

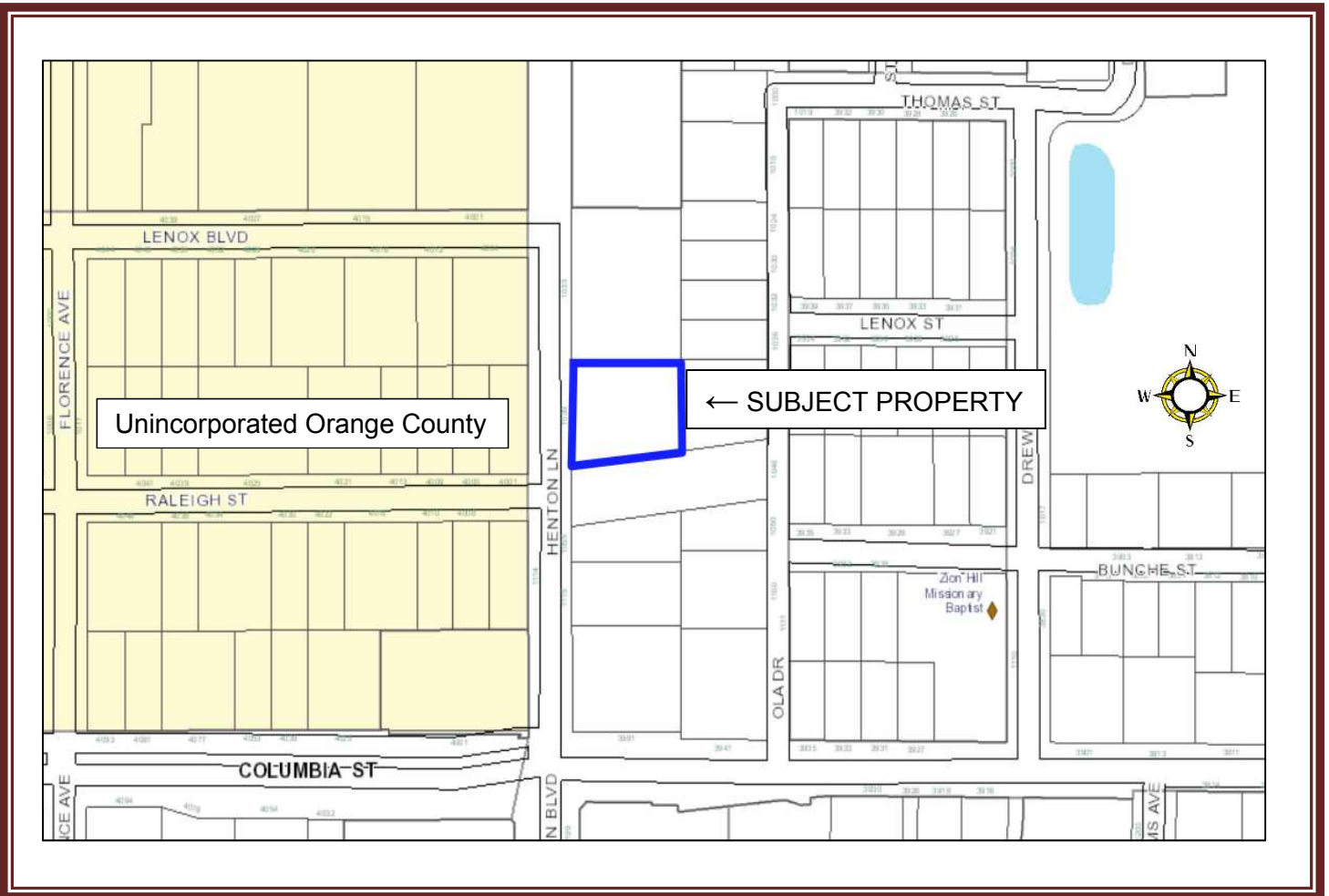
# Henton Lane Lot Split (Plat)

*Project Overview (created 3/25/2019)*

**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):** SUB2018-10085

**Project Location & Property Size:** 1039 Henton Ln. (parcel #33-22-29-0000-00-039, located on the east side of Henton Ln., between Lenox Blvd. and Columbia St., in the Washington Shores neighborhood) ±0.41 acres, District 6.



**Project Description:** The applicant is platting property for development of two new single-family homes in the R-1 zoning district.

