



# PETITION FOR ANNEXATION

## MUNICIPAL PLANNING BOARD

THE HONORABLE MAYOR  
MEMBERS OF THE CITY COUNCIL  
CITY OF ORLANDO, FLORIDA

DATE: 7/16/15

I (We) do hereby petition your Honorable Body for the annexation of all the property herein described to the corporate limits of the City of Orlando, Orange County, Florida:

1. Name of Petitioner(s) (If different than Owner(s) of Record, the Petitioner must also sign the attached Affidavit):

Carlsbad Orlando, LLC

2. Owner of Record (If Corporation, Names of President & Secretary):

Steven H. Gray, Manager

3. Address of Petitioner(s):

125 NE 1st Avenue, Suite 1, Ocala, FL 34470

4. General Location of Area:

South of Beachline Expressway

5. Legal Description(s) and Number of Acres (If insufficient space, please place the entire description on an attachment):

See attached verified legal description; 2,523 acres

6. Orange County Parcel ID Number(s):

32-23-31-0000-00-002

7. By signing below I am agreeing that this petition is irrevocable once accepted by the Orlando City Council and that it runs with and burdens the land that is the subject of this petition, and thereby binds and inures to the benefit of all my successors in interest. By signing below I am also providing my written consent for the subject property to be assessed for any and all City-wide non-ad valorem assessments levied by the City of Orlando as of the day the property is annexed into the City's boundaries.

Carlsbad Orlando, LLC

By: [Signature]  
Signature - Petitioner

Steven H. Gray

Manager  
Title (If Corporation)

Sworn to and Subscribed before me this

14 day of July, 2015.

[Signature]  
Notary Public,  
State of Florida at Large  
My Commission Expires:

**BEVERLY J. HERNANDEZ**  
Notary Public, State of Florida  
My comm. expires June 22, 2016  
Comm No. EE 190183



Revised Dec. 2014

# AFFIDAVIT

## FOR LAND DEVELOPMENT

### BUSINESS OWNERSHIP

☐ Municipal Planning Board  
☐ Historic Preservation Board  
☐ Southeast TDRS

☐ Board of Zoning Adjustment  
☐ Appearance Review Board  
☐ Baldwin Park TDRS

I, Miranda F. Fitzgerald, Esquire ("Applicant"), being sworn and under oath, say:

1. That I have full authority to execute this Owner's Affidavit on behalf of the below-named Owner.
2. That I am the authorized representative of the Owner, requesting land development approval on the real property located at (Property Address) South of and contiguous to the Beachline Expressway
3. That the Owner has given full and complete permission for me to act on its behalf to seek the land development approval as set out in the accompanying application(s).
4. That the Owner has fee simple ownership in the property described in the attached legal description(s).

I further state that I am familiar with the nature of an oath and with the penalties as provided by federal and state law for falsely swearing to statements made in a document of this nature, and understand that any and all land development approval by the City of Orlando on the real property described herein may become null and void for falsely swearing to statements made in this Affidavit. I further certify that I have read and understand this Affidavit.

#### APPLICANT:

Miranda F. Fitzgerald  
Applicant's Signature

Print Name: Miranda F. Fitzgerald, Esquire

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and Subscribed before me this 15<sup>th</sup> day of July, 2015, by Miranda F. Fitzgerald, the Applicant, who is personally known to me.

K. Smith  
My Commission Expires: \_\_\_\_\_

[NOTARY STAMP]



#### OWNER:

Carlsbad Orlando, LLC

By: Steven H. Gray

Print Name: Steven H. Gray  
Its: Manager

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and Subscribed before me this 15<sup>th</sup> day of July, 2015, by Steven H Gray, Manager, of Beltway Commerce Center CD93, Ltd. He is personally known to me or has produced \_\_\_\_\_, as identification.

Beverly J. Hernandez  
My Commission Expires: \_\_\_\_\_

[NOTARY STAMP]

**BEVERLY J. HERNANDEZ**  
Notary Public, State of Florida  
My comm. expires June 22, 2016  
Comm No. EE 190183



# AFFIDAVIT

## FOR LAND DEVELOPMENT

### LEGAL DESCRIPTION

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Please provide a legal description for the property:  
(For Annexation Applications a metes and bounds legal description is required)

See attached Verified Legal Description



# VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared  
by Donald W. McIntosh Assoc., Inc. and submitted  
to the City Planning Bureau for verification.

