



Interoffice Memorandum

January 9, 2015

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 10 2015 KH/MP

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 *ER*

PHONE NUMBER: (407) 836-7890

SUBJ: Installation of Traffic Control Devices and "No Parking" Signs in Enclave at
Windermere Landing (aka Windermere Landing Phase 3)

Our staff recommends that the following traffic control devices be installed in Enclave at
Windermere Landing (aka Windermere Landing Phase 3).

Install "STOP" signs on:

- Enclave Landing Drive at Chase Road
- Enclave Landing Drive at Swanson Street
- Swanson Street at Black Rail Street
- Swanson Street at Black Rail Street
- Swanson Street at Black Rail Street (West leg)
- Hampstead Street at Black Rail Street
- Black Rail Street at Ingrid Street
- Ingrid Drive at Chase Road
- Ingrid Drive at Overstreet Road
- Hampstead Street at Swanson Street/Golden Dewdrop Trail

The Fire Marshal recommends that the following "No Parking" signs be installed in Enclave at
Windermere Landing (aka Windermere Landing Phase 3).

Install "NO PARKING" signs on:

- Ingrid Drive
- Swanson Street
- Black Rail Street
- Hampstead Street

Action Requested: Approval of Traffic Control Devices and "No Parking" sign
installations in Enclave at Windermere Landing (aka Windermere
Landing Phase 3). District 1.

MVM/RDR/AHW/ns

Attachments

ENCLAVE
A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA
DISTRICT # 1

STOP/STREET

(1)	(Ft S)	on Enclave Landing Drive (9 inch) at Chase Road (9 inch)	11600 6400
(2)	(Ft N)	on Enclave Landing Drive at Swanson Street	6300 6300
(3)	(Ft N)	on Swanson Street at Black Rail Street (east)	6400 17500
(4)	(Ft S)	on Swanson Street (east) at Black Rail Street	6400 17500
(5)	(Ft N)	on Swanson Street (west) at Black Rail Street	6300 17600
(6)	(Ft S)	on Hampstead Street at Black Rail Street	11800 17600
(7)	(Ft E)	on Black Rail Street at Ingrid Drive	17700 6500
(8)	(Ft S)	on Ingrid Drive (9 inch) at Chase Road (9 inch)	6400 11700
(9)	(Ft N)	on Ingrid Drive at Overstreet Road	6600 12100
(10)	(Ft W)	on Hampstead Street at ←Swanson Street/Golden Dewdrop Trail→	11600 6500

SPEED LIMIT 25 MPH

(11)	(Ft W)	on Enclave Landing Drive at Chase Road
(12)	(Ft E)	on Black Rail Street at Ingrid Drive

WARNING W2-6 (with W16-17P plaque)

(13)	(FtS)	on Golden Dewdrop Trail at Hampstead Street
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NO PARKING with arrows

- (14)** on Ingrid Drive from Chase Road extending south to Overstreet Road on the west side
- (15)** on Swanson Street from Black Rail Street extending north to the curve on the west side and from the curve extending east to the curve on the north side and from the curve extending south on the east side to the traffic circle at Golden Dewdrop Trail
- (16)** on Black Rail Street from Ingrid Drive extending east to Windermere Landing Alley on the north side
- (17)** on Hampstead Street from Black Rail Street extending south to the curve on the west side and from the curve extending east to Swanson Street/Golden Dewdrop Trail on the south side

ahw/

1/9/2015

ENCLAVE

A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH RANGE 28 EAST
ORANGE COUNTY, FLORIDA

SHEET 1 OF 5

PLAT BOOK **82** PAGE **122**

LEGAL DESCRIPTION

A parcel of land comprising a portion of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 23 South, Range 28 East, Orange County.

