Park Lake PD Plat

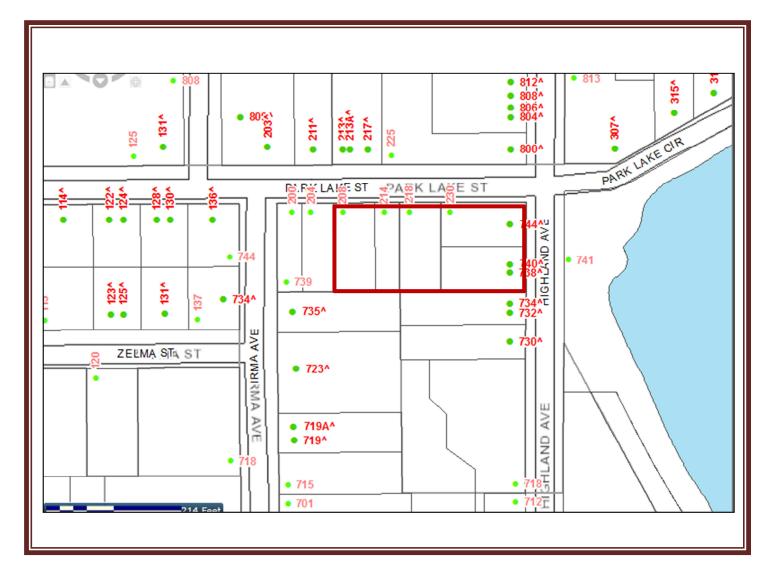
Project Overview (updated 4/10/2017)

NOTE: The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

Case Number(s): SUB2016-00077

Project Location & Property Size: 208, 214, 218 Park Lake St. and 738, 744 Highland Ave.

(Southwest intersection of Park Lake St. and Highland Ave.), 0.98 acres, District 3



Project Description: Minor Subdivision for a twenty-one lot townhome development

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – RES-HIGH Zoning District- PD/T

Proposed Zoning District Classification

Zoning District- N/A

Application Documents

Scroll down for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at: http://www.cityoforlando.net/cityclerk/city-records-and-archive-management-services/

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at: cityoforlando.net/mpb - then click on "Current Agenda."

Parking Availability

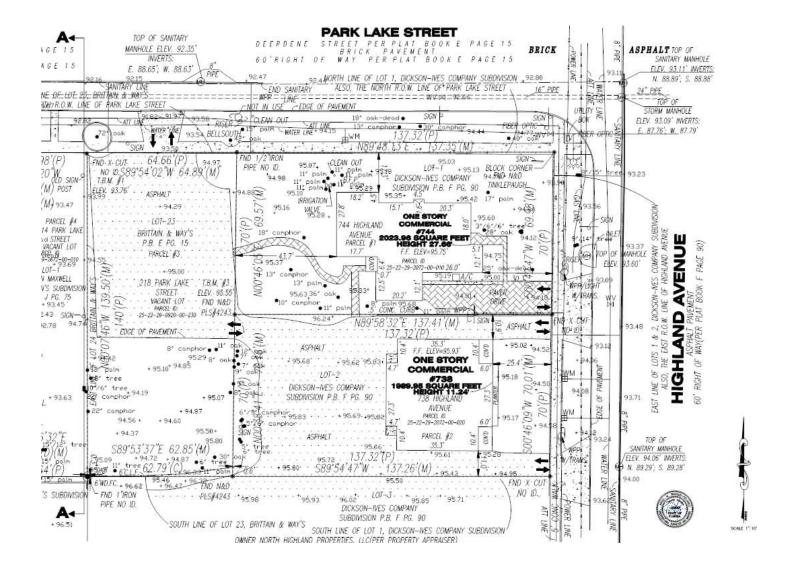
At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to: http://www.cityoforlando.net/parking/downtown-parking-locations/

Contact Information:

Applicant	Staff - Project Planner
Name:Reginald Wallace	Name: Michaëlle Petion, AICP, Planner
Address: Icon Residential	III
6911 Pistol Range Rd., Ste 1014	John Groenendaal, Plat
Tampa, FL 33635	Coordinator
Phone: 813.925.9053	Email: michaelle.petion@cityoforlando.net
Email: rwallace@iconresliving.com	
	John.Groenendaal@cityoforl
	ando.net
	Phone: 407.246.3837
	407.246.3437

Project Status and Next Steps

September 20, 2016	Application received by City Planning Division
November 1, 2016	Technical Review Committee Meeting (tentative)



