

RECEIVED

4/22/2022

CITY OF EDGEWOOD



Application for Preliminary Plan for Subdivision Approval

Reference: City of Edgewood Chapter 126 - Subdivisions

PLANNING & ZONING BOARD/CITY COUNCIL
MAKE PAYMENTS TO: CITY OF EDGEWOOD FEE:

\$500-RESIDENTIAL \$1,000 COMMERCIAL

Please note this fee is nonrefundable.

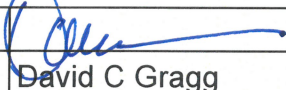
Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

PLANNING & ZONING MEETING DATE:	May 9, 2022
CITY COUNCIL DATE:	June 21, 2022

A **COMPLETE** APPLICATION WITH ALL REQUIRED ATTACHEMENTS AND TEN (10) COPIES MUST BE SUBMITTED TO THE CITY CLERK **40** DAYS BEFORE THE NEXT PLANNING AND ZONING MEETING. NO APPLICATION SHALL BE ACCEPTED UNLESS IT IS COMPLETE AND THE REQUIRED FEE IS PAID.

Applicant's Name:	David C Gragg	Owner's Name:	David C Gragg
Address:	5540 Jessamine Lane Edgewood FL 32839		
Email:	dgragg@onefloridabank.com		
Telephone:	407-718-3646	Telephone:	
Parcel ID:	14-23-29-0000-00-060		
Zoned:	R11AA		

The applicant hereby states that the above request for Lot Split does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	4.18.22
Applicant's Printed Name:	David C Gragg		
Owner's Signature:		Date	
Owner's Printed Name:			

APPLICATION MUST INCLUDE:

1. A scaled drawing showing the lot size, location of the proposed buildings, location of easements, names of bordering streets, building setbacks, names and locations of all bodies of water, marshlands, drain fields, and all other waterways and watercourse abutting or encroaching upon subject property. The drawing must show existing buildings and lot dimensions. The scaled drawing must coincide with the certified boundary survey required below prepared by a licensed professional surveyor or mapper.

2. A brief description of all utilities and city or county services, including sewer, potable water facilities, fire hydrants, electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the maintenance of subject properties.
3. A listing of the names and addresses for abutting property owners
4. A certified boundary survey of the land subject to this procedure both as existing (i.e. prior to the proposed lot split) and as proposed (i.e. after proposed lot split), performed and prepared under the responsible direction and supervision of a licensed professional surveyor and mapper. Surveys shall include the depiction of existing improvement thereon.

Sec. 126-94. - Submission and review.

The final plans and supporting data required for approval shall be prepared as specified in sections [126-190 through 126-199](#). The final plat and all other materials required by sections 126-90 through 126-199 shall be submitted to the office of the mayor. Review [procedures](#) shall be the same as for preliminary plans. A public hearing will not be required for final approval by the city council. The office of the mayor shall forward the final engineering plans and cost estimate to the city engineer and the planning and zoning board for review. The departments shall report within 15 working days on whether the final plans comply with requirements established in this chapter.
(Code 1985, § 21-41; Ord. No. 17-1A-8-78, Art. VI, § 6.3.2, 10-17-1978)

Sec. 126-95. - Action by council.

The final plans, supporting data, and reports from the planning and zoning board and reviewing agencies may be submitted to the city council at any regular meeting. The council shall approve the final plans and plat if it complies with this chapter and is in substantial conformity with the approval preliminary plan. In disapproving any final plans, the council shall provide reasons for such action making reference to specific sections in this chapter. The city council shall have the final authority to approve, approve subject to conditions or disapprove the final plans and plat.
(Code 1985, § 21-42; Ord. No. 17-1A-8-78, Art. VI, § 6.3.3, 10-17-1978)

Sec. 126-96. - Recording of final plat.

