



Interoffice Memorandum

September 13, 2019

TO: Mayor Jerry L. Demings  
and Board of County Commissioners

FROM: Diana M. Almodovar, P.E., Interim, Director, Public Works Department

A handwritten signature in black ink, appearing to read "DMA", is written over the "FROM:" line.

CONTACT PERSON: Christine N. Lofye, P.E., Manager  
Traffic Engineering Division

A handwritten signature in black ink, appearing to read "CL", is written over the "CONTACT PERSON:" line.

PHONE NUMBER: (407) 836-7891

SUBJ: Installation of Traffic Control Devices and "No Parking" signs in Winding Bay Phase 1A

Our staff recommends that the following traffic control devices be installed in Winding Bay Phase 1A:

Install "STOP" signs on:  
Micelli Drive at Avalon Road  
Micelli Drive at Petrillo Way

The Fire Marshal recommends that the following "No Parking" signs be installed in Winding Bay Phase 1A:

Install "NO PARKING" signs on:  
Petrillo Way

Action Requested: Approval of Traffic Control Devices and "No Parking" signs installation in Winding Bay Phase 1A. District 1.

DMA/CNL/AHW

Attachments

# WINDING BAY – PHASE 1A

Situated in Section 17, Township 24 South, Range 27 East Orange County, Florida

## DISTRICT # 1

### STOP/STREET

INITIALS

<u>(1)</u>	(Ft _____ E)	on Micelli Drive (9 INCH) at Avalon Road (9 INCH)	16100 _____ 11900 _____
<u>(2)</u>	(Ft _____ W)	on Micelli Drive at Petrillo Way	16000 _____ 10600 _____

### STOP/ALLEYS

<u>(3a)</u>	(Ft _____ S)	on Tripper Alley at Micelli Drive	_____ _____
<u>(4a)</u>	(Ft _____ N)	on Tripper Alley at Stubing Alley	_____ _____

### SPEED LIMIT 25 MPH

<u>(5)</u>	(Ft _____ E)	on Micelli Drive at Avalon Road	_____ _____
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### END OF ROAD

<u>(6)</u>	(Ft _____ N)	on Petrillo Way at Micelli Drive	_____ _____
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### NO PARKING with arrows

on Petrillo Way from Micelli Drive extending north approximately 170ft on the west side as indicated on the attached parking plan map

9/13/2019

ahw/

# WINDING BAY - PHASE 1A

Situated in Section 17, Township 24 South, Range 27 East  
Orange County, Florida

### Legal Description

A portion of Section 17, Township 24 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the southwest corner of the Southwest 1/4 of said Section 17; thence run N 89°48'38" E, along the south line of the Southwest 1/4 of said Section 17, a distance of 1433.65 feet; thence, departing said south line, run N 00°11'01" W, a distance of 580.80 feet to the POINT OF BEGINNING; thence run N 11°22'38" E, a distance of 139.74 feet; thence run S 78°26'45" W, a distance of 54.00 feet to a point on the westerly right-of-way line of Aviston Road (County Road 345), a 66.00 foot wide right-of-way per Orange County Public Works Right-of-Way Map Contract No. 79-8034 by Professional Engineering Consultants, Inc. (Project No. 707103); thence run N 11°22'38" E, along said westerly right-of-way line, a distance of 87.26 feet; thence, departing said westerly right-of-way line, run N 78°26'45" E, a distance of 532.39 feet to a point of curvature of a curve, concave northwesterly, having a radius of 11.00 feet and a central angle of 75°04'10"; thence run northwesterly along the arc of said curve, a distance of 14.41 feet to a point of compound curvature of a curve, having a radius of 215.00 feet and a central angle of 31°32'07"; thence run northerly along the arc of said curve, a distance of 118.33 feet to a point on said curve; thence run N 82°00'28" E, a distance of 102.20 feet; thence run N 27°03'05" E, a distance of 7.53 feet; thence run S 58°55'32" E, a distance of 22.04 feet; thence run S 70°22'30" W, a distance of 113.81 feet to a point of curvature of a non-tangent curve, concave southerly, having a radius of 230.00 feet; thence, on a chord bearing of S 00°19'16" E and a chord distance of 133.89 feet, run southerly along the arc of said curve, a distance of 133.30 feet, through a central angle of 28°42'41" to the point of tangency thereof; thence run S 14°02'05" W, a distance of 48.37 feet to a point of curvature of a curve, concave southerly, having a radius of 288.00 feet and a central angle of 00°38'11"; thence run southerly along the arc of said curve, a distance of 2.85 feet to a point on said curve; thence run N 78°34'08" W, a distance of 33.00 feet to a point of curvature of a non-tangent curve, concave southwesterly, having a radius of 11.00 feet; thence, on a chord bearing of N 43°26'40" W and a chord distance of 18.54 feet, run northwesterly along the arc of said curve, a distance of 22.04 feet, through a central angle of 114°48'09" to the point of tangency thereof; thence run S 78°26'45" W, a distance of 220.81 feet; thence run S 11°23'15" E, a distance of 114.65 feet to a point of curvature of a non-tangent curve, concave northwesterly, having a radius of 33.00 feet; thence, on a chord bearing of S 78°13'30" E and a chord distance of 26.14 feet, run westerly along the arc of said curve, a distance of 26.87 feet, through a central angle of 48°19'30" to the end of said curve; thence run S 11°23'15" E, a distance of 22.00 feet; thence run S 78°26'45" W, a distance of 248.44 feet to the POINT OF BEGINNING.

