



City of Belle Isle

Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
Tel 407-581-8161 * Fax 407-581-0313 * www.universalengineering.com

PERMIT CARD – PLEASE POST AT JOB SITE

THIS DOCUMENT BECOMES YOUR PERMIT WHEN PROPERLY VALIDATED

Per FBC 105.3.3: An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies." The issuance of this permit does not grant permission to violate any applicable City, Orange County, State of Florida and/or Federal codes and/or ordinances. Separate permits are required for Signs, Roofing, Electrical, Gas, Plumbing and Mechanical services. This permit becomes VOID if the work authorized is not commenced within 6 months, or is suspended or abandoned for a period of 6 months after commencement. **WORK SHALL BE CONSIDERED SUSPENDED IF AN APPROVED INSPECTION HAS NOT BEEN MADE WITHIN A 6 MONTH PERIOD. PERMISSION IS GRANTED TO DO THE FOLLOWING WORK ACCORDING TO THE CONDITIONS HEREON AND THE APPROVED PLANS AND SPECIFICATIONS, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF BELLE ISLE, FLORIDA.**

Scope of Work: BUILDING: Site Development for parking, storm water/drainage & utilities for 120 unit multi-family residential

comments: Before construction begins - Contractor credentials must be supplied once chosen.

Project Information

Address: 2067 McCoy Rd, Belle Isle, FL 32812
Parcel ID: 30-23-30-5558-00-010 & 30-23-30-0000-00-015
Property Owner: Conway Breeze partners, LLC
Phone Number: *****

Company Name: Not Yet Assigned
Contractor Name:
License Number:
Address:
Phone Number:

Permit Number: 2016-02-046

Date of Application: 02/18/2016

Date Permit Issued: 04/15/2016

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT." ON THE JOB INSPECTION(S) MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK. THIS CARD MUST BE DISPLAYED OUTSIDE AND BE PROTECTED FROM THE WEATHER WHILE BEING VISIBLE FROM THE STREET UNTIL THE FINAL INSPECTIONS HAVE BEEN APPROVED.

BUILDING FEATURES

IMPACT FEES

School \$
Traffic \$

ZONING FEES

Zoning Fee \$ Per COBI – already collected

UNIVERSAL ENG - BUILDING FEES

Cert of Occ \$
Demo \$
Building \$85.00
Fence \$
Driveway \$
Shed \$
Window(s) \$
Door(s) \$
PrePower \$
Electrical \$
Temp Pole \$
Plumbing \$
Mechanical \$
Gas \$
Roofing \$
Boat Dock \$
Screen Encl \$
Swimming Pool \$
Sign \$

SURCHARGE FEES

Surcharge Fee \$2.00
Surcharge Fee \$2.00

TOTAL FEES \$89.00

Date Paid 4-26-16

CC or Check # 149

Amount Paid 89.00

The person accepting this permit shall conform to the terms of the application on file and construction shall conform to the requirements of the Florida Building Code (FS 553).

BUILDING INSPECTOR USE ONLY

IF APPLICABLE:

Have Zoning Approval Conditions Been Met? YES NO Have Stormwater Approval Conditions Been Met? YES NO Silt fencing in place? YES NO Turbidity Barrier in place? YES NO

BUILDING

1st _____ (Footing/Foundation)
Survey specific foundation plan must be onsite before slab pour. Approved Plan on Site? ____
2nd _____ (Slab)
3rd _____ (Lintel)(Wall Reinforcing on Masonry Building)
4th _____ (Exterior Framing)(Roof/Wall Sheathing)
5th _____ (Framing) (To be made after Plumbing/ Mechanical/ Electrical Rough-Ins & Windows/Doors Installed)
6th _____ (Insulation to be Made After Roof Installed)
7th _____ (Drywall)
8th _____ (Sidewalk/Driveway)
9th _____ (Other)
10th _____ (Final – After MEP and Other Applicable Finals)

ROOFING

1ST ROOFING Deck Nailing/Dry-in/Flashing _____
2nd ROOFING Covering In-Progress _____
3rd ROOFING Covering Final _____

PLUMBING (Pool-Piping, Solar, Irrigation, Water Treatment Equip, Etc...)

