a special addendum contingent to a Phase 1 Environmental Study and a Phase II if needed, after the fact, until approval by Council.

He further shared his concern with the incremental rent fund being used for the purchase of the property and may fears it may put the City in a negative position should major repairs arise.

Mr. Shuck further noted that in the Belle Isle Sun, written by Comm Weinsier, stated that no monies from the General Fund will be used for the purchase; however, it did not say where the money was coming from. Since the article was written by a Commissioner he believes the entire story should be told.

He further noted-asked if the minutes for the previous meeting will be forthcoming on the Consent Agenda.

- Tony Carugno residing at 2372 Hoffner Avenue, Belle Isle spoke on the following items for the record,
 - In the past two weeks there were two accidents on the lake and is in agreement with having a Marine Boat and Safety Class.
 - He spoke of the speeders on the road in his area, and addressed the high speeds by vehicles near the yellow flashing light on Hoffner. He wondered if the light can be placed closer to the bridge to slow them down sooner.
 - He spoke to the quick decision making for the purchase of the property and residents concerns.
 - He spoke to complaints from residents on Homewood regarding the lights off of the Bee Line. Mayor Pisano noted that the lights were temporary during construction and has been removed.
 - He spoke of an initiative by the FAA (OAPM: *Optimization of Airspace, Procedures of Metroplex*) that will modernize the air space through Cities to have more direct readings. The City must remain on top of the initiative.
 - Mr. Carugno addressed the serious storm water issues in his neighborhood. The last rain flooded the yards and garages in his neighborhood and is asking the City for a permanent fix. Comm Lance stated that he has a similar problem at Daetwyler Shores. Mr. Anderson said he will have someone look at the area.
- Sarah Goodwin residing at 4324 Kandra Court, Belle Isle said that she would like Council to consider Code Enforcement on Saturdays. She has a safety issue with habitual garage sales, illegal parking and fixing of vehicles in her neighborhood that needs to be addressed.
- Joyce Erickson residing at 5509 McCawley Court spoke of the paving of McCawley Court. She has been trying to have the street paved since she has moved to the area and hopes that something can be done. She further shared that there are a group of five jet skiers on the lake, Friday afternoons and on the weekends, which are going to eventually kill someone on the lake. She wishes that the police patrol can stop them before someone gets hurt.
 - Mr. Anderson said that McCawley Court was looked at as part of the current paving; however, there was not enough milling asphalt left over. He is meeting with the paving company and will try to re-schedule and get a cost the street for the next phase.
 - Chief Ring reported on lake safety issues and reported that, in partnership with Gary Meloon they will be providing a Boating Safety Course. Chief Ring thanked Mr. Meloon for the donation of the Jet Ski for the use by the Belle Isle Marine Patrol.

- o Gary Meloon residing at 6101 Matchett Road, Belle Isle said in conjunction with the Belle Isle Police Department, Southeast Marine is putting together the first Free Boat Safety Course and will take the first 25 Belle Isle Residents who register. If there are more that register they will set up an additional course in the near future. The City will send an e-lert to RSVP.
- o Bridgett ~~Hayes-Haig~~ residing at 6509 Matchett Road, Belle Isle addressed bicycle safety and pedestrians on the road.

There being no further comments, Mayor Pisano closed the citizen's comments session.

SPECIAL RECOGNITION OF CORNERSTONE CHARTER SERVICE LEARNING CLUB

Mayor Pisano presented and recognized the following students for earning the Silver Award in the Jefferson Awards competition and making Cornerstone a Service Leadership Banner School; Lionell Wright, Celeste Bonta, Christina Sarkis, Alysa Osborne, Michael Padilla, Chloe Joynes, Isaac Bridges and Linda Reyes, Teacher.

ORDINANCE NO. 16-06 FIRST READING AND CONSIDERATION

AN ORDINANCE OF THE BELLE ISLE CITY COUNCIL REPEALING CHAPTER 2 ADMINISTRATION, ARTICLE II COUNCIL, DIVISION 2 MEETINGS, SECTIONS 2-53, AND AMENDING CHAPTER 2, ARTICLE II, SECTION 2-51, PROVIDING SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**Comm Nielsen moved to advance to second reading.
Comm Lance seconded the motion.**

Discussion ensued. After discussion Comm Lance withdrew with second.

Comm Gold asked for clarification of Ordinance No 16-06. City Manager Anderson said this ordinance repeals the workshop sessions and will establish the regular meetings as the first and third Tuesday of each month allowing City Council to conduct business at each meeting commencing at 6:30pm.

Comm Weinsier said the Ordinance will not take effect until voted on. Council will have to vote for a special meeting on May 17, 2017, which is what Comm Lance has an issue with, not the ordinance. Mayor Pisano said she will make sure not to have the hotel issue on the agenda. Comm Lance said he has several issues with the May 17, 2016 meeting date.

Comm Weinsier seconded the motion which passed unanimously.

ATTORNEY'S REPORT

Attorney Kruppenbacher reported on the Charter School and said that he represents the City, and cannot represent the Charter School on the issues that have surfaced. He emphasized that the City is blessed to have a school and it does not happen without a community. What has developed is two views regarding maintaining the school as a truly community engaged school. He spoke of the initial process from 2008 through the present on obtaining the charter school within a municipality. The City creates the Charter School with the Orange County School Board (OCSB) as the sponsor and the City is the landlord.

On March 23, 2010 the OCSB approved ds a charter contract for K-8 and 9-12. ~~He and speaks discussed to~~ the application, contract and the by-laws approved by the founding Charter School Board of Directors. Attorney Kruppenbacher stated that Academica, by contract, is required to send a 30-day notice of a meeting change to the sponsor.

In September 2015, they changed the meeting date to a different date. ~~which his~~ complies ds with the state sunshine law however; they cannot provide that they gave a 30-day notice to Orange County Public School. At the September meeting they modified the by-Laws and changed the composition ~~lexity~~ of the board.

What we have, and ~~what-I~~ hope, is that we all want what is best for the school. However, there are always people with political agendas. He said that he does not believe that they properly changed ~~the modification of~~ the By-Laws. He has asked for, what are the term limits to these board members, and as of right now he does not have an answer. He believes the goal and intent of the Council members who have contacted him, individually, is to ensure that the school truly stays ~~as~~ a community engaged school, as intended from the beginning.

Attorney Kruppenbacher said the most prudent approach is to have City Council give him authorization to draft a letter that the Mayor will send on Council's behalf, to the sponsor (Charter School Board), which states that they believe the ~~contract does governing board did~~ not comply with the rule to ~~receive give 30 day~~ -notice. It is Council's goal, as evidenced in the ~~founding documents~~, that they want a very community engaged school. ~~There is no history of this Council inserting themselves, asks and ask~~ that the ~~Orange County School Board not accept the change made at the improperly noticed Governing Board meeting in September 2015, enable the Board, without the benefit of the City Council to be involved.~~ It is their intent to ~~work with OCPS, City Council and the Governing Board have an an~~ appropriate resolution with the future of the community schools interests ~~protected~~.

Comm Nielsen motioned to have the City Attorney draft a letter authorizing Mayor Pisano, on behalf of the City, to send a letter to articulate the various reasons why they would ask the School Board not to accept the change by agreeing that the notice was not given.

Discussion ensued. Comm Gold seconded the motion, which passed unanimously.

Attorney Kruppenbacher stated that once the letter is drafted he will provide a copy to Council for review. Council should only reply to him to avoid any sunshine violation.

Mayor Pisano asked if the incremental funds may be used for anything else other than school construction. Attorney Kruppenbacher said the City receives the rent for the lease agreement. The City has the authority, at that point, within the law, to use on A or B. He stated that it is important that City staff continue to have a handle on the building maintenance.

CITY MANAGER'S REPORT

Mr. Anderson introduced Robyn Winters, Code Enforcement Officer who presented on the Code Enforcement process.

- Robyn Winters provided an overview on the code enforcement purpose to promote, protect and improve the safety, health and welfare of our city. She discussed voluntary compliance,
 - Enforcement and Florida Statute 162
 - Methods used by Code Enforcement
 - Plain view violations and the violation process
 - Notice of Hearings and Special Magistrate

Mr. Anderson introduced April Fisher to provide an update with the code revisions.

- April Fisher reported that she had her first meeting with the Planning & Zoning Board last week and reviewed several of the issues with recommendation for approval by Council. After discussion with the City Manager, along with providing the Board's recommendations, she also envisioned having a workshop setting where she would provide a site plan review process for ~~review by Council review~~ and action if approved. The Planning & Zoning Board will continue to go through the code and present recommendations to Council to adopt the changes through an ordinance. She will work with the City Manager to schedule possible dates for a workshop to start the process.

~~Mr. y~~ Anderson said the intent of this process is to have City Council more engaged with ~~development of~~ the resident component and commercial site plan process as we move forward.

Mr. Anderson opened discussion for approval of the City Manager's position description provided by the Consultant and recommended the following two minor revisions; (1) as it relates to the minimum requirements, he recommended adding, "or an equivalent combination of education and experience." This will allow for more flexibility as we move through the process; and (2) possession of a valid driver's license to be obtained within 90 days of employment, just in case they are coming from out of state.

Comm Lance asked if it can require that the applicants have ICMA Certification or to be obtained within 30 days.

Comm Nielsen said she would like them to already have the ICMA certification. ~~She noted that she would not want to be "too loose" with the minimum requirements.~~ Discussion ensued.

Comm Readey motioned to approve the job description as presented.

Comm Nielsen seconded the motion.

Mayor Pisano opened for Council discussion.

Comm Nielsen noted that there is no substitute for a college degree and the job description should include a major in a field related to city government. In her research for City Managers in the State of Florida, she did not find any that did not have at

least a Bachelors' degree. Except for Belle Isle.

Comm Weinsier stated that we should ~~it~~ require a Bachelors Degree but include the equivalency language.

Comm McGinnis said experience is very important and believes the description should be broad to allow the City to receive the very best, with education and experience. ~~Discussion ensued.~~

Mr. Anderson said Council can approve as presented. If the City does not receive qualified applicants then it can be re-advertised.

Chief Ring stated that 90 days to obtain a Florida Drivers license will be a violation of State Statute. Mayor Pisano said they will use 90 days to allow out of state residents time to obtain if offered employment.

Comm Lance said what in the world does a four year education have to do with someone's ethical background or on how they run a business. The City will miss out on ~~screening~~ good applicants if the job description it is not broad enough.

Comm Readey ~~amended-restated~~ his motion to approve the ~~amended~~ job description with the minimum requirements to include,

- ICMA Certification required
- Bachelors Degree or higher from an accredited college university with a major in business or public administration or related field, plus five years of experience in progressively responsible management in local government, or a combination of education and experience.
- Possession of a valid Florida Drivers License to be obtained within 90 days of employment

Comm Nielsen seconded the ~~amended~~ motion, which was unanimously approved.

Mr. Anderson said the City will place with the Florida League of Cities website and on-line. He recommends not going with the local newspaper.

Mr. Anderson spoke to Cody & Associates salary survey recommendation packet provided to Council. The average City Manager salary for Cities with our population shows the average as \$122,429, med \$118,246 with a range from \$86,598 up to \$175,326. The ICMA reports an average salary of \$214,000 with a med of \$101,644. He referred to the information that was provided in the packet and recommends that Council follow the same pay scale compensation for the City Manager. The scale allows for growth within the pay range. He recommends that the City start with a range of \$95,000-\$142,500, and a mid range of \$118,750. If paid at the top of the pay ~~range~~ there will not be enough room for growth; and will eventually lead to a disgruntled employee because they will not be receiving any pay increases.

Mr. Anderson said at this time he can adequately speak to the salary range. He noted that the City previously had all their eggs in the City Manager basket. He is not being critical of previous administration; however, it makes for a better process if the City Manager's position is separate from Planning & Zoning, and ~~can~~ not be one ~~and~~ the same. He has been engaging April Fisher with more of the Planning and Zoning projects. He does not believe there is enough work for a full time Planning & Zoning person.

After discussion, Comm Lance moved to accept the recommendation presented for the City Managers salary starting at \$95,000 and capping at \$142,500. Comm Readey seconded the motion.

Mayor Pisano opened for discussion.

Comm Weinsier stated that the residents have shared their concern with the starting salary. He feels the \$142,500 is too close to the number they are uncomfortable with, and would prefer a cap of \$95,000 through \$135,000 with a med of \$115,000.

Mr. Anderson responded that \$142,500 is the maximum cap. He is recommending that increases be given over time and suggested that the min. and max. pay rate percentages be in line when giving cost of living increases. He stated that most of the existing employees do fit into the pay rate recommendations provided in the study, with room for and allows for growth. Discussion ensued.

Comm Lance amended his motion to include a cap of the City Manager's starting salary to \$118,750.

Comm Readey seconded the amendment which was unanimously approved.

Mr. Anderson spoke to the classification study survey and stated that within the plan there are no existing employees at the maximum range. He provided two options and recommended approval of Alternative A which adopts the pay rate and salary schedule as recommended in the report. He will adjust the salary of the employees that fall below the required minimum rate, which is a couple of the Police Officers. There is no one over the maximum range so we will not be freezing any salaries. Approval

of the study will not hold up the posting of the City Manager position.

Comm Lance requested a continuation to the next meeting to review the compensation survey document in its entirety. Council was in agreement to continue discussion and approve for the following Council meeting.

Mr. Anderson reported that the City has applied for a grant for Delia Beach/Gene Polk Park with St. Johns. He met with a number of citizens and Council members and has a plan to move forward.

Comm Lance stated that the Conway NAV Board and the previous administration did not mesh. He believes that now they will and there is no reason why the City cannot go back and request matching funds for the project. Mayor Pisano said she will be attending the NAV meeting on May 10.

Mr. Anderson recommended, for future discussion, that the City place \$100,000 in reserves for the Neighborhood Grant Fund. The fund will be administered by Council and is a way to invest back into our City. Mayor Pisano stated that it is a great program and a great way to give back to the residents. Discussion ensued on association and individual applications.

MAYOR'S REPORT

- Mayor Pisano opened for Vice Mayor Election. She stated that Comm Readey reached out to her before the Attorney's position on the Sunshine Law.

Comm Nielsen nominated Comm Readey for Vice Mayor.

Comm Weinsier seconded the motion which was unanimously approved.

- Mayor Pisano reported that she has been re-appointed for a different Committee on MetroPlan and has an opening for the Technical Advisory Committee. Comm Readey ~~agreed-volunteered~~ to be on the Committee, ~~and confirmed his attendance on Friday, May 27 at 10:00am.~~
- Mayor Pisano stated that City Attorney Kruppenbacher received an opinion, which stated that the Mayor should uphold the Sunshine Law. All agenda items requested by Council should be forwarded to the City Manager.
- Mayor Pisano opened for discussion on the Council meeting schedule. She has been informed that Council cannot change the meeting of May 17, 2016 because Mattamy Homes is on the agenda, and Noticed to the County. Comm Lance shared his concern with the meeting date, and stated that he will be out of the country. Attorney Kruppenbacher said it will be First Reading.

Comm Lance said the reason he has an objection is because he previously sent his schedule to the Mayor and she assured him that there will be no meetings scheduled. The other issue is that it is in his district and he is very passionate about his job on Council. He stated that in the last meeting the City Attorney said that we could not have a meeting on the 17th. He believes Council should wait to hear this case. Mayor Pisano said there was Council consensus at the previous meeting to having a meeting on May 17.

Attorney Kruppenbacher said his recollection is that the hotel was not going to be advertised on the agenda. After discussion, he clarified the process of First Reading and stated that Second Reading is the substantive meeting where Council hears public comment.

Comm Lance stated that Mattamy Homes stated for the record, that they promised the County Commissioner that there will be no cut through traffic onto Daetwyler Shores just in case they reneged at this meeting. Attorney Kruppenbacher said nothing can be voted on at this meeting that can bind this City other than to have a second public hearing. Comm Lance also noted that he is working with the County to look at the traffic signal on McCoy and Daetwyler Drive. In the event there is no practical engineering way to stop the cut through traffic, then there needs to be another egress and he will request that they furnish his neighborhood an entry gate.

Attorney Kruppenbacher asked the City Clerk to remind staff that it is only first reading, and nothing should be interpreted as agreeing to anything regarding cut through traffic.

Mayor Pisano stated that it will be a First Reading only.

Comm Lance stated for the record that he would not want the 13 homes or the proposed hotel to be placed on the agenda in his absence.

Comm Weinsier motioned to approve moving the City Council meetings to the first Tuesday and third Tuesday of the month starting at 6:30pm. Comm Lance seconded the motion which passed unanimously.

ITEMS FROM COUNCIL

- Vice Mayor Readey – District 5

Vice Mayor Readey provided a brief history and presentation on the roundabout on the corner of Lake/Nela/Overlook. The original plan included a fountain; it was not completed so a tree was placed in the interim. He always thought that the area across the Nela Bridge is really laid back and would like to add a theme of children playing in Belle Isle. He provided a few examples for Council consideration and estimated about \$20,000 to complete the project.

- Comm Gold – District 1

~~-Comm Gold asked for an update on the tagged pipe at the Charter School. Mr. Anderson said it was a back flow device that is used for the sprinkler system. Comm Gold stated that the community needs to know that the line is not compromised.~~

~~-Comm Gold thanked the Mayor, Mr. Anderson and Dwayne for their efforts in assisting with the flooding at Lake Conway Shores. Comm Nielsen said there is a report that states that the pipe at Lake Conway Shores is not the right size, it is smaller and if we continue to have problems it should be corrected to avoid drainage issues.~~

- Comm Nielsen – District 7

-Comm Nielsen opened discussion on the open District 6 seat. She suggested having a mail ballot to be sent to the addresses in the district. Mayor Pisano said she would be willing to walk around her district and handout the applications.

- ~~Comm Gold – District 1~~

~~-Comm Gold asked for an update on the tagged pipe at the Charter School. Mr. Anderson said it was a back flow device that is used for the sprinkler system. Comm Gold stated that the community needs to know that the line is not compromised.~~

~~-Comm Gold thanked staff for their efforts in assisting with the flooding at Lake Conway Shores. Comm Nielsen said there is a report that states that the pipe at Lake Conway Shores is too small and should be corrected to avoid drainage issues.~~

- Comm Weinsier – District 3

-Comm Weinsier requested discussion and approval of the Rosenberg's Rules of Order at the next meeting.

-Comm Weinsier asked that the City move to Google Apps and will be scheduling a meeting with Mr. Anderson.

ADJOURNMENT

There being no further business, Mayor Pisano called for a motion to adjourn, unanimously approved at 9:45pm.

Yolanda Quiceno
CMC, City Clerk



city council minutes

AGENDA May 17, 2016 * 6:00p.m. City Council Special Called Session

Mayor Lydia Pisano	Frank Kruppenbacher City Attorney	Richard Anderson Interim City Manager	Ed Gold District 1	Katy McGinnis District 2	Jeremy Weinsier District 3	Bobby Lance District 4	Harv Readey District 5	Open District 6	Sue Nielsen District 7
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The Belle Isle City Council met in a City Council Special Called Session on May 17, 2016 at 6:30p.m. at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Mayor Pisano
Commissioner McGinnis
Commissioner Gold
Commissioner Readey
Commissioner Weinsier
Commissioner Nielsen

Absent was:

Open-District 6
Commissioner Lance

Also present was Interim City Manager Richard Anderson, Attorney Kruppenbacher, Chief Ring and City Clerk Yolanda Quiceno.

CALL TO ORDER

Mayor Pisano called the meeting to order at 6:30pm.
Vice Mayor Readey gave the invocation and led the Pledge to the Flag.

CONSENT AGENDA ITEMS

- a) Approval of City Council Meeting Minutes April 5, 2016
- b) Approval of City Council Meeting Minutes April 12, 2016
- c) Approval of City Council Meeting Minutes April 22, 2016
- d) Approval of Compensation Survey Report

Mayor Pisano noted that there are two scribblers' errors on the minutes of April 12 and April 22. The first section of the minutes reflects that Commissioner Shuck was present. The minutes should state that Commissioner Weinsier was present.

**Commissioner (Comm) Readey motioned to approve the agenda items as amended.
Comm Weinsier seconded the motion which passed unanimously.**

CITIZENS COMMENTS

Mayor Pisano opened for Citizen Comments.

