

1 AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,
2 GRANTING A PETITION TO CONTRACT THE
3 BOUNDARIES OF THE RANDAL PARK COMMUNITY
4 DEVELOPMENT DISTRICT, AS INITIATED BY THE
5 DISTRICT'S BOARD OF SUPERVISORS; AMENDING
6 ORDINANCE NO. 0612111005 TO CONTRACT THE
7 EXTERNAL BOUNDARIES OF THE RANDAL PARK
8 COMMUNITY DEVELOPMENT DISTRICT, WHICH IS
9 GENERALLY LOCATED AT THE SOUTHWEST CORNER
10 OF THE INTERSECTION OF THE CENTRAL FLORIDA
11 GREENEWAY (SR 417) AND THE BEACHLINE (SR 528),
12 IN ACCORDANCE WITH SAID PETITION; PROVIDING
13 FOR SEVERABILITY, CORRECTION OF SCRIVENER'S
14 ERRORS, AND AN EFFECTIVE DATE.
15

16 WHEREAS, pursuant to Chapter 190, Florida Statutes, the City Council of the City of
17 Orlando, Florida (the "City Council"), established the Randal Park Community Development
18 District (the "District") by that certain City ordinance bearing a document number of
19 0612111005 (the "Establishing Ordinance") on December 11, 2006; and
20

21 WHEREAS, the District's Board of Supervisors (the "Petitioner"), having obtained
22 written consent to the contraction of the District's external boundaries by the owners of one-
23 hundred percent (100%) of the owners of the real property to be excluded from the District,
24 submitted to the City its Petition to Contract the Boundaries of the Randal Park Community
25 Development District on November 2, 2010 (the "Petition"), and thereby petitioned the City to
26 contract the external boundaries of the District in accordance with the Petition by amending the
27 Establishing Ordinance pursuant to section 190.046, Florida Statutes; and
28

29 WHEREAS, a public hearing has been conducted by the City Council on December 13,
30 2010, in accordance with the requirements and procedures of section 190.046(1), Florida
31 Statutes, and all other applicable requirements and procedures of the Florida Statutes and the
32 Code of the City of Orlando, Florida (the "Orlando City Code"), and all interested persons and
33 affected units of general-purpose local government were afforded an opportunity to present oral
34 and written comments on the Petition at said duly noticed public hearing; and
35

36 WHEREAS, upon consideration of the record established at that hearing, the City
37 Council determined and found as follows:
38

- 39 1. That the statements within the Petition were true and correct; and
- 40 2. That the proposed contraction of the District's boundaries is not inconsistent with
41 any applicable element or portions of the adopted City of Orlando comprehensive
42 plan, as amended, or any applicable elements of the state comprehensive plan; and
43
44

City Council Meeting: 12-13-10
Item: 11-4 Documentary: 10/2/31/04

- 45 3. That the area of land within the proposed district is of sufficient size, is
46 sufficiently contiguous to be developable as one functional interrelated
47 community; and
- 48
- 49 4. That the district is the best alternative available for delivering community
50 development services and facilities to the area that will be served by the district;
51 and
- 52
- 53 5. That the community development services and facilities of the district will be
54 compatible with the capacity and uses of existing local and regional community
55 development services and facilities; and
- 56
- 57 6. That the area that will be served by the district is amenable to separate special-
58 district government; and now, therefore,
- 59

60 **BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ORLANDO,**
61 **FLORIDA, AS FOLLOWS:**

62

63 **SECTION 1. AUTHORITY.** This ordinance is enacted in compliance with and pursuant
64 to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

65

66 **SECTION 2. FINDINGS.** The foregoing recitals, determinations, and findings are true
67 and correct and are incorporated herein, adopted hereby, and made a part hereof.

68

69 **SECTION 3. GRANT OF PETITION.** Pursuant to Chapter 190, Florida Statutes, the
70 Petition to Contract the Boundaries of Randal Park Community Development District submitted
71 by the District's Board of Supervisors is hereby granted.

72

73 **SECTION 4. AMENDING ORDINANCE NO. 0612111005 AND CONTRACTING**
74 **THE DISTRICT'S EXTERNAL BOUNDARIES.** Pursuant to Chapter 190, Florida Statutes,
75 and the Petition submitted by the District's Board of Supervisors, ordinance number 0612111005
76 is hereby amended to contract the external boundaries of the Randal Park Community
77 Development District. Henceforth the external boundaries of the District shall be as described
78 and depicted in Exhibit "A" attached hereto and incorporated herein.