Donald W. McIntosh Associates, Inc.  
Certification of Authorization No. LB 68

Keith Ruddick  
PSM # 2617

7/15/2015

Date

Application Request (Office Use Only):

File No. \_\_\_\_\_

Legal Description Including Acreage (To be Typed By Applicant):

STARWOOD

DESCRIPTION:

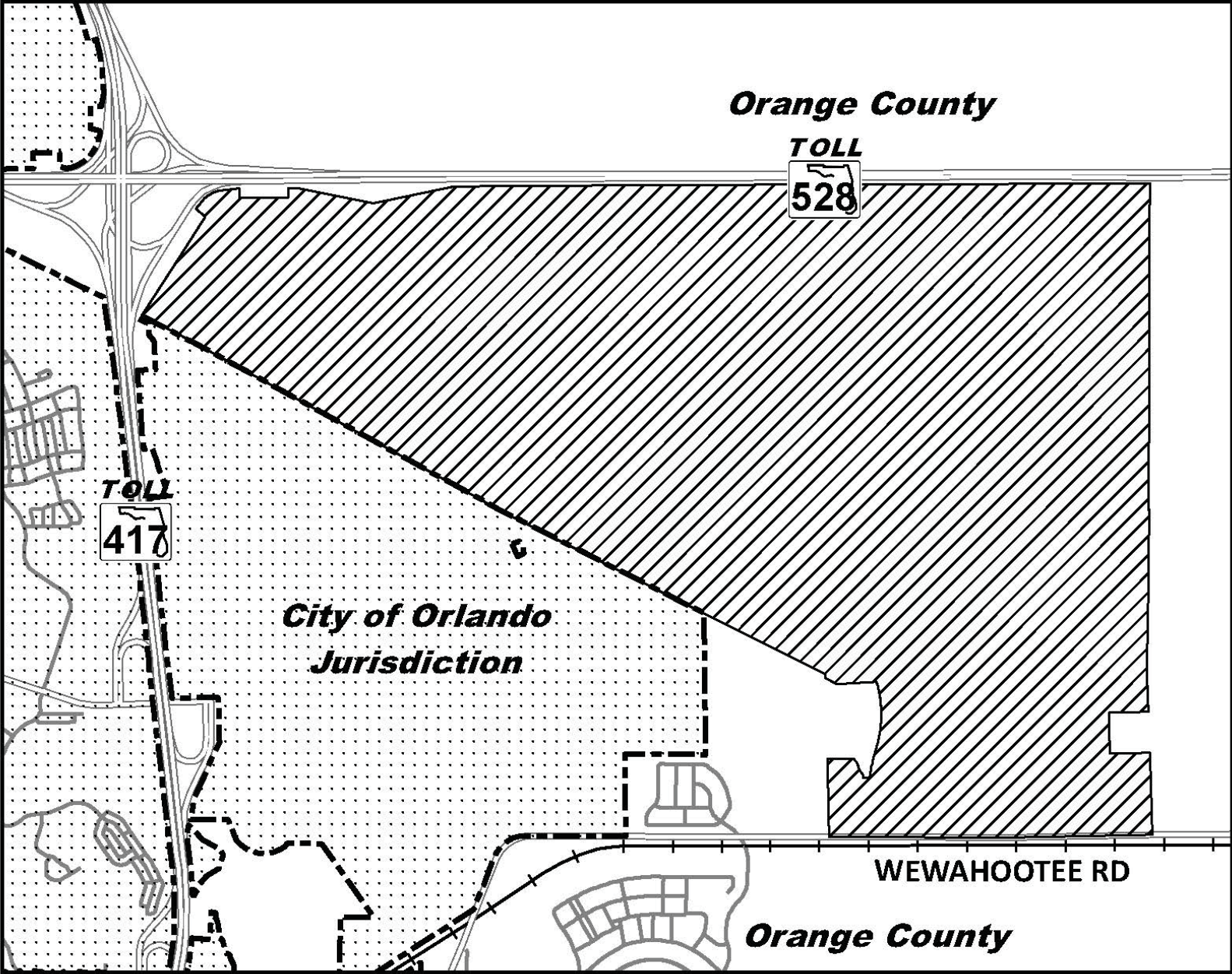
THAT PART OF SECTIONS 32, 33, 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND THAT PART OF SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE S88°48'40"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2642.49 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE N89°34'10"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 2651.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE N01°30'57"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1265.43 FEET; THENCE DEPARTING SAID WEST LINE, RUN ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10278, PAGE 1255, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THE FOLLOWING FIFTEEN (15) COURSES: N90°00'00"E,

