




Interoffice Memorandum

October 4, 2017

TO: Mayor Teresa Jacobs
and Board of County Commissioners

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

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

PHONE NUMBER: (407) 836-7890

SUBJ: **Installation of Traffic Control Devices in Highlands at Summerlake Groves
(aka Magnolia Estates) Phase 3A**

Our staff recommends that the following traffic control devices be installed in Highlands at Summerlake Groves (aka Magnolia Estates) Phase 3A:

Install "STOP" signs on:

Sweet Limetta Drive at Summerlake Groves Street
Rio Star Way at Summerlake Groves Street

**Action Requested: Approval of Traffic Control Device installations in Highlands
at Summerlake Groves (aka Magnolia Estates) Phase
3A. District 1.**

MVM/CNL/AHW

Attachments

HIGHLANDS AT SUMMERLAKE GROVES PHASE 3A
BEING A REPLAT OF TRACT FD-1 OF HIGHLANDS AT SUMMERLAKE GROVES PHASE 2,
AS RECORDED IN PLAT BOOK 91, PAGES 36-39, OF THE PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA
DISTRICT # 1

STOP/STREET

<u>(1)</u>	(Ft E)	on Sweet Limetta Drive at Summerlake Groves Street	15800 7400
<u>(2)</u>	(Ft E)	on Rio Star Way at Summerlake Groves Street	15500 7300

SPEED LIMIT 25 MPH

<u>(3)</u>	(Ft E)	on Sweet Limetta Drive at Blood Orange Alley
<u>(4)</u>	(Ft E)	on Rio Star Way at Blood Orange Alley

STOP/ALLEYWAYS

<u>(5)</u>	(Ft N)	on Blood Orange Alley at Sweet Limetta Drive
<u>(6)</u>	(Ft S)	on Blood Orange Alley at Rio Star Way

ahw/

10/5/2017



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

July 20, 2017

Mr. Ed Kassik
K. Hovnanian Homes
151 Southhall Lane, Suite 120
Maitland, Florida 32751

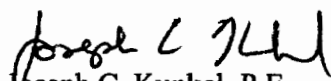
Subject: **Issuance of Certificate of Completion**
Highlands at Summerlake Groves (aka Magnolia Estates) Ph. 3A

Dear Mr. Kassik:

This letter verifies that on July 7, 2017 the County Engineer issued a Certificate of Completion for the construction of The Highlands at Summerlake Groves (aka Magnolia Estates) Phase 3A, Plat Book 92, Pages 4-5, 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,

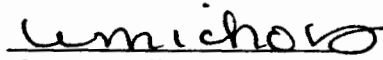

Joseph C. Kunkel, P.E.

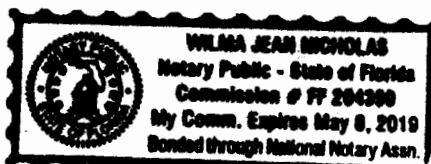
JCK/sa

Enclosure

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24 day of July, 2017, by Joseph C. Kunkel, P.E., Deputy Director, Orange County Public Works, who is personally known to me and who did not take an oath.


Notary Public



DATE July 7, 2017

DISTRICT 1

CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT THE FACILITIES CONSTRUCTED BY:

DEVELOPER: K. Hovnanian Homes

ADDRESS: 151 Southhall Lane, Suite 120, Maitland, Florida 32751

IN THE DEVELOPMENT OF: Highlands at Summerlake Groves Phase 3A (aka. Magnolia Estates Ph. 3A)

PROJECT NUMBER: 16-S-036

S-T-R 33-23-27

AS RECORDED IN PLAT BOOK 92, PAGES 4-5, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: Walrose, Inc.

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		SURVEYOR 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

New Construction

<input type="checkbox"/>	Arterial
<input type="checkbox"/>	Collector
<input checked="" type="checkbox"/>	Subdivision (local)
<input type="checkbox"/>	Alternative Surface

Lane Miles

	Single lane miles
	Single lane miles
0.44	Single lane miles
	Single lane miles

0.44 TOTAL LANE MILES

Roadway Type

<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input type="checkbox"/>	Private	<input checked="" type="checkbox"/>	Public
<input type="checkbox"/>	Private	<input type="checkbox"/>	Public

SENIOR INSPECTOR

Diana M. Almodovar
MANAGER, DEVELOPMENT ENGINEERING

CHIEF ENGINEER

Joseph C. Kelly
COUNTY ENGINEER, PUBLIC WORKS

HIGHLANDS AT SUMMERLAKE GROVES PHASE 3A

BEING A REPLAT OF TRACT FD-1 OF HIGHLANDS AT SUMMERLAKE GROVES PHASE 2, AS RECORDED
IN PLAT BOOK 91, PAGES 36-39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND
BEING A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

