

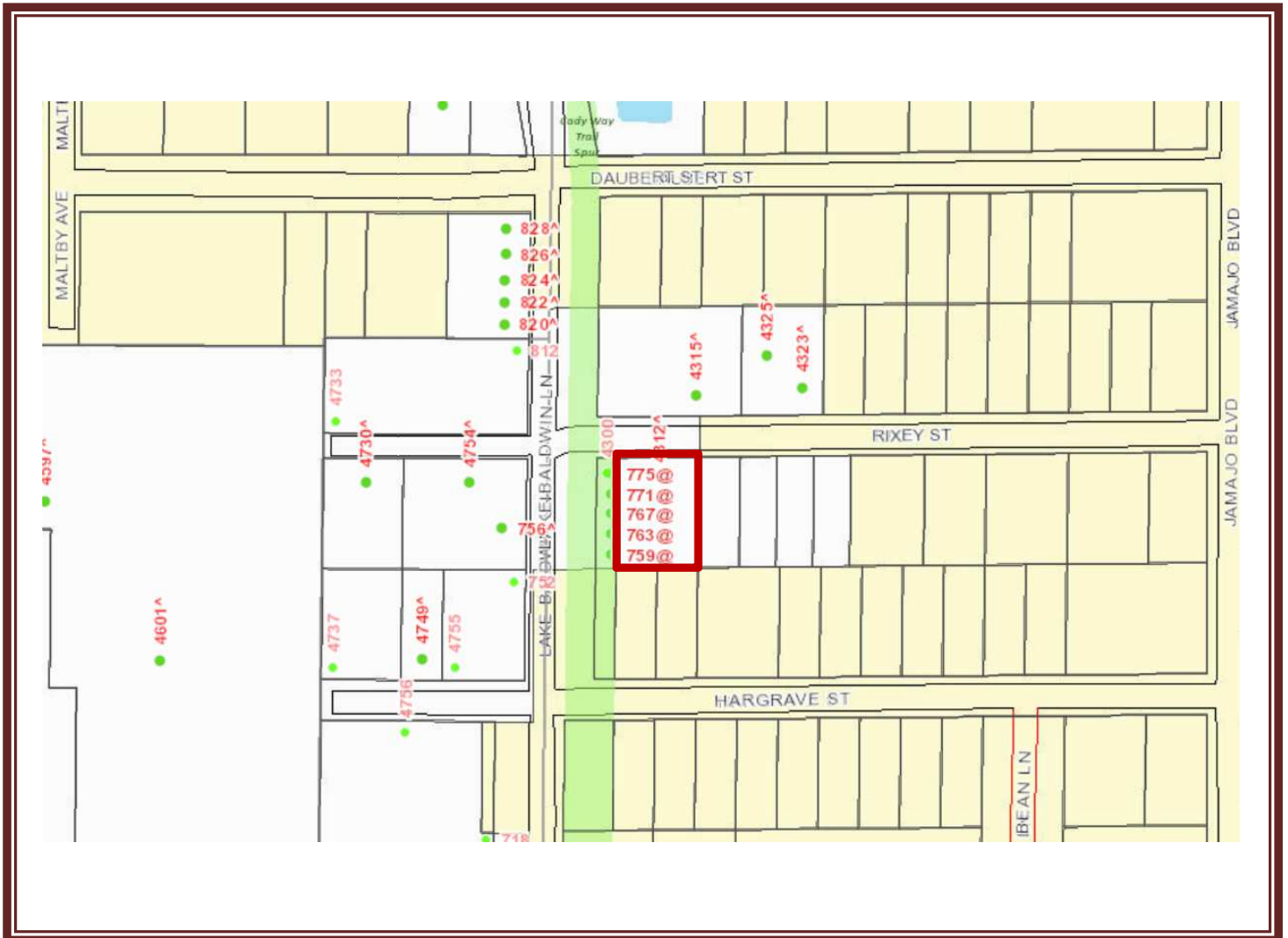
Lake Baldwin 5 Plat

Project Overview (updated 10/25/2017)

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): SUB2017-10005

Project Location & Property Size: 4312 Rixey St. (Southeast corner of intersection of Lake Baldwin Ln. and Rixey St.), 0.31 acres, District 3



Project Description: Minor Subdivision to plat parcels into 5 lots for a 5 unit townhome development.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – Residential-Low

Zoning – PD/AN

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."

