




Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS

BCC Mtg. Date: Jun. 14, 2016

May 12, 2016

TO: Mayor Teresa Jacobs  
and Board of County Commissioners

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

CONTACT PERSON: Ruby Dempsey Rozier, Manager   
Traffic Engineering Division

PHONE NUMBER: (407) 836-7890

SUBJ: **Installation of Traffic Control Devices in Summerlake Groves - Phase 2**

Our staff recommends that the following traffic control devices be installed in Summerlake Groves - Phase 2:

Install Alleyway "STOP" signs on:

- Ava Jade Alley at Murcott Blossom Boulevard
- Ava Jade Alley at Murcott Harvest Loop
- Jeremy Joseph Alley at Murcott Blossom Boulevard
- Jeremy Joseph Alley at Murcott Harvest Loop

**Action Requested: Approval of Traffic Control Device installations in Summerlake Groves - Phase 2. District 1.**

MVM/RDR/AHW

Attachments

## **SUMMERLAKE GROVES – PHASE 2**

**A REPLAT OF TRACT FD-1 AND TRACT FD-2, SUMMERLAKE GROVES, ACCORDING TO  
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 1 THROUGH 7, A PORTION  
OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA  
DISTRICT # 1**

### **STOP/ALLEYWAYS**

- |                   |               |  |
|-------------------|---------------|--|
| <b><u>(1)</u></b> | <b>(Ft N)</b> | <b>on Ava Jade Alley<br/>at Murcott Blossom Boulevard</b>      |
| <b><u>(2)</u></b> | <b>(Ft S)</b> | <b>on Ava Jade Alley<br/>at Murcott Harvest Loop</b>           |
| <b><u>(3)</u></b> | <b>(Ft N)</b> | <b>on Jeremy Joseph Alley<br/>at Murcott Blossom Boulevard</b> |
| <b><u>(4)</u></b> | <b>(Ft S)</b> | <b>on Jeremy Joseph Alley<br/>at Murcott Harvest Loop</b>      |

**ahw/**

**5/12/2016**

DATE August 20, 2015

DISTRICT 1

**CERTIFICATE OF COMPLETION**

THIS IS TO CERTIFY THAT THE FACILITIES CONSTRUCTED BY:

DEVELOPER: M/I Homes of Orlando, LLC

ADDRESS: c/o Derek Henry, 400 International Parkway, Suite 470, Lake Mary, FL 32746

IN THE DEVELOPMENT OF: Village F Magnolia (Summerlake Groves) Phase 2

PROJECT NUMBER: 14-S-061

S-T-R 33-23-27

AS RECORDED IN PLAT BOOK 86, PAGES 44-47, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: The Briar Team


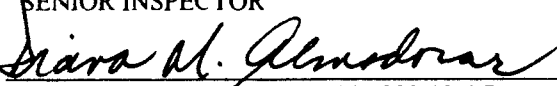
**FACILITIES AND IMPROVEMENTS COMPLETE**



**REQUIRED DOCUMENTS**

<u>YES</u>	<u>NOT REQUIRED</u>		<u>YES</u>	<u>NOT REQUIRED</u>	
	X	STREETS	X		ENGINEER CERTIFICATION
	X	DRAINAGE FACILITIES	X		SURVERYOR CERTIFICATION
X		WATER SYSTEM	X		LETTER OF CREDIT
X		SANITARY SYSTEM		X	CASH GUARANTEE
X		RECLAIMED WATER SYSTEM	X		"AS-BUILT" DRAWINGS
	X	EXTERNAL SIDEWALKS		X	APPROVAL OF AUDIO-OVERRIDE DEVICE
	X	SCREENING		X	RETENTION POND MAINTENANCE GUARANTEE
X		ELECTRICAL SERVICE		X	UNDERDRAIN CERTIFICATION AND PERFORMANCE GUARANTEE
	X	UNDERDRAINS	X		CERTIFIED UTILITY COST AND "BILL OF SALE"
	X	ENVIRONMENTAL SWALES		X	PAYMENT FOR STREET AND TRAFFIC SIGNS
			X		VALUE OF TRANSFERRED PROPERTY FORM

