



# PETITION FOR ANNEXATION MUNICIPAL PLANNING BOARD

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

DATE: April 2nd, 2015

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):  
Robert Paymayesh, PE (Authorized Agent/Applicant for Owners)

2. Owner of Record (If Corporation, Names of President & Secretary):  
Owner 1: Diocese Of Central Florida Inc. Bishop Greg Brewer (P), Ms. Cynthia Muldoon (S);  
Owner 2: Lake Nona Holdings, LLC Mr. James Ekbatani (MM)

3. Address of Petitioner(s):  
Owner 1: 1017 EAST ROBINSON ST. ORLANDO, FL 32801-2023  
Owner 2: 1890 SEMORAN BLVD. SUITE 319 WINTER PARK, FL 32792

4. General Location of Area:  
12825, 12873, & 12915 Narcoossee Road Orlando, FL 32832

5. Legal Description(s) and Number of Acres (if insufficient space, please place the entire description on an attachment):  
SEE ATTACHED VERIFIED LEGAL DESCRIPTION FOR 43.909 ACRES

6. Orange County Parcel ID Number(s):  
20-24-31-0000-00-072 (OWNER 1) & 20-24-31-0000-00-022, 20-24-31-0000-00-096,  
20-24-31-0000-00-097, 20-24-31-0000-00-020 (OWNER 2)

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.

Signature - Petitioner [Handwritten Signature]  
Title (If Corporation) \_\_\_\_\_

Sworn to and Subscribed before me this  
2nd day of April, 2015  
[Handwritten Signature] Kaitlin Campbell

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





# AFFIDAVIT FOR LAND DEVELOPMENT

INDIVIDUAL OWNERSHIP

- MUNICIPAL PLANNING BOARD
- HISTORIC PRESERVATION BOARD
- SOUTHEAST TDRC
- BOARD OF ZONING ADJUSTMENT
- APPEARANCE REVIEW BOARD
- BALDWIN PARK TDRC

I, Robert B. Paymayesh ("Applicant"), being sworn and under oath, say:

- That I have full authority to execute this Owner's Affidavit on behalf of the below-named Owner.
- That I am the authorized representative of the Owner, requesting land development approval on the real property located at (Property Address) 12825 & 12873 Narcoossee Road, Orlando, FL.
- 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).
- 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:**

Applicant's Signature  
Print Name:

[Signature]  
Robert Paymayesh

STATE OF Florida  
COUNTY OF Orange

Sworn to and Subscribed before me this 2 day of April, 2015, by Robert Paymayesh the Applicant, who is personally known to me or has produced [ID] as identification.

[Signature]  
Notary Public  
My Commission Expires: March 20, 2018

[NOTARY STAMP]



**OWNER:**

Owner's Signature  
Print Name:

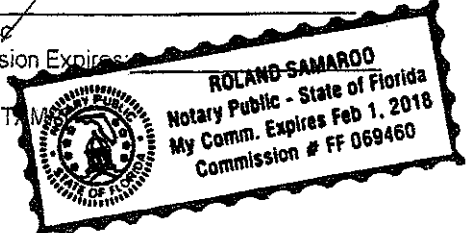
[Signature]  
James Ekbatani, Lake Nona Holdings

STATE OF Florida  
COUNTY OF Orange

Sworn to and Subscribed before me this 23 day of March, 2015, by James Ekbatani, the Owner, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

[NOTARY STAMP]





# AFFIDAVIT

## FOR LAND DEVELOPMENT

### LEGAL DESCRIPTION

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

parcels tax ID #  
20-24-31-0000-00-020 & 022 & 096  
& 097  
also see legal description, attached.



# AFFIDAVIT FOR LAND DEVELOPMENT INDIVIDUAL OWNERSHIP

- MUNICIPAL PLANNING BOARD
- HISTORIC PRESERVATION BOARD
- SOUTHEAST TDRC
- BOARD OF ZONING ADJUSTMENT
- APPEARANCE REVIEW BOARD
- BALDWIN PARK TDRC

I, Robert B. Paymayesh, PE ("Applicant"), being sworn and under oath, say:

- That I have full authority to execute this Owner's Affidavit on behalf of the below-named Owner.
- That I am the authorized representative of the Owner, requesting land development approval on the real property located at (Property Address) 12915 Narcoossee Road, Orlando, FL
- 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).
- 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:**

[Signature]  
Applicant's Signature  
Print Name: Robert Paymayesh

STATE OF Florida  
COUNTY OF Orange

Sworn to and Subscribed before me this 2 day of ADM, 20 15, by Robert Paymayesh the Applicant, who is personally known to me or has produced [ID], as identification.

