

Permit # 96-199

Type CA/PCA

Planned Development/LUP

Project Name/PSP/DP Lot 1 Block C Orlando Imp. Co

# 10548

Address Flowers Ave.

Owner Mike Collis

Agent

Date Received 12/13/1996

District 3

Staff PS

Site Visit

Receipt

Determ/Approval 3/9/1990

Survey Letter

Total Acreage 4.231

Parcel ID:

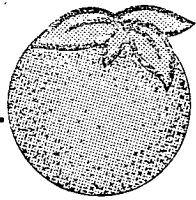
20 22 31 6350 03 010

Comments 20-22-31 Scan boundary survey 5/25/11

Mailing Address

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Orange



County

Environmental Protection Department

Anna Hacha-Long, Manager

2002 East Michigan Street

Orlando, Florida 32806-4999

Telephone (407) 836-7400

FAX (407) 836-7499

December 13, 1996

Mr. Mike Collis  
800 San Pedro Court  
Kissimmee, Florida 34758

SUBJECT: Lot 1, Block C, less the north 140 feet thereof,  
Orlando Improvement Co. No. 2, Plat Book S, PG. 98,  
Orange County, Florida

Dear Mr. Collis:

The Environmental Protection Department has conducted a preliminary conservation area determination on the subject lot. During a site inspection a wetland conservation area boundary was established per the Orange County Conservation Ordinance, Chapter 15, Article X, O.C. Code. Attached is the wetland boundary survey for the subject parcel. This Department approves the survey as submitted. In addition, this Department approves the minor encroachment into the wetland for the proposed driveway.

Please be advised that the on-site septic system must maintain a seventy-five foot buffer from wetland conservation areas. The site plan for the proposed residential structure will need to be modified to reflect this buffer.

Please contact this Department if there are questions or if further information is needed.

Sincerely,

Paul Seburt  
Senior Planner

PS:PT/bk

4.231 AC  
10548  
20.22.31.6350.03.010  
Flowers Ave.  
CAD 96.199

Orange



County

Planning Department  
Edward J. Williams, Director  
201 South Rosalind Avenue, 2nd Floor  
Reply To: Post Office Box 1393  
Orlando, Florida 32802-1393  
Telephone (407) 836-5600

October 26, 1990

Long Ph Phan  
Florida Living Investments, Inc.  
Post Office Box 536605  
Orlando, Florida 32853

SUBJECT : SUBDIVISION DETERMINATION REQUEST

1/4 NE SEC. 20 TWP. 22 RGE. 31

LOCATION: South side of Flowers Avenue, west side of Murdock  
Boulevard

Dear Mr. Phan:

On October 19, 1990, your Subdivision Determination Request was reviewed by County staff with the following decision:

Application #90-171 dated "Received September 24, 1990," determined not to be a subdivision; request for a two (2) lot land division is approved, with the following conditions:

1. Pursuant to Orange County's Conservation Ordinance #89-8, on March 9, 1990, the Planning Department has determined the presence of Conservation Areas and their respective classes for the subject property. Prior to issuance of any permits for the southernmost parcel, you will be required to submit two (2) copies of a certified survey which depicts the location and extent of the Conservation Areas. Upon receipt an approval of the surveys, this office will notify the Zoning Department;
2. Prior to issuance of any permits for the southernmost parcel, proposed construction plans shall be reviewed and approved by the Planning Department to ensure there will be no encroachments within the Conservation Area on-site;
3. The use of septic tanks and wells shall be subject to all Federal, State and Orange County regulations, ordinances and policies; and,
4. Any further requests to divide the property shall be submitted under the subdivision review process.

Long Ph Phan  
Subdivision Determination Request  
October 29, 1990  
Page 2

If you should have any questions concerning the above decision, please contact Rocco Relvini (#236-5600) of the Orange County Planning Department. 836

Sincerely,

*Edward J. Williams*  
Edward J. Williams  
Planning Director

EW/RR/sh

Enclosure

cc: Mohammad Sohail; Engineering Department  
Rocco Relvini, Senior Planner

NOTE: If your request is not approved (denied or determined to be a subdivision), the owner of the property may appeal the decision to the Development Review Committee within fifteen (15) calendar days of the receipt of the decision. Appeals are to be in writing to the Planning and Development Office (201 South Rosalind Avenue, 2nd Floor, P.O. Box 1393, Orlando, Florida 32802 - Phone #236-5645). Appeal fee is \$200.00.