- Charles Griffin residing at 2906 Trentwood Boulevard, Belle Isle shared his concerns on the proposed subdivision on Daetwyler ~~Road~~Blvd. and the existing traffic on Trentwood Blvd. He is concerned with the cut through traffic and the impact it will have on ~~the entrance to~~ his neighborhood. Mayor Pisano said this evening is the first reading to annex the area into the City. If it is approved tonight, it will be heard at a second reading for adoption, and the development stipulations will be discussed.
- Juan Santiago residing at 3811 Quando Drive, Belle Isle stated that a right-of-way tree in his neighborhood fell on his truck and ~~he~~ would like to know if the City is liable. City Manager Anderson said that the City is aware of the incident and has contacted the insurance company to investigate, who will then be in touch with Mr. Santiago.

- Bob Harrell residing at 2800 Trentwood Boulevard, Belle Isle asked for clarification on the approval of the first reading. He wanted to ensure that the applicant will not have any standing for the development of their project issued tonight. He further stated that the neighbors are opposed to any cut through traffic in their neighborhood and would like to see some type of turning signal that would make the traffic go south.
- Gary Meloon residing at 6101 Matchett Street, Belle Isle reminded all that they will be having a boating safety course with the Belle Isle Marine Patrol tomorrow evening starting 6:30 at the Southeast Marine Sales and Service Center, 7576 South Orange Avenue, Orlando, FL. Comm Lance will be providing hamburgers and root beer floats, free of charge, compliments of A&W Root Beer.

He thanked the Belle Isle Police Department and Chief Ring for all that they do for the citizens.

- David Evertsen residing at 5131 St. Michael Avenue, Belle Isle stated that he had sent an e-mail to each commissioner regarding the current ~~and~~ revised bylaws for Cornerstone Charter Academy, which were ~~made~~ changed in September. It is his opinion that it is not right to remove the City from the governing board. The school is a municipal charter school as defined by the State of Florida. He wants to make sure that the Academia lawyer and the former Mayor not get away with this change.
- Dr. Rene Pancoast residing at 2104 South Haven Drive, Orlando FL shared her concern with Belle Isle Facebook posts and statements made about school administration. She found it very offensive that the posts suggested that school administration will retaliate against those who at council meetings and their children. Dr. Pancoast stated that had never been done, and will never be done. When those types of posts are done on a public page by a Council member or a resident, where the school is concerned, it is hurtful on a professional and personal level. She reiterated if anyone has a question or concern on any capacity she would gladly speak with them.

There being no further comments, Mayor Pisano closed the citizen's comments session.

NEW BUSINESS

- **ORDINANCE NO. 16-04 - Second Reading and Adoption**
AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING CHAPTER 32, ARTICLE II OF THE BELLE ISLE CODE OF ORDINANCES PROVIDING FOR LOCAL IMPLEMENTATION OF THE WATER CONSERVATION RULE FOR LANDSCAPE IRRIGATION OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT; PROVIDING DEFINITIONS; PROVIDING LANDSCAPE IRRIGATION SCHEDULES; PROVIDING EXCEPTIONS TO THE LANDSCAPE IRRIGATION SCHEDULES; PROVIDING FOR VARIANCES FROM THE SPECIFIC DAY OF THE WEEK LIMITATIONS; PROVIDING FOR APPLICABILITY OF THE ORDINANCE; PROVIDING FOR ENFORCEMENT OF THE ORDINANCE; PROVIDING FOR PENALTIES FOR VIOLATION OF THE ORDINANCE; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

**Comm Nielsen made a motion to adopt Ordinance 16-04 as presented.
Comm Gold seconded the motion which passed unanimously upon roll call.**

- **ORDINANCE NO. 16-06 - Second Reading and Adoption**
AN ORDINANCE OF THE BELLE ISLE CITY COUNCIL REPEALING CHAPTER 2 ADMINISTRATION, ARTICLE II COUNCIL, DIVISION 2 MEETINGS, SECTIONS 2-53, AND AMENDING CHAPTER 2, ARTICLE II, SECTION 2-51, PROVIDING SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**Comm Weinsier made a motion to adopt Ordinance 16-06 as presented.
Vice Mayor Readey seconded the motion which passed unanimously upon roll call vote.**

Comm Gold stated that the Ordinance will allow the meetings to be held at a more favorable time. City Council meetings will be held the first and third Tuesday of every month at 6:30 p.m. Workshop meetings have been discontinued.

- **ORDINANCE No.: 16-07 – First Reading and Consideration**

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, RELATED TO A VOLUNTARY ANNEXATION; MAKING CERTAIN FINDINGS; PROPOSING TO ANNEX THAT CERTAIN PROPERTY CONSISTING OF FOUR TAX PARCELS REFERENCED BY THEIR ORANGE COUNTY TAX PARCEL ID NUMBER AS FOLLOWS 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020, ALL AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

Comm Gold motioned to advance Ordinance 16-07 to second reading. Vice Mayor Readey seconded the motion.

Attorney Kruppenbacher stated that the motion is based upon a clear understanding that all that is occurring is the Annexation, and there are no land development rights being afforded tonight.

Mayor Pisano ensured the citizen's that the City will place stipulations to protect the neighborhood.

Comm Weinsier abstained from the vote because of his family's involvement in the transaction. The City Clerk will provide the appropriate form for filing.

CITY ATTORNEY'S REPORT

- Attorney Kruppenbacher spoke of a call received by the Mayor ~~of about~~ a problem with the sand bar on the lake resulting in a significant interference with the abutting property owner's peace and enjoyment of their property. He is working with the City Manager and Florida Fish and Wildlife to determine jurisdiction of and on the lake. Attorney Kruppenbacher will try to coordinate several meetings with other agencies to protect residents and the community.
- Attorney Kruppenbacher said that he met with Mayor Pisano last week regarding the school bylaws issue ~~on the bylaws~~. He is planning on bringing forward a final recommendation to City Council at the next meeting. There are many parties involved and he is trying to get the matter resolved in a cooperative way, for the benefit of the students, faculty and staff so that the school stays as successful as it has been. If it is not resolved, it will be settled by a third party to seek resolution.
Attorney Kruppenbacher stated, for the record, that he does not represent the school. He represents the City of Belle Isle. He was brought in as Special Counsel for the school, working with student discipline issues, exceptional education issues, and employment issues. He added that the school is a shining example of what a community can do to have a quality school and the goal ~~is how of~~ everyone should be to protect that. He clarified that the administration and faculty have absolutely nothing to do with the current issue.
Attorney Kruppenbacher provided a brief history of the start up process to date of the Charter School. He noted that the school was ~~set up based~~ on an application to the Orange County School Board to create a charter school in a municipality; it was not intended for the City of Belle Isle to run the school. The problem that exists is a difference of opinion on the process used to amend the bylaws.
Comm Nielsen said all commissioners should have received via email copies of the bylaws that were passed by the governing board in January. She provided a handout copy of the updated-original bylaws for review and comparison.

CITY MANAGER'S REPORT

- City Manager Anderson said he met with Dr. Chang at UCF about the Delia Beach project and Dr. Chang will be working towards applying for a grant via the South Florida Water Management District. He further noted that the City also applied for a grant made to the St. Johns Water Management District. If both proposals are granted, a ~~decision-choice~~ will have to be made. The City would be responsible for 50% of the \$180,000 project cost.
- Mr. Anderson reported on various drainage issues in the City. He reported that a number of ~~drainage~~ issues ~~that~~ have developed because of ~~the~~ broken down corrugated steel pipes. The Perkins boat ramp is closed due to the repair of the thirty-inch pipe which has failed. The City has addressed and repaired the broken pipe at Trentwood. Proposals have been solicited for Windsor Place on Chiswick where water was being retained because the curb was lower than the street. At the next meeting he will bring forward pricing information to approve paving for McCawley Court.

- City Manager Anderson said Chief Ring tendered his resignation. Mr. Anderson read his resignation letter and added that he reluctantly accepted the Chief's resignation. On behalf of the City, Mr. Anderson wished Chief Ring well.

Amy Trendafilov, interjected and spoke on behalf of her husband, an officer in the Belle Isle Police Department. She said that he received the news of the resignation on Facebook before her ~~husband~~ had an opportunity to be told by Chief Ring. She feels that is highly unprofessional and does not know where the leak came from, but suspects it is from "inside." She felt her husband had a right to hear the news from his superior officer and not find out about it via social media. Comm Nielsen said it was posted by Eric Spaulding and suggested that somebody knew about the resignation before it was ready to be public. City Manager Anderson stated that, he cannot speak to Facebook; however, he had had conversations with members of the Council and with the City Attorney; that was the extent of his conversations.

Tony Carugno residing at 2372 Hoffner Avenue, Belle Isle commented that he also had seen the post on Facebook and felt that it was wrong. He stated that supposedly there was a call from a Belle Isle Commissioner to Channel 9 that resulted in them sitting in the parking lot. He stated that there are e-lets about Easter Egg Hunts, but for an important issue like this, he had to find out about it on Facebook. Mayor Pisano responded that the City will be sending out an e-let, but didn't want it to be done before the Chief had had a chance to speak to each of his officers.

MAYOR'S REPORT

- Mayor Pisano announced that the District 6 open seat announcements have been hand delivered with a June 1 deadline date.
- She would like to send out a newsletter and asked for a deadline for newsletter submissions. She noted that the information should be sent to the City Manager no later than June 1.
- Lights on the Nela Bridge were changed to blue and green in observance of Neurofibromatosis Awareness (NF) Month.
- Mayor Pisano asked for an update on the grant submissions. City Manager Anderson said he would be coming to Council at the next meeting with a line item adjustment. He additionally stated that he will bring forward a quote to ~~purchase~~purchase a new truck for the Public Works Department. The current truck has caught fire twice in the last months and the door is falling off.

COUNCIL REPORTS

Comm Nielsen - District 7

Comm Nielsen noticed that Belle Isle had no nominee for the Florida League of Cities awards and said it would have been nice to nominate Larry Ady after his 20 years of service to the City. Mayor Pisano responded that Mr. Ady had been nominated; however, another name was also submitted by the City Clerk. Mr. Anderson said, as per the Mayor, there can only be one submission, and therefore, both were disqualified.

Vice Mayor Readey – District 5

Comm Readey spoke about the presentation he gave on the fountains for the round-about at Nela. He asked for any feedback from Council and the public and looks forward to moving forward with a theme. Comm McGinnis noted that there is a retired sculptor who resides on Hoffner who may be interested in creating statuary once the theme has been approved. Comm Weinsier stated that it is important that the City is distributing the beautification projects throughout the City evenly. Mayor Pisano stated that the neighborhoods may also benefit from applying for the Orange County municipality-neighborhood grants.

Comm Weinsier – District 3

Comm Weinsier noted that although a motion changing City Council meetings to the first and third Tuesday of each month had been approved, the meeting times were not established.

Comm Weinsier made a motion to set the start time at 6:30 p.m. for each meeting.

Comm Nielsen seconded the motion which was unanimously approved.

Comm Weinsier suggested holding block parties in each district spread out over the course of a year. The City can use the e-let system to invite all residents in the city.

Comm McGinnis – District 2

Comm McGinnis said she has been approached by a resident about the status of paving on Venetian Isle. City Manager Anderson said that the road was not included in ~~the this years initial~~ budget report, but will be included for the next budget cycle. Comm McGinnis further added that she attends Pine Castle Church and hears from members who say they were not aware of meeting dates. In speaking with Comm Nielsen, they spoke about putting up signs in every district to announce upcoming meetings. She suggested that the City apply for a grant that can be utilized to purchase some beautiful signs. Comm Weinsier suggested providing each commissioner with three signs which they could post in a suitable area within their district. Attorney Kruppenbacher clarified that the conversation between the two commissioners occurred before Comm McGinnis was elected.

Comm McGinnis volunteered to oversee the project. Council was in agreement to move forward. Attorney Kruppenbacher suggested that Council coordinate with City staff on code compliance.

Comm Gold – District 1

Comm Gold shared interest in improving the Hoffner Avenue Bridge. He also noted that a resident in his district had contacted him about completing the brick wall on Hoffner. He suggested looking into a way to accomplish the completion of the wall, perhaps an MSTU tax because it would be too large of an undertaking for the City. Discussion ensued.

Commissioner Gold expressed his thanks to Chief Ring.

Tony Carugno spoke on additional comments: He stated that the position of the lights on the Nela Avenue Bridge needs to be re-directed. He further added that underneath the Hoffner Bridge there is all kinds of graffiti and would like to know if there was a way for the City to address the issue. What is the status of the proposed Wawa at Hoffner and Conway? City Manager Anderson said that a demolition permit has been issued for the property.

Commissioner Weinsier spoke of adopting the use of the Rosenberg's Rules of Order, replacing Robert's Rules for use in conducting City Council meetings.

Comm Weinsier motioned for adoption of the latest version of the Rosenberg's Rules of Order.

Comm Nielsen seconded the motion which was unanimously approved.

ADJOURNMENT

There being no further business, Mayor Pisano called for a motion to adjourn, unanimously approved at 9:45pm.

Yolanda Quiceno
CMC, City Clerk

ORDINANCE No.: 16-07

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, RELATED TO A VOLUNTARY ANNEXATION; MAKING CERTAIN FINDINGS; PROPOSING TO ANNEX THAT CERTAIN PROPERTY CONSISTING OF FOUR TAX PARCELS REFERENCED BY THEIR ORANGE COUNTY TAX PARCEL ID NUMBER AS FOLLOWS 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020, PROVIDING FOR A FUTURE LAND USE CATEGORY, PROVIDING FOR A ZONING DISTRICT, PROVIDING AN APPROVED DEVELOPMENT PLAN, ALL AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Belle Isle, in the interest of promoting the public health, safety, welfare, and aesthetics of the residents and property owners of the City of Belle Isle, deems it to be consistent with the law of the State of Florida to annex that certain area of land as described herein ("area to be annexed"); and

WHEREAS, the area to be annexed is legally described by metes and bounds; and

WHEREAS, the 2016 Mattamy Homes Annexation Report (hereinafter referred to as "Annexation Report") for the area to be annexed has been filed with the

1 Orange County Board of County Commissioners pursuant to Section
2 171.042 (2) Florida Statutes; and

3
4 WHEREAS, the Annexation Report has been determined to satisfy the
5 requirements of Chapter 171, Florida Statutes; and

6
7 WHEREAS, the notices of the proposed annexation have been mailed to each
8 person who resides or owns property within the area to be annexed as
9 required by Section 171.042(3); and

10
11 WHEREAS, the City Council of the City of Belle Isle, Florida, finds that
12 the area to be annexed is reasonably compact and contiguous to the City of
13 Belle Isle, and this annexation does not create any enclaves, pockets, or
14 finger areas in serpentine patterns, as required by law; and

15
16 WHEREAS, the area to be annexed consists of a single area that is wholly
17 located within Orange County, Florida; and

18
19 WHEREAS, the area to be annexed satisfies the City of Belle Isle's
20 annexation criteria;

21
22 WHEREAS, pursuant to Section 171.0413, Florida Statutes, a general
23 referendum is not required to be held to effectuate the annexation of the
24 area to be annexed;

1 WHEREAS, there are no registered electors residing in the area to be
2 annexed; and

3
4 WHEREAS, the owners of more than 50% of the land in the area to be
5 annexed and the owners of more than 50% of the parcels in the
6 area to be annexed have consented to the annexation; and

7
8 WHEREAS, the property has a future land use designation of Medium Density
9 Residential in unincorporated Orange County; and

10
11 WHEREAS, the property was rezoned in 2007 to allow the construction of 92
12 townhomes and a Preliminary Subdivision Plan was approved on December 1, 2015
13 by the Orange County Board of County Commissioners; and

14
15 NOW THEREFORE, BE IT ENACTED by the City Council of the City of Belle
16 Isle, Florida:

17
18 **SECTION 1.: Area to be Annexed.** The property as shown on the map
19 attached hereto as Exhibit "A" and incorporated to this Ordinance
20 by reference and more completely described as follows is hereby
21 annexed into the City of Belle Isle, Florida, to wit:

22
23 **LEGAL DESCRIPTION**

24 **PARCEL A:**

1 THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-011; 29-23-30-0000-00-
2 018; 29-23-30-0000-00-019; 29-23-30-0000-00-020 DESCRIBED AS FOLLOWS:
3 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE
5 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 00 DEGREES 00
6 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 489.09 FEET; THENCE NORTH 89
7 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON
8 THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF
9 BEGINNING.
10 THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST
11 FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49
12 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23
13 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN
14 THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W
15 SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO
16 A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W
17 LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62
18 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
19 OF SAID SECTION 29, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES
20 27 SECONDS EAST FOR A DISTANCE OF 1294.99 FEET TO THE EAST LINE OF THE
21 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 27 MINUTES 49
22 SECONDS WEST FOR A DISTANCE OF 412.96 FEET; THENCE SOUTH 89 DEGREES 48
23 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 00
24 DEGREES 11 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 165.00 FEET; THENCE
25

1 SOUTH 89 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET;
2 THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00
3 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF
4 150.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A
5 DISTANCE OF 57.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST
6 FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT
7 THEREFROM THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND
8 OFFICIAL RECORDS BOOK 3532, PAGE 1406, DESCRIBED AS FOLLOWS:
9 FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
10 SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57"
11 WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL
12 WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE
13 OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES
14 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR
15 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN
16 NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

17 THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:

18 PARCEL 1 (TAX PARCEL 29-23-30-0000-00-019):

19 THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE
20 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE
21 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR DAETWYLER
22 DRIVE AND LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS
23 BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406.

24 PARCEL 2 (TAX PARCEL 29-23-30-0000-00-018):

25

1 THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH,
2 RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:
3 A) THE SOUTH 754 FEET;
4 B) RIGHT OF WAY FOR DAETWYLER DRIVE;
5 C) FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 RUN
6 NORTH 754 FEET, EAST 30 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 430.8
7 FEET, THENCE NORTH 84 DEGREES EAST 260 FEET, THENCE SOUTH 22 DEGREES EAST
8 103.2 FEET, THENCE SOUTH 360 FEET, THENCE WEST 300 FEET TO THE POINT OF
9 BEGINNING; AND
10 D) BEGIN 412.96 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF
11 THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE
12 NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.
13 PARCEL 4 (TAX PARCEL 29-23-30-0000-00-011):
14 FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
15 SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN
16 NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A
17 DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF
18 30.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF
19 DAETWYLER DRIVE, A DISTANCE OF 430.80 FEET TO A POINT ON THE CENTER LINE OF A
20 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE
21 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00"
22 EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET;
23 THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH
24 00 DEGREES 09'50" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89 DEGREES
25

1 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, LESS AND
2 EXCEPT; FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
3 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN
4 NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A
5 DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF
6 30.00 FEET; RUN THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A
7 DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH
8 ALONG THE EAST LINE OF DAETWYLER DRIVE 65.00 FEET TO A POINT ON THE CENTER
9 LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK
10 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84
11 DEGREES 30'00" EAST ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF
12 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST TO A POINT DUE EAST OF THE
13 POINT OF BEGINNING, RUN THENCE DUE WEST TO THE POINT OF BEGINNING.