**ROADWAY CATEGORY**

<u>New Construction</u>	<u>Lane Miles</u>	<u>Roadway Type</u>
<input type="checkbox"/> Arterial	_____ Single lane miles	<input type="checkbox"/> Private
<input type="checkbox"/> Collector	_____ Single lane miles	<input type="checkbox"/> Private
<input checked="" type="checkbox"/> Subdivision (local)	0 _____ Single lane miles	<input type="checkbox"/> Private
<input type="checkbox"/> Alternative Surface	_____ Single lane miles	<input type="checkbox"/> Private
	0 _____ TOTAL LANE MILES (alleyways)	<input checked="" type="checkbox"/> Public
		<input type="checkbox"/> Public

  
 \_\_\_\_\_  
 SENIOR INSPECTOR  
  
 \_\_\_\_\_  
 MANAGER, DEVELOPMENT ENGINEERING

  
 \_\_\_\_\_  
 CHIEF ENGINEER  
  
 \_\_\_\_\_  
 COUNTY ENGINEER, PUBLIC WORKS

# SUMMERLAKE GROVES - PHASE TWO

A REPLAT OF TRACT PD-1 AND TRACT PD-2, SUMMERLAKE GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 1 THROUGH 7, A PORTION OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK **86** PAGE **44**

### LEGAL DESCRIPTION

Tract PD-1 and Tract PD-2, Summerlake Groves, according to the plat thereof as recorded in Plat Book 86, Pages 1 through 7, of the Public Records of Orange County, Florida.  
Contains 3.41 acres more or less.

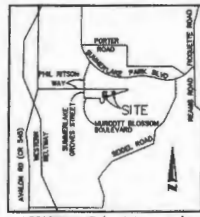
### LEGEND

P.C.	denotes point of curvature	☉	denotes centerline
P.I.	denotes point of tangency	D.E.	denotes public drainage easement
P.A.I.	denotes point of intersection	R/W	denotes right-of-way
P.R.C.	denotes point of reverse curvature	LB	denotes licensed business
P.C.C.	denotes point of compound curvature	UL	denotes utility easement
R	denotes radius	○	denotes found 1/2" iron rod and/or nail & dia. P.S.M. # 8723 permanent control point
CCR #	denotes Certified Corner Record Number	■	denotes set 4" x 4" concrete monument LB 8723 permanent reference monument
Q.A.J.	denotes non-rigid	■	denotes found monumentation as noted
CH	denotes chord	LLC	denotes limited liability company
CB	denotes chord bearing	—	denotes change in direction along right-of-way lines
A	denotes interior angle		
L	denotes arc length		
P.A.D.E.	denotes private access & drainage easement		
P.A.E.	denotes private drainage easement		
○	denotes change in direction along easement line		

SHEET INDEX  
SHEET 1 of 4 - Legal Description, Dedication, Surveyor's Notes & Legend  
SHEET 2 of 4 - Boundary geometry  
SHEETS 3 and 4 of 4 - Lot geometry



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 32787  
(407) 894-5355



### SURVEYOR'S NOTES

- Bearings shown hereon are based on the East / West centerline of Section 33, Township 28 South, Range 27 East being an assumed bearing of South 89°47'13" West for angular disignation only.
- All lot lines are radial, unless otherwise noted non-radial ( N.R. ).
- All plotted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television, provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company occupies the facilities of a public utility it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- The following Tracts and Easements constitute Common Area as defined in the Declaration of Covenants, Conditions, Restrictions, and Easements recorded in the Public Records of Orange County, Florida, and are dedicated to and maintained by the Endow of Summerlake Groves Community Association, Inc. ("Association"):

P.D.E. Private Drainage Easement  
P.A.D.E. Private Access and Drainage Easement  
Tract P-3  
Tract P-4  
Park

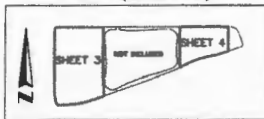
- The Private Access and Drainage Easements ( P.A.D.E. ) as depicted are reserved for the exclusive use and benefit of the following entities and for the following purposes: (i) the Association for the purpose of searching all papers and responsibilities delegated to the Association pursuant to the Community Declaration for Endow of Summerlake Groves (the Declaration); (ii) the Owners of the Lots within the Property for purposes of access to and from public streets and Lots lying adjacent to such P.A.D.E., and (iii) Orange County and its employees and agents solely for the purpose of performing municipal and government functions necessary to provide for and protect the health, safety and welfare of the Property and Owners thereof or residents thereon, as well as such Owner's guests and visitors, including but not limited to police, fire and emergency medical services. Any access improvements and appurtenances and related facilities constructed within the area of the aforesaid P.A.D.E. shall be maintained by the Association. All P.A.D.E. are dedicated to and shall be maintained by the Association.