DESCRIPTION:

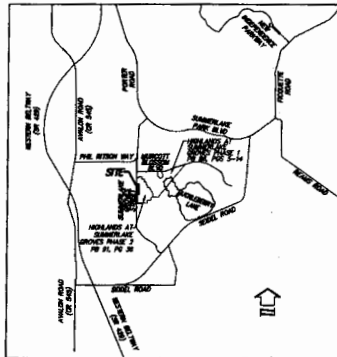
A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 33, THENCE RUN S00°15'00"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1406.82 FEET; THENCE DEPARTING SAID WEST LINE, RUN S00°00'00"E, A DISTANCE OF 40.00 FEET TO THE EAST LINE OF TRACT CERTAIN, ANY PORTION OF TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 1088A, PAGE 387 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E, A DISTANCE OF 1406.82 FEET; THENCE S00°15'00"W, A DISTANCE OF 632.01 FEET; THENCE S00°15'00"W, A DISTANCE OF 1250.01 FEET; THENCE S00°15'00"W, A DISTANCE OF 340.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTWARD, HAVING A RADIUS OF 4432.00 FEET, A CENTRAL ANGLE OF 04°07'31", A CHORD BEARING OF S01°00'00"E AND A CHORD DISTANCE OF 35.31 FEET; THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.31 FEET TO THE POINT OF TANGENCY; THENCE S00°15'00"W, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTWARD, HAVING A RADIUS OF 566.75 FEET, A CENTRAL ANGLE OF 04°07'47", A CHORD BEARING OF S01°00'00"E AND A CHORD DISTANCE OF 38.00 FEET; THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.00 FEET TO THE END OF SAID CURVE AND THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, THENCE S00°15'00"W ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE AFORESAID TRACT FD-1, ALONG SAID EAST LINE, A DISTANCE OF 1158.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 101,958.29 SQUARE FEET OR 2.371 ACRES MORE OR LESS.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF S00°15'00"W.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
3. ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS 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 AN 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 DAMAGES. PURSUANT TO SECTION 177.00(2)(a), FLORIDA STATUTES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. TRACT U (OPEN SPACE/LANDSCAPE), TRACT V (OPEN SPACE/LANDSCAPE), TRACT W (OPEN SPACE/LANDSCAPE) ARE COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE HIGHLANDS AT SUMMERLAKE GROVES HOMEOWNERS ASSOCIATION, INC. (SUBORDINATE ASSOCIATION).
5. THE PRIVATE ACCESS AND DRAINAGE EASEMENTS, COMMON AREAS AS DEPICTED ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES: (1) THE "SUBORDINATE ASSOCIATION" FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO "SUBORDINATE ASSOCIATION" PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR HIGHLANDS AT SUMMERLAKE GROVES (THE DECLARATION); (2) THE OWNERS OF THE LOTS WITHIN THE SUBJECT PROPERTY, AS WELL AS THEIR GUESTS, TENANTS AND INVITEES, FOR PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS ADJACENT TO SUCH PRIVATE ACCESS AND DRAINAGE EASEMENTS; AND (3) ORANGE COUNTY AND ITS EMPLOYEES AND INVITEES SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROMOTE AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE SUBJECT PROPERTY AND THE OWNERS THEREOF OR RESIDENTS THEREOF, AS WELL AS SUCH OWNERS' GUESTS, TENANTS AND INVITEES, 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 PRIVATE ACCESS AND DRAINAGE EASEMENT, SHALL BE MAINTAINED BY THE "SUBORDINATE ASSOCIATION". ALL PRIVATE ACCESS AND DRAINAGE EASEMENTS ARE DEDICATED TO AND SHALL BE MAINTAINED BY THE "SUBORDINATE ASSOCIATION".
6. THERE IS A DRAINAGE EASEMENT OVER THE ENTIRETY OF TRACT V DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
7. VARIATIONAL ACCESS LOCATIONS FROM LOTS 262-275 TO SUMMERLAKE GROVES STREET ARE CONTROLLED BY ORANGE COUNTY AND PERMITTED THROUGH THE ORANGE COUNTY PERMITTING PROCESS.



