



Interoffice Memorandum

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: May 24, 2016

March 31, 2016

TO: Mayor Teresa Jacobs
and Board of County Commissioners

FROM: Mark V. Massaro, P.E., Director, Public Works Department *MV*

CONTACT PERSON: **Ruby Dempsey Rozier, Manager** *JCR*
Traffic Engineering

PHONE NUMBER: **(407) 836-7890**

SUBJ: **Installation of Traffic Control Devices and "No Parking" signs in
Enclave at Maitland Boulevard (aka Retreat at Lake Bosse)**

Our staff recommends that the following traffic control devices be installed in Enclave at Maitland Boulevard (aka Retreat at Lake Bosse):

Install "STOP" signs on:

Lake Bosse View Drive at Magnolia Homes Road

Lake Bosse View Drive at Domenico Paul Way

The Fire Marshal recommends that the following "No Parking" signs be installed in Enclave at Maitland Boulevard (aka Retreat at Lake Bosse):

Install "NO PARKING" signs on:

Lake Bosse View Drive

Domenico Paul Way

**Action Requested: Approval of Traffic Control Devices and "No Parking" sign
installations in Enclave at Maitland Boulevard (aka Retreat at
Lake Bosse). District 2.**

MVM/RDR/AHW/nad

Attachments

RETREAT AT LAKE BOSSE
A PORTION OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA
DISTRICT # 2

STOP STREET

- | | | | |
|------------|---------------|--|------------------|
| (1) | (Ft W) | on Lake Bosse View Drive
at Magnolia Homes Road | 00
00 |
| (2) | (Ft E) | on Lake Bosse View Drive
at Domenico Paul Way | 00
00 |

SPEED LIMIT 25 MPH

- | | | |
|------------|---------------|--|
| (3) | (Ft W) | on Lake Bosse View Drive
at Magnolia Homes Road |
|------------|---------------|--|

END OF ROAD TREATMENT

- | | | |
|------------|---------------|--|
| (4) | (FtN) | on Domenico Paul Way
at Lake Bosse View Drive |
| (5) | (FtS) | on Domenico Paul Way
at Lake Bosse View Drive |

NO PARKING with arrows

- | | |
|------------|---|
| (6) | on Lake Bosse View Drive from Magnolia Homes Road extending
west to Domenico Paul Way on the south side |
| (7) | on Domenico Paul Way from Lake Bosse View Drive extending
north to the end of the road on the east side and from Lake Bosse
View Drive extending south to the end of the road on the east side |

ahw/

3/31/2016



PUBLIC WORKS DEPARTMENT
JOSEPH C. KUNKEL, P. E., *Deputy Director*
4200 South John Young Parkway ■ Orlando, Florida 32839-9205
407-836-7972 ■ Fax 407-836-7766
e-mail: Joe.Kunkel@ocfl.net

November 25, 2015

Mr. Derek Henry
M/I Homes of Orlando, LLC
400 International Parkway, #470
Lake Mary, Florida 32746

ORANGE COUNTY

DEC 1 2015

TRAFFIC ENGINEERING

Subject: **Issuance of Certificate of Completion**
Enclave at Maitland Boulevard (aka Retreat at Lake Bosse)

Dear Mr. Henry:

This letter verifies that on November 16, 2015 the County Engineer issued a Certificate of Completion for the construction of Enclave at Maitland Boulevard (aka Retreat at Lake Bosse), Plat Book 86, Pages 95-96, Orange County Records.

Please be advised that this certificate does not relieve the developer of responsibility for the materials, workmanship, structural integrity, functioning, and maintenance of the required public improvements during the one (1) year period following issuance of the Certificate of Completion, or at the time the County Engineer issues the Approval for Maintenance.

Sincerely,

Joseph C. Kunkel, P.E.