IRVING ON PARK TOWNHOMES

PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A REPLAT OF LOT 23, BRITTAIN & WAY'S AS RECORDED IN PLAT BOOK E, PAGE 90 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A REPLAT OF LOTS 1 AND 2 AND THE EAST 30 FEET OF LOTS 3 AND 6, JOHN MAXWELL FERGUSON'S SUBDIVISION RECORDED IN PLAT BOOK J, PAGE 75 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SERVICE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SERVICE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SERVICE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SECTION 25, TOWNSHIP 25 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SECTION 25, TOWNSHIP 25 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SECTION 25, TOWNSHIP 25 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND SECTION 25, TOWNSHIP 25 SOUTH 25, TOWNSHIP 25 SOU

LEGAL DESCRIPTION

LOT 1, INCKSON-IVES COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 90, PUBLIC RECORDS OF GRANGE COUNTY, FLORIDA.

LOT 2, DICKSON-IVES COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 90, PUBLIC RECORDS OF GRANCE COUNTY, FLORIDA.

LOT 23 BRITTAIN & WAY'S, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK E, PAGE 15, PUBLIC RECORDS OF GRANGE COUNTY, FLORIDA.

LOT 1 AND THE EAST 4 FEET OF LOT 2, JOHN MAXWELL FERGUSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 75, PUBLIC RECORDS OF GRANGE COUNTY, FLORIDA.

EAST 30 FEET OF LOT 3 AND THE EAST 30 FEET OF LOT 6 AND THE WEST 36 FEET OF LOT 2, JOHN MAXWELL FERGUSON'S SUBJUNCTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J. PAGE 75, PUBLIC RECORDS OF GRANGE COUNTY,

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 22 S, RANGE 29 E, GRANGE COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

FROM AT THE MORTHAGE CORNER OF OF 3, DICKSON-INES COMPANY SUBDINSION AS RECORDED IN PLAT BOOK F, PAGE 50, OF THE PUBLIC RECORDED OF GRAVES COUNTY, RUDRING, BASE POINT BEING ON THE MESTERSY PRINT-OF-WAY USE OF HORIZON AND AND RECORDED OF THE MESTER OF T





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NOTARY PUBLIC - STATE OF FLORIDA NY CONNISSION EXPIRES: __

PLAT BOOK

PAGE

WINESS SIGNATURE

MITHERS MALE DON'TEN

IRVING ON PARK TOWNHOMES

DEDICATION KNOWN ALL BY THESE PRESENTS, THAT THE UNDERSONED OWNER, BC PARK LAKE LLC. A FLORIDA LARIED LIMBUTY COMPANY SEING THE OWNER IN FEE SUMPL OF THE LANDS DESCRIBED IN THE FOROIDM CAPTION TO THIS PLAT. HERBITY DESCRIPES SAID LANDS AND PLAT FOR THE LISES AND PURPOCES PRIESTIN DEPORT. IN WITNESS WHEREOF, SAID OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS UNDERSIONED MANAGER, THEREUNTO DULY AUTHORIZED ON THIS ______ DAY OF ______ 2016.

OWNER: BC HIGHLAND LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: BREA 3-2 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF THE FOLLOWING MITNESSES:

RYAN STUDZINSKI, MANAGER OF BREA 3-2 LLC

STATE OF BURBLA COUNTY OF HILLSBOROUGH

WINESS SONATIRE

MATERIA NAME DON'TEN

QUALIFICATIONS STATEMENT OF SURVEYOR AND MAPPER

THE FORGOING DEDICATION WAS ACKNOWLEDGED REFORE WE THIS OF STATES TRANSPORT OF THE STATES AND TH IN WITHEOD THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

INON ALL BY THESE PRESENTS, THAT THE UNDERSOMED, BEING PROFESSIONAL SURFECTION AND MARPER THAT HAS PREPARED THE POSECONO PLAT AND MAS MADE UNDER MY DECENTION AND SUPERVISION AND THAT THE PLAT COMPLES WITH ALL OF THE SUPERY PEOLOPHENTS OF CHAPTER 177 FLORING STRUCES, MAD THAT SAID LAND IS LOCATED IN THE STY OF GRANCE, ORAMIC COUNTY, FLORING THAT SAID LAND IS LOCATED IN THE STY OF GRANCE, ORAMIC COUNTY, FLORING THAT SAID LAND IS LOCATED IN THE STY OF GRANCE, ORAMIC COUNTY, FLORING THE SAID LAND IS LOCATED IN THE STY OF GRANCE, ORAMIC COUNTY, FLORING THE SAID LAND IS LOCATED IN THE STY OF GRANCE, ORAMIC COUNTY, FLORING THE SAID LAND IS LOCATED IN THE STY OF GRANCE.