[Signature]  
Notary Public  
My Commission Expires: Mar 20, 2018

[NOTARY STAMP]



**OWNER:**

[Signature]  
Owner's Signature  
Print Name: DIOCESE OF CENTRAL FLORIDA INC.

STATE OF Florida  
COUNTY OF Orange

Sworn to and Subscribed before me this 3 day of March, 20 15, by GREGORY D. BREWER the Owner, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
My Commission Expires: 08/30/2017

[NOTARY STAMP]



**CYNTHIA L MULDOON**  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF045318  
Expires 8/30/2017



# AFFIDAVIT

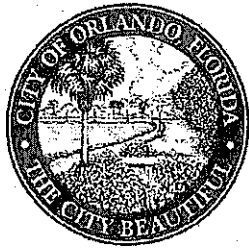
## FOR LAND DEVELOPMENT

### LEGAL DESCRIPTION

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

parcel ID # 20-24-31-0000-00-072  
also see legal description, attached.



# VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

The following legal description has been prepared by

JAMES L. RICKMAN

and submitted to the City Planning Bureau for verification.

Signature

MARCH 23, 2015

Date

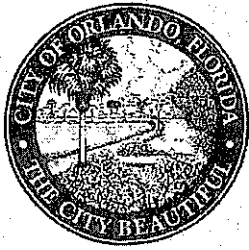
Application Request (Office Use Only)

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

Legal Description Including Acreage (To be typed by Applicant):

THAT PARCEL OF LAND BEING COMPRISED OF FIVE SEPARATE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8912, PAGE 2660, OFFICIAL RECORDS BOOK 9349, PAGE 1720, OFFICIAL RECORDS BOOK 9404, PAGE 1553, OFFICIAL RECORDS BOOK 9266, PAGE 3879 AND OFFICIAL RECORDS BOOK 3715, PAGE 2653 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°21'06" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 1529.94 FEET TO A POINT ON A LINE BEING THE WESTERLY EXTENSION OF THE NORTHERLY LINES OF PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8912, PAGE 2660, OFFICIAL RECORDS BOOK 9349, PAGE 1720 AND OFFICIAL RECORDS BOOK 9266, PAGE 3879 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE, RUN NORTH 88°16'51" EAST ALONG SAID EXTENSION LINE, FOR A DISTANCE OF 33.02 FEET TO THE POINT OF BEGINNING, POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF NARCOOSEE ROAD AS RECORDED IN DEED BOOK 338, PAGE 39 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH 88°16'51" EAST ALONG AFORESAID NORTHERLY LINES OF PARCELS OF LAND, FOR A DISTANCE OF 1839.66 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL OF LAND AS DESCRIBED SAID OFFICIAL RECORDS BOOK 9266, PAGE 3879; THENCE RUN SOUTH 00°27'22" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND, FOR A DISTANCE OF 1109.18 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TYSON ROAD, AS RECORDED IN DEED BOOK 808, PAGE 163 OF AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 89°30'09" WEST ALONG THE



# VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

The following legal description has been prepared by

JAMES L. RICKMAN

and submitted to the City Planning Bureau for verification.