Being more particularly described as follows:

BEING of the Northwest corner of WINDERMERE LANDINGS PHASE 2 according to the plat thereof as recorded in Plat Book 75, Page 79 through 79 of the Public Records of Orange County, Florida; thence run South 00°51'18" West along the East line of aforesaid Northwest 1/4 of the Northwest 1/4 of Section 30, also being the West line of said WINDERMERE LANDINGS PHASE 2, also being in part the West line of WINDERMERE LANDINGS according to the plat thereof as recorded in Plat Book 75, Pages 77 through 82 of the Public Records of Orange County, Florida for a distance of 1292.19 feet to Southeast corner of aforesaid Northwest 1/4 of Section 30, also being the Northwest corner of CASA DEL LAGO according to the plat thereof as recorded in Plat Book 73, Page 4 through 11 of said Public Records of Orange County, Florida; thence departing said East line and said West line run South 88°20'12" West along the South line of said Northwest 1/4 of the Northwest 1/4 of Section 30, also being the North line of said CASA DEL LAGO for a distance of 1305.93 feet to a point on the Eastern right-of-way line of Ingrid Drive, thence run the following courses along said Eastern right-of-way line: North 00°15'18" East for a distance of 809.30 feet; thence run North 05°57'59" East for a distance of 100.48 feet; thence run North 02°15'18" East for a distance of 374.96 feet; to a point on the Southern right-of-way line of Chase Road per Deed Book 560, Page 538 of said Public Records of Orange County, Florida; thence departing aforesaid Eastern right-of-way line, run North 88°06'51" East along said Southern right-of-way line for a distance of 1305.64 feet to the POINT OF BEGINNING.

Contains 50.71 acres more or less.

LEGEND:

⊙ denotes centerline	LD denotes leased bushes
P.C. denotes page	U.E. denotes utility easement
D.P. denotes radius point	∆ denotes interior angle
P.C. denotes point of curvature	R denotes radius
P.L. denotes point of tangency	L denotes arc length
P.I. denotes point of intersection	CB denotes chord bearing
P.R.C. denotes point of reverse curvature	CH denotes chord length
CR # denotes Certified Corner Record Number	R/W denotes right-of-way

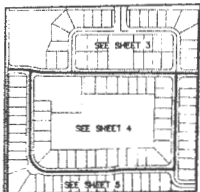
SURVEYOR'S NOTES:

- Bearings shown herein are based on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 23 South, Range 28 East being an assumed bearing of South 00°51'18" West for regular designation 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 and data services; 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 design. 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.
- Tracts 05-1, 05-2, 05-3, and 05-8 (open space, wall and landscape tracts); Tracts 05-4, 05-5 and 05-7 (open space tracts) and Tracts P-1 and P-2 (park tracts) are all Common Area Tracts as defined in the Declaration of Covenants, Conditions and Restrictions for Endeavor and shall be owned and maintained by the Encore Residential Community Association, Inc. (the Association).
- The 15.00' wall and landscape easement lying within Tracts 05-4, 05-5, 05-7 and Lots 22 through 37 is dedicated to and maintained by the Association.
- There is a drainage and sidewalk easement dedicated to the public over the entirety of Tracts 05-1 and 05-2.
- There is a 15.00' private drainage easement dedicated to and maintained by the Association over a portion of Lots 22, 23 and 24.
- There is a drainage easement over Tract 05-3 dedicated to the perpetual use of the public.

The property shown herein represents the lands included in the Windermere Landing Planned Development // Windermere Landing Preliminary Subdivision Plan (Case # PSP - 13-06-166) as approved by the Orange County Board of County Commissioners on January 28, 2014.



LOCATION MAP (not to scale)



KEY MAP (not to scale)

SHEET INDEX

- SHEET 1 of 5 - legal description, dedication, Surveyor's notes & legend
- SHEET 2 OF 5 - boundary information
- SHEETS 3 through 5 OF 5 - geometry

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LAYOUT DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER DRAWING 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

I KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a Licensed Surveyor and Mapper, do hereby certify that on 7/30/14 I 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 the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

By: Date: 7/30/14
 State of Florida
 Surveyor
 License No. 34787

ENCLAVE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MERITAGE HOMES of Florida, Inc., a Florida corporation being the owner 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 Tracts 05-1 and 05-2, Stormwater Tracts, sidewalks, drainage easements, utility easements and sidewalk easements over Tract 05-1 and Tract 05-2 to the perpetual use of the public.

