



Interoffice Memorandum

March 16, 2018

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., Manager  
Traffic Engineering Division

PHONE NUMBER: (407) 836-7890

SUBJ: Installation of Traffic Control Devices and "No Parking" signs in Panther View

Our staff recommends that the following traffic control devices be installed in Panther View:

Install "STOP" signs on:

- Winter Stay Drive (north leg) at Summerlake Groves Street
- Cut Shot Drive at Winter Stay Drive (north leg)
- Pinch Shot Drive at Winter Stay Drive (north leg)
- Scott Key Drive at Winter Stay Drive
- Scott Key Drive at Pinch Shot Drive
- Cut Shot Drive Scott Key Drive
- Scott Key Drive at Summerlake Groves Street
- Cut Shot Drive at Scott Key Drive
- Scott Key Drive at Pinch Shot Drive
- Pinch Shot Drive at Winter Stay Drive (south leg)
- Cut Shot Drive at Winter Stay Drive (south leg)
- Winter Stay Drive (south leg) at Summerlake Groves Street

The Fire Marshal recommends that the following "No Parking" signs be installed in Panther View:

Install "NO PARKING" signs on:

- Winter Stay Drive
- Cut Shot Drive
- Pinch Shot Drive
- Scott Key Drive

**Action Requested: Approval of Traffic Control Devices and "No Parking" signs installation in Panther View. District 1.**

MVM/CNL/AHW/nad

Attachments

# PANTHER VIEW

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK **93** PAGE **77**

## LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 60 FEET THEREOF, SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

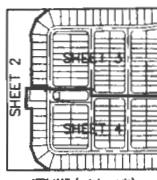
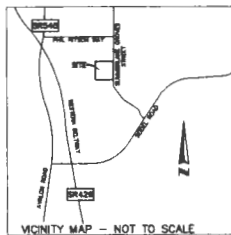
A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN S00°00'00"W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1324.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID EAST LINE RUN S89°33'58"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, A DISTANCE OF 1285.35 FEET TO A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5; THENCE RUN N00°05'57"E ALONG SAID PARALLEL LINE, A DISTANCE OF 1324.81 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5; THENCE DEPARTING SAID PARALLEL LINE RUN N89°24'30"E ALONG SAID NORTH LINE, A DISTANCE OF 1285.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.43 ACRES, MORE OR LESS.

## LEGEND:

- COR # denotes Certified Corner Record Number
- R/W denotes right-of-way
- LB denotes Licensed business
- D.E. denotes Utility Easement
- D.O.E. denotes Drainage and Utility Easement
- LLC denotes limited liability company
- denotes set 4" x 4" concrete monument LB 6723 (P.R.M.)
- Permanent reference monument
- O.R. denotes Official Records Book
- denotes permanent Reference Monument
- D.O.C. denotes Official Records Document Number as recorded in the Public Records of Orange County, Florida
- D.B. denotes Dead Book
- P.C.G. denotes Page(s)
- N.R. denotes non-radar
- P.B. denotes Plot Book
- denotes found concrete monument as noted
- A.O.E. denotes access & drainage easement
- D.E. denotes Drainage Easement
- P.R.C. denotes Point of reverse curvature
- P.C. denotes point of curvature
- P.T. denotes point of tangency
- P.I. denotes point of intersection
- denotes centerline
- P.A.D.C. denotes private access and drainage easement
- P.O.E. denotes private drainage easement
- denotes set nail and disk LB 6723
- (P.C.P.) permanent control point



## SHEET INDEX

- SHEET 1 of 4 - legal description, dedication, Surveyor's notes & legend
- SHEET 2 of 4 - boundary information
- SHEET 3 through 4 of 4 - geometry