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on October 17, 2017. (City Hall 2nd floor, City Council Chambers, 8:30AM)

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: Mark Kinchla Address: 728 Hardman Dr. Orlando, FL 32806 Phone: 407-468-9165 Email: markkinchla@markkinchla.com	Name: Michaëlle Petion, AICP, Planner III Email: michaëlle.petion@cityoforlando.net Phone: 407-246-3837

Project Status and Next Steps

August 10, 2017	Application received by City Planning Division
N/A	Staff Report available at cityoforlando.net/mpb
N/A	Municipal Planning Board hearing (tentative)

LAKE BALDWIN LANE

RIXEY STREET

CENTERLINE OF ORIGINAL 50' PLATTED R/W PER PLAT BOOK J, PAGE 88

NAIL AND DISC #4887 IN WOOD POWER
SITE BENCHMARK
ELEV=112.46

NE CORNER,
BLOCK "Q",
FOUND 1-1/4"
IRON PIPE
(NO ID)

POINT OF BEGINNING
N.E. CORNER, LOT 13,
BLOCK "Q", JAMAJO,
PLAT BOOK J, PAGE 88

S.E. CORNER, LOT 13,
BLOCK "Q", JAMAJO,
PLAT BOOK J, PAGE 88

B L O C K " Q "

LOT 14 LOT 13

E 25'
OF
LOT 15

S. LINE, LOTS 13-15
125.00' N.89°24'10"E.

LOT 16

LOT 17

LOT 18

LOT 19

STORM MANHOLE
TOP=112.53
INV=107.00(E)

SITE
BENCHMARK
ELEV=112.26 * 112.1
FOUND 5/8" IRON ROD
CITY OF ORLANDO

DRAINAGE
INLET
TOP=11.00
INV=107.60
* 112.3

E/P

FOUND 1/2"
IRON ROD
(NO ID)

N.89°24'10"E.
60.02'

N.89°24'10"E. 620.10'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

25.00'

50.00'

50.00'

125.00'

25.01'

35.01'

5253.24'

RIXEY STREET

CENTERLINE OF ORIGINAL 50' PLATTED R/W PER PLAT BOOK J, PAGE 88

N.00°46'11"E.
1974.88'

CENTERLINE OF ORIGINAL 50' PLATTED R/W PER PLAT BOOK J, PAGE 88

LAKE BALDWIN LANE

ORIGINAL LOT LINE

N.89°24'10"E.
60.02'

S. 89° 24' 10" W.

N. LINE, LOTS 13-15 125.00'

N.89°24'10"E. 626

25.01'

35.01'

S.00°46'11"W.
R/W LINE
135.00'

5.00' CITY
SERVICES EASEMENT

5

124.96'

N.89°13'49"W.

4

124.96

N.89°13'49"W.

3

124.96'

N.89°13'49"W.

2

124.96'

S.89°13'49'E.

1

25.01'

35.01'

125.00'

S. LINE, LOTS 13-15

N.89°24'10"E.

JAMAJO PLAT BOOK J, PAGE 88

L O T 1 6

L O T 1 7

L O T 18

| L | 0 | T | 1 | 9 |

POINT OF
N.E. CORNE
BLOCK "Q",
PLAT BOOK

E. LINE, LOT 13

LOT 12

JAMAJO PLAT BOOK J, PAGE 88

S.E. CORNER, LOT 13,
BLOCK "Q", JAMAJO,
PLAT BOOK J, PAGE 88