Tract A-1, Amusee Tract, is hereby dedicated in fee simple to Orange County without any restriction whatsoever. Orange County ownership of this Tract and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Orange County. Hereafter, the use of this plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, the undersigned, MERITAGE HOMES of Florida, Inc., a Florida corporation has caused these presents to be executed and acknowledged by its undersigned Clint Subbina this 28 day of July, 2014.

MERITAGE HOMES of Florida, Inc., a Florida corporation
 By: (CORPORATE SEAL)
 Clint Subbina, President

Signed and sealed in the presence of:
 Printed Name: Susan Bass
 Printed Name: Dorothy Winkler

STATE OF FLORIDA
 COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me personally appeared Clint Subbina, as President of MERITAGE HOMES of Florida, Inc., a Florida corporation who is (I) personally known to me or (I) produced to me as identification, and that he acknowledged the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer of said corporation, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 30 day of July, 2014.
 Notary Public: Janet Boyce
 My Commission Expires: 3/31/19
 Commission Number: FF 103639

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: Date: 8-1-14
 Zoning Director

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that on August 4, 2014 this plat was approved by the Board of County Commissioners.

 Board of County Commissioners

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: Date: 7-31-14
 County Engineer

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.
 Date: 7/31/14
 County Surveyor's signature

CERTIFICATE OF COUNTY COMPTROLLER

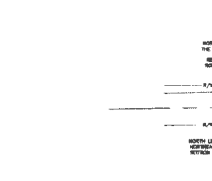
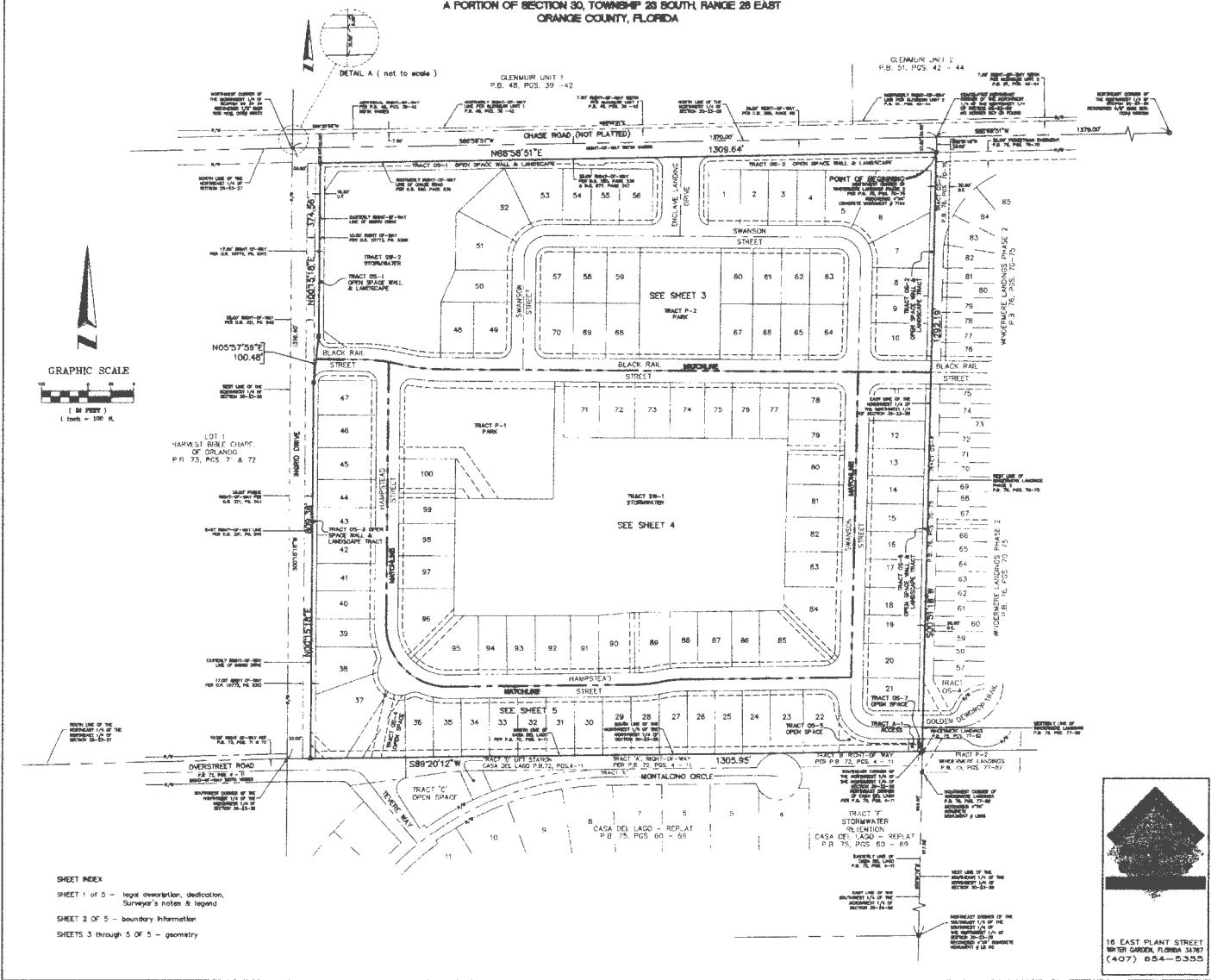
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on August 4, 2014 as File No. 201408021514
 County Comptroller in and for Orange County, Florida
 By:

ENCLAVE

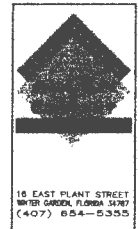
A PORTION OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

SHEET 2 OF 5

PLAT BOOK **82** PAGE **128**

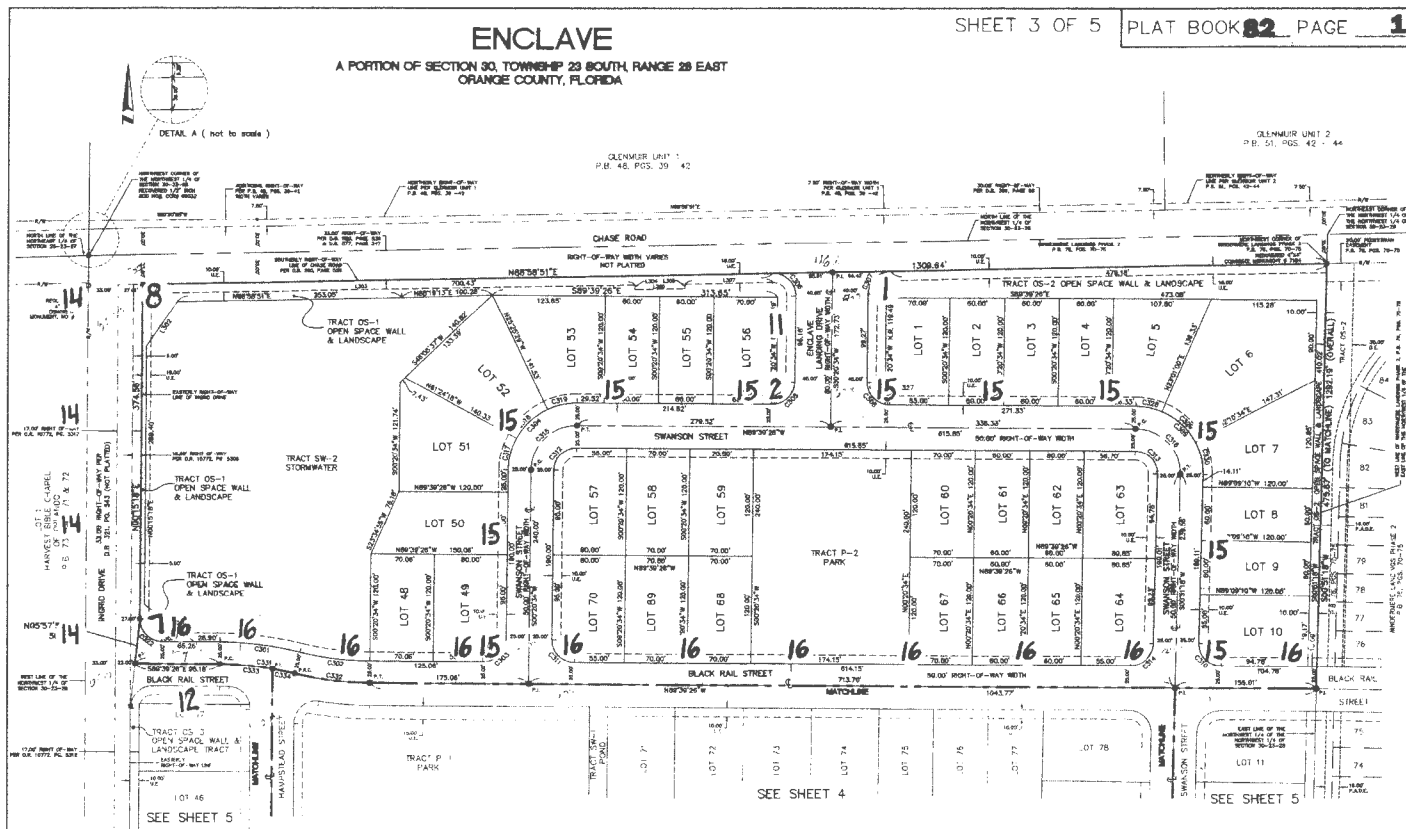


SHEET INDEX
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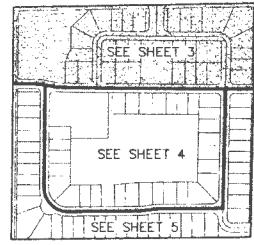


ENCLAVE

A PORTION OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



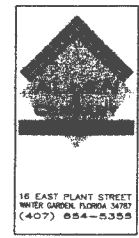
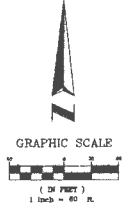
CURVE	MARKER	LENGTH	CHORD	BEARING	DEL. PT.
C001	383.00	61.82	61.82	88°52'48.78"	13247.81
C002	353.00	66.15	78.86	288°52'48.78"	13247.81
C003	25.00	16.27	26.36	88°52'48.78"	10780.00
C004	75.00	17.86	28.07	288°52'48.78"	10780.00
C005	25.00	26.27	33.36	188°29'24.72"	10520.00
C006	25.00	26.86	34.77	188°29'24.72"	10520.00
C007	25.00	38.86	54.34	88°52'48.78"	10282.17
C008	25.00	39.86	56.36	288°52'48.78"	10282.17
C009	75.00	118.46	158.24	88°52'48.78"	10282.17
C010	75.00	121.46	162.24	288°52'48.78"	10282.17
C011	25.00	39.27	55.36	248°29'24.72"	10282.17