- Owners of Lots 137 through 144 are granted access over Tract P-3 (Park), Summerlake Groves, Plat Book 85, Pages 1-7 and Tract P-4 (Park) for maintenance of utilities as set forth in the Declaration of Covenants, Conditions, Restrictions, and Easement as recorded in the Public Records of Orange County, Florida.

- Owners of Lots 145 through 150 are granted access over Tract P-3 (Park), Summerlake Groves, Plat Book 85, Pages 1-7 and Tract P-4 (Park) for maintenance of utilities as set forth in the Declaration of Covenants, Conditions, Restrictions, and Easement as recorded in the Public Records of Orange County, Florida.

- Owners of Lots 151 through 154 are granted access over Tract P-2 (Park), Summerlake Groves, Plat Book 85, Pages 1-7 recorded in the Public Records of Orange County, Florida, for maintenance of utilities as set forth in the Declaration of Covenants, Conditions, Restrictions, and Easement recorded in the Public Records of Orange County, Florida.

### KEY MAP (not to scale)



The property shown hereon represents a portion of the lands included in the Village Master P.D., Parcel N-23A, N-23B, N-23C, N-23D & N-26A Preliminary Subdivision Plan (Case # PSP-13-01-012) as approved by the Orange County Board of County Commissioners on December 3, 2013 and the Substantial Change (Case # CDR-14-01-015) as approved by the Orange County Board of County Commissioners on December 2, 2014.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL NOTIFICATION OF THE SUBDIVISION LINES DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED OR AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that I have completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and plotted. This plat was prepared under my direction and supervision, that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes, and that said land is located in Orange County, Florida.

By: Date: James L. Eldman P.S.M. # 5633  
Allen & Company  
Licensed Business # 8723  
16 East Plant Street,  
Winter Garden, Florida 34787

### SUMMERLAKE GROVES - PHASE TWO

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that M/A Homes of Orlando, LLC, a Florida limited liability company, being the owner collectively in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates drainage easements (unless otherwise noted) and utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, M/A Homes of Orlando, LLC, a Florida limited liability company, has caused these presents to be executed and attested by its authorized P. Brian Dalrymple, its duly authorized on this 29 day of July 2015.

M/A Homes of Orlando, LLC  
a Florida limited liability company  
By: P. Brian Dalrymple  
Vice President  
Signature of Witness  
 Witness  
Printed Name of Witness

### STATE OF FLORIDA

COUNTY OF ORANGE  
I HEREBY CERTIFY, that on this day, before me personally appeared P. Brian Dalrymple, as Vice President, of M/A Homes of Orlando, LLC, a Florida limited liability company, who is ( ) personally known to me or ( ) produced to me as identification, and did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereto duly authorized, and the said conveyance in the act and deed of said company.

WITNESS my hand and office seal this 29 day of July 2015.

Notary Public  
Printed Name of Notary Public  
Notary Public in and for the state of Florida  
My Commission Expires: 2015  
Commission Number:

### CERTIFICATE OF APPROVAL

BY ZONING DIRECTOR  
Examined and Approved: 7/29/15  
Zoning Director Date

### CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with chapter 177, Florida Statutes.  
Date: 7/29/15  
County Surveyor's signature

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on August 6, 2015, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.  
 Orange County

