



**CITY OF BELLE ISLE, FLORIDA
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: February 19, 2019

To: Honorable Mayor and City Council Members

From: B. Francis, City Manager

Subject: Lot Split for 6320 Gibson Drive

Background: Mr. Lawrence Elferdink, is requesting a lot split for his property located at 6320 Gibson Drive. With the prior approval of the city council, any lot or parcel not located within a planned unit development may be divided by lot split so long as the two resulting lots or parcels meet in every respect the Land Development Code's requirements for newly created lots or parcels. This split of this lot will not result in a substandard lot and therefore does not need to go before the P&Z Board for variance or approval.

Staff Recommendation: Approve the lot split.

Suggested Motion: I move we approve the lot split for 6320 Gibson Drive.

Alternatives: Do not approve

Fiscal Impact: None

Attachments: Lot Split Application

2019-01-022
RECD 1/15/19
321-246-6969.

Lawrence A. Elferdink
6320 Gibson Dr.
Belle Isle, FL 32809

January 7, 2019

City of Belle Isle Commissioners
Commissioners
1600 Nela Ave
Belle Isle, FL 32809

Dear City of Belle Isle Commissioners:

I Lawrence A. Elferdink am the sole owner of the property located at 6320 Gibson St. Belle Isle, FL 32809. I am requesting to split the lot. The reason for the request is to sell what would be the back lot and continue to live at the front lot as my homestead property.

Thanking you for your time and consideration,

Sincerely,

Lawrence A. Elferdink

Lawrence A. Elferdink swore before me on 1/15/19
Proved identification with FL DL: E416-521-48-256-0

Jacqueline Stewart



Prepared by and Return to:
THOMAS R. OLSEN, ESQ.
2518 Edgewater Drive
Orlando, FL 32804
File No.:

Parcel ID #: 24-23-29-0600-02-040

DOC # 20090706439 B: 9970 P: 9311

12/03/2009 02:17:54 PM Page 1 of 2

Rec Fee: \$18.50 Doc Type: D

Deed Doc Tax: \$0.70

Intangible Tax: \$0.00

Mortgage Stamp: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

MB - Ret To: OLSEN LAW PARTNERS, LLP



WARRANTY DEED

THIS WARRANTY DEED is made this 17th day of November, 2009, by **TERRY L. ELFERDINK**, hereinafter called the "Grantor", to **LAWRENCE A. ELFERDINK**, whose mailing address is 6320 Gibson Drive in Orlando, FL 32809, hereinafter called the "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, his heirs and assigns forever, the following described land situate in Orange County, Florida, to wit:

Lot 4 through 8, Block B, BELLE ISLE ESTATES, according to the plat thereof as recorded in Plat Book L, Page 58, Public Records of Orange County, Florida. (Less: Begin at the Northwest corner of said Lot 4; thence run East 125 feet to the Northeast corner of said Lot 4; thence Southwesterly to a point on the West line of said Lot 4, said point lying 8 feet South of the aforesaid Northwest corner of Lot 4; thence run North 8 feet to the point of beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for:

1. Taxes for the current year and all subsequent years.
2. Covenants, restrictions, easements and limitations of record, if any, but not to reimpose the same.
3. Zoning ordinances.

Grantor swears and affirms that the property conveyed herein is not his homestead and, in fact, his homestead is located at 4272 Bellaire Dr. in Spring Hill, FL 34607.

"Grantor" and "Grantee" are used for singular and plural, as context requires.

The preparer of this instrument has not examined title to the property, has utilized legal descriptions provided by the grantor, and has relied upon the representations of the grantor that grantor is the holder of title to the property. Accordingly, the preparer disclaims any liability or responsibility that may result from the failure of grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Nora McKinney
Witness Signature

Nora McKinney
Printed Witness Name

Linda M. Kinney
Witness Signature

Linda M. Kinney
Printed Witness Name

STATE OF North Carolina
COUNTY OF Mitchell

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared TERRY L. ELFERDINK, personally known by me or who has presented a driver's license as identification and who did not take an oath, to me known to be the person described in and who executed the foregoing and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State on November 10, 2009.

