



**Interoffice Memorandum**

Received on April 18, 2024  
Deadline: April 23, 2024  
Publish: April 28, 2024

APR 18 24 12:33

RCUD

Date: April 11, 2024

APR 18 24 12:38 PM

TO: Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor  
Agenda Development Office, BCC

FROM: Susan V. Ussach, P.E., CFM, County Engineer, Public Works Department

THRU: William Worley, Assistant Project Manager  
Development Engineering Division, Public Works Department  
Telephone: 407-836-7925  
E-mail address: [William.worley@ocfl.net](mailto:William.worley@ocfl.net)

RE: **Request for Public Hearing PTV-24-01-002 – Vlad Rudnitsky, on behalf of Structure Redevelopment LLC**

Applicant: Vlad Rudnitsky  
8815 Conroy Windermere Road, Suite 315  
Orlando, Florida 32835

Location: S32/T22/R28 Petition to vacate a portion of a 30-foot-wide unopened and unimproved right-of-way known as Avenue A that lies along the west property line of the petitioner's residential parcel located in the town of Gotha containing approximately 0.09 acres. Public interest was created by the plat Map of Gotha as recorded in Plat Book A, Page 39 of the public records of Orange County, Florida. The parcel ID number is 33-22-28-3100-20-080. The parcel address is 1206 Sutter Avenue, and it lies in District 1.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

**PTV-24-01-002 – Vlad Rudnitsky, on behalf of Structure Redevelopment LLC**

Hearing by Fla. Statute # or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person: Para más información acerca de esta vista pública, favor de comunicarse con la División de Ingeniería de Desarrollos (Development Engineering Division) al número 407-836-7921.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

If you have questions regarding this map,  
please contact William Worley at 407-836-7925



**PTV-24-01-002**  
**Vlad Rudnitsky, on behalf of**  
**Structure Redevelopment LLC**

	Proposed Vacation		Subject Property
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**PETITION REQUESTING VACATION OF  
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners  
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

**PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:**

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

**Public interest was created by Plat Book A Page 39, of the public records of Orange County, Florida.**

**ATTACH SKETCH AND DESCRIPTION:** Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement, and showing its location in relation to the surrounding property.

**SEE ATTACHED EXHIBIT 'A'**

**ABUTTING PROPERTY OWNER:** Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

**SEE ATTACHED EXHIBIT 'B'**

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners. The undersigned agrees that if this successor shall re-convey to the County all property subject to this petition upon demand by the County, and the petitioner shall bear all costs incurred in such conveyance.

GROUNDS FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

[Signature] member

Petitioner's Signature  
(Include title if applicable)

Vlad Rudnitsky

Print Name

Address:

8815 Conroy Windermere Rd #315

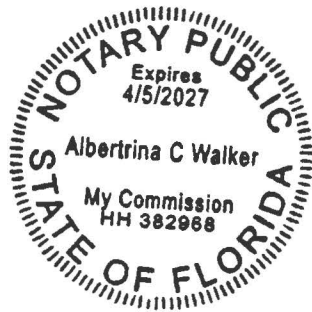
Orlando, FL 32835

Phone Number: (321) 749-0577

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9<sup>th</sup> day of March, ~~2023~~ 2024 who is personally known or who has produced Drivers License as identification.



[Signature]

Signature of Notary

Albertrina Walker

Print Name

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**

# Description of Sketch

OK  
JDBI  
3/11/2024

## Legal Description:

THE EAST 1/2 OF AVENUE A, ABUTTING LOT 8, BLOCK U, MAP OF GOTHA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK U, MAP OF GOTHA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE, ALONG A WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 8, SOUTH 89°49'15" WEST 30.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF AVENUE A AND THE EAST LINE OF FIRE CREEK AT GOTHA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGES 74 THROUGH 78, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, NORTH 00°24'08" WEST 130.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8, BLOCK U AND A CORNER OF FIRE CREEK AT GOTHA; THENCE, ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 AND A SOUTHERLY LINE OF FIRE CREEK AT GOTHA, NORTH 89°49'15" EAST 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE, ALONG THE WEST LINE OF SAID LOT 8, SOUTH 00°24'08" WEST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,899.97 SQ. FT. OR 0.09 ACRES ±.

SAID LAND SITUATED, LYING AND BEING IN ORANGE COUNTY, FL.

This is NOT a Survey.  
This is ONLY a Description.  
This Sketch and Description consist of two sheets  
and is not full and or complete without both sheets.