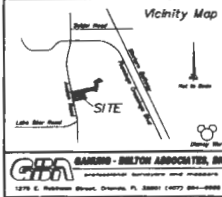
Containing 1.92 acres, more or less

### Surveyor's Notes

1. Bearings are based on a assumed bearing of N 89°48'38" E along the south line of the SW 1/4 of Section 17-7945-83X.
2. All ground utility assessments shall also be assessments for the construction, installation, maintenance, and operation of cable television services provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas or other public utility in the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the repairs. This section shall not apply to those private assessments 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 (State Statute 177.091 (20)).
3. Tract "A-1" (Abby Tract) and Tracts "OS-1A", "OS-2", "OS-3", and "OS-4" (Open Space) comprise the common areas as more particularly defined in the Community Declaration for Winding Bay Preserve as recorded in the Public Records of Orange County Florida and any amendments thereto, are hereby dedicated to and shall be maintained by the Winding Bay Preserve Homeowners Association, Inc. ("Association").
4. A utility easement is dedicated over Tracts "OS-3" and "OS-4", NND "A-1".
5. Tract "A-1" (Abby Tract) is a Common Area per the Declaration and is reserved for the exclusive use and benefit of the following entities and for the following purposes: (i) the Winding Bay Preserve Homeowners Association, Inc. ("the Association") for the purpose of exercising all powers and responsibilities delegated to the Association pursuant to the Community Declaration for Winding Bay Preserve recorded in the Public Records of Orange County Florida (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 Abby Tract and (iii) Orange County and its employees and agents solely for the purpose of performing municipal and government functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and Owners thereof or residents therein, as well as such County guests and visitors, including but not limited to police, fire and emergency medical services. Any access improvements and improvements and related facilities constructed within Tract "A-1" are not dedicated to the public, but are private, and shall be maintained by the Association.
6. At the time of recording, the lands described herein were subject to a Declaration of Covenants as recorded in DCC# 201-80797479 and a Development Agreement and Grant of Easements as recorded in DCC# 2010057481, all in the Public Records of Orange County, Florida.
7. The lands shown herein are affected by those certain Mineral Rights etc., as recorded in Deed Book 827, Page 214 (correctly assigned by Deed Book 853, Page 827), Public Records of Orange County, Florida, provided, however, that this reference shall not act to release same.

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE SPONSOR OROKE INTERLACT PD / NORON REVENUE-LEASE 1-PHASE 27 AND A PORTION OF PARCEL 26, PD# CASE #SP-10-09-284, APPROVED JANUARY 24, 2012.

**NOTICE:**  
THIS PLAT AS RETURNED IN ITS REVISION IS THE OFFICIAL CORRECTION OF THE RECORDED LAND RECORDS HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED OR ALTERED BY ANY OTHER OR OTHER 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.



Sheet Index  
Sheet 1 ..... Legal Description, Declaration, Rules  
Sheet 2 ..... Lot, Tract, Mapping Detail Sheets

**CERTIFICATE OF SURVEYOR**

This plat was prepared under my direction and supervision, and I am a duly licensed Surveyor in the State of Florida.