14 PARCEL 5 (TAX PARCEL 29-23-30-0000-00-020):

15 BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE
16 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30
17 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 145.92 FEET, EAST 320 FEET, NORTH 87
18 FEET, EAST 370 FEET, SOUTH 284 FEET, WEST 150 FEET, NORTH 57 FEET, WEST
19 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF
20 PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1009, OFFICIAL
21 RECORDS BOOK 2528, PAGE 1161; OFFICIAL RECORDS BOOK 3532, PAGE 1404; OFFICIAL
22 RECORDS BOOK 3532, PAGE 1406; AND OFFICIAL RECORDS BOOK 3596, PAGE 614.
23 TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUITCLAIM DEED IN OFFICIAL
24 RECORDS BOOK 3596, PAGE 613 OVER THE FOLLOWING DESCRIBED PROPERTY:

25

1 A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP
2 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF
3 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00
4 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 450.00 TO
5 THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200
6 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN
7 SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57"
8 EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.
9 CONTAINING 19.039 ACRES, MORE OR LESS.
10 LESS AND EXCEPT FROM PARCEL 2;
11 THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP
12 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
13 COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;
14 THENCE RUN N89°52'27"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE
15 SOUTHWEST 1/4, 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF DAETWYLER DRIVE
16 FOR THE POINT OF BEGINNING; THENCE CONTINUE N89°52'27"E ALONG SAID NORTH
17 LINE, 1294.99 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE
18 SOUTHWEST 1/4; THENCE RUN S00°27'49"W ALONG THE EAST LINE OF THE SOUTHEAST
19 1/4 OF THE SOUTHWEST 1/4, 40.00 FEET TO THE CENTERLINE OF AN 80 FOOT DRAINAGE
20 EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 34, PUBLIC RECORDS OF
21 ORANGE COUNTY, FLORIDA; THENCE RUN S85°48'56"W ALONG SAID CENTERLINE, 581.70
22 FEET TO A POINT OF DEFLECTION AND REDUCTION IN SIZE OF EASEMENT TO 60 FEET;
23 THENCE RUN S84°19'11"W ALONG SAID CENTERLINE OF 60 FOOT DRAINAGE EASEMENT,
24 718.04 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF DAETWYLER DRIVE;
25

1 THENCE RUN N00°00'00"E ALONG SAID EAST LINE, 150.67 FEET TO THE POINT OF
2 BEGINNING.

3 THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.708 ACRES MORE OR LESS. TOTAL
4 ACRES 16.331 MORE OR LESS

5
6 **SECTION 2.: Land Use.** The Area to be Annexed shall be granted a future land
7 use category of Medium Density Residential in the city limits of Belle Isle.
8 Furthermore, the Area to be Annexed shall be designated R-3, multi-family
9 dwelling zoning district and the Preliminary Subdivision Plan, attached
10 hereto as Exhibit "B", shall be used by the City of Belle Isle for purposes
11 of development.

12
13 **SECTION 3.: Effective Date.** This ordinance shall become effective 10 days
14 after adoption by the City Council of the City of Belle Isle.

15
16 **SECTION 4.: Severability Clause.** In the event that any term, provision,
17 clause, sentence or section of this Ordinance shall be held by a court of
18 competent jurisdiction to be partially or wholly invalid or unenforceable for
19 any reason whatsoever, any such invalidity, illegality, or unenforceability
20 shall not affect any of the other or remaining terms, provisions, clauses,
21 sentences, or sections of this Ordinance, and this Ordinance shall be read
22 and/or applied as if the invalid, illegal, or unenforceable term, provision,
23 clause, sentence or section did not exist.

1 SECTION 5.: This Ordinance shall be liberally interpreted to
2 effectuate its purpose of annexation of the Area to be Annexed.

3
4 ADOPTED by the City Council of the City of Belle Isle, FL on the _____ day of
5 _____, 2016.

6 First Reading held this 17th day of May 2016.

7 Advertised 14th day of May 2016.

8 Advertised 21st day of May 2016.

9 Second Reading held this 7th day of June 2016.

10 Advertised for second reading on 28th day of May 2016.

	ABSENT	YES	NO
14 Ed Gold	_____	_____	_____
15 Katy McGinnis	_____	_____	_____
16 Jeremy Weinsier	_____	_____	_____
17 Bobby Lance	_____	_____	_____
18 Harvey Readey	_____	_____	_____
19 Lydia Pisano	_____	_____	_____
20 Sue Nielsen	_____	_____	_____

21
22 DONE AND PASSED BY ALL MEMBERS OF THE BELLE ISLE CITY COUNCIL OF THE CITY OF
23 BELLE ISLE, FLORIDA, THIS _____ DAY OF _____, 2016.

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By: _____

ATTEST By: _____

Lydia Pisano

Yolanda Quiceno

Mayor

City Clerk

Approved as to form and legality

Frank Kruppenbacher, City Attorney

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 16-07 was duly and legally passed by the Belle Isle City Council, in session assembled on the ___ day of _____, 2016, at which session a quorum of its members were present.

Yolanda Quiceno, CMC-City Clerk

EXHIBIT A

ORDINANCE No.: 16-07

SKETCH OF DESCRIPTION

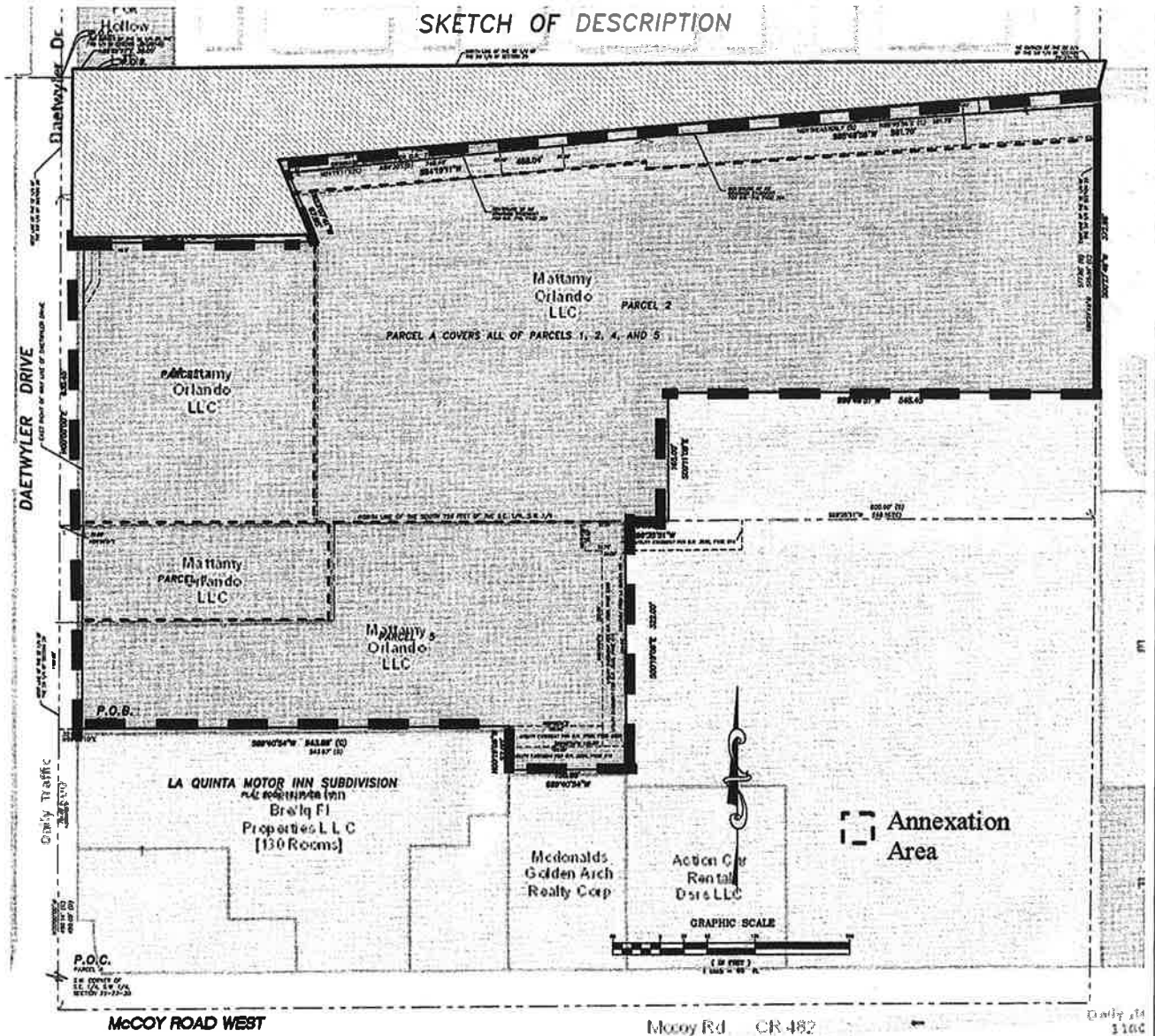
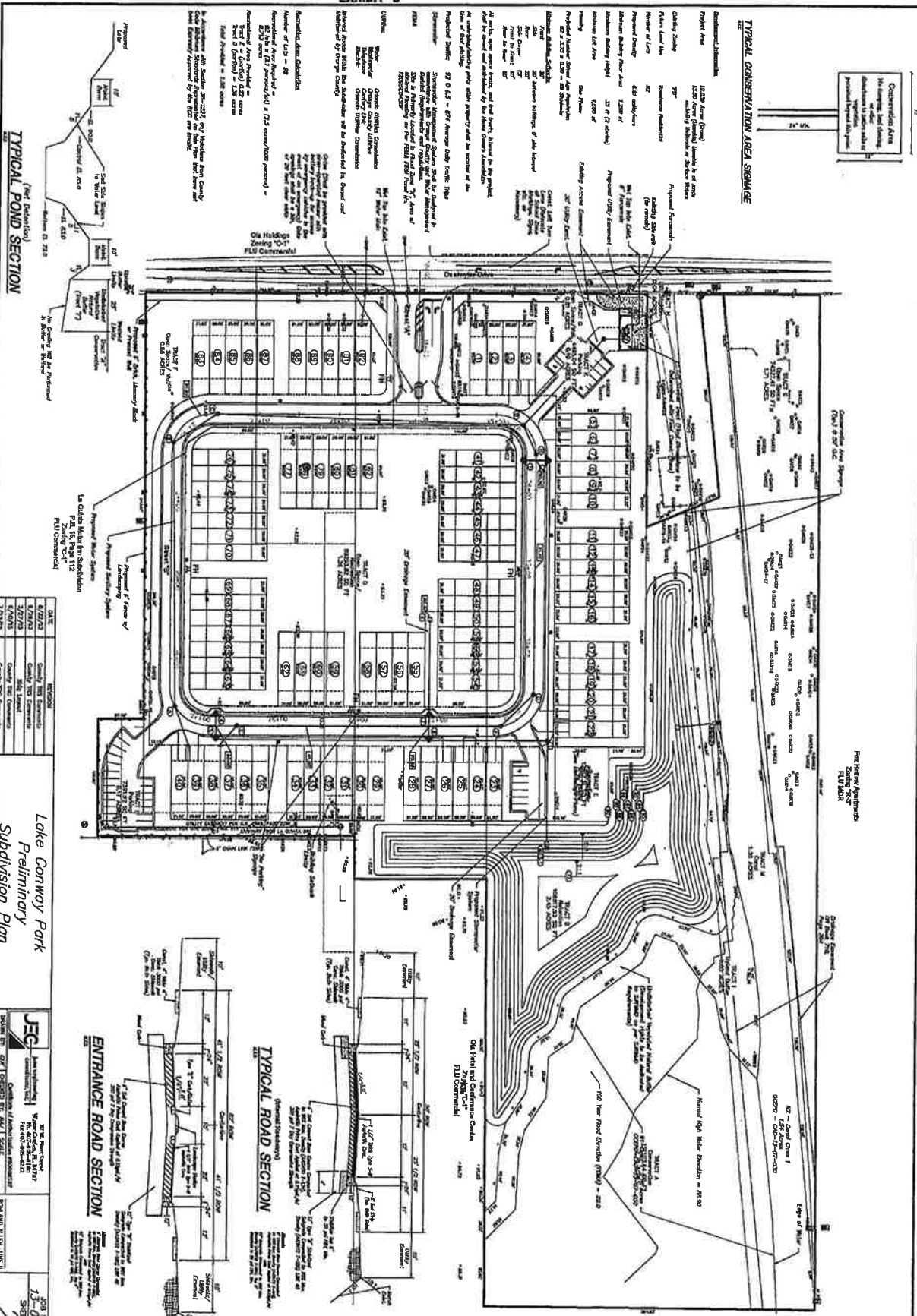


EXHIBIT "B"

TYPICAL CONSERVATION AREA SEWAGE

Conservation Area
The property, land, and
structures to be retained
shall be preserved in a
manner consistent with
the original character of
the property.



TYPICAL POND SECTION

(Not to Scale)
1" = 100'
1" = 100'
1" = 100'

TYPICAL ROAD SECTION

(Not to Scale)
1" = 100'
1" = 100'

ENTRANCE ROAD SECTION

(Not to Scale)
1" = 100'
1" = 100'

DATE	REVISION
6/20/16	Final Design
6/20/16	Final Design
7/27/16	Final Design
6/20/16	Final Design
7/27/16	Final Design

Lake Conway Park
Preliminary
Subdivision Plan

JGC
13-0453
SHEET 2



Cecelia Bonifay

Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, FL 32801-4904
Tel: 407.423.4000
Fax: 407.843.6610

Dir: 407.419.8540
Dir Fax: 407.254.4230
cecilia.bonifay@akerman.com

June 3, 2016

Mayor Lydia Pisano
City of Belle Isle
1600 Nela Ave.
Belle Isle, Florida 32809

**Re: Annexation of Brighton Park
Mattamy Orlando LLC/Mattamy Homes**

Dear Mayor Pisano:

On behalf of our client, Mattamy Orlando LLC, please find enclosed a revised copy of Annexation Ordinance 16-07 that has been scheduled for public hearing at the Tuesday, June 7, 2016 City Council meeting. The revisions in the Ordinance have been made based on prior discussions with City staff and approvals obtained for the property from Orange County. Specifically, the modifications to the proposed Ordinance include the designation of a future land use category and zoning district when annexed into the City, as well as including the development plan as Exhibit "B".

If you have any questions once you have been able to review the enclosed, please contact me. Your time and assistance is greatly appreciated.

Sincerely,

Cecelia Bonifay
For the Firm

CB/jmc
Enclosures

akerman.com

Mattamy Homes/Brighton Park

June 3, 2016

Page 2

cc (via e-mail):

Mr. Ed Gold Jr., District 1 City Councilmember
Ms. Katherine McGinnis, District 2 City Councilmember
Mr. Jeremy Weinsier, District 3 City Councilmember
Mr. Robert Lance, District 4 City Councilmember
Mr. Harvey Readey, District 5 City Councilmember
Ms. Sue Neilsen, District 7 City Councilmember
Ms. Yolanda Quiceno, City Clerk
Mr. Frank Kruppenbacher, City Attorney
Mr. Tom McCarthy, Mattamy Homes
Mr. Clark Sprinkle, Mattamy Homes

PRELIMINARY SUBDIVISION PLAN

for

Lake Conway Townhomes PD /

Lake Conway Park PSP (PSP-15-04-121)

LEGAL DESCRIPTION

PARCEL A:
 THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-011; 29-23-30-0000-00-018;
 29-23-30-0000-00-019; 29-23-30-0000-00-020 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 489.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1294.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 412.96 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 165.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 160.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 57.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:
 PARCEL 1 (TAX PARCEL 29-23-30-0000-00-019):
 THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR DAETWYLER DRIVE AND LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406

PARCEL 2 (TAX PARCEL 29-23-30-0000-00-018):
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:

- A) THE SOUTH 754 FEET,
- B) RIGHT OF WAY FOR DAETWYLER DRIVE,
- C) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RUN NORTH 754 FEET EAST 30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43.81 FEET; THENCE NORTH 84 DEGREES EAST 260 FEET; THENCE SOUTH 22 DEGREES EAST 103.2 FEET; THENCE SOUTH 350 FEET; THENCE WEST 300 FEET TO THE POINT OF BEGINNING; AND
- D) BEGIN 412.96 FEET OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.

PARCEL 4 (TAX PARCEL 29-23-30-0000-00-011):
 FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING.

THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 410.80 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT, FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET; RUN THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 363.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE 65.00 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST TO A POINT DUE EAST OF THE POINT OF BEGINNING; RUN THENCE DUE WEST TO THE POINT OF BEGINNING.

PARCEL 5 (TAX PARCEL 29-23-30-0000-00-020):

BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 145.92 FEET, EAST 320 FEET, NORTH 87 FEET, EAST 370 FEET, SOUTH 384 FEET, WEST 156 FEET, NORTH 37 FEET, WEST 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1009, OFFICIAL RECORDS BOOK 2528, PAGE 1161, OFFICIAL RECORDS BOOK 3532, PAGE 1404, OFFICIAL RECORDS BOOK 3532, PAGE 1406; AND OFFICIAL RECORDS BOOK 3596, PAGE 614.

TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUITCLAIM DEED IN OFFICIAL RECORDS BOOK 3596, PAGE 613 OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 450.00 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.039 ACRES, MORE OR LESS

Parcel ID #'s
 29-23-30-0000-00-011
 29-23-30-0000-00-018
 29-23-30-0000-00-019
 29-23-30-0000-00-020

General Notes:

1. All construction details are conceptual and subject to review and modification during the approval of final construction plans.
2. Approval of this plan does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetland buffer areas) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to installation. A boat dock shall require additional permitting under Chapter 15, Article IX, Construction of Boat Dock Ordinance and a boat ramp shall require additional permitting under Chapter 15, Article XV, Boat Ramp Facility. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division (407-836-1400),(EPD)

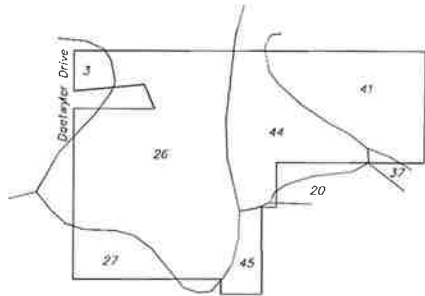


Location Map

OWNER:	STANLEY WEISER FAMILY TRUST C/O LYNN WEIDEMAN TRUSTEE 6824 SEMINOLE DR. BELLE ISLE, FL 32812	(407) 599-2228
DEVELOPER:	MATTAMY HOMES 1900 SUMMIT TOWER BLVD., SUITE 500 ORLANDO, FL 32810	(407) 599-2228
ENGINEER:	JUNE ENGINEERING CONSULTANTS, INC. P. O. BOX 770809 WINTER GARDEN, FL 34777-0609	(407) 905-8180
SURVEYOR:	BISHMAN SURVEYING AND MAPPING, INC. 32 W. PLANT STREET WINTER GARDEN, FL 34787	(407) 905-8877
GEOTECHNICAL ENGINEER:	ECS FLORIDA, LLC. 2815 DIRECTORS ROW, SUITE 500 ORLANDO, FL 32809	(407) 859-8378
ENVIRONMENTAL CONSULTANT:	BIO-TECH CONSULTING, INC. 2002 E. ROBINSON STREET ORLANDO, FL 32803	(407) 894-5969

Sheet Index

- 1 Cover Sheet
- 2 Preliminary Plan
- 3 Preliminary Tract Plan
- 4 Tree Survey
- L-1, L-2 Landscape Plan



SOILS MAP

CERTIFICATION

Preliminary Subdivision plans were prepared in accordance with the "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, State of Florida" (FDOT Greenbook and Osceola County Regulations and Specifications).

July 23, 2013
 Revised July 23, 2015



june engineering consultants, inc.
 32 W. Plant Street
 Winter Garden, FL 34787
 Ph 407-905-8180
 Fax 407-905-6232

ROHLAND ALLEN JUNE II
 PE# 41948

Certificate of Authorization #00008507

Conservation Area
No dumping, land clearing,
or other
disturbance to native soils or
vegetation
permitted beyond this point

TYPICAL CONSERVATION AREA SIGNAGE

Development Information

Project Area 19.039 Acres (Gross)
13.50 Acres (Useable) Useable is all lands
excluding Wetlands or Surface Waters

Existing Zoning PD
Future Land Use Townhome Residential
Number of Lots 92
Proposed Density 6.81 units/acre
Minimum Building Floor Area 1,200 sf
Maximum Building Height 35 ft (2 stories)
Minimum Lot Area 1,600 sf
Phasing One Phase

Projected Number School Age Population
92 x 3.75 x 0.20 = 69 Students

Minimum Building Setbacks
Front 20'
Side 20' between buildings, 0' side internal
Rear 20'
Side Corner 15'
Front to Front 60'
Rear to Rear 60'

Const. Left Turn Lane (Relocate all School Zone Markings, Signs, etc., as Necessary)

All parks, open space tracts, and trail tracts, internal to the project, shall be owned and maintained by the Home Owners Association.

All underlying/existing plots within property shall be vacated at the time of final platting.

