Barnes Minor Subdivision
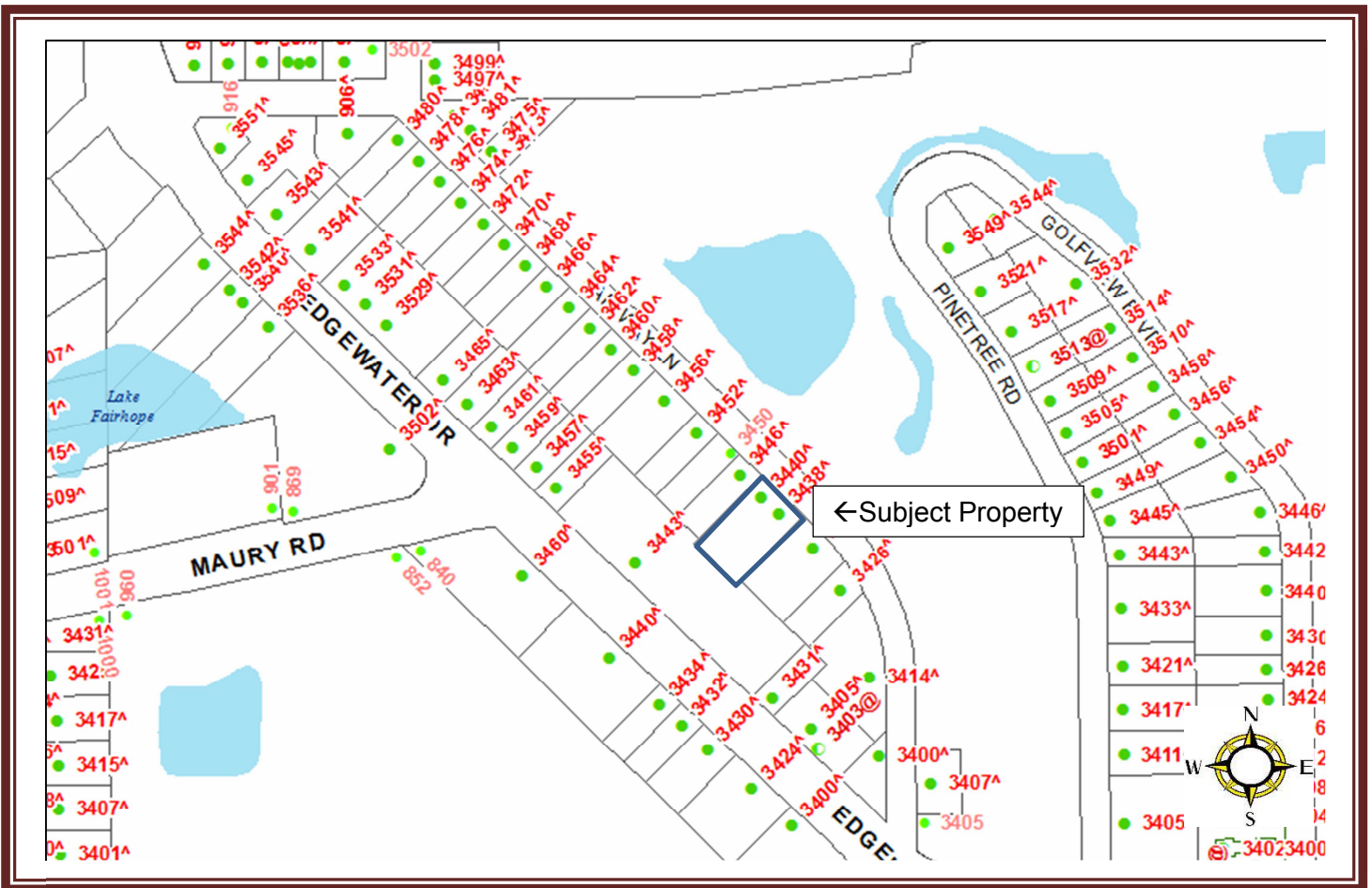
Project Overview (updated 5/22/2017)

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): SUB2017-00013 (Minor Plat)
Project Location & Property Size: 3438 Fairway Ln. (west side of Fairway Ln., north of Maury Rd., and east of Edgewater Dr.), 0.37 acres, District 3.

Project Description: The applicant is requesting minor subdivision approval to split the 100 ft. (wide) x 160 ft. (deep) lots into two 50 ft. x 160 ft. parcels to developed two new single family residences.

Existing Zoning District and Future Land Use Classifications
Future Land Use Classification – RES LOW (Residential Low Intensity)
Zoning District – R-2A/W (One-Family Residential, Wekiva Overlay)

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/

Contact Information:

Applicant		Staff - Project Planner	
Name:	Chris Barnes	Name:	TeNeika Neasman, Planner II
Company:	N/A		John Groenendaal, Plat Coordinator
Address:	42 E Yale St., Orlando, FL 32804	Email:	teneika.neasman@cityoforlando.net
Phone:	407-756-9400		john.groenendaal@cityoforlando.net
Email:	chrisbarnes13@gmail.com	Phone:	407-246-3437 (John G.)
			407-246-4257 (TeNeika N.)