Attest: Clerk of the Board

### CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: 7-31-15  
County Engineer Date

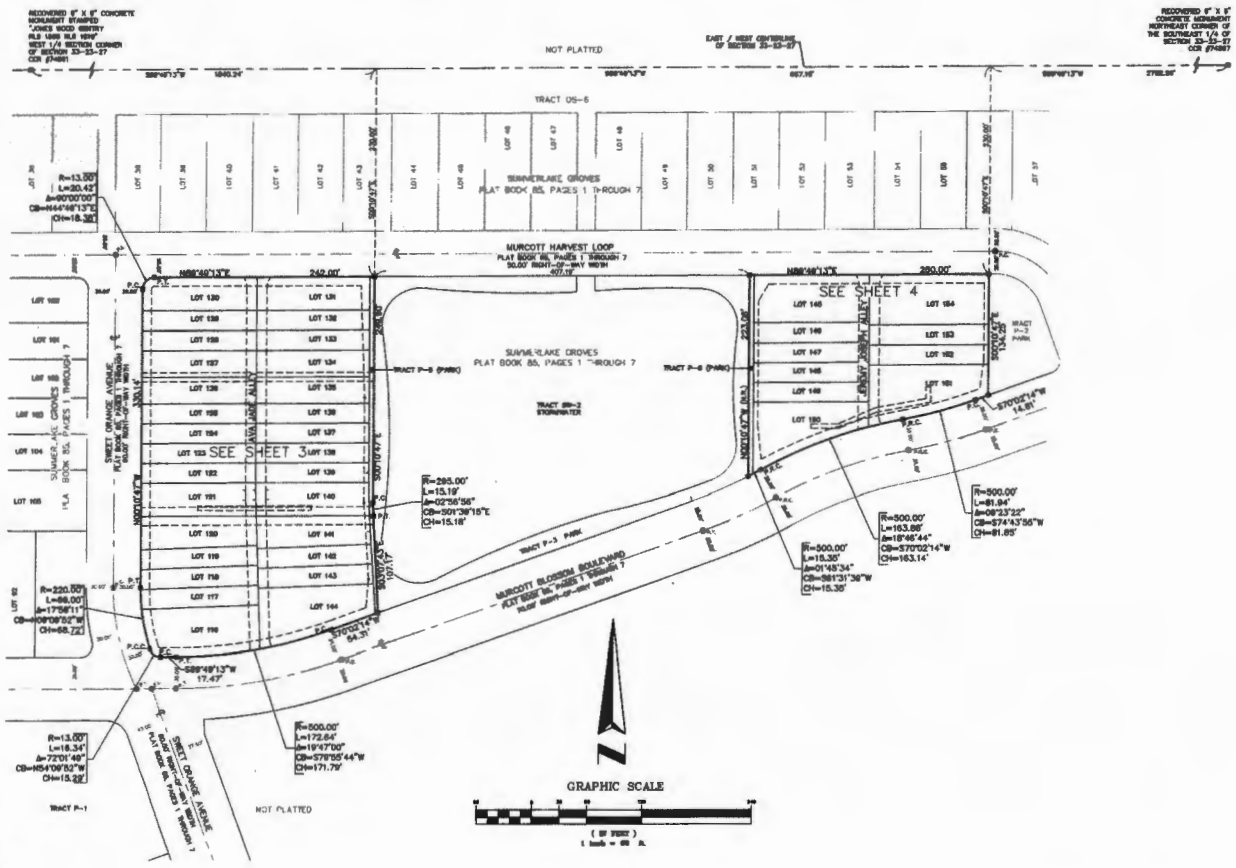
### CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on 8/11/15 as File No. 2015-000100-001  
County Comptroller in and for Orange County, Florida  
By:

# SUMMERLAKE GROVES - PHASE TWO

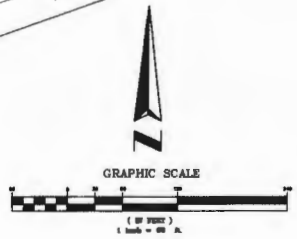
SHEET 2 OF 4 PLAT BOOK **86** PAGE **45**

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RECORDED 17' x 17' CONCRETE MONUMENT STAMPED  
LINES AND SURVEY  
R.L.S. 1988 1/4 1987  
WEST 1/4 SECTION CORNER  
OF SECTION 33-25-27  
C.O.B. (7488)

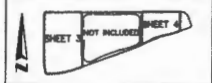
RECORDED 17' x 17' CONCRETE MONUMENT  
NORTHWEST CORNER OF  
THE SOUTHWEST 1/4 OF  
SECTION 33-25-27  
C.O.B. (7488)