Projected Traffic: 92 @ 9.5 = 874 Average Daily Traffic Trips

Stormwater Stormwater Management System shall be designed in accordance with Orange County and Water Management District Requirements and regulations.

FEMA Site is Primarily Located in Flood Zone "X", Area of Minimal Flooding as Per FEMA FIRM Panel No. 12095C0430F

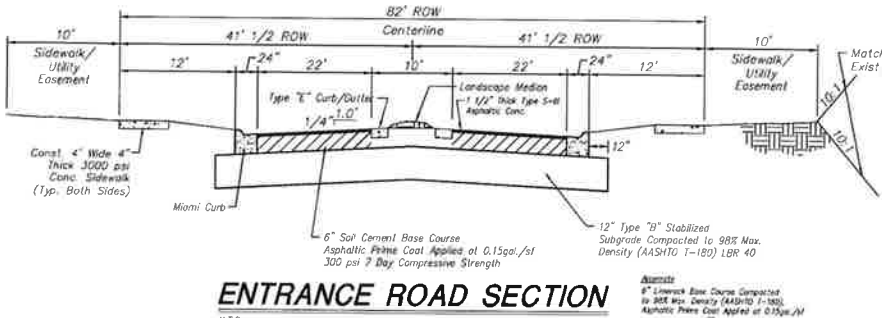
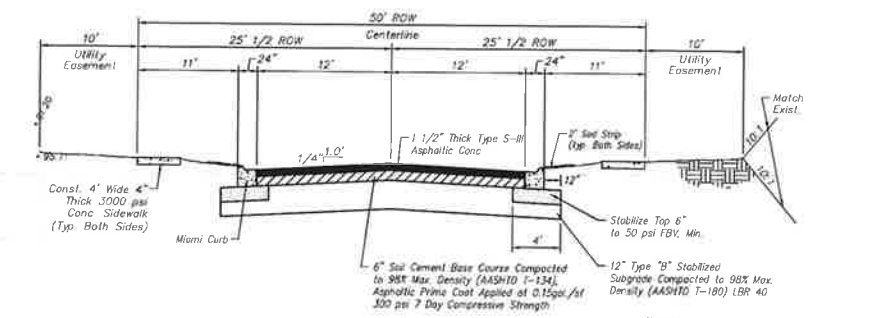
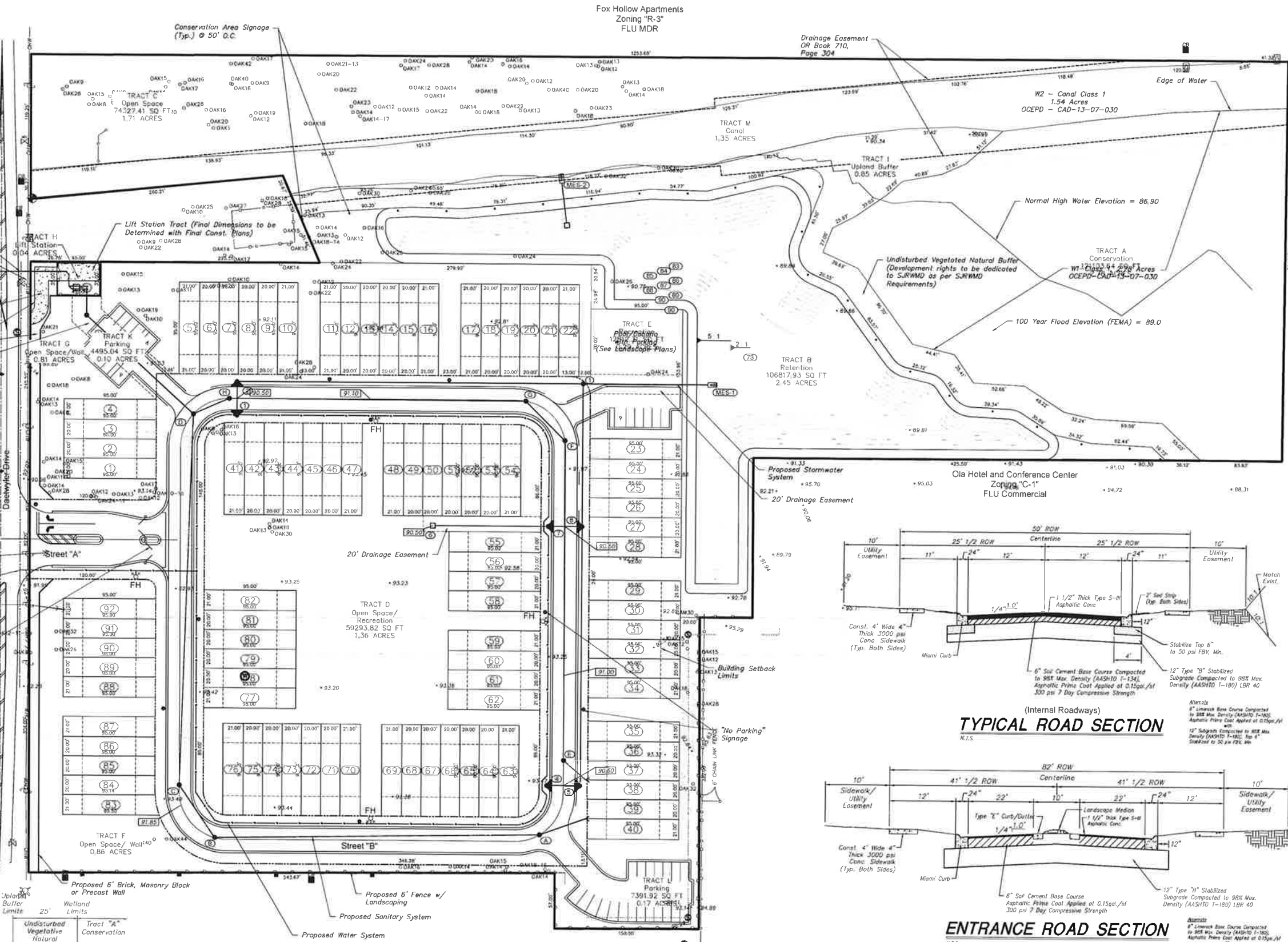
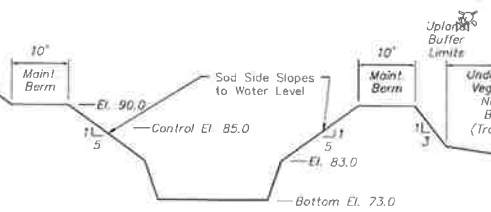
Utilities:
Water Orlando Utilities Commission
Wastewater Orange County Utilities
Telephone Century Link
Electric Orlando Utilities Commission

Internal Roads Within the Subdivision will be Dedicated to, Owned and Maintained by Orange County.

Recreation Area Calculation

Number of Lots = 92
Recreational Area Required =
92 lots x (3.1 persons/lot) x (2.5 acres/1000 persons) =
0.713 acres
Recreational Area Provided =
Tract E = (portion) 0.22 acres
Tract D (portion) = 1.36 acres
Total Provided = 1.58 acres

In Accordance with Section 38-1227, any Violations from County Code Minimum Standards Represented on this Plan that have not been Expressly Approved by the BCC are invalid.



DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
3/27/15	Bldg Layout
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
Preliminary
Subdivision Plan

JEC June engineering consultants, inc
32 W. Plant Street Winter Garden, FL 34787
Ph 407-905-8180 Fax 407-905-6232

Certificate of Authorization #00008507

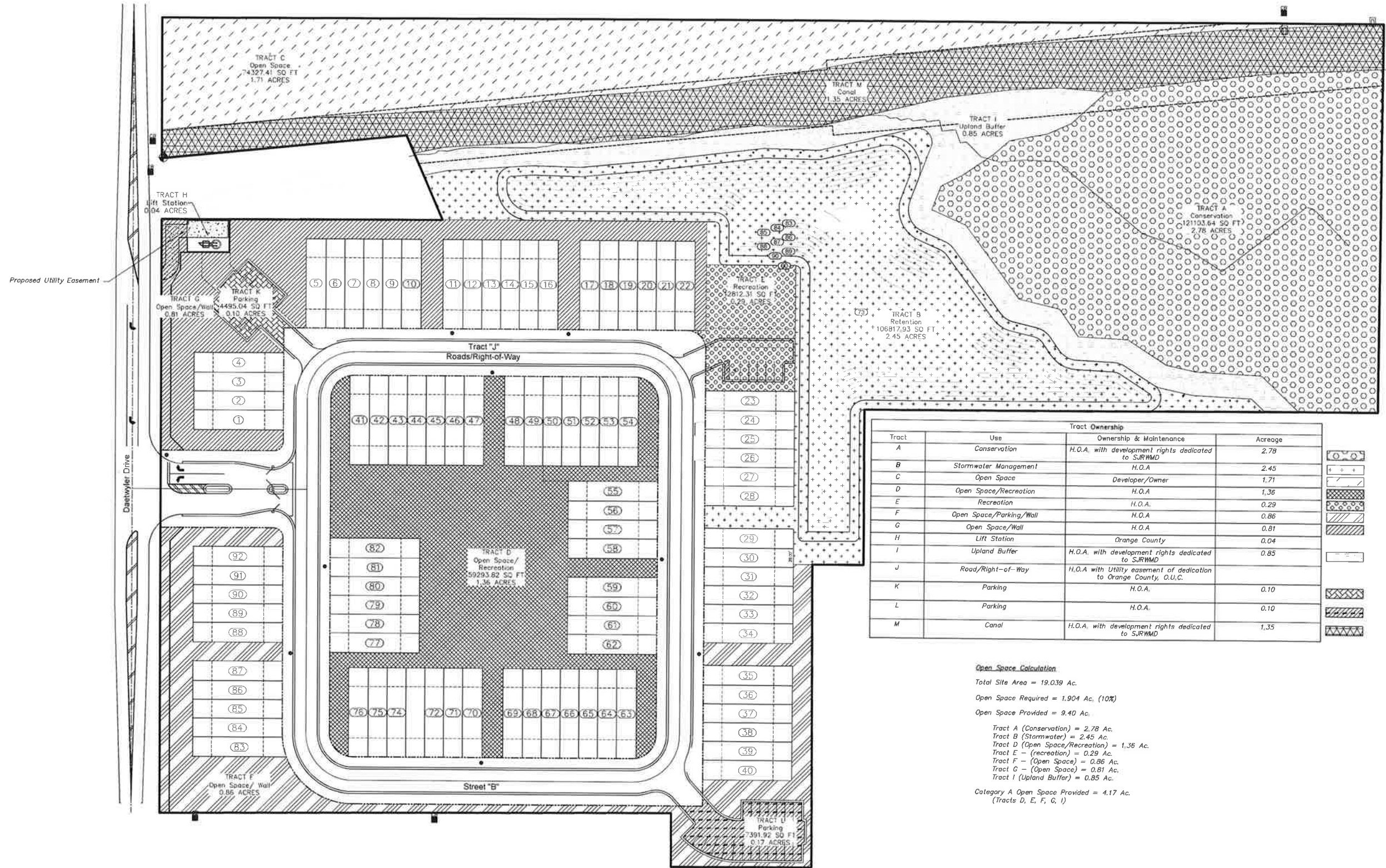
DATE: 7/16/13 CHECKED BY: RAJ SCALE: 1" = 50'

ROHLAND ALLEN JUNE II PE# 41949

JOB NO. 13-0453
SHEET 2 OF 4

EXHIBIT "B"

Vacant - Unplatted Zoning "R-3" FLU MDR



Tract Ownership			
Tract	Use	Ownership & Maintenance	Acreage
A	Conservation	H.O.A. with development rights dedicated to SJRWMD	2.78
B	Stormwater Management	H.O.A.	2.45
C	Open Space	Developer/Owner	1.71
D	Open Space/Recreation	H.O.A.	1.36
E	Recreation	H.O.A.	0.29
F	Open Space/Parking/Wall	H.O.A.	0.86
G	Open Space/Wall	H.O.A.	0.81
H	Lift Station	Orange County	0.04
I	Upland Buffer	H.O.A. with development rights dedicated to SJRWMD	0.85
J	Road/Right-of-Way	H.O.A. with Utility easement of dedication to Orange County, O.U.C.	
K	Parking	H.O.A.	0.10
L	Parking	H.O.A.	0.10
M	Canal	H.O.A. with development rights dedicated to SJRWMD	1.35

Open Space Calculation
 Total Site Area = 19.039 Ac.
 Open Space Required = 1.904 Ac. (10%)
 Open Space Provided = 9.40 Ac.
 Tract A (Conservation) = 2.78 Ac.
 Tract B (Stormwater) = 2.45 Ac.
 Tract D (Open Space/Recreation) = 1.36 Ac.
 Tract E (recreation) = 0.29 Ac.
 Tract F (Open Space) = 0.86 Ac.
 Tract G (Open Space) = 0.81 Ac.
 Tract I (Upland Buffer) = 0.85 Ac.
 Category A Open Space Provided = 4.17 Ac.
 (Tracts D, E, F, G, I)

DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
3/27/15	Bldg Layout
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
 Preliminary
 Tract Layout

JEC June engineering consultants, inc.
 32 W. Plant Street
 Winter Garden, FL 34787
 Ph. 407-905-8180
 Fax 407-905-6232
 Certificate of Authorization #00008507
 DRAWN BY: CLK CHECKED BY: RAJ SCALE: 1" = 50'
 DATE: 7/16/15 DATE: 7/16/15

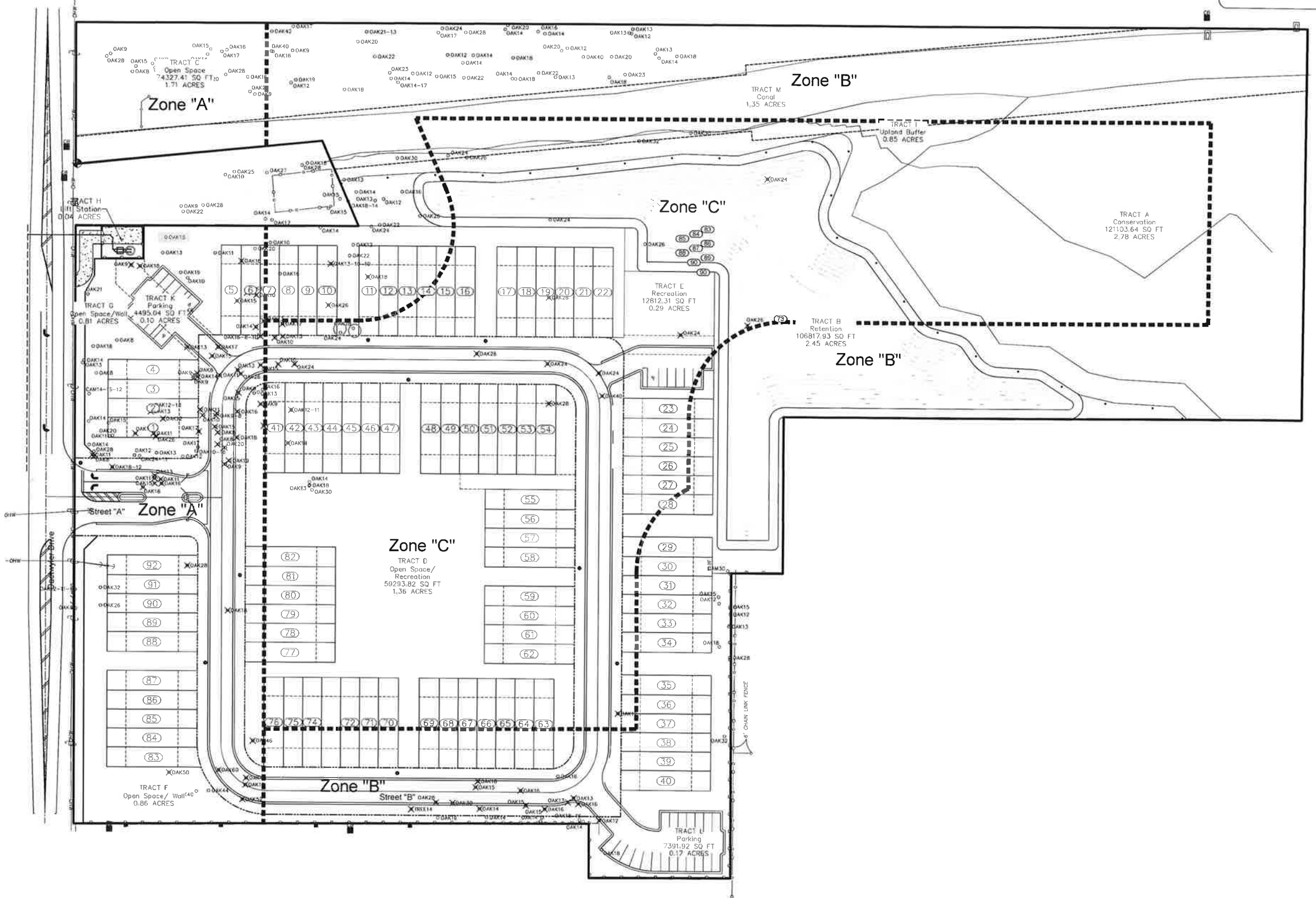
ROHLAND ALLEN JUNE II
 PE# 41949
 JOB NO. 13-0453
 SHEET 3 OF 4



Legend

To be Removed

Existing Tree



Vacant - Unplatted
Zoning "R-3"
FLU MDR

DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
12/3/13	County TRS Comments
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
Preliminary
Tree Survey

JEC june engineering consultants, inc

32 W Plant Street
Winter Garden, FL 34787
Ph 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00008507

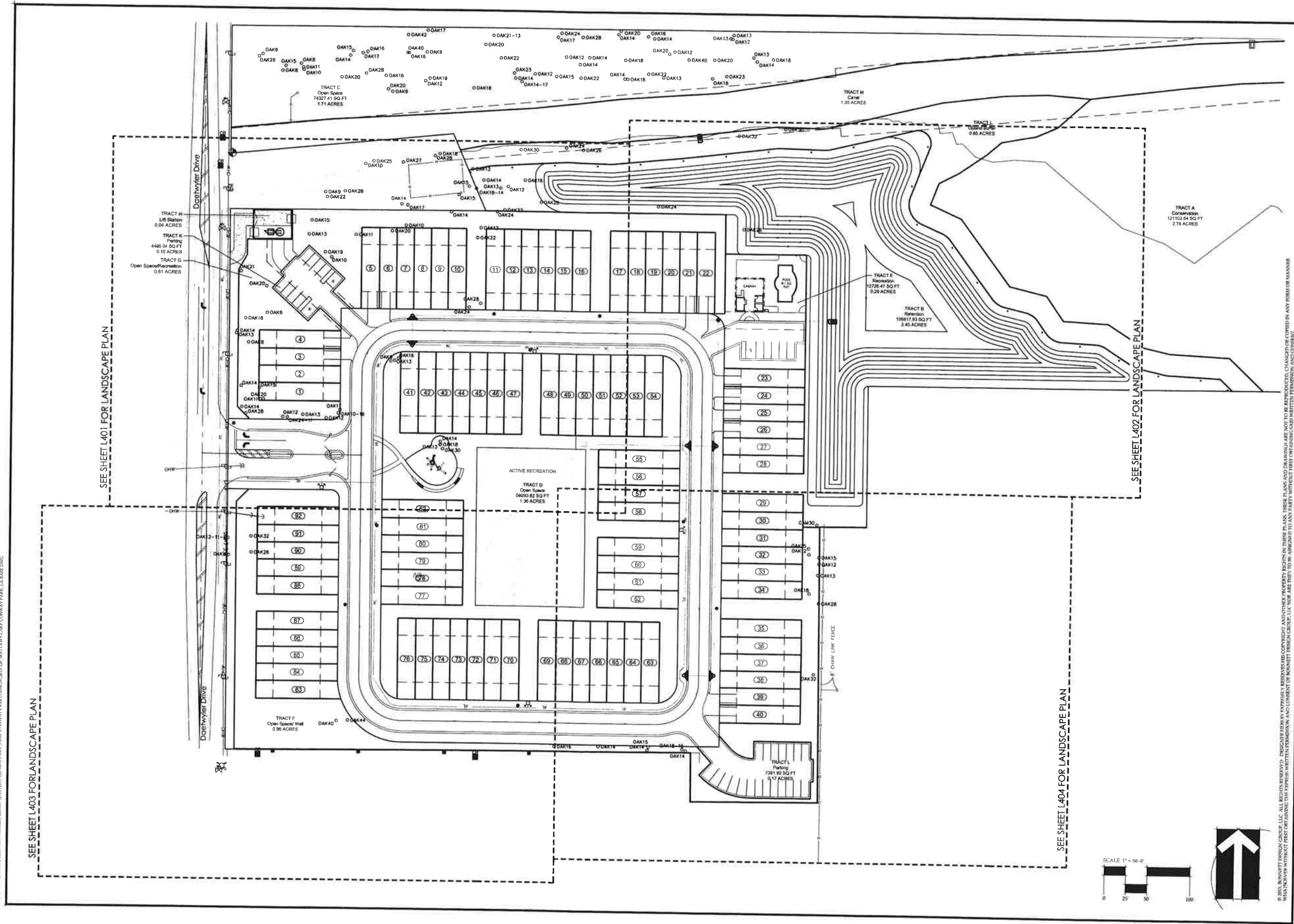
Drawn By: CLK
Checked By: RAJ
Date: 7/16/13