C012	25.00	39.27	55.36	148°29'24.72"	10282.17
C013	25.00	39.86	56.36	188°29'24.72"	10282.17
C014	25.00	39.86	56.36	288°29'24.72"	10282.17
C015	25.00	78.86	78.86	248°29'24.72"	10282.17
C016	25.00	78.86	78.86	148°29'24.72"	10282.17
C017	25.00	28.86	27.86	188°29'24.72"	10282.17
C018	25.00	28.86	27.86	288°29'24.72"	10282.17
C019	75.00	47.86	66.86	148°29'24.72"	10282.17
C020	75.00	47.86	66.86	248°29'24.72"	10282.17
C021	25.00	5.86	5.86	88°52'48.78"	11282.17
C022	25.00	5.86	5.86	288°52'48.78"	11282.17
C023	25.00	36.86	40.86	248°29'24.72"	10282.17
C024	25.00	36.86	40.86	148°29'24.72"	10282.17
C025	25.00	5.86	5.86	188°29'24.72"	11282.17
C026	25.00	5.86	5.86	288°29'24.72"	11282.17
C027	25.00	21.86	28.86	148°29'24.72"	10282.17
C028	25.00	21.86	28.86	248°29'24.72"	10282.17
C029	25.00	27.86	27.86	188°29'24.72"	10282.17
C030	25.00	27.86	27.86	288°29'24.72"	10282.17
C031	25.00	23.86	26.86	188°29'24.72"	10282.17
C032	25.00	23.86	26.86	288°29'24.72"	10282.17
C033	25.00	23.86	26.86	148°29'24.72"	10282.17
C034	25.00	23.86	26.86	248°29'24.72"	10282.17



