NOTICE OF PUBLIC MEETING

March 28, 2017- 6:30 PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

NOTICE IS HEREBY GIVEN that the Planning & Zoning meeting scheduled for March 28, 2017 has been rescheduled to April 25, 2017.

Yolanda Quiceno - CMC-City Clerk

- 1. Call to Order, Confirmation of Quorum and Pledge to Flag
- 2. Approval of minutes
- 1. Approval of the January 24, 2017 minutes
- 3. Public Hearing
- 1. Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a variance to change the zoning from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC, property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.
- 4. Adjournment

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based, Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.



Frank	David Woods	Chris	Steve	Gregg	Rainey	John	Nicholas Fouraker
Kruppenbacher	Chairman	Shenefelt	Jarvis	Templin	Lane	McLeod	Vice Chairman
City Attorney	District 1	District 2	District 3	District 4	District 5	District 6	District 7

On Tuesday, January 24, 2017 the Belle Isle Planning & Zoning Board met in a regular session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Chairman Woods, Vice Chair Fouraker, Board member Templin, Board member Lane, Board member Shenefelt, City Manager April Fisher and City Clerk Yolanda Quiceno. Absent were Board member Jarvis, Board member McLeod and Attorney Kruppenbacher.

1. CALL TO ORDER

Chairman Woods called the meeting to order at 6:30pm and opened with the Pledge of Allegiance.

2. APPOINTMENT OF CHAIRMAN (per Sec 42-32(c1)

3. APPOINTMENT OF VICE CHAIR (per Sec 42-32(c1)

Chairman Woods opened discussion for appointment of a chairman and vice chair. Chairman Woods moved to appoint Board member Fouraker; however Board member Fouraker was not present to accept the appointment.

Board member Templin moved to table the appointments to the following meeting. Board member Lane seconded the motion which was passed unanimously.

4. APPROVAL OF MINUTES

Chairman Woods called for approval of minutes

- a. Approval of the November 14, 2016 minutes
- b. Approval of the November 29, 2016 minutes
- c. December 27, 2016 meeting cancelled

Board member Templin moved to approve the minutes as edited.

Board member Lane seconded the motion which was passed unanimously.

5. Applicant Mattamy Orlando LLC - Case No. 2017-01-011

Pursuant to City of Belle Land Development Code Sec. 50-33(3)(b)4, the Board shall review a final plat for recommendation to City Council, submitted by applicant Mattamy Orlando LLC consisting of four tax parcels referenced by their Orange County Tax Parcel ID Numbers 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 Belle Isle, Orange County, Florida.

Clarke Sprinkle with offices at 1900 Summit Tower Blvd, Orlando, Florida, representing Mattamy Homes requested recommendations of approval of the final plat. He stated that the plat meets the engineering requirements that have been approved as well as the recommendations set forth by staff.

Chairman Woods asked if one of the issues of the lot width to allow a side yard setback has been addressed. Mr. Sprinkle said yes. Nothing has technically changed on the layout of the site; however, the drawings have been corrected to illustrate the lot width per staff recommendation.

Board member asked if this project was already approved by Orange County before it was annexed into the City. April Fisher said yes. Discussion ensued on the in/out traffic access on Daetwyler Drive.

April Fisher clarified for the record, although this project was previously confirmed with Orange County, that the plan is consistent with the annexation.

Chairman Woods opened for public comment. There being no public comment, Chairman Woods closed public comment and opened for Board discussion.

Board member Templin moved to recommend approval to Council for this request for a final plat pursuant to code Sec 50-33(3)(b)4 on the property consisting of four tax parcels referenced by their Orange County Tax Parcel ID Numbers 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 Belle Isle, Orange County, Florida.

Board member Lane seconded the motion which was passed unanimously.

6. Applicant Hoffner Fruit, LLC - Case No. 2017-01-003

Pursuant to Belle Isle Code Sec. 52-62 and Sec. 42-64, the Board shall consider and take action on a requested variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage, submitted by applicant Hoffner Fruit, LLC located at 4400 Hoffner Avenue, Belle Isle, FL 32812 also known as Parcel #20-23-30-0000-00-012.

Chairman Woods gave a brief overview of the quasi-judicial hearing.

Randy Holihan residing at 2513 Trentwood Blvd, with Brandon Partners Developers, spoke on behalf of Hoffner Fruit, LLC. He said they are developing the parcel on Conway. He stated that the variance is to place two signs on the property frontage facing Conway Road with less than the required 200 feet established in the code.

The Board asked if the existing Winn Dixie sign staying on the property. Mr. Holihan said yes. The construction of a new sign will be placed 100ft from the current Winn Dixie sign.

Chairman Woods opened for public comment. There being no public comment, Chairman Woods closed public comment and opened for Board discussion.

April Fisher stated that this type of application, in many jurisdictions, have a code provision for administrative areas and may be approved by staff. Since our code does not have that provision it is required to have Planning & Zoning approval. She stated that she is in support of the application.

Board member Lane moved, the criteria of Chapter 42, Article III, Section 42-64 and Section 52-62 of the Belle Isle Land Development Code having been met to approve this request for a variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage on the property described as 4400 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. #29-23-30-0000-00-012, Orange County, FL.

Vice Chair Fouraker seconded the motion which was passed unanimously.

7. Applicant Daryl M. Carter – Case No. 2016-12-001

Pursuant to Belle Isle Code Sec. 42-64, the Board shall consider and take action on a requested variance from Sec. 54-2 (a). - Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet, submitted by applicant Daryl M. Carter located at 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.

Applicant Daryl Carter residing at 1545 Conway Isle Circle, Belle Isle provided documents for the file that relate to the many 70ft and smaller lots in the City showing his request being consistent with the surrounding neighborhood and not detrimental to the property. He is requesting a variance to allow for each individual lot to be redeveloped as individual lots instead of being required to be aggregated as one tract and allow for a reduction from the site and building requirements. Discussion ensued.

