

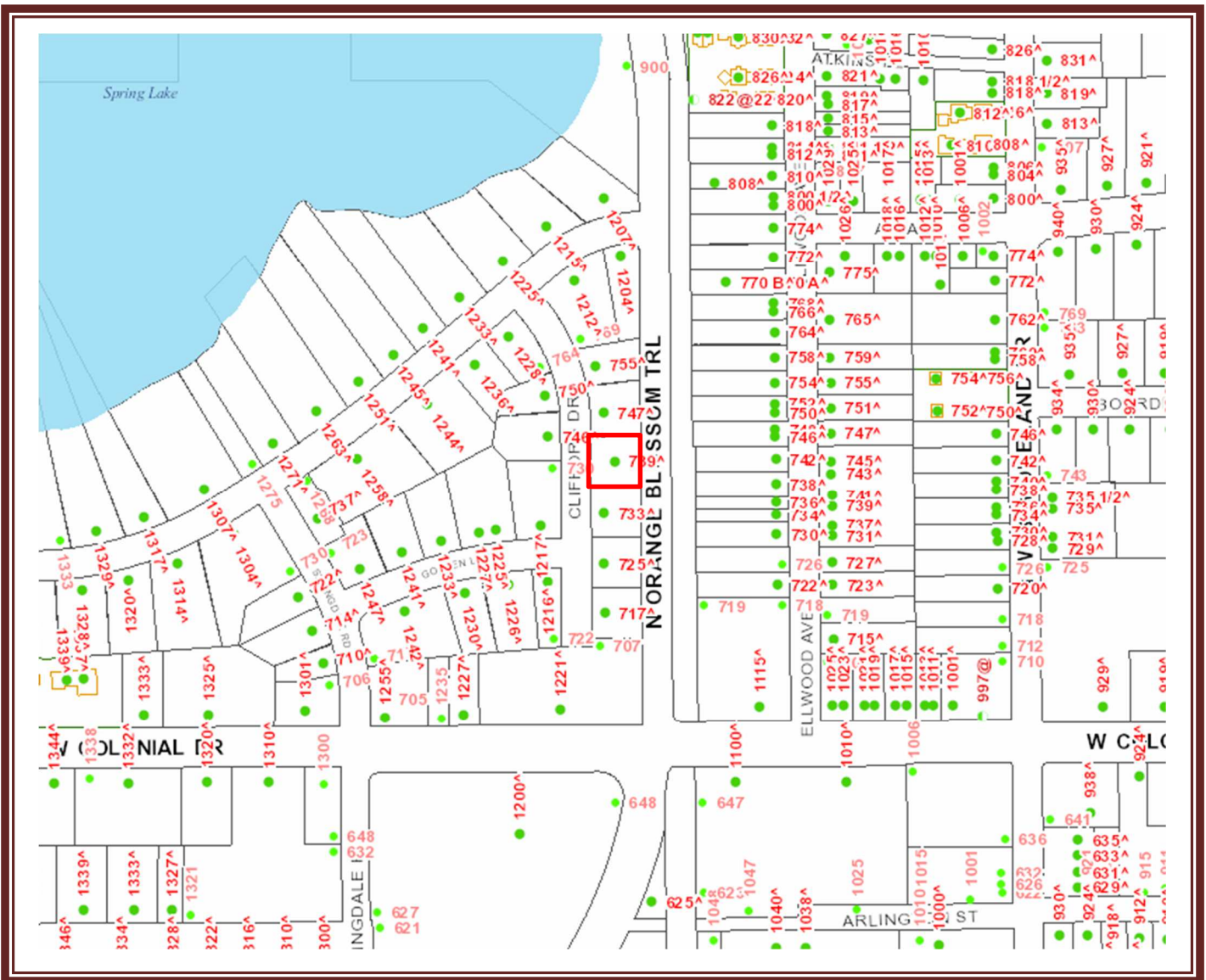
739 Clifford Replat

Project Overview (updated 9/14/2017)

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): SUB2017-00015

Project Location & Property Size: 739 Clifford St. (east of Clifford Dr., west of N. Orange Blossom Trl., north of Colonial Dr., and south of Spring Lake Dr.)(0.23 acres; District 3)



Project Description: Replat request tied to BLD2017-00325 (from VAR2016-00061).

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – Res-Low (Residential, Low Intensity)

Zoning District- R-1AA/T (One-Family Residential in the Traditional City overlay district)

Application Documents

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."