Sketch Date: 01-31-24  
Drawn By: JW  
Approved By: PKI  
Field: N/A

Sketch and Description Certified To:  
VLAD RUDNITSKY ORANGE COUNTY

*Ireland & Associates  
Surveying, Inc.*

800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165

- Notes-
- >Sketch is Based upon the Legal Description Supplied by Client.
  - >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
  - >Subject to any Easements and/or Restrictions of Record.
  - >Bearings shown hereon are Based upon the East Line of the West 1/2 of Avenue A as shown on Fire Creek at Gotha (PB 107, Pgs 74-78).
  - >Building Ties are NOT to be used to reconstruct Property Lines.
  - >Fence Ownership is NOT determined.
  - >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
  - >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
  - >Use of This Sketch for Purposes other than Intended, Without Written Verification Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

Revised - 02/05/24

-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Easmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Raft.	- Radial
Frnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Rebar Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.P.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
W.F.	- Wood Fence		

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction, to the Data Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida, as set forth in with Chapter 59-17.052 Florida Administrative Codes Pursuant to Section 472.027 Florida Statutes.

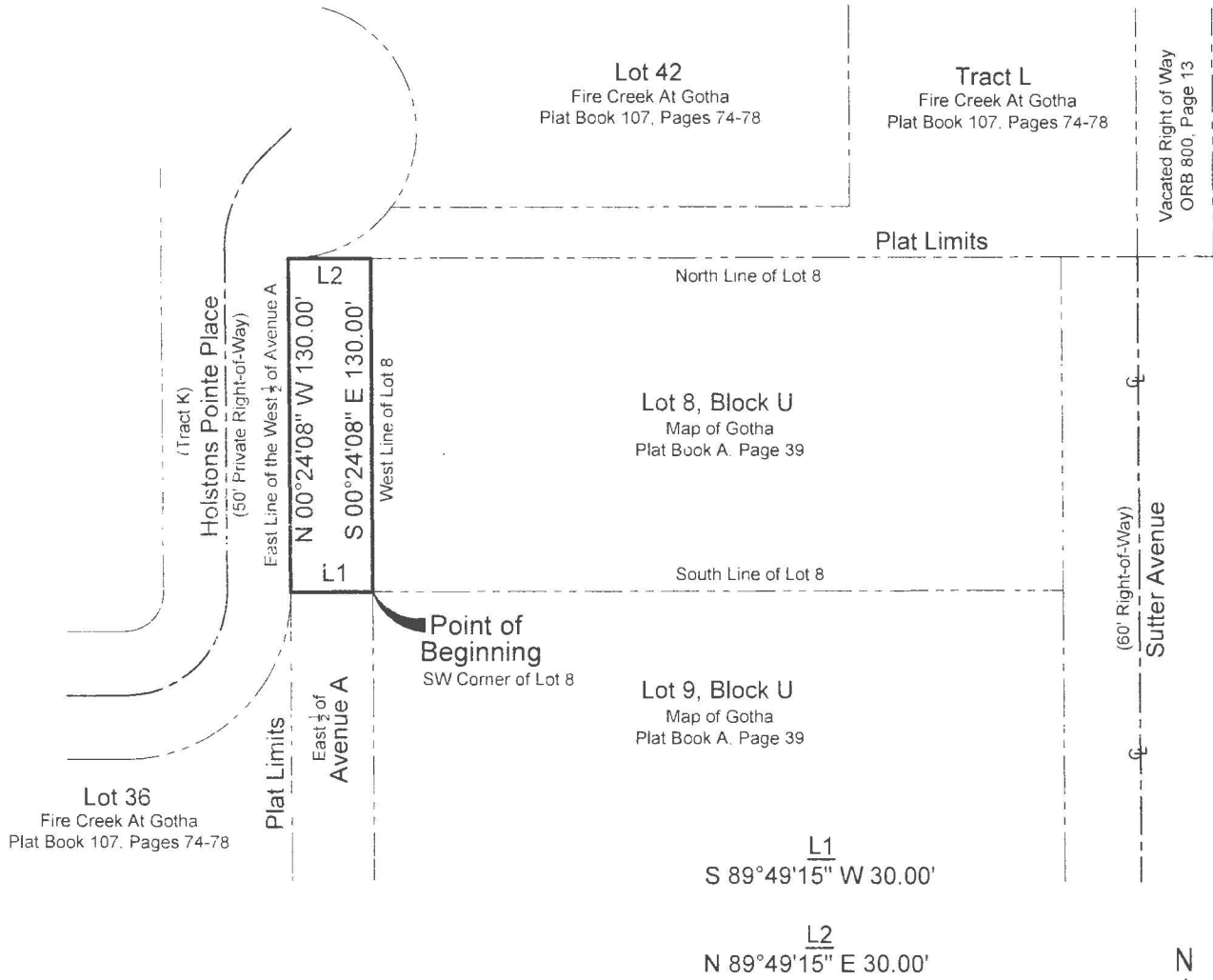
*Patrick K. Ireland*  
Patrick K. Ireland, PSM 6637 LB 7623  
Date Signed: 01-31-24

