

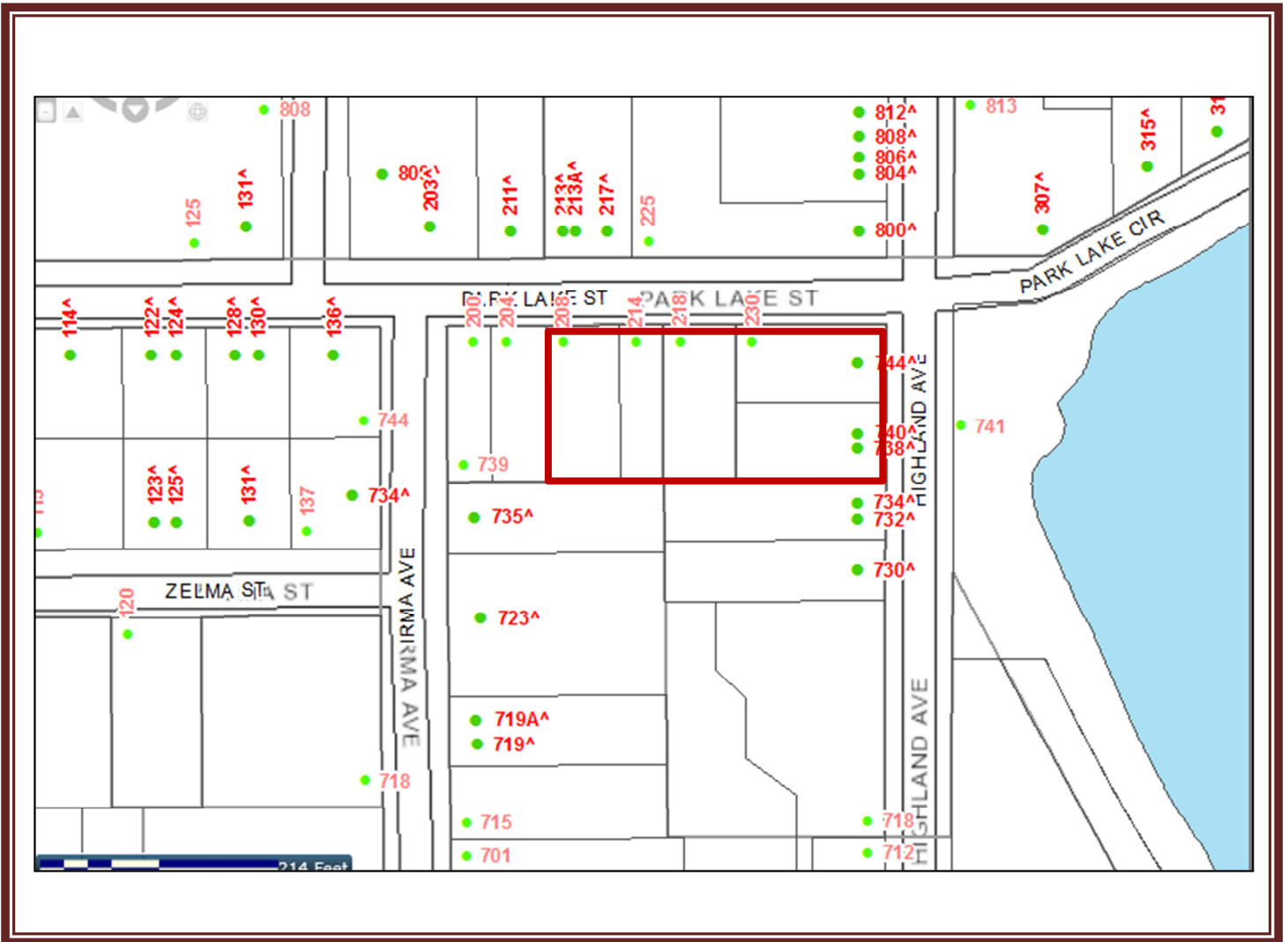
Park Lake PD Plat

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](http://www.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:

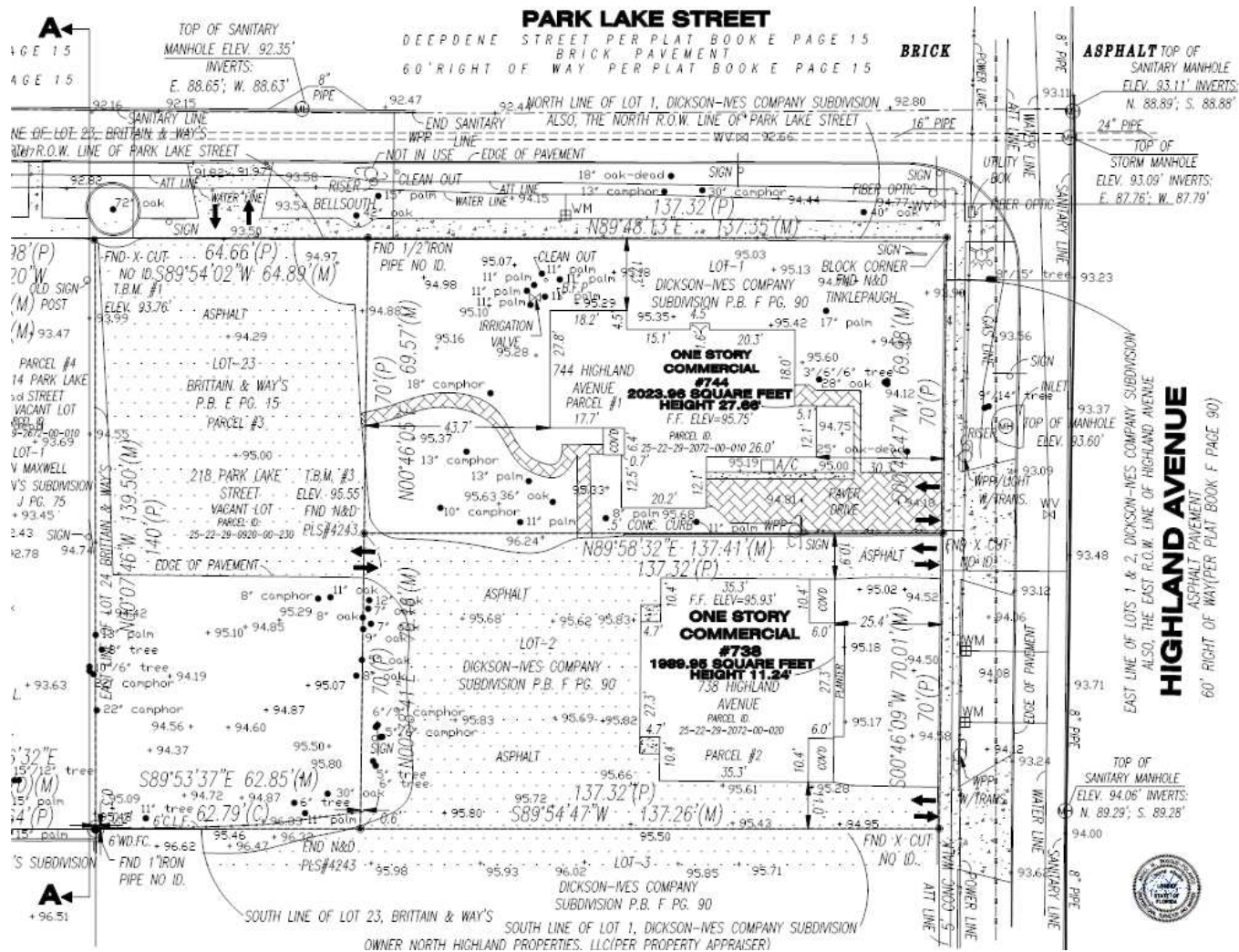
<http://www.cityoforlando.net/parking/downtown-parking-locations/>

Contact Information:

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



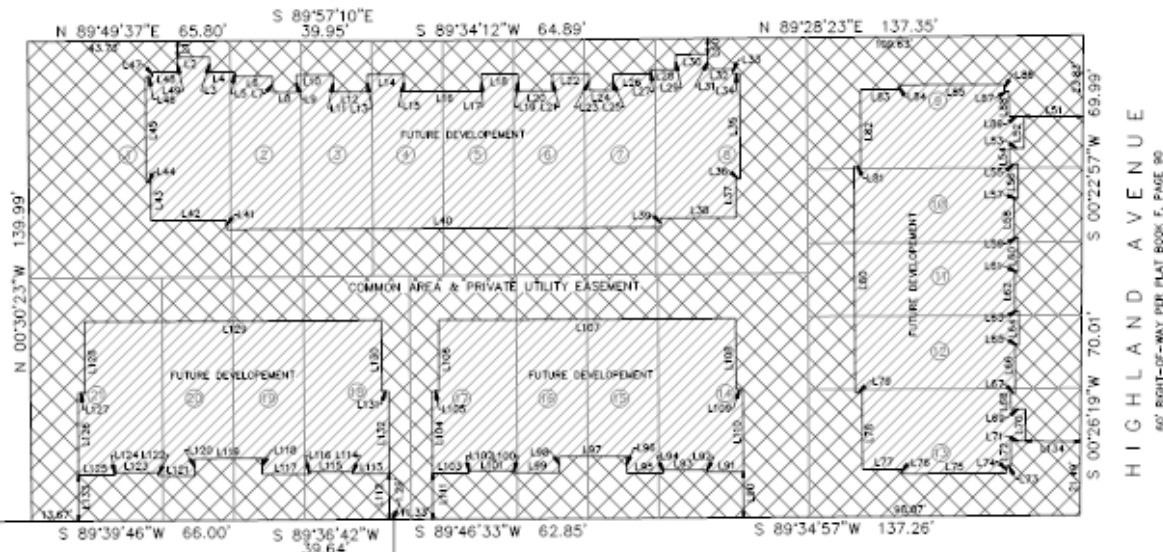
SCALE 1"=10'

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 & WAYS 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

DEEPDINE STREET PER PLAT BOOK E, PAGE 15 AND DEEPDINE STREET PER PLAT BOOK F, PAGE 90
60' RIGHT-OF-WAY PER PLAT BOOK E, PAGE 15



LOT 27
BRITTAIN & WAYS
PLAT BOOK E, PAGE 15

LOT 3
DICKSON-IVES COMPANY SUBDIVISION
PLAT BOOK F, PAGE 90

LEGEND

- = SET NAIL & SIZE LB 6113 (POT)
- = SET 1/2" IRON ROD & CAP LB6113
- SM □ = SET 4"x4" CONCRETE MONUMENT
- STARTED FROM LB 6113
- PCN ■ = FOUND CONCRETE MONUMENT (SIZE & IDENTIFICATION AS NOTED)
- ① = LOT NUMBER
- /A = OVERALL
- LB = LICENSED BUSINESS NUMBER
- OR = OFFICIAL RECORD
- PRM = PERMANENT REFERENCE MONUMENT
- PSW = PROFESSIONAL SURVEY WARRIOR
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT-OF-WAY

PRINTED DATE: 9-16-16

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYSIDE BOULEVARD, SUITE D
CLEWATER, FLORIDA 33765
(727) 461-6113

SHEET 2 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0018°23'E	4.72
L2	N89°41'02"E	9.33
L3	S0018°40"E	4.33
L4	N89°41'02"E	7.33
L5	S0018°58"E	1.33
L6	N89°41'02"E	11.00
L7	S0018°58"E	4.67
L8	N89°41'02"E	7.00
L9	N0018°58"W	5.00
L10	N89°41'02"E	10.67
L11	S0018°58"E	5.00
L12	N89°41'02"E	10.00
L13	N0018°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	N0018°58"W	5.00
L18	N89°41'02"E	10.67
L19	S0018°58"E	5.00
L20	N89°41'02"E	10.00
L21	N0018°58"W	5.00
L22	N89°41'02"E	10.67
L23	S0018°58"E	5.00
L24	N89°41'02"E	7.00
L25	N0018°58"W	4.67
L26	N89°41'02"E	11.00
L27	N0018°58"W	1.33
L28	N89°41'02"E	7.33
L29	N0018°58"W	4.33
L30	N89°41'02"E	9.33
L31	S0018°58"E	4.33
L32	N89°41'02"E	7.33
L33	S0018°58"E	1.33
L34	N89°41'02"E	2.00

