



# PETITION FOR ANNEXATION

## MUNICIPAL PLANNING BOARD

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

**DATE:** February 18, 2016

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):  
Stephen Novacki, Picerne Development Corporation of Florida
2. Owner of Record (If Corporation, Names of President & Secretary):  
Gary T. Randall, as Trustee and not individually
3. Address of Petitioner(s):  
247 N. Westmonte Drive, Altamonte Springs, FL 32714
4. General Location of Area:  
North of Moss Park Road, east of SR 417 and northwest of OUC Railroad
5. Legal Description(s) and Number of Acres (if insufficient space, please place the entire description on an attachment):  
See attached.
6. Orange County Parcel ID Number(s):  
09-24-31-0000-00-003 and 09-24-31-0000-00-011
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.

Stephen P. Novacki

Signature - Petitioner  
Vice President for Development  
Picerne Development Corporation of Florida  
Title (If Corporation)

Sworn to and Subscribed before me this  
19 day of February, 2016.

Maria E. Cabrera

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





# AFFIDAVIT FOR LAND DEVELOPMENT

## TRUST OWNERSHIP

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> MUNICIPAL PLANNING BOARD | <input type="checkbox"/> BOARD OF ZONING ADJUSTMENT |
| <input type="checkbox"/> HISTORIC PRESERVATION BOARD         | <input type="checkbox"/> APPEARANCE REVIEW BOARD    |
| <input type="checkbox"/> SOUTHEAST TDRC                      | <input type="checkbox"/> BALDWIN PARK TDRC          |

I, Stephen Novacki, for Picerne Development Corp. of Florida ("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) 11001 Moss Park Road (Parcel 09-24-31-0000-00-003 and SR 417 (Parcel 09-24-31-0000-00-011)).
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:

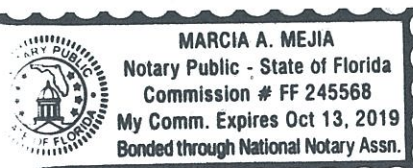
Stephen P. Novacki  
Applicant's Signature  
Print Name: Stephen Novacki

STATE OF Florida  
COUNTY OF Seminole

Sworn to and Subscribed before me this 8<sup>th</sup> day of February, 2016, by Stephen Novacki, the Applicant, who is personally known to me or has produced \_\_\_\_\_, as identification.

Marcia A. Mejia  
Notary Public  
My Commission Expires: 10/13/19

[NOTARY STAMP]



### OWNER:

Gary T. Randall, as Trustee and not individually  
Owner (Name of Trust)

By: Gary T. Randall

Print Name: Gary T. Randall, as Trustee and not individually

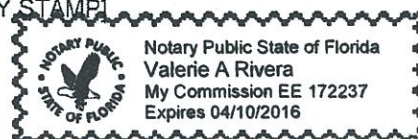
Title: Trustee

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and Subscribed before me this 15 day of FEBRUARY, 2016, by Gary T. Randall, as Trustee, of \_\_\_\_\_, and who is personally known to me or has produced KNOWN, as identification.

Cherie A. Rivera  
Notary Public  
My Commission Expires: APRIL 10 2016

[NOTARY STAMP]







# AFFIDAVIT

## FOR LAND DEVELOPMENT

### LEGAL DESCRIPTION

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

A PARCEL OF LAND COMPRISING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN NORTH 00°29'52" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 FOR A DISTANCE OF 50.00 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MOSS PARK ROAD; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°49'02" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 148.38 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF S.R.417 PER THE OOCEA RIGHT OF WAY MAP FOR PROJECT 457A; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°49'02" EAST FOR A DISTANCE OF 838.85 FEET TO A POINT ON THE WEST BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5643, PAGE 1134 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE EASTERLY LINE OF OASIS AT MOSS PARK ACCORDING TO PLAT BOOK 83 PAGES 123 AND 124 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF MOSS PARK ROAD, RUN NORTH 00°10'58" EAST ALONG SAID WEST BOUNDARY LINE AND SAID EASTERLY LINE A DISTANCE OF 503.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY LINE OF OASIS AT MOSS PARK; NORTH 26°41'41" WEST FOR A DISTANCE OF 122.44 FEET; THENCE RUN NORTH 09°41'18" WEST A DISTANCE OF 65.27 FEET; THENCE RUN NORTH 69°37'07" WEST A DISTANCE OF 73.53 FEET; THENCE RUN NORTH 12°44'02" WEST A DISTANCE OF 95.36 FEET; THENCE RUN NORTH 14°53'47" WEST A DISTANCE OF 107.63 FEET; THENCE RUN NORTH 38° 47' 19" WEST FOR A DISTANCE OF 42.22 FEET; THENCE RUN NORTH 76° 32' 55" WEST FOR A DISTANCE OF 29.77 FEET; THENCE RUN NORTH 00° 11' 28" WEST FOR A DISTANCE OF 131.13 FEET; THENCE RUN NORTH 08° 48' 55" WEST FOR A DISTANCE OF 112.29 FEET; THENCE RUN NORTH 20° 25' 29" WEST FOR A DISTANCE OF 130.24 FEET; THENCE RUN NORTH 06° 59' 46" EAST FOR A DISTANCE OF 58.96 FEET TO THE NORTHEAST CORNER OF SAID OASIS AT MOSS PARK; THENCE RUN NORTH 85° 49' 05" WEST ALONG THE NORTH LINE OF SAID OASIS AT MOSS PARK FOR A DISTANCE OF 73.27 FEET TO THE NORTHWEST CORNER OF SAID OASIS AT MOSS PARK, ALSO BEING A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF S.R. 417, CENTRAL FLORIDA GREENEWAY ACCORDING TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY PROJECT NO. 75301-6445-457; THENCE RUN THE FOLLOWING 2 COURSES ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 86° 35' 24" WEST FOR A DISTANCE OF 295.34 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 4600.00 FEET WITH A CHORD BEARING OF NORTH 00° 56' 15" WEST, AND A CHORD DISTANCE OF 249.23 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 06' 17" FOR AN ARC DISTANCE OF 249.26 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1681.90 FEET OF THE NORTHWEST 1/4 OF AFORESAID SECTION 9, ALSO BEING A POINT ON AFORESAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF S.R. 417, CENTRAL FLORIDA GREENEWAY ACCORDING TO OFFICIAL RECORDS BOOK 4339, PAGE 3912 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89° 49' 02" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 25.96 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4506, PAGE 1137 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE DEPARTING SAID NORTH LINE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND: NORTH 25° 10' 49" EAST FOR A DISTANCE OF 252.61 FEET; THENCE RUN NORTH 43° 09' 58" EAST FOR A DISTANCE OF 139.16 FEET; THENCE RUN NORTH 58° 37' 58" EAST FOR A DISTANCE OF 219.00 FEET; THENCE RUN NORTH 20° 11' 10" EAST FOR A DISTANCE OF 211.13 FEET; THENCE RUN NORTH 01° 33' 51" EAST FOR A DISTANCE OF 48.42 FEET; THENCE RUN NORTH 33° 52' 34" WEST FOR A DISTANCE OF 82.25 FEET; THENCE RUN NORTH 60° 40' 03" WEST FOR A DISTANCE OF 197.61 FEET; THENCE RUN NORTH 61° 45' 00" WEST FOR A DISTANCE OF 137.08 FEET; THENCE RUN NORTH 38° 26' 37" WEST FOR A DISTANCE OF 109.05 FEET; THENCE RUN NORTH 45° 58' 25" WEST FOR A DISTANCE OF 208.76 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SR 417 ACCORDING TO OFFICIAL RECORDS BOOK 9732, PAGE 1806 OF AFORESAID PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 11° 46' 14" EAST ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR A DISTANCE OF 96.86 FEET TO A POINT ON THE NORTHERLY LINE OF AFORESAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4506, PAGE 1137; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE: SOUTH 89° 58' 13" EAST FOR A DISTANCE OF 621.36 FEET; THENCE RUN SOUTH 23° 17' 57" EAST FOR A DISTANCE OF 278.51 FEET; THENCE RUN SOUTH 18° 58' 52" EAST FOR A DISTANCE OF 66.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET WITH A CHORD BEARING OF SOUTH 32° 04' 15" EAST AND A CHORD DISTANCE OF 67.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 10' 46" FOR AN ARC DISTANCE OF 68.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE



# 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)

#### CONTINUATION OF PICERNE/MOSS PARK LEGAL DESCRIPTION

NORTHERLY HAVING A RADIUS OF 600.00 FEET WITH A CHORD BEARING OF SOUTH 81° 32' 32" EAST AND A CHORD DISTANCE OF 711.79 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72° 45' 48" FOR AN ARC DISTANCE OF 761.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 238.58 FEET WITH A CHORD BEARING OF NORTH 46° 29' 56" EAST AND A CHORD DISTANCE OF 128.14 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 09' 16" FOR AN ARC DISTANCE OF 129.73 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 89° 49' 02" EAST FOR A DISTANCE OF 577.23 FEET TO THE NORTHEAST CORNER OF AFORESAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4506, PAGE 1137; THENCE RUN SOUTH 34° 57' 15" EAST ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND FOR A DISTANCE OF 1467.87 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE RUN NORTH 89° 48' 54" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR A DISTANCE OF 542.62 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 9; THENCE RUN SOUTH 01° 27' 45" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1301.20 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ORLANDO UTILITIES COMMISSION RAILROAD RIGHT-OF-WAY PARCEL 8C ACCORDING TO OFFICIAL RECORDS BOOK 3491, PAGE 539 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 9 RUN SOUTH 57° 16' 26" WEST FOR A DISTANCE OF 70.70 FEET; THENCE RUN SOUTH 89° 49' 02" WEST FOR A DISTANCE OF 77.27 FEET; THENCE RUN SOUTH 00° 10' 57" WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 57° 16' 26" WEST FOR A DISTANCE OF 210.74 FEET; TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOSS PARK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 6175, PAGE 8643 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING A POINT ON NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2165.00 FEET WITH A CHORD BEARING OF NORTH 71° 53' 17" WEST AND A CHORD DISTANCE OF 586.95 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 34' 53" FOR AN ARC DISTANCE OF 588.76 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF AFORESAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5643, PAGE 1134 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE THENCE RUN NORTH 00° 10' 58" EAST ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE FOR A DISTANCE OF 807.86 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN NORTH 89° 49' 02" WEST ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 844.13 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN SOUTH 00° 10' 58" WEST ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 270.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 60.25 UPLAND ACRES MORE OR LESS.  
CONTAINS 48.12 WETLAND ACRES MORE OR LESS.  
CONTAINS 108.37 TOTAL ACRES MORE OR LESS.



VERIFIED LEGAL  
DESCRIPTION FORM

(APPENDIX C)

The following legal description has been prepared by  
James Rickman, PSM / Allen & Company, Inc.  
and submitted to the City Planning Bureau for  
verification.

Signature

Date

Application Request (Office Use Only)

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

LEGAL DESCRIPTION:

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**ANX2016-00001**