This Sketch is intended ONLY for the use of Said Certified Parties.  
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.  
File No. IS-96634



# Sketch of Description

OK  
JDT  
3/11/2024



This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

*Ireland & Associates  
Surveying, Inc.*

800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

Revised - 02/05/24



NOT To Scale  
This is NOT a Survey.  
This is ONLY a Sketch.

**EXHIBIT "B"**

**ABUTTING PROPERTY OWNERS**



COPY

Date 1/22/2024

**Petition to Vacate:**

To Whom it May Concern,

I am in the process of vacating a 30-Foot Right-of-Way located on Avenue A at Parcel 33-22-28-3100-20-080/1206 Sutter Avenue. Public interest was created by the plat of Gotha recorded in Plat Book A, Page 39 of the public records of Orange County, Florida.

I wish to vacate the right-of-way in order to obtain building permits.

Part of the vacation process is to notify abutting property owners that I am petitioning to vacate the right-of-way.

Sincerely,

Vlad Rudnitsky  
Structure Redevelopment, LLC



GOTHA  
9907 8TH ST  
GOTHA, FL 34734-9998  
(800)275-8777

03/08/2024 10:33 AM

Product	Qty	Unit Price	Price
Cardinal #9 Env	1	\$0.88	\$0.88
First-Class Mail® Letter	1		\$0.68
Maitland, FL 32751 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/11/2024			
Certified Mail® Tracking #: 70222410000259698704			\$4.40
Affixed Postage Affixed Amount: \$0.68			-\$0.68
<b>Total</b>			<b>\$4.40</b>

Grand Total: \$5.28

Credit Card Remit \$5.28

Card Name: AMEX  
Account #: XXXXXXXXXX3014  
Approval #: 861474  
Transaction #: 550  
AID: A000000025010801  
AMERICAN EXPRESS

Ch...

7022 2410 0002 5969 8704

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Mail Class: **32751**

**OFFICIAL USE**

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee if appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

**Total Postage and Fees \$5.08**

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

03/08/2024 3475

**EXHIBIT "C"**

**UTILITY LETTERS**



Mar. 6, 2024

Via email: [vlad@structuredevelopment.com](mailto:vlad@structuredevelopment.com)

Mr. Vladislav Rudnitsky  
1206 Sutter Ave  
Windermere, FL 34786, USA

**RE: Vacation of a Portion of Avenue A  
Orange County, Florida**

Dear Mr. Rudnitsky:

Please be advised that Duke Energy has **“no objection”** to the vacation and abandonment of the North 130.00 feet of the East 1/2 of Avenue A, lying West of Lot 8, Block U, Map of Gotha, as recorded in Plat Book A, Page 39, of the Public Records of Orange County, Florida, being more particularly described on the accompanying Sketch of Description drawn by Ireland & Associates Surveying, Inc., dated January 31, 2024, attached hereto and by this reference made a part hereof.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

*Irma Cuadra*

Irma Cuadra  
Senior Research Specialist

Attachment

## Petition to Vacate

Century Link

Date 1/23/24

### **Petition to Vacate:**

Dear Joy Brittian

I am in the process of requesting that Orange County vacate a portion of a 30-foot unopened, unimproved right-of-way, known as Avenue A, as shown on the enclosed map. The site address is 1206 Sutter Avenue and lies within the town of Gotha found in Plat Book A, Page 39. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Vlad Rudnitsky at 321-749-0577.

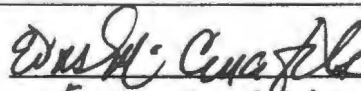
Sincerely,

Vlad Rudnitsky

- The subject parcel is NOT within our service area.
- The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have **no objection** to the vacation.
- The subject parcel is within our service area. We **object** to the vacation.