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32-23-27 BEING AN ASSUMED BEARING OF NORTH 89°43'35" EAST FOR ANGULAR DERIVATION ONLY.
2. ALL PLATTED 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 DAMAGES 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 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.
3. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
4. THE PRIVATE ACCESS AND DRAINAGE EASEMENTS (P.A.D.C.) 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 EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE AMENDED AND RESTATED COMMUNITY DECLARATION FOR PANTHER VIEW AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO (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 PRIVATE ACCESS AND DRAINAGE EASEMENTS; AND (iii) ORANGE COUNTY AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROMOTE AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS SUCH OWNERS' GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND IMPROVEMENTS AND RELATED FACILITIES CONSTRUCTED WITHIN THE AREA OF THE AFORESAID PRIVATE ACCESS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE ASSOCIATION. ALL PRIVATE ACCESS AND DRAINAGE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY THE OWNERS IN FAVOR OF THE ASSOCIATION, AND SHALL BE MAINTAINED BY THE ASSOCIATION.
5. TRACTS A AND C (OPEN SPACE/WALL TRACT) ARE COMMON AREAS AS DEFINED IN THE DECLARATION AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
6. TRACTS C, D, I, AND J (LANDSCAPE/PAVING TRAIL) ARE COMMON AREAS AS DEFINED IN THE DECLARATION AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
7. TRACT E, (OPEN SPACE/LANDSCAPE/AMENITY CENTER) ARE COMMON AREAS AS DEFINED IN THE DECLARATION AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
8. TRACT F, (OPEN SPACE/LANDSCAPE/LOT LOT) ARE COMMON AREAS AS DEFINED IN THE DECLARATION AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
9. TRACT K (PRIVATE RECREATION TRACT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE RECREATION TRACT IS A PRIVATE TRACT FOR THE BENEFIT OF THE HOMEOWNERS OF THE ASSOCIATION.
10. VEHICULAR ACCESS LOCATIONS TO SUMMERLAKE GROVES STREET FROM LOT 133 TO 152, INCLUSIVE, ARE DEDICATED TO ORANGE COUNTY AND CONTROLLED THROUGH THE ORANGE COUNTY PERMITTING PROCESS.
11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DECLARATION OF SOLAR ENERGY COVENANTS, CONDITIONS AND RESTRICTIONS FOR INNOVATION AT PANTHER VIEW AS RECORDED IN DOCUMENT NUMBER 20170108570 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.
12. A PORTION OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A BLANKET GRANT OF EASEMENTS FOR SOLAR ENERGY EQUIPMENT AS RECORDED IN DOCUMENT NUMBER 20170302967 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE VILLAGE F MASTER PD/PARCELS 5-1 AND 5-2 PANTHER VIEW PRELIMINARY SUBDIVISION PLAN (CASE #SP-15-02-048) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 4, 2015.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

## 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 on 09/31/17 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 all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

By James L. Ridman Date 09/31/17  
James L. Ridman P.S.M. # 5633  
Allen & Company  
Licensed Business # 6723  
18 East Edgewood Street  
Winter Garden, Florida 34787

## PANTHER VIEW DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Lannor Homes, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the use and purposes therein expressed and dedicates the streets, utility easements, drainage easements and Tract B, to the perpetual use of the public.

Tract H, (LH Station) is hereby dedicated in fee simple to Orange County without any restriction whatsoever to Orange County. County ownership of this tract and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Orange County. Recording 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 aforesaid.

IN WITNESS WHEREOF, the undersigned Lannor Homes, LLC, a Florida limited liability company has caused these presents to be executed and acknowledged by its undersigned Officer, thereunto duly authorized on this 30th day of August, 2017.

Lannor Homes, LLC, a Florida limited liability company

By [Signature]  
Name Erica Johnson  
Title Vice President

[Signature]  
Signature of Witness  
Printed Name of Witness  
[Signature]  
Signature of Witness  
Printed Name of Witness

STATE of Florida COUNTY of Orange

I HEREBY CERTIFY, that on this day, before me personally appeared Erica Johnson, an Officer of Lannor Homes, LLC, a Florida limited liability company, who is (s) personally known to me or (s) produced valid identification, and (s) 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 thereunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this 30th day of August, 2017.

[Signature]  
Signature of Notary Public  
[Signature]  
Printed Name of Notary Public  
Notary Public in and for the State of Florida

My Commission Expires 4/1/2020  
Commission Number: FF 944399

## CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with chapter 177, Florida Statutes.

Willie H. Henthley 09/31/17  
County Surveyor

## CERTIFICATE OF APPROVAL BY COUNTY DIRECTOR

Examined and Approved Carol R. King 09/31/17  
Zoning Director Date

## CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved John C. Ruhl 09/31/17  
County Engineer Date

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 09/31/17 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