JCK/sa

Enclosure

cc: Robert Dudas, Utilities Distribution Section Manager
Jorge Reyes, Utilities Supervisor, Field Services Division
Brian Matejcek, Project Manager, Field Services Division
Brad Bell, Chief Utilities Inspector, Utilities Engineering Division
✓ County Surveyor, Survey Section, Public Works Engineering Division
Arthur Woods, Traffic Engineering Division
Maricela Torres, Roads and Drainage Division
George Shupp, Roads and Drainage Division (As-Built)
Mirian Haughee, Stormwater Management Division
Engineer of Record
SJR/SF Water Management District

11. In order to recommend issuance of the "Certificate of Completion", the developer is to submit the following items to the County Engineer:

- a. Surveyor's certification that all P.R.M.'s, P.C.P.'s and lot corners and have been installed.
- b. Engineer's certification that environmental swales have been in installed and sodded in accordance with approved plan.
- c. Engineer's certification of substantial completion in accordance with Section 34-210 of the Orange County Code and an original of engineer's WMD completion letter.
- d. Four (4) complete sets of "As-Built" drawings (3 for Orange County Utilities, 1 for Orange County Public Works) in accordance with Section 34-211 of the Orange County Code.
- e. An irrevocable letter of credit in accordance with Sections 34-203 and 34-290 of the Orange County Code.
- f. Payment for street and traffic signs:

No Parking	<u>12</u>	(\$80.00 ea.) = \$	<u>960.⁰⁰</u>
6" Street Signs	<u>/</u>	(\$80.00 ea.) = \$	<u>0.⁰⁰</u>
Stop Signs	<u>/</u>	(\$105.00 ea.) = \$	<u>0.⁰⁰</u>
Yield 36x36x36	<u>/</u>	(\$105.00 ea.) = \$	<u>0.⁰⁰</u>
No Outlet	<u>/</u>	(\$105.00 ea.) = \$	<u>0.⁰⁰</u>
Speed Limit	<u>2</u>	(\$98.00 ea.) = \$	<u>196.⁰⁰</u>
Keep Right 24x30	<u>/</u>	(\$87.00 ea.) = \$	<u>0.⁰⁰</u>
Dead End 30x30	<u>/</u>	(\$105.00 ea.) = \$	<u>0.⁰⁰</u>
Dead End Assembly	<u>6</u>	(\$77.00 ea.) = \$	<u>462.⁰⁰</u>
18" Object Marker	<u>/</u>	(\$49.00 ea.) = \$	<u>0.⁰⁰</u>
One Way Sign	<u>/</u>	(\$78.00 ea.) = \$	<u>0.⁰⁰</u>
9" Stop/Street	<u>2</u>	(\$221.00 ea.) = \$	<u>442.⁰⁰</u>
6" Stop/Street	<u>/</u>	(\$153.00 ea.) = \$	<u>0.⁰⁰</u>

TOTAL = \$ 2060.⁰⁰

Check is to be made payable to the Orange County Board of County Commissioners.

- g. A certified utility cost and "Bill of Sale" for utilities to be owned by Orange County. For water and/or wastewater systems that will not be owned by Orange County the Developer must submit completion documentation from utility company or F.D.E.P.'s clearance for use.
- h. Retention pond maintenance guarantee (see F24 of Development Engineering Division supplement to subdivision regulations).
- i. Underdrain certification by geotechnical engineer in accordance with Section 34-266 of the Orange County Code.
- j. Certification that electric service has been installed or proof of payment for the cost of installation from the power company.
- k. Installation of entryway gate box labeled "Orange County" in

10 14-S-06A GORDON TINCHER

ENCLAVE @ MAITLAND BLVD.

RETREAT AT LAKE BOSSE

SHEET 1 OF 2

RETREAT AT LAKE BOSSE
A PORTION OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
ORANGE COUNTY, FLORIDA

PLAT BOOK 86 PAGE 95
DEDICATION
RETREAT AT LAKE BOSSE

KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the defective said lands and plot for the use and purpose therein described, has caused these presents to be recorded in the Public Records of Orange County, Florida, to wit: the public use of the public.