Additional comments: \_\_\_\_\_

Signature:  
Print Name:  
Title:  
Date:

  
EVNS CENAFILS  
NETWORK IMPLEMENTATION ENGR II  
01/23/24

Ev'ns Cenafils  
Network Implementation Engineer II  
501 McCormack St.  
Leesburg, FL 34748  
tel 6889-407-3565  
Evns.M.Cenafils@lumen.com

Construction Department  
3767 All American Blvd  
Orlando FL 32810



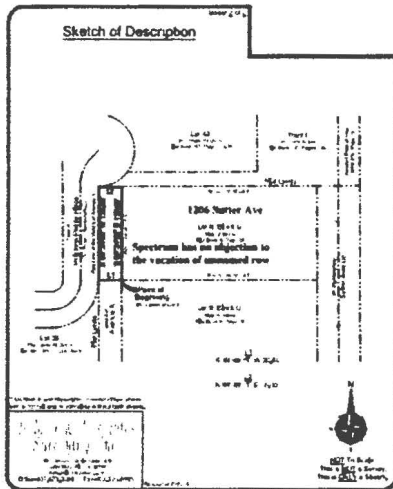
February 15, 2024

Vlad Rudnitsky  
Structure Redevelopment LLC  
8815 Conroy Windermere Rd #315  
Orlando, FL 32835

Re: Request for Vacation of Right of Way 1206 Sutter

Dear Mr. Rudnitsky:

Spectrum has reviewed your request and **has no objections** to the vacation of unnamed right of way on the west side of 1206 Sutter Ave as shown in the drawing below.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,  
Tracey Domostoy

Tracey Domostoy  
Construction Supervisor  
Spectrum  
Cc: vlad@structuredevelopment.com



**Petition to Vacate**

Orange Co. Public Utilities

Date 2/2/24

**Petition to Vacate:**

Dear Mr Gregory J. Sims, P.E.

I am in the process of requesting that Orange County vacate a portion of a 30-foot unopened, unimproved right-of-way, known as Avenue A, as shown on the enclosed map. The site address is 1206 Sutter Avenue and lies within the town of Gotha found in Plat Book A, Page 39. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Vlad Rudnitsky at 321-749-0577.

Sincerely,



Vlad Rudnitsky

- The subject parcel is NOT within our service area.
- The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have no objection to the vacation.
- The subject parcel is within our service area. We object to the vacation.

Additional comments: \_\_\_\_\_

Signature: Gregory J. Sims  
 Print Name: Gregory J. Sims  
 Title: Engineer III  
 Date: 2-2-2024

## Petition to Vacate

Lake Apopka Natural Gas  
Date

**Petition to Vacate:**

Dear Domingo Colon

I am in the process of requesting that Orange County vacate a portion of a 30-foot unopened, unimproved right-of-way, known as Avenue A, as shown on the enclosed map. The site address is 1206 Sutter Avenue and lies within the town of Gotha found in Plat Book A, Page 39. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Vlad Rudnitsky at 321-749-0577.

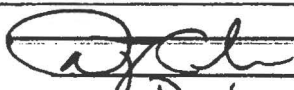
Sincerely,

Vlad Rudnitsky

- The subject parcel is NOT within our service area.
- The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have **no objection** to the vacation.
- The subject parcel is within our service area. We **object** to the vacation.

Additional comments: \_\_\_\_\_

Signature:  
Print Name:  
Title:  
Date:

  
\_\_\_\_\_  
Domingo Colon  
Gas Construction/Permitting Specialist  
1-24-2024

**STAFF COMMENTS**



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION  
DIANA M. ALMODOVAR, P.E., *Manager*  
4200 South John Young Parkway - Orlando, Florida 32839-9205  
407-836-7974 - Fax 407-836-8003  
e-mail: diana.almodovar@ocfl.net

March 11, 2024

Dear Vlad Rudnitsky

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

**Engineering ROW Review**

Please contact William Blackham at 407-836-7352 with any questions.

**EPD Review**

Please contact Jason Root at (407) 836-1518 with any questions.

**Real Estate Management Review**

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

**Roads & Drainage Review**

Please contact William Worley at 407-836-7925 with any questions.

**Transportation Planning Review**

Per email seen from Parks - on 02/02/2024, Parks does not have interest in the proposed row vacation

Please contact Tammi Chami at 407-836-8016 with any questions.