KEY MAP (not to scale)

LINE	LENGTH	BEARING
L001	66.86	188°29'24.72"
L002	66.86	288°29'24.72"
L003	28.86	148°29'24.72"
L004	28.86	248°29'24.72"
L005	5.86	188°29'24.72"
L006	5.86	288°29'24.72"
L007	66.86	88°29'24.72"

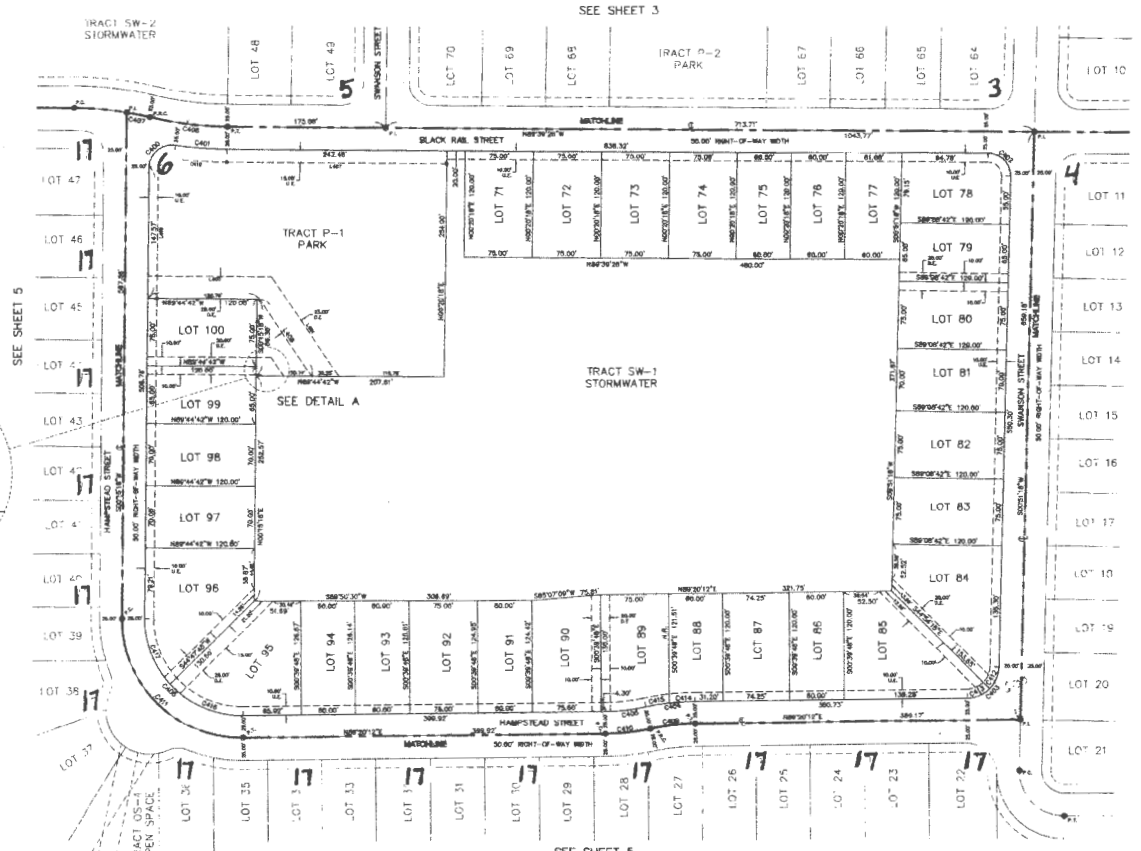
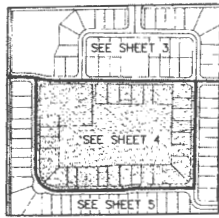
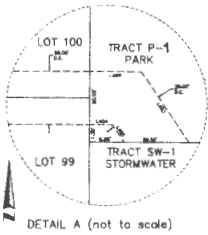
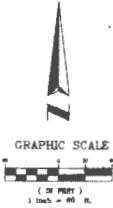
SHEET INDEX
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 SHEETS 3 through 5 of 5 - geometry