79

80 **SECTION 5. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's
81 errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

82

83 **SECTION 6. SEVERABILITY.** If any provision of this ordinance or its application to
84 any person or circumstance is held invalid, the invalidity does not affect other provisions or
85 applications of this ordinance which can be given effect without the invalid provision or
86 application, and to this end the provisions of this ordinance are severable.

87

88 **SECTION 7. REPEAL.** All ordinances or parts of ordinances previously adopted and
89 conflicting with this ordinance are hereby repealed.

90

91 **SECTION 8. EFFECTIVE DATE.** This ordinance takes effect immediately upon final
92 passage.

93
94 **DONE, THE PUBLIC NOTICE,** in a newspaper of general circulation in the City of
95 Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 7 day of
96 December 2010.


97
98 **DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at
99 a regular meeting, this 6 day of December, 2010.

100
101 **DONE, THE SECOND READING, HEARING, AND ENACTED ON FINAL**
102 **PASSAGE,** by an affirmative vote of a majority of a quorum present of the City Council of the
103 City of Orlando, Florida, at a regular meeting, this 13 day of December, 2010.

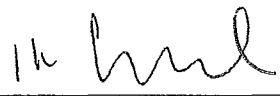
104
105
106
107 BY THE MAYOR/MAYOR PRO TEMPORE OF
108 THE CITY OF ORLANDO, FLORIDA:

109
110 
111
112 _____
113 Mayor / Mayor Pro Tempore

114
115 ATTEST, BY THE CLERK OF THE
116 CITY COUNCIL OF THE CITY OF
117 ORLANDO, FLORIDA:

118
119 
120 _____
121 City Clerk

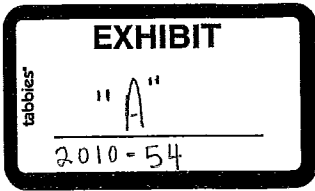
122
123
124 APPROVED AS TO FORM AND LEGALITY
125 FOR THE USE AND RELIANCE OF THE
126 CITY OF ORLANDO, FLORIDA:

127
128 
129 _____
130 City Attorney Kyle Shephard

131
132
133 ****[Remainder of page intentionally left blank.]****

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



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SURVEYOR'S NOTES:

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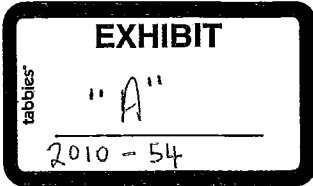
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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	CALCULATED BY: JLR	FOR THE LICENSED BUSINESS # 6723 BY: JAMES L. RICKMAN P.S.M. # 5633
DATE: 8-4-2010	DRAWN BY: PJR	
SCALE: 1" = 800 FEET	CHECKED BY: JLR	
FIELD BY: N/A		

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



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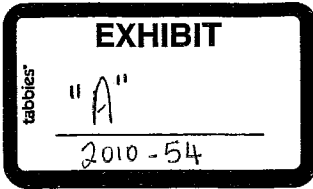
- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
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JOB NO. 27116
DATE: 8-4-2010
SCALE: 1" = 800 FEET
FIELD BY: N/A

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 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 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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JOB NO. 27116
DATE: 8-4-2010
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DRAWN BY: PJR
CHECKED BY: JLR