## Existing Zoning District and Future Land Use Classifications

Future Land Use Classifications – RES-LOW (Residential Low Intensity)

Zoning Districts – R-1 (One-Family Residential)

## Application Documents

**Scroll Down** for plat documents 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/>

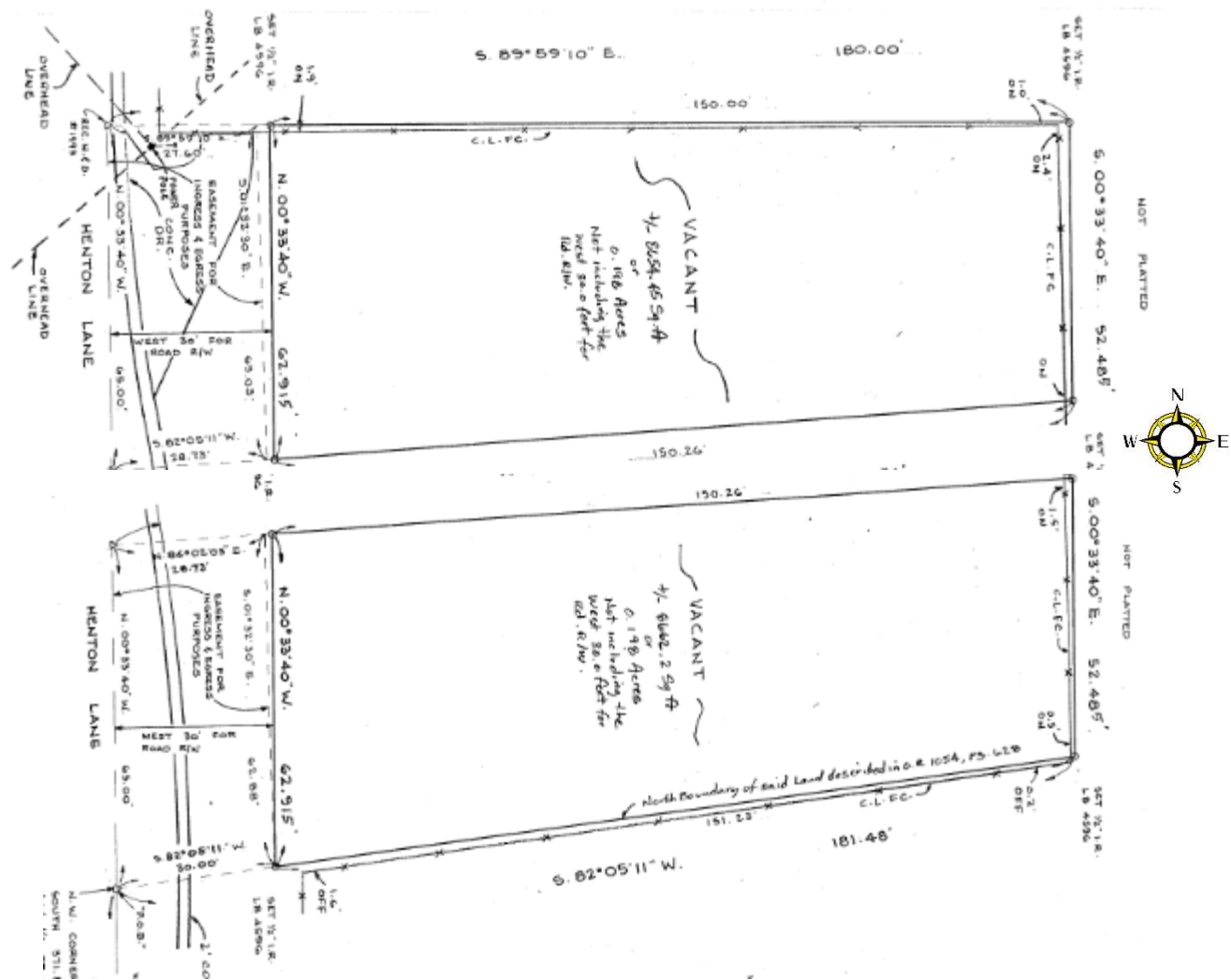
## Contact Information:

Applicant	Staff - Project Planner
Name/Owner: Juan Rojas, Scale Development LLC Address: 1059 Lascaca Dr., Windermere 34786	Name: Jim Burnett, AICP, Planner III Email: james.burnett@cityoforlando.net Phone: 407-246-3609
Contacts: 407-468-6402 or at <a href="mailto:info@scaleddevelopmentgroup.com">info@scaleddevelopmentgroup.com</a>	

## Project Status and Next Steps

December 21, 2018	Application received; deemed "complete" by City Planning Division
February 5, 2018	to Technical Review Committee (TRC) meeting (at 2pm)

## Survey



**HENTON SUBDIVISION**  
PART OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 29 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

on the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 20 East, run North 02 degrees 55' West line of said Section 1/4 of the Southwest 1/4 of Section 33, 271.50 feet thence North 02 degrees 05 minutes 11 seconds East, 302.50 feet thence North 02 degrees 05 minutes 11 seconds East, 271.50 feet thence North 02 degrees 05 minutes 11 seconds East, 105.25 feet thence South 02 degrees 05 minutes 11 seconds East, 105.25 feet to a point on the North line of that certain parcel recorded in Official Records, Page 1004, Page 686, Public Records of Orange County, Florida, thence run South 02 degrees 05 minutes 11 seconds East to the Point of Beginning. Containing 3.28 acres more or less.

Bearings shown herein are based on the monumented West line of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 29 East, Orange County, Florida, being N.00°33'40"W.

All plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television service provided, however, no such construction, installation, maintenance, and operation of cable television service shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