Surveyor's Name: **Garland M. Johnson, Inc.**  
 Date: **12-9-18**  
 Surveyor's License No.: **12178**  
 State of Florida  
 License No. **12178**  
 License Expiration Date: **12/31/2020**  
 Licensee's Name: **Garland M. Johnson, Inc.**  
 Licensee's Address: **1278 E. JOHNSON ST., ORLANDO, FLA. 32817**  
 Licensee's Title: **Professional Engineer**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, KNOW WINDING BAY I, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicated the same, hereby assents and consents to the use of the lands for the uses and purposes described in this plat.

Tract LB-1 (Lot 1) and Tract APF-1 (Additional right-of-way) are dedicated to the streets in Orange County without any restrictive covenants upon Orange County ownership of Tract LB-1 and Tract APF-1 and any improvements thereon shall upon approval of this plat by the Board of County Commissioners of Orange County, Florida, the recording of this plat in the Public Records of Orange County, Florida shall not be subject to the County's fee further instrument shall be necessary to vest fee simple title in the County as aforementioned.

A utility easement over Tracts OS-1A and OS-2 is dedicated to the proposed use of the public.

A drainage easement over Tract OS-1A is dedicated to the proposed use of the public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and acknowledged below on this 12th day of December, 2018.

KNOW WINDING BAY I, LLC, a Florida limited liability company:  
 By: [Signature]  
 Name: Garland M. Johnson  
 Title: Professional Engineer

Signed and sealed in the presence of:  
[Signature] [Signature]  
 Name: Garland M. Johnson Garland M. Johnson  
 Title: Professional Engineer Professional Engineer

STATE OF Florida COUNTY OF Orange

This foregoing instrument was acknowledged before me this 12th day of December, 2018, by Garland M. Johnson, Professional Engineer, KNOW WINDING BAY I, LLC, a Florida limited liability company, on behalf of the company.

Is personally known to me (This produces an affidavit)

Notary Public: [Signature]  
 Print Name: Garland M. Johnson  
 My Commission No. 12178  
 My Commission Expires 12/31/2020

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**

This plat has been reviewed for conformity to Chapter 177 Florida Statutes.

William R. Matthews Jr. 12-11-18  
 County Surveyor

**CERTIFICATE OF APPROVAL BY ZONING DIRECTOR**

Examined and Approved: Carol R. King 12-13-18  
 Zoning Director

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**

Examined and Approved: Garland M. Johnson 12-11-18  
 County Engineer

**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that on 12-19-18 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Phil Diamond  
 Clerk of the Board of County Commissioners