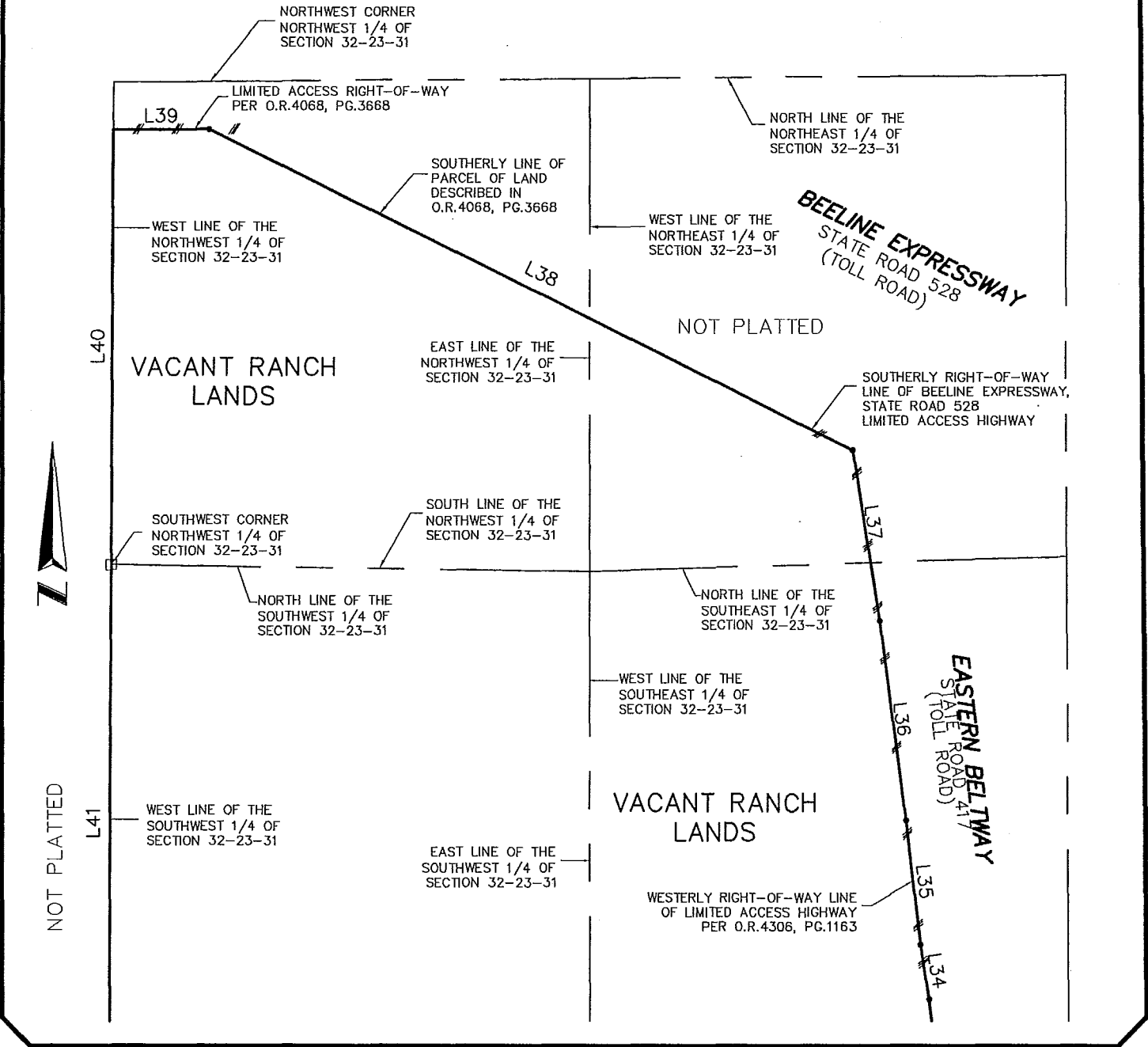
SKETCH OF DESCRIPTION

SHEET 4 OF 7

EXHIBIT

"A"

2010-54





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JOB NO. 27116	CALCULATED BY: JLR	
DATE: 8-4-2010	DRAWN BY: PJR	
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FIELD BY: N/A		