Scale: 1" = 50'

ROHLAND ALLEN JUNE II
PE# 41949

JOB NO. 13-0453
SHEET 4 OF 4

DRAWING PLOTTED: 8/11/2015 10:20:30 PM
C:\PROJECTS\SHARED\BONNETT DESIGN GROUP\2015\2015-128 MATTAMY LAKE CONWAY PARK LANSCAPE PLAN LA 100.DWG



BONNETT design group, llc
landscape architecture
community planning
FL L.C. 26000341
751 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
OVERALL KEY SHEET

DATE: August 13, 2015
DRAWN BY: RCL/TWB
CHECKED BY: TWB
JOB NUMBER: 2015.128
FILE NAME: 2015-128 MATTAMY LAKE CONWAY PARK LA 100



L100

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BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

151 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
TREE MITIGATION PLAN

DATE August 13, 2015
DRAWN BY KCL/TWB
CHECKED BY TWB
JOB NUMBER 2015 126
FILE NAME L101_MATTAMY LAKE CONWAY PARK_LAAAE

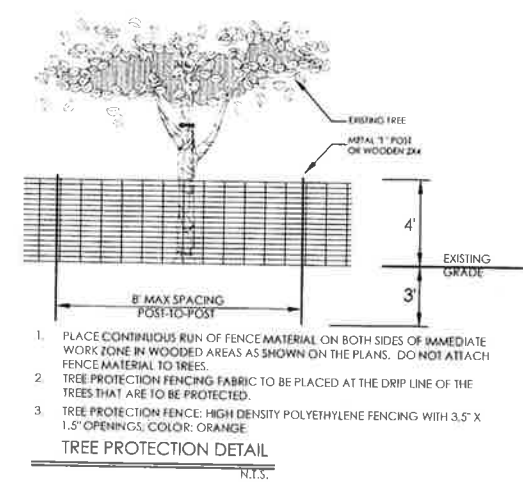


L101

SPECIMEN & NON-SPECIMEN TREE REPLACEMENT CHART

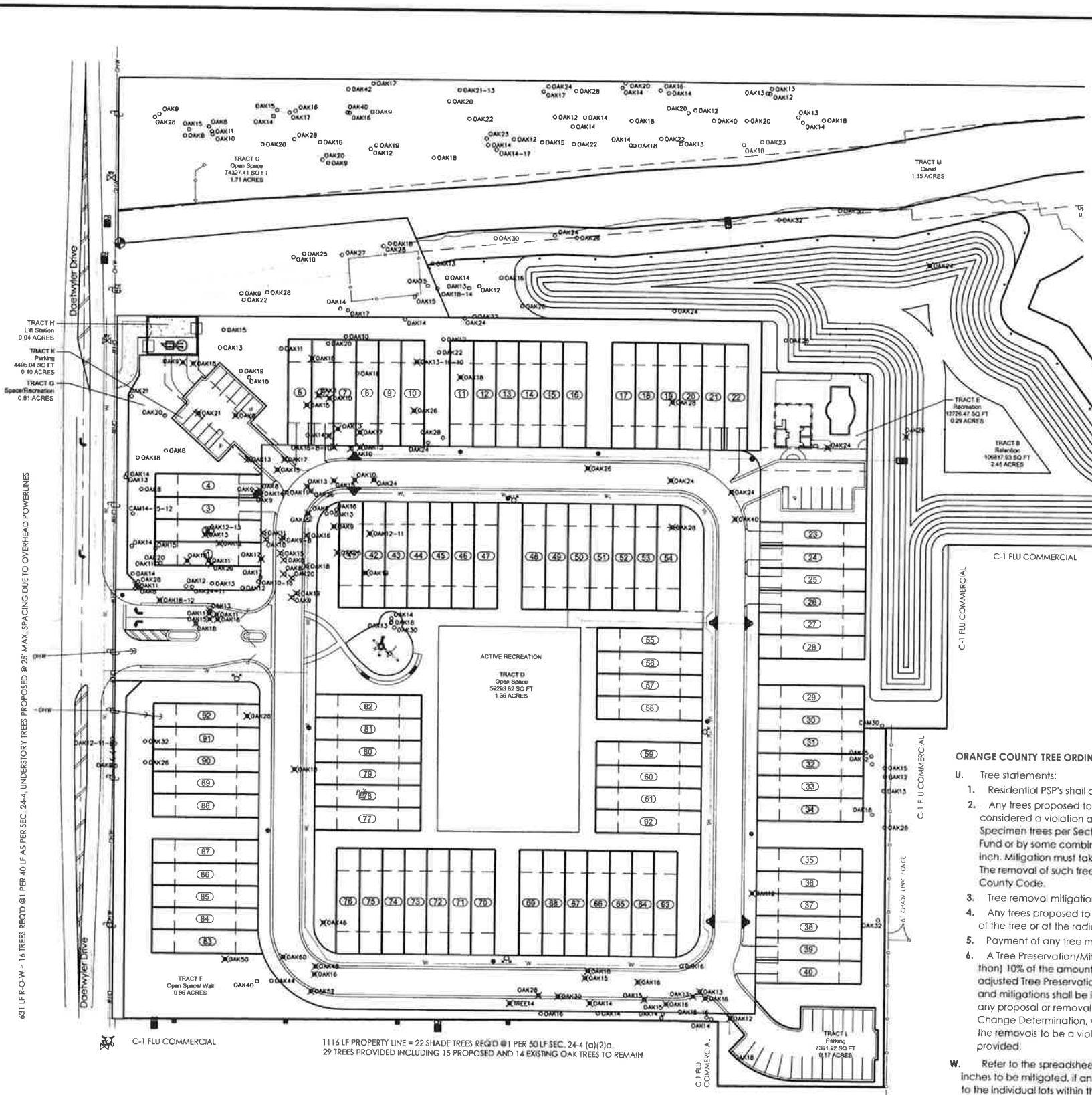
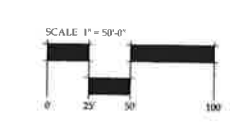
PROTECTION ZONE	ZONE "A"	ZONE "B"	ZONE "C"	TOTAL	CALCULATIONS
NO. OF SPECIMEN TREES REMOVED	8	3	9	21	SPECIMEN TREE REPLACEMENT INCHES REQ'D AT 2 INCHES REPLACED PER 1 INCH REMOVED = 689"
SPECIMEN INCHES REMOVED (DBH)	351"	84"	244"	689"	X 2" = 1,378 SPECIMEN REPLACEMENT INCHES REQ'D.
NON-SPECIMEN TREES REMOVED	56	14	N/A	70	NON-SPECIMEN TREE REPLACEMENT INCHES REQ'D AT 1 INCH REPLACED PER 1 INCH REMOVED = 925"
NON-SPECIMEN INCHES REMOVED	728"	197"	N/A	925"	X 1" = 925 NON-SPECIMEN REPLACEMENT INCHES REQ'D.
NO. OF SPECIMEN TREES TO REMAIN	8	10	10	28	EXISTING SPECIMEN TREE INCHES DBH TO REMAIN AND DEDUCT FROM TREE REPLACEMENT INCHES = 877"
SPECIMEN INCHES TO REMAIN	250"	314"	313"	877"	X 2" = 1,754 EXIST. SPECIMEN TREE INCH DEDUCTION
NON-SPECIMEN TREES TO REMAIN	46	69	3	118	EXISTING NON-SPECIMEN TREE INCHES DBH TO REMAIN AND DEDUCT FROM TREE REPLACEMENT INCHES = 1,737"
NON-SPECIMEN INCHES TO REMAIN	620"	1,072"	45"	1,737"	X 1" = 1,737 EXISTING TREE INCH (DBH) DEDUCTION

SUMMARY:
1,378 SPECIMEN INCHES + 925 NON-SPEC. INCHES = 2,303 REPLACEMENT INCHES REQ'D - 3,491 TOTAL INCH DEDUCTION = 0" TO BE REPLACED
0" REPLACEMENT REQUIRED + 246 REPLACEMENT INCHES PROVIDED BY 82 TREES @ 3" CALIPER = 246 INCHES TOTAL MITIGATION SURPLUS
0 INCH X \$108 PER INCH = \$0 TO BE PAID INTO COUNTY'S TREE FUND PRIOR TO PERMIT ISSUANCE



ORANGE COUNTY TREE ORDINANCE NOTES:

- U. Tree statements:
- Residential PSP's shall comply with Section 15-306 concerning minimum number of trees per lot.
 - Any trees proposed to be preserved on this approved PSP tree preservation plan that are subsequently removed, shall be considered a violation and as such shall be replaced (in inches) on site at a 2:1 ratio for Nonspecimen trees and at 4:1 for Specimen trees per Section 15-281(e). As an alternative, the violation may be satisfied via payment into the Orange County Tree Fund or by some combination of payment and onsite planting. The current fee, as may be amended by the BCC, is \$106.00 per inch. Mitigation must take place at time of permitting (or the recording of the plat, if the violation is discovered prior to platting). The removal of such trees, if any, shall not result in a net loss in the required number of trees per Section 15-306 of the Orange County Code.
 - Tree removal mitigation is calculated per the overall development, not per lot.
 - Any trees proposed to be preserved on this plan shall not have any fill or excavation at points closer than six feet from the base of the tree or at the radius of the drip-line of the protected tree or stand of trees, whichever is greater.
 - Payment of any tree mitigation fees shall take place prior to the recording of the plat.
 - A Tree Preservation/Mitigation Plan is included with this PSP submittal. Due to final site engineering evaluation, up to (but no more than) 10% of the amount of trees (in inches) shown to be preserved may be removed, provided such removals are reflected in an adjusted Tree Preservation/Mitigation Plan submitted and approved by the Zoning Arbor Office prior to removals. Such removals and mitigations shall be in accordance with regular mitigation requirements, and shall not be considered a violation. However, any proposal or removal of more than 10% shall require that the Tree Preservation/Mitigation Plan (and PSP) return to DRC for a Change Determination, where the proposal for excess removal may be considered a Substantial Change, and/or may consider the removals to be a violation of the Tree Preservation/Mitigation Plan (and PSP) thereby requiring penalty mitigation to be provided.
- W. Refer to the spreadsheet on the Tree Mitigation Plan that indicates the amount of inches to be mitigated, if any, per lot. The inches shall be distributed and apportioned to the individual lots within this PSP based on lot size. The required mitigation (in inches) per lot may be satisfied by onsite planting to meet Ch. 24 landscape requirements, by paying into County Tree Fund (the current fee, as may be amended by the BCC, is \$106 per inch for Non-specimen trees and \$212 per inch for Specimen trees) or by some combination of planting and payment. Mitigation shall be satisfied prior to permit issuance.



631 LF R.O.W = 16 TREES REQ'D @ 1 PER 40 LF AS PER SEC. 24-4. UNDERSTORY TREES PROPOSED @ 25' MAX. SPACING DUE TO OVERHEAD POWERLINES

11116 LF PROPERTY LINE = 22 SHADE TREES REQ'D @ 1 PER 50 LF SEC. 24-4 (a)(2)a
29 TREES PROVIDED INCLUDING 15 PROPOSED AND 14 EXISTING OAK TREES TO REMAIN

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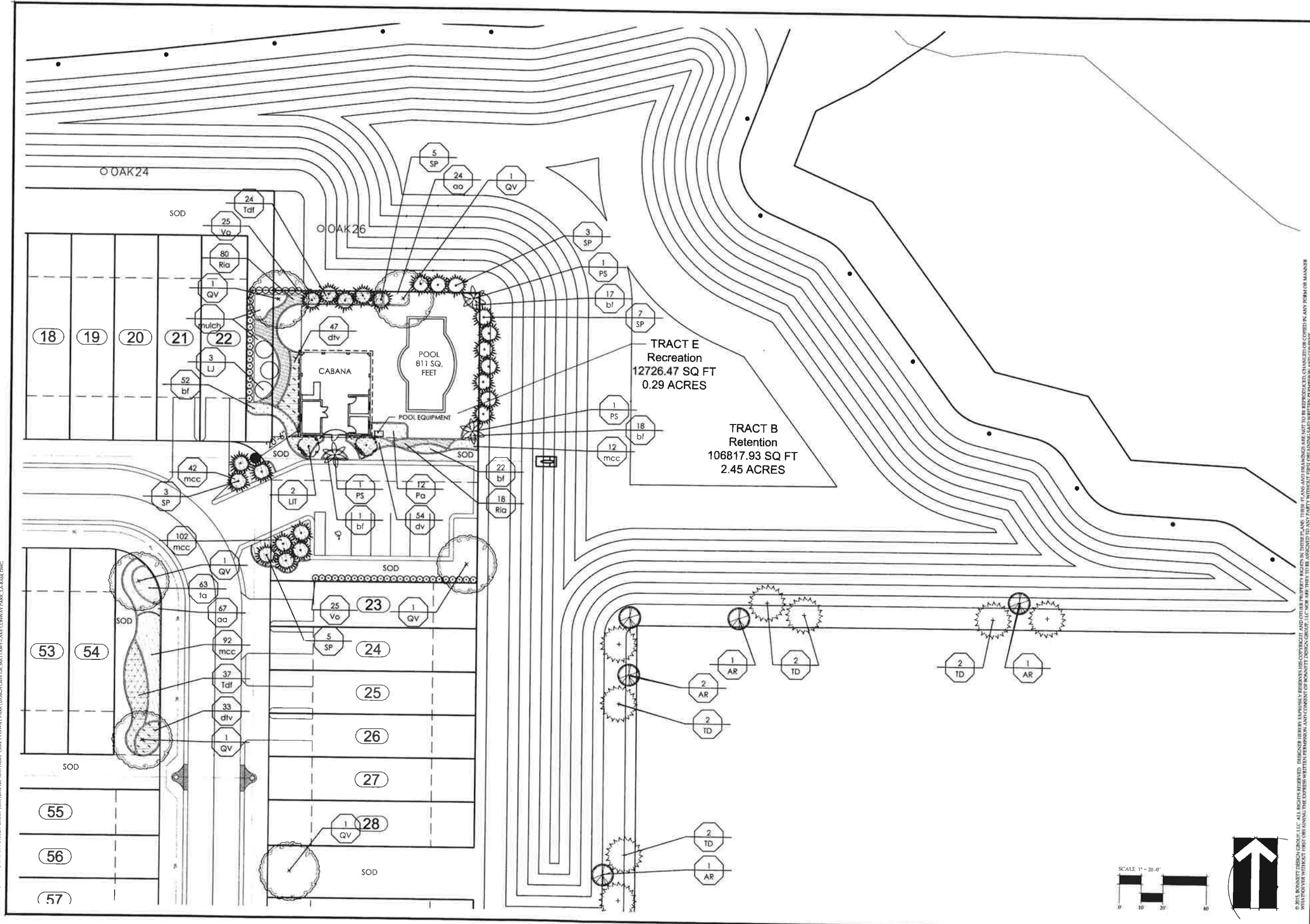
Lake Conway Park
 Community Landscape Architecture
 Mattamy Orlando, LLC
 ORANGE COUNTY, FLORIDA
 LANDSCAPE PLAN

DATE August 13, 2015
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 JOB NUMBER 2015.126
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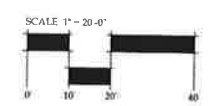


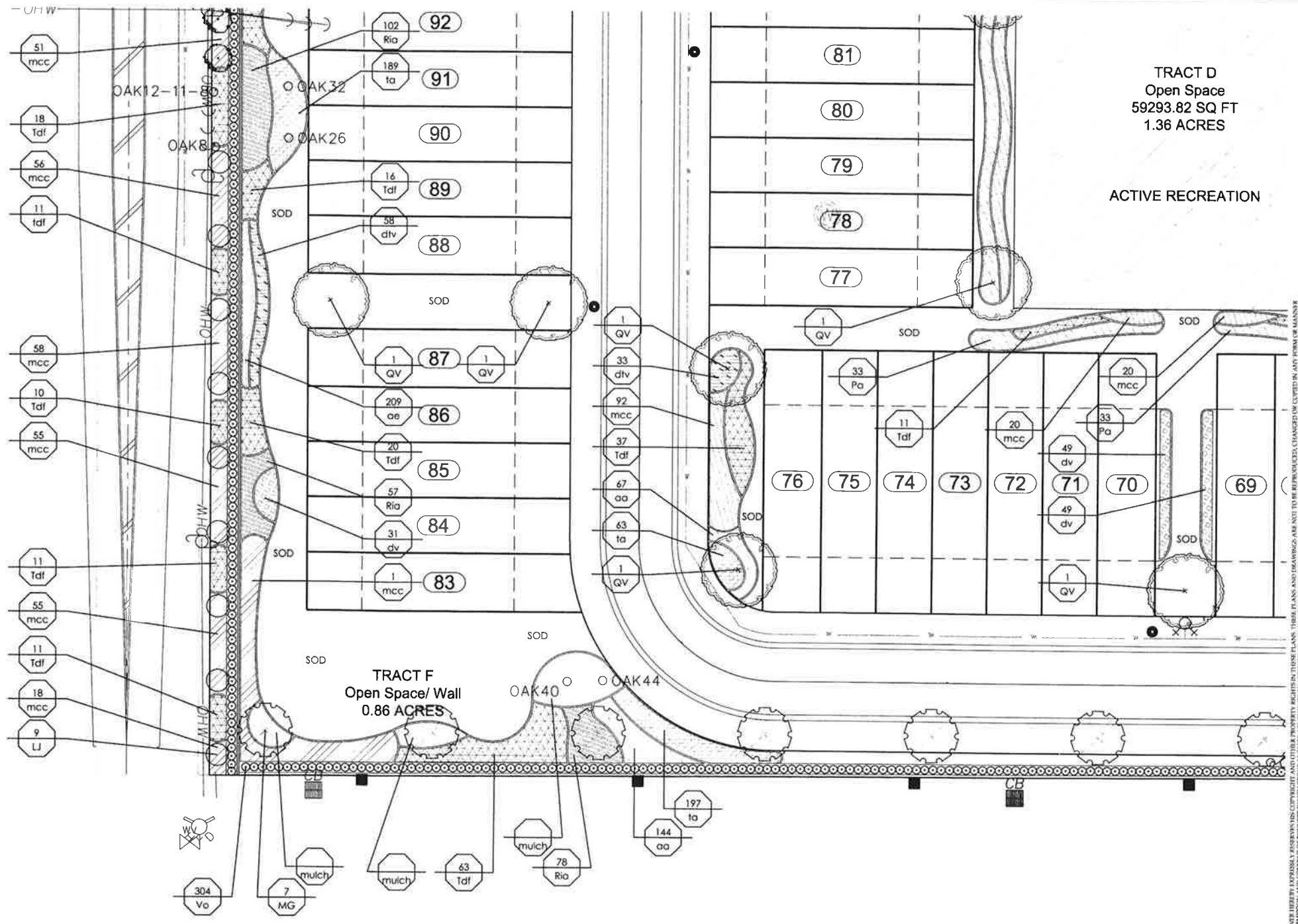
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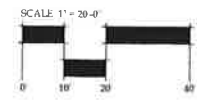
TRACT D
Open Space
59293.82 SQ FT
1.36 ACRES