Chairman Fouraker recused himself from the vote because of his prior business relationship with the applicant.

Chairman Woods opened for public comment.

- Richard Weinsier residing at 6824 Seminole Drive spoke in favor of the request and stated that his lot to the East of the said property is the same size and he had been split the property the same way.
- Deborah Donham residing at 6904 Seminole Drive spoke in favor of the request.
- Greg Gent residing at 2924 Nela spoke to the adjacent lot and gave a brief summary of the past variance presented on the adjacent property. He stated that the community was not in favor of the previously proposed plan. He believes that those opposed to the prior proposal will be in support of this proposal. He, however, request that the Board place a stipulation on the lot split that the adjacent tract cannot be joined with the existing property. He is asking that the lots not be allowed to be aggregated after Board approval.

April Fisher stated that the motion is safeguarded because it is very specific to only apply to the two lots. The three lots of concern are zoned R-2 and have a different requirement. Any combination of the lots will have to be presented to the Board for approval.

Chris Roper with offices at 420 S. Orange Avenue spoke in favor of the request.

There being no further public comment, Chairman Woods closed public comment and opened for Board discussion.

Chairman Woods said the proposal fits the criteria with the exception of #2, the hardship not being self created is not satisfied. The applicant is choosing to subdivide and creating a situation themselves. Discussion ensued.

April Fisher said there is a provision in the code from October 7, 1957 that states if the lots are under single ownership it must be considered aggregated as one parcel. If it was a stand alone, they would have rights to develop the one substandard lot. Discussion ensued.

Board member Templin moved, the criteria of Chapter 42, Article III, Section 42-64(1) of the Belle Isle Land Development Code having been met to approve this request a variance from Sec. 54-2 (a). - Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet on the property described as 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.

Board member Lane seconded the motion which was passed unanimously.

Chairman Woods stated that the applicant should wait 15 days for any potential appeals before starting any work.

Chairman Wood called for a motion to reopen discussion on appoint of officers.

Board member Lane motioned to reopen the activation of officers.

Vice Chairman Fouraker seconded the motion which was passed unanimously.

Chairman Woods nominated Vice Chairman Fouraker as Chairman. The motion was unanimously approved.

Chairman Fouraker nominated Board member Woods as Vice Chairman. Board member Templin seconded the motion which was passed unanimously.

April Fisher announced that the Boat Dock Ordinance will be presented to City Council for approval on February 7th with anticipation of a second reading to follow in the next meeting in February.

ADJOURN

There being no further business Chairman Woods called for a motion to adjourn, unanimously approved at 7:32pm.

Yolanda Quiceno CMC-City Clerk

NOTICE OF PUBLIC MEETING MARCH 28, 2017 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

- 1. Call to Order, Confirmation of Quorum and Pledge to Flag
- 2. Approval of Minutes
 - a. Approval of the January 24, 2017 minutes
- 3. Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a variance to change the zoning from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC, property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.
- 4. Adjourn

Page 1 of 2

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

NOTICE OF PUBLIC MEETING

MARCH 28, 2017 - 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 2

Approval of the January 24, 2017 minutes

ITEM 3 MEMORANDUM

TO:

Planning and Zoning Board

DATE:

March 17, 2017

Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a variance to change the zoning from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC, property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.

Background:

- 1. On February 12, 2017, Christopher Comins, Manager for Comins Development I, LLC and property owner submitted the application and required paperwork.
- 2. A Notice of Public Hearing legal advertisement was placed in the Saturday, March 18, 2017 Orlando
- 3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, March 16, 2017.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing.

The Board will need to determine if the criteria set forth in Section 42-65 of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE or DENY:

"I move to recommend approval/denial to Council for this request to change the zoning from R-2 zoning to Planned Development (PD) zoning on parcels referenced by their Orange County Tax Parcel ID numbers as follows 29-23-30-0000-00-013, and 29-23-30-4986-00-010, and 29-23-30-4986-00-040, also known as 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812, Orange County, Florida.

ITEM 4

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Adjournment Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

2017-02-013



CITY OF BELLE ISLE, FLORIDA

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

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION

** Per LDC, Chap. 42, Art. III, Sec. 42-61, a \$165.00 filing fee must be attached with EACH application ** 29-23-30-4386-00-010 & 040 29-23-30-0000-00-013

Parcel ID#:	00-00-013	Date of Request: December 10, 2015
Christo	pher M. Comins, Mgr.	Christopher M. Comins, Mgr.
Applicant's Name: COMINS	Development I, LLC	Owner's Name: Comins Development I, LLC
Orland	Boggy Creek Rd., Suite 118	Owner's Address: 9220 Boggy Creek Rd., Suite 118
City, State, Zip:		City, State, Zip:Orlando, FL 32824-8386
Applicant's Phone #:		Owner's Phone #:
Applicant's Email:		Owner's Email:
Request is hereby made for a ch	ange in Zoning Classification from $\frac{R-2}{}$	to _PD
Current Use is: Single Res	sidential Subdivision	Previous Use was: Trailer homes, single residential
	m).	home plus restaurant.
Reason for request and propose	d use (required): The request to r	rezone the property to PD is to allow the
owner to propose a	development that compleme	ent the character of the area and work in
conjunction with the	he City to promote a high	end development.
If Owner owns any adjacent parc	els, please list Parcel ID #s: 29-23-30-4	4389-02-010 & 29-23-30-4389-02-021
Applicant Signature:		Owner Signature: Kruly M (
	A COMPLETE SURVEY MUST ACCOM	PANY ALL REZONING APPLICATIONS
FOR OFFICE USE ONLY:		
Application Recd On	Application Recd By	\$165.00 Check #/Cash
P&Z Case #		P&Z Board Approved or Denied Application? (circle one)

Sec. 42-65. - Zoning changes.