1ST _____ (Underground) 2nd _____ (Sewer)
3rd _____ (Rough-In/Tub Set) 4th _____ (Final)

CHECK APPROPRIATE BOX

GAS ___ Natural ___ LP **MECHANICAL** **ELECTRICAL** **LOW VOLTAGE**

1st _____ (Rough-In) 2nd _____ (Final)

Inspection requests are to be emailed to BI scheduling@UniversalEngineering.com; a confirmation email will be sent back to you upon scheduling. **Next-Day Inspection requests must be made by 4pm.** Please include the following in your request: Permit #, project address, type of inspection, date of the requested inspection, a contact name & a contact phone number. AM or PM may be requested but cannot be guaranteed.

For a copy of your permit, or to check inspection results, please visit <https://universalengineering.sharefile.com>

login ID = cobi@universalengineering.com

password = universal13



City of Belle Isle
 Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
 Tel 407-581-8161 * Fax 407-581-0313 * www.universalengineering.com

Building Permit (Land Use) Application
 To be completed as required by State Statute Section 713 and other applicable sections.

PERMIT # 2016-02-046

Owner's Name Conway Breeze Partners, LLC

Owner's Address 11900 Biscayne Blvd. Suite 289 Miami, Florida 33181

Contractor Name	Company Name
License #	Company Address
Contact Phone/Cell	City, State, ZIP
Contact Email <u>info@maskmiami.com</u>	Contact Fax

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A notice of commencement must be recorded if job is \$2500(+) or If A/C Replacement \$7500(+) and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations (www.floridabuilding.org) and City Ordinances (www.municode.com) regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable City and/or State of Florida codes and /or ordinances. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for all other construction including ROOFING, ELECTRICAL, MECHANICAL, PLUMBING, GAS, SIGNS, POOLS, SCREEN ENCLOSURES, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Owner Signature [Signature]

The foregoing instrument was acknowledged before me this 2/19/16

by Isaac Peckel who is personally known to me

and who produced Drivers License as identification and who did not take an oath.

Notary as to Owner
 State of Florida
 County of Orange



GINA GUZMAN
 MY COMMISSION # FF 242691
 EXPIRES: June 22, 2019
 Bonded Thru Budget Notary Services

Contractor Signature _____

COMPANY NAME _____

The foregoing instrument was acknowledged before me this / /

by _____ who is personally known to me

and who produced _____ as identification and who did not take an oath.

Notary as to Owner
 State of Florida
 County of Orange

Impervious Surface Ratio Worksheet

Development Zoned A-1, A-2, R-1-AAA, R-1-AA, R-1-A, R-1 per City Code, Section 50-74: Impervious Surface Ratio **N/A**

- Total Lot Area (sqft) X 0.35 = Allowable Impervious Area (BASE).
 Total Lot Area _____ X 0.35 =
 Allowable Impervious Area (BASE) _____
- Calculate the "proposed" impervious area on the lot. This includes the sum of all areas that do not allow direct percolation of rainwater. Examples include house, pool, deck, driveway, accessory building, etc.
 - House _____
 - Driveway _____
 - Walkway _____
 - Accessory Buildings _____
 - Pool & Spa _____
 - Deck & Patio _____
 - Other _____
- If AIA is less than BASE, subtract AIA from BASE to determine the amount of impervious area that may be added without providing onsite retention.
- If AIA is greater than BASE, then onsite retention **must be provided**.

Actual Impervious Area (AIA) _____

Assuming 7.5 inches of rainfall based on a 24hr 10 year Rain Event (TP40), the formula is: (7.5 inches rainfall/12 inches p/foot) X (result from line 4) = cubic feet of storage volume needed

*Contractor Not Assigned yet
 Preliminary Review*

CITY OF BELLE ISLE
Permit Application Review Sheet

Permit Number	2016-02-046
Property Owner	Canway Breeze Partners LLC
Address	2067 McCay Rd Orlando FL
Nature of Improvement	Site Development - parking, utilities & storm
Received Application	
Sent for Stormwater Review	already approved
Stormwater Approved	
Sent for Zoning Review	"
Zoning Approved	
Applied for Variance	
Variance Approved	
Sent to BO for Review	approved by Matthew Rush 4-11-16
Building Official Approved	
Comments	
1. Susan 4-12-16	Matt R approved. Dale says charge \$5,000 -
2.	waiting for COBI to send \$ amt for zoning
3. Susan 4-15-16	Zoning fee per Cobi - already paid
4.	up front directly at Cobi
5.	
6. email	info@mastermi.com
7.	mastermi.com
8.	
9.	
10.	
11.	
12.	