SHORLD , FERRANS, PSM 3885 FLORIDA PRIPESSIONAL SURVEYOR AND MAPPER PALARE ASSOCIATES INC., AND SHITE D CLEARWATER, LORDAN 2576, SHITE D CLEARWATER, LORDAN 2576 CLEARWATER, LORDAN 2576

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED AND APPROVED:_____ CITY ENGINEER __

CERTIFICATE OF APPROVAL BY CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY SURVEYOR REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177

FLORIDA REGISTRATION NUMBER _____

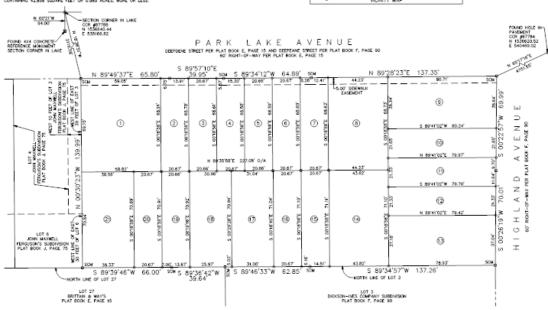
CERTIFICATE OF APPROVAL BY THE CITY OF ORLANDO

THIS IS TO CERTIFY, THAT ON THE APPROVED THE FOREGOING PLAT.

CERTIFICATE OF COUNTY COMPTROLLER

CITY CLERK_

COUNTY COMPTROLLER IN AND FOR GRANGE COUNTY, FLORIDA





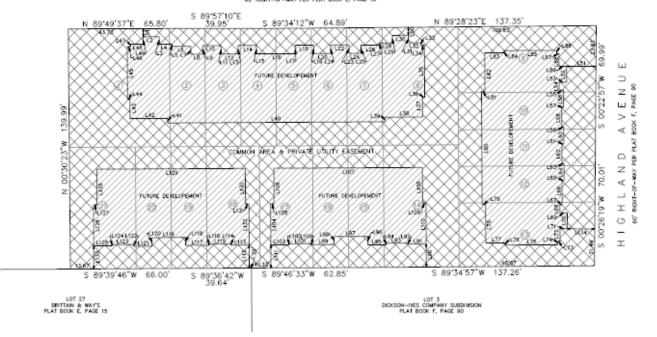
PRINTED DATE: 9-16-16

IRVING ON PARK TOWNHOMES

A REPLAT OF LOTS 1 AND 2, DICKSON-IVES COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 90 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A REPLAT OF LOT 23, BRITTAIN & WAY'S AS RECORDED IN PLAT BOOK E, PAGE 15 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A REPLAT OF LOTS 1 AND 2 AND THE EAST 30 FEET OF LOTS 3 AND 6, JOHN MAXWELL FERGUSON'S SUBDIVISION RECORDED IN PLAT BOOK J, PAGE 75 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PARK LAKE AVENUE

DEEPDENE STREET PER PLAT BOOK E, PAGE 15 AND DEEPEANE STREET PER PLAT BOOK F, PAGE 90 60" RIGHT-OF-MAY PER PLAT BOOK E, PAGE 15



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PRINTED DATE: 9-16-16



PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113

	LINE TABLE	
LINE	BEARING	LENGTH
1.1	S0010'23'E	4.73
L2	N89'41'02"E	9.33
1.3	S0018'58'E	4.33
L4	NB9'41'02"E	7.33
L5	S0018'58'E	1,33
L6	N89'41'02"E	11,00
L7	S0018'58'E	4.67
Lő	N89141'02"E	7.00
1,9	M00187587W	5.00"
L10	N89'41'02"E	10.67
L11	S0018'58'E	5.00"
L12	N89'41'02"E	10.00*
L13	N00'18'58"W	5.00"
L14	N89'41'02"E	10.67
L15	S0018'58'E	5.00"
L16	N89'41'02"E	22.67
L17	M0018'58'W	5.00"
L15	N89'41'02"E	10.67
L19	S0018'58'E	5.00"
L20	N89'41'02"E	10.00*
L21	N0018'56"W	5.00"
L22	N89'41'02"E	10.67
L23	S0018'58'E	5.00"
L24	N89'41'02"E	7.00
L25	M00187587W	4.67
L26	N89'41'02"E	11.00"
1,27	M00187587W	1.33
L28	N89'41'02"E	7.33
L29	N0018'56"W	4.33
1,30	N89'41'02"E	9.33
L34	50018'58'E	4.33
L32	N89'41'02"E	7.33
L33	50018'58'E	1.33
L34	N89'41'02"E	2.00"