BY: [Signature] [Signature]  
**CERTIFICATE OF COUNTY COMPTROLLER**

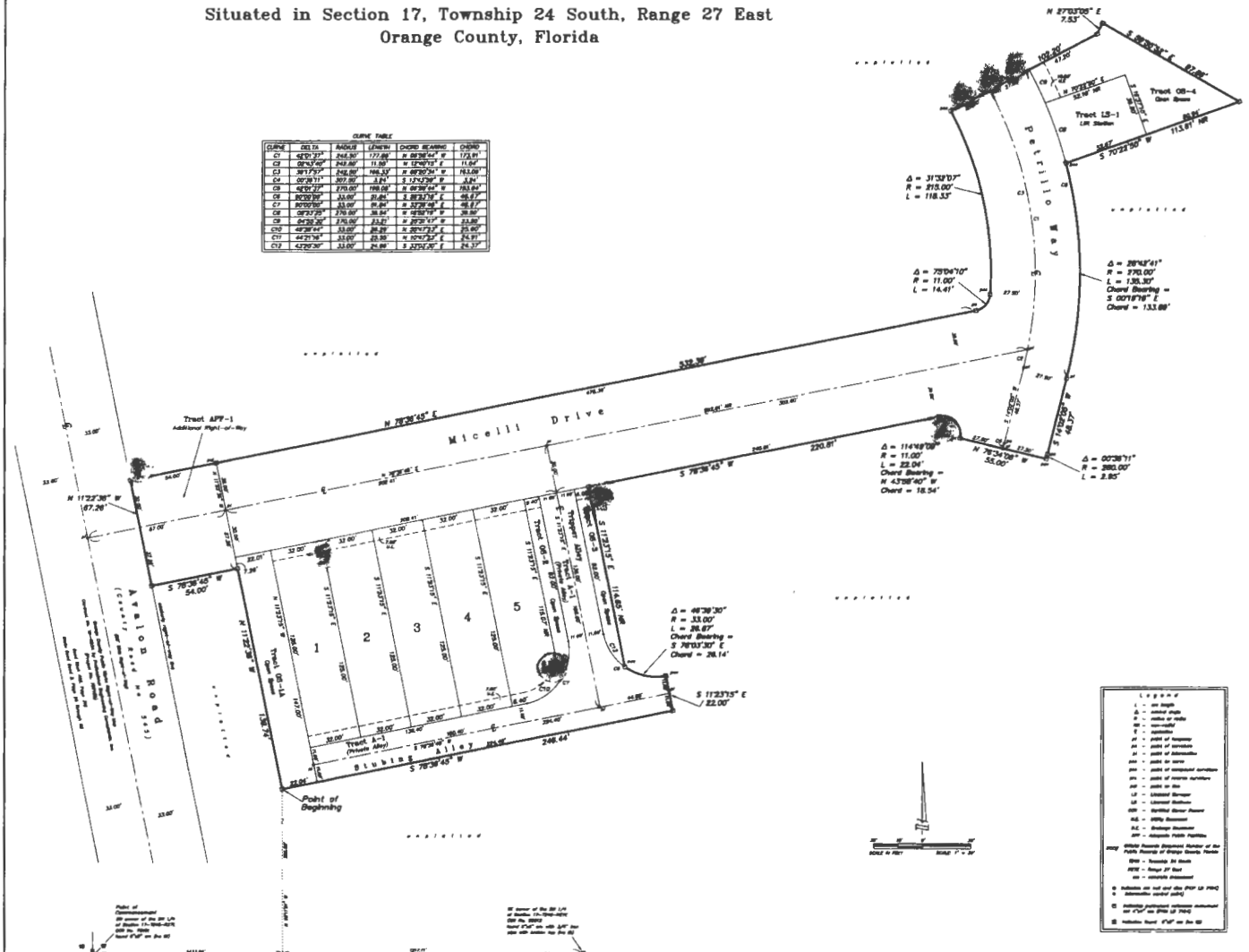
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on 12-21-2018 as Document No. 20180740210

County Comptroller and for Orange County, Florida  
 BY: [Signature]

# WINDING BAY - PHASE 1A

Situated in Section 17, Township 24 South, Range 27 East  
Orange County, Florida

CURVE	CURVE DATA	ANGLE	STARTING POINT BEARING	CHORD BEARING	CHORD
C1	450°31"	242.80'	177.86°	S 89°35'41" W	174.81'
C2	58°23'40"	242.80'	11.80°	W 12°49'20" E	16.65'
C3	38°17'17"	242.80'	106.20°	N 68°26'54" W	284.50'
C4	58°23'40"	242.80'	114.14°	S 12°49'20" E	8.81'
C5	48°01'17"	179.00'	198.00°	N 68°26'54" W	283.84'
C6	48°01'17"	179.00'	81.84°	S 12°49'20" E	88.17'
C7	48°01'17"	179.00'	81.84°	S 12°49'20" E	88.17'
C8	48°01'17"	179.00'	81.84°	S 12°49'20" E	88.17'
C9	48°01'17"	179.00'	81.84°	S 12°49'20" E	88.17'
C10	48°01'17"	179.00'	81.84°	S 12°49'20" E	88.17'
C11	48°01'17"	179.00'	81.84°	S 12°49'20" E	88.17'
C12	48°01'17"	179.00'	81.84°	S 12°49'20" E	88.17'
C13	48°01'17"	179.00'	81.84°	S 12°49'20" E	88.17'



Legend	
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---	39" = 100' Scale
---	40" = 100' Scale

**BARRIS - BILTON ASSOCIATES, INC.**  
 1876 E. Anderson Street, Orlando, FL 32807 (407) 392-8888

# WINDING BAY - PHASE 1A

Situated in Section 17, Township 24 South, Range 27 East SHEET 1 OF 1  
Orange County, Florida