The council may from time to time amend or supplement the regulations and districts fixed by any code adopted pursuant to this article.
(1) Changes to the Land Development Code.

- a. Proposed changes may be suggested by the council, by the board, or by the mayor.
- b. All proposed changes to the Land Development Code shall be in form of ordinances, and shall follow the notice requirement set forth by the Florida Statutes on adopting ordinances.
- c. The board shall review all proposed changes to the Land Development Code, and prepare a recommendation to the council on the proposed changes.
- d. The council shall hold two readings on all ordinances. The council shall adopt changes to the Land Development Code only after holding at least one advertised public hearing in accordance with Florida Statutes.
- (2) Changes to the official zoning map (rezoning of property).
 - a. Proposed changes to the official zoning map, hereinafter referred to as <u>rezonings</u>, may be suggested by the council, by the board, by the mayor or by the owner, or agent for the owner, of the property subject to the changes proposed. In the latter case, the owner or agent for the owner, hereinafter referred as the petitioner, shall be required to assume the cost of public notice and other costs incidental to hearings in accordance with section 42-61.
 - b. The petitioner shall make application for a rezoning by submitting a completed application, a legal description of the property (complete survey), and a statement of purpose explaining the reason for changing the zoning district classification.
 - c. The board and the council shall make such investigation as it may determine and shall hold a public hearing or hearings, with due public notice and in accordance with Florida Statutes, on all rezoning requests.
 - d. The city shall notify the applicable water supplier upon submittal of any rezoning request that would increase water and wastewater demand in order to effectively coordinate water supply planning and ensure capacity and availability.

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1071. Grange Avetus Jimo zo Plando, Et 12808 None: 407.899-6374 as: 407-895-0325

2 RDZ Parktalig Orive: State 134 Attanta, GZ 30345 Phone: 1-877-857-1584 Fax: 1-877-857-1582



February 12, 2017

Mrs. April Fisher City Manager City of Belle Isle 1600 Nela Avenue Belle Isle, FL 32809 2017-02-013 7110-29 23 30 8000 20 013 7128-29 23 30 498600 010 7740-2923 30 498600 040

Subject:

Silver Isles Planned Development/Preliminary Subdivision Plan

7710, 7728 and 7740 Daetwyler Drive

Belle Isle, FL Project Description FEG Project No. 15-084

Dear April;

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

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

Background:

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

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

Planned Development:

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

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

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

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

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

Sincerely, Florida Engineering Group, Inc.

Jean Abi-Aoun

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



512A1, Change Avenue (2001) 260 Alfrich Fl. 37826 dance 4074202 4329 ea. 40 98967329

2307 Patklake Oder, Seate 134 Atlante Ge 20345 Phoses 1-877 857 1581 Pag. 1-877-857-1587



PLANNING & ZONING MEETING - MARCH 28, 2017

LEGAL DESCRIPTION: NORTH

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

TRACT 2: BEGINNING AT A POINT WHICH IS 825.5 FEET SOUTH AND 1792.85 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING, BEING IN THE ORIGINAL GOVERNMENT MEANDER LINE OF THE EASTERLY SHORE OF "LAKE CONWAY"; RUN WITH THE SAID ORIGINAL GOVERNMENT MEANDER LINE SOUTH 3 DEGREES 57 MINUTES WEST, 75.18 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 3; THENCE WITH THE EXTENSION OF SAID SOUTH LINE, WESTERLY 64.0 FEET TO A 4" X 4" CONCRETE MONUMENT SET ON THE 86.4 FOOT CONTOUR LINE AS ESTABLISHED FROM THE UNITED STATES COAST AND GEODETIC SURVEY DATUM THENCE WITH SAID 86.4 FOOT CONTOUR LINE NORTH 0 DEGREES 29 MINUTES WEST, 75.0 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH HALF OF SAID GOVERNMENT LOT 3, EXTENDED WESTERLY; THENCE WITH NORTH LINE EASTERLY 70.0 FEET TO THE POINT OF BEGINNING.

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

TRACT 4:

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

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

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

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

TRACT 5:

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

PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

PLANNING & ZONING MEETING - MARCH 28, 2017

LEGAL DESCRIPTION: SOUTH

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

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



Mayor Lydia Pisano

Interim City Manager April Fisher

Planning & Zoning Board

Nicholas Fouraker Chairman District 7

> David Woods Vice Chairman District 1

Chris Shenefelt District 2

Shawn Jarvis District 3 Gregg Templin

District 4

Rainey Lane
District 5

John McLeod District 6

CITY OF BELLE ISLE, FLORIDA

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

March 16, 2017

«Parcel» «FullName» «FullName2» «Address» «City», «STZIP»

APPLICANT: Christopher M. Comins, Comins Development I, LLC

P&Z CASE

#2017-02-013

REQUEST

7710, 7728 and 7740 Daetwyler Drive

Parcel ID # 29-23-30-0000-00-013, and 29-23-30-4986-00-010, and

29-23-30-4986-00-040

Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, March 28, 2017 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to hear a request for approval as follows:

Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a variance to change the zoning from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC — Christopher M. Comins property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, and 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.

You are invited to attend and express your opinion on the matter. Any person(s) with disabilities needing assistance to participate in these proceedings should contact the Planning and Zoning office at (407) 851-7730 at least 24 hours in advance of the meeting.

In the event that you decide to appeal the decision made by the Board, you will need a record of the proceeding. For that purpose, you may need to ensure that a verbatim record of the hearing is made to include evidence and testimony upon which the appeal is to be based. The burden of making such a verbatim record is on the appellant. F.S. 286.0105; 1986 Op. Atty.