The office of the mayor shall submit the approved final plat to the comptroller of the county for recording. Such plats shall comply with section [126-190](#) and F.S. ch. 177, and be accompanied by two paper prints. No plat of lands in the county subject to this chapter shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the council. (See Appendix 1, on file in the city clerk's office). In addition, all fees incidental to recording will be paid by the subdivider.
(Code 1985, § 21-43; Ord. No. 17-1A-8-78, Art. VI, § 6.4, 10-17-1978)

Please submit your completed application to City Hall via email at bmeeks@edgewood-fl.gov or sriffle@edgewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Bagshaw Way. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
Rec'd Date:	4/22/2022
Rec'd By:	Sandy Riffle & Brett Sollazzo
Forwarded to:	Allen Lane - Engineer ; Ellen Hardgrove - City Planner
Notes:	

April 18, 2022

Sandra Riffle, CMC, CBTO
Interim City Clerk
City of Edgewood
405 Bagshaw Way
Edgewood FL 32809

RE: Gragg Application for Subdivision Approval

Dear Clerk Riffle:

Please find

- 1) A scaled drawing showing the lot size, existing buildings, locations of easements and other requested items abutting or encroaching upon this property (Gragg Parent Tract Survey 03.2022) is included with this application package.
- 2) Orlando Utilities Commission is available for potable water supply.
No sewer access is available. There are no storm drains located near these parcels.
Fire hydrants are available on Jessamine Lane.
Streetlights, electric and telephone poles are detailed on the attached surveys.
- 3) Imogene C. Nunnally
5538 Jessamine Lane
Edgewood FL 32839

William Mahaffey
5526 Jessamine Lane
Edgewood FL 32839
Mailing address:
831 Brightwaters Boulevard NE
St Petersburg FL 33704
- 4) Certified boundary surveys subject to this request, both as existing (Gragg Parent Tract Survey 03.2022) and as proposed (Gragg Proposed Parcel A Survey 03.2022 and Gragg Proposed Parcel B Survey 03.2022) performed and prepared under the direction and supervision of Ireland & Associates Surveying, Inc. are attached.

Parent Tract Survey
Legal Description: Parent Tract

PARCEL I
 From the NE corner of the NE 1/4 of the NW 1/4 of Section 14, Township 23 South, Range 29 East, Orange County, Florida; run South 1307.28 feet; run thence S 57° 44' 40" W 844.28 feet, thence S 11° 54' 20" E 936.3 feet, thence N 81° 02' 14" W 292.22 feet for a point of beginning; run thence S 01° 00' 00" W to the South line of the NE 1/4 of the SW 1/4 of said Section 14; return to the point of beginning; run thence N 81° 02' 14" W 253.08 feet, thence S 01° 00' 00" W to the South line of the NE 1/4 of said Section 14, thence East along said South line, to intersect the previously described course.

PARCEL II, a non-exclusive easement, as follows:
 An easement for ingress and egress over the following-described lands:

A 30' easement in two consecutive parts, one part being generally (this call is North in the body of the description) southerly and one part being generally westerly, more particularly described as follows:

An easement 30' in width lying generally west of and adjacent to the following-described lines:

From the SE corner of the NE 1/4 of the NW 1/4 of Section 14, Township 23, Range 29 East, run N 49.3 feet of the first part of said easement for a point of beginning of said line, run thence S 57° 44' 40" W 844.28 feet, run thence S 11° 54' 20" E 936.3 feet to a point.

The second part of said easement shall be an easement 30' in width lying generally North of and adjacent to the following-described lines:

Beginning at the point last-described immediately above, run N 81° 02' 14" W 773.08 feet.

Legal Description: Proposed Parcel A

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 23 South, Range 29 East, Orange County Florida; thence run South for a distance of 1307.28 feet; thence run South 57°44'40" West for a distance of 844.28 feet; thence run North 11°54'20" East for a distance of 936.30 feet; thence run North 81°02'14" West for a distance of 292.22 feet to the Point of Beginning.

Thence run South 01°00'00" West for a distance of 1431.84 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence run South 89°49'38" West along said South line for a distance of 140.69 feet; thence departing said South line for North 01°00'00" East for a distance of 1454.39 feet; thence run South 81°02'14" East for a distance of 142.01 feet to the Point of Beginning.