VICINITY MAP
(NOT TO SCALE)

PLAT LEGEND:

1. MORE OR LESS	1. LENGTH
2. SECTION 33	2. RADIUS
3. OFFICIAL RECORD BOOK	3. BEARING
4. PLAT BOOK	4. CHORD BEARING
5. PAGE	5. POINT OF BEGINNING
6. COVERED CORNER RECORD	6. POINT OF CURVATURE
7. CONTINUE	7. POINT OF TANGENCY
8. SET-OUT CONCRETE MONUMENT (PER 15.00')	8. POINT OF REVERSE CURVATURE
9. SET-OUT CONCRETE MONUMENT (PER 15.00')	9. POINT OF BEGINNING
10. ROAD RDS & C&G (AS NOTED)	10. RADIUS
11. ANY ADJACENT PUBLIC UTILITIES	11. CHORD BEARING
12. PERMANENT REFERENCE MONUMENT	12. CHORD DISTANCE
13. PERMANENT CORNER POINT	13. POINT OF BEGINNING
14. CHAIN IN DIRECTION (PL/ML)	14. RADIUS POINT
15. PUBLIC DRAINAGE EASEMENT	15. ROAD RDS & C&G (AS NOTED)
16. UTILITY EASEMENT	16. COUNTRY ROAD
17. ROW LINE	17. STATE ROAD
18. ROAD MONUMENT (PER 15.00')	18. (TYP)

SHEET INDEX

SHEET 1: COVER SHEET/LEGEND
SHEET 2: KEY/DETAIL SHEET

NOTICE

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE MAGNOLIA ESTATES PRELIMINARY SUBDIVISION PLAN (NOT FOR POST-13-09-2014) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 19, 2014.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED 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.

CERTIFICATE OF REVIEW

BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.
WILLIAM D. DUNLEY
COUNTY SURVEYOR
DATE: 3-30-2017

CERTIFICATE OF APPROVAL

BY COUNTY ENGINEER

EXAMINED AND APPROVED:
JAMES C. KNOX
COUNTY ENGINEER
DATE: 3-30-17

CERTIFICATE OF APPROVAL

BY ZONING DIRECTOR

EXAMINED AND APPROVED:
CAROL R. KNOX
ZONING DIRECTOR
DATE: 4-4-17

PLAT

BOOK: 82 PAGE: 04

HIGHLANDS AT SUMMERLAKE GROVES

PHASE 3A

DEDICATION

KNOW MEN BY ALL THESE PRESENTS, THAT K. HONNANAH, AT THE HIGHLANDS AT SUMMERLAKE GROVES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE THE STREETS, UTILITY EASEMENTS, DRAINAGE EASEMENTS (UNLESS OTHERWISE NOTED), AND TRACT X (PL/ML) SHOWN HEREON (TO THE EXTENT SUCH EASEMENTS ARE NOT SHOWN HEREON AS PRIVATE EASEMENTS) TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON
March 27, A.D. 2017.

BY: K. HONNANAH AT THE HIGHLANDS AT SUMMERLAKE GROVES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

NAME: KYLE JESSER

SIGNED: KYLE JESSER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Jessie Shaker, Secretary/Treasurer
WITNESS (SIGNATURE)

J.P.M., Notary Public
WITNESS (SIGNATURE)

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON March 27, 2017, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED KYLE JESSER, AS DIVISION PRESIDENT OF K. HONNANAH AT THE HIGHLANDS AT SUMMERLAKE GROVES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION AND DEDICATED ON PRODUCTION OF A DATE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE CAPTIONED DATE.

Signature of Notary
Susan C. Knox

NOTARY PRINTED NAME
22221
MY COMMISSION EXPIRES
GG-04534
MY COMMISSION NO.

QUALIFICATION STATEMENT

OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT, AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN ORANGE COUNTY, FLORIDA.

WILLIAM D. DUNLEY
FLORIDA REGISTRATION NUMBER: 6381
DECEMBER 31, 2017
131 WEST KALEY STREET
ORANGE, FLORIDA 32668
CERTIFICATE OF AUTHORIZATION NUMBER: LB 8011

CERTIFICATE OF APPROVAL

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 4-3-17, 2017, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA.

Attest: Phil Diamond, Clerk of the Board
By: Craig A. Stapp, County Commissioner

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON 4-4-17, 2017, AS FILE NO. 2017-01668

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

By: Patricia C. Knox

SHEET 1 OF 2

Dewberry

LAND DEVELOPMENT &
TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING
171 West Sault Street
Orlando, Florida 32801
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Certificate of Accreditation No. 18-001



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Created: 01 September 2016 10:11 AM

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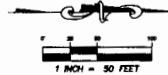
PLAT
BOOK: **92** PAGE: **05**

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
EXPRESSION OF THE SURVEYED LINES DESCRIBED HEREIN AND WILL IN
NO CIRCUMSTANCES BE SUPPLANTED IN 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.

SHEET INDEX

SHEET 1: COVER SHEET/LEGEND
SHEET 2: KEY SHEET/DETAIL SHEET



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	38.51'	25.00'	80°37'3"	35.53'
C2	38.51'	25.00'	80°37'3"	35.53'
C3	3.08'	25.00'	67°07'0"	3.07'
C4	35.43'	25.00'	83°30'10"	33.29'
C5	34.24'	25.00'	78°27'47"	31.82'
C6	5.03'	25.00'	11°32'13"	5.03'

