



Interoffice Memorandum

Received on October 15, 2025

Deadline: October 21, 2025

Publish: October 26, 2025

Date: October 13, 2025

 OCT15 25 9:16AM

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

RCUD
OCT15/25PM3:11

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

FROM: Susan V. Ussach, P.E., CFM, Deputy Director/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

RE: **Request for Public Hearing PTV-25-05-013 – Carlos and Antonieta Cabrera**

Applicant: Carlos and Antonieta Cabrera
1108 NW 180 Avenue
Pembroke Pines, Florida 33029

Location: S02/T23/R32 Petition to vacate a portion of a 30-foot-wide drainage and utility easement along the west property line of their residential lot located within the Cape/Orlando Estates Unit 31A subdivision containing approximately 0.19 acres. Public interest was created by the plat of Cape/Orlando Estates Unit 31A, as recorded in Plat Book 3, Page 110 of the public records of Orange County, Florida. The parcel ID number is 02-23-32-1221-20-410. The parcel is unaddressed, and the parcel lies in District 5.

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 Yes – Mailing labels are attached.

Request for Public Hearing PTV-25-05-013 – Carlos and Antonieta Cabrera

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

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.

**For any questions regarding
this map, please contact
William Worley at
407-836-7925**



Moorgate St



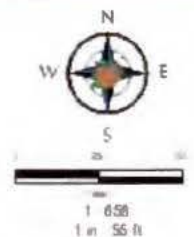
**PTV-25-05-013
Moorgate Street - Cabrera**



Proposed Vacation



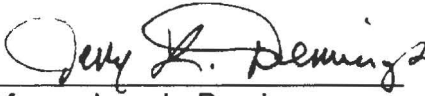
Subject Property



**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
October 8, 2025**

Request authorization to schedule a Public Hearing for the Petition to Vacate 25-05-013. This is a request from Carlos and Antonieta Cabrera to vacate a portion of a 30-foot-wide drainage and utility easement along the east property line of their residential lot located within the Cape/Orlando Estates Unit 31A containing approximately 0.19 acres and lies in District 5. The staff has no objection to this request.

Requested Action
Approved by


Mayor Jerry L. Demings

10/8/25
(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to William Worley via interoffice mail.

**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 3, Page 110, 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.

SEE ATTACHED EXHIBIT 'C'

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.

GROUND 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]
Petitioner's Signature
(Include title if applicable)

Carlos Cabrera
Print Name

[Signature]
Petitioner's Signature
(Include title if applicable)

Antonieta Cabrera
Print Name

Address: 1108 NW 180 Ave
Pembroke Pines FL 33029
Phone Number: (954) 2881907

STATE OF FLORIDA
COUNTY OF Broward ~~ORANGE~~

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of October, 2025 who is personally known or who has produced FL Drivers License as identification.



DAVID FUENTES
Commission # HH 415645
Expires June 28, 2027

[Signature]
Signature of Notary
David Fuentes
Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION FOR A 30 FEET UTILITY AND DRAINAGE EASEMENT MOORGATE ST. ORLANDO, FLORIDA 32833 PARCEL 02-23-32-1221-20-410 "THIS IS NOT A BOUNDARY SURVEY" EXHIBIT "A"

OK JDD 10/8/2025

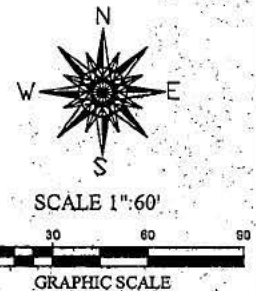
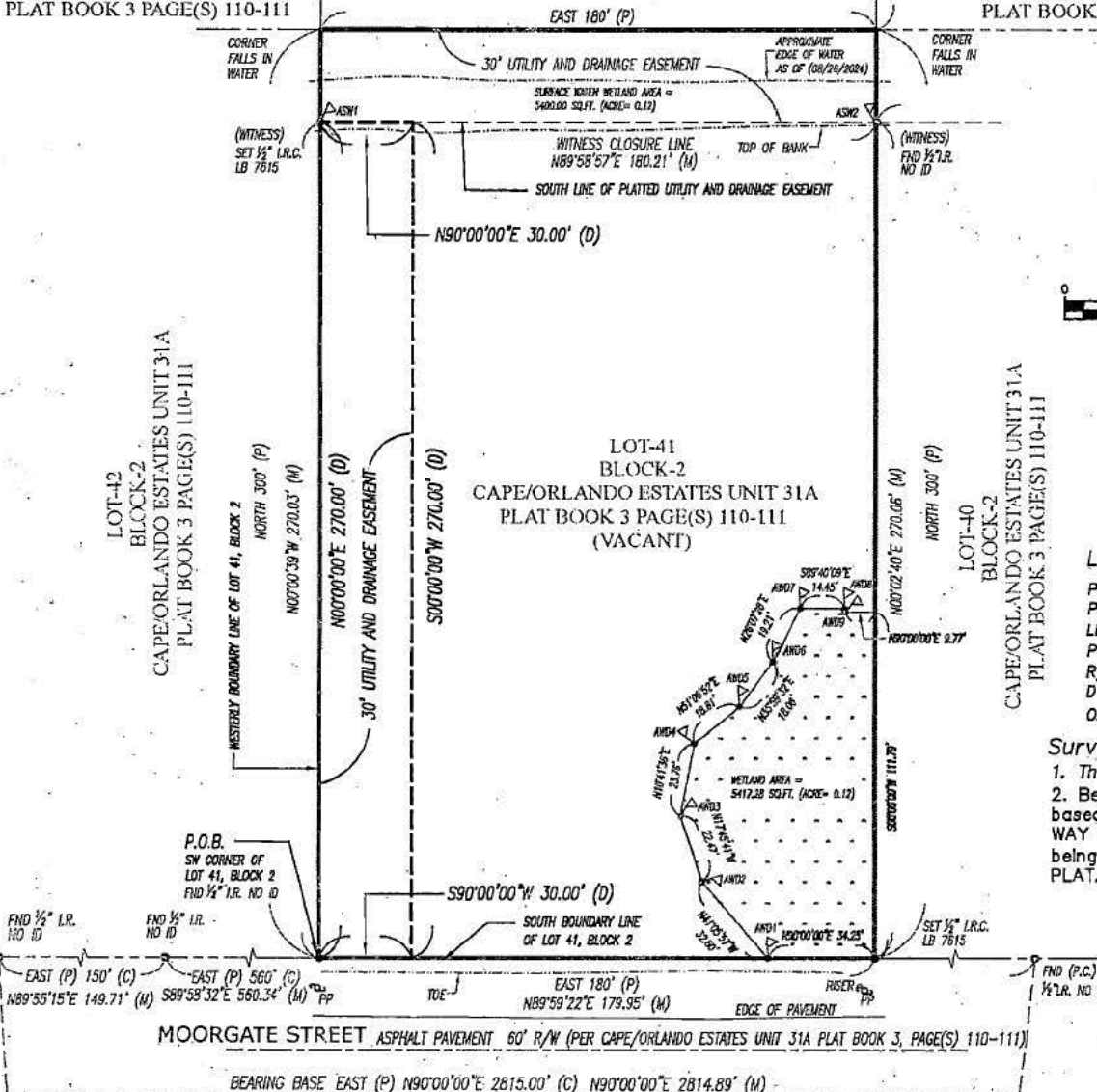
Legal Description:

Begin at the Southwest corner of Lot 41, Block 2, CAPE/ORLANDO ESTATES UNIT 31A, according to the Plat thereof, as recorded in Plat Book 3, Page(s) 110 and 111, of the Public Records of Orange County, Florida. Thence North 00°00'00" East, along the Westerly Boundary line of said Lot 41, a distance of 270.00 feet, to the South line of Platted 30 feet Utility and Drainage Easement; thence North 90°00'00" East along said South line, a distance of 30.00 feet; thence South 00°00'00" West, parallel to the Westerly Boundary line of said Lot 41, a distance of 270.00 feet to the South Boundary line of said Lot 41; thence South 90°00'00" West, along said South Boundary line, a distance of 30.00 feet to the Point of Beginning. Containing 8,100.00 Square Feet, 0.19 Acres more or less.

LOT-15 BLOCK-2
CAPE/ORLANDO ESTATES UNIT 31A
PLAT BOOK 3 PAGE(S) 110-111

LOT-16 BLOCK-2 CAPE/ORLANDO ESTATES UNIT 31A
PLAT BOOK 3 PAGE(S) 110-111

LOT-17 BLOCK-2
CAPE/ORLANDO ESTATES UNIT 31A
PLAT BOOK 3 PAGE(S) 110-111



Legend:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
LB = License Business
P = Plat
R/W = Right of Way
D = Deed
O.R.B. = Official Records Book

Surveyor's Notes:

1. This is not a Survey
2. Bearings shown hereon are based on the NORTH RIGHT OF WAY line of MOORGATE STREET, being EAST (N 90°00'00" E) PER PLAT.

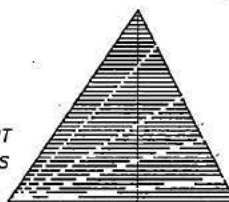


LEBRON GROUP

LAND SURVEYING AND MAPPING CORP.

LICENSE BUSINESS #7615

* BOUNDARY * TOPOGRAPHY * CONSTRUCTION SUPPORT
* HYDROGRAPHY * GPS SERVICES



Signature and seal

Certified by:

Date: 09/04/2025

Hector Lebron
License Number LS 6634

Jose Raul Negron
License Number LS 6850

Florida Professional Surveyor and Mapper
Not valid without the signature and raised Seal and/or Electronic Seal of a Florida Registered Professional Surveyor and Mapper

Job number: 2025-1148
Date: September 4, 2025

Revision:

Reviewed By: J.R.N.
Drawn By: E.D.

Sheet no. 1 of 1

2236 Winter Woods Blvd Suite 1000 Winter Park, Florida 32792
Phone (407) 781-9329 Fax (407) 517-4393
Website WWW.LEBRONGROUP.COM
Email info@lebrongroup.com

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

EXHIBIT 'B'

ABUTTING PROPERTY OWNERS

As an abutting property owner, I hereby consent without objection, to the vacating of the Easement or Right of Way in the attached petition

[illegible]

May 8, 2025

Orlando & Jeanette Luna
16491 Nw 24Th St
Pembroke Pines, FL 33028-1774

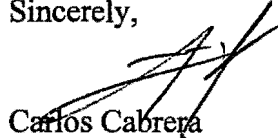
Petition to Vacate:

To Whom it May Concern,

I am in the process of requesting that Orange County vacate a portion of a 30-foot-wide drainage and utility easement that lies along the west side of the residential property lot of the Wedgefield Community, as shown on the enclosed map. The site is unaddressed and lies within the subdivision found in the plat of Cape/Orlando Estates Unit 31A; Plat Book 3, Page 110 as recorded in the public records of Orange County, Florida.

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

Sincerely,



Carlos Cabrera

9589 0710 5270 2029 5844 83

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

For delivery information, visit our website at www.usps.com™

Pembroke Pines, FL 33028

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)

☐ 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 \$0.73

Total Postage and Fees \$5.58

Sent To

ORLANDO & JEANETTE LUNA

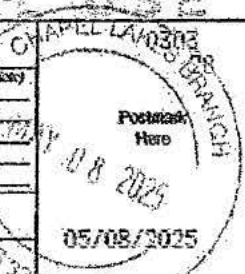
Street and Apt. No., or PO Box No.

16491 NW 24th St.

City, State, ZIP+4®

Pembroke Pines, FL 33028

PS Form 3800, January 2020-25 (PSN 7530-02-000-9000) See Reverse for Instructions



CHAPEL LAKES
 21001 PINES BLVD
 PEMBROKE PINES, FL 33029-9998
 (800) 275-8777

05/08/2025

11:16 AM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.73
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Pembroke Pines, FL 33028

Weight: 0 lb 0.50 oz

Estimated Delivery Date

Sat 05/10/2025

Certified Mail® \$4.85

Tracking #:

9589 0710 5270 2029 5844 83

Total \$5.58

Grand Total: \$5.58

Credit Card Remit \$5.58

Card Name: VISA

Account #: XXXXXXXXXXXX2273

Approval #: 084930

Transaction #: 988

AID: A0000000031010 Contactless

AL: VISA CREDIT

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 113992-0303
 Receipt #: 840-53300227-1-3850300-2
 Clerk: 20

Track Packages
Anytime, Anywhere

Get the free Informed Delivery® feature to receive
automated notifications on your packages

Learn More

(https://reg.usps.com/xactl?

app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/startAction)

Tracking Number:

9589071052702029584483

Copy

Add to Informed Delivery (https://informedelivery.usps.com/)

Remove X

Latest Update

Your item was delivered to an individual at the address at 2:20 pm on May 10, 2025 in PEMBROKE PINES, FL 33028.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

PEMBROKE PINES, FL 33028

May 10, 2025, 2:20 pm

In Transit to Next Facility

May 9, 2025

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

May 8, 2025, 9:26 pm

Departed Post Office

HOLLYWOOD, FL 33029

May 8, 2025, 6:10 pm

USPS in possession of item

HOLLYWOOD, FL 33029

May 8, 2025, 11:15 am

Hide Tracking History

What Do USPS Tracking Statuses Mean?

(https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXHIBIT "C"

UTILITY LETTERS

May 7th, 2025

AT&T
Attn: Butch Naidu

Petition to Vacate:

Dear Mr. Naidu,

I am in the process of requesting that Orange County vacate a portion of a 30-foot-wide drainage and utility easement that lies along the west side of their residential property lot of the Wedgefield Community, as shown on the enclosed map. The site is unaddressed and lies within the subdivision found in the plat of Cape/Orlando Estates Unit 31A; Plat Book 3, Page 110 as recorded in the public records of Orange County, Florida. 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 Carlos Cabrera at (954) 288.1907 or carlos@cabreranet.com

Sincerely,

Carlos Cabrera

- ☐ 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:

S Naidu

Print Name:

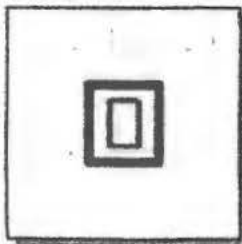
Shersrin Naidu

Title:

SR Specialist – OSP Design Engineer

Date:

5/8/25



PTV-25-05-013
Moorgate Street - Cabrera

Proposed Vacation



Subject Property





The Reliable One®

...

June 6, 2025

Carlos Cabrera
1108 NW 180th Ave
Pembroke Pines, Florida 33029

RE: Vacation of Platted Utility Easement; STR: 02-23-32

Dear Mr. Cabrera:

The Orlando Utilities Commission has no objection to the Vacation of the platted 30.00 foot Drainage and Utility Easement located along the west (side) property line of Lot 41, BLOCK 2, CAPE ORLANDO ESTATES UNIT 31A, according to the Plat thereof as recorded in Plat Book 3, Page 110, of the Public Records of Orange County, Florida; lying in Sections 02, Township 23 and Range 32 East, as shown on the attached drawing.

There are no existing OUC electric or water facilities located within this Vacation request.

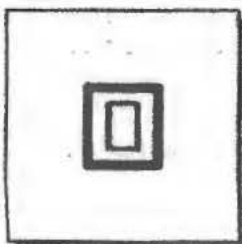
If you have any questions, please call me at 407-434-2159.

Sincerely,

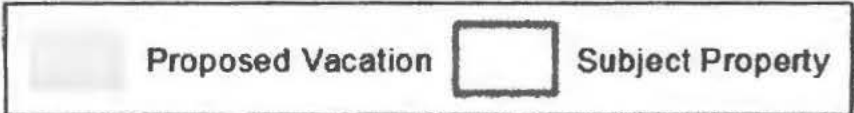
Rick Parker

Richard H. Parker, Jr.
Senior Right-of-Way Agent
Property & Right-of-Way

ORLANDO UTILITIES COMMISSION



PTV-25-05-013
Moorgate Street - Cabrera



May 7th, 2025

BRIGHTHOUSE/SPECTRUM/CHARTER

Attn: Ronald Tynes
Construction Supervisor

Petition to Vacate:

Dear Mr. Tynes,

I am in the process of requesting that Orange County vacate a portion of a 30-foot-wide drainage and utility easement that lies along the west side of their residential property lot of the Wedgfield Community, as shown on the enclosed map. The site is unaddressed and lies within the subdivision found in the plat of Cape Orlando Estates Unit 31A; Plat Book 3, Page 110 as recorded in the public records of Orange County, Florida. 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 Carlos Cabrera at (954) 288.1907 or carlos@cabreranet.com

Sincerely,

Carlos Cabrera

- ☐ 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 easement We have no objection to the vacation.
- ☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature:

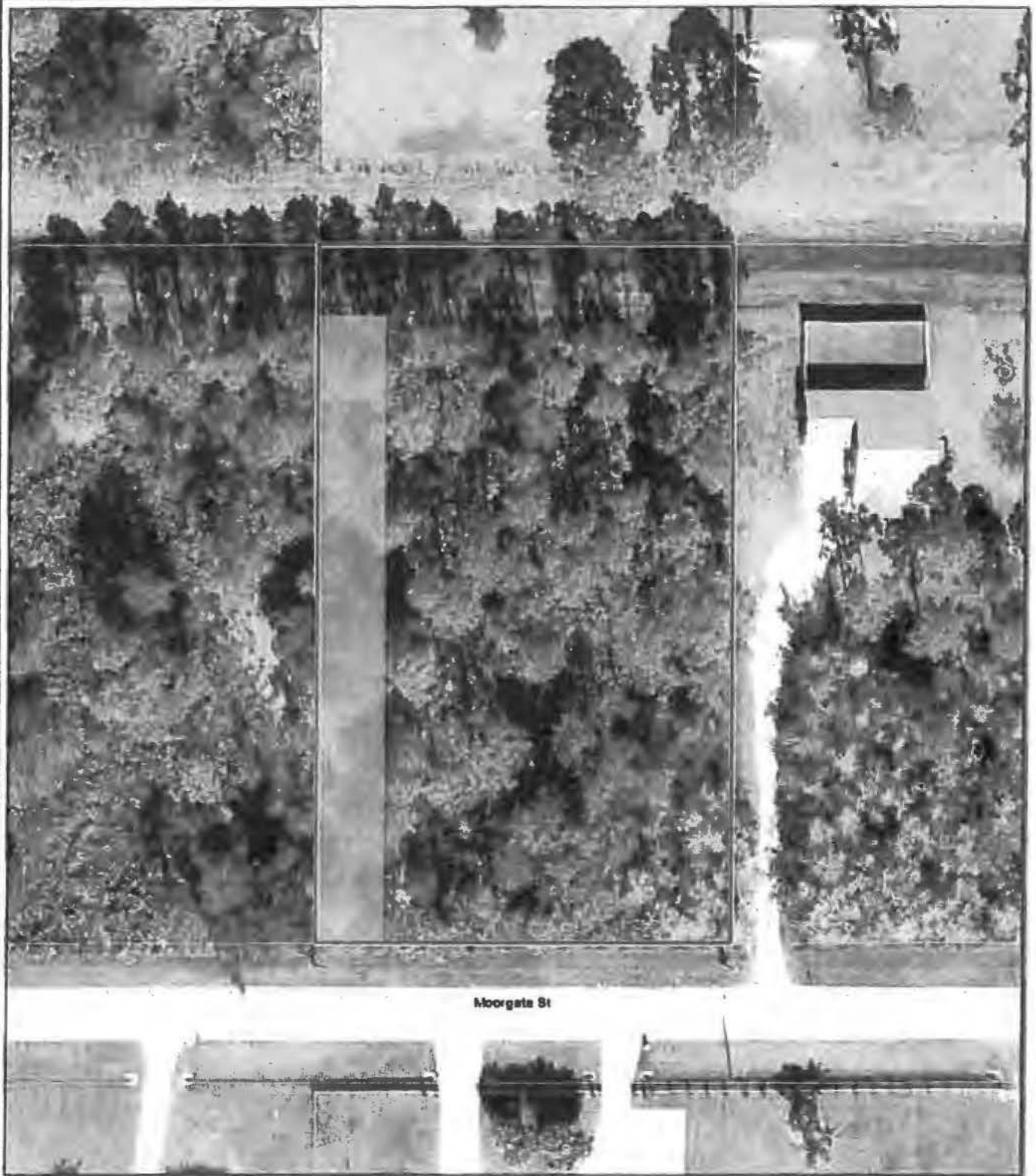
Print Name:

Title:

Date:



Ronald B. Tynes Jr.
Construction Supervisor (Spectrum)
MAY 12, 2025



Moorgate St

PTV-25-05-013
Moorgate Street - Cabrera



Proposed Vacation



Subject Property



Construction Department
3767 All American Blvd
Orlando FL 32810



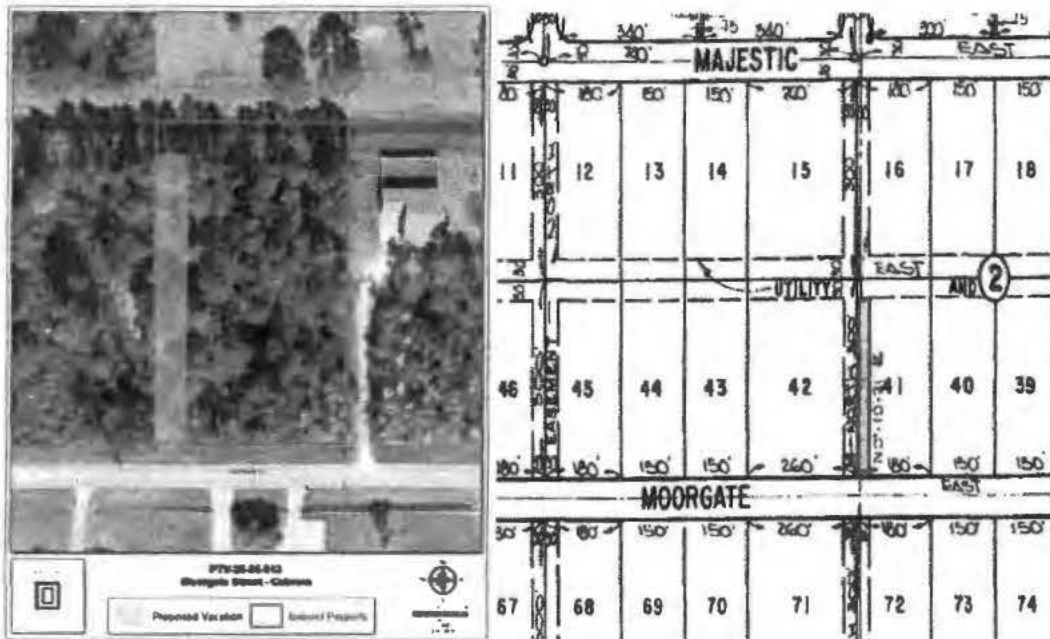
May 7, 2025

Carlos Cabrera
Dean, Mead, Minton & Moore
3240 Cardinal Drive, Suite 200
Vero Beach, FL 32963

Re: Request for a Vacate of Easement 2820 Jacana Ct, Longwood FL.32779.

Dear Mr. Cabrera:

Charter Spectrum has reviewed your request to vacate the platted 30ft easement located between Lots 41 and 42, found in the plat of Cape/Orlando Estates Unit 31A; Plat Book 3, Page 110 as recorded in the public records of Orange County, Florida., and has no objection to the vacation as shown in this drawing below.



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

Sincerely,
Tracey Domostoy

Tracey Domostoy
Construction Supervisor
Charter- Spectrum

Cc: E-mailed Carlos Cabrera <carlos@cabreranet.com>

May 9th, 2025

Teco/Peoples Gas System INC
600 W Robinson Stret
Orlando, FL 32802
Attn: Cheyenne Thompson

Petition to Vacate:

Dear Ms. Thompson,

I am in the process of requesting that Orange County vacate a portion of a 30-foot-wide drainage and utility easement that lies along the west side of their residential property lot of the Wedgefield Community, as shown on the enclosed map. The site is unaddressed and lies within the subdivision found in the plat of Cape/Orlando Estates Unit 31A; Plat Book 3, Page 110 as recorded in the public records of Orange County, Florida. 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 Carlos Cabrera at (954) 288.1907 or carlos@cabreranet.com

Sincerely,

Carlos Cabrera

- ☒ 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: Cheyenne Thompson
Print Name: Cheyenne Thompson
Title: Admin Specialist Sr.
Date: May 09, 2025

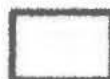


Moorgate St.

PTV-25-05-013
Moorgate Street - Cabrera



Proposed Vacation



Subject Property





April 1, 2025

Wilson Way
Wohlfarth Consulting Group
247 N. Westmonte Drive
Altamonte Springs, FL 32714

Dawn Mullins, Manager
Ranger Drainage District
19950 Nugent Street
Orlando, FL 32833

**Re: 30.00' Drainage Easement Vacation along the West side of Lot 41
Block 2, Cape Orlando Estates Unit 31A (Moorgate Street)**

Dear Mr. Cabrera,

I have reviewed your Easement Vacation request concerning your lot. I can approve the 30.00' Drainage Easement request located on the West side of your property as recorded in Plat Book 3, Page 110-111, Orange County Records.

Your request will be heard by the Ranger Drainage District Board on April 2nd at 6:00 pm. If approved by the Board, you will need to complete the process to vacate the subject 30.00' Utility and Drainage Easement through Orange County. The Ranger Drainage District can only approve the Drainage Easement vacation.

A 6.00' wide Easement for Utilities and Drainage will remain along the East & West lines as stipulated in Official Records Book 6724, Page 4431, Orange County Records. The 30.00' wide Easement for Utilities and Drainage will remain along the North line of the property as recorded in Plat Book 3, Page 110-111, Orange County Records.

Sincerely,

Wilson E. Way for the firm
Wohlfarth Consulting Group, LLC
Email: wwaywww@yahoo.com
Cell: 954-261-6570



April