Contact Information:

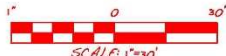
Applicant	Staff - Project Planner
Name: Greg Clarkson, President Company: Clarkson Concepts Inc. Address: 601 N Orlando Ave., 105 Maitland, FL 32851 Phone: 407.929.0755 Email: greg@clarksonconcepts.com	Name: TeNeika Neasman, Planner II Email: teneika.neasman@cityoforlando.net Phone: 407-246-4257

Project Status and Next Steps

June 19, 2017	Application received by City Planning Division
August 8, 2017	Staff Report available at cityoforlando.net/mpb
August 15, 2017	at 8:30 AM - Municipal Planning Board meeting (tentative)

Site Survey

Boundary & Topographic Survey



ADDRESS
739 Clifford Drive
Orlando, FL 32804

- LEGEND**
- O = Iron Rod & Cap (IR)
 - OR Book = Official Record Book
 - PB = Plot Book
 - Pg = Page
 - CONC = Concrete
 - FND = Foundation
 - LB = Licensed Business
 - LS = Licensed Surveyor (R/W)
 - Grade Spot
 - Backflow Preventor
 - Power Pole
 - Overhead Utilities
 - Water Meter
 - Calculated Distance
 - Field Measurement
 - Right of Way Map Measurement

JOB #: VLSR15-12038 / 16-18340
CLIENT #: 1512640
FIELD DATE: 09-02-15 / 12-01-16
CREW: CS
DRAFTER: BT
APPROVED: JRW
SCALE: 1" = 30'

Borrower's Acknowledgment and Acceptance



NOTE:
ELEVATIONS SHOWN
HEREON ARE BASED ON
COUNTY BENCHMARK
A1106033, ELEVATION
103.955 (NAVD88)

Legal Description (per OR Book 849, Page 3719)
The South one-half of Lot 8, all of Lot 9, and the North one-half of Lot 10 Block 4, Spring Lake Terrace, as per plat thereof, recorded in Plat Book N, Page 6, of the Public Records of Orange County, Florida. (LESS road right of way)

CERTIFIED TO: (AS FURNISHED)
WILLIAM F. WILKINSON
The Closing Agent, Inc.
Weston Land Title Insurance Company

FLOOD ZONE
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 10000004-F, LAST REVISION DATE 09-25-09, PER MAPWISE WEBSITE. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS
PAVERS AND BLOCK WALL CROSS PROPERTY LINES. OWNERSHIP OF FENCES AND WALLS NOT DETERMINED. SOME UTILITIES LIE WITHIN THE SUBJECT PROPERTY.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY OF US HIGHWAY 441 / ORANGE BLOSSOM TRAIL, WHICH HAS A BEARING OF N 03°18'44" W PER FOOT RIGHT OF WAY MAP, SECTION 7002-106.

- NOTES**
- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
 - The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
 - Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 - The property shown hereon is subject to all easements, restrictions and encumbrances which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
 - Building lines and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY, BEARING UNDER MY DIRECTION.



Joseph E. Williamson, PLS. DATED: 12-02-16

PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6275
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

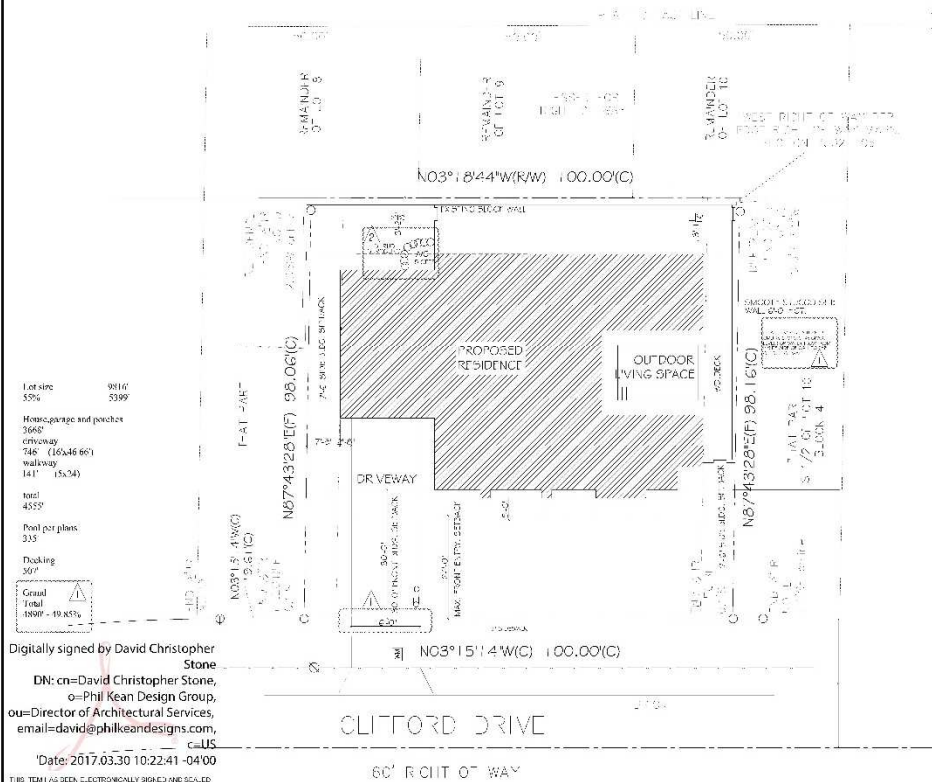
DATE	REVISION	DATE	REVISION
12-01-16	ADD TYPE		