16 EAST PLANT STREET  
ORANGE COUNTY, FLORIDA 32767  
(407) 854-9399

**SHEET INDEX**  
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KEY MAP ( not to scale )

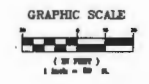
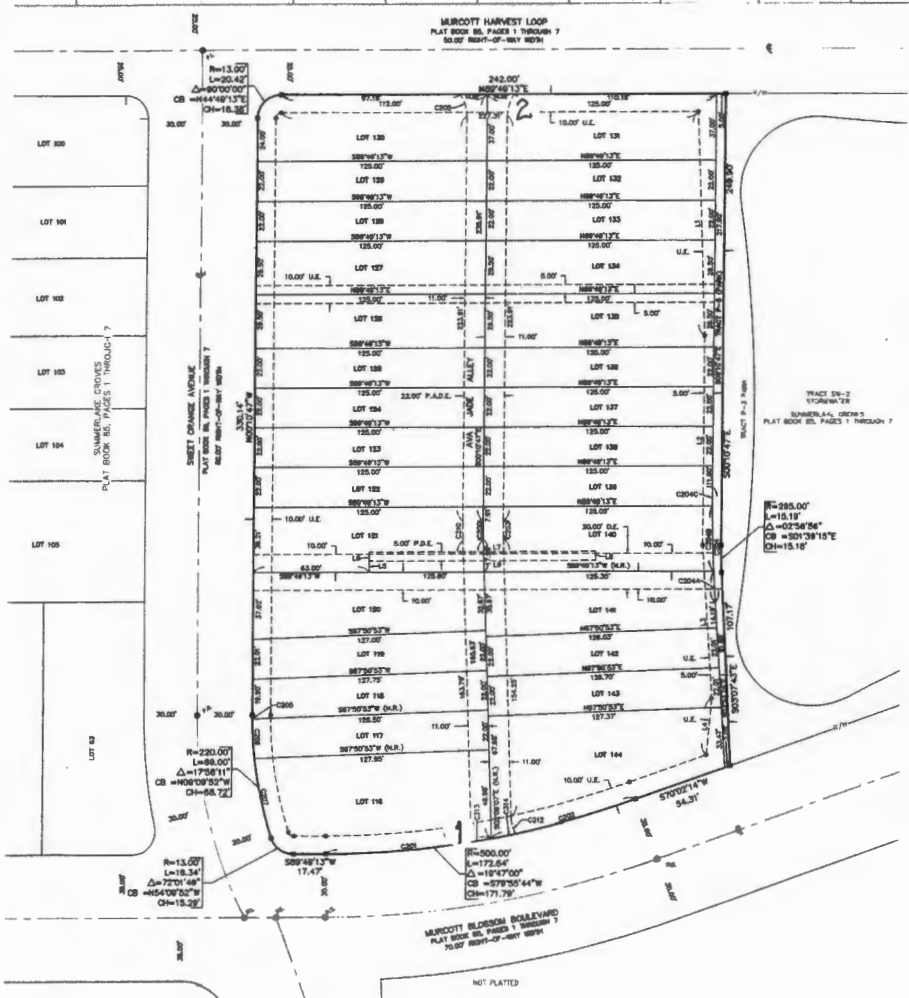


# SUMMERLAKE GROVES - PHASE TWO

SHEET 3 OF 4

PLAT BOOK **86** PAGE **46**

A REPLAT OF TRACT FD-1 AND TRACT FD-2, SUMMERLAKE GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 1 THROUGH 7, A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA



LINE	LENGTH	BEARING
11	124.67'	S89°42'37"E
12	118.89'	S00°00'00"E
13	86.53'	S00°00'00"E
14	31.37'	S04°28'20"W
15	6.17'	S00°00'00"E
16	5.00'	S02°00'00"E
17	114.80'	S00°00'00"E
18	5.00'	S00°00'00"E
19	114.80'	S00°00'00"E

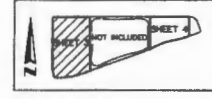
CURVE	LENGTH	RADIUS	BEARING	CHORD	CHORD BEARING
C000	10.51'	300.00'	S11°38'21"E	10.51'	10.51'
C001	88.81'	100.00'	S12°13'32"E	100.00'	100.00'
C002	81.84'	100.00'	S82°24'37"E	100.00'	100.00'
C003	8.88'	288.00'	S12°00'00"E	8.88'	8.88'
C004	69.11'	888.00'	S12°00'00"E	88.80'	88.80'
C005	17.48'	888.00'	S12°00'00"E	17.48'	17.48'
C006	36.37'	888.00'	S12°00'00"E	36.37'	36.37'
C007	10.50'	888.00'	S12°00'00"E	10.50'	10.50'
C008	23.02'	230.00'	S82°33'00"E	23.02'	23.02'
C009	44.85'	230.00'	S11°00'00"E	44.85'	44.85'
C010	13.88'	35.70'	S17°13'00"E	13.88'	13.88'
C011	13.88'	35.70'	S17°13'00"E	13.88'	13.88'
C012	10.17'	311.00'	S10°38'21"E	10.17'	10.17'
C013	8.88'	35.70'	S17°13'00"E	8.88'	8.88'
C014	11.36'	388.00'	S12°00'00"E	11.36'	11.36'
C015	18.33'	300.00'	S12°00'00"E	18.33'	18.33'