Mike Collins

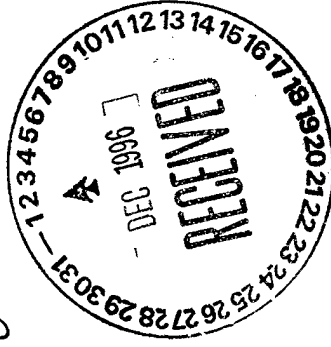
Paper - 800-202-3594  
Digital

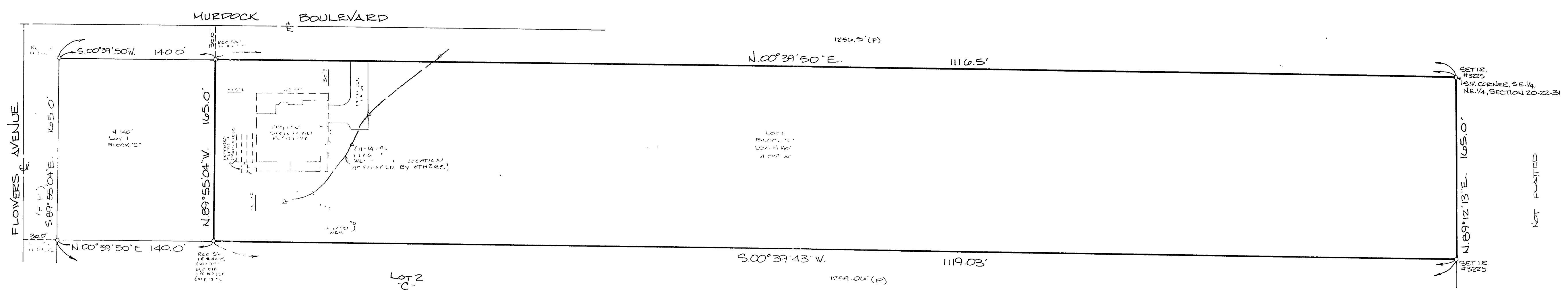
Office - 870-1977

FAX 870-8511

800 San Pedro Ct

Kiss, 34758





SET 1E #3225  
 S.W. CORNER, S.E. 1/4  
 NE 1/4, SECTION 20-22-31

NET PLATTED

SET 1E #3225

Approved: 12-12-96  
 Document: Wetland Survey  
 New Due Date: \_\_\_\_\_  
 Signature: PS  
 Orange County Environmental Protection  
 CAD 96-199



DESCRIPTION AS FOLLOWS:  
 Lot 1, Block C, less the North 140.0 feet thereof, in Plat Book 8, Page 98, Public Record, Orange County, Florida, CO. NO. 2, as recorded in Plat Book 8, Page 98, Public Record, Orange County, Florida, Containing 4.23 Acres, more or less.

PLAT OF LAND SURVEY FOR/CERTIFIED TO: Long Ph Ph...  
 Antonio...  
 Orange County...

**GRUSENMEYER-SCOTT & ASSOC., INC. — LAND SURVEYORS**

<p><b>LEGEND:</b>                  P = PLAT                  F = FIELD                  RAD = RADIAL                  N.R. = NON RADIAL                  I.P. = IRON PIPE                  I.R. = IRON ROD                  C.M. = CONCRETE MONUMENT                  SET I.R. = 1/2" I.R. WALL 3225                  REC = RECOVERED                  POL = POINT ON LINE                  POB = POINT OF BEGINNING                  POC = POINT OF COMMENCEMENT                  CL = CENTER LINE                  NAD = NAIL &amp; DISC                  RW = RIGHT-OF-WAY                  ESMT = EASEMENT                  DRAIN = DRAINAGE                  UTIL = UTILITY                  SW = SIDEWALK                  CLFC = CHAIN LINK FENCE                  WDFC = WOOD FENCE                  CB = CONCRETE BLOCK</p>	 NORTH	<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 461.17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 412-027, FLORIDA STATUTES.</li> <li>UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.</li> <li>THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.</li> <li>NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.</li> <li>THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.</li> <li>DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.</li> <li>BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)</li> </ol>								
<p>ORLANDO OFFICE                  5400 E. COLONIAL DR.                  ORLANDO, FL 32807                  (407) 277-3232                  FAX (407) 669-1432</p> <p>OCCASIONALLY VISITING                  15200 W. UNIVERSITY AVE., SUITE 222                  PRODUCE CITY, FL 32709                  (904) 991-1000                  FAX (904) 991-1001</p> <p>STATE OF FLORIDA                  Tom Y. Grusenmeyer, R.L.S. No. 4401</p>	<p>DATE: 12/12/96                  R.L.S. No. 4401</p> <p>TOM Y. GRUSENMEYER, R.L.S. No. 1542 PAUL L. DEATER, R.L.S. No. 4610                  TOM Y. GRUSENMEYER, R.L.S. No. 4714 RICHARD E. FISCHER, R.L.S. No. 4516                  JAMES W. SCOTT, R.L.S. No. 4801</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">SCALE 1" = 50'</td> </tr> <tr> <td style="width: 50%;">FIELD DATE BOUNDARY 11-12-90</td> <td style="width: 50%;">ORDER No. C-1441</td> </tr> <tr> <td>CREATED, PLANNED, FIELDWORK, LAYOUT FROM 11-12-90</td> <td>F-0142</td> </tr> <tr> <td>DRAWN BY DV</td> <td>CHECKED BY</td> </tr> </table>	SCALE 1" = 50'		FIELD DATE BOUNDARY 11-12-90	ORDER No. C-1441	CREATED, PLANNED, FIELDWORK, LAYOUT FROM 11-12-90	F-0142	DRAWN BY DV	CHECKED BY
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THIS BUILDING LOT DOES NOT LIE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLAN AS PER "FIRM" ZONE "A" PANEL # 120129 0250-D