City of Belle Isle

Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
Tel 407-581-8161 * Fax 407-581-0313 * www.universalengineering.com



Building Permit (Land Use) Application

DATE: February 15, 2016

PERMIT # 2016-02-046

PROJECT ADDRESS 2067 McCoy Road Orlando Florida, Belle Isle, FL 32809 32812

PROPERTY OWNER Conway Breeze Partners, LLC PHONE 786-488-0410 VALUE OF WORK (labor & material) \$ _____

PLEASE LIST THE NATURE OF YOUR PROPOSED IMPROVEMENTS

120 unit Multi-Family Residential with required parking, utilities and storm.

Please provide information, if applicable.

- **SINGLE FAMILY RESIDENCE:** 8.5"x11" Plat Survey, Plot Plan of Home and Floor Plans of New Construction/Revision Required
- **BOAT DOCK:** DEP Clearance Required with Application (Call 407-897-4100); please provide a copy of their report
- **SEPTIC SYSTEM (RESIDENTIAL):** - Provide verification of OC Health Dept approval for on-site septic tank system, per FAC Chap. 64E-6
- Homeowners will be required to have a contractor on record for homes that are rented and/or not homestead

Please Complete for the City of Belle Isle Zoning Review: Parcel Id Number: 30-23-30-5558-00-010 & 30-23-30-0000-00-015

To obtain this information, please visit <http://www.ocpaf1.org/Searches/ParcelSearch.aspx>

SPECIAL CONDITIONS: STRUCTURES MAY NOT ENCROACH INTO ANY EASEMENT OR REQUIRED SETBACK. Survey specific foundation plan required to show compliance with zoning setbacks. Note: this Zoning Approval MAY or MAY NOT be in conflict with your Deed Restrictions. For New Single Family Residence, a Traffic Impact Fee and School Impact will be assessed.

Wind Exposure Category: B C D

PLANNING & ZONING APPROVAL: November 1, 2015 (Development Order issued)
DATE _____

SPRINKLERS REQ'D	Y	N	_____
If Required - SUBMIT COPY OF PLANS FOR FIRE REVIEW Date: Sent _____ RCD _____			
ZONING	Y	N	\$ _____
CERT OF OCC	Y	N	\$ _____
TRAFFIC	Y	N	\$ _____
SCHOOL	Y	N	\$ _____
FIRE	Y	N	\$ _____
SWIMMING POOL	Y	N	\$ _____
SCREEN ENCLOSURE	Y	N	\$ _____
ROOFING	Y	N	\$ _____
BOAT DOCK	Y	N	\$ _____
BUILDING	Y	N	\$ _____
WINDOW(S)	Y	N	\$ _____
DOOR(S)	Y	N	\$ _____
FENCE	Y	N	\$ _____
SHED	Y	N	\$ _____
DRIVEWAY	Y	N	\$ _____
OTHER	Y	N	\$ _____

PLEASE COMPLETE for Building Review (min. of 2 sets of signed/sealed plans required)
 CONSTRUCTION TYPE 120 Unti Multi Family Residential - Site Work Only
 OCCUPANCY GROUP Comm Res: Single Fam 120 Multi Fam
 #BLDG. 120 #UNITS _____ #STORIES 3 TOTAL SQ.FT. 143,664
 MAX. FLOOR LOAD _____ MAX. OCCUPANCY _____
 MIN. FLOOR ELEV. 95.77 LOW FLOOR ELEV. 98.00
 WATER SERVICE OUC WELL _____ SEPTIC _____

BUILDING REVIEWER [Signature] DATE 4/11/16
 VERIFIED CONTRACTOR'S LICENSE & INSURANCE ARE ON FILE _____ DATE _____

Per FSS 105.3.3:
 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

Republic Services is by legal contract the sole authorized provider of garbage, recycling, yard waste, and commercial garbage and construction debris collection and disposal services with the city limits of the City. Contractors, homeowners and commercial businesses may contact Republic Services at 407-293-8000 to setup accounts for Commercial, Construction Roll Off, or other services needed. Rates are fixed by contract and are available at City Hall or from Republic Services. The City enforces the contract through its code enforcement office. Failure to comply will result in a stop work order.