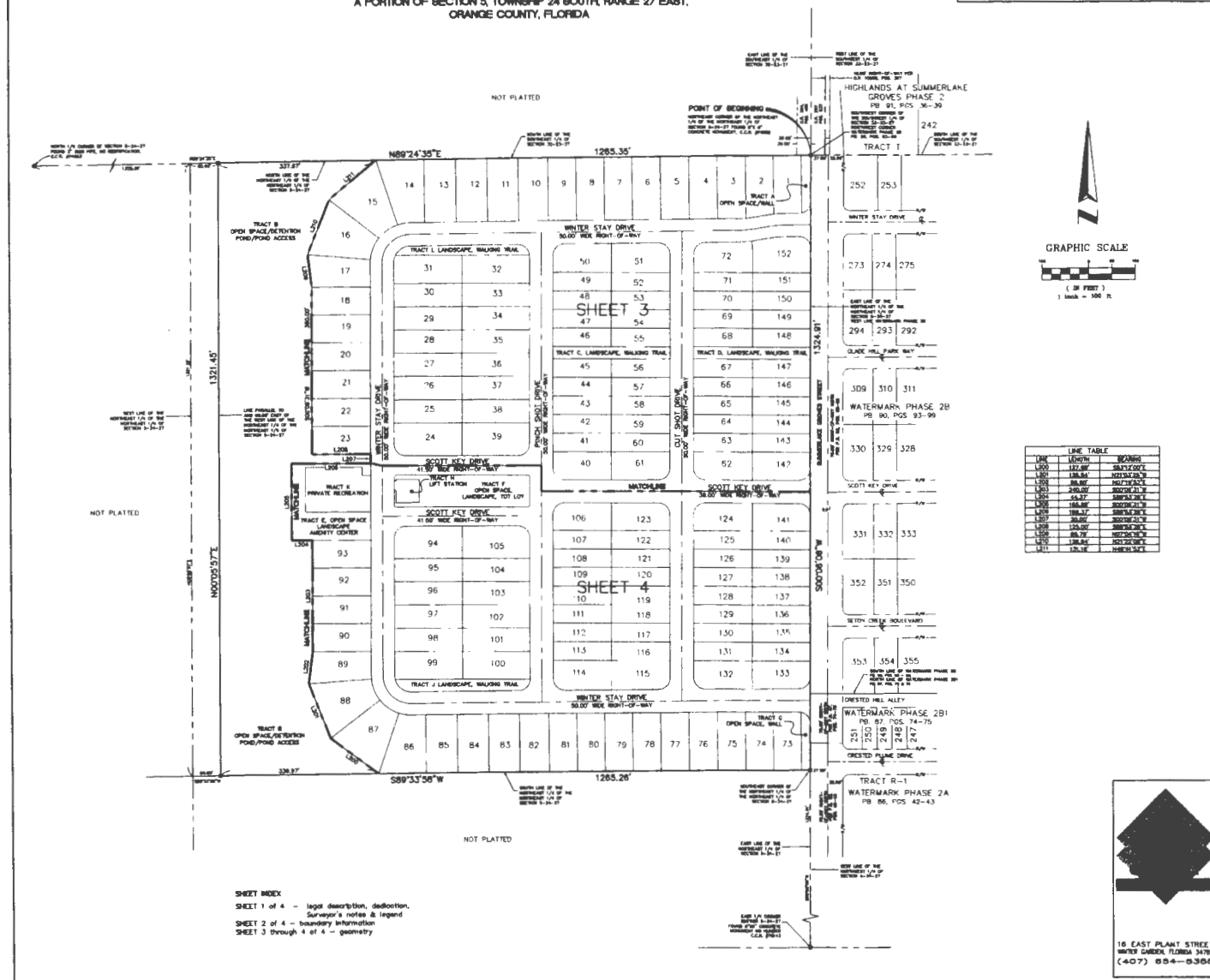
Phil Diamond  
Chairman  
Phil Diamond  
Vice Chairman  
By Wang A. Steyer

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on 09/31/17 as the Official Plat of the County.

County Comptroller for Orange County, Florida

[Signature]



NOT PLATTED

POINT OF BEGINNING  
NORTHWEST CORNER OF

HIGHLANDS AT SUMMERLAKE  
GROVES PHASE 2  
PB 91, PGS 36-39  
TRACT 1

242

SEE SHEET 2 OF 4 -

OPEN EPIC  
PQRS, INC.