Site Plan

REVIEWED FOR CODE COMPLIANCE
 DATE: 2017.03.30
 PERMITS: BLD-2017-00325
 ADDRESS: 730 CLIFFORD DR
 CITY OF ORLANDO
 PERMITTING DIVISION

US HIGHWAY 441 ORANGE BLOSSOM TRAIL RIGHT OF WAY VARI-S

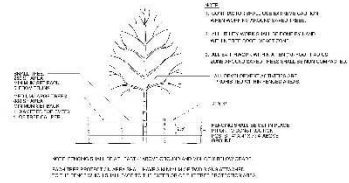


Lot size: 9816
 55% 5399
 House, garage and porch: 3668
 driveway: 746 (165,46 66)
 walkway: 141 (5,34)
 total: 4559
 Pool per plans: 315
 Docking: 50'
 Total: 1809 - 19.85%

Digitally signed by David Christopher Stone
 DN: cn=David Christopher Stone,
 o=Phil Kean Design Group,
 ou=Director of Architectural Services,
 email=david@philkeandesigns.com,
 c=US
 Date: 2017.03.30 10:22:41 -04'00'

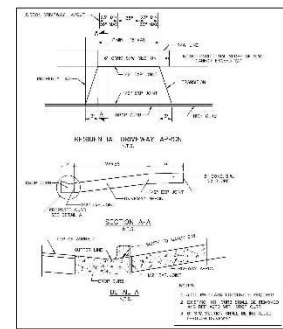
THIS SET HAS BEEN ELECTRONICALLY SIGNED AND SEALED
 BY DAVID CHRISTOPHER STONE, THE "SIGNING PARTY".
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
 SIGNED AND SEALED UNLESS SIGNED AND SEALED BY THE SIGNING PARTY.

PROPOSED SITE PLAN
 5/24/17 1:10



STILL WALL SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	STILL WALL	100.00	LF	1.00	100.00
2	STILL WALL	100.00	LF	1.00	100.00
3	STILL WALL	100.00	LF	1.00	100.00
4	STILL WALL	100.00	LF	1.00	100.00
5	STILL WALL	100.00	LF	1.00	100.00
6	STILL WALL	100.00	LF	1.00	100.00
7	STILL WALL	100.00	LF	1.00	100.00
8	STILL WALL	100.00	LF	1.00	100.00
9	STILL WALL	100.00	LF	1.00	100.00
10	STILL WALL	100.00	LF	1.00	100.00



PROJECT: 730 CLIFFORD DRIVE ORLANDO, FL 32804

DATE: 2017.03.30
 BY: DAVID CHRISTOPHER STONE
 FOR: PHIL KEAN DESIGN GROUP

SCALE: 1/4" = 1'-0"

APP. 11/17

A-1

739 CLIFFORD PLAT		SHEET 1 OF 1	PLAT BOOK:	PAGE:
<p>BEING A REPLAT OF PART OF THE SOUTH HALF OF LOT 8, ALL OF LOT 9 AND THE NORTH HALF OF LOT 10, BLOCK 4, SPRING LAKE TERRACE, RECORDED IN PLAT BOOK N, PAGE 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</p>				
<p>PART OF THE SOUTH HALF OF LOT 8, ALL OF LOT 9 AND THE NORTH HALF OF LOT 10, BLOCK 4, SPRING LAKE TERRACE, AS RECORDED IN PLAT BOOK N, PAGE 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 4 OF SAID SPRING LAKE TERRACE, THENCE RUN N 87°15'14" W, 473.00 FEET ALONG THE WESTERN LINE OF SAID BLOCK 4 TO THE POINT OF BEGINNING, THENCE CONTINUE N 87°15'14" W, 100.00 FEET ALONG THE WESTERN LINE OF SAID BLOCK 4, THENCE RUN N 87°43'28" E, 98.16 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (ORANGE BLOSSOM TRAIL) (A 60.00 FOOT RIGHT OF WAY), THENCE RUN S 87°15'14" W, 100.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, THENCE RUN S 87°43'28" E, 98.16 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES MORE OR LESS.</p>				
<p>LOCATION MAP (NOT TO SCALE)</p>				
<p>SPRING LAKE TERRACE PLAT BOOK N, PAGE 6</p> <p>N 87°43'28" E 98.06'</p> <p>60.00'</p> <p>5.00'</p> <p>SCM</p> <p>THE WESTERN RIGHT OF WAY LINE OF US HIGHWAY 441 (ORANGE BLOSSOM TRAIL)</p> <p>S 87°15'14" E 100.00'</p> <p>N 03°15'14" W 100.00'</p> <p>CLIFFORD DRIVE</p> <p>60.00' RIGHT OF WAY FROM PLAT BOOK N, PAGE 6</p> <p>SPRING LAKE TERRACE PLAT BOOK N, PAGE 6</p> <p>THE WESTERN LINE OF BLOCK 4</p> <p>THE WESTERN RIGHT OF WAY LINE OF BLOCK 4</p> <p>POINT OF BEGINNING</p> <p>THE WESTERN LINE OF BLOCK 4</p> <p>N 87°15'14" W 473.00'</p> <p>POINT OF COMMENCEMENT THE SOUTHWEST CORNER OF LOT 10, BLOCK 4 SPRING LAKE TERRACE</p> <p>S 87°43'28" E 98.16'</p> <p>SPRING LAKE TERRACE PLAT BOOK N, PAGE 6</p> <p>28.00'</p> <p>THE WESTERN RIGHT OF WAY LINE OF BLOCK 4</p>				
<p>NOTES:</p> <ol style="list-style-type: none"> 1. BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 4, SPRING LAKE TERRACE, RECORDED IN PLAT BOOK N, PAGE 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING AN ASSIGNED BEARING OF N 87°15'14" E. 2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDES, 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. 3. DEVELOPMENT ON THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 17, THE CONCOMITANT 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 GRANTED TO PROVIDE ANY VIOLATED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 17, FLORIDA STATUTES, OR WHERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING. 				
<p>NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.</p>				
<p>739 CLIFFORD PLAT</p> <p>DEDICATION</p> <p>Please refer the dedication to read KNOW ALL BY THESE PRESENTS, That William F. Waite, Jr., being the owner in fee simple of the lands described in the foregoing plat, to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed and does not dedicate any additional lands to the proposed use of the public.</p> <p>IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below on _____</p> <p>By: _____ William F. Waite, Jr.</p> <p>Attest: _____ Printed Name _____ Signed in the presence of _____</p> <p>By: _____ Printed Name _____ Signed _____ Printed Name _____</p> <p>STATE OF FLORIDA, COUNTY OF ORANGE, THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared William F. Waite, Jr., he acknowledged to me personally known to me or has produced the following identification _____ and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as the sole owner of the foregoing plat.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.</p> <p>NOTARY PUBLIC My Commission Expires _____</p>				
<p>QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER</p> <p>KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat conforms with all of the survey requirements of Chapter 177, Florida Statutes, and that said land is located in the City of Orlando, Orange County, Florida.</p> <p>Date: _____ Signature: _____ Registration Number 5675 Joseph Williamson New Land Survey 541 S. Pennsylvania Avenue Orlando, FL 32709 Tel. (888) 288-0374</p>				
<p>CERTIFICATE OF APPROVAL BY MUNICIPALITY</p> <p>THIS IS TO CERTIFY, That on the _____ day of _____, 20____, the _____ of _____, Florida, approved the foregoing plat.</p> <p>MAYOR PRO TEM _____ ATTEST: _____ City Clerk</p>				
<p>CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL</p> <p>Examined and Approved: _____ Date: _____ City Planning Official: _____</p>				
<p>CERTIFICATE OF APPROVAL BY CITY ENGINEER</p> <p>Examined and Approved: _____ Date: _____ City Engineer: _____</p>				
<p>CERTIFICATE OF REVIEW BY CITY SURVEYOR</p> <p>Reviewed for conformity to Florida State Statute 177 _____ Date: _____ City Surveyor: _____</p>				
<p>CERTIFICATE OF COUNTY COMPTROLLER</p> <p>I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____</p> <p>County Comptroller in and for Orange County, Florida By: _____</p>				
<p>LEGEND</p> <p>OR Book = Official Records Book of Public Records of Orange County, Florida</p> <p>PG = Page</p> <p>DOC# = Official Records Document Number of the Public Records of Orange County, Florida</p> <p>TH = Found Nail</p> <p>SCM = Set 4"x4" Concrete Monument FPM L5#573</p> <p>LB = Licensed Business</p> <p>LS = Licensed Surveyor</p> <p>FDOT = Florida Department of Transportation</p> <p>⊙ = Certified Corner</p> <p>ID = Identification</p>				