Together with Parcel II as described above.

Legal Description: Proposed Parcel B

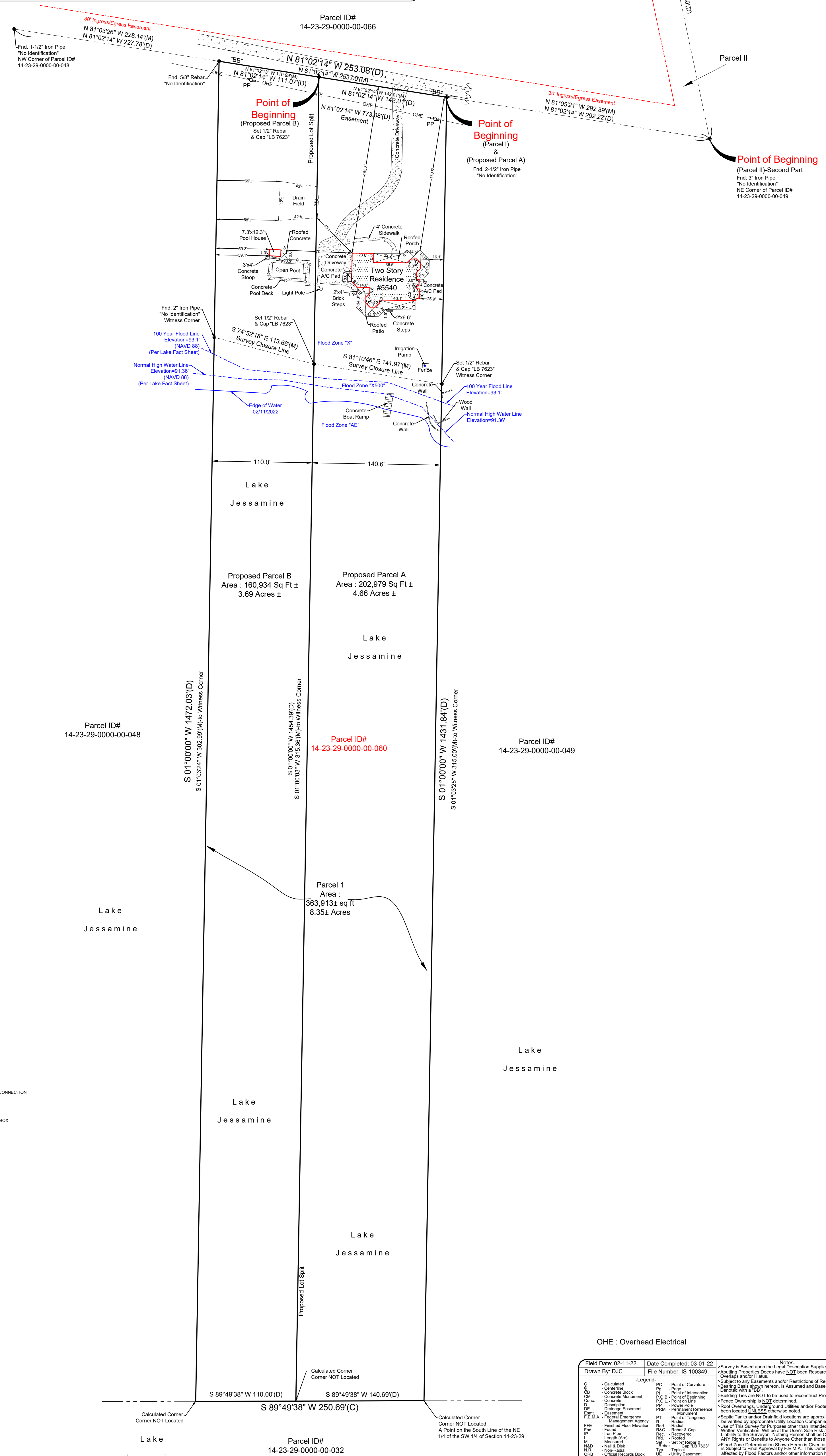
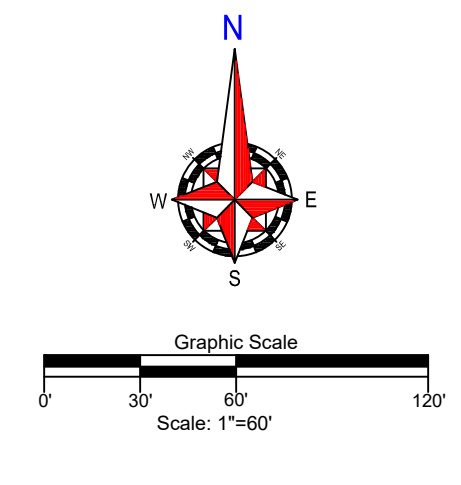
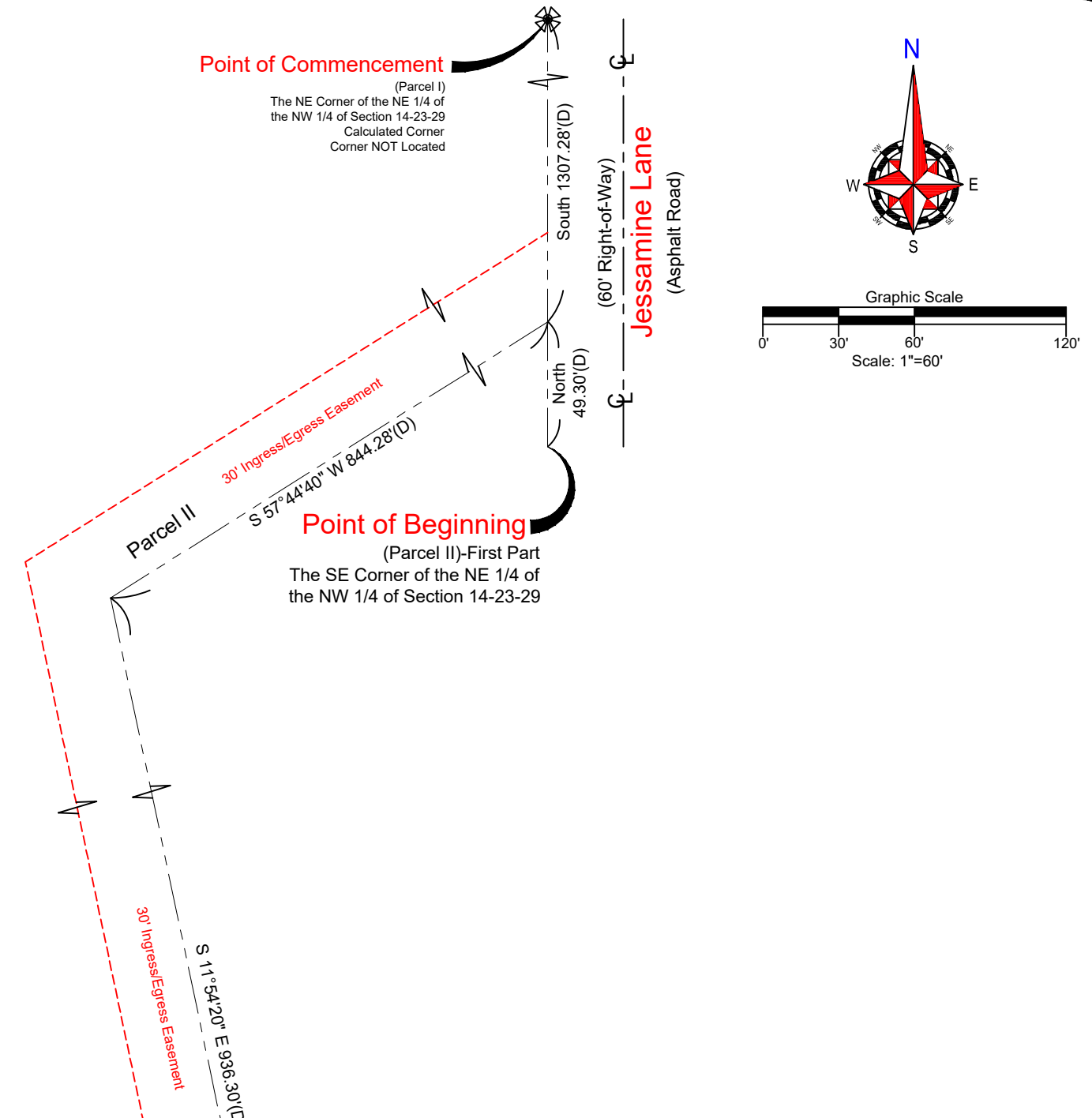
Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 23 South, Range 29 East, Orange County Florida; thence run South 1307.28 feet; thence run South 57°44'40" West 844.28 feet; thence run South 11°54'20" East 936.30 feet; thence run North 81°02'14" West 434.23 feet to the Point of Beginning.