SEE SHEET 4 OF 4

SEE SHEET 4 OF 4

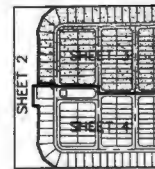
| LINE TABLE |        |            |
|------------|--------|------------|
| LINE       | LENGTH | WEIGHT     |
| 1-50       | 45.00' | 5000.00 LB |
| 1-50       | 20.00' | 2000.00 LB |

## SHEET INDEX

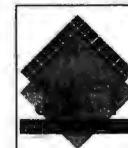
SHEET 1 of 4 - legal description, dedication,  
Surveyor's notes & legend  
SHEET 2 of 4 - boundary information  
SHEET 3 through 4 of 4 - geometry

GRAPHIC SCALE

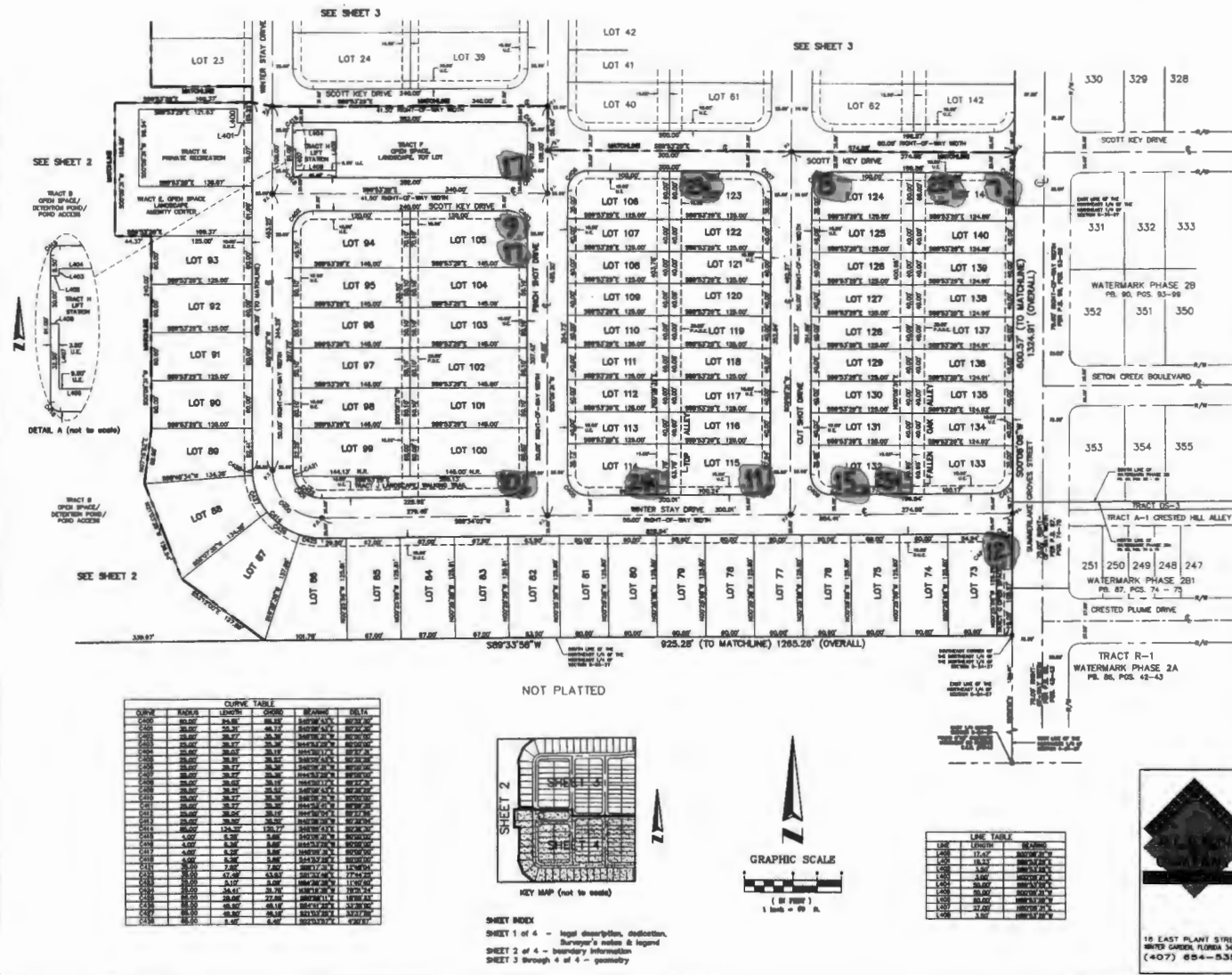
( 20 1987 )



KEY MAP (not to scale)