ACTIVE RECREATION

TRACT F
Open Space/ Wall
0.86 ACRES

PREPARED BY: BGD
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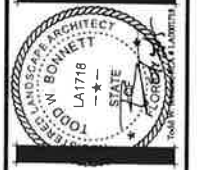


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Community Landscape Architecture
Mattamy Orlando, LLC
 ORANGE COUNTY, FLORIDA
LANDSCAPE PLAN

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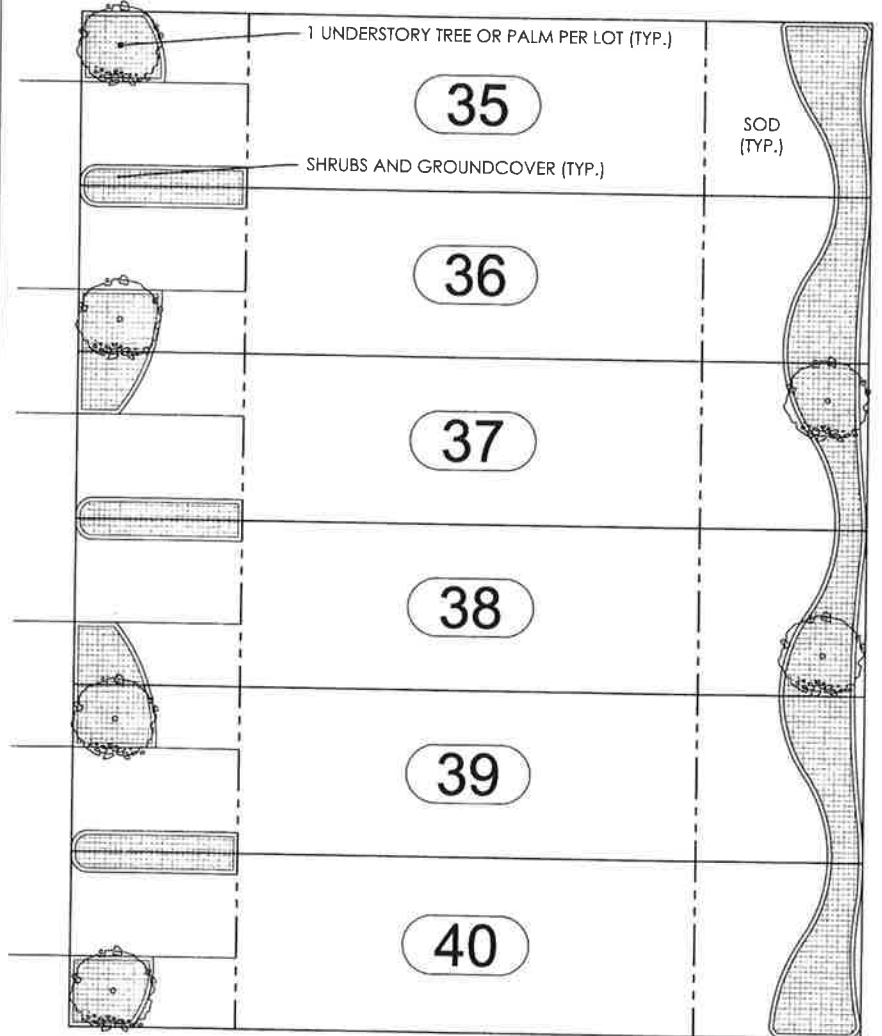
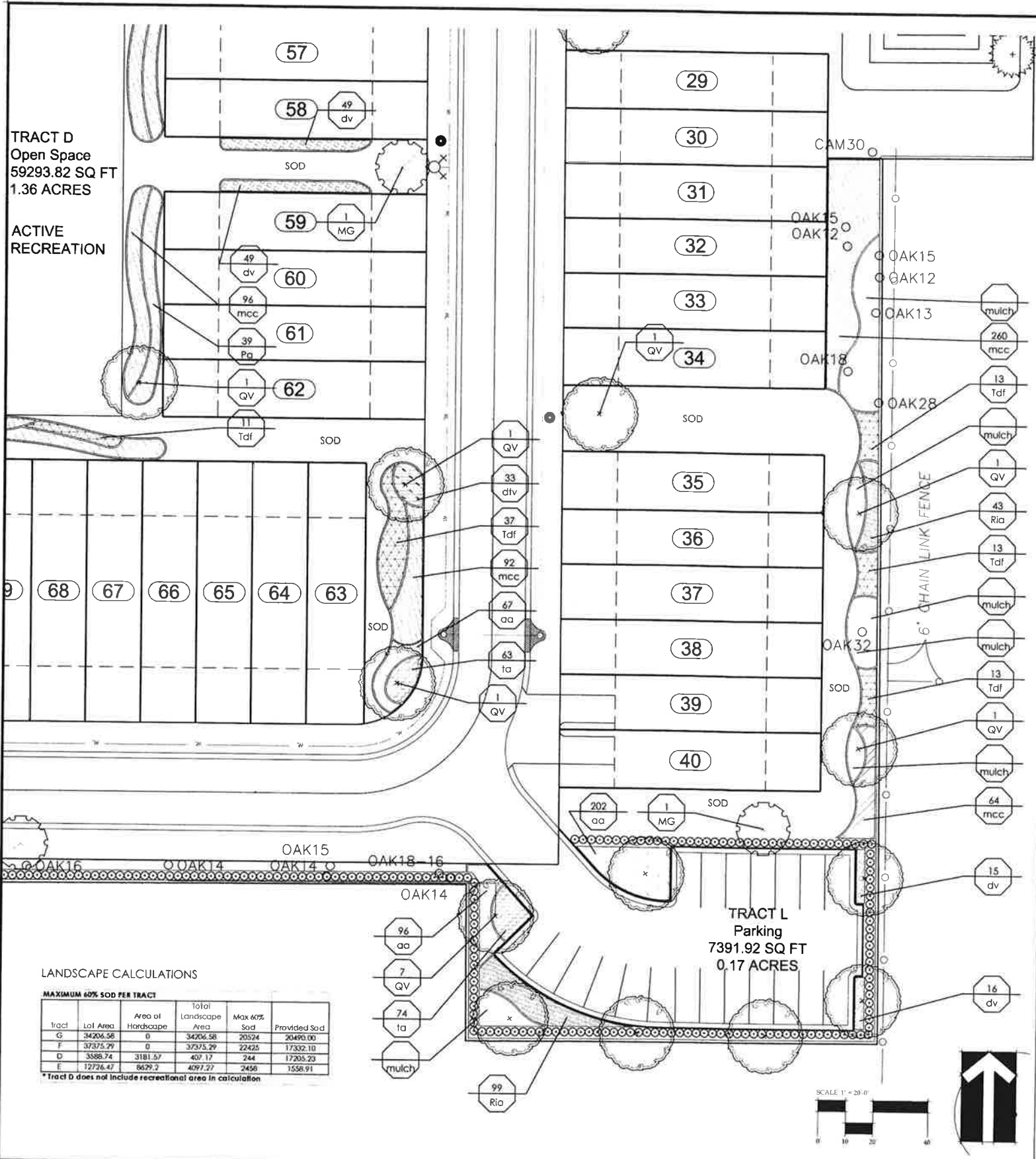
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L404



TYPICAL CONCEPTUAL TOWN HOME LANDSCAPE PLAN

MAXIMUM 60% SOD PER LOTS

Lot	Total Lot Area	Area of Hardscape	Total Landscape Area	Max 60% Sod	Provided Sod
35 - 40	11590	7901	3689	2213	2068
35	1995	1356	639	383	348

LANDSCAPE CALCULATIONS

MAXIMUM 60% SOD PER TRACT

Tract	Lot Area	Area of Hardscape	Total Landscape Area	Max 60% Sod	Provided Sod
G	34206.58	0	34206.58	20524	20493.00
F	37375.29	0	37375.29	22425	17332.10
D	3588.74	3181.57	407.17	244	17205.23
E	12726.47	8629.2	4097.27	2458	1558.91

* Tract D does not include recreational area in calculation

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GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed from the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. Tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added at a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini nuggets.

SOD

Refer to Landscape Plan for limits of sod.

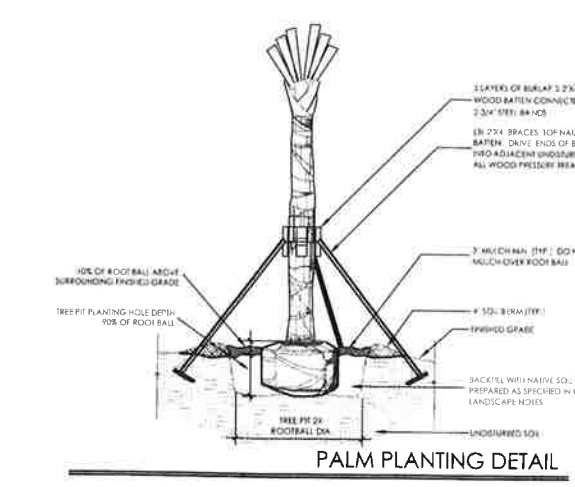
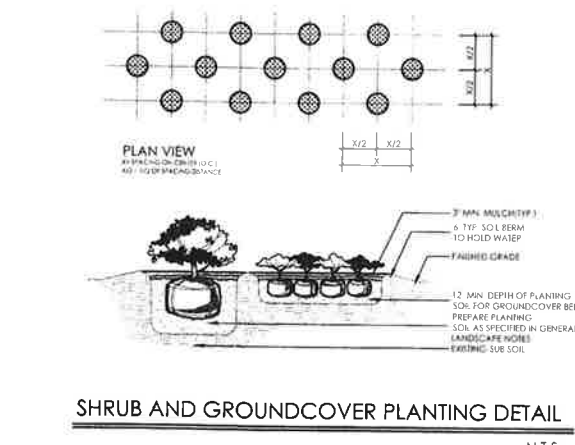
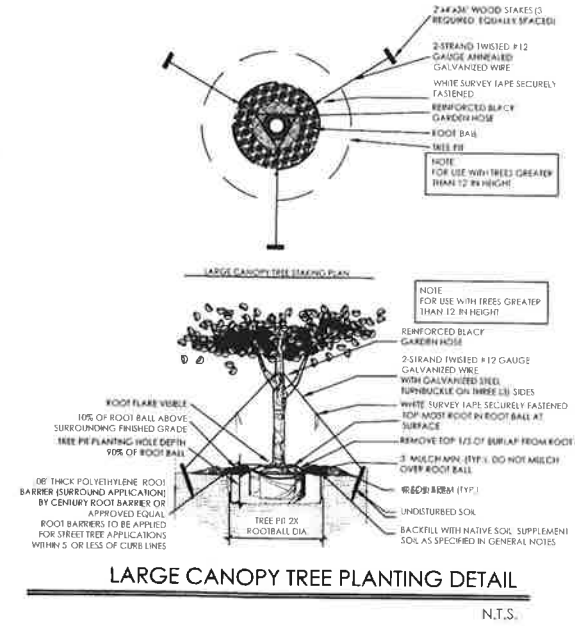
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See "Fertilizer" for requirements of all sodded areas.



ORANGE COUNTY LANDSCAPE REQUIREMENTS


- AA. (a) The landscape plan shall conform to requirements set forth in Chapter 24 of this Code. The Landscape Plan is prepared and certified by a Landscape Architect who is registered in the State of Florida.
- (b) The landscape plan is a "40-40-20 Plan".
- (c) The irrigation system will be permanent.
- (d) The irrigation shall be designed and installed to conform to Chapter 37, Sec. 601-613 of this Code.
- BB. Per Sec. 34-131(c)(1), all preliminary subdivision plans submitted after October 1, 2010 shall include a landscape plan to include any common or recreation areas lots within the subdivision and excluding storm water management areas.
- CC. Per Sec. 34-131(c)(1)a, the landscape plan shall contain no more than 60% turf based upon the total square footage of landscaped and irrigated common areas, excluding qualified retention ponds, storm water conveyance systems and active recreation areas/ball fields. No more than 60% of the landscaping on individual residential lots may be turf. Refer to typical lot diagram.
- DD. Per Sec. 34-131(c)(3), the landscape plan designed in compliance with this Code.
- EE. Per Sec. 34-131(c)(5), nothing in this ordinance shall be construed to prohibit or be enforced to prohibit any property owner from implementing county-approved low impact development techniques for storm water management and capture or Florida friendly landscaping on his/her land.
- FF. Per Sec. 34-133(k), the developer shall provide one (1) copy of all deed restrictions affecting the subdivision which shall include language providing that the landscape plan submitted with the preliminary subdivision plan shall be maintained in compliance with this Code. This landscape compliance language cannot be changed without county approval and such landscape plan compliance enforcement shall be the responsibility of the homeowners association.

ORANGE COUNTY GENERAL NOTES

1. Mulch requirements: Mulch, per Sec 24-6(B)(4), shall be specified in plant beds and around individual trees. When applied to trees, mulch shall be organic and shall not be placed on top of the root ball or placed against the trunk. Mulch shall be applied a minimum of 12" to 18" from the trunk of any sized tree. Materials such as rock and shells that do not biodegrade are not deemed acceptable. Failure to install mulch (and type of mulch) as provided in the specification above may result in a failed inspection. See <http://hort.ifos.ufl.edu/woody/over-mulching.shtml> for more information.
2. Landscape Inspection Scheduling: To schedule a landscape inspection for all completed permits, call the automated inspection system at 407-836-2825 and request a code "270" Zoning/Landscape Inspection. All permits associated with this project that are complete shall be phoned in, in order for all zoning holds to be released upon satisfactory inspection. Zoning/landscape inspections are conducted on Tuesday and Friday only and shall be called in no later than midnight of the night before those days in order to ensure the inspection on the appropriate day.
3. Any trees proposed to be preserved on this plan that are subsequently removed, shall be considered a violation, and as such shall be replaced (in inches) on site at a 2:1 ratio for Non-Specimen trees and at 4:1 for Specimen trees. As an alternative, the violation may be satisfied via payment into the county tree fund or by some combination of payment and onsite planting. The current fee, as may be amended by the BCC, is \$212 per inch and \$424 per inch respectively or by some combination of planting and payment. In all circumstances, the mitigation shall be satisfied prior to the release of zoning hold(s).

PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Specifications	Spacing	Moisture	Drought Tolerant
Trees							
AR1	5	Acer rubrum	Red Maple	8-10 Red Maple	1 1/2' o.c., 8-10' ht. x 30' spd.	AS	YES
LI	19	Ligustrum japonicum	Ligustrum Tree	Ligustrum Tree	3' total cal 9-10x2'-8", multi-trunk	AS	NO
LN	8	Lopshoemia indica 'No lichee'	Natchez White Crape Myrtle	Natchez White Crape Myrtle	3' cal., 9-10' x 5' 4", 5 trunked	AS	NO
IAC	11	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	Southern Magnolia	3' cal., 12-14' ht. x 4' spd.	AS	YES
QV	32	Quercus virginiana	Live Oak	Live Oak	3' cal., 12-14' ht. x 5' spd.	AS	YES
TD	8	Taxodium distichum	12-14 Bald Cypress	12-14 Bald Cypress	3' cal., 12-14' ht. x 4' spd.	AS	YES
Palms							
PS	7	Phoenix silvestris	Wild Date Palm	Wild Date Palm	10' c.t. Heavy, matched specimen	AS	NO
SP	26	Sabal palmetto	Cabbage Palm	Cabbage Palm	8-14 C1 staggered hts., see plan	AS	YES
Shrubs							
Hcp	114	Hamelia patens 'compacta'	Dwarf Firebush	Dwarf Firebush	3 gal. 18-24"	24" o.c.	NO
lvn	74	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Dwarf Yaupon Holly	3 gal. 18-24"	24" o.c.	YES
Po	504	Plumbago auriculata 'Imperial Blue'	Plumbago	Plumbago	3 gal. 20-26"	36" o.c.	NO
Rio	1103	Rapicarpus indica 'Alba'	Dwarf Indian Hawthorn	Dwarf Indian Hawthorn	3 gal. 15-18" spd.	24" o.c.	NO
Vo	618	Viburnum odoratissimum	Sweet Viburnum	Sweet Viburnum	7 gal. 30x24"	30" o.c.	YES
Grasses							
Mcc	1934	Muhlenbergia capillaris	Muhly Grass	Muhly Grass	1 gal. 24" ht., full pot	24" o.c.	YES
Tdl	551	Taxodium distichum	Fakahalchee	Fakahalchee	1 gal. 24" ht., full pot	36" o.c.	YES
Groundcovers							
Ab	1055	Agapanthus albiculus	Lily of the Nile	Lily of the Nile	1 gal. 20" ht., 18" spd., full pot	18" o.c.	NO
Ab	659	Abutilon elaeagnifolium	Cast Iron Plant	Cast Iron Plant	3 gal.	12" o.c.	NO
bl	393	Bulbine liliifolia	Desert Candle / Bulbine	Desert Candle / Bulbine	1 gal. 12-15" spd., full pot	18" o.c.	NO
bl	303	Chamaelirium liliifolium	Variegated Box Lily	Variegated Box Lily	1 gal. 12-15" spd., full pot	24" o.c.	NO
dv	772	Dioscorea sp.	African Iris	African Iris	1 gal. 2-3 spp.	24" o.c.	YES
ja	1101	Jacquinella linearis	Atlantic Jasmine	Atlantic Jasmine	1 gal. full pot	18" o.c.	NO




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Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
LANDSCAPE DETAILS & NOTES

DATE: August 13, 2015
DRAWN BY: RCL/TWB
CHECKED BY: TWB
JOB NUMBER: 2015126
FILE NAME: 2015126_MATTAMY LAKE CONWAY PARK_LAJSR

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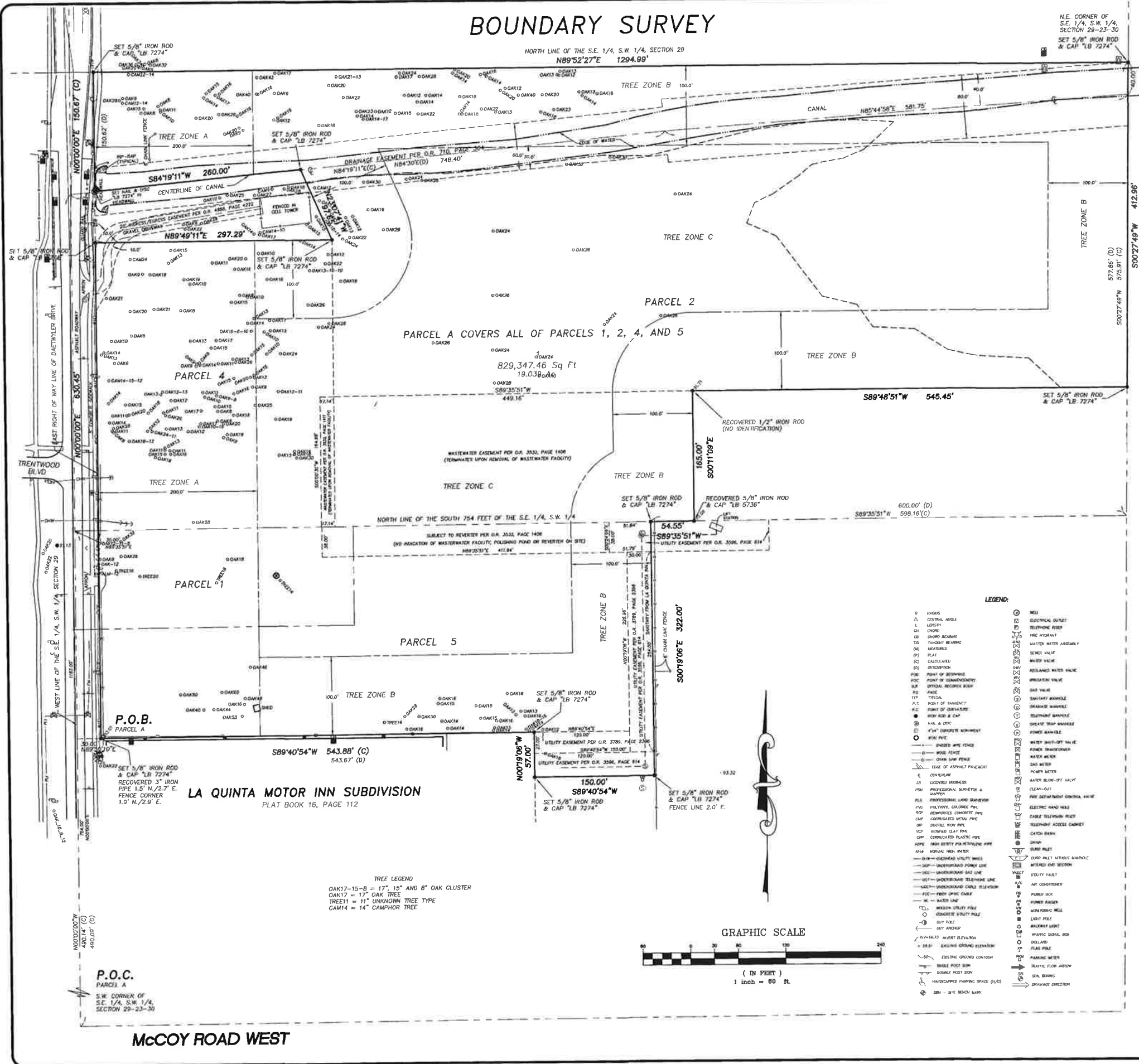


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BOUNDARY SURVEY

NORTH LINE OF THE S.E. 1/4, S.W. 1/4, SECTION 29
 N89°52'27"E 1294.99'



LEGAL DESCRIPTION

PARCEL A:
 THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-01; 29-23-30-0000-00-01B; 29-23-30-0000-00-01C; 29-23-30-0000-00-01D DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 489.09 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.
 THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1294.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 412.96 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 57.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING.
 FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT: THENCE LEAVING SAID R/W NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1 (TAX PARCEL 29-23-30-0000-00-01B):
 THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT: THENCE LEAVING SAID R/W NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (TAX PARCEL 29-23-30-0000-00-01C):
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:
 A) THE SOUTH 754 FEET;
 B) RIGHT OF WAY FOR DAETWYLER DRIVE;
 C) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RUN NORTH 754 FEET, EAST 30 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 430.8 FEET, THENCE NORTH 84 DEGREES EAST 260 FEET, THENCE SOUTH 22 DEGREES EAST 103.2 FEET, THENCE SOUTH 360 FEET, THENCE WEST 300 FEET TO THE POINT OF BEGINNING; AND
 D) BEGIN 412.96 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.