Thence run South 01°00'00" West for a distance of 1454.39 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence run South 89°49'38" West along said South line for a distance of 110.00 feet; thence departing said South line for North 01°00'00" East for a distance of 1472.03 feet; thence run South 81°02'14" East for a distance of 111.07 feet to the Point of Beginning.

Together with Parcel II as described above.

FLOOD DISCLAIMER :
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV., THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, AE, X500. THIS PROPERTY WAS FOUND IN CITY IN EDGEWOOD, COMMUNITY NUMBER 120183, DATED 9/25/2009. CERTIFIED TO : DAVID C. GRAGG

RECEIVED
4/22/2022
CITY OF EDGEWOOD



- Legend**
- BOLLARD
 - Calculated
 - Contour
 - CB Concrete Block
 - CM Concrete Monument
 - Con Concrete
 - D Description
 - DE Drainage Easement
 - Eas Easement
 - F.E.M.A. Federal Emergency Management Agency
 - F.F.E. Finished Floor Elevation
 - Fnd Found
 - Iron Pipe
 - L Length (Arc)
 - M Measured
 - N&D Nail & Disk
 - N.R. Non-Redundant
 - ORB Official Records Book
 - P Plat
 - P.B. Plat Book
 - W Wood Fence
 - PC Point of Curvature
 - Pg Page
 - PI Point of Intersection
 - P.O.B. Point of Beginning
 - P.O.L. Point on Line
 - PP Power Pole
 - PRM Permanent Reference Monument
 - PT Point of Tangency
 - R Radius
 - R&C Rebar & Cap
 - R.D. Roofed Driv
 - REC Rebar
 - RRS Rebar
 - Set Set 1/2" Rebar & Cap "LB 7623"
 - SP Squared Patch
 - Tp Typical
 - UE Utility Easement
 - Δ (Delta) (Central Angle)
 - X Chain Link Fence
 - Back Flow Preventer
 - CB Concrete Block
 - Cable Riser
 - Cleanout
 - Crosscap Post
 - Curb Inlet
 - DP Dumpster Pad
 - ELECTRIC BOX
 - ELECTRIC METER
 - AP Resistor Manhole
 - OHE Overhead Electrical
 - FOOT Storm Manhole
 - FIRE DEPARTMENT CONNECTION
 - FIBER OPTIC CABLE
 - FIBER OPTIC CABLE BOX
 - Fire Hydrant
 - Gay Anchor
 - HANDICAP PARKING
 - Handicap Ramp
 - Gas Meter
 - Gas Valve
 - Grass Trap
 - Concrete Light Pole
 - Mixed End Section
 - SIGN
 - PARKING SPACES
 - Concrete Power Pole
 - Wood Power Pole
 - Sanitary Manhole
 - Sanitary Valve
 - Setback
 - Storm Inlet
 - SIGNAL POLE
 - Well
 - Storm Manhole
 - TELEPHONE BOX
 - TELEPHONE RISER
 - TRAFFIC LIGHT POLE
 - TRAFFIC PANEL
 - Transformer
 - Gas Valve
 - Water Valve
 - Water Meter
 - Storm Junction Box