Retreat at Lake Bosse, LLC is hereby dedicated, in fee simple to Orange County, Florida, as a public use of the public. Orange County, Florida, is authorized to use the same for the purposes herein stated.

IN WITNESS WHEREOF, the undersigned, M/A Homes of Orlando, LLC, a Florida limited liability company, has caused these presents to be recorded in the Public Records of Orange County, Florida, on this 18th day of July, 2015.

Signature of M/A Homes of Orlando, LLC
P. Blank Company
Vice President

Signature of David Spruce, Vice President of M/A Homes of Orlando, LLC
Printed Name of History Public
My Commission Expires 6/30/24

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER
KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, am being sworn in as a surveyor and mapper, and in the presence of the court, have examined the original plat and a true and correct representation of the same, and find that the same is correct and true and the same has been placed as shown hereon, and this plat complies with all the provisions of the laws of the State of Florida, and that said land is located in Orange County, Florida.

By:
James L. Robinson P.S.M. # 9433
Alan A. Company
Licensed Business # 6723
4300 West Seminole Blvd., Suite 300
West Fort Lauderdale, Florida 33487

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY that the plat was prepared by a licensed and bonded Professional Engineer, and that the same has been approved by the Board of County Commissioners of Orange County, Florida, and that the same is hereby approved and recorded in the Public Records of Orange County, Florida.

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
Reviewed and Approved:
County Engineer
Date: 6-24-15

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
Reviewed and Approved:
County Surveyor
Date: 6-24-15

NOTICE: THIS PLAT WAS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ON JUNE 24, 2015. THIS PLAT WAS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ON JUNE 24, 2015.

CERTIFICATE OF APPROVAL
Reviewed and Approved:
Zoning Director
Date: 6/24/15

SAFETY NOTE:
1. Bearings shown herein are assumed and based on the East line of the Northeast 1/4 of Section 29-21-29 being South 00°54'14" West.
2. All lot lines are radii, unless otherwise noted non-radii (N.R.).
3. All utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television service and services with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company attempts to install a facility on any lot shown on this plat, the cable television company shall first obtain the written consent of the owner of the lot. No other public utility easements granted to, or obtained by a particular, specific, telephone, gas, or other public utility shall be shown on this plat. All utility easements shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
4. The Normal High Water Line (NHWL) for Lake Bosse, Section 29.01, TWP 21S, R. 29E, is located in the filed by Alan and Company and based on Orange County Engineering Department's aerial datum. Other applicable permits may be required by Federal, State or Local Agencies prior to conducting any activities on the subject property lying below the Normal High Water Line.
5. Tract C (Open Space Tract), Common Area, shall be owned by the Retreat at Lake Bosse Community Homeowners Association, Inc. (RASHA). The RASHA shall be recorded in the Public Records of Orange County, Florida.
6. Tracts D and E (Landscaping / Open Space / Open Space Tract), Common Area, shall be owned by the Retreat at Lake Bosse Community Homeowners Association, Inc. (RASHA). The RASHA shall be recorded in the Public Records of Orange County, Florida.
7. Tract F (Undeveloped Buffer/Open Space/Waterfront), Common Area, shall be owned by the Association with development rights dedicated to Orange County, Florida, for all uses. All other public utility easements shall be owned by the Association with development rights dedicated to Orange County, Florida. All other public utility easements shall be owned by the Association with development rights dedicated to Orange County, Florida. No construction, covering or operation is permitted without prior approval of Orange County and/or all other applicable jurisdictional agencies.
8. Tracts G and H (Walkway / Conservation Area), Common Area, shall be owned by the Association with development rights dedicated to Orange County, Florida, for all uses. All other public utility easements shall be owned by the Association with development rights dedicated to Orange County, Florida. No construction, covering or operation is permitted without prior approval of Orange County and/or all other applicable jurisdictional agencies.
9. Tract I (Walkway / Landscaping / Open Space / Fence Tract), Common Area, shall be owned by the Association with development rights dedicated to Orange County, Florida, for all uses. All other public utility easements shall be owned by the Association with development rights dedicated to Orange County, Florida. No construction, covering or operation is permitted without prior approval of Orange County and/or all other applicable jurisdictional agencies.
10. Tract L (Well / Landscaping / Open Space / Fence Tract), Common Area, shall be owned by the Association with development rights dedicated to Orange County, Florida, for all uses. All other public utility easements shall be owned by the Association with development rights dedicated to Orange County, Florida. No construction, covering or operation is permitted without prior approval of Orange County and/or all other applicable jurisdictional agencies.
11. Easements shown herein are based on Orange County Benchmark Designation number 11490025. Elevation being 77.850 (NGVD 88).
12. The easements shown herein are based on the following description as recorded in the Public Records of Orange County, Florida:

LEGEND:
CON = Concrete
R/W = Right-of-Way
LB = denotes located business
P.E.M. = denotes permanent reference monument
P.L. = denotes point of intersection
L.L.C. = denotes limited liability company
L.W.E. = denotes landowners & well easement
M.A.O.B. = denotes North American Vertical Datum of 1988
O.U.E. = denotes drainage & utility easement

LEGEND (continued):
P.C. = denotes point of curvature
N.R. = denotes non-radii
4" x 4" concrete monument
LB #1703 permanent reference monument
4" x 4" x 4" x 4" iron rod & cap
P.O.P. = Point of Intersection
P.C.P. = Point of Curvature
O.R. = denotes Old Records Book
D.B. = denotes Deed Book
P.B. = denotes Plat Book
E.R. = denotes Easement

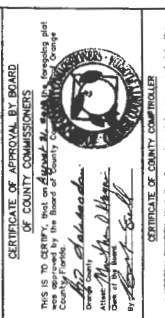
LEGAL DESCRIPTION
A parcel of land comprising a portion of Section 29, Township 21 South, Range 29 East, Orange County, Florida.
Being more particularly described as follows:
BEGIN at the Northwest corner of Lot 14, CORDELE STONE, as recorded in Plat Book 15, Page 109 of the Public Records of Orange County, Florida; also being a point on the South line of said South 1/2 of Section 29-21-29 being North 89°32'57" West along said South line also being the North line of said CORDELE STONE for a distance of 110.00 feet to the intersection of the East line of said CORDELE STONE; thence along said East line a distance of 25.00 feet; thence run North 44°37'29" West along the boundary line of said Tract B recorded in Plat Book 10, Pages 146 and 147 of said Public Records; thence run North 32°45'20" East along said Eastern line for a distance of 131.00 feet to a point on the West line of the South 1/2 of Section 29-21-29 being North 89°32'57" West along said North line being a part of the South 1/2 of Section 29-21-29; thence along said South line a distance of 115.00 feet to the intersection of the boundary line of said CORDELE STONE for a distance of 115.00 feet to the POINT OF BEGINNING.
Containing 8.83 acres more or less.

SAFETY NOTE (continued):
13. The easements shown herein are based on the following description as recorded in the Public Records of Orange County, Florida:

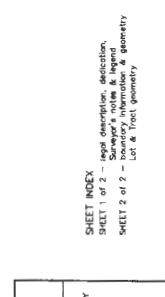
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LEGEND (continued):
P.L. = denotes point of intersection
L.L.C. = denotes limited liability company
L.W.E. = denotes landowners & well easement
M.A.O.B. = denotes North American Vertical Datum of 1988
O.U.E. = denotes drainage & utility easement



SEMINOLE COUNTY
WEST MAITLAND BOULEVARD
ORANGE COUNTY
LAKE BOSSE
SITE
HONES ROAD
MAINWAY
RAMBLE ROAD
NEEDLES DRIVE

VICTINITY MAP (not to scale)