LINE	BEARING	LENGTH
L35	50018'58'E	30.67
1,36	\$89'41'02"W	1.33
L37	50018'58'E	11.33
L38	S89'41'02"W	22.00
L39	S00'18'58'E	2.67
L40	\$89"41"02"W	126.67
L41	N0018'58"W	2.67
L42	\$89'41'02"W	22.00
L43	N0018'58"W	11,33
L44	\$89"41"02"W	1.33
L45	N0018'56"W	30.67
L46	N89'41'02'E	2.00"
L47	N0018'56"W	1.33
L48	N89'41'02"E	7.33
L49	N0018'58"W	4.33
L50	\$00′31′37″E	4.66
1.51	M89'37'03'W	17.14
L52	50018'58'E	9.33
L53	\$89"41"02"W	4.33
1.54	50018'58'E	4.67
L55	N89'41'02'E	2.50
L56	S0018'58'E	10.00
L57	\$89"41"02"W	1.17
L58	S0018'58'E	11.33
L59	M89"41"02"E	1.17
L60	50018'58'E	10.00
1,61	\$89"41"02"W	1.17"
L62	50018'58'E	11.33
1.63	N89'41'02"E	1.17
L64	50018'58'E	10.00
L65	\$89'41'02"W	1.17
L65	S0018'58'E	14.00
L67	S89'41'02"W	1.33
L68	50018'58'E	4.67

LINE TABLE

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LINE	BEARING	LENGTH
LGG	M89"41"02"E	4.33
1,70	\$00181587E	9.33
L71	S89'41'02"W	4.33
L72	50018'58'E	7.33
L73	589'41'02"W	1.33
L74	50018'58'E	2.00
L75	S89'41'02"W	30.67
L76	N0018'58"W	1.33
1,77	\$89'41'02"W	11.33
1.78	N0018'58"W	22.33
1.79	589'41'02"W	2.00'
L80	N0018'58"W	66.00*
L81	M89'41'02"E	2.00*
L82	N0018'58"W	22.33
L83	M89'41'02"E	11.33
L84	N0018'58"W	1.33
L85	M89"41"02"E	30.67
L86	90018'58'E	2.00"
L87	M89"41"02"E	1.33
L86	\$0018'58'E	7.33
L89	M89'41'02"E	4.33
L90	N00'25'03"W	13.37
L91	S89'41'11"W	10.67
L92	N0018'49"W	0.67*
L93	\$89'41'11'W	12,67
L94	50018'49'E	1.00
L95	\$89'41'11'W	10.67
L96	N0018'49"W	5.00
L97	\$89'41'11'W	19.67
L96	\$0018'49°E	4.67
L99	\$89'41'11"W	13.33
L100	N0018'49"W	0.67
L101	S89'41'11"W	13.00