Yolanda Quiceno CMC-City Clerk

Planning & Zoning Board meeting - March 28, 2017 Permit #2017-02-013 Christopher M. Comins - 7710, 7728 and 7740 Daetwyler Drive, Belle Isle

Parcel FullName	FullName2	Address	Ğ	StŽip
30232900000010 FOX HOLLOW ASSOCIATES LTD		2001 BLUE HERON BLVD W	RIVIERA BEACH	FL. 33404
302329000000013 7710 DAFTWYLER LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329000000043 FOX HOLLOW ASSOCIATES LTD		ATTEN: LORI MEADER 2001 BLUE HERON BLVD W	RIVIERA BEACH	FL. 33404
302329498600010 COMINS DEVELOPMENT / LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329498600040 COMINS DEVELOPMENT I LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329803602010 CLARKE PETER D		2607 OVERLAKE AVE	ORLANDO	FL. 32806
302329803602020 GENTILE MICHAEL J	GENTILE LISA A	7606 DAETWYLER DR	ORLANDO	FL 32812
302329803602050 ARENZ BRAD W	ARENZ PAULA R	2610 RAEHN ST	ORLANDO	FL. 32806
302329803603012 COLON PURA M		3515 MERRYWEATHER DR	ORLANDO	FL. 32812
302329803603030 MARTIN GARY J	MARTIN CAROL V	4750 ROSEWOOD DR	ORLANDO	FL. 32806
302329803603040 BAKER JOHN R		7612 SIMMS AVE	ORLANDO	FL. 32812
302329803603050 MOLEDO JAMES M		647 NIDA DR	MELBOURNE	FL. 32935
302329803603060 CODDINGTON EQUITIES LLC		1867 WIND HARBOR RD	BELLE ISLE	FL. 32809
302329803603070 LACEY FORREST G	LACEY DONNA L	7621 DAETWYLER DR	ORLANDO	FL 32812
302329803603080 DENNISON KANEYO		7617 DAETWYLER DR	ORLANDO	FL 32812
302329803603090 PENUELAS ROYMAN JORGE		7613 DAETWYLER DR	ORLANDO	FL 32812
302329803603100 PINTO BENIGNO ANTONIO	PINTO LUZ E	3501 MERRYWEATHER DR	ORLANDO	FL 32812
302329803603111 WIKSTROM MELANIE ROSE		3508 MERRYWEATHER DR	ORLANDO	FL. 32812
30232980360311Z BONILLA GUY X		3500 MERRYWEATHER DR	ORLANDO	FL 32812
302329804009010 DUFF JAMES A		PO BOX 149483	ORLANDO	FL 32814
302329804009020 FRANKLIN BARBARA A ROOT		7639 DAETWYLER DR	ORLANDO	FL. 32812
302329804009030 CONNER CHARLES D	CONNER THERA M	6602 MITCHELL LN SW	MABLETON	GA. 30126
302329804009040 THOMAS SHARON IVA KAY JENSEN		C/O VENETIA MICHELLE LEATHERBARROW 7627 DAETWYLER DR	ORLANDO	FL. 32812
302329804009050 CASSANELLI LEONARD		7626 SIMMS AVE	ORLANDO	FL. 32812
302329804009060 SMESTA STEVEN D	SMESTA PAULETTE M	7632 SIMMS AVE	ORLANDO	FL. 32812
302329804009070 RICHENBERG BRANDYN M		7638 SIMMS AVE	ORLANDO	FL. 32812
302329804009080 CARLTON PAULA DENISE	KEIL CARL DAVID	7644 SIMMS AVE	ORLANDO	FL. 32812
302329804013010 DUFF JAMES A LIFE ESTATE	REM: JAMES A DUFF TRUST	3500 RAMPART DR	ORLANDO	FL. 32812
302329804013020 MCHENRY LUKE		3506 RAMPART DR	ORLANDO	FL. 32812
302329804013030 HUNTER DAVID R		3512 RAMPART DR	ORLANDO	FL. 32812
302329804013040 SHOUP STEPHEN A		3518 RAMPART DR	ORLANDO	FL. 32812
302329937600001 WINDWARD ON LAKE CONWAY CONDOMINIUM ASSN INC	AINIUM ASSN INC	PO BOX 568846	ORLANDO	FL. 32856
302329937624101 KACZMAREK STANLEY P	KACZMAREK LINDA L	7824 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL. 32812
302329937624102 D AND Y FAMILY TRUST		C/O DAVID OLIVENCIA TRUSTEE 7824 HOLIDAY ISLE DR UNIT 102	ORLANDO	FL. 32812
302329937624103 MANCITO THERESA		7824 HOLIDAY ISLE DRIVE UNIT 103	ORLANDO	FL. 32812
302329937624201 ALAVI SEPEHR		121 W 19TH ST APT 6E	NEW YORK	NY. 10011
302329937624202 FOSTER DORIS		7824 HOUDAY ISLE DR UNIT 202	ORLANDO	FL. 32812
302329937624203 BUCKNER STEVEN E	BUCKNER JAMIE N	7824 HOLIDAY ISLE DR UNIT 203	ORLANDO	FL. 32812
302329937624301 SIRANG NADER		501 DIPLOMAT PKWY	HALLANDALE BEACH	FL. 33009
302329937624302 KINDT CAROL A		818 ELMCROFT BLVD	ROCKVILLE	MD. 20850
302329937624303 SOWERBY GERALD	SOWERBY OLIVE	TREADWAY COTTAGE 9 TREADWAY LN	PAGET	XX_PG (BERMUDA)
302329937630101 MCPHERSON LEONARD	MCPHERSON VERONICA	7830 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL. 32812
302329937630102 JANICE S BELL REVOCABLE TRUST		C/O JANICE S BELL TRUSTEE 246 NW PAINT RD	CACHE	OK. 73527
302329937630103 KACZMAREK JENNIFER E		7860 HOLIDAY ISLE DR UNIT 103	ORLANDO	FL 32812
302329937630104 KENNEDY SHERRILL		7830 HOLIDAY ISLE DR UNIT 104	ORLANDO	FL 32812
302329937630301 ALFORD ANGELA		1450 WASHINGTON BLVD APT 609S	STAMFORD	CT. 06902
30232993/630302 OCONNELL COLLEEN		5018 MONET AVE	BELLE ISLE	FL. 32812
SUZSZESS/BSBILL WALDRON DANIEL		4/ ANN STAPLE	NEW YORK	NY. 10038
30232993/b3bIUZ SANCHEZ FERNANDO		7836 HOLIDAY ISLE DR UNIT 102	ORLANDO	FL 32812
SOCSESSION SOUNEXBY GERALD	SOWERBY OLIVE	9 READWAY COTTAGE TREADWAY LANE	PAGET P G	XX. O4 (BERMUDA)
SOCSESSO COSCOL BANEN CHRISTINE	BAKEK DANIEL	7836 HOLDDAY ISLE DR UNIT ZOI	ORLANDO	FL. 32812
SOCIONOSTINICIONES CONTRACTOR CON		7835 HULIDAY ISLE DR UNIT 202	OKLANDO	FL. 32812
SUZSZSSS BSBZUS SWIAKTT MICHAEL SHANE	MAKIIN CKAGO I KAPPER	7835 HOLLDAY ISLE DK ON I 203	OKLANDO	FL. 32812