LINE TABLE		
LINE	BEARING	LENGTH
L35	S0018°58"E	30.67
L36	S89°41'02"W	1.33
L37	S0018°58"E	11.33
L38	S89°41'02"W	22.00
L39	S0018°58"E	2.67
L40	S89°41'02"W	126.67
L41	N0018°58"W	2.67
L42	S89°41'02"W	22.00
L43	N0018°58"W	11.33
L44	S89°41'02"W	1.33
L45	N0018°58"W	30.67
L46	N89°41'02"E	2.00
L47	N0018°58"W	1.33
L48	N89°41'02"E	7.33
L49	N0018°58"W	4.33
L50	S0018°58"E	4.67
L51	S89°41'02"W	11.14
L52	S0018°58"E	9.33
L53	S89°41'02"W	4.33
L54	S0018°58"E	4.67
L55	N89°41'02"E	2.50
L56	S0018°58"E	10.00
L57	S89°41'02"W	1.17
L58	S0018°58"E	11.33
L59	N89°41'02"E	1.17
L60	S0018°58"E	10.00
L61	S89°41'02"W	1.17
L62	S0018°58"E	11.33
L63	N89°41'02"E	1.17
L64	S0018°58"E	10.00
L65	S89°41'02"W	1.17
L66	S0018°58"E	14.00
L67	S89°41'02"W	1.33
L68	S0018°58"E	4.67

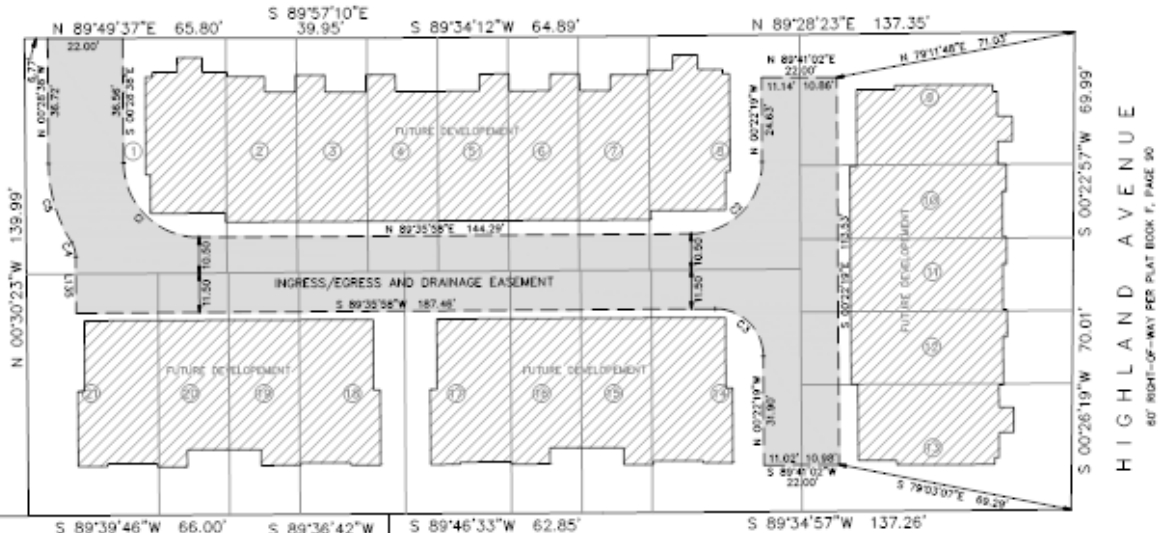
LINE TABLE		
LINE	BEARING	LENGTH
L69	N89°41'02"E	4.33
L70	S0018°58"E	9.33
L71	S89°41'02"W	4.33
L72	S0018°58"E	7.33
L73	S89°41'02"W	1.33
L74	S0018°58"E	2.00
L75	S89°41'02"W	30.67
L76	N0018°58"W	1.33
L77	S89°41'02"E	11.33
L78	N0018°58"W	22.33
L79	S89°41'02"E	2.00
L80	N0018°58"W	56.00
L81	N89°41'02"E	2.00
L82	N0018°58"W	22.33
L83	N89°41'02"E	11.33
L84	N0018°58"W	1.33
L85	N89°41'02"E	30.67
L86	S0018°58"E	2.00
L87	N89°41'02"E	1.33
L88	S0018°58"E	7.33
L89	N89°41'02"E	4.33
L90	N0018°58"W	13.33
L91	S89°41'11"W	10.67
L92	N0018°49"W	0.67
L93	S89°41'11"W	13.67
L94	S0018°49"E	1.00
L95	S89°41'11"W	10.67
L96	N0018°49"W	4.00
L97	S89°41'11"W	19.67
L98	S0018°49"E	4.67
L99	S89°41'11"W	13.33
L100	N0018°49"W	0.67
L101	S89°41'11"W	13.00

