

OUTDOOR RESORTS AT ORLANDO, INC.

LOT # _____ APPLICATION FOR CONSTRUCTION PERMIT

****OWNER MUST ADVISE GATE PRIOR TO VENDORS ARRIVAL @ 863-424-0211****

Owner Name(S): _____ Phone # _____

Proposed Project Start Date: _____ Proposed Project End Date: _____

Description of work to be done: _____

Office Use Only: Date of Inspection: _____ APPROVED DENIED

WITH CONDITIONS? Yes No (If yes, see below)

Conditions/Notes: _____

BY: _____

ATTENTION ALL RESIDENTS AND BUILDERS/CONTRACTORS:

It is the owner's responsibility to obtain a county permit when one is required, and to comply with all building regulations and safety requirements. This park permit and your county permit (if required) is to be posted on your unit so as to be visible from the roadway.

Approval of this permit indicates only that the work to be performed is within the rules and regulations of Outdoor Resorts at Orlando, Inc.

All work must be done according to this permit.

At the time of final inspection, the unit owner will be required to correct any work that does not comply with this permit.

PLEASE NOTE:

Effective immediately, neither Outdoor Resorts at Orlando nor its staff or any other representative will be involved in the measuring of a lot, the placement of a new or replacement unit, or in determining setbacks as may be determined by Polk County at the time of the placement. While it shall remain the responsibility of ORO to review architectural review submittals for advance, written approval of exterior modifications, it shall be the responsibility of all owners to ensure that the proposed location of units be within the lot lines and not encroach upon adjacent lots. Owners shall not request nor rely upon ORO to ensure that units are within lot lines or to take measurements in advance to avoid encroachments. This shall be and always remain the responsibility of the owner seeking architectural review approval.

LOT #: _____ OWNER NAME(S): _____

A county permit may be needed. Refer to the attached list (from the county web site) for a complete guide as to what does and does not require a county permit.

SCOPE OF WORK APPLIED FOR:

- PLACEMENT OF HOME Size _____ x _____ NEW HOME USED HOME
- ADDITION TO UNIT
Type of addition: _____ Size: _____ x _____
- AWNING Size: _____ x _____
- CONCRETE WORK: Curb Patio Sidewalk
 Slab Other: _____
- DECK: Ground Level Canal Raised Deck (max. 12' X 22')
- DOCK SEAWALL
- DOOR(S) WINDOW(S)
- IRRIGATION SYSTEM
- LANDSCAPING: Flower Garden Grass/Sod Trees Shrubs
 Stones Patio Stones/Pavers
- PORCH (max. 72 square feet) SCREEN ENCLOSURE (max. of two)
- ROOF: Shingle Roof overlay
- STORAGE BOX/SHED: Factory Built (max. 138 cu. ft.) Site Built (max. 190 cu. ft.)
- OTHER (please describe): _____

NOTES: _____

PLEASE NOTE:

- ANSI units: All added construction such as decks, porches, "add-ons", awnings, screen enclosures, etc.
- must be "free standing" and CANNOT BE ATTACHED TO THE UNIT! An engineer's certification is needed for these items in order to obtain the county permit. Call the county permit office at 863-534-6080 if you're unsure whether a permit is needed. Insert your county permit # in the space below.
- All decks built on ORO common ground require an "AGREEMENT AND COVENANT FOR LIMITED COMMON ELEMENT USE".
- Before you build a seawall or deck on a canal, an inspection of any stormwater drains by ORO staff
- is mandated. If needed, repairs to those drains will be made at ORO expense at that time. Damage to your unit or your slab will be corrected at your expense if you failed to have called for that preliminary inspection prior to construction.

CONTRACTOR NAME: _____ POLK COUNTY LICENSE #: _____

CONTRACTOR PHONE #: _____ POLK COUNTY PERMIT #: _____
(Bring copy of county permit to office)

POST THIS PARK PERMIT AND COUNTY PERMIT (IF REQUIRED) SO THAT IT'S VISIBLE FROM THE ROADWAY.

I hereby certify I have received a copy of the ORO construction rules, examined them, and this application carefully, and will comply with both.