Notes

- Survey is Based upon the Legal Description Supplied by Client.
- Adjacent Property Deeds have NOT been Researched for Gaps, Omissions and/or Errors.
- Building Lines shown, if Assumed and Based upon the Line Demarcation "W" shown.
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Floor Overhangs, Underground Utilities and/or Footers have NOT been located (ALL are otherwise noted).
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown herein is Open as a Courtesy, and is Subject to Final Approval by FEMA. This Determination may be altered by FEMA and/or other information NOT HEREIN shown by NCR given to this Surveying Company at the time of this Endeavor Ireland & Associates Surveying, Inc. and the signatory surveyor assume NO Liability for the Accuracy of this Determination.

Field Date: 02-11-22 **Date Completed:** 03-01-22
Drawn By: DJC **File Number:** IS-100349

Legend

- PC Point of Curvature
- Pg Page
- POB Point of Beginning
- POL Point on Line
- PP Power Pole
- PRM Permanent Reference Monument
- PT Point of Tangency
- R&C Rebar & Cap
- REC Rebar
- RRS Rebar
- Set 1/2" Rebar & Cap "LB 7623"
- SP Squared Patch
- Tp Typical
- UE Utility Easement
- Δ (Delta) (Central Angle)
- X Chain Link Fence

Ireland & Associates Surveying, Inc.
 800 Currency Circle, Suite 1020
 Lake Mary, FL 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