16 EAST PLANT STREET  
ORANGE, FLORIDA 32703  
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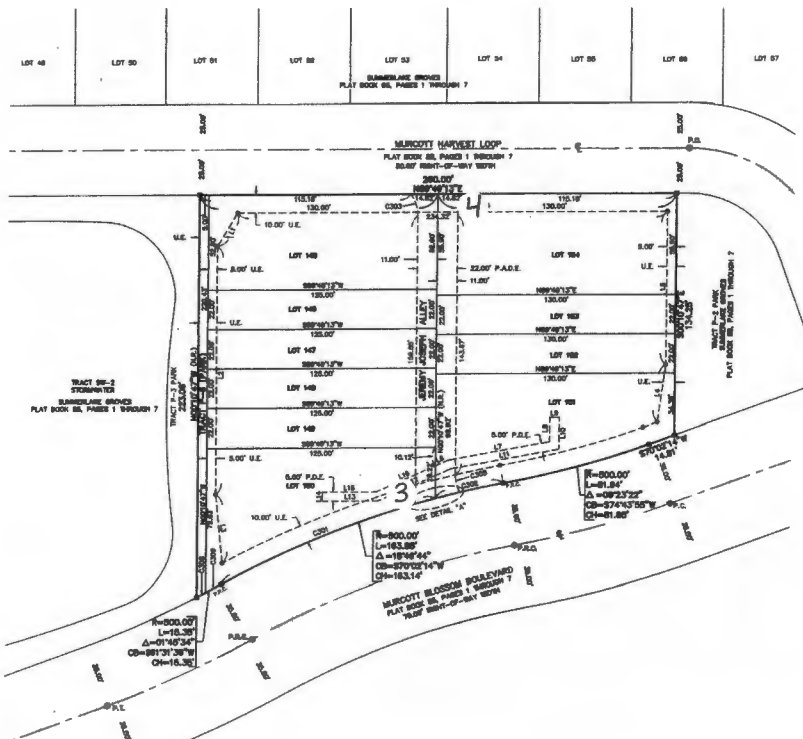


# SUMMERLAKE GROVES - PHASE TWO

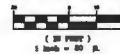
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SHEET 4 OF 4

PLAT BOOK **86** PAGE **47**

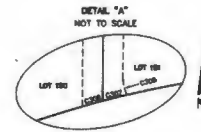


GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	31.36	S89°59'13"E
L2	120.00	S00°00'00"W
L3	38.35	S00°00'00"W
L4	38.00	S00°00'00"W
L5	28.14	S00°00'00"W
L6	7.82	S00°00'00"W
L7	36.80	S75°00'00"E
L8	13.24	S00°00'00"W
L9	8.00	S00°00'00"W
L10	17.01	S00°00'00"W
L11	36.44	S75°00'00"E
L12	44.88	S00°00'00"W
L13	38.53	S00°00'00"W
L14	8.00	S00°00'00"W
L15	24.77	S00°00'00"W
L16	30.00	S00°00'00"W

CURVE	LENGTH	RADIUS	DELTA	ANGLE	BEARING	CHORD
C201	120.00	300.00	147°00'00"	S89°59'13"E	120.00	
C202	37.80	300.00	52°50'00"	S75°00'00"E	37.80	
C203	12.80	30.00	20°00'00"	S75°00'00"E	12.80	
C204	13.80	20.00	20°00'00"	S75°00'00"E	13.80	
C205	10.00	20.00	27°00'00"	S45°00'00"E	10.00	
C206	14.00	30.00	27°00'00"	S75°00'00"E	14.00	
C207	13.20	30.00	31°34'45"	S75°00'00"E	13.20	
C208	8.00	30.00	62°00'00"	S45°00'00"E	8.00	
C209	9.71	30.00	61°30'44"	S89°59'13"E	9.71	



10 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 884-8388

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