16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 32789
 (407) 834-5358

ENCLAVE

A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C260	25.00'	33.84'	32.40'	S49°27'37"W	80°04'14"
C261	30.00'	37.41'	35.51'	S50°00'00"W	81°59'59"
C262	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C263	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C264	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C265	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C266	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C267	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C268	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C269	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C270	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C271	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C272	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C273	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C274	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C275	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C276	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C277	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C278	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C279	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C280	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C281	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C282	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C283	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C284	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C285	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C286	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C287	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C288	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C289	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C290	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C291	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C292	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C293	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C294	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C295	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C296	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C297	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C298	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"
C299	30.00'	37.41'	35.52'	S50°00'00"W	81°59'59"
C300	25.00'	33.84'	32.41'	S49°27'37"W	80°04'14"

LINE	LENGTH	BEARING
L260	120.00'	N89°59'59"W
L261	120.00'	S89°59'59"W
L262	120.00'	N89°59'59"W
L263	120.00'	S89°59'59"W
L264	120.00'	N89°59'59"W
L265	120.00'	S89°59'59"W
L266	120.00'	N89°59'59"W
L267	120.00'	S89°59'59"W
L268	120.00'	N89°59'59"W
L269	120.00'	S89°59'59"W
L270	120.00'	N89°59'59"W
L271	120.00'	S89°59'59"W
L272	120.00'	N89°59'59"W
L273	120.00'	S89°59'59"W
L274	120.00'	N89°59'59"W
L275	120.00'	S89°59'59"W
L276	120.00'	N89°59'59"W
L277	120.00'	S89°59'59"W
L278	120.00'	N89°59'59"W
L279	120.00'	S89°59'59"W
L280	120.00'	N89°59'59"W
L281	120.00'	S89°59'59"W
L282	120.00'	N89°59'59"W
L283	120.00'	S89°59'59"W
L284	120.00'	N89°59'59"W
L285	120.00'	S89°59'59"W
L286	120.00'	N89°59'59"W
L287	120.00'	S89°59'59"W
L288	120.00'	N89°59'59"W
L289	120.00'	S89°59'59"W
L290	120.00'	N89°59'59"W
L291	120.00'	S89°59'59"W
L292	120.00'	N89°59'59"W
L293	120.00'	S89°59'59"W
L294	120.00'	N89°59'59"W
L295	120.00'	S89°59'59"W
L296	120.00'	N89°59'59"W
L297	120.00'	S89°59'59"W
L298	120.00'	N89°59'59"W
L299	120.00'	S89°59'59"W
L300	120.00'	N89°59'59"W

SHEET INDEX
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SHEETS 3 through 5 of 5 - geometry