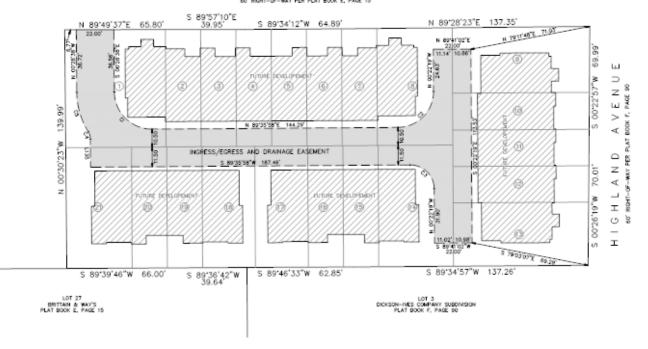
LINE TABLE

LINE TABLE					
_					
JINE	BEARING	LENGTH			
L102	S0018'49'E	0.67			
L103	\$89'41'11"W	10.67			
L104	N00181491W	24.00			
L105	N89'41'11'E	2.00			
L106	N0018'49"W	20.67			
L107	M89'41'11'E	86.67*			
L108	S0018'49'E	20.67*			
L109	M89'41'11'E	2.00"			
L110	S0018'49'E	24.00			
L111	N0013'27"W	13.36			
1112	N00'23'18"W	13.35			
1113	S89'40'53"W	10.67			
L114	N00'19'07"W	0.67			
L115	S89'40'53'W	12.67			
L116	S0019'07'E	0.67			
L117	S89'40'53'W	13.67			
L118	N0019'07"W	4.67			
L119	\$89'40'53"W	19.67			
120	\$0019'07'E	5.00"			
L121	S89'40'53"W	10.67			
122	N00'19'07"W	1.00*			
L123	S89'40'53"W	12.67			
L124	S0019'07'E	0.67			
L125	S89'40'53'W	10.67			
L126	N0019107*W	24.00			
1127	M89°40°53°E	2.00"			
.128	N0019'07"W	20.67			
1129	M89"40"53"E	86.67			
130	S0019'07'E	20.67			
L131	N89'40'53'E	2.00			
L132	50019'07'E	24.00*			
L133	N00'20'14"W	13.41			
L134	N89'33'41'W	15.94			

IRVING ON PARK TOWNHOMES

A REPLAT OF LOTS 1 AND 2, DICKSON-IVES COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 90 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A REPLAT OF LOT 23, BRITTAIN & WAY'S AS RECORDED IN PLAT BOOK E, PAGE 15 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A REPLAT OF LOTS 1 AND 2 AND THE EAST 30 FEET OF LOTS 3 AND 6, JOHN MAXWELL FERGUSON'S SUBDIVISION RECORDED IN PLAT BOOK J, PAGE 75 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PARK LAKE AVENUE DEEPDENE STREET PER PLAT BOOK E, PAGE 15 AND DEEPEANE STREET PER PLAT BOOK F, PAGE 90 BOT RIGHT-OF-WAY PER PLAT BOOK E, PAGE 15



LEGEND

	LINE TABLE	E
LINE	BEARING	LENGTH
L135	N00'24'02"W	16.55

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
a	22.00*	34.53	89'55'24"	\$45'26'20'E	31.09"
C2	21.00"	32.98'	89'58'18"	N44'36'50'E	29.69"
C3	14,00"	22.00'	90'01'42"	N45'23'10"W	19.807
04	8.00"	4.44	31'48'23"	N161813"W	4.38
CA	44.007	24 32"	74147477	MARKAGAGAGAG	24.067

- THE STATE PLANE DRAWING COORDINATE SYSTEM HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1863, 2011 ADJUSTMENT, FLORIDA EAST ZONE OGOL USIN TRIBUILE GROSS REAL TIME NETWORK UTILIZING NES POSITIONING AND GROUND TRUTHING METHODS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS ORAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISED LANDS DESCRIBED HERDER AND MILE IN NO DOUTH, FORM OF THE FLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT SUPERCEDES AND REPLACES ALL PRIOR PLATS OF THE HEREON DESCRIBED TRACT OF LAND, AND ANY EXSEMENT, RESTRICTION, SEDICATION OF OTHER ENCLOSIBILITIES. OF INTEREST ARISING OUT OF A PRIOR PLAT THAT IS NOT INCLUDED IN THIS PLAT IS OF NO FURTHER FORCE OR EFFECT TO THE EXTENT THAT SAID PLAT DESCRIBES THE HEREIN DESCRIBED TRACT OF LAND.
- LAMO.

 ALL PLATTED PUBLIC UTILITY EASTMENTS SHALL PROVIDE THAT SUCH
 EASTMENTS SHALL ALSO BE EASTMENTS FOR THE CONSTRUCTION RESTALLATION,
 HARNTDWARE, AND OPERATION OF CABLE THEIRMSON SERVICES PROVIDED,
 HOREVER, NO SUCH CONSTRUCTION, RESTALLATION, MARKTENANCE, AND
 OPERATION OF CABLE THEIRMSON SERVICES SHALL INTERPRET WITH THE
 FACULTES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC
 UTILITY, IN THE EVENT A CABLE TELEPHONE COMPANY DAMAGES THE FACULTES
 OF A PUBLIC UTILITY TO SHOOK PROVIDE CABLEDITY SHAPING
 THE SCHOOL SHALL NOT APPLY TO SHOOK PURVATE CABLEDITYS GRAPHED TO
 SHAPE CONTINUED TO THE COMPANY DAMAGES.

 UTILITY SUCH CONSTRUCTION, RESTALLATION, MARKTENANCE, AND OPERATION
 SHALL COMPANY WITH THE MARKMER, LECTRICAL, SAFETY COOK AS ADOPTED BY
 THE FLORIDA PUBLIC SERVICE COMMISSION.



PRINTED DATE: 9-16-16