Signature

MARCH 23, 2015

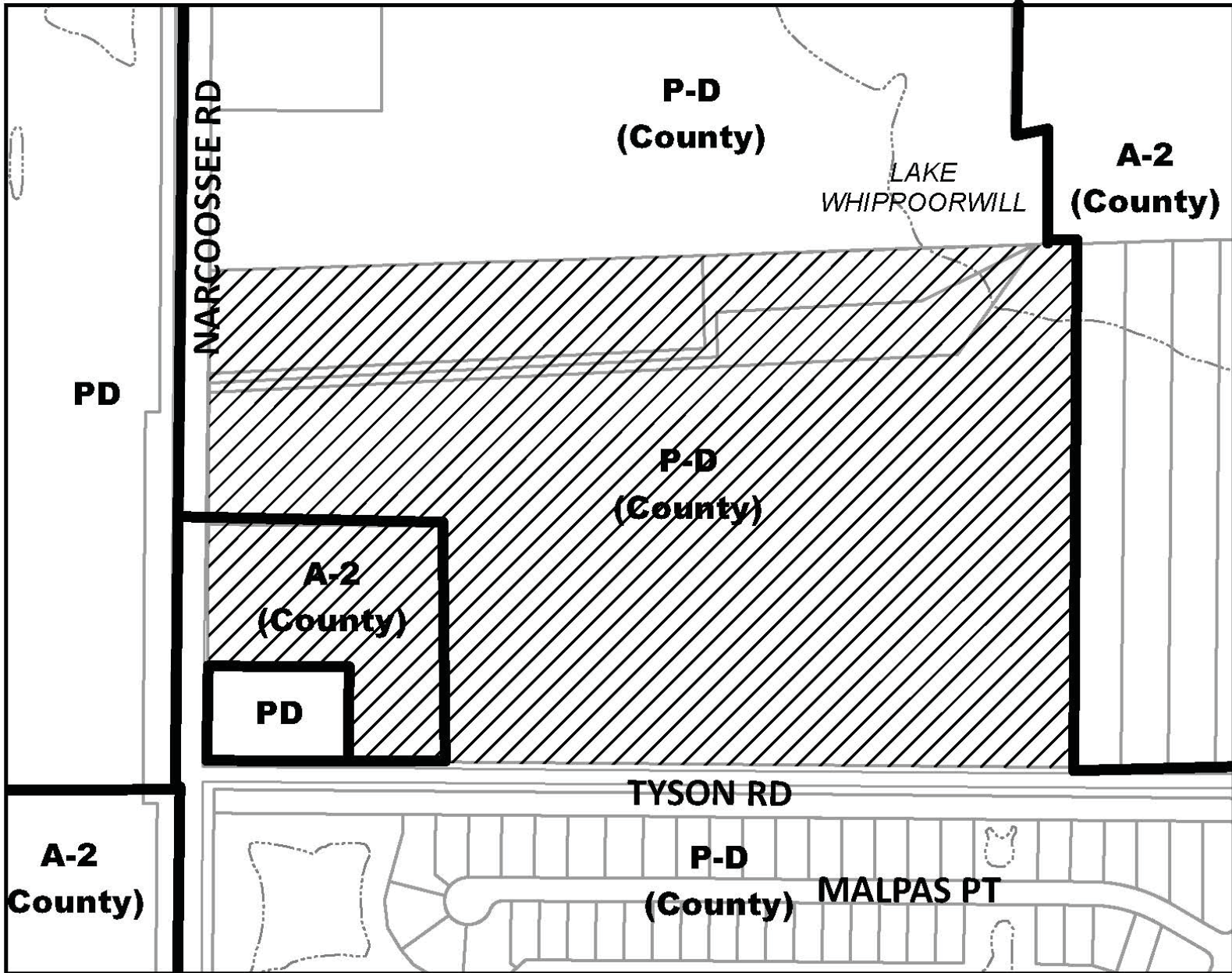
Date

Application Request (Office Use Only)

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

Legal Description Including Acreage (To be typed by Applicant):

SOUTH LINE OF SAID PARCEL OF LAND AND SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1536.45 FEET TO A POINT ON A LINE PARALLEL TO AND 333.00 FEET EAST OF THE WEST LINE OF AFORESAID SOUTHWEST 1/4; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00° 21'06" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 200.00 FEET TO A POINT ON A LINE LYING 260 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE RUN NORTH 89°30'29" WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 300.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF NARCOOSEE ROAD; THENCE RUN NORTH 00°21'06" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINES OF PARCELS OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 8912, PAGE 2660, OFFICIAL RECORDS BOOK 9349, PAGE 1720, OFFICIAL RECORDS BOOK 9404, PAGE 1553, OFFICIAL RECORDS BOOK 9266, PAGE 3879 AND OFFICIAL RECORDS BOOK 3715, PAGE 2653 OF THE SAID PUBLIC RECORDS, FOR A DISTANCE OF 838.03 FEET TO AFORESAID POINT OF BEGINNING.  
CONTAINING 43.909 ACRES, MORE OR LESS.



**ANX2015-00008**