Boundary Survey

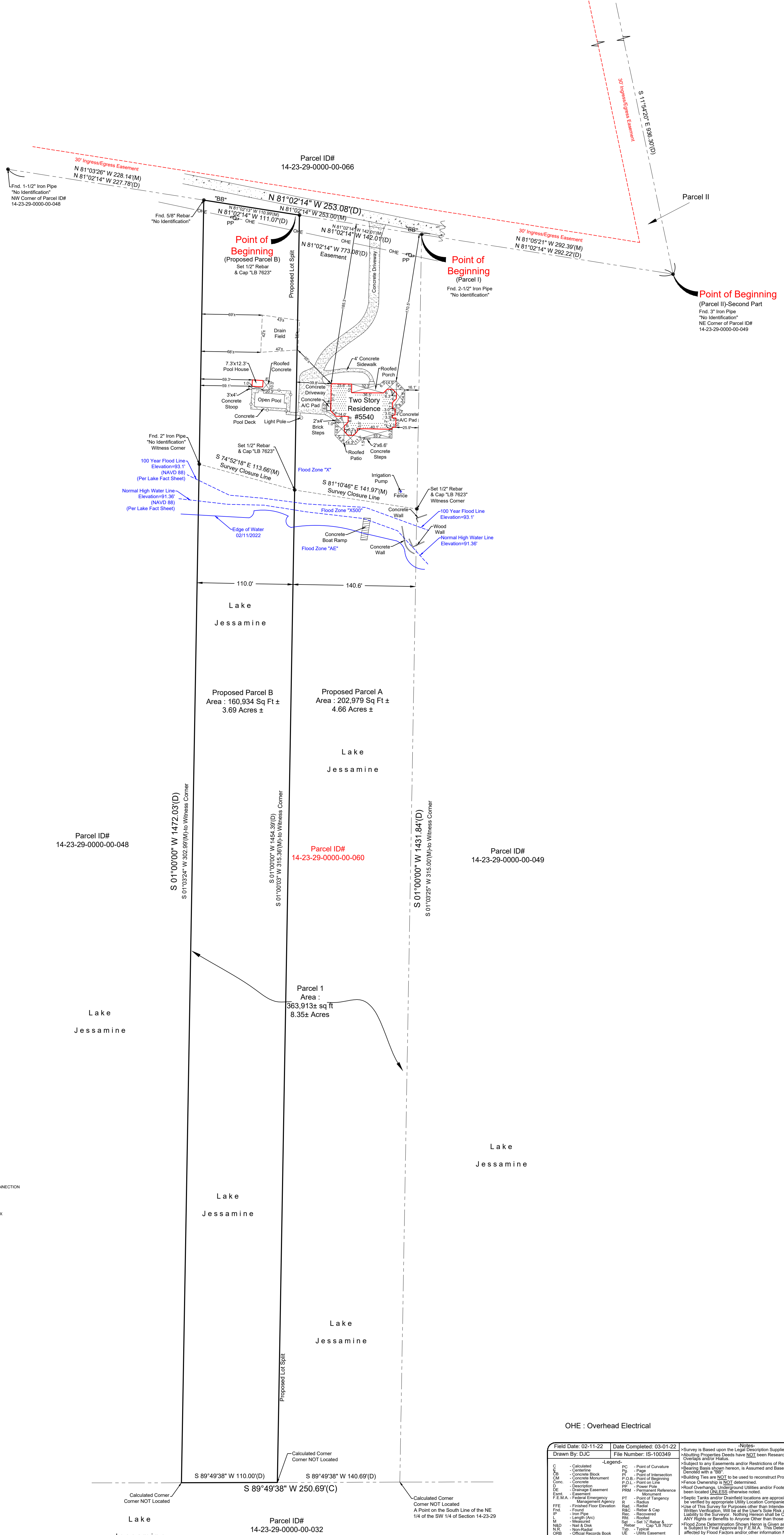
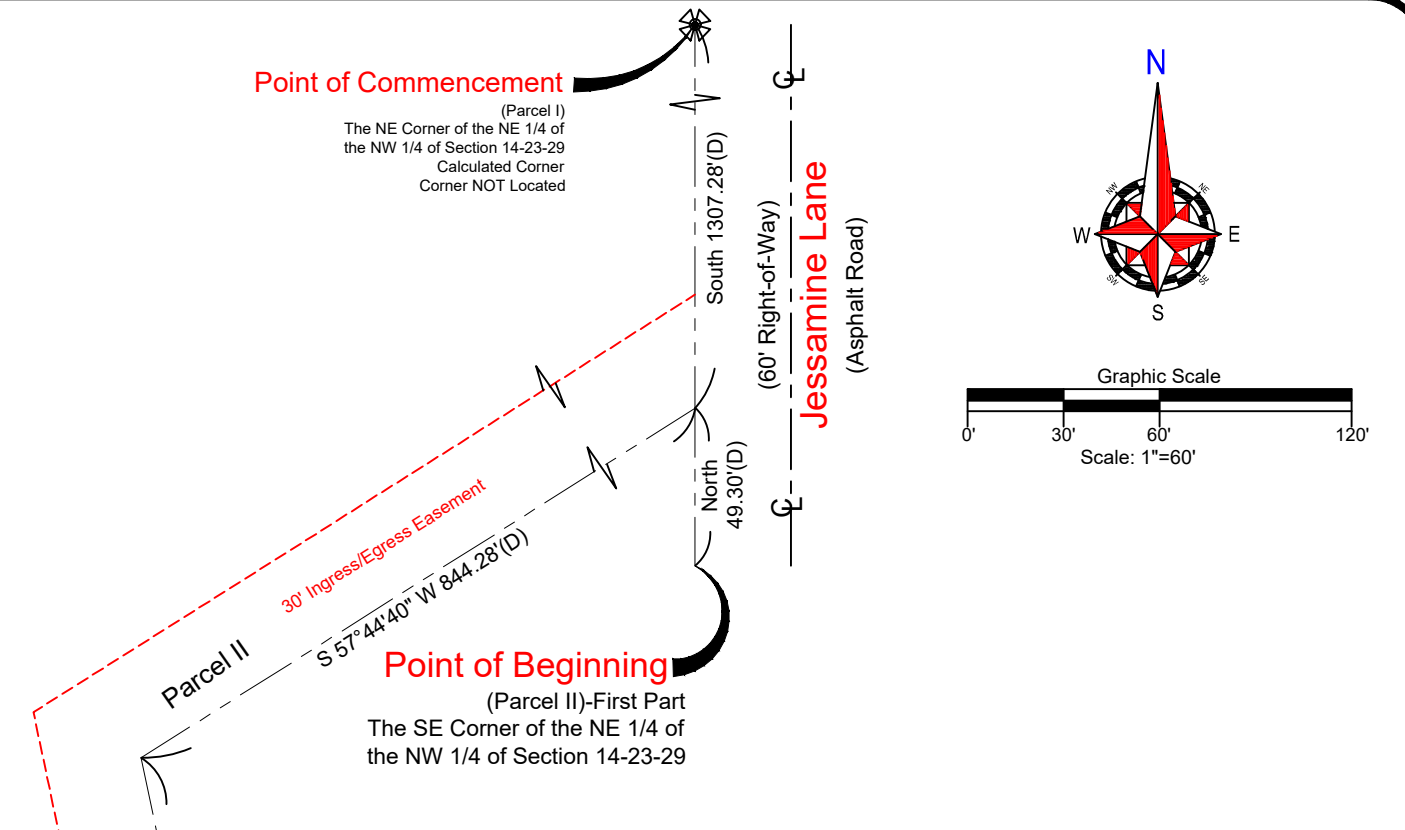
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 CERTIFIED TO : DAVID C. GRAGG