Project Status and Next Steps

March 20, 2017	Application received by City Planning Division
May 2, 2017	Item goes to Technical Review Committee

Survey

LEGAL DESCRIPTION:

BY THIS SURVEY

LOTS 23 AND 24 AND THE NORTHEASTERLY 10.00 FEET OF LOTS 39 AND 40,
BLOCK "C", GOLFVIEW, AS RECORDED IN PLAT BOOK "H", PAGE 119, OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

SURVEY REPORT

1. THE BOUNDARY AND TOPOGRAPHY SURVEY REPRESENTED HEREON WAS
PREPARED BY THOMAS L. CONNER, FLORIDA LICENSED SURVEYOR AND MAPPER
LS4340, 5424 SOUTH BRACKEN COURT, WINTER PARK, FLORIDA 32792.

2. THE LAST DAY IN THE FIELD WAS 3/16/17.

FAIRWAY LANE

LOT 22 BLOCK "C"
LOT 23 BLOCK "C"
LOT 24 BLOCK "C"
LOT 25 BLOCK "C"
LOT 21 BLOCK "C"
LOT 42 BLOCK "C"
LOT 41 BLOCK "C"
LOT 40 BLOCK "C"
LOT 39 BLOCK "C"
LOT 38 BLOCK "C"

GRAPHIC SCALE

BOUNDARY AND TOPOGRAPHY SURVEY
LOTS 23 & 24, BLOCK "C", GOLFVIEW
PLAT BOOK "H", PAGE 119
CITY OF ORLANDO, FLORIDA
PREPARED FOR
CHRIS BARNES

THOMAS L. CONNER, PSM
SURVEY AND MAPPING CONSULTANT

THOMAS L. CONNER
FLORIDA LICENSED SURVEYOR AND MAPPER NUMBER LS4340

DATE 3/17/17
DRAWING 20388BT
PROJECT 20388B
1 OF 1
SHEET NUMBER

BARNES MINOR SUBDIVISION

BEING A REPLAT OF ALL OF LOTS 23 AND 24 AND A PORTION OF LOTS 39 AND 40, BLOCK "C",
GOLFVIEW, AS RECORDED IN PLAT BOOK "H", PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LOCATED IN SECTION 11, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION
BARNES MINOR SUBDIVISION
LOTS 23 AND 24 AND THE NORTHEASTERLY 10.00 FEET OF
LOTS 39 AND 40, BLOCK "C", GOLFVIEW, AS RECORDED IN
PLAT BOOK "H", PAGE 119, OF THE PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHERLYMOST CORNER OF LOT 23, BLOCK
"C", GOLFVIEW, AS RECORDED IN PLAT BOOK "H", PAGE
119, OF THE PUBLIC RECORDS OF ORANGE COUNTY,
FLORIDA; THENCE RUN S45'33'49"E ALONG THE
NORTHEASTERLY LINE OF SAID LOT 23 AND LOT 24, SAID
BLOCK "C" 100.00 FEET TO THE EASTERLYMOST CORNER
OF SAID LOT 24; THENCE RUN S44'33'26"W ALONG THE
SOUTHEASTERLY LINE OF SAID LOT 24 AND LOT 39, SAID
BLOCK "C" 160.42 FEET TO THE SOUTHERLYMOST CORNER
OF THE NORTHEASTERLY 10.00 FEET OF SAID LOT 39 AND
LOT 40, SAID BLOCK "C"; THENCE RUN N45'31'03"W ALONG
THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 10.00
FEET OF LOTS 39 AND 40 A DISTANCE OF 99.93 FEET TO
THE WESTERLYMOST CORNER OF AFORESAID
NORTHEASTERLY 10.00 FEET OF LOTS 39 AND 40; THENCE
RUN N44'31'58"E ALONG THE NORTHWESTERLY LINE OF
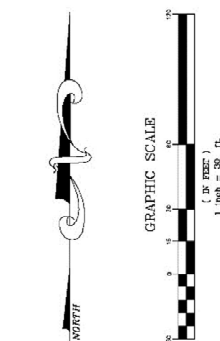AFOREMENTIONED LOTS 40 AND 23 A DISTANCE OF 160.34
FEET TO THE POINT OF BEGINNING.
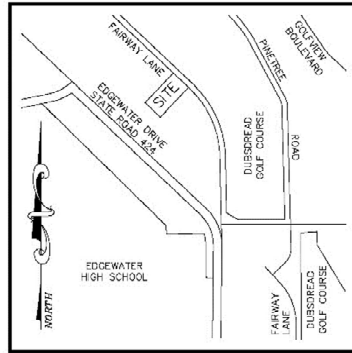
CONTAINS THEREIN 0.37 ACRES, MORE OR LESS.