PARCEL 4 (TAX PARCEL 29-23-30-0000-00-01D):
 FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT: THENCE LEAVING SAID R/W NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (TAX PARCEL 29-23-30-0000-00-01A):
 BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 145.92 FEET, EAST 330 FEET, NORTH 87 FEET, EAST 330 FEET, SOUTH 150 FEET, NORTH 57 FEET, WEST 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1099, OFFICIAL RECORDS BOOK 2528, PAGE 1161, OFFICIAL RECORDS BOOK 3532, PAGE 1406, OFFICIAL RECORDS BOOK 3532, PAGE 1406, AND OFFICIAL RECORDS BOOK 3596, PAGE 814.

TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUILTMAN DEED IN OFFICIAL RECORDS BOOK 3596, PAGE 813 OVER THE FOLLOWING DESCRIBED PROPERTY:
 A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 450.00 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 19.039 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
- REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE WEST LINE OF THE S.E. 1/4, S.W. 1/4, SECTION 29, AS N00°00'00"E (ASSUMED).
- THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
- THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE AE (AREAS OF 100 YEAR FLOOD) AS SHOWN HEREON, ACCORDING TO "TERRA" MAP NO. 120550430F AND COMMUNITY NO. 12079 0430 F, DATED SEPTEMBER 25, 2009.
- THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

BISHMAN SURVEYING AND MAPPING, INC.
 20 S. MAIN STREET, SUITE 210
 WINTER GARDEN, FL 34787
 CERTIFICATE OF AUTHORIZATION
 LB 7274
 Phone No. 407.905.8877
 Fax No. 407.905.8875
 E-mail: bishmansurveying.com

REVISIONS:

JOB NUMBER:	13057.000
SURVEY DATE:	06/22/13
FIELD BY:	E. CAIN
FIELD BOOK:	SSC 458
PAGES:	7
FIELD FILE:	13057.TSV
DRAWING FILE:	13057.DWG

SECTION 29
 TOWNSHIP 23 SOUTH
 RANGE 30 EAST

SHEET 1 OF 1

PRELIMINARY SUBDIVISION PLAN

for

Lake Conway Townhomes PD / Lake Conway Park PSP (PSP-15-04-121)

LEGAL DESCRIPTION

PARCEL A:

THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-011; 29-23-30-0000-00-018; 29-23-30-0000-00-019; 29-23-30-0000-00-020 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 499.09 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 280.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1294.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 29 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 412.96 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 185.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 37.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1405, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:

PARCEL 1 (TAX PARCEL 29-23-30-0000-00-019):

THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR DAETWYLER DRIVE AND LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1405.

PARCEL 2 (TAX PARCEL 29-23-30-0000-00-018):

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:

- A) THE SOUTH 754 FEET;
- B) RIGHT OF WAY FOR DAETWYLER DRIVE;
- C) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RUN NORTH 84 DEGREES EAST 280 FEET; THENCE SOUTH 22 DEGREES EAST 103.2 FEET; THENCE SOUTH 350 FEET; THENCE WEST 330 FEET TO THE POINT OF BEGINNING; AND
- D) BEGIN 412.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.

PARCEL 4 (TAX PARCEL 29-23-30-0000-00-011):

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 430.80 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 58'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT: FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE 65.00 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 58'52" EAST TO A POINT DUE EAST OF THE POINT OF BEGINNING; RUN THENCE DUE WEST TO THE POINT OF BEGINNING.

PARCEL 5 (TAX PARCEL 29-23-30-0000-00-020):

BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 145.92 FEET, EAST 320 FEET, NORTH 87 FEET, EAST 370 FEET, SOUTH 204 FEET, WEST 150 FEET, NORTH 53 FEET, WEST 543.67 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PORTION THEREOF PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1009, OFFICIAL RECORDS BOOK 2528, PAGE 1161, OFFICIAL RECORDS BOOK 3532, PAGE 1404, OFFICIAL RECORDS BOOK 3532, PAGE 1405, AND OFFICIAL RECORDS BOOK 3536, PAGE 614.

TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUITCLAIM DEED IN OFFICIAL RECORDS BOOK 3596, PAGE 613 OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 450.00 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.039 ACRES, MORE OR LESS.

Parcel ID #'s

- 29-23-30-0000-00-011
- 29-23-30-0000-00-018
- 29-23-30-0000-00-019
- 29-23-30-0000-00-020

General Notes:

1. All construction details are conceptual and subject to review and modification during the approval of final construction plans.
2. Approval of this plan does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetland buffer areas) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to installation. A boat dock shall require additional permitting under Chapter 15, Article IX, Construction of Boat Dock Ordinance and a boat ramp shall require additional permitting under Chapter 15, Article XV, Boat Ramp Facility. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division (407-836-1400),(EPD)

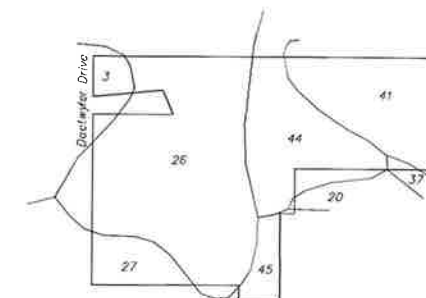


Location Map

OWNER:	STANLEY WEISER FAMILY TRUST C/O LYNN WIDEMAN TRUSTEE 6824 SEMINOLE DR. BELLE ISLE, FL 32812	(407) 599-2228
DEVELOPER:	MATTAMY HOMES 1900 SUMMIT TOWER BLVD., SUITE 500 ORLANDO, FL 32810	(407) 599-2228
ENGINEER:	JUNE ENGINEERING CONSULTANTS, INC. P.O. BOX 770609 WINTER GARDEN, FL 34777-0609	(407) 905-8180
SURVEYOR:	BISHMAN SURVEYING AND MAPPING, INC. 32 W. PLANT STREET WINTER GARDEN, FL 34787	(407) 905-8877
GEOTECHNICAL ENGINEER:	ECS FLORIDA, LLC 2815 DIRECTORS ROW, SUITE 500 ORLANDO, FL 32809	(407) 859-8378
ENVIRONMENTAL CONSULTANT:	BIO-TECH CONSULTING, INC. 2002 E. ROBINSON STREET ORLANDO, FL 32803	(407) 894-5989

Sheet Index

- 1 Cover Sheet
- 2 Preliminary Plan
- 3 Preliminary Tract Plan
- 4 Tree Survey
- L-1, L-2 Landscape Plan



- 3 Basinger Fine Sand, Depressional
- 20 Immakotee Fine Sand
- 26 Ora Fine Sand
- 27 Ora-Urban Land Complex
- 37 St. Johns Fine Sand
- 41 Samsula-Hantoon Basinger association, Depressional
- 44 Smyrna Fine Sand
- 45 Smyrna-Urban Land Complex

SOILS MAP

CERTIFICATION

Preliminary Subdivision plans were prepared in accordance with the "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, State of Florida" (FDOT Greenbook and Osceola County Regulations and Specifications).

July 23, 2013

Revised July 23, 2015



june engineering
consultants inc
32 W. Plant Street
Winter Garden, FL 34787
Ph 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00008507

ROHLAND ALLEN JUNE II
PE# 41949

Conservation Area
No dumping, land clearing,
or other
disturbance to native soils or
vegetation
permitted beyond this point.

TYPICAL CONSERVATION AREA SIGNAGE

Development Information

Project Area
19.039 Acres (Gross)
13.50 Acres (Useable) Useable is all lands
excluding Wetlands or Surface Waters

Existing Zoning
PD'

Future Land Use
Townhome Residential

Number of Lots
92

Proposed Density
6.81 units/acre

Minimum Building Floor Area
1,200 sf

Maximum Building Height
35 ft (2 stories)

Minimum Lot Area
1,600 sf

Phasing
One Phase

Projected Number School Age Population
92 x 3.75 x 0.20 = 69 Students

Minimum Building Setbacks
Front 20'
Side 20' between buildings, 0' side internal
Rear 20'
Side Corner 15'
Front to Front 60'
Rear to Rear 60'

All parks, open space tracts, and trail tracts, internal to the project, shall be owned and maintained by the Home Owners Association.

All underlying/existing plots within property shall be vacated at the time of final platting.

Projected Traffic: 92 @ 9.5 = 874 Average Daily Traffic Trips

Stormwater
Stormwater Management System shall be designed in accordance with Orange County and Water Management District Requirements and regulations.

FEMA
Site is Primarily Located in Flood Zone "X", Area of Minimal Flooding as Per FEMA FIRM Panel No. 12095C0430F

Utilities:
Water Orlando Utilities Commission
Wastewater Orange County Utilities
Telephone Century Link
Electric Orlando Utilities Commission

Internal Roads Within the Subdivision will be Dedicated to, Owned and Maintained by Orange County.

Recreation Area Calculation

Number of Lots = 92

Recreational Area Required =
92 lots x (3.1 persons/lot) x (2.5 acres/1000 persons) =
0.713 acres

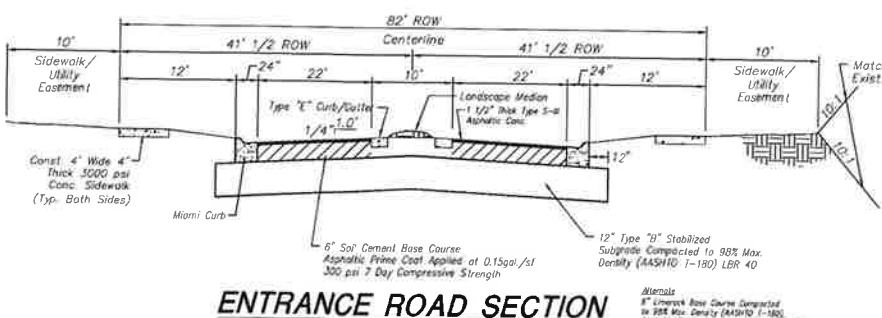
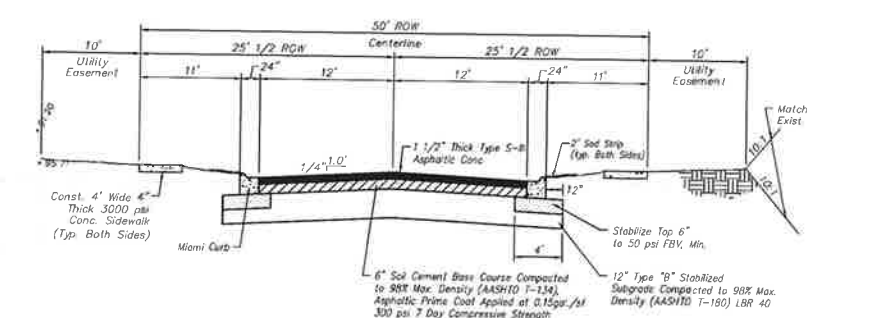
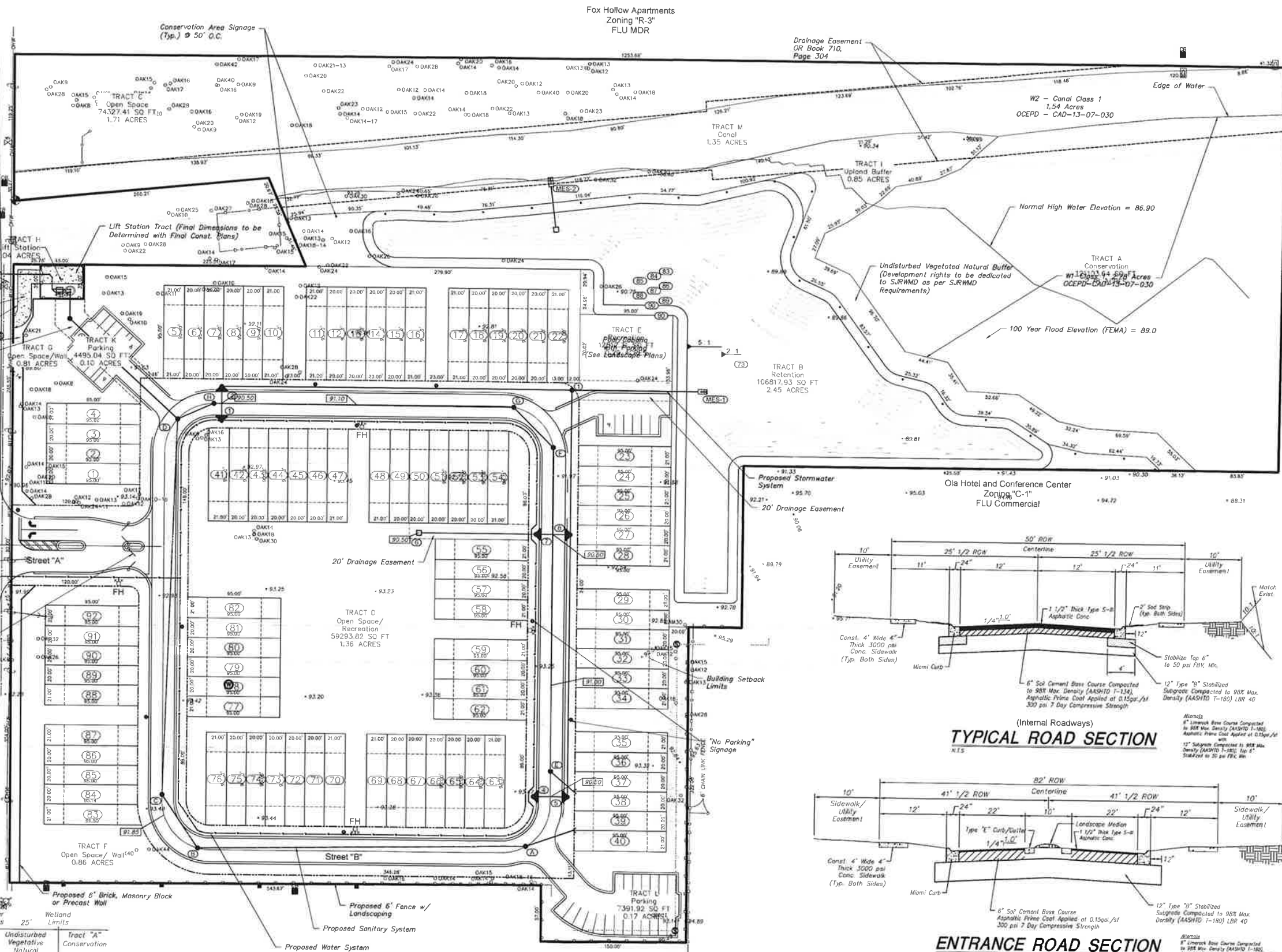
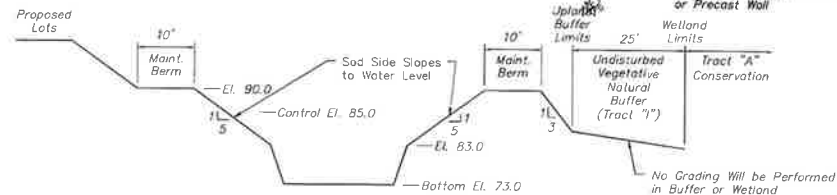
Recreational Area Provided =
Tract E = (portion) 0.22 acres
Tract D (portion) = 1.36 acres
Total Provided = 1.58 acres

In Accordance with Section 38-1227, any Violations from County Code Minimum Standards Represented on this Plan that have not been Expressly Approved by the BCC are invalid.

TYPICAL POND SECTION

N.T.S.