(SEAL)

Paula D. Pittman
Notary Public Signature

Paula D. Pittman
Printed Notary Name

My Commission Expires: 05-02-2012

BOUNDARY SURVEY

LEGAL DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF LOT 6 BLOCK B, BELLE ISLE ESTATES, AS RECORDED IN PLAT BOOK L, PAGE 58, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY OF GIBSON DRIVE FOR A DISTANCE 150.00 FEET, TO THE NORTHEAST CORNER OF LOT 8 BLOCK B, THENCE WEST ALONG SAID NORTH LINE, WITH AN INCLUDED ANGLE OF 95°54' AND A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF LOT 8 BLOCK B, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 8 BLOCK B, WITH AN INCLUDED ANGLE OF 84°06' AND A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 8 BLOCK B, THENCE WESTERLY WITH AND INCLUDED ANGLE OF 272°14', AND A DISTANCE OF 4.73 FEET TO A POINT THAT IS 0.30 FEET SOUTH OF THE NORTH LINE OF LOT 4 BLOCK B, THENCE SOUTH, WITH AN INCLUDED ANGLE OF 93°40', FOR A DISTANCE OF 99.17 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF DELIA AVENUE, SAID POINT BEING 15.00' WEST OF THE SOUTHWEST CORNER OF LOT 6 BLOCK B, THENCE EAST ALONG SAID NORTH RIGHT OF WAY, WITH AN INCLUDED ANGLE OF 90°00', FOR A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN ORANGE COUNTY FLORIDA. PARCEL CONTAINS 19630.78 SQUARE FEET OR 0.450 ACRES MORE OR LESS.

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
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ABBREVIATION DESCRIPTION:

- A/C

AIR CONDITIONER
- C

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CENTRAL / DELTA ANGLE
- I.D.

IDENTIFICATION
- L

LENGTH
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LICENSED BUSINESS
- N.A.V.D.

NORTH AMERICAN VERTICAL DATUM
- N.G.V.D.

NATIONAL GEODETIC VERTICAL DATUM
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OVERHEAD UTILITIES
- P.C.

POINT OF CURVATURE
- P.C.C.

POINT OF COMPOUND CURVE
- P-K

PARKER KYLON NAIL
- P.R.C.

POINT OF REVERSE CURVE
- PSM

PROFESSIONAL SURVEYOR MAPPER
- P.T.

POINT OF TANGENCY
- R

RADIAL / RADIUS
- R/W

RIGHT OF WAY

SURVEY NOTES

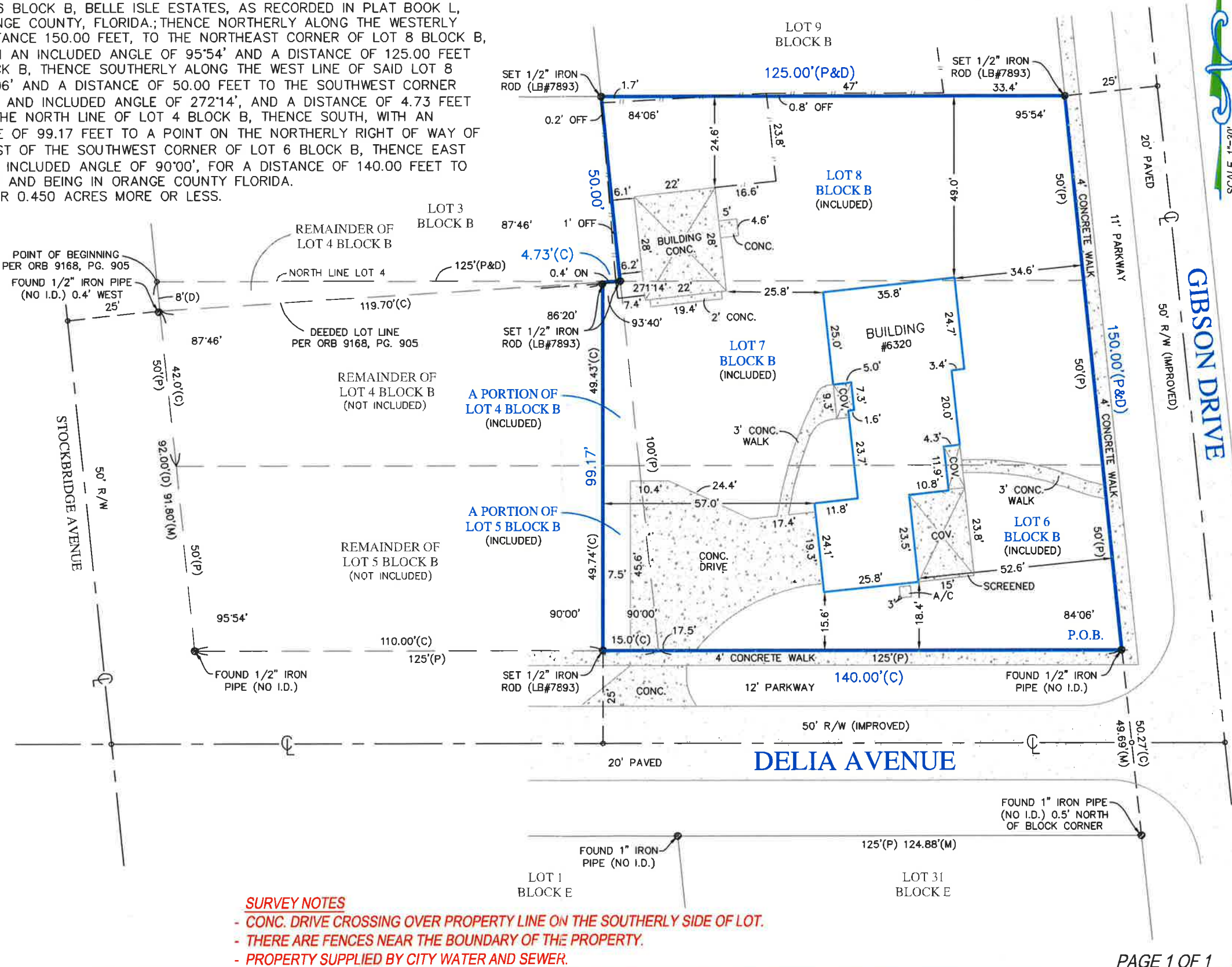
- CONC. DRIVE CROSSING OVER PROPERTY LINE ON THE SOUTHERLY SIDE OF LOT.
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
- PROPERTY SUPPLIED BY CITY WATER AND SEWER.

