

**IN RE: AN ORDINANCE PURSUANT TO  
SECTION 190.046(1), FLORIDA STATUTES,  
TO CONTRACT THE BOUNDARIES OF  
THE RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

5. A metes and bounds description of the proposed, contracted external boundaries of the District, together with a sketch of said description, is set forth in Exhibit “4” attached hereto. The two areas or real property to be excluded from the District by the contraction of the District boundaries consist of (i) approximately 3.05 acres (the “Expressway Parcel”) and (ii) approximately 0.67 acres (the “Scrivener’s Error Parcel”, and together with the Expressway Parcel, the “Excluded Area”), and the amended District boundaries, as contracted, will encompass approximately [576.73 less second parcel] acres.

6. The land within the District that encompasses the Excluded Area is presently vacant. The District is not currently providing any services to, or facilities in, the Excluded Area.

7. The future general distribution, location, and extent of public and private uses of land proposed for the Excluded Area by the future land use element of the City’s Comprehensive Land Use Plan are illustrated on Exhibit “5”. The Excluded Area has a future land use designation of “Office Low Density”, and the permitted uses include residential, childcare (10 or Less), medical / dental labs, dental offices, medical offices, governmental offices, business & professional offices, business services, and temporary professional services under the City’s Comprehensive Plan.

8. A Statement of Estimated Regulatory Costs (“SERC”) was prepared, in accordance with the requirements of Section 120.541, *Florida Statutes*, and submitted to the City in conjunction with the establishment of the District. A revised SERC, accounting for the proposed removal of the Excluded Area from the District, is attached hereto as Exhibit “6”.

9. The Petitioner’s mailing address is 135 West Central Boulevard, Suite 320, Florida, 32801. Copies of all correspondence and official notices should be sent to Petitioner’s Counsel: Jan Albanese Carpenter, Esq., Latham, Shuker, Eden & Beaudine, LLP, 111 N. Magnolia Ave, Suite 1400, Orlando, Florida 32801.

10. In accordance with Section 190.046 of the Act, the City may consider any applicable factors found in Section 190.005(1)(e) of the Act when making a determination to grant or deny this Petition. Therefore, the Petitioner hereby states that (i) all statements contained in this Petition are true and correct; and (ii) the contraction of the District’s boundaries is not inconsistent with any applicable element or portions of the effective City of Orlando Comprehensive Land Use Plan, as amended, or any applicable elements of the state comprehensive plan.

WHEREFORE, Petitioner respectfully requests the City Council of Orlando, Florida to:

1. Direct that a local public hearing be held, as required by Section 190.046(1)(c), *Florida Statutes*, to consider this Petition and the contraction of the external boundaries of the Randal Park Community Development District as detailed herein.

2. Adopt an ordinance (i) granting this Petition to contract the external boundaries of the Randal Park Community Development District as set forth herein; and (ii) amending the

Establishment Ordinance so that the external boundaries of the District, as contracted, shall be as described and depicted in Exhibit “4” attached hereto.


*[Signature page to follow.]*

**SIGNATURE PAGE TO  
PETITION TO CONTRACT THE BOUNDARIES OF THE  
RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**

Respectfully submitted this 12<sup>th</sup> day of October, 2015.

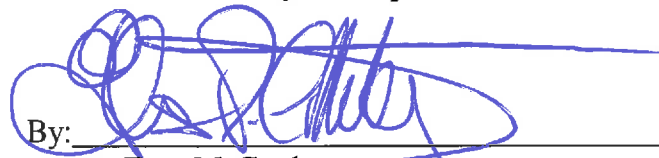
**ATTORNEYS FOR  
PETITIONER:**

**LATHAM, SHUKER, EDEN & BEAUDINE, LLP.**

By:   
Jan Albanese Carpenter, Esquire  
Florida Bar No. 767158  
111 N. Magnolia Avenue, Suite 1400  
Orlando, Florida 32801  
Phone 407-481-5800  
Email: jcarpenter@lseblaw.com

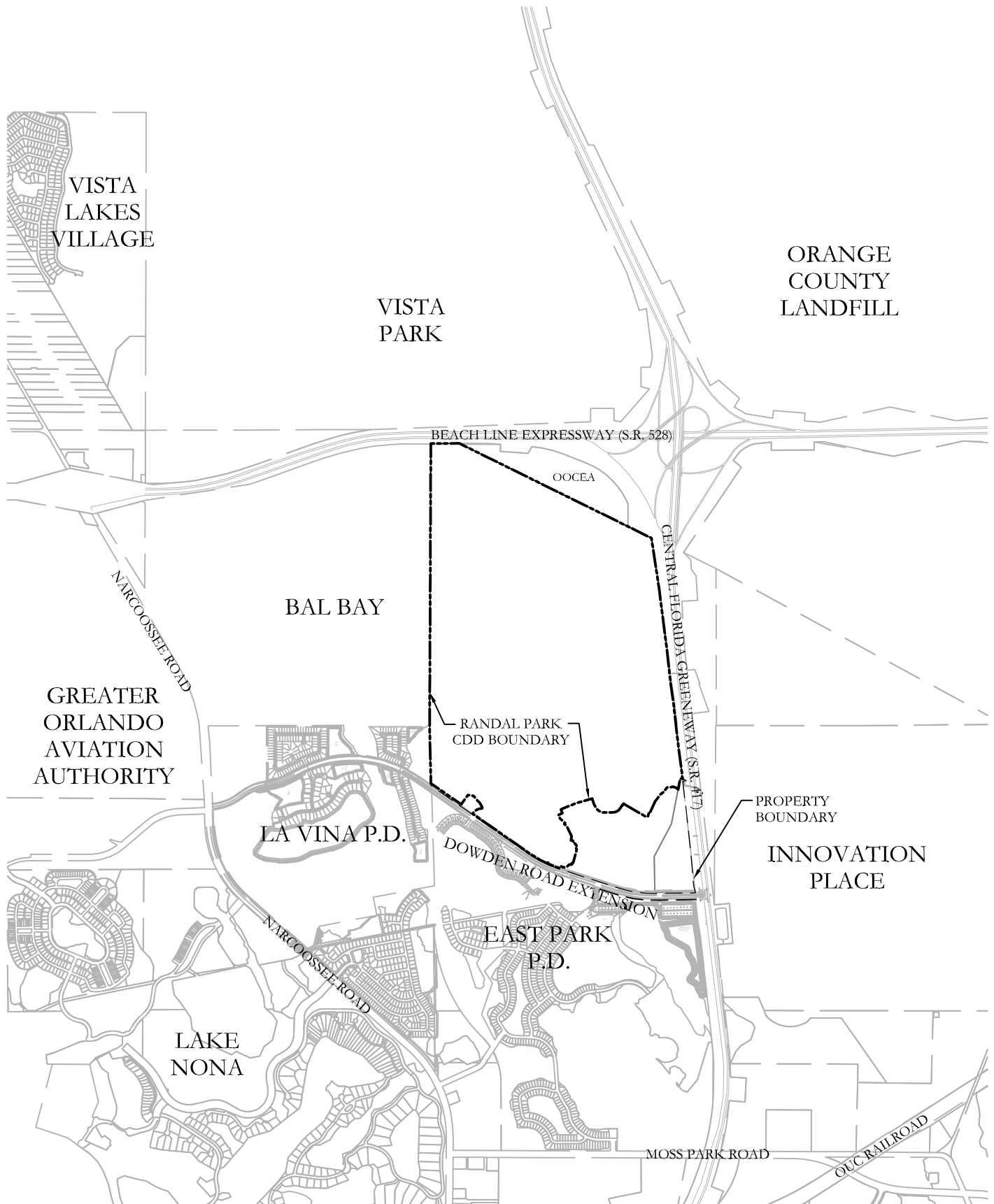
**PETITIONER:**

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT,  
a Florida community development district**

By:   
Tom McCarthy  
Chairman of the Board of Supervisors

**EXHIBIT “1”**

**GENERAL LOCATION OF THE RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**



# LOCATION MAP

COLONIAL PROPERTIES SERVICES, INC.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

MSCW | 4750 New Broad Street; Orlando, FL 32814 | Tel: 407.422.3330 | Fax: 407.422.3329 | www.mscwinc.com

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION.



EXHIBIT:

1

MSCW FILE NAME: 040172-LOCATION.dwg  
MSCW FILE PATH: G:\Jobs\04\040172\Cad\DWG\Civil\Exhibits\CDD  
MSCW JOB #: 04-0172\140 DATE: JUNE 2006



**EXHIBIT “2”**

**CURRENT METES AND BOUNDS LEGAL DESCRIPTION OF THE  
RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT,  
TOGETHER WITH A SKETCH OF SAID DESCRIPTION**