(Wet Detention)



DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
3/27/15	Bldg Layout
6/16/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
Preliminary
Subdivision Plan

JEC June engineering consultants, inc. 32 W. Plant Street Winer Garden, FL 34787 Ph. 407-905-8180 Fax 407-905-6232

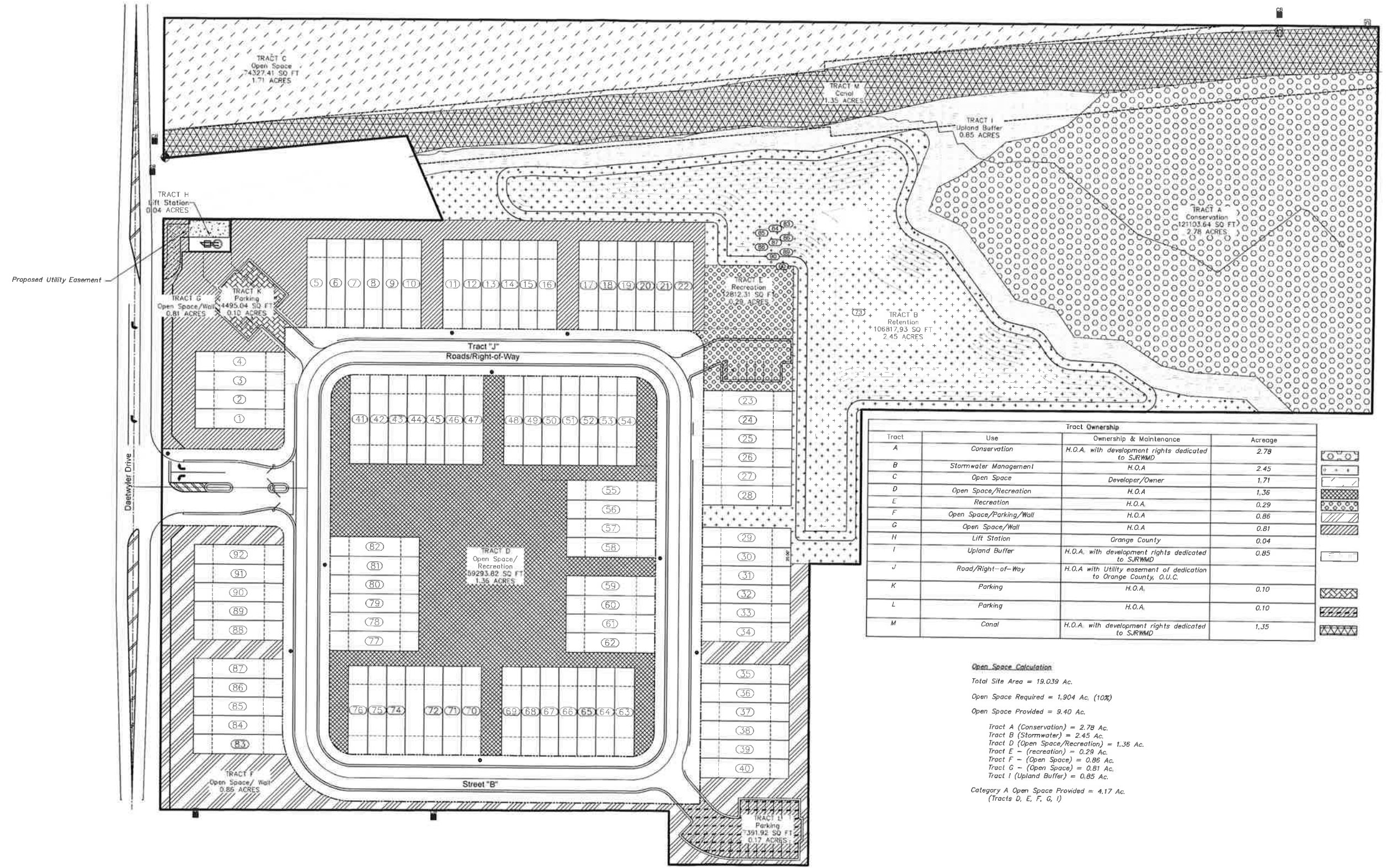
Certificate of Authorization #00008507

DRAWN BY: CLK CHECKED BY: RAJ SCALE: 1" = 50'

DATE: 7/16/15 DATE: 7/16/15

ROHLAND ALLEN JUNE II PE# 41949

JOB NO. 13-0453 SHEET 2 OF 4



Tract	Use	Ownership & Maintenance	Acreage
A	Conservation	H.O.A. with development rights dedicated to SJRWMD	2.78
B	Stormwater Management	H.O.A.	2.45
C	Open Space	Developer/Owner	1.71
D	Open Space/Recreation	H.O.A.	1.36
E	Recreation	H.O.A.	0.29
F	Open Space/Parking/Wall	H.O.A.	0.86
G	Open Space/Wall	H.O.A.	0.81
H	Lift Station	Orange County	0.04
I	Upland Buffer	H.O.A. with development rights dedicated to SJRWMD	0.85
J	Road/Right-of-Way	H.O.A. with Utility easement of dedication to Orange County, O.U.C.	
K	Parking	H.O.A.	0.10
L	Parking	H.O.A.	0.10
M	Canal	H.O.A. with development rights dedicated to SJRWMD	1.35

Open Space Calculation
 Total Site Area = 19.039 Ac.
 Open Space Required = 1,904 Ac. (10%)
 Open Space Provided = 9.40 Ac.

Tract A (Conservation) = 2.78 Ac.
 Tract B (Stormwater) = 2.45 Ac.
 Tract D (Open Space/Recreation) = 1.36 Ac.
 Tract E (recreation) = 0.29 Ac.
 Tract F (Open Space) = 0.86 Ac.
 Tract G (Open Space) = 0.81 Ac.
 Tract I (Upland Buffer) = 0.85 Ac.

Category A Open Space Provided = 4.17 Ac.
 (Tracts D, E, F, G, I)

DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
3/27/15	Bldg Layout
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
 Preliminary
 Tract Layout

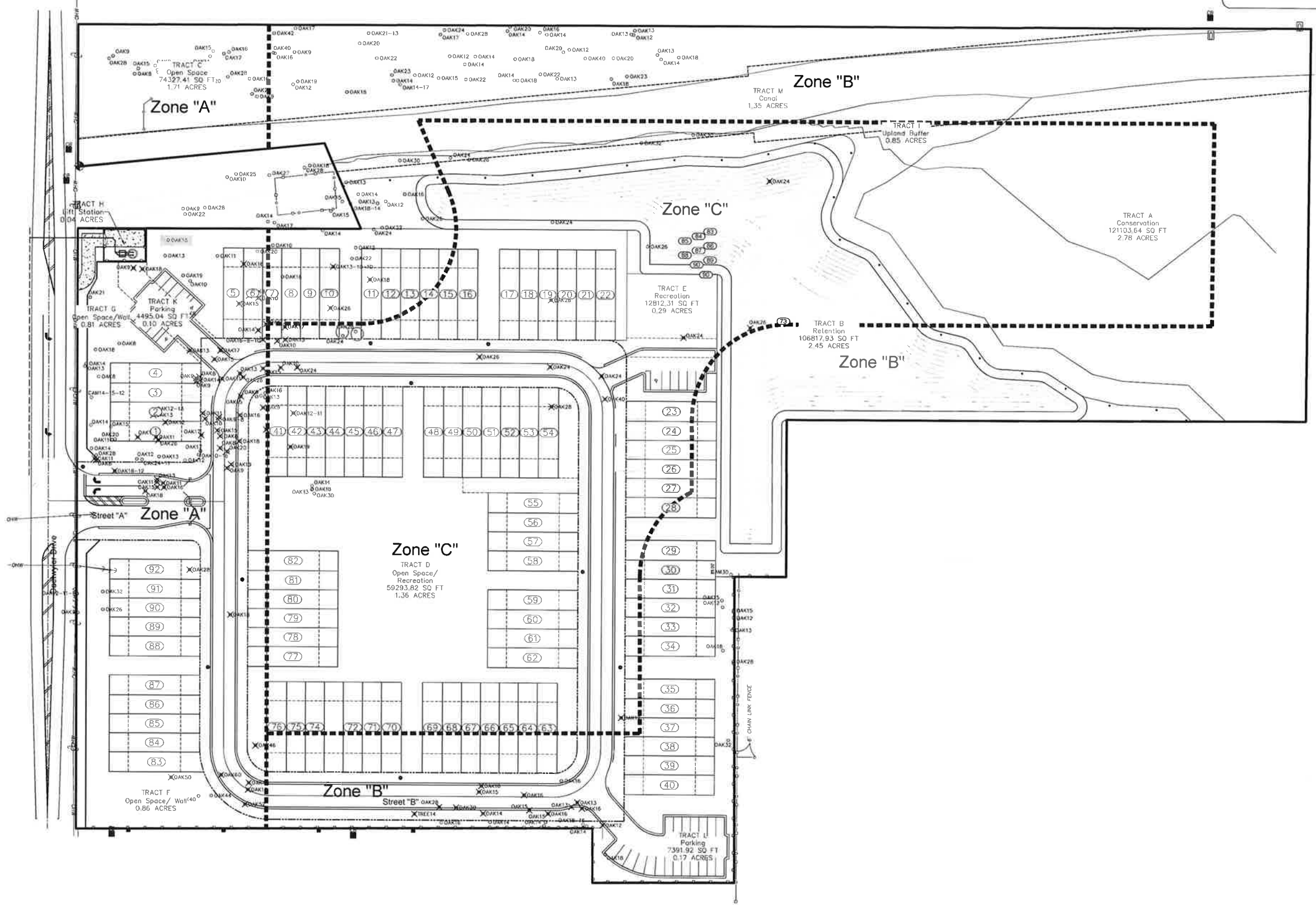
	june engineering consultants, inc. 32 W. Plant Street Winter Garden, FL 34787 Ph. 407-905-8180 Fax 407-905-6232	Certificate of Authorization #00008507 SCALE: 1" = 50' ROHLAND ALLEN JUNE II PE# 41949	JOB NO. 13-0453 SHEET 3 OF 4
	DRAWN BY: CLK DATE: 7/16/15		



Legend

To be Removed

Existing Tree



Vacant - Unplatted
Zoning: TR-3
FLU MDR

DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
12/3/13	County TRS Comments
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
Preliminary
Tree Survey

JEC june engineering consultants, inc

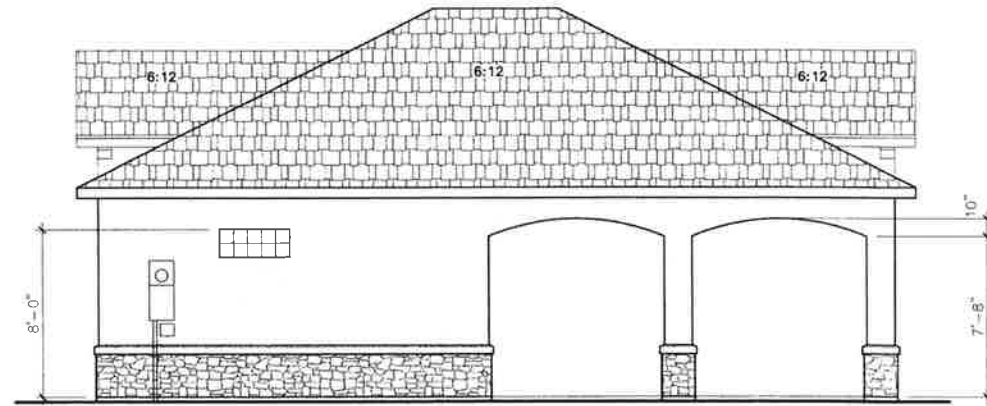
32 W. Plant Street
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00008507

DRAWN BY: CLK CHECKED BY: RAJ SCALE: 1" = 50'
DATE: 7/16/13 DATE: 7/16/13

ROHLAND ALLEN JUNE II
PE# 41949

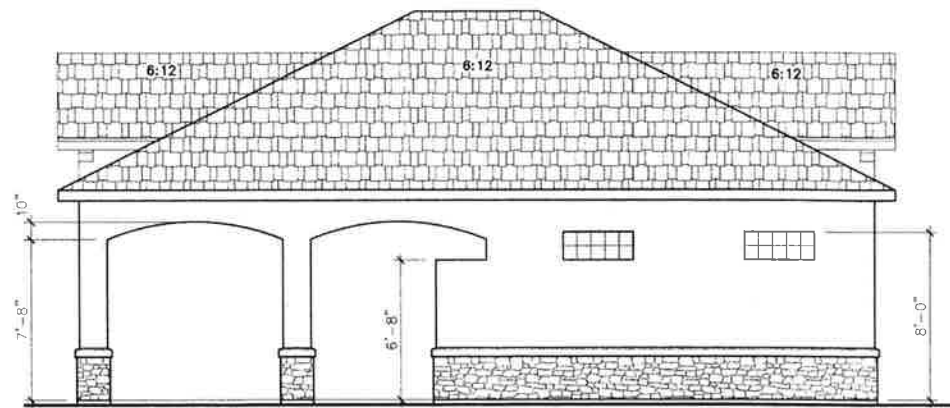
JOB NO.
13-0453
SHEET
4
OF 4



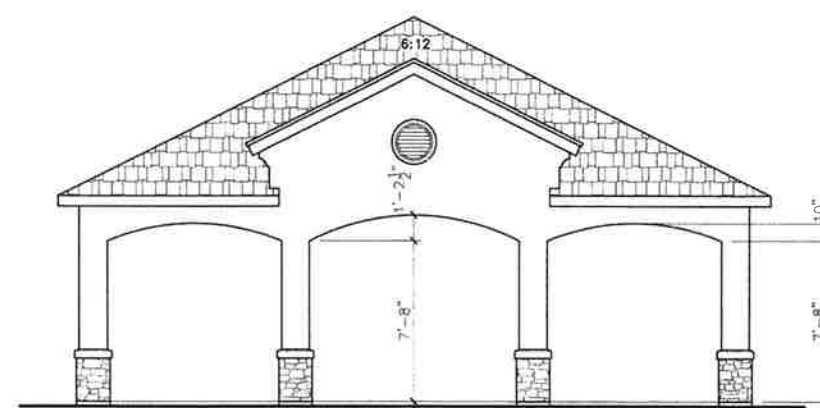
RIGHT SIDE ELEVATION



ENTRY ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

ELEVATIONS BY IF DESIGN, INC.

DRAFT - SUBJECT TO CHANGE



BONNETT design group, llc
landscape architecture
community planning
FL LIC 26003341

353 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
CABANA ELEVATION

DATE: August 13, 2015
DRAWN BY: RCL/TWB
CHECKED BY: TWB
JOB NUMBER: 2015.126
FILE NAME: 2015_MATTAMY LAKE CONWAY PARK_CABANA

REVISIONS:

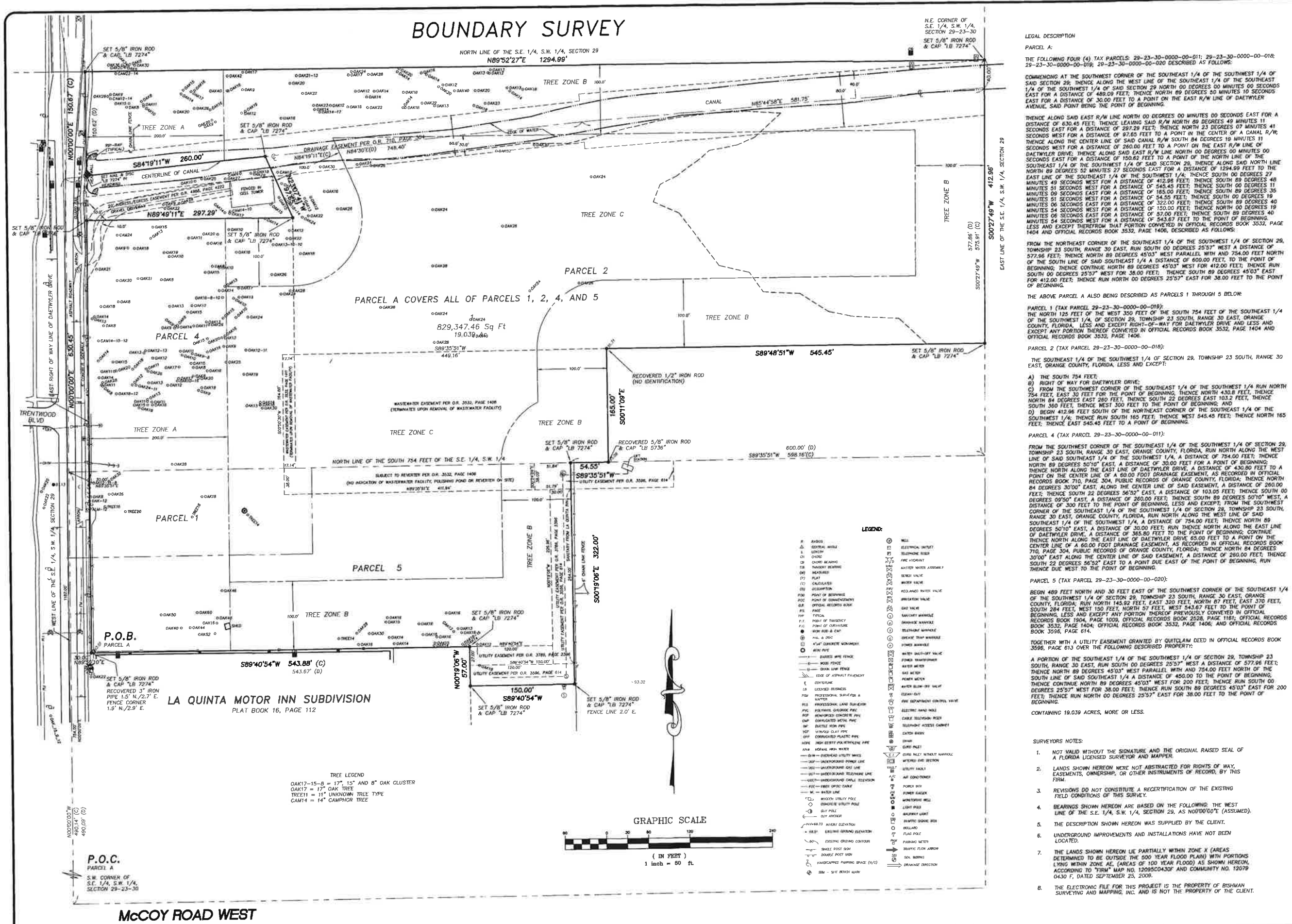


L303

DRAWING PLOTTED: 6/22/2015 10:54 AM
C:\CLIENTS\BONNETT DESIGN GROUP\2015\2015-126_MATTAMY LAKE CONWAY PARK\2015-126_MATTAMY LAKE CONWAY PARK_CABANA.DWG

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BOUNDARY SURVEY



LEGAL DESCRIPTION

PARCEL A:
 THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-011; 29-23-30-0000-00-018; 29-23-30-0000-00-019; 29-23-30-0000-00-020 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 489.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1294.89 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 412.98 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 165.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 32.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 57.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 543.87 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED BY OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:

PARCEL 1 (TAX PARCEL 29-23-30-0000-00-019):
 THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406.

PARCEL 2 (TAX PARCEL 29-23-30-0000-00-018):
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:

A) THE SOUTH 754 FEET;
 B) RIGHT OF WAY FOR DAETWYLER DRIVE;
 C) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RUN NORTH 754 FEET, EAST 30 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 430.8 FEET, THENCE NORTH 84 DEGREES EAST 280 FEET, THENCE SOUTH 22 DEGREES EAST 103.2 FEET, THENCE SOUTH 580 FEET, THENCE WEST 300 FEET TO THE POINT OF BEGINNING; AND
 D) BEGIN 412.96 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.

PARCEL 4 (TAX PARCEL 29-23-30-0000-00-011):
 FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 784.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 84 DEGREES EAST 280 FEET, THENCE SOUTH 22 DEGREES EAST 103.2 FEET, THENCE SOUTH 580 FEET, THENCE WEST 300 FEET TO THE POINT OF BEGINNING; AND
 B) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 784.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 84 DEGREES EAST 280 FEET, THENCE SOUTH 22 DEGREES EAST 103.2 FEET, THENCE SOUTH 580 FEET, THENCE WEST 300 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE 55.00 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" EAST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 784.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET; RUN THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE 55.00 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST TO A POINT DUE EAST OF THE POINT OF BEGINNING, RUN THENCE DUE WEST TO THE POINT OF BEGINNING.

PARCEL 5 (TAX PARCEL 29-23-30-0000-00-020):
 BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 145.92 FEET, EAST 320 FEET, EAST 320 FEET, SOUTH 284 FEET, WEST 150 FEET, NORTH 57 FEET, WEST 543.87 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1009, OFFICIAL RECORDS BOOK 2528, PAGE 1181, OFFICIAL RECORDS BOOK 3532, PAGE 1404, OFFICIAL RECORDS BOOK 3532, PAGE 1406, AND OFFICIAL RECORDS BOOK 3536, PAGE 614.

TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUILTAM DEED IN OFFICIAL RECORDS BOOK 3536, PAGE 613 OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.039 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
- REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE WEST LINE OF THE S.E. 1/4, S.W. 1/4, SECTION 29, AS N00°00'00"E (ASSUMED).
- THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
- THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) WITH PORTIONS LYING WITHIN ZONE AE, (AREAS OF 100 YEAR FLOOD) AS SHOWN HEREON, ACCORDING TO "TRIM" MAP NO. 120950430P AND COMMUNITY NO. 12079 0430 F, DATED SEPTEMBER 23, 2008.
- THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

BISHMAN SURVEYING AND MAPPING, INC.

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 CERTIFICATE OF AUTHORIZATION
 LB 7274
 Phone No. 407.905.8877
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FLORIDA REGISTRATION NO. 5668
 ARON D. BISHMAN, P.S.M.

SHEET 1 OF 1
 SECTION 29
 TOWNSHIP 23 SOUTH
 RANGE 30 EAST

REVISIONS:

JOB NUMBER: 13057.000

SURVEY DATE: 06/27/13
 FIELD BY: E. CAIN
 FIELD BOOK: SSC 458
 PAGES: 7
 FIELD FILE: 13057.TSV
 DRAWING FILE: 13057.DWG