VICTINITY MAP (not to scale)

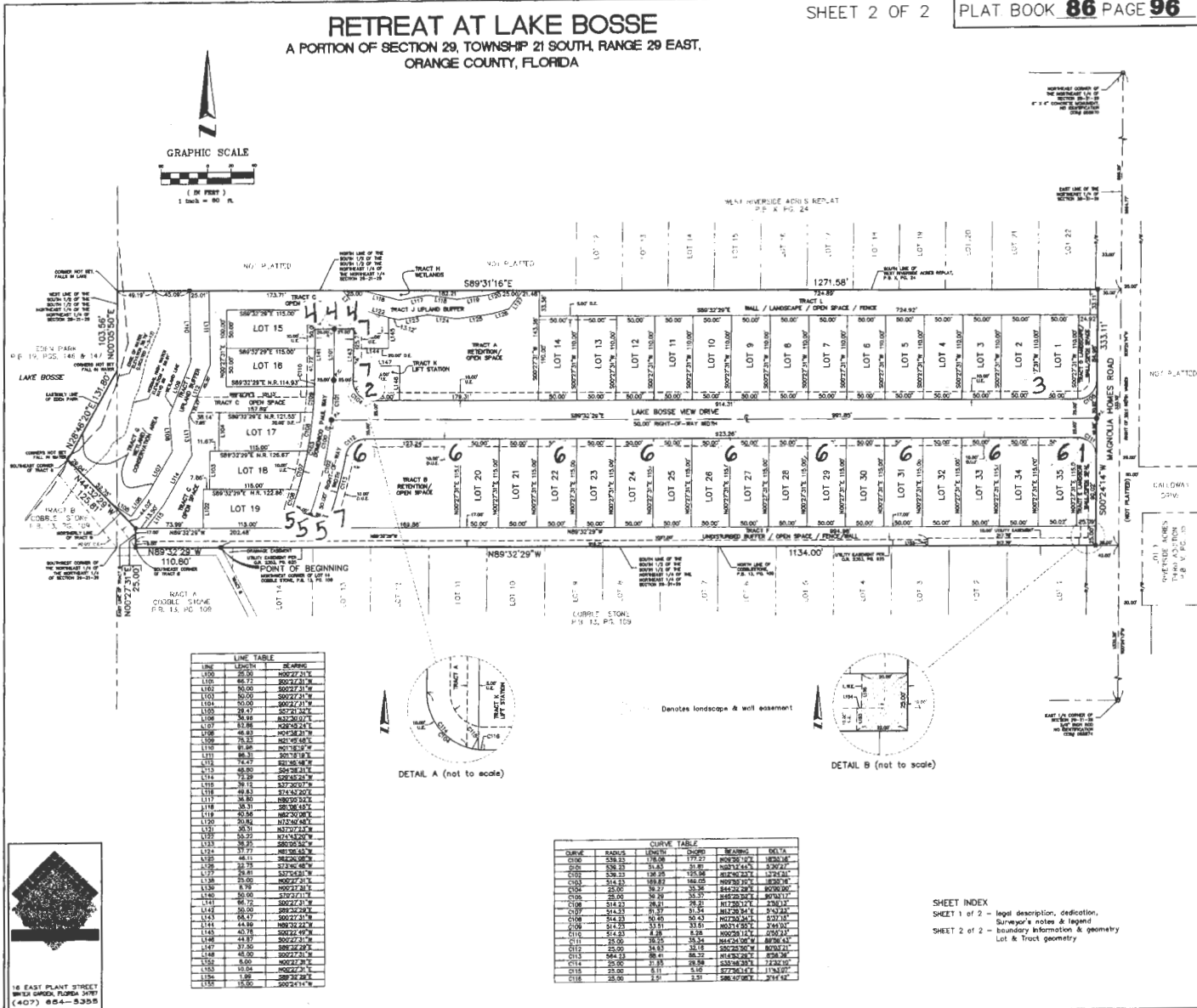
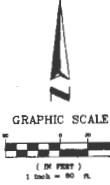
VICTINITY MAP (not to scale)