TIERNEY LINDA 7836 HOLIDAY 1 7836 HOLIDAY 1 842 BINGHAM 1 7842 HOLIDAY 1 7842 HOLIDAY 1 81 CAM DIXI 81 CAM DIXI 8407 W VASCO) 4407 W VASCO) 7842 HOLIDAY 1	836 HOLIDAY ISLE DR UNIT 301 ORLANDO 836 HOLIDAY ISLE DR UNIT 302 ORLANDO 42 BINGHAM RD RIDGEWOOD	JR UNIT 101	. 6. 1-	UNIT 105
	F F 80	7	-, -	7

FL. 32812 FL. 32812 NJ. 07450 FL. 32812 FL. 32082 RJ. 02859 FL. 33629 FL. 32812





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

www.feg-inc.us

DAETWYLER SUBDIVISION LOCATION MAP

NOT TO SCALE

PLANNED DEVELOPMENT/ PRELIMINARY SUBDIVISION PLAN

FOR

SILVER ISLES TOWNHOME PROJECT 7710, 7728, AND 7740 DAETWYLER DRIVE BELLE ISLE, ORANGE COUNTY, FLORIDA

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

OWNER/APPLICANT: COMINS DEVELOPMENT

9145 NARCOOSSEE RD. #102

ORLANDO, FL 32832 PHONE: 407-281-8455

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES

3532 MAGGIE BLVD.

ORLANDO, FLORIDA 32811 PHONE: 407-423-0504

SURVEYOR: IRELAND & ASSOCIATES SURVEYING INC

1300 INTERNATIONAL PKWY #2001 LAKE MARY, FLORIDA 32746 PHONE: 407-678-3366

PERMITTING AGENCIES

S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS

F.D.E.P.: NOTICE OF INTENT (NPDES PERMIT)

CITY OF BELLE ISLE: SUBDIVISION PLAN APPROVAL

ORLANDO UTILITIES COMMISSION: WATER SYSTEM PERMITS

SITE VICINITY MAP



NOT TO SCALE

PLAN INDEX

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

UTILITY COMPANIES

WATER: (407) 434-2576 **ORLANDO UTILITIES COMMISSION** WASTEWATER: (407) 254-9764 **ORANGE COUNTY UTILITIES WASTEWATER:** (407) 246-3525 **CITY OF ORLANDO BUREAU OF WASTEWATER** (407) 905-3321 ELECTRIC: **DUKE ENERGY TELEPHONE:** (561) 997-0240 AT&T CABLE: (407) 532-8509 **SPECTRUM** CABLE: (352) 516-3824 **COMCAST CABLE COMMUNICATIONS**