LINE TABLE		
LINE	BEARING	LENGTH
L102	S0018°49"E	0.67
L103	S89°41'11"W	10.67
L104	N0018°49"W	24.00
L105	N89°41'11"E	2.00
L106	N0018°49"W	20.67
L107	N89°41'11"E	86.67
L108	S0018°49"E	20.67
L109	N89°41'11"E	2.00
L110	S0018°49"E	24.00
L111	N0018°27"W	13.33
L112	N0023°18"W	13.33
L113	S89°40°53'W	10.67
L114	N0019°07'W	0.67
L115	S89°40°53'W	12.67
L116	S0018°07'E	0.67
L117	S89°40°53'W	13.67
L118	N0019°07'W	4.67
L119	S89°40°53'W	19.67
L120	S0018°07'E	5.00
L121	S89°40°53'W	10.67
L122	N0019°07'W	1.00
L123	S89°40°53'W	12.67
L124	S0018°07'E	0.67
L125	S89°40°53'W	10.67
L126	N0019°07'W	24.00
L127	S89°40°53'W	2.00
L128	N0019°07'W	20.67
L129	S0018°07'E	20.67
L130	S89°40°53'W	2.00
L131	S0018°07'E	24.00
L132	S0019°07'E	13.41
L133	N0020°14'W	13.41
L134	N89°33°41'W	15.94

IRVING ON PARK TOWNHOMES

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DEEPDENE STREET PER PLAT BOOK E, PAGE 15 AND DEEPDENE STREET PER PLAT BOOK F, PAGE 90
60' RIGHT-OF-WAY PER PLAT BOOK E, PAGE 15



LOT 27
BRITAIN & WAY'S
PLAT BOOK E, PAGE 15

LOT 3
DICKSON-IVES COMPANY SUBDIVISION
PLAT BOOK F, PAGE 90

LEGEND	
•	SET NAIL & DISK (S.D.S.) (P.O.P.)
◊	SET 1/2" IRON ROD & CAP (U.S.D.S.)
SMI	SET 4"x4" CONCRETE MONUMENT
STAMPED	FROM U.S.D.S.
FOUR	FOUR CONCRETE MONUMENT (SITE & DIMENSIONS AS NOTED)
①	LOT NUMBER
O/A	OVERALL
LB	LOCATED BUSINESS NUMBER
OR	OFFICIAL RECORD
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR MAPPER
PLS	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
1135	N00°24'00"W	16.00'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	22.00'	34.53'	89°55'24"	S45°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	19.80'
C4	8.00'	4.44'	31°48'23"	N18°18'13"W	4.38'
C5	44.00'	24.37'	31°43'43"	N16°20'31"W	24.08'

NOTES

- THE STATE PLANE DRAWING COORDINATE SYSTEM HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA EAST ZONE 0901 USING TRIMBLE GNSS REAL TIME NETWORK UTILIZING NGS POSITIONING AND GROUND TRUTHING METHODS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT SUPERCEDES AND REPLACES ALL PRIOR PLATS OF THE HEREIN DESCRIBED TRACT OF LAND, AND ANY EASEMENT, RESTRICTION, DEDICATION OR OTHER ENCUMBRANCE, RIGHT, OR 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.
- ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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SHEET 3 OF 3

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