OWNER(S) SIGNATURE(S): _____

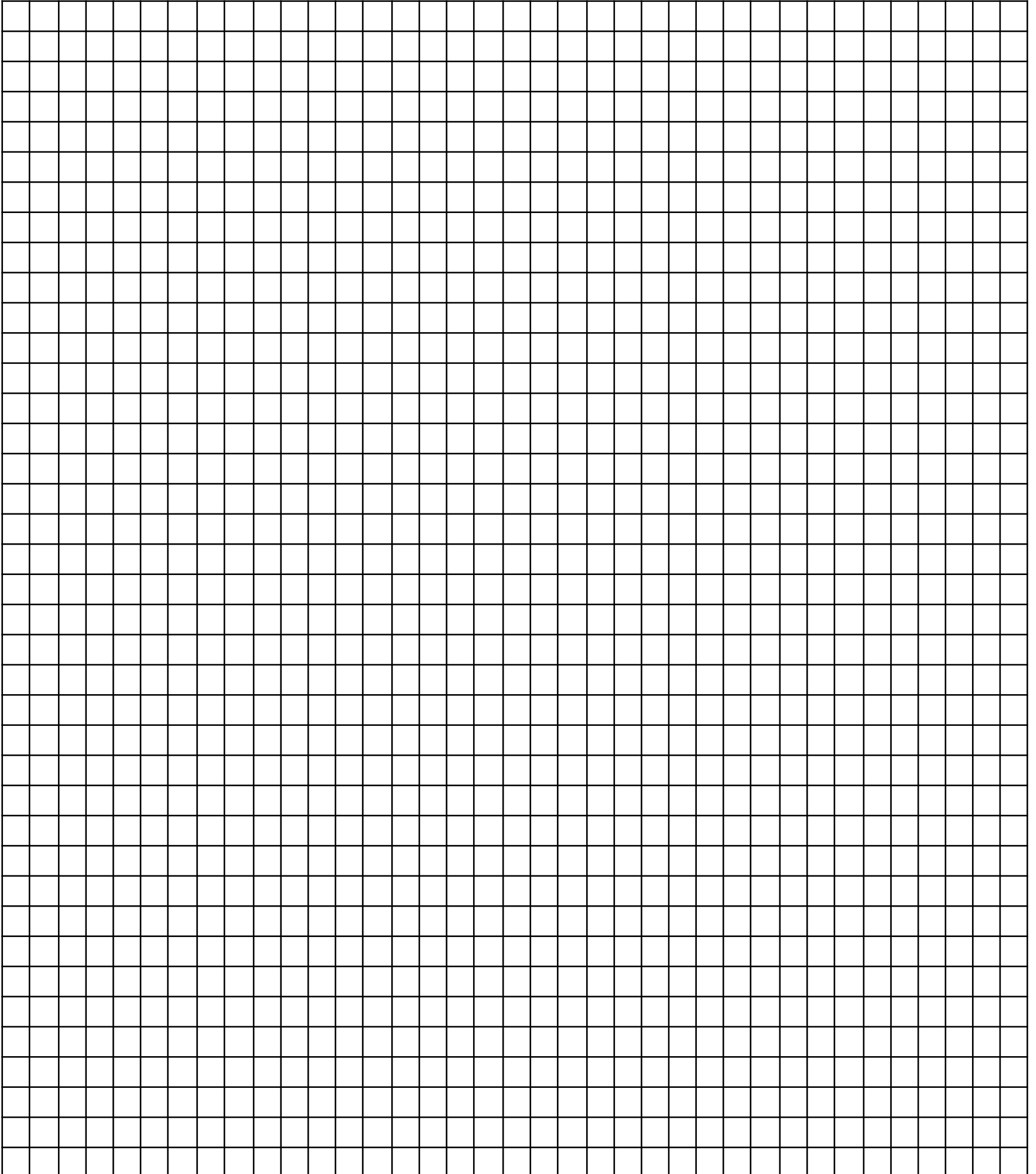
APPLICATION DATE: _____

ORO Construction Permit

LOT #: _____ Application Date: _____

Owner Name(s): _____

Each block represents 2' (feet). Draw your project to scale. Please show all dimensions and distances from all lot lines. This proposed "site plan" must accompany the "Application for Construction Permit" in order to be considered for approval. Thank you.



Do I Need a Polk County Permit?

(<https://www.polk-county.net/building/do-i-need-a-permit>)

What work does and does not require a permit?

Section 105.1 of the Florida Building Code states that a permit is required to construct, enlarge, alter, repair, move, demolish or change the occupancy or occupant content of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes.

Work that requires an inspection to verify compliance with the applicable technical code requires a construction permit.