Engineering the Future

5127 S. Orange Avenue, Suite 200

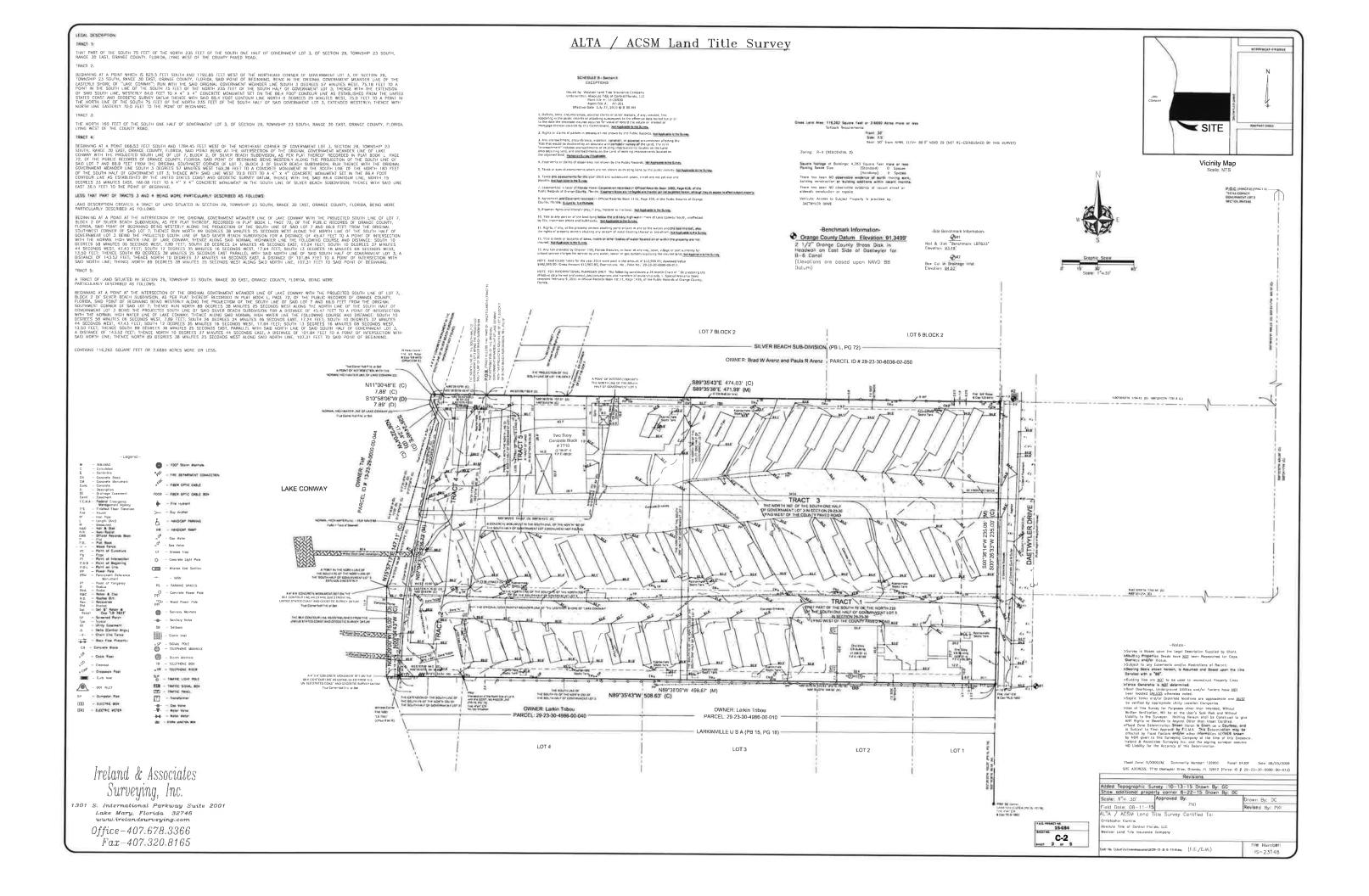
Orlando, FL 32809 Phone: 407-895-0324

Fax: 407-895-0325

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www.feg-inc.us

UCENSE NO. 45128



SCHEDULE B - Section II

2. Rights or claims of parties in possession not shown by the Public Records, and Application to Business

3. Any encoachment, encumbrance, violation, vanation, or adverse circumstance affecting the Title that win be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encoachm of assisting improvements (seated on the Land onto adjunt) just and encroachments in the Land of exists improvements located on the adjoined land.

4. Easements or claims of easements not shown by the Public Records, had Assected to the Bullet.

5. Takes or special assessments which are not shown as existing liens by the public records. But Assessments which are not shown as existing liens by the public records.

7. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 15, Page 16, of the Public Records of Orange County, Florida

8, Distribution Essement in favor of Florida Power Corporation recorded in Official Records Book 4010, Page 178, of the Public Records of Orange County, Florida,

9, Subject to Land Use Agreement with the City of Belle Isle recorded in Official Records Book 3614, Page 764, of the Public Records of Orange County, Florida.

10. Existing un recorded learns and all right thereunder of the lessees and of any person claiming by, through or under lessees.

11. Reservations affecting rights in Oil, Gas or any other Minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Official Records Book 3757, Page 1223, of the Public Records of

(No determination has been made as to the current record holder of such mineral interest), Element of coverage 3b of the Florida Form 9 comprehensive Endorsement issued herewith, if any, shall not apply with respect to this

12. Riparian rights and litteral rights, if any, incident to the land. No Approximation Survey.

13. The inalienable rights of the public to use the navigable waters covering lands described herein. Not Applicable to the public to use the navigable waters covering lands described herein.

14. Title to any pertion of the land lying below the ordinary high water mark of Lake Conway, unaffected by fills, man-made jettles and bulkheads.

NORMAL HIGH WATER LINE - 85 9"NAVD 6 Falls in Face of Seawall

ALTA / ACSM Land Title Survey

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

CONTAINS 48,895 SQUARE FEET OR 1,1225 ACRES MORE OR LESS.

S89°35'43"E 508,63' (C)

91.5"

92.2

92.2'

91.8' /

\$89°36'06"E 498,67' (M)





Vicinity Map

-Benchmark Information-

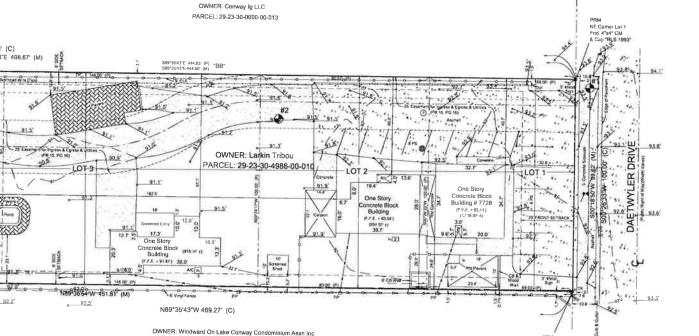
Orange County Datum Elevation: 91.3499'

B-6 Canol (Elevations are based upon NAVD 88

-Site Benchmark Information-

#1 Nail & Disk "Bend Elevation: 93.49"

Nail & Disk "Benchmark LB 7623" Elevation: 91.43'



2 1/2" Orange County Brass Disk in Headwall on East Side of Daetwyler for

OWNER Carkin Tribou PARCEL 29-23-30-4986-00-040

. 50

-Notes-

LAKE CONWAY

>Survey is Bosed upon the Legal Description Supplied by Client Solvey is about upon the topin (beaching) supplied by Clients Shoulting Properties Deeds have <u>NOT</u> been Researched for Cape, Develops and/or Hotas. Solubjet to any Easements and/or Restrictions of Record.