18 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 894-5355



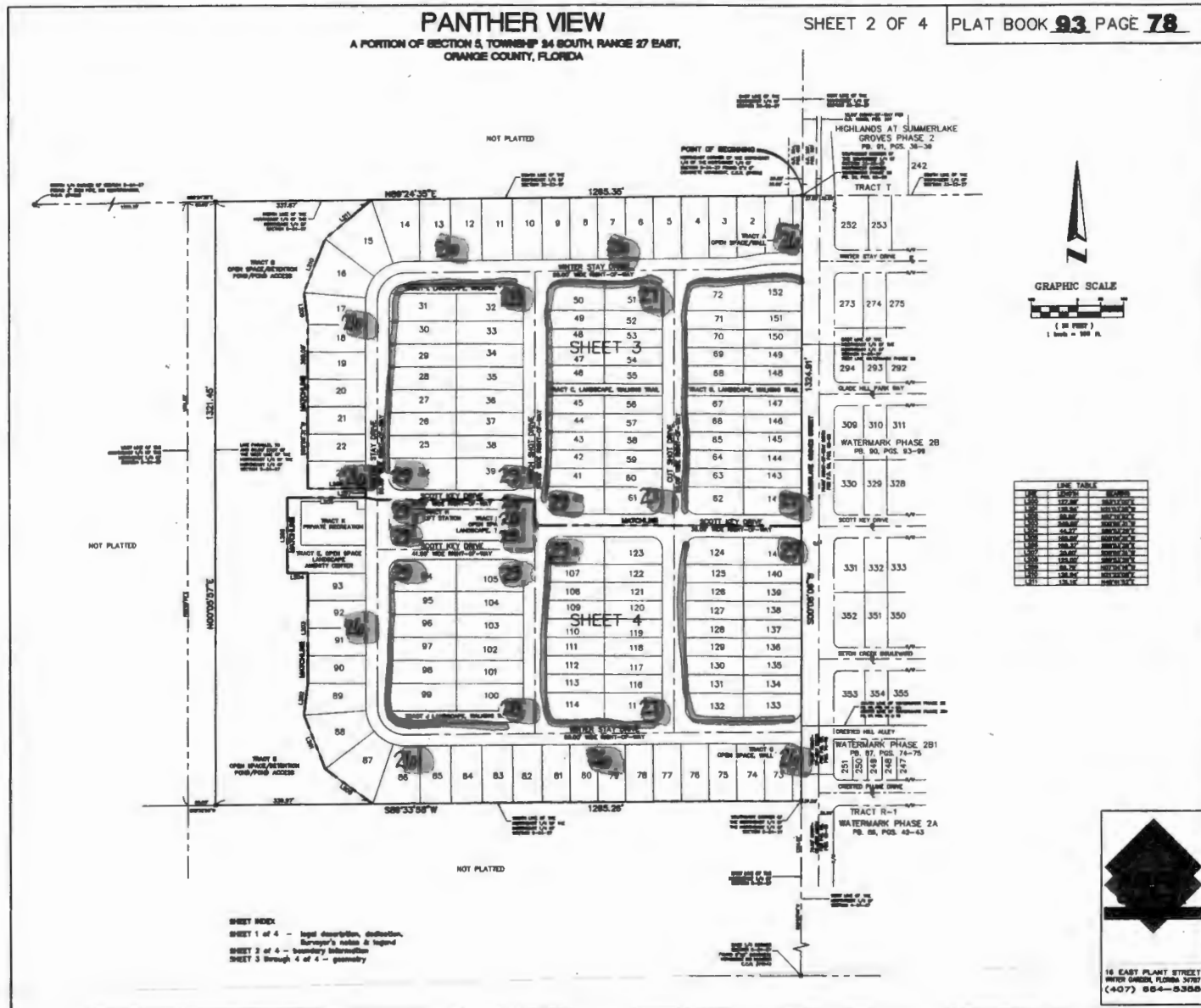
NO PARKING

# **PANTHER VIEW** A PORTION OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

SHEET 2 OF 4

PLAT BOOK **93** PAGE **78**

NO PARKING



NO PARKING

NO PARKING

- PARKING ZONES

**PANTHER VIEW**  
**A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST,**  
**ORANGE COUNTY, FLORIDA**  
**DISTRICT # 1**