SEPARATE PERMITS ARE REQUIRED FOR ROOFING, ELECTRICAL, PLUMBING, GAS, MECHANICAL, SIGNS, POOLS, ENCLOSURES, ETC.

3% FL SURCHARGE _____

TOTAL _____

By Owner Form	Y	NA
Notice of Commencement	Y	NA
Power of Attorney	Y	NA
Contractor Packet Included?	Y	N

OTHER PERMITS REQUIRED:

ELECTRICAL	Y	NA
PREPOWER	Y	NA
MECHANICAL	Y	NA
PLUMBING	Y	NA
ROOFING	Y	NA
GAS	Y	NA



LETTER OF TRANSMITTAL

TRI³ Civil Engineering Design Studio, Inc.
 P.O. Box 520062
 Longwood, Florida 32752-0062
 Pho (407) 488-9456
 Fax (407) 641-9993

To: Universal Engineering
3532 Maggie Boulevard
Orlando, FL 32811

Date: 2/17/2016 Job No.: 2014.049

Re: Conway Breeze PD
Condominiums

We are sending you Attached Under Separate Cover

Shop drawings Prints Plans
 Copy of Letter Change Order Specifications
 Other: See Below

Copies	Date	No.	Description
3			Soil Report
3			Stormwater Report
3			Hydraulic Report
3			Construction Plans
1			COBI Building Permit Application

These are transmitted as checked below:

<input type="checkbox"/>	For your use	<input type="checkbox"/>	For Signature
<input type="checkbox"/>	As requested	<input type="checkbox"/>	Returned
<input checked="" type="checkbox"/>	For your review	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	For Approval	<input type="checkbox"/>	

Remarks:

Signed: *Constance A. Owens*
 Constance A. Owens, P.E., LEED AP

Copy to: _____ Transmittal Only w/Attachments
 _____ Transmittal Only w/Attachments
 _____ Transmittal Only w/Attachments
 _____ Transmittal Only w/Attachments
 _____ Transmittal Only w/Attachments



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue, Belle Isle, Florida 32809

(407) 851-7730 • FAX (407) 240-2222 • www.cityofbelleislefl.org



DEVELOPMENT ORDER

Conway Breeze Development LLC

November 1, 2015

Legal Advertisement - Public Hearing Case# 2015-08-005

Request by applicant Constance Owens, P.E. LEED AP and Conway Breeze Development LLC property owner of 2607 McCoy Road, Belle Isle, FL 32812 also described as Parcel I.D. 30-23-30-5558-00-010 and 30-23-30-0000-00-015 request a variance to change the zoning from C-1 zoning to PD (Planned Development) zoning.

CONDITIONS OF APPROVAL

Pursuant to Chapter 54-77 of the Belle Isle City Code, the following site development standards shall apply, unless specifically waived by finding of the board and the council that the unique characteristics of the development in question make unnecessary the application of one or more of these provisions in order to carry out the intent and purposes of the planned development district:

The natural topography, soils and vegetation should be preserved and utilized, where possible, through the careful location and design of circulation ways, buildings and structures, parking areas, recreation areas, open space and drainage facilities. Removal of mature trees shall be compensated through regulations in the tree section.

All planned development districts shall conform to Chapter 50, article III, for landscaping, parking and other development standards.



A minimum of 14.4% percent (this is a granted variance) from of the gross area of the project shall be designated for recreation and open space. Recreation areas shall include, by way of example not by way of limitation, swimming pools, tennis courts, playgrounds and fitness courses. Open space shall include, by way of example not by way of limitation, lakes, wetlands, fields, and picnic areas. Open space shall not include areas required to meet setbacks, retention ponds and parking areas. All recreation and open space areas used to meet the 14.4% percent shall be located in areas retained in common ownership. Adequate provisions shall be made to eliminate problems of noise and lights to adjacent property.