>Bearing Botis shown hereon, is Assumed and Based upon the Line Denoted with a "Bd".

>Building Ties are <u>NOT</u> to be used to reconstruct Property Lines.

>Building Ties ore NDT to be used to reconstruct Property Lines.
>Fence Ownership is NDT determined.
>Roaf Overhangs, Underground Utilities and/or Footers have NOT
been located DNLTSS otherwise noted.
>Septic Torsis and/or Drainfeld Incarlams are approximate and MUST
be verified by appropriate Utility Location Companies.
>Uses of Tinis Survey for Purposes other than Inlended, Wilhout
Written Verification, Will be at the User's Safe Risk and Wilhout
Lability to the Surveyors. Nohing Herons shall be Constructed to give
ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtey, and ANY Kights or Benefits to Anyone Other than those Certified. Priload Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Applevel by F.E.M. This Determination may be effected by Flood Factors and/of or other information NITIFIER Repen. by NDR given to this Surveying Company at the time of this Endeave Herond & Associates Surveying Company as the given of the Endeave NO Liability for the Accuracy of this Determination.

Ireland & Associates Surveying, Inc.

1301 S. International Parkway Suite 2001 Lake Mary, Florida 32746 www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

Gross Land Area: 48,895 Square Feet or 1,1225 Acres more or less Setback Requirements:

Reor: 25'
Reor: 50' Irom NHWL ELEV= 86,9' NOVD 29 (NOT RE-ESTABLISHED BY THIS SURVEY) Zoning: R-2 (RESIDENTIAL 2)

Square faatage of Buildings: 5,021 Square Feet more or less Parking Space Size: (Standard) 14 Spaces (Handiao) 0 Spaces (Handiao) 0 Spaces There has been ND observable vidence of earth moving work building construction or building additions within recent month There has been NO elemental evidence of recent attent or sidewalk construction or repoirs. Vahicular Access to Subject Property is provided by: DAETWYLER DRIVE

CM -Cone -D -DE -Esml -F.E.M.A -- Edsement
- For Instrumency
Woodservert Agen
- Found
- Iron Pipe
- Length (Arc)

- Book Flow Preventor - Concrete Block - Cobie Riser - Cleanout Curb Inlet - DOT INLET

PARCEL: 29-23-30-9376-00-001

-Legend-

DP - Dumpeter Pad EB - ELECTRIC BOX

> - Guy Anchor HR - HANDICAP RAMP o^{Gl} – Cas Valve GT - Grease Trap 🗘 - Concrete Light Pole - Mitered End Section - SIGN

- FDOT Storm Monhole GO - FIRE DEPARTMENT CONNECTION

- Storm inlet SP - SIGNAL POLE

TELEPHONE WANNOCE O - Storm Manhale TELEVISIONE HOS OTR - TELEPHONE RISER TLP - TRAFFIC UGHT POLE TSB - TRAFFIC SIGNAL BOX Transformer PS - PARKING SPACES

CD - Wood Fower Pole

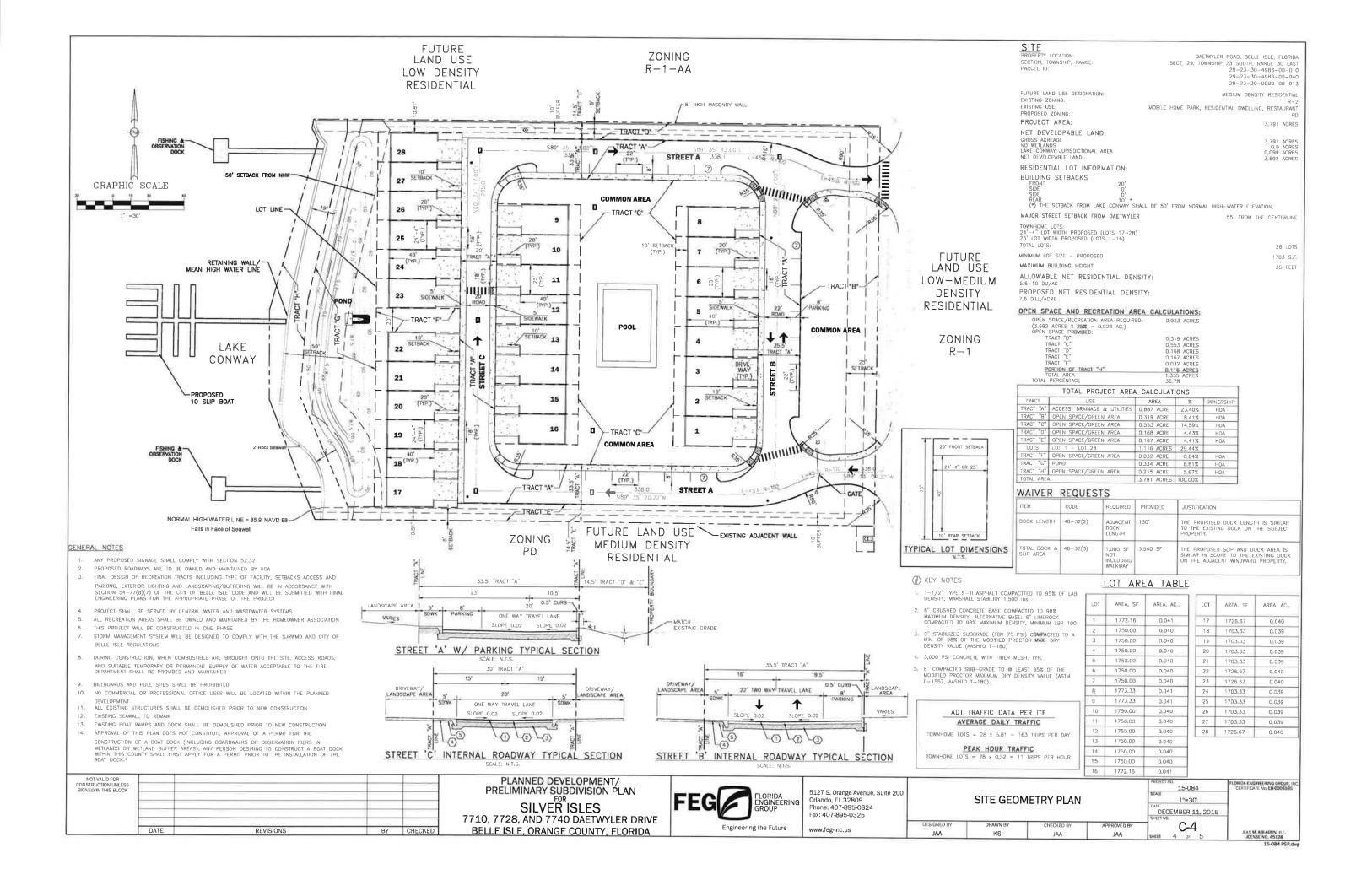
F.E.G. PROJECT NO. 15-084 BHEET NO **C-3** BHEET 3 OF 5