LEGEND
○ DENOTES SET 5/8"IRON ROD
   WITH CAP "LS4340"

◇ DENOTES SET 4"X 4"CONCRETE
   MONUMENT WITH DISK "LS4340 PRM/PCP"

ABBREVIATIONS
PRM   DENOTES PERMANENT REFERENCE MONUMENT
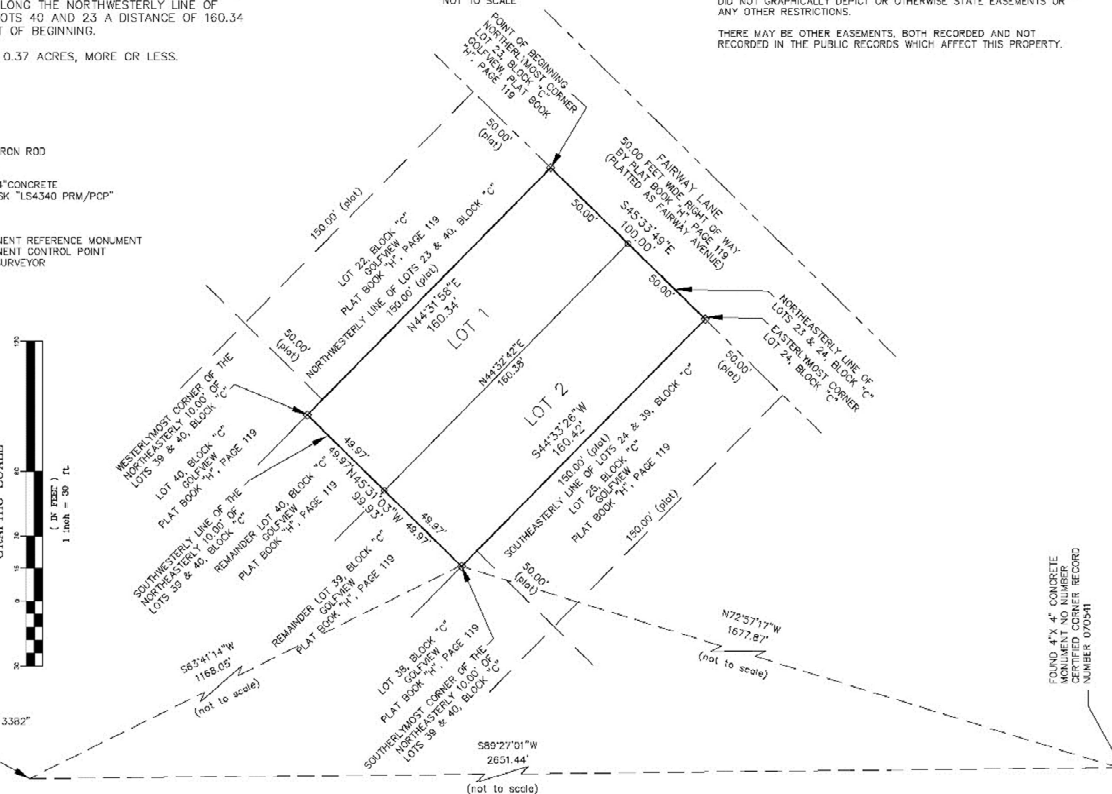PCP   DENOTES PERMANENT CONTROL POINT
LS   DENOTES LAND SURVEYOR

VICINITY MAP
NOT TO SCALE

NOTES:

1. BEARINGS BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE
QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 29 EAST,
ORANGE COUNTY, FLORIDA, AS BEING S89'27'01"W RELATIVE TO THE
FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH
AMERICAN DATUM OF 1983.

2. NO PART OF LANDS DESCRIBED IN THIS PLAT ARE BEING DEDICATED
TO THE PUBLIC NOR ARE ANY PORTIONS OF SAID LANDS REQUIRED
FOR ANY PUBLIC USE.

3. DEVELOPMENT ON THIS PROPERTY DEPICTED ON THIS PLAT IS
SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY
MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS
THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY.
APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY
VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON,
THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS
A CONDITION OF PLATTING.

4. THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE FOLLOWING
ITEMS OF RECORD:

ALL MATTERS SHOWN ON THE PLAT OF GOLFVIEW, PLAT BOOK "H",
PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THIS PLAT
DID NOT GRAPHICALLY DEPICT OR OTHERWISE STATE EASEMENTS OR
ANY OTHER RESTRICTIONS.

THERE MAY BE OTHER EASEMENTS, BOTH RECORDED AND NOT
RECORDED IN THE PUBLIC RECORDS WHICH AFFECT THIS PROPERTY.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PREPARED BY :
THOMAS L. CONNER
FLORIDA SURVEYOR AND MAPPER NUMBER LS4340
5424 SOUTH BRACKEN COURT
WINTER PARK, FLORIDA 32792
PHONE : 407-657-1576

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND
WILL IN NO CIRCUMSTANCES BY 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.

Proposed Lot Plan