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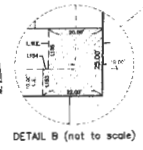
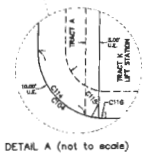
18 EAST OF LAKE STREET
WEST LAKESIDE, FLORIDA 32817
(407) 954-5365

RETREAT AT LAKE BOSSE

A PORTION OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
ORANGE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L100	25.00	S00°27'21\"
L101	46.72	S00°27'31\"
L102	50.00	S00°27'31\"
L103	50.00	S00°27'31\"
L104	50.00	S00°27'31\"
L105	28.77	S02°21'00\"
L106	35.34	S32°30'07\"
L107	32.88	S04°52'21\"
L108	46.43	S04°52'21\"
L109	75.35	N01°58'48\"
L110	88.00	N01°58'48\"
L111	88.31	S01°51'18\"
L112	74.67	S01°58'48\"
L113	46.80	S54°28'21\"
L114	75.38	S54°28'21\"
L115	38.72	S47°30'07\"
L116	46.83	S74°30'07\"
L117	38.80	N80°30'07\"
L118	38.81	N80°30'07\"
L119	40.84	N82°30'07\"
L120	20.84	N72°30'07\"
L121	20.81	N72°30'07\"
L122	50.22	R24°32'07\"
L123	38.85	S00°27'31\"
L124	37.77	N81°30'43\"
L125	46.11	S82°04'08\"
L126	22.38	S72°04'08\"
L127	29.41	S37°04'08\"
L128	25.00	S00°27'31\"
L129	8.78	S00°27'31\"
L130	50.00	S70°21'17\"
L131	46.72	S00°27'31\"
L132	68.47	S00°27'31\"
L133	44.80	N00°30'43\"
L134	40.78	S00°24'49\"
L135	44.87	S00°24'49\"
L136	37.50	S88°32'07\"
L137	42.00	S00°27'31\"
L138	8.00	S00°27'31\"
L139	15.04	S00°27'31\"
L140	1.88	S89°34'28\"
L141	15.00	S00°27'31\"



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C100	538.33	178.00	177.57	N07°20'12\"	88°38'34\"
C101	538.33	31.43	31.41	N88°12'44\"	1°30'27\"
C102	538.33	128.58	128.58	N88°12'44\"	1°30'27\"
C103	514.23	189.82	188.05	N09°30'30\"	88°30'36\"
C104	25.00	15.71	15.71	N88°12'44\"	88°30'36\"
C105	25.00	28.79	33.57	S88°20'30\"	90°01'17\"
C106	514.23	28.81	28.78	N12°28'17\"	2°06'14\"
C107	514.23	71.87	71.74	N12°28'17\"	5°14'34\"
C108	514.23	90.40	90.43	N02°30'43\"	5°07'18\"
C109	514.23	131.51	131.51	N02°30'43\"	5°14'34\"
C110	514.23	8.28	8.38	N02°30'43\"	2°06'24\"
C111	25.00	28.75	28.74	N02°30'43\"	88°04'45\"
C112	25.00	14.83	14.78	S88°20'30\"	88°04'45\"
C113	544.23	128.58	128.58	N12°28'17\"	8°04'36\"
C114	25.00	17.83	17.88	S88°18'30\"	7°24'30\"
C115	25.00	8.71	8.72	S72°30'11\"	1°30'07\"
C116	25.00	8.71	8.71	S88°18'30\"	2°04'48\"

SHEET INDEX
 SHEET 1 of 2 - legal description, dedication,
 Surveyor's notes & legend
 SHEET 2 of 2 - boundary information & geometry
 lot & tract geometry

18 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 32789
 (407) 854-5355