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 - LEN(L) Length (Arc)
 - M Measured
 - N.R. Nail & Disk
 - N.R. Non-Rectangular
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 - Rest. Rest. & Cap
 - R.D. Roofed Dirt
 - Rec. Recycled
 - RS Roofed
 - Set. Set 1/2" Rebar & Cap "LB 7623"
 - SP Splayed Porch
 - Typ. Typical
 - UE Utility Easement
 - Δ Delta (Center Angle)
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 - Cable Riser
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 - DP Dumpster Pad
 - ELECTRIC BOX
 - ELECTRIC METER
 - AP Release Manhole
 - OHE Overhead Electrical

OHE : Overhead Electrical

Field Date: 02-11-22	Date Completed: 03-01-22	Notes:
Drawn By: DJC	File Number: IS-100349	Survey is Based upon the Legal Description Supplied by Client. Overlaid and/or Resubmitted Deeds have NOT been Researched for Gaps, Missing Bearings, or other Information. It is Assumed and Based upon the Legal Description and/or Resubmitted Deeds that the Survey is Correct.

Legend

PC	Point of Curvature	PT	Point of Tangency
CB	Concrete Block	Rest.	Rest. & Cap
CM	Concrete Monument	R.D.	Roofed Dirt
Conc.	Concrete	Rec.	Recycled
D	Description	RS	Roofed
DE	Drainage Easement	Set	Set 1/2" Rebar & Cap "LB 7623"
Easmt.	Easement	SP	Splayed Porch
F.E.M.A.	Federal Emergency Management Agency	Typ.	Typical
F.F.E.	Finished Floor Elevation	UE	Utility Easement
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Pg	Page		
P.I.	Point of Intersection		
P.O.B.	Point of Beginning		
P.O.L.	Point on Line		
PP	Permanent Reference Monument		
PT	Point of Tangency		
R	Radius		
Rest.	Rest. & Cap		
R.D.	Roofed Dirt		
Rec.	Recycled		
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 - Building Ties are NOT to be used to reconstruct Property Lines. Fence Ownership is NOT determined.
 - Root Overhangs, Underground Utilities and/or Fences have NOT been located. (D.U.S.) otherwise noted.
 - Spot Elevation Determination (Spot Elevation) is Given as a Courtesy, and is Subject to Final Approval of the Local Authority. This Determination may be affected by flood stages and/or other information NOT known by the Surveyor. No Responsibility is assumed by the Surveyor for the Accuracy of this Determination.
 - ANY Rights or Benefits to Anyone Other than those Certified.

Patrick K. Ireland, P.S.M. 6637
 Ireland & Associates Surveying, Inc.
 800 Currency Circle, Suite 1020
 Lake Mary, FL 32746
 www.Irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165