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:



SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY PREPARED
UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED
EMBOSSSED SEAL AND SIGNATURE.

Kenneth J Osborne

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



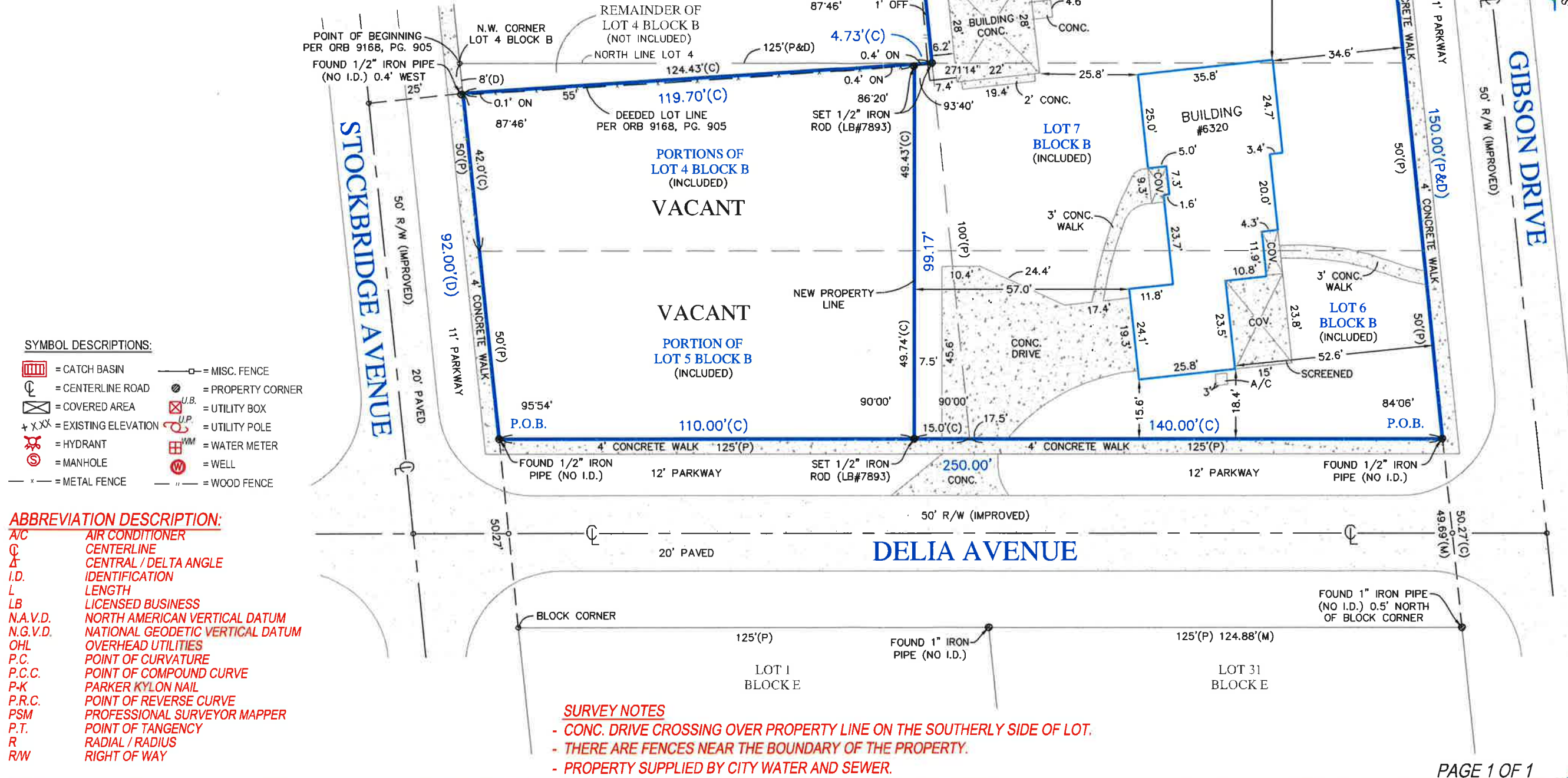
SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