Separate electrical, mechanical or plumbing permits may be required even if a building permit is not required. Following are examples of work that does and does not require a permit. These examples are not all inclusive and there will be situations that are not addressed here. If you have a question as to permit requirements, call our Bartow office at 863-534-6080 and ask to speak with a plans examiner.

Work Requiring a Construction Permit

- Construction or demolition of any building or structure regardless of size.
- All new construction, including additions and any alterations, renovations or remodels involving structural elements or involving any electrical, plumbing, fuel gas, fire systems, pollutant storage tanks, on-site underground utilities, signs or mechanical systems.
- Alterations, renovations, remodels or modifications to any commercial structure affecting occupancy classification, means of egress, fire resistance ratings or handicap accessibility.
- The installation, alteration, replacement, extension or repair of any irrigation, electrical, plumbing, mechanical work, fuel gas, fire systems, solar systems or any associated electrical work (low voltage). Including the change out of A/C equipment, electrical service changes or the addition of electrical outlets or circuits.
- Conversion of any non-habitable space to habitable space including the enclosure of garages, carports, porches or similar structures and the replacement of screening or vinyl windows with glass or solid walls.
- Screening of any space, which requires structural or infill framing to be added.
- All foundation remediation work to assure that an engineer is overseeing the work.
- Any change in occupancy as defined by the building code.
- Commercial and residential docks, piers, sea walls, boathouses, bulkheads and boat ramps.
- All masonry walls and fences with masonry pilasters. All solid fences over eight feet high.
- Retaining walls required for structural support, protection or erosion.
- Decorative retaining walls. Call (863) 534-6080 and ask for a plans examiner for information.
- Concrete slabs adjacent to a principal or accessory structure, intended for support of a structure, elevated slabs, sidewalks and portions of driveways in the right of way or within the minimum setbacks. Note: All slabs shall meet minimum setbacks from property lines and easements, except sidewalk and driveways. Building Code and Land Development Code drainage requirements shall be met.
- Pavers installed within the required setbacks or adjacent to structures. Note: Shall meet Building Code and LDC Requirements.
- Tents over 900 square feet or larger for public assembly or use or having electrical lighting.
- Pre-manufactured storage buildings, residential buildings and commercial buildings.

- Additions, repairs, alterations or accessory structures to mobile homes or park trailers. Owners of a mobile home or park trailer situated on a rented lot will not be able to permit additions as owner builders without notarized landowner consent.
- Mobile home and park trailer set-ups. Owners of a mobile home or park trailer situated on a rented lot will not be able to permit additions as owner builders without notarized landowner consent.
- In ground swimming pools and spas. Above ground swimming pools and spas more than 24" deep.
- Pool/spa repairs, renovations, demolitions and remodels involving structural elements, electrical, gas, solar, geothermal work or additional equipment.
- All re-roofing including mobile homes and park trailers and including installation of insulated roof coverings.
- Decks, walkways, platforms, stairs and landings. All shall meet setbacks and shall not encroach in easements.
- All carports or similar structures with rigid roofs.
- All flagpole foundations and poles greater than 50 feet high.
- Replacement of skylights, windows and doors including garage doors.
- Installation or replacement of vinyl or acrylic windows.
- Plumbing re-pipes and water heater change outs.
- Installation or replacement of security bars or permanently installed window and door shutters.
- Siding and soffit replacement or installation.
- Handicap ramps require a permit and must meet setbacks.
- Tree houses require a permit with sealed engineered plans. Exception: residential tree houses that meet the following criteria:
 - 1) Tree houses with maximum floor area of 32 square feet.
 - 2) May have up to a 30 inch knee wall.
 - 3) Shall meet minimum LDC Accessory Structure setback requirements.
 - 4) Shall be totally supported by tree.
 - 5) Shall have no electrical or plumbing.
 - 6) Shall have no roof.
 - 7) Maximum of one tree house per residential lot.

Work Not Requiring A Construction Permit

- Minor roof repairs - less than 25 square feet.
- Replacement of screening with like material in an existing structure.
- Interior remodels, interior renovations or interior repairs on ANSI units or RVs.
- Minor electrical, plumbing, mechanical repairs only, no extensions or modifications.
- Chain link fences of any height and stockade fences up to eight feet high. Check Polk County Land Development Code for prohibited materials for fencing.
- Structures intended for storage use only (prefabricated and of a "Closet" use). You may reach in only, not walk-in. These exempt structures are limited to a maximum 5 ft. height (mean height), 50 sq. ft. maximum area and a maximum 250 cubic ft. with no electrical or plumbing.