The proposed lighting, access points or activities resulting in high noise levels, and location or arrangement of structures should not be detrimental to existing or future adjacent land uses or to the existing or future development of the neighborhood. Streets and driveways shall be constructed in accordance with adopted road construction specifications and designed to provide for the free movement and safety of vehicular traffic, and to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. The local, collector and arterial street system must provide adequate access to the development, and properly accommodate traffic generated by the development. Local streets shall provide access within the planned development district in a manner that will discourage through traffic and provide for convenient accessibility to parking areas serving each group of units.

Wherever practicable, vehicular and pedestrian passageways shall be separated. A system of walkways and bicycle paths between buildings, common open spaces, recreation areas, community facilities and parking areas shall be distinctively designed and adequately lighted where appropriate for nighttime use.

Central water, sewage, and storm water management systems, and utility lines and/or easements shall be provided in accordance with the appropriate sections of the subdivision regulations.



All land shown on the final development plan as common open space, private parks and recreation facilities shall be subject to deed restrictions which ensure the payment of future taxes and the maintenance of areas and facilities for a safe, healthful and attractive living environment.

Additional Conditions Unique to the Conway Breeze Development PD

In addition to the provisions of 54-77 above, the following conditions shall apply. If a conflict occurs, the following conditions take precedence:

1. The development of the property shall be consistent with the preliminary development plan titled "PRELIMINARY SUBDIVISION PLAN for Conway Breeze Development PD dated August 28, 2015, staff report, and the subsequent PD Ordinance. Any development activity not addressed by these development standards shall be subject to the standards of the Land Development Code.
2. Unless otherwise stated in this report or in the forthcoming PD Ordinance, the conditions for the development of the project shall be subject to the standards of the C-1 zoning district.
3. No more than 120 dwelling units shall be permitted in this PD approval.
4. HOA Required - Any and all common areas shall be owned and maintained by the property owner(s) designee or association.
5. There shall be no outside storage of any type on the property. Any boats, trailers, seadoos, jet skis, or any other type of water or non-water based recreational vehicle.
6. The internal driveways and parking area shall be privately maintained, and be constructed with curb, gutter, and a closed drainage system.
7. The storm water system shall be designed to meet the requirements of the St. Johns River Water Management District and the City of Belle Isle.
8. Decorative Street and pedestrian lighting shall be provided. All utilities, including street light poles, shall be kept out of the pedestrian path and installed underground. A signed and sealed



lighting plan consistent with Orange County's lighting ordinance (Ord. No.2003-08, § 1.6- 3-03 or a Photometric Plan subject to approval by the Planning Official shall be submitted with the final development plan. Light-emitting diode (LED) lamps are required.

9. The applicant shall comply with all applicable requirements of Chapter 46, Concurrency Management, to ensure that all public facilities and services are available concurrent with the proposed development. Approval of this application shall not be deemed to provide any vested rights.
10. The project shall be served by a central sewer and potable water system. Wells and septic tanks shall be prohibited.
11. The development of this property shall consistent with the landscape buffer designed by Magley Design, dated August 13, 2015.
12. Should the project fail to meet the "substantial and continuous " development standard in Section 54-77, or any other timing requirement to maintain the PD approval in good standing, the PD zoning shall lapse and return to the C-1 zoning district.
13. All structures on the property shall not exceed 39.5' from finish floor. This is a variance from the C-1 zoning criteria.
14. Building construction shall consist of a masonry product. No Wood framing shall be used for any exterior wall.
15. Approval of the condominium documents shall be submitted to the City Manager and the City Attorney for review prior to recording.
16. Applicant agrees not to operate the development as a hotel or a community residential home. In addition the developer and owners agree that short term rentals be restricted to one year minimum lease terms. Rental licenses are required by the City of Belle, all rental license applications require signed tenant leases.
17. If the project is phased, all site amenities and perimeter landscape buffering will need to be completed in the first phase to ensure compatibility with the surrounding development. If



phased, a landscape plan for the phase II portion shall be submitted with the development plan for phase I.



~~Keith Sevens~~ Richard Anderson
Interim City Manager
Belle Isle, Florida

4/6/16