**STOP/STREET**

|                    |               |   |                        |
|--------------------|---------------|---|------------------------|
| <b><u>(1)</u></b>  | <b>(Ft W)</b> | <b>on Winter Stay Drive (north leg)<br/>at Summerlake Groves Street</b> | <b>14700<br/>7500</b>  |
| <b><u>(2)</u></b>  | <b>(Ft S)</b> | <b>on Cut Shot Drive<br/>at Winter Stay Drive (north leg)</b>           | <b>9100<br/>14700</b>  |
| <b><u>(3)</u></b>  | <b>(Ft S)</b> | <b>on Pinch Shot Drive<br/>at Winter Stay Drive (north leg)</b>         | <b>9000<br/>14800</b>  |
| <b><u>(4)</u></b>  | <b>(Ft E)</b> | <b>on Scott Key Drive<br/>at Winter Stay Drive</b>                      | <b>14900<br/>14800</b> |
| <b><u>(5)</u></b>  | <b>(Ft E)</b> | <b>on Scott Key Drive<br/>at Pinch Shot Drive</b>                       | <b>14800<br/>9100</b>  |
| <b><u>(6)</u></b>  | <b>(Ft N)</b> | <b>on Cut Shot Drive<br/>at Scott Key Drive</b>                         | <b>(stop only)</b>     |
| <b><u>(7)</u></b>  | <b>(Ft W)</b> | <b>on Scott Key Drive<br/>at Summerlake Groves Street</b>               | <b>14700<br/>7600</b>  |
| <b><u>(8)</u></b>  | <b>(Ft S)</b> | <b>on Cut Shot Drive<br/>at Scott Key Drive</b>                         | <b>9200<br/>14700</b>  |
| <b><u>(9)</u></b>  | <b>(Ft W)</b> | <b>on Scott Key Drive<br/>at Pinch Shot Drive</b>                       | <b>00<br/>9100</b>     |
| <b><u>(10)</u></b> | <b>(Ft N)</b> | <b>on Pinch Shot Drive<br/>at Winter Stay Drive(south leg)</b>          | <b>9200<br/>14900</b>  |
| <b><u>(11)</u></b> | <b>(Ft N)</b> | <b>on Cut Shot Drive (SB)<br/>at Winter Stay Drive (south leg)</b>      | <b>9300<br/>14900</b>  |
| <b><u>(12)</u></b> | <b>(Ft W)</b> | <b>on Winter Stay Drive (south leg)<br/>at Summerlake Groves Street</b> | <b>15000<br/>7600</b>  |

**SPEED LIMIT 25 MPH**

|                    |               |   |
|--------------------|---------------|---|
| <b><u>(13)</u></b> | <b>(Ft W)</b> | <b>on Winter Stay Drive<br/>at Cut Shot Drive</b> |
|--------------------|---------------|---|

- (14)**            (Ft W)        on Scott Key Drive  
                         at Cut Shot Drive
- (15)**            (Ft W)        on Winter Stay Drive  
                         at Cut Shot Drive

**DO NOT ENTER**

- (16)**            (Ft E)        on Scott Key Drive  
                         at Winter Stay Drive
- (17)**            (Ft W)        on Scott Key Drive  
                         at Winter Stay Drive

**STOP/ALLEYWAYS**

- (18a)**            (Ft S)        on Fallen Oak Alley  
                         at Winter Stay Drive (north leg)
- (19a)**            (Ft S)        on Top Alley  
                         at Winter Stay Drive (north leg)
- (20a)**            (Ft N)        on Top Alley (SB) (stop only)  
                         at Scott Key Drive
- (21a)**            (Ft N)        on Fallen Oak Alley (SB) (stop only)  
                         at Scott Key Drive
- (22a)**            (Ft S)        on Fallen Oak Alley (NB)  
                         at Scott Key Drive
- (23a)**            (Ft S)        on Top Alley (NB)  
                         at Scott Key Drive
- (24a)**            (Ft N)        on Top Alley (SB)  
                         at Winter Stay Drive (south leg)
- (25a)**            (Ft N)        on Fallen Oak Alley (SB)  
                         at Winter Stay Drive (south leg)

**NO PARKING with arrows**

- (26)**                            on Winter Stay Drive from Summerlake Groves Street extending  
   west, south, and east to Summerlake Groves Street on the north,  
   west, and south sides
- (27)**                            on Cut Shot Drive from Winter Stay Drive (north leg) extending  
   south to Winter Stay Drive (south leg) on the west side



**(28)**

**on Pinch Shot Drive from Winter Stay Drive (north leg) extending south to Winter Stay Drive (south leg) on the west side**

**(29)**

**on Scott Key Drive from Summerlake Groves Street extending west to Pinch Shot Drive on the north and south sides and on Scott Key Drive (WB) from Pinch Shot Drive extending west to Winter Stay Drive on the north and south sides and on Scott Key Drive (EB) from Winter Stay Drive extending east to Pinch Shot Drive on the north and south sides**

**ahw/**

**3/16/2018**