444.50 FEET; THENCE S27°18'52"E, 37.86 FEET; THENCE S44°25'17"E, 30.80 FEET; THENCE S22°55'17"E, 78.38 FEET; THENCE S11°52'28"E, 34.62 FEET; THENCE S38°13'26"E, 40.92 FEET; THENCE S20°31'52"E, 25.51 FEET; THENCE S35°22'58"E, 42.90 FEET; THENCE S06°40'24"E, 43.69 FEET; THENCE N90°00'00"E, 107.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET AND A CHORD BEARING OF N11°26'09"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'39" FOR A DISTANCE OF 260.62 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, 280.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING OF N00°23'08"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°32'14" FOR A DISTANCE OF 1039.30 FEET TO A NON-TANGENT LINE; THENCE S87°12'24"W, 651.62 FEET; THENCE N63°21'50"W, 217.15 FEET TO THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N01°30'57"W, ALONG SAID WEST LINE, 68.04 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N63°21'19"W, 5947.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S89°13'33"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 9.69 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33, THENCE N61°17'20"W, 6053.07 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 33 AND THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE N63°45'18"W, ON A LINE EXTENDING FROM SAID EAST 1/4 CORNER OF SECTION 32 TO THE NORTHWEST CORNER OF SAID SECTION 32, A DISTANCE OF 644.95 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PARCEL NO. 41-104, RECORDED IN OFFICIAL RECORDS BOOK 4068, PAGE 3668 OF SAID PUBLIC RECORDS, THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: N33°00'32"E, 1919.05 FEET; THENCE N49°19'52"W, 197.16 FEET; THENCE N37°39'23"E, 198.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 626.20 FEET AND A CHORD BEARING OF N60°53'26"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'48" FOR A DISTANCE OF 303.43 FEET TO A NON-TANGENT LINE; THENCE N84°18'43"E, 327.32 FEET; THENCE S00°14'54"E, 149.32 FEET; THENCE N89°45'06"E, 800.00 FEET; THENCE N00°14'54"W, 151.07 FEET; THENCE N88°56'24"E, 173.47 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 528 (BEACHLINE EXPRESSWAY), RECORDED IN OFFICIAL RECORDS BOOK 1544, PAGE 611 OF SAID PUBLIC RECORDS, THENCE S78°18'17"E ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 1249.35 FEET; THENCE N77°48'25"E ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 1328.70 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 528 (BEACHLINE EXPRESSWAY), AFORESAID PARCEL NO. 41-104, RECORDED IN OFFICIAL RECORDS BOOK 4068, PAGE 3668 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: S83°54'28"E, 452.77 FEET; THENCE S86°43'37"E, 651.23 FEET; THENCE S73°32'56"E, 208.81 FEET; THENCE N89°45'06"E, 280.00 FEET; THENCE N42°46'37"E, 102.59 FEET; THENCE N89°45'06"E, 250.00 FEET; THENCE N85°56'16"E, 601.33 FEET; THENCE N81°46'50"E, 252.44 FEET TO THE AFORESAID LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 528 (BEACHLINE EXPRESSWAY), RECORDED IN OFFICIAL RECORDS BOOK 1544, PAGE 611 OF SAID PUBLIC RECORDS; THENCE N89°45'46"E, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 3342.21 FEET; THENCE N89°44'55"E, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 5317.62 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY LINE, RUN S00°11'21"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2410.32 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S00°09'21"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2923.53 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S88°12'24"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 10.78 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S00°47'07"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2646.59 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE S01°53'43"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 665.14 FEET; THENCE S89°23'22"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 650.44 FEET; THENCE S01°36'02"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 667.30 FEET; THENCE N89°11'40"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 653.83 FEET; THENCE

S01°53'43"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 1330.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2522.572 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.



**Starwood**