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LOTS 4 THROUGH 8, BLOCK B, BELLE ISLE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE 58, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 4, BLOCK B; THENCE RUN EAST 125 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 4, SAID POINT LYING 8 FEET SOUTH OF THE AFORESAID NORTHWEST CORNER OF LOT 4; THENCE RUN NORTH 8 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN ORANGE COUNTY FLORIDA. PARCEL CONTAINS 30,587.11 SQUARE FEET OR 0.702 ACRES MORE OR LESS.



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SYMBOL DESCRIPTIONS:


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
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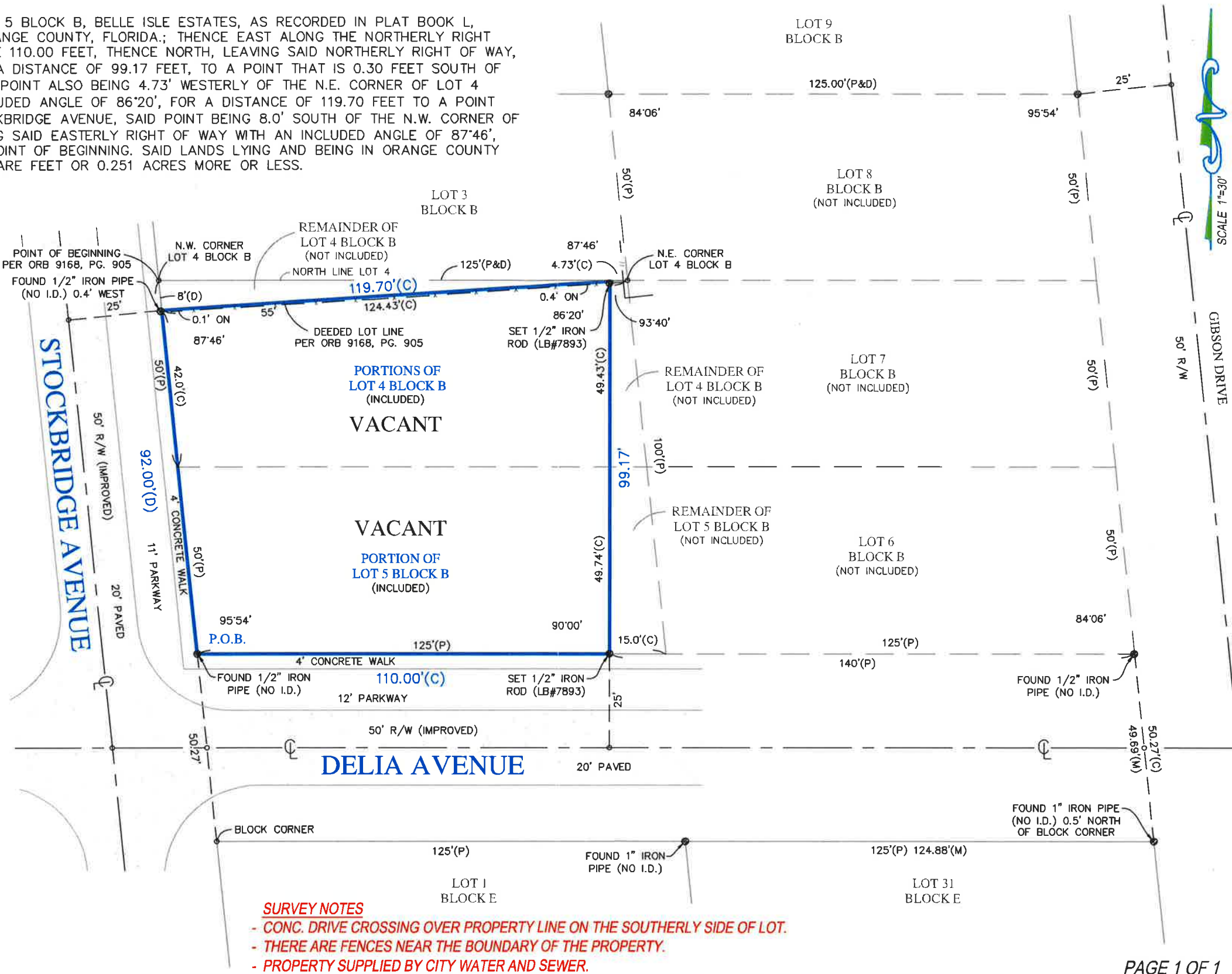
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