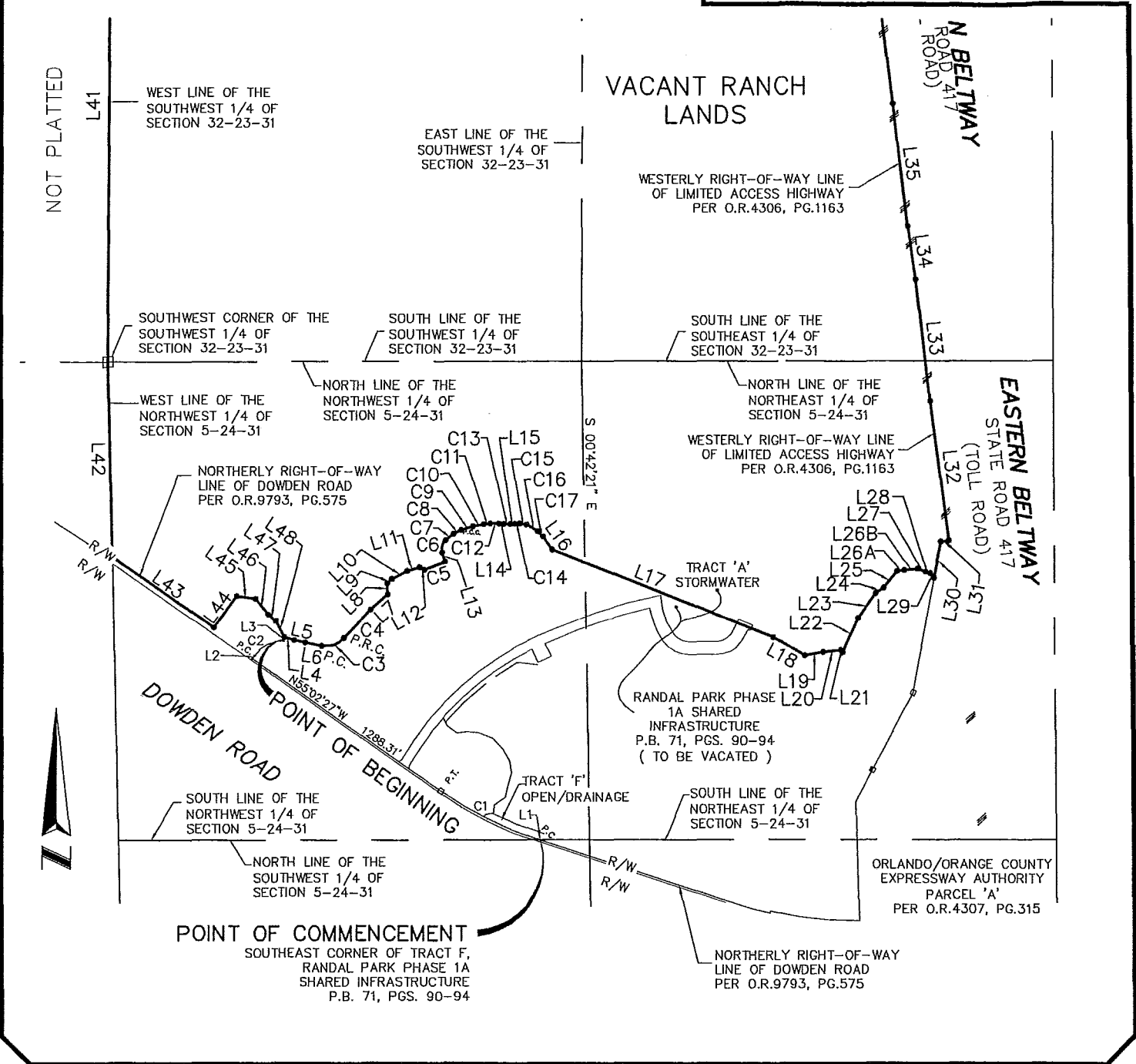
SKETCH OF DESCRIPTION


SHEET 5 OF 7

EXHIBIT

"A"

2010-54





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SKETCH OF DESCRIPTION

SHEET 6 OF 7

EXHIBIT
"A"
2010-54

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



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JOB NO. 27116
DATE: 8-4-2010
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FIELD BY: N/A

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

SKETCH OF DESCRIPTION

SHEET 7 OF 7

EXHIBIT

"A"

2010-54

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT BEARING
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



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

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

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



CITY OF ORLANDO

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF ORANGE)

I, Alana C. Brenner, City Clerk, City of Orlando, Florida, hereby certify that the attached is a true and correct copy of the City of Orlando Ordinance No. 2010-54 – An Ordinance Granting A Petition to Contract the Boundaries of the Randal Park Community Development District, As Initiated by the District’s Board of Supervisors; Amending Ordinance No. 0612111005.

Given under my hand and the corporate seal of the City of Orlando, Florida, affixed this 10th-day of January 2011.

Alana C. Brenner
City Clerk

OFFICE OF CITY CLERK

CITY HALL ■ 400 SOUTH ORANGE AVENUE ■ 2ND FLOOR ■ P.O. BOX 4990 ■ ORLANDO, FLORIDA 32801-4990
PHONE 246-2251 • FAX 246-3613 • <http://www.cityoforlando.net>