# SKETCH OF DESCRIPTION

SHEET 1 OF 7

## LEGAL DESCRIPTION ( Prepared by this Surveyor ) ( 01 Zoning Area ):

A parcel of land comprising portions of Section 32, Township 23 South, Range 31 East, Section 5, Township 24 South, Range 31 East and a portion of RANDAL PARK – PHASE 1A SHARED INFRASTRUCTURE according to the Plat thereof as recorded in Plat Book 71, Pages 90 through 94 of the Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of Tract 'F' of aforesaid RANDAL PARK – PHASE 1A SHARED INFRASTRUCTURE thence run North 72°05'41" West along the Southerly line of said Tract 'F', also being the Northerly right-of-way line of Dowden Road per said Plat, for a distance of 16.21 feet to a point of curvature of a curve concave Northeasterly and having a radius of 2046.00 feet, a chord bearing of North 63°34'04" West and a chord length of 606.74 feet; thence run Northwesterly along said Northerly right-of-way line also being the Southerly lines of Tracts 'E' and 'F' through a central angle of 17°03'14" for an arc distance of 608.98 feet to a point of tangency; thence continuing along said Northerly right-of-way line and said Southerly line of Tract 'E' run North 55°02'27" West for a distance of 1288.31 feet; thence run North 35°43'57" East for a distance of 20.06 feet to a point of curvature of a curve concave Southeasterly having a radius of 195.00 feet; thence run Northeasterly along said curve through a central angle of 56°34'18" for an arc distance of 192.54 feet; thence run North 06°29'14" East for a distance of 20.81 feet to the POINT OF BEGINNING; thence run South 73°50'01" East for a distance of 59.14 feet; thence run South 77°15'43" East for a distance of 62.93 feet; thence run South 79°47'14" East for a distance of 94.79 feet to a point of curvature of a curve concave Northerly having a radius of 134.00 feet; thence run Northeasterly along said curve through a central angle of 59°11'56" for an arc distance of 138.45 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 2229.12 feet; thence run Northeasterly along said curve through a central angle of 5°37'25" for an arc distance of 218.79 feet; thence run North 48°08'54" East for a distance of 127.68 feet; thence run North 03°06'06" West for a distance of 60.32 feet; thence run North 45°14'14" East for a distance of 36.60 feet; thence run North 61°54'38" East for a distance of 95.02 feet; thence run North 73°48'39" East for a distance of 72.32 feet; thence run South 63°22'15" East for a distance of 29.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 735.50 feet; thence from a tangent bearing of North 64°16'22" East run Northeasterly along said curve through a central angle of 9°54'29" for an arc distance of 127.19 feet; thence run North 17°48'49" West for a distance of 52.30 feet to a point on a non-tangent curve concave Southeasterly having a radius of 63.00 feet; thence from a tangent bearing of North 17°49'22" West run Northeasterly along said curve through a central angle of 66°26'58" for an arc distance of 73.07 feet to a point on

Continued on Sheet 2 of 7



213 SOUTH DILLARD Street  
Winter Garden, Florida 34787 \* ( 407 ) 654 5355

## SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5-24-31 BEING AN ASSUMED BEARING OF S 01°16'14" E FOR ANGULAR DESIGNATION ONLY.

JOB NO. 27116  
DATE: 8-4-2010  
SCALE: 1" = 800 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633



# SKETCH OF DESCRIPTION

SHEET 2 OF 7

Continued from Sheet 1 of 7

a non tangent curve concave Southeasterly having a radius of 253.10 feet; thence from a tangent bearing of North 45°26'05" East run Northeasterly along said curve through a central angle of 12°56'18" for an arc distance of 57.15 feet to a point on a non tangent curve concave Southeasterly having a radius of 301.20 feet; thence from a tangent bearing of North 58°25'18" East run Northeasterly along said curve through a central angle of 9°05'57" for an arc distance of 47.83 feet to a point of compound curvature of a curve concave Southeasterly having a radius of 453.47; thence from a tangent bearing of North 68°18'43" East run Northeasterly along said curve through a central angle of 8°48'00" for an arc distance of 69.65 feet to a point on a non tangent curve concave Southeasterly having a radius of 624.69 feet; thence from a tangent bearing of North 75°53'57" East run Northeasterly along said curve through a central angle of 5°44'15" for an arc distance of 62.56 feet to a point on a non tangent curve concave Southerly having a radius of 379.53 feet; thence from a tangent bearing of North 81°49'26" East run Northeasterly along said curve through a central angle of 5°28'55" for an arc distance of 36.31 feet to a point on a non tangent curve concave Southerly having a radius of 526.65 feet; thence from a tangent bearing of North 87°37'57" East run Southeasterly along said curve through a central angle of 5°17'01" for an arc distance of 48.57 feet; thence run South 87°42'36" East for a distance of 28.19 feet to a point on a non-tangent curve concave Northerly having a radius of 506.80 feet; thence from a tangent bearing of South 87°21'08" East run Southeasterly along said curve through a central angle of 4°10'30" for an arc distance of 36.93 feet; thence run North 87°31'20" East for a distance of 26.00 feet to a point on a non-tangent curve concave Southerly having a radius of 603.46 feet; thence from a tangent bearing of North 86°19'49" East run Northeasterly along said curve through a central angle of 2°30'09" for an arc distance of 26.36 feet to a point on a non tangent curve concave Southwesterly having a radius of 104.27 feet; thence from a tangent bearing of North 89°07'15" East run Southeasterly along said curve through a central angle of 20°24'54" for an arc distance of 37.15 feet to a point on a non tangent curve concave Southwesterly having a radius of 215.27 feet; thence from a tangent bearing of South 68°35'06" East run Southeasterly along said curve through a central angle of 19°33'40" for an arc distance of 73.49 feet to a point on a non tangent curve concave Southwesterly having a radius of 364.46 feet; thence from a tangent bearing of South 48°53'24" East run Southeasterly along said curve through a central angle of 6°27'22" for an arc distance of 41.07 feet; thence run South 35°27'54" East for a distance of 89.03 feet; thence run South 68°36'09" East for a distance of 1333.35 feet; thence run South 59°52'40" East for a distance of 201.60 feet; thence run North 79°51'06" East for a distance of 103.78 feet; thence run North 83°46'50" East for a distance of 99.43 feet; thence run South 35°46'03" East for a distance of 17.24 feet; thence run North 24°41'05" East for a distance of 213.58 feet; thence run North 36°06'09" East for a distance of 167.99 feet; thence run North 54°32'12" East for a distance of 55.05 feet; thence run North 39°04'26" East for a distance of 119.68 feet; thence run North 81°54'48" East for a distance of 40.92 feet; thence run North 84°14'55" East for a distance of 75.23 feet; thence

Continued on Sheet 3 of 7



213 SOUTH DILLARD Street  
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THIS IS NOT A SURVEY:

- DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO. 27116  
DATE: 8-4-2010  
SCALE: 1" = 800 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: JLR

# SKETCH OF DESCRIPTION

SHEET 3 OF 7

Continued from Sheet 2 of 7

run South 70°37'22" East for a distance of 47.11 feet; thence run South 70°12'17" East for a distance of 25.91 feet; thence run South 40°50'11" East for a distance of 35.00 feet to a point on the Westerly line of an Orlando / Orange County Expressway Authority parcel of land per Official Records Book 4307, Page 315 of the Public Records of aforesaid Orange County, Florida; thence continuing along said Westerly line run North 10°49'31" East for a distance of 205.02 feet; thence run North 83°36'04" East for a distance of 44.18 feet to a point on the Westerly right-of-way line of the Eastern Beltway, State Road 417 per Official Records Book 4306, Page 1163 of said Public Record; thence run the following courses and distances along said Westerly right-of-way line; North 07°13'02" West for a distance of 782.49 feet; thence run North 06°23'56" West for a distance of 681.95 feet; thence run North 08°41'22" West for a distance of 300.24 feet; thence run North 06°23'59" West for a distance of 688.45 feet; thence run North 07°11'57" West for a distance of 1111.19 feet; thence run North 08°37'54" West for a distance of 950.14 feet to a point on the Southerly right-of-way line of the Beeline Expressway, State Road 528, a limited access highway, as recorded in Official Records Book 4068, Page 3668, also being a point on the Northerly line of a 60.00 foot wide Florida Power Corporation Right-of-Way as recorded in Official Records Book 1893, Page 946 of said Public Records Public Records of Orange County, Florida; thence departing aforesaid Westerly right-of-way line run North 63°45'48" West along said Southerly right-of-way line, said Northerly line and also being in part the Southerly line of a parcel of land described in Official Records Book 4068, Page 3668 of aforesaid Public Records of Orange County, Florida for a distance of 3989.34 feet; thence continuing along said Southerly right-of-way line run South 89°44'57" West for a distance of 529.31 feet to a point on the West line of the Northwest 1/4 of aforesaid Section 32; thence departing said Southerly right-of-way line run South 00°13'52" West for a distance of 2389.97 feet to the Southwest corner of said Northwest 1/4; thence departing said West line run South 00°15'12" West along the West line of the Southwest 1/4 of said Section 32 for a distance of 2856.49 feet to the Southwest corner of said Southwest 1/4 ; thence departing said West line run South 01°16'14" East along the West line of the Northwest 1/4 of aforesaid Section 5 for a distance of 1081.47 feet to a point on the Northerly right-of-way line of Dowden Road, per Official Records Book 9793, Page 575 of aforesaid Public Records Public Records of Orange County, Florida; thence departing said West line run the following courses and distances along said Northerly right-of-way line; South 55°02'27" East for a distance of 688.52 feet; thence run North 35°23'52" East for a distance of 215.89 feet; thence run South 81°53'45" East for a distance of 104.74 feet; thence run South 39°27'38" East for a distance of 113.58 feet; thence run South 49°28'24" East for a distance of 56.85 feet; thence run South 27°37'49" East for a distance of 102.73 feet to aforesaid POINT OF BEGINNING.

Contains 255.37 upland acres more or less.  
Contains 324.41 wetland acres more or less.  
Contains 579.78 total acres more or less.



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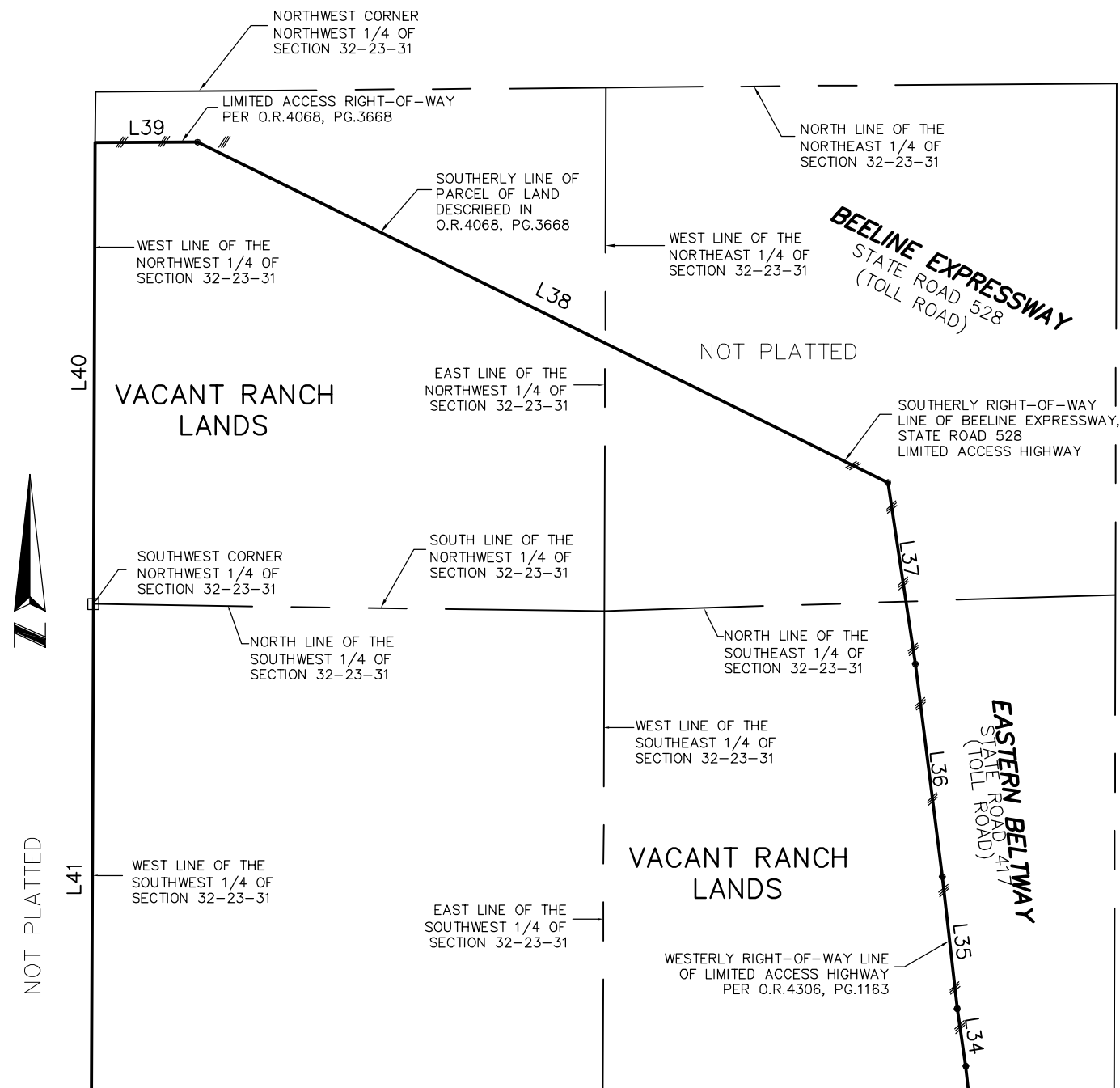
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P.T. DENOTES POINT OF TANGENCY  
P.R.C. DENOTES POINT OF REVERSE CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

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CALCULATED BY: JLR  
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# SKETCH OF DESCRIPTION

SHEET 4 OF 7



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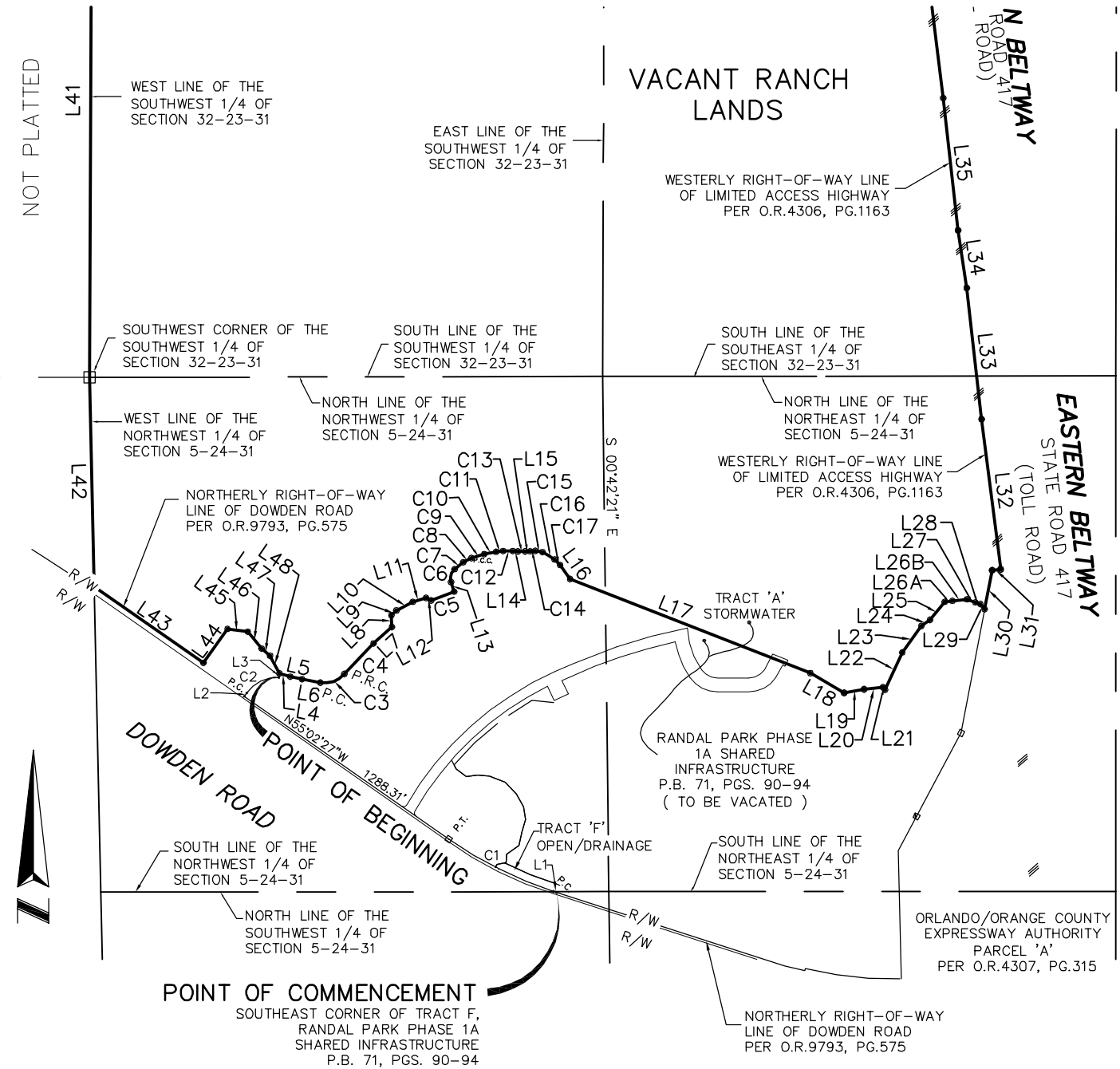
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# SKETCH OF DESCRIPTION

SHEET 5 OF 7



213 SOUTH DILLARD Street  
Winter Garden, Florida 34787 \* ( 407 ) 654 5355

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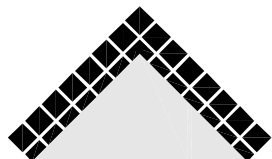
CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: JLR

# SKETCH OF DESCRIPTION

SHEET 6 OF 7

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.21	N72°05'41"W
L2	20.06	N35°43'57"E
L3	20.81	N06°29'14"E
L4	59.14	S73°50'01"E
L5	62.93	S77°15'43"E
L6	94.79	S79°47'14"E
L7	127.68	N48°08'54"E
L8	60.32	N03°06'06"W
L9	36.60	N45°14'14"E
L10	95.02	N61°54'38"E
L11	72.32	N73°48'39"E
L12	29.00	S63°22'15"E
L13	52.30	N17°48'49"W
L14	28.19	S87°42'36"E
L15	26.00	N87°31'20"E
L16	89.03	S35°27'54"E
L17	1333.35	S68°36'09"E
L18	201.60	S59°52'40"E
L19	103.78	N79°51'06"E
L20	99.43	N83°46'50"E
L21	17.24	S35°46'03"E
L22	213.58	N24°41'05"E
L23	167.99	N36°06'09"E
L24	55.05	N54°32'12"E

LINE TABLE		
LINE	LENGTH	BEARING
L25	119.68	N39°04'26"E
L26A	40.92	N81°54'48"E
L26B	75.23	N84°14'55"E
L27	47.11	S70°37'22"E
L28	25.91	S70°12'17"E
L29	35.00	S40°50'11"E
L30	205.02	N10°49'31"E
L31	44.18	N83°36'04"E
L32	782.49	N07°13'02"W
L33	681.95	N06°23'56"W
L34	300.24	N08°41'22"W
L35	688.45	N06°23'59"W
L36	1111.19	N07°11'57"W
L37	950.14	N08°37'54"W
L38	3989.34	N63°45'48"W
L39	529.31	S89°44'57"W
L40	2389.97	S00°13'52"W
L41	2856.49	S00°15'12"W
L42	1081.47	S01°16'14"E
L43	688.52	S55°02'27"E
L44	215.89	N35°23'52"E
L45	104.74	S81°53'45"E
L46	113.58	S39°27'38"E
L47	56.85	S49°28'24"E
L48	102.73	S27°37'49"E



**ALLEN  
&  
COMPANY**

Professional Surveyors & Mappers

213 SOUTH DILLARD Street  
Winter Garden, Florida 34787 \* ( 407 ) 654 5355

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CHECKED BY: JLR

# SKETCH OF DESCRIPTION

SHEET 7 OF 7

CURVE TABLE						TANGENT BEARING
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	
C1	2046.00	608.98	606.74	N63°34'04"W	17°03'14"	
C2	195.00	192.54	184.81	N64°01'06"E	56°34'18"	
C3	134.00	138.45	132.37	N70°36'48"E	59°11'56"	
C4	2229.12	218.79	218.70	N43°49'32"E	5°37'25"	
C5	735.50	127.19	127.03	N69°13'37"E	9°54'29"	N64°16'22"E
C6	63.00	73.07	69.04	N15°25'14"E	66°26'58"	N17°49'22"W
C7	253.10	57.15	57.03	N51°54'14"E	12°56'18"	N45°26'05"E
C8	301.20	47.83	47.78	N62°58'17"E	9°05'57"	N58°25'18"E
C9	453.47	69.65	69.58	N72°42'43"E	8°48'00"	N68°18'43"E
C10	624.69	62.56	62.53	N78°46'04"E	5°44'15"	N75°53'57"E
C11	379.53	36.31	36.30	N84°33'54"E	5°28'55"	N81°49'26"E
C12	526.65	48.57	48.55	S89°43'33"E	5°17'01"	N87°37'57"E
C13	506.80	36.93	36.92	S89°26'23"E	4°10'30"	S87°21'08"E
C14	603.46	26.36	26.36	N87°34'53"E	2°30'09"	N86°19'49"E
C15	104.27	37.15	36.96	S80°40'18"E	20°24'54"	N89°07'15"E
C16	215.27	73.49	73.14	S58°48'15"E	19°33'40"	S68°35'06"E
C17	364.46	41.07	41.05	S45°39'43"E	6°27'22"	S48°53'24"E



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**EXHIBIT “3”**

**WRITTEN CONSENT OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
TO THE CONTRACTION OF THE DISTRICT BOUNDARIES**

**CONSENT AND JOINDER TO  
PETITION TO CONTRACT THE BOUNDARIES OF  
RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**

THE UNDERSIGNED, the CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, FL 32807, is the owner of certain lands located in the City of Orlando, Orange County, Florida, and more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The above-described land is hereinafter referred to as the "Property".

The undersigned understands and acknowledges that the Property is currently located entirely within the external boundaries of, and is subject to, the Randal Park Community Development District (the "District").

The undersigned understands and acknowledges that the District, as Petitioner under that certain Petition to Contract the Boundaries of the Randal Park Community Development District, intends to submit an application to contract the external boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

The undersigned is the only owner of all of the lands which are to be excluded from the District as a result of the contraction of the District boundaries, and the undersigned understands and acknowledges that, pursuant to the provisions of Section 190.046, Florida Statutes, the Petitioner is required to include the written consent to the contraction of the District of one hundred percent (100%) of the owners of the lands to be excluded from the District.

The undersigned hereby consents to the proposed contracted boundaries of the District as described and depicted in Exhibit "B" attached hereto, and to the exclusion of its Property from the Randal Park Community Development District, and agrees to further execute any other documentation necessary or convenient to evidence this consent and joinder.

The undersigned hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned's heirs, personal representatives, administrators, successors-in-title and assigns and shall remain in full force and effect for one (1) year from the date hereof.

Finally, the execution of this Consent and Joinder has been duly authorized by the appropriate body or official of the Central Florida Expressway Authority, and the individual executing this Consent and Joinder on behalf of the Central Florida Expressway Authority is an authorized representative having the full power and authority to execute this document.

*[Signature on following page.]*



**SIGNATURE PAGE FOR CONSENT AND JOINDER  
TO PETITION TO CONTRACT THE BOUNDARIES OF THE  
RANDALL PARK COMMUNITY DEVELOPMENT DISTRICT**

Executed this 2<sup>nd</sup> day of October, 2015.

CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY, a body politic and corporate, and an  
agency of the state, under the laws of the State of  
Florida

By: \_\_\_\_\_

Print Name: Laura Kelley

Title: Executive Director

**REVIEWED AND APPROVED  
BY CFX LEGAL**

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of Oct.,  
2015 by Laura Kelley, as Executive Director of the  
Central Florida Expressway Authority, an , a body politic and corporate, and an agency of the  
state, under the laws of the State of Florida, on behalf of said authority. Said person is X  
personally known to me or \_\_\_\_\_ has produced a valid driver's license as identification.



**REGLA LAMAUTE  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF194314  
Expires 11/6/2015**

Notary Public, State of Florida

Print Name: Regla Lamaute

My Commission Expires: 11/6/2015

My Commission No.: FF194314

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

Scrivener's Error Parcel - 50.00' Strip:

A parcel of land comprising a portion of the Northwest 1/4 of Section 32, Township 23 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of aforesaid Section 32; thence run South 00°13'52" West along the West line of said Northwest 1/4 of Section 32 for a distance of 262.66 feet to a point on the Southerly limited access right-of-way line of the Beeline Expressway, State Road 528 according to Official Records Book 4068, Page 3668 of the Public Records of Orange County, Florida also being the POINT OF BEGINNING; thence departing said West line run North 89°44'57" East along said Southerly limited access right-of-way line for a distance of 529.31 feet to a point on the Northerly line of a 60.00' wide Florida Power Corporation right-of-way according to Official Records Book 1893, Page 946 of said Public Records; thence run South 63°45'48" East along said Northerly line for a distance of 112.11 feet to a point on the Southerly line of as parcel of land described in Official Records Book 1516, Page 915 of said Public Records; thence run South 89°44'57" West along said Southerly line for a distance of 630.07 feet to a point on aforesaid West line of the Northwest 1/4 of Section 32; thence run North 00°13'52" East along said West line for a distance of 50.00 feet to aforesaid POINT OF BEGINNING.

ALSO:

State Road 528 Project No. 528-1240 Limited Access Right-of-Way Parcel 104:

Being more particularly described as follows:

A parcel of land lying in Section 32, Township 23 South, Range 31 East, Orange County, Florida, being a portion of those lands described in Official Records Book 10459 at Page 0063 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a 4"x4" concrete monument marking the Northwest corner of Section 32, Township 23 South, Range 31 East, Orange County, Florida; thence run South 00°13'49" West along the West line of the Northwest 1/4 of said Section 32, a distance of 312.61 feet to the existing South right-of-way line of State Road 528 as described in Official Records Book 1516, Page 915 of said Public Records for the Point of Beginning; thence run North 89°45'06" East

along said existing South Right-of-Way line a distance of 629.95 feet to a point on the Southerly line of Parcel #41-104 Mitigation Area Taking as recorded in Official Records Book 4068 at Page 3668 of said Public Records, also being a point on the Northerly line of a 60.00 foot wide Florida Power Corporation Right-of-Way Easement recorded in Official Records Book 1893, Page 946 of said Public Records; thence run South  $63^{\circ}45'43''$  East along said Southerly line and Northerly line of easement a distance of 861.24 feet; thence departing said Southerly line and Northerly right-of-way line run North  $73^{\circ}45'36''$  West a distance of 639.09 feet to a point of curvature of a non tangent curve concave to the South; thence run Westerly along the arc of said curve, having a radius of 4851.15 feet, a central angle of  $09^{\circ}26'39''$ , a chord length of 798.71 feet bearing North  $81^{\circ}07'44''$  West, an arc distance of 799.62 feet to said West line; thence run North  $00^{\circ}13'49''$  East along said West line a distance of 76.12 feet to the Point of Beginning.

## **EXHIBIT "B"**

### **PROPOSED CONTRACTED BOUNDARIES OF DISTRICT**

A parcel of land comprising portions of Section 32, Township 23 South, Range 31 East, Section 5, Township 24 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Northwest corner of the Northwest 1/4 of aforesaid Section 5 thence run South 01°16'14" East along the West line of said Northwest 1/4 of Section 5 for a distance of 1081.47 feet to a point on the Northerly right-of-way line of Dowden Road, per Official Records Book 9793, Page 575 of aforesaid Public Records of Orange County, Florida; thence departing said West line run the following courses and distances along said Northerly right-of-way line; South 55°02'27" East for a distance of 688.52 feet; thence run North 35°23'52" East for a distance of 215.89 feet; thence run South 81°53'45" East for a distance of 104.74 feet; thence run South 39°27'38" East for a distance of 113.58 feet; thence run South 49°28'24" East for a distance of 56.85 feet; thence run South 27°37'49" East for a distance of 102.73 feet; thence run South 73°50'01" East for a distance of 59.14 feet; thence run South 77°15'43" East for a distance of 62.93 feet; thence run South 79°47'14" East for a distance of 94.79 feet to a point of curvature of a curve concave Northerly having a radius of 134.00 feet; thence run Northeasterly along said curve through a central angle of 59°11'56" for an arc distance of 138.45 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 2229.12 feet; thence run Northeasterly along said curve through a central angle of 5°37'25" for an arc distance of 218.79 feet; thence run North 48°08'54" East for a distance of 127.68 feet; thence run North 03°06'06" West for a distance of 60.32 feet; thence run North 45°14'14" East for a distance of 36.60 feet; thence run North 61°54'38" East for a distance of 95.02 feet; thence run North 73°48'39" East for a distance of 72.32 feet; thence run South 63°22'15" East for a distance of 29.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 735.50 feet; thence from a tangent bearing of North 64°16'22" East run Northeasterly along said curve through a central angle of 9°54'29" for an arc distance of 127.19 feet; thence run North 17°48'49" West for a distance of 52.30 feet to a point on a non-tangent curve concave Southeasterly having a radius of 63.00 feet; thence from a tangent bearing of North 17°49'22" West run Northeasterly along said curve through a central angle of 66°26'58" for an arc distance of 73.07 feet to a point on a non tangent curve concave Southeasterly having a radius of 253.10 feet; thence from a tangent bearing of North 45°26'05" East run Northeasterly along said curve through a central angle of 12°56'18" for an arc distance of 57.15 feet to a point on a non tangent curve concave Southeasterly having a radius of 301.20 feet; thence from a tangent bearing of North 58°25'18" East run Northeasterly along said curve through a central angle of 9°05'57" for an arc distance of 47.83 feet to a point of compound curvature of a curve concave Southeasterly having a radius of 453.47; thence from a tangent bearing of North 68°18'43" East run Northeasterly along said curve through a central angle of 8°48'00" for an arc distance of 69.65 feet to a point on a non tangent curve concave Southeasterly having a radius of 624.69 feet; thence from a tangent bearing of North 75°53'57" East run Northeasterly along said curve through a central angle of

5°44'15" for an arc distance of 62.56 feet to a point on a non tangent curve concave Southerly having a radius of 379.53 feet; thence from a tangent bearing of North 81°49'26" East run Northeasterly along said curve through a central angle of 5°28'55" for an arc distance of 36.31 feet to a point on a non tangent curve concave Southerly having a radius of 526.65 feet; thence from a tangent bearing of North 87°37'57" East run Southeasterly along said curve through a central angle of 5°17'01" for an arc distance of 48.57 feet; thence run South 87°42'36" East for a distance of 28.19 feet to a point on a non-tangent curve concave Northerly having a radius of 506.80 feet; thence from a tangent bearing of South 87°21'08" East run Southeasterly along said curve through a central angle of 4°10'30" for an arc distance of 36.93 feet; thence run North 87°31'20" East for a distance of 26.00 feet to a point on a non-tangent curve concave Southerly having a radius of 603.46 feet; thence from a tangent bearing of North 86°19'49" East run Northeasterly along said curve through a central angle of 2°30'09" for an arc distance of 26.36 feet to a point on a non tangent curve concave Southwesterly having a radius of 104.27 feet; thence from a tangent bearing of North 89°07'15" East run Southeasterly along said curve through a central angle of 20°24'54" for an arc distance of 37.15 feet to a point on a non tangent curve concave Southwesterly having a radius of 215.27 feet; thence from a tangent bearing of South 68°35'06" East run Southeasterly along said curve through a central angle of 19°33'40" for an arc distance of 73.49 feet to a point on a non tangent curve concave Southwesterly having a radius of 364.46 feet; thence from a tangent bearing of South 48°53'24" East run Southeasterly along said curve through a central angle of 6°27'22" for an arc distance of 41.07 feet; thence run South 35°27'54" East for a distance of 89.03 feet; thence run South 68°36'09" East for a distance of 1333.35 feet; thence run South 59°52'40" East for a distance of 201.60 feet; thence run North 79°51'06" East for a distance of 103.78 feet; thence run North 83°46'50" East for a distance of 99.43 feet; thence run South 35°46'03" East for a distance of 17.24 feet; thence run North 24°41'05" East for a distance of 213.58 feet; thence run North 36°06'09" East for a distance of 167.99 feet; thence run North 54°32'12" East for a distance of 55.05 feet; thence run North 39°04'26" East for a distance of 119.68 feet; thence run North 81°54'48" East for a distance of 40.92 feet; thence run North 84°14'55" East for a distance of 75.23 feet; thence run South 70°37'22" East for a distance of 47.11 feet; thence run South 70°12'17" East for a distance of 25.91 feet; thence run South 40°50'11" East for a distance of 35.00 feet to a point on the Westerly line of an Orlando / Orange County Expressway Authority parcel of land per Official Records Book 4307, Page 315 of the Public Records of aforesaid Orange County, Florida; thence continuing along said Westerly line run North 10°49'31" East for a distance of 205.02 feet; thence run North 83°36'04" East for a distance of 44.18 feet to a point on the Westerly right-of-way line of the Eastern Beltway, State Road 417 per Official Records Book 4306, Page 1163 of said Public Record; thence run the following courses and distances along said Westerly right-of-way line; North 07°13'02" West for a distance of 782.49 feet; thence run North 06°23'56" West for a distance of 681.95 feet; thence run North 08°41'22" West for a distance of 300.24 feet; thence run North 06°23'59" West for a distance of 688.45 feet; thence run North 07°11'57" West for a distance of 1111.19 feet; thence run North 08°37'54" West for a distance of 950.14 feet to a point on the Southerly right-of-way line of the Beeline Expressway, State Road 528, a limited access highway, as recorded in Official Records Book 4068, Page 3668, also being a point on the Northerly line of a 60.00 foot wide Florida Power Corporation Right-of-Way as recorded in Official Records Book 1893, Page 946 of said Public Records Public Records of Orange County, Florida; thence departing aforesaid Westerly right-of-way line run North 63°45'48" West along said Southerly right-of-way line, said Northerly line and also being in part the Southerly line of a

parcel of land described in Official Records Book 4068, Page 3668 of aforesaid Public Records of Orange County, Florida for a distance of 3989.34 feet; thence continuing along said Southerly right-of-way line run South 89°44'57" West for a distance of 529.31 feet to a point on the West line of the Northwest 1/4 of aforesaid Section 32; thence departing said Southerly right-of-way line run South 00°13'52" West for a distance of 2389.97 feet to the Southwest corner of said Northwest 1/4; thence departing said West line run South 00°15'12" West along the West line of the Southwest 1/4 of said Section 32 for a distance of 2856.49 feet to the Northwest corner of the Northwest 1/4 of aforesaid Section 5 and the POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (Scrivener's Error Parcel - 50.00' Strip):

A parcel of land comprising a portion of the Northwest 1/4 of Section 32, Township 23 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of aforesaid Section 32; thence run South 00°13'52" West along the West line of said Northwest 1/4 of Section 32 for a distance of 262.66 feet to a point on the Southerly limited access right-of-way line of the Beeline Expressway, State Road 528 according to Official Records Book 4068, Page 3668 of the Public Records of Orange County, Florida also being the POINT OF BEGINNING; thence departing said West line run North 89°44'57" East along said Southerly limited access right-of-way line for a distance of 529.31 feet to a point on the Northerly line of a 60.00' wide Florida Power Corporation right-of-way according to Official Records Book 1893, Page 946 of said Public Records; thence run South 63°45'48" East along said Northerly line for a distance of 112.11 feet to a point on the Southerly line of as parcel of land described in Official Records Book 1516, Page 915 of said Public Records; thence run South 89°44'57" West along said Southerly line for a distance of 630.07 feet to a point on aforesaid West line of the Northwest 1/4 of Section 32; thence run North 00°13'52" East along said West line for a distance of 50.00 feet to aforesaid POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

State Road 528 Project No. 528-1240 Limited Access Right-of-Way Parcel 104.

Being more particularly described as follows:

A parcel of land lying in Section 32, Township 23 South, Range 31 East, Orange County, Florida, being a portion of those lands described in Official Records Book 10459 at Page 0063 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a 4"x4" concrete monument marking the Northwest corner of Section 32, Township 23 South, Range 31 East, Orange County, Florida; thence run South 00°13'49" West along the West line of the Northwest 1/4 of said Section 32, a distance of 312.61 feet to the existing South right-of-way line of State Road 528 as described in Official Records Book 1516, Page 915 of said Public Records for the Point of Beginning; thence run North 89°45'06" East along said existing South Right-of-Way line a distance of 629.95 feet to a point on the Southerly line of Parcel #41-104 Mitigation Area Taking as recorded in Official Records Book 4068 at Page 3668 of said Public Records, also being a point on the Northerly line of a 60.00 foot wide Florida Power Corporation Right-of-Way Easement recorded in Official Records Book 1893, Page 946 of said Public Records; thence run South 63°45'43" East along said Southerly line and Northerly line of easement a distance of 861.24 feet; thence departing said Southerly line and Northerly right-of-way line run North 73°45'36" West a distance of 639.09 feet to a point of curvature of a non tangent curve concave to the South; thence run Westerly along the arc of said curve, having a radius of 4851.15 feet, a central angle of 09°26'39", a chord length of 798.71 feet bearing North 81°07'44" West, an arc distance of 799.62 feet to said West line; thence run North 00°13'49" East along said West line a distance of 76.12 feet to the Point of Beginning.

**EXHIBIT “4”**

**METES AND BOUNDS DESCRIPTION OF THE PROPOSED, CONTRACTED  
EXTERNAL BOUNDARIES OF THE RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT, TOGETHER WITH  
A SKETCH OF SAID DESCRIPTION**



# SKETCH OF DESCRIPTION

SHEET 1 OF 10

## LEGAL DESCRIPTION PARCEL 1 ( Entire CDD District Boundary ):

A parcel of land comprising portions of Section 32, Township 23 South, Range 31 East, Section 5, Township 24 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Northwest corner of the Northwest 1/4 of aforesaid Section 5 thence run South 01°16'14" East along the West line of said Northwest 1/4 of Section 5 for a distance of 1081.47 feet to a point on the Northerly right-of-way line of Dowden Road, per Official Records Book 9793, Page 575 of aforesaid Public Records Public Records of Orange County, Florida; thence departing said West line run the following courses and distances along said Northerly right-of-way line; South 55°02'27" East for a distance of 688.52 feet; thence run North 35°23'52" East for a distance of 215.89 feet; thence run South 81°53'45" East for a distance of 104.74 feet; thence run South 39°27'38" East for a distance of 113.58 feet; thence run South 49°28'24" East for a distance of 56.85 feet; thence run South 27°37'49" East for a distance of 102.73 feet; thence run South 73°50'01" East for a distance of 59.14 feet; thence run South 77°15'43" East for a distance of 62.93 feet; thence run South 79°47'14" East for a distance of 94.79 feet to a point of curvature of a curve concave Northerly having a radius of 134.00 feet; thence run Northeasterly along said curve through a central angle of 59°11'56" for an arc distance of 138.45 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 2229.12 feet; thence run Northeasterly along said curve through a central angle of 5°37'25" for an arc distance of 218.79 feet; thence run North 48°08'54" East for a distance of 127.68 feet; thence run North 03°06'06" West for a distance of 60.32 feet; thence run North 45°14'14" East for a distance of 36.60 feet; thence run North 61°54'38" East for a distance of 95.02 feet; thence run North 73°48'39" East for a distance of 72.32 feet; thence run South 63°22'15" East for a distance of 29.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 735.50 feet; thence from a tangent bearing of North 64°16'22" East run Northeasterly along said curve through a central angle of 9°54'29" for an arc distance of 127.19 feet; thence run North 17°48'49" West for a distance of 52.30 feet to a point on a non-tangent curve concave Southeasterly having a radius of 63.00 feet; thence from a tangent bearing of North 17°49'22" West run Northeasterly along said curve through a central angle of 66°26'58" for an arc distance of 73.07 feet to a point on a non tangent curve concave Southeasterly having a radius of 253.10 feet; thence from a tangent bearing of North 45°26'05" East run Northeasterly along said curve through a central angle of 12°56'18" for an arc distance of 57.15 feet to a point on a non tangent curve concave Southeasterly having a radius of 301.20 feet; thence from a tangent bearing of North 58°25'18" East run Northeasterly along



213 SOUTH DILLARD Street  
Winter Garden, Florida 34787 \* ( 407 ) 654 5355

## SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5-24-31 BEING AN ASSUMED BEARING OF S 01°16'14" E FOR ANGULAR DESIGNATION ONLY.

JOB NO. 20120170  
DATE: 11-4-2015  
SCALE: 1" = 800 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SK4

# SKETCH OF DESCRIPTION

SHEET 2 OF 10

said curve through a central angle of 9°05'57" for an arc distance of 47.83 feet to a point of compound curvature of a curve concave Southeasterly having a radius of 453.47; thence from a tangent bearing of North 68°18'43" East run Northeasterly along said curve through a central angle of 8°48'00" for an arc distance of 69.65 feet to a point on a non tangent curve concave Southeasterly having a radius of 624.69 feet; thence from a tangent bearing of North 75°53'57" East run Northeasterly along said curve through a central angle of 5°44'15" for an arc distance of 62.56 feet to a point on a non tangent curve concave Southerly having a radius of 379.53 feet; thence from a tangent bearing of North 81°49'26" East run Northeasterly along said curve through a central angle of 5°28'55" for an arc distance of 36.31 feet to a point on a non tangent curve concave Southerly having a radius of 526.65 feet; thence from a tangent bearing of North 87°37'57" East run Southeasterly along said curve through a central angle of 5°17'01" for an arc distance of 48.57 feet; thence run South 87°42'36" East for a distance of 28.19 feet to a point on a non-tangent curve concave Northerly having a radius of 506.80 feet; thence from a tangent bearing of South 87°21'08" East run Southeasterly along said curve through a central angle of 4°10'30" for an arc distance of 36.93 feet; thence run North 87°31'20" East for a distance of 26.00 feet to a point on a non-tangent curve concave Southerly having a radius of 603.46 feet; thence from a tangent bearing of North 86°19'49" East run Northeasterly along said curve through a central angle of 2°30'09" for an arc distance of 26.36 feet to a point on a non tangent curve concave Southwesterly having a radius of 104.27 feet; thence from a tangent bearing of North 89°07'15" East run Southeasterly along said curve through a central angle of 20°24'54" for an arc distance of 37.15 feet to a point on a non tangent curve concave Southwesterly having a radius of 215.27 feet; thence from a tangent bearing of South 68°35'06" East run Southeasterly along said curve through a central angle of 19°33'40" for an arc distance of 73.49 feet to a point on a non tangent curve concave Southwesterly having a radius of 364.46 feet; thence from a tangent bearing of South 48°53'24" East run Southeasterly along said curve through a central angle of 6°27'22" for an arc distance of 41.07 feet; thence run South 35°27'54" East for a distance of 89.03 feet; thence run South 68°36'09" East for a distance of 1333.35 feet; thence run South 59°52'40" East for a distance of 201.60 feet; thence run North 79°51'06" East for a distance of 103.78 feet; thence run North 83°46'50" East for a distance of 99.43 feet; thence run South 35°46'03" East for a distance of 17.24 feet; thence run North 24°41'05" East for a distance of 213.58 feet; thence run North 36°06'09" East for a distance of 167.99 feet; thence run North 54°32'12" East for a distance of 55.05 feet; thence run North 39°04'26" East for a distance of 119.68 feet; thence run North 81°54'48" East for a distance of 40.92 feet; thence run North 84°14'55" East for a distance of 75.23 feet; thence run South 70°37'22" East for a distance of 47.11 feet; thence run South 70°12'17" East for a distance of 25.91 feet; thence



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THIS IS NOT A SURVEY:

● DENOTES CHANGE IN DIRECTION  
R/W DENOTES RIGHT-OF-WAY  
CL DENOTES CENTERLINE  
P.C. DENOTES POINT OF CURVATURE  
P.T. DENOTES POINT OF TANGENCY  
P.R.C. DENOTES POINT OF REVERSE CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK4

JOB NO. 20120170  
DATE: 11-4-2015  
SCALE: 1" = 800 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: EGT

# SKETCH OF DESCRIPTION

SHEET 3 OF 10

run South 40°50'11" East for a distance of 35.00 feet to a point on the Westerly line of an Orlando / Orange County Expressway Authority parcel of land per Official Records Book 4307, Page 315 of the Public Records of aforesaid Orange County, Florida; thence continuing along said Westerly line run North 10°49'31" East for a distance of 205.02 feet; thence run North 83°36'04" East for a distance of 44.18 feet to a point on the Westerly right-of-way line of the Eastern Beltway, State Road 417 per Official Records Book 4306, Page 1163 of said Public Record; thence run the following courses and distances along said Westerly right-of-way line; North 07°13'02" West for a distance of 782.49 feet; thence run North 06°23'56" West for a distance of 681.95 feet; thence run North 08°41'22" West for a distance of 300.24 feet; thence run North 06°23'59" West for a distance of 688.45 feet; thence run North 07°11'57" West for a distance of 1111.19 feet; thence run North 08°37'54" West for a distance of 950.14 feet to a point on the Southerly right-of-way line of the Beeline Expressway, State Road 528, a limited access highway, as recorded in Official Records Book 4068, Page 3668, also being a point on the Northerly line of a 60.00 foot wide Florida Power Corporation Right-of-Way as recorded in Official Records Book 1893, Page 946 of said Public Records Public Records of Orange County, Florida; thence departing aforesaid Westerly right-of-way line run North 63°45'48" West along said Southerly right-of-way line, said Northerly line and also being in part the Southerly line of a parcel of land described in Official Records Book 4068, Page 3668 of aforesaid Public Records of Orange County, Florida for a distance of 3989.34 feet; thence continuing along said Southerly right-of-way line run South 89°44'57" West for a distance of 529.31 feet to a point on the West line of the Northwest 1/4 of aforesaid Section 32; thence departing said Southerly right-of-way line run South 00°13'52" West for a distance of 2389.97 feet to the Southwest corner of said Northwest 1/4; thence departing said West line run South 00°15'12" West along the West line of the Southwest 1/4 of said Section 32 for a distance of 2856.49 feet to the Northwest corner of the Northwest 1/4 of aforesaid Section 5 and the POINT OF BEGINNING.



213 SOUTH DILLARD Street  
Winter Garden, Florida 34787 \* ( 407 ) 654 5355

THIS IS NOT A SURVEY:

SK4  
● DENOTES CHANGE IN DIRECTION  
R/W DENOTES RIGHT-OF-WAY  
CL DENOTES CENTERLINE  
P.C. DENOTES POINT OF CURVATURE  
P.T. DENOTES POINT OF TANGENCY  
P.R.C. DENOTES POINT OF REVERSE CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO. 20120170

DATE: 11-4-2015

SCALE: 1" = 800 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: EGT

# SKETCH OF DESCRIPTION

SHEET 4 OF 10

## LESS AND EXCEPT PARCEL 2

A parcel of land comprising a portion of the Northwest 1/4 of Section 32, Township 23 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of aforesaid Section 32; thence run South 00°13'52" West along the West line of said Northwest 1/4 of Section 32 for a distance of 262.66 feet to a point on the Southerly limited access right-of-way line of the Beeline Expressway, State Road 528 according to Official Records Book 4068, Page 3668 of the Public Records of Orange County, Florida also being the POINT OF BEGINNING; thence departing said West line run North 89°44'57" East along said Southerly limited access right-of-way line for a distance of 529.31 feet to a point on the Northerly line of a 60.00' wide Florida Power Corporation right-of-way according to Official Records Book 1893, Page 946 of said Public Records; thence run South 63°45'48" East along said Northerly line for a distance of 112.11 feet to a point on the Southerly line of as parcel of land described in Official Records Book 1516, Page 915 of said Public Records; thence run South 89°44'57" West along said Southerly line for a distance of 630.07 feet to a point on aforesaid West line of the Northwest 1/4 of Section 32; thence run North 00°13'52" East along said West line for a distance of 50.00 feet to aforesaid POINT OF BEGINNING.



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C DENOTES CENTERLINE  
P.C. DENOTES POINT OF CURVATURE  
P.T. DENOTES POINT OF TANGENCY  
P.R.C. DENOTES POINT OF REVERSE CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK4

JOB NO. 20120170  
DATE: 11-4-2015  
SCALE: 1" = 800 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: EGT

# SKETCH OF DESCRIPTION

SHEET 5 OF 10

## ALSO LESS AND EXCEPT PARCEL 3

State Road 528 Project No. 528-1240 Limited Access Right-of-Way Parcel 104.

Being more particularly described as follows:

A parcel of land lying in Section 32, Township 23 South, Range 31 East, Orange County, Florida, being a portion of those lands described in Official Records Book 10459 at Page 0063 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a 4" x 4" concrete monument marking the Northwest corner of Section 32, Township 23 South, Range 31 East, Orange County, Florida; thence run South 00°13'49" West along the West line of the Northwest 1/4 of said Section 32, a distance of 312.61 feet to the existing South right-of-way line of State Road 528 as described in Official Records Book 1516, Page 915 of said Public Records for the Point of Beginning; thence run North 89°45'06" East along said existing South Right-of-Way line a distance of 629.95 feet to a point on the Southerly line of Parcel #41-104 Mitigation Area Taking as recorded in Official Records Book 4068 at Page 3668 of said Public Records, also being a point on the Northerly line of a 60.00 foot wide Florida Power Corporation Right-of-Way Easement recorded in Official Records Book 1893, Page 946 of said Public Records; thence run South 63°45'43" East along said Southerly line and Northerly line of easement a distance of 861.24 feet; thence departing said Southerly line and Northerly right-of-way line run North 73°45'36" West a distance of 639.09 feet to a point of curvature of a non tangent curve concave to the South; thence run Westerly along the arc of said curve, having a radius of 4851.15 feet, a central angle of 09°26'39", a chord length of 798.72 feet bearing North 81°07'44" West, an arc distance of 799.62 feet to said West line; thence run North 00°13'49" East along said West line a distance of 76.12 feet to the Point of Beginning.

Contains 576.06 acres more or less.



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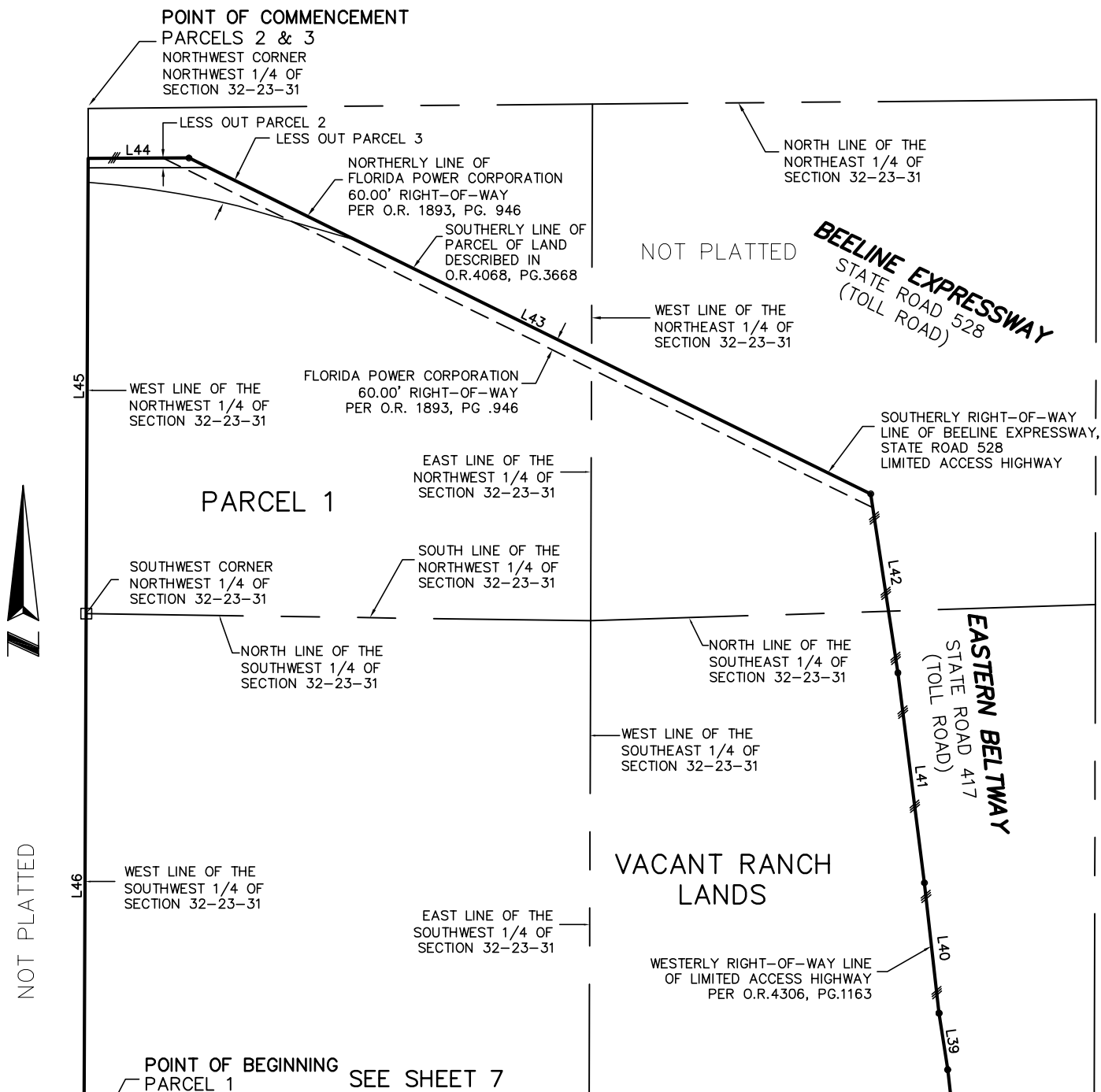
SK4

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# SKETCH OF DESCRIPTION

SHEET 6 OF 10



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SK4

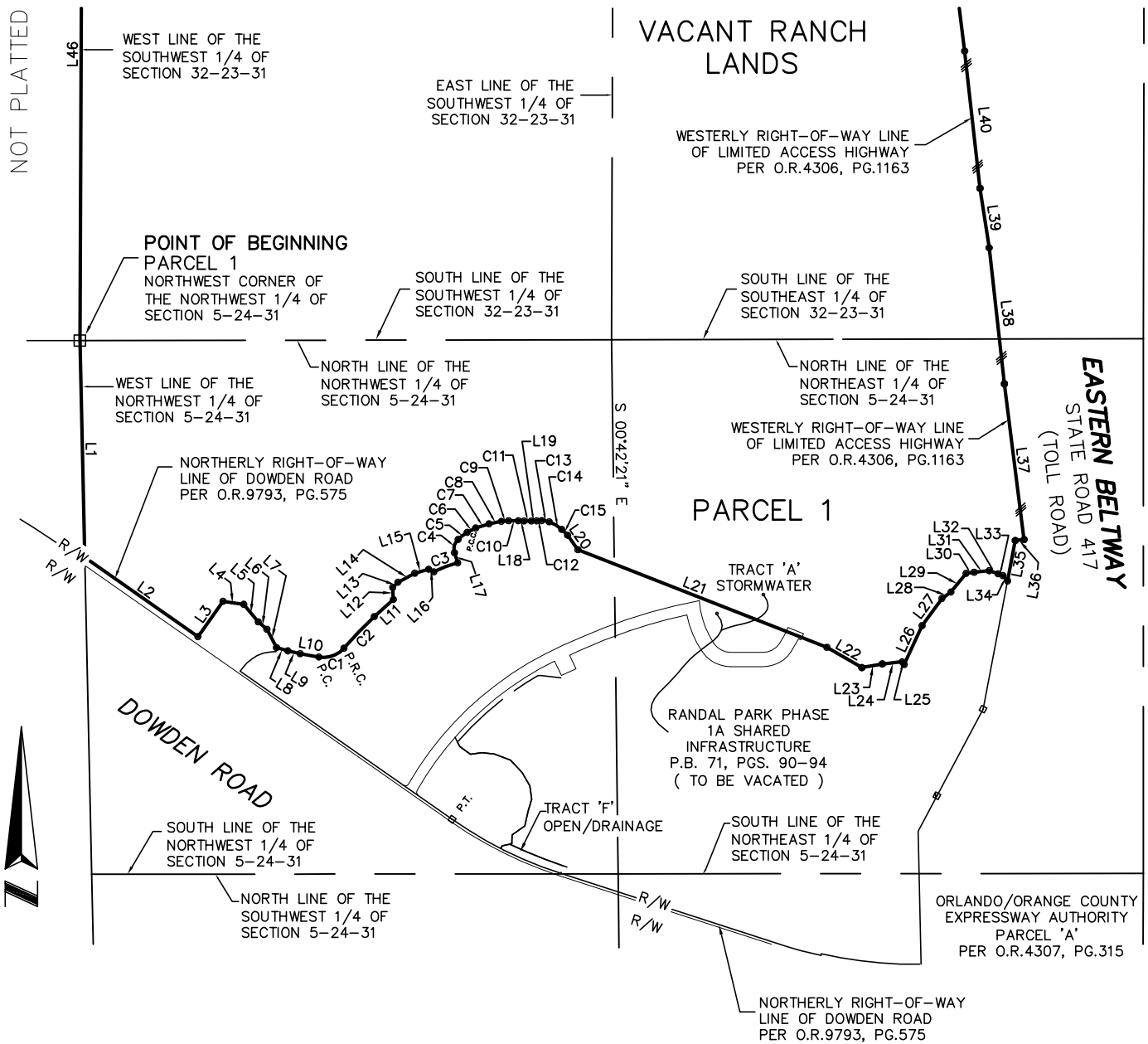
JOB NO. 20120170  
DATE: 11-4-2015  
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# SKETCH OF DESCRIPTION

SHEET 7 OF 10

SEE SHEET 8



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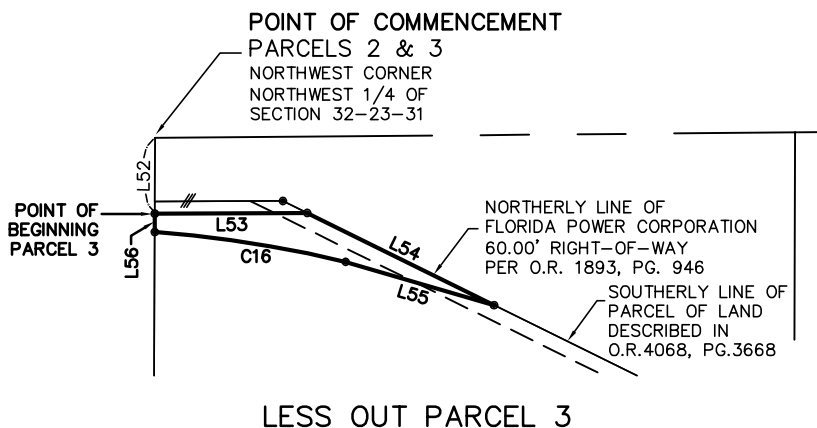
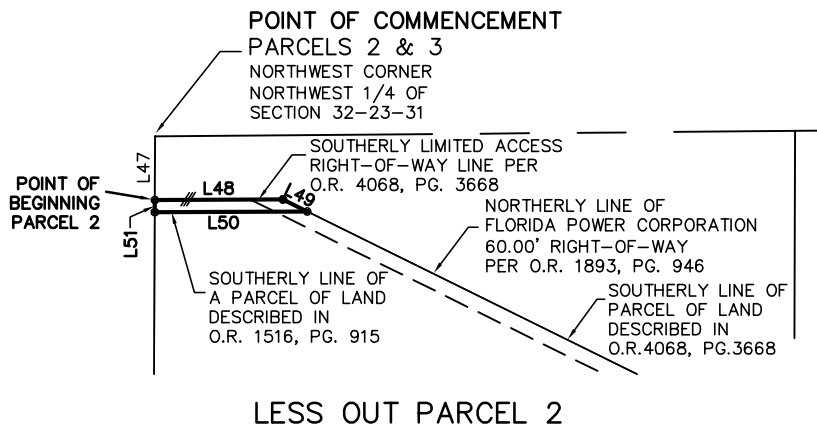
SK4

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# SKETCH OF DESCRIPTION

SHEET 8 OF 10



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# SKETCH OF DESCRIPTION

SHEET 9 OF 10

LINE TABLE		
LINE	LENGTH	BEARING
L1	1081.47'	S01°16'14"E
L2	688.52'	S55°02'27"E
L3	215.89'	N35°23'52"E
L4	104.74'	S81°53'45"E
L5	113.58'	S39°27'38"E
L6	56.85'	S49°28'24"E
L7	102.73'	S27°37'49"E
L8	59.14'	S73°50'01"E
L9	62.93'	S77°15'43"E
L10	94.79'	S79°47'14"E
L11	127.68'	N48°08'54"E
L12	60.32'	N03°06'06"W
L13	36.60'	N45°14'14"E
L14	95.02'	N61°54'38"E
L15	72.32'	N73°48'39"E
L16	29.00'	S63°22'15"E
L17	52.30'	N17°48'49"W
L18	28.19'	S87°42'36"E
L19	26.00'	N87°31'20"E
L20	89.03'	S35°27'54"E
L21	1333.35'	S68°36'09"E
L22	201.60'	S59°52'40"E
L23	103.78'	N79°51'06"E
L24	99.43'	N83°46'50"E
L25	17.24'	S35°46'03"E
L26	213.58'	N24°41'05"E
L27	167.99'	N36°06'09"E
L28	55.05'	N54°32'12"E

LINE TABLE		
LINE	LENGTH	BEARING
L29	119.68'	N39°04'26"E
L30	40.92'	N81°54'48"E
L31	75.23'	N84°14'55"E
L32	47.11'	S70°37'22"E
L33	25.91'	S70°12'17"E
L34	35.00'	S40°50'11"E
L35	205.02'	N10°49'31"E
L36	44.18'	N83°36'04"E
L37	782.49'	N07°13'02"W
L38	681.95'	N06°23'56"W
L39	300.24'	N08°41'22"W
L40	688.45'	N06°23'59"W
L41	1111.19'	N07°11'57"W
L42	950.14'	N08°37'54"W
L43	3989.34'	N63°45'48"W
L44	529.31'	S89°44'57"W
L45	2389.97'	S00°13'52"W
L46	2856.49'	S00°15'12"W
L47	262.66'	S00°13'52"W
L48	529.31'	N89°44'57"E
L49	112.11'	S63°45'48"E
L50	630.07'	S89°44'57"W
L51	50.00'	N00°13'52"E
L52	312.61'	S00°13'49"W
L53	629.95'	N89°45'06"E
L54	861.24'	S63°45'43"E
L55	639.09'	N73°45'36"W
L56	76.12'	N00°13'49"E



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# SKETCH OF DESCRIPTION

SHEET 10 OF 10

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT BEARING
C1	134.00'	138.45'	132.37'	N70°36'48"E	59°11'56"	
C2	2229.12'	218.79'	218.70'	N43°49'32"E	5°37'25"	
C3	735.50'	127.19'	127.03'	N69°13'37"E	9°54'29"	N64°16'22"E
C4	63.00'	73.07'	69.04'	N15°25'14"E	66°26'58"	N17°49'22"W
C5	253.10'	57.15'	57.03'	N51°54'14"E	12°56'18"	N45°26'05"E
C6	301.20'	47.83'	47.78'	N62°58'17"E	9°05'57"	N58°25'18"E
C7	453.47'	69.65'	69.58'	N72°42'43"E	8°48'00"	N68°18'43"E
C8	624.69'	62.56'	62.53'	N78°46'04"E	5°44'15"	N75°53'57"E
C9	379.53'	36.31'	36.30'	N84°33'54"E	5°28'55"	N81°49'26"E
C10	526.65'	48.57'	48.55'	S89°43'33"E	5°17'01"	N87°37'57"E
C11	506.80'	36.93'	36.92'	S89°26'23"E	4°10'30"	S87°21'08"E
C12	603.46'	26.36'	26.36'	N87°34'53"E	2°30'09"	N86°19'49"E
C13	104.27'	37.15'	36.96'	S80°40'18"E	20°24'54"	N89°07'15"E
C14	215.27'	73.49'	73.14'	S58°48'15"E	19°33'40"	S68°35'06"E
C15	364.46'	41.07'	41.05'	S45°39'43"E	6°27'22"	S48°53'24"E
C16	4851.15'	799.62'	798.72'	N81°07'44"W	9°26'39"	

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**EXHIBIT “5”**

**FUTURE GENERAL DISTRIBUTION, LOCATION AND EXTENT  
OF PUBLIC AND PRIVATE USES WITHIN THE EXCLUDED AREA AS  
DESIGNATED BY FUTURE LAND USE MAP OF  
THE CITY’S COMPREHENSIVE PLAN**

The Excluded Area has a future land use designation of “Office Low Density”, and the permitted uses include residential, childcare (10 or Less), medical / dental labs, dental offices, medical offices, governmental offices, business & professional offices, business services, and temporary professional services under the City’s Comprehensive Plan.

**EXHIBIT “6”**

**REVISED STATEMENT OF ESTIMATED REGULATORY COSTS**

# **STATEMENT OF ESTIMATED REGULATORY COSTS**

## **Randal Park Community Development District**

### **Boundary Amendment**

#### **1.0 Introduction**

##### **1.1 Purpose and Scope**

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to amend the boundaries of the Randal Park Community Development District (“District”). The District is in the City of Orlando (the “City”), Orange County (the “County”), Florida. The District was established on December 11, 2006 and was originally comprised of approximately 627.48 acres. The District boundary was amended by the City on December 13, 2010 and presently includes approximately 579.78 acres. The current proposed boundary amendment would remove from the District (i) approximately 3.05 acres (the “Expressway Parcel”) and (ii) approximately .67 acres (the “Scriveners Error Parcel” and together with the Expressway Parcel, the “Excluded Area”). The District as contracted will consist of approximately 576.06 acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), Florida Statutes (governing district formation or alteration) as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

##### **1.2 Overview of the Randal Park Community Development District**

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Randal Park Community Development District. As indicated above, the District currently encompasses approximately 579.78 acres and is planned to include single family and multi-family residential units.

The current development plan for the proposed lands within the District includes the construction of approximately 797 residential units.

##### **1.3 Requirements for Statement of Estimated Regulatory Costs**

Section 120.541 (2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly; is likely to have an adverse impact on economic growth, private sector job creation or employment, or

private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency<sup>1</sup>, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (The County is not defined as a small county for purposes of this requirement).

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

## **2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section

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<sup>1</sup> For the purposes of this SERC, the term “agency” means the City of Orlando and the term “rule” means the ordinance(s) which the City of Orlando enacted or will enact in connection with the formation or amendment of the District.

3.0 through Section 6.0.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

Upon approval of the boundary amendment, the District will consist of 576.06 acres. As noted above, the Randal Park Community Development District is a residential community designed for up to 797 residential units. The development plan is comprised of 574 single-family units and 223 multi-family units. Formation of the District placed all of these households under the jurisdiction of the District. The amendment of the boundaries to remove the Excluded Parcel will not impact the planned densities within the District.

**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

**4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

**State Government Entities**

Since the District already exists and is operating, there are no additional ongoing costs to various State entities to implement and enforce the proposed boundary amendment. Further, the District is under 1,000 acres, and therefore, the City is the establishing entity under Section 190.005 (2) (a), Florida Statutes. The modest costs to various State entities to implement and enforce the Ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to Section 189.427, Florida Statutes, the proposed district must pay an annual fee to the State of Department of Economic Opportunity, which offsets such costs.

**City of Orlando**

The District is in the City of Orlando and consists of less than 1,000 acres. Therefore, the City and its staff may process and analyze the petition to amend the boundaries of the District. The City will also conduct a public meeting to vote upon the ordinance to amend the District's boundaries. These activities will absorb some resources. These costs to the City are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, potential costs are offset by the required filing fee. Finally, local governments routinely process similar

petitions for land uses and zoning charges that are far more complex than is the petition to contract a community development district.

Since the District already exists and is operating, there are no additional ongoing costs to the City to implement and enforce the proposed boundary amendment. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of the various reports that the District currently provides to the City.

### **Randal Park Community Development District**

The removal of the Excluded Parcel from the boundaries of the District will not change the development plan. As a result, there will be no reduction in the number of units anticipated to pay the District's debt service and operating and maintenance assessments. Therefore, there is no negative impact on the District relative to its on-going debt service obligations and operating and maintenance obligations.

## **4.2 Impact on State and Local Revenues**

Approval of the proposed ordinance will have no negative impact on State and local revenue. Further, the District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility. This is not impacted by the proposed boundary amendment.

## **5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

There are no transactional costs likely to be incurred by individuals or entities required to comply with the boundary amendment.

## **6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.**

There will be no adverse impacts on small businesses because of the amendment of the District boundaries.

The City, as of the 2010 Census, has an unincarcerated population of more than 10,000. Therefore the City is not defined as a "Small City" according to Section 120.52 (18), Florida Statutes.



**7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from District Counsel and other professionals associated with the District.

**8.0 In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

As of the date of preparation, there have been no regulatory alternatives submitted to the agency as described in Section 120.541(1)(a), Florida Statutes.

Prepared by:

Governmental Management Services – Central Florida, LLC

September 30, 2015