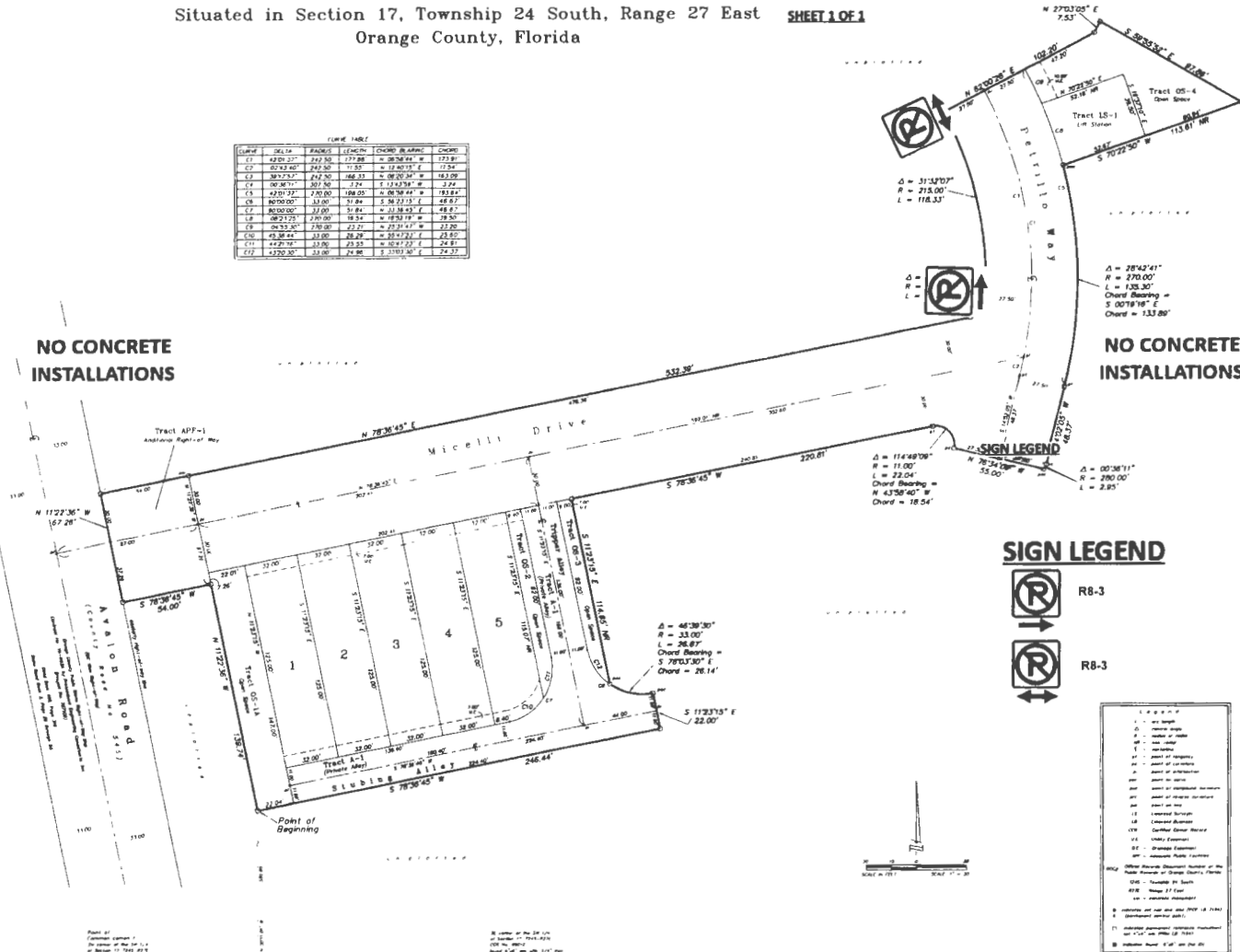
LINE	BEARING	LENGTH	FROM	TO	COORD.
C1	42 01 37"	242.50	17.280	17.280	17.280
C2	02 43 46"	242.50	17.522	17.522	17.522
C3	30 27 57"	242.50	18.264	18.264	18.264
C4	00 38 57"	242.50	19.006	19.006	19.006
C5	43 01 37"	242.50	19.748	19.748	19.748
C6	80 09 00"	33.00	19.84	19.84	19.84
C7	80 09 00"	33.00	19.84	19.84	19.84
C8	05 21 23"	270.00	19.84	19.84	19.84
C9	04 35 36"	270.00	22.22	22.22	22.22
C10	45 38 44"	33.00	22.22	22.22	22.22
C11	44 29 58"	33.00	22.55	22.55	22.55
C12	42 20 20"	33.00	22.88	22.88	22.88

NO CONCRETE INSTALLATIONS  
NO PARKING

NO CONCRETE INSTALLATIONS

NO CONCRETE INSTALLATIONS

NO PARKING



NO CONCRETE INSTALLATIONS

NOT TO SCALE

NO PARKING

SYMBOL	DESCRIPTION
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