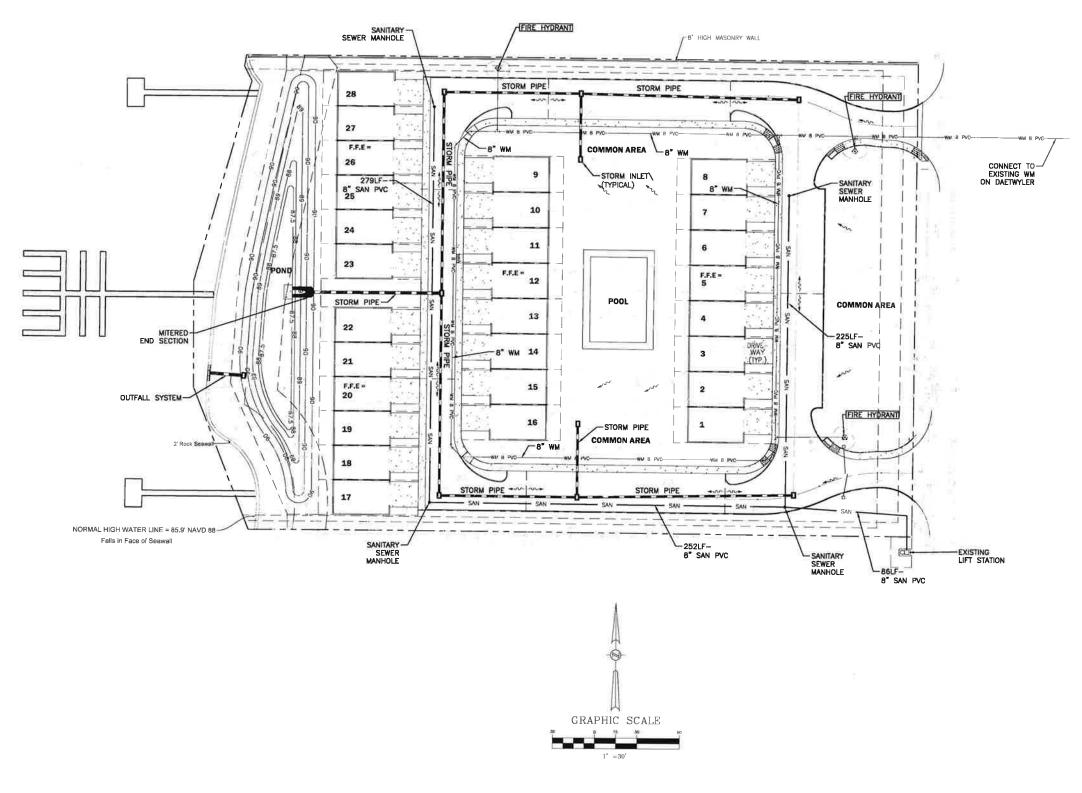
Flood Zone: X Community Number 12095C Panel: 0430F Dole: 09/25/2009
SITE ADDRESS: 7728 Doctwyler Drive, Orlondo, FL 32612 (Parcel ID # 29-23-30-4986-00-D

Revisions

Revised 10-13-15: Added Topographic Survey
Added Lot 4: 08-21-15
Scale: 1*= 20
Approved By:
Field Date: 08-11-15
ALTA / ACSM Land Title Survey Certified To: Drawn By: DC Revised By: PKI

File Number: IS-23149 OD For \\Surf\/\/\nedexcellabolistic use \$1000 (F.E./E.M.)





SANITARY SEWER SERVICE NOTES

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

CLEAN-OUT NOTE

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

WASTEWATER NOTE

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

STORMWATER MANAGEMENT SYSTEM

THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET WATER QUALITY STANDARDS OF THE CITY OF BELLE ISLE AND ST, JOHNS RIVER WATER MANAGEMENT DISTRICT, THE IMPERVIOUS AREA IS DESIGNED UP 10 55%.

IMPERVIOUS AREA CALCULATIONS:

PAVEMENT & SIDEWALK AREA:	0.878 ACRES
DRIVEWAY AREAS:	0.231 ACRES
ROOF AREA:	0.638 ACRES
TOTAL IMPERVIOUS:	1 747 ACRES
PERCENT IMPERVIOUS:	46.08%

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

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

DATE

REVISIONS

BY CHECKED



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

JAA

PRELIMINARY SITE DRAINAGE AND UTILITY PLANS

JAA

JAA

KS

##IDITICE NO. 15-084 | FLORIDA E NORMEZHING GHOUP, INC CERTIFICATE NO. EB-0006995 |

DATE | DECEMBER 11, 2015 | BREET NO. | C-5 | JEAN M. ABIADUN, P.E. |

SHEET S OF S | JEAN M. ABIADUN, P.E. |

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