

*Project Overview (updated 4/18/2018)*

**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):** SUB2018-10004

**Project Location & Property Size:** 1903 Virginia Dr. (generally located east of Bodell Ln., west of N. Hampton Ave., and south of Nebraska St.), 0.22 acres, District 4



### Project Description: Replat for tandem development

## Existing Zoning District and Future Land Use Classifications

Future Land Use: Residential Low Intensity

Zoning: R-2A/T/SP

## Proposed Zoning District Classification

Future Land Use Classification- N/A

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

N/A

## 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/>

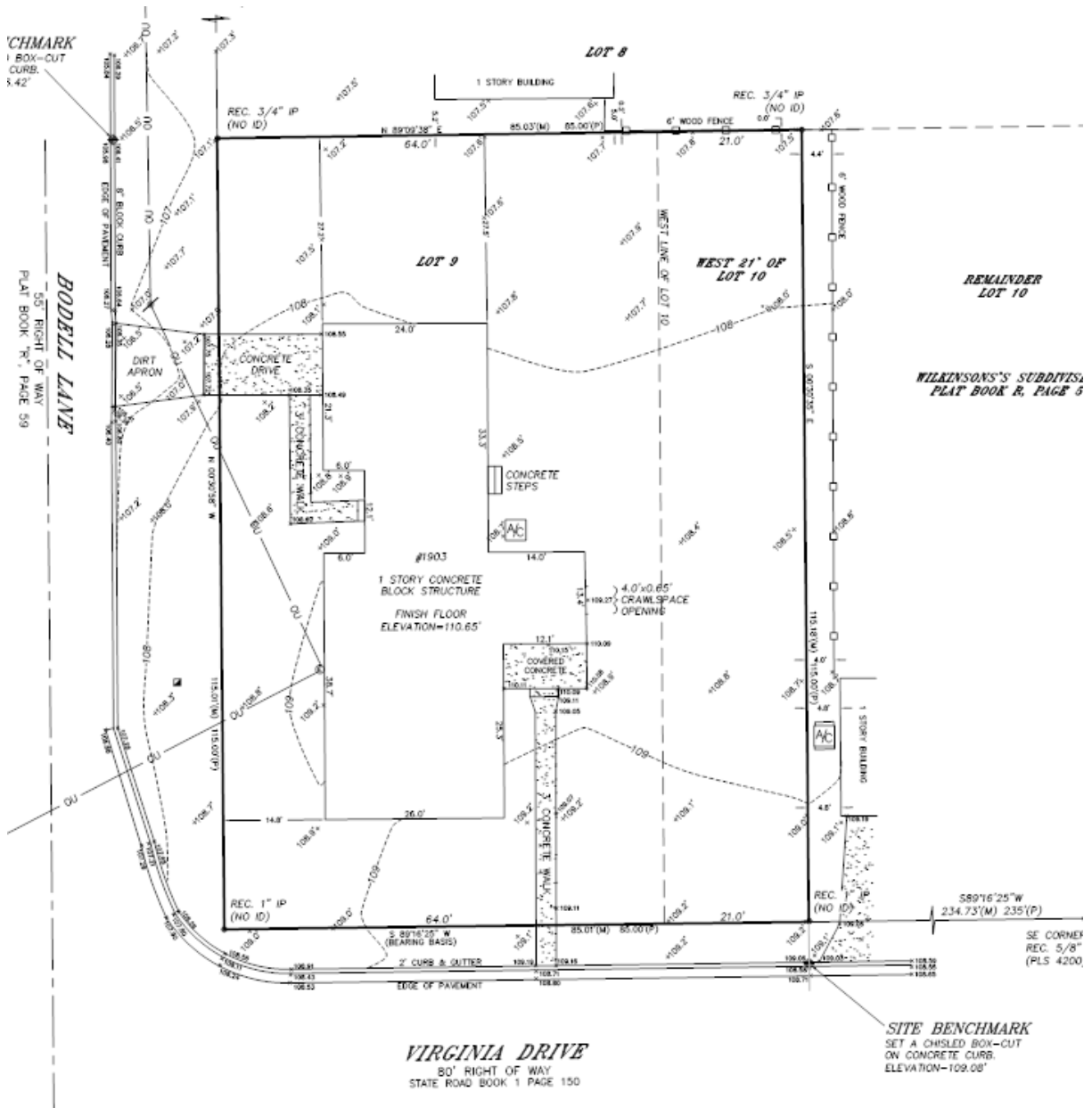
## Contact Information:

Applicant	Staff - Project Planner
Name: Abe Remchuk Address: Tinklepaugh Surveying, 5123 Adanson St. Ste 800 Orlando, FL 32804 Phone: 407-262-0957 Email: <a href="mailto:aremchuk@tinklepaugh.com">aremchuk@tinklepaugh.com</a>	Name: Katy Magruder, Planner II Email: <a href="mailto:Kathleen.Magruder@cityoforlando.net">Kathleen.Magruder@cityoforlando.net</a> Phone: 407-246-3355

## Project Status and Next Steps

February 22, 2018	Application received by City Planning Division
N/A	Staff Report available at <a href="http://www.cityoforlando.net/mpb">cityoforlando.net/mpb</a>
N/A	Municipal Planning Board hearing (tentative)

# Survey



# CUNNINGHAM CORNER

SHEET 1 OF 1

A REPLAT OF A PORTION OF LOTS 9 AND 10 WILKINSON'S SUBDIVISION,  
PLAT BOOK R, PAGE 59, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
LOCATED IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 30 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

## DESCRIPTION

POINT OF COMMENCEMENT  
NORTHWEST CORNER OF THE NORTHWEST  
1/4 OF SECTION 19, TOWNSHIP 22  
SOUTH, RANGE 30 EAST  
COR 107778 CONCRETE MONUMENT  
8"X8" CONCRETE MONUMENT



### NOTES

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VIRGINIA DRIVE, S 89°16'25" W.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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.
3. DEVELOPMENT ON THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENTLY MANAGED ORDINANCE OF THE CITY OF ORLANDO, WHICH COVERS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT SHALL NOT BE USED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR MORE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION.

### SYMBOL LEGEND

- P.R.M. 4"x4" CM LB #3778 (UNLESS OTHERWISE NOTED)
- NAIL & DISK

### ABBREVIATION LISTING

- LB = LICENSED BUSINESS
- CM = CONCRETE MONUMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CR = CERTIFIED CORNER RECORD
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- C.S.L. = CENTERLINE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- SECTION 19-22-30 = SECTION 19, TOWNSHIP 22 SOUTH, RANGE 30 EAST
- DOC # = OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

### 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 DATA 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.

CENTRAL FLORIDA SURVEYS, INC., dba

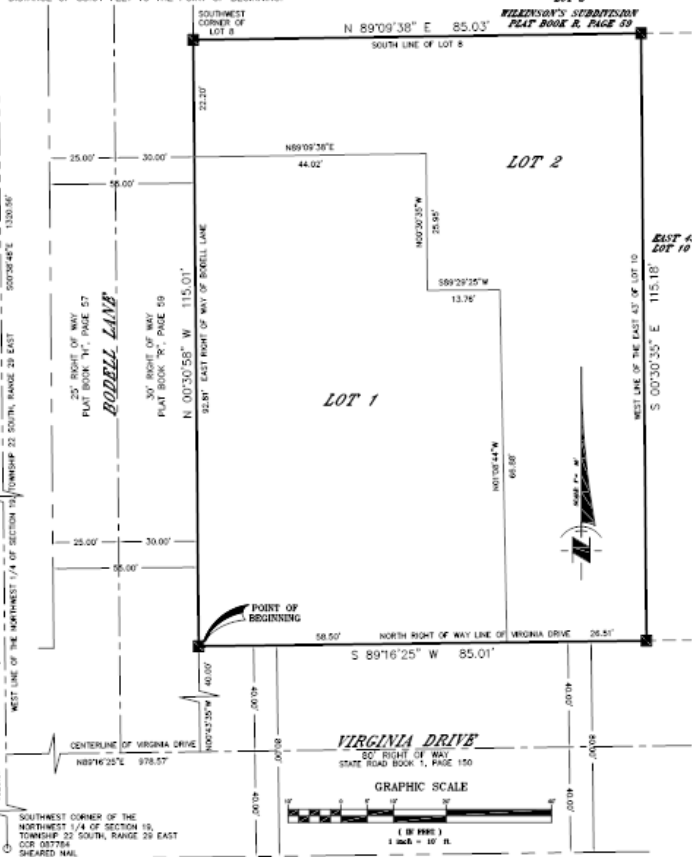
**Tinklepaugh**

SURVEYING SERVICES, INC.

5125 Adair Street, Suite 800 • Orlando, Florida 32804

Tele No. (407) 268-0937 FAX (407) 268-0938

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 30 EAST, THENCE RUN SOUTH 07°38'48" EAST, A DISTANCE OF 1,320.56 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO THE CENTERLINE OF VIRGINIA DRIVE AS DESCRIBED IN STATE ROAD BOOK 1, PAGE 150 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°16'25" EAST, A DISTANCE OF 978.57 FEET ALONG SAID CENTERLINE OF VIRGINIA DRIVE; THENCE DEPARTING SAID CENTERLINE OF VIRGINIA DRIVE RUN NORTH 00°43'35" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BODELL LANE; WILKINSON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "R", PAGE 59 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°30'28" WEST, A DISTANCE OF 115.01 FEET ALONG SAID EAST RIGHT OF WAY LINE OF BODELL LANE TO THE SOUTHWEST CORNER OF LOT 8 OF SAID WILKINSON'S SUBDIVISION; THENCE RUN NORTH 89°09'38" EAST, A DISTANCE OF 85.03 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE WEST LINE OF THE EAST 43 FEET OF LOT 10 OF SAID WILKINSON'S SUBDIVISION; THENCE RUN SOUTH 00°30'35" EAST, A DISTANCE OF 115.18 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID VIRGINIA DRIVE; THENCE RUN SOUTH 89°16'25" WEST, A DISTANCE OF 85.01 FEET TO THE POINT OF BEGINNING.



PLAT BOOK:

PAGE:

CUNNINGHAM CORNER

### DEDICATION

KNOW ALL BY THESE PRESENTS, THAT BRADLEY CUNNINGHAM AND ANDREA CUNNINGHAM BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE INDIVIDUAL(S) ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY:

NAME: BRADLEY CUNNINGHAM

BY:

NAME: ANDREA CUNNINGHAM

SIGNED, SEALED AND DELIVERED IN THE

PRESENCE OF:

WITNESS SIGNATURE

WITNESS SIGNATURE

PRINT NAME

PRINT NAME

STATE OF FLORIDA

COUNTY OF ORANGE

I WAS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED BRADLEY CUNNINGHAM AND ANDREA CUNNINGHAM WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING IDENTIFICATION: \_\_\_\_\_ AND WHO DID NOT TAKE AN OATH THAT HE/SH/IT IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC

[NOTARY STAMP]

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT THE 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 COMPLETS 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.

SIGNED:

ABRAHAM I. REMONIK, P.S.M.

DATED:

REGISTRATION NUMBER 5813

TINKLEPAUGH SURVEYING SERVICES

LICENSED BUSINESS NO. 3778

5125 ADIR STREET, SUITE 800

ORLANDO, FLORIDA 32804

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE \_\_\_\_\_ APPROVED THE FOREGOING PLAT.

MAYOR

ATTEST:

CITY CLERK

### CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED AND APPROVED:

CITY PLANNING OFFICIAL

### CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED:

CITY ENGINEER

### CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177

CITY SURVEYOR

DATE:

### CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON \_\_\_\_\_ AS FILE NO. \_\_\_\_\_

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY:

## Site Plan