# Property Record - 33-22-28-3100-20-080

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary as of 01/17/2024

**Property Name**

1206 Sutter Ave

**Names**

Structure Redevelopment LLC

**Municipality**

ORG - Un-Incorporated

**Property Use**

0001 - Vacant Residential

**Mailing Address**

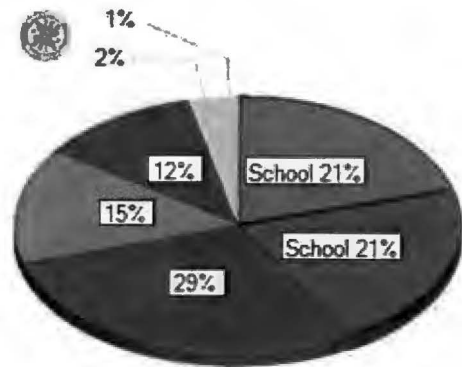
1439 Belfiore Way  
Windermere, FL 34786-8134

**Physical Address**

1206 Sutter Ave  
Gotha, FL 34734



QR Code For Mobile Phone



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$300,000	+ \$0	+ \$0 = \$300,000 (0%)	\$300,000 (0%)	
2022 <input checked="" type="checkbox"/> MKT	\$300,000	+ \$0	+ \$0 = \$300,000 (82%)	\$300,000 (114%)	
2021 <input checked="" type="checkbox"/> MKT	\$165,000	+ \$0	+ \$0 = \$165,000 (0%)	\$140,308 (10%)	
2020 <input checked="" type="checkbox"/> MKT	\$165,000	+ \$0	+ \$0 = \$165,000	\$127,553	

Tax Year Benefits		Tax Savings
2023	<input checked="" type="checkbox"/>	\$0
2022	<input checked="" type="checkbox"/>	\$0
2021	<input checked="" type="checkbox"/> <input type="checkbox"/> \$	\$224
2020	<input checked="" type="checkbox"/> <input type="checkbox"/> \$	\$340

## 2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$300,000	\$0	\$300,000	3.1730 (-1.28%)	<b>\$951.90</b>	21%
Public Schools: By Local Board	\$300,000	\$0	\$300,000	3.2480 (0.00%)	<b>\$974.40</b>	21%
Orange County (General)	\$300,000	\$0	\$300,000	4.4347 (0.00%)	<b>\$1,330.41</b>	29%
Unincorporated County Fire	\$300,000	\$0	\$300,000	2.2437 (0.00%)	<b>\$673.11</b>	15%
Unincorporated Taxing District	\$300,000	\$0	\$300,000	1.8043 (0.00%)	<b>\$541.29</b>	12%
Library - Operating Budget	\$300,000	\$0	\$300,000	0.3748 (0.00%)	<b>\$112.44</b>	2%
St Johns Water Management District	\$300,000	\$0	\$300,000	0.1793 (-9.17%)	<b>\$53.79</b>	1%
				<b>15.4578</b>	<b>\$4,637.34</b>	

## 2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

## Tax Savings

2024 Estimated Gross Tax Total:	\$4,637.34
Your property taxes without exemptions would be	\$4,637.34
Your ad-valorem property tax with exemptions is	– \$4,637.34
Providing You A Savings Of	= \$0.00

## Property Features

---

### Property Description

TOWN OF GOTHA A/39 LOT 8 BLK U

### Total Land Area

33,488 sqft (+/-) | 0.77 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	R-CE	1 LOT(S)	working...	working...	working...	working...

### Buildings

## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
STRUCTURE REDEVELOPMENT, LLC

### Filing Information

**Document Number** M22000000431  
**FEI/EIN Number** 47-2224423  
**Date Filed** 01/07/2022  
**State** OR  
**Status** ACTIVE

### Principal Address

1439 BELFIORE WAY  
WINDERMERE, FL 34786

### Mailing Address

1439 BELFIORE WAY  
WINDERMERE, FL 34786

### Registered Agent Name & Address

RUDNITSKY, VLADISLAV  
1439 BELFIORE WAY  
WINDERMERE, FL 34786

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

RUDNITSKY, VLADISLAV  
1439 BEFIORE WAY  
WINDERMERE, FL 34786

Title AMBR

RUDNITSKY, NATALIE  
1439 BEFIORE WAY  
WINDERMERE, FL 34786

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/01/2023



*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT**

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: \_\_\_\_\_

This is a Subsequent Form: \_\_\_\_\_

For  
staff  
use  
only

**Part I**

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls):

Structure Redevelopment LLC 1439 Belfore Way Windermere, FL 34786

Name and Address of Principal's Authorized Agent, if applicable: \_\_\_\_\_

Vlad Rudnitsky, member

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No
2. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
3. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
4. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
5. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
6. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
7. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
8. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**Part II  
 Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
<b>TOTAL EXPENDED THIS REPORT</b>			\$ $\emptyset$

For Staff Use Only:

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**Part III**

**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 3-8-24

[Signature] member  
Signature of  Principal or  Principal's Authorized Agent  
(check appropriate box)

PRINT NAME AND TITLE: Vlad Rudnitsky, member

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 8th day of March, 2024 by Vladislav Rudnitsky. He/she is personally known to me or has produced Drivers License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 8th day of March, in the year 2024.

[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 4-5-2027



Staff signature and date of receipt of form  
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

For Staff Use Only:  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**RELATIONSHIP DISCLOSURE FORM**  
**FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE**  
**COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT**

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For  
staff  
use  
only

**Part I**

**INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**

Name: Structure Redevelopment II  
Business Address (Street/P.O. Box, City and Zip Code): 8815 Conroy Windermere Rd #315  
Orlando, FL 32835  
Business Phone (321) 749-0577  
Facsimile ( ) \_\_\_\_\_

**INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:**

Name: \_\_\_\_\_  
Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_  
\_\_\_\_\_  
Business Phone ( ) \_\_\_\_\_  
Facsimile ( ) \_\_\_\_\_

**INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:**

**(Agent Authorization Form also required to be attached)**

Name: Vlad Rudnitsky  
Business Address (Street/P.O. Box, City and Zip Code): 8815 Conroy Windermere, Rel # 315  
Orlando, FL 32835  
Business Phone (321) 749 0577  
Facsimile ( ) \_\_\_\_\_

*For Staff Use Only:*  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**Part II**

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

\_\_\_ YES  NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

\_\_\_ YES  NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC? (When responding to this question please consider all consultants, attorneys, contractors/subcontractors and any other persons who may have been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with obtaining approval of this item.)**

\_\_\_ YES  NO

If you responded "YES" to any of the above questions, please state with whom and explain the relationship:

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(Use additional sheets of paper if necessary)

For Staff Use Only:  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**Part III**  
**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

[Signature] member  
Signature of  Owner,  Contract Purchaser  
or  Authorized Agent

Date: 3-8-24

Print Name and Title of Person completing this form: Vlad Rudnitsky, member

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 8<sup>th</sup> day of March, 2024 by Vladislav Rudnitsky. He/she is personally known to me or has produced Drivers license as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 8<sup>th</sup> day of March in the year 2024.



[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires:  
4-5-2027

Staff signature and date of receipt of form  
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.



# INVOICE

Orange County Public Works Department  
4200 South John Young Parkway  
Orlando, FL 32839

Invoice To :  
Structure Redevelopment LLC  
Vlad Rudnitsky  
1439 Belfiore Way Windermere FL 34786

Invoice No : 5397479  
Invoice Date : Mar 11, 2024  
Folder # : 24 105717 000 00 PTV

Case Number : PTV-24-01-002  
Project Name : 1206 Sutter Ave

## FEE DESCRIPTION

## AMOUNT

PTV Application Fee	- 1002-072-2700-4180	1,003.00
<b>TOTAL :</b>		1,003.00
<b>PAYMENT RECEIVED :</b>		0.00
<b>BALANCE :</b>		1,003.00

pw 1393

**O.C. PUBLIC WORKS DEPARTMENT**

4200 S JOHN YOUNG PKWY  
ORLANDO, FL 32839  
4078367708

<https://www.orangecountyfl.net/>

Cashier: Andrea  
12-Mar-2024 8:10:15A

Invoice PW: 1393  
1 PTV 2700-4180 \$1,003.00

**Total \$1,003.00**  
CHECK SALE \$1,003.00

Clover ID: 3A7YJ6H9JA34P  
Payment QWZAPH5GW17CC

O.C. PUBLIC WORKS DEPARTMENT Privacy  
Policy

<https://clover.com/privacy/m/jrnxwedcqm0d1>

Clover Privacy Policy  
<https://clover.com/privacy>

MEMO 1206 Soffer Ave

PAY TO THE  
ORDER OF

Orange County DCU  
One thousand and three — 00/100

\$1,003 — 00

DOLLARS

Structure Redevelopment, LLC

PO BOX 3026  
Clackamas, OR 97015

Chase Bank  
15-70703250

3-8-24

8839

  
AUTHORIZED SIGNATURE

Details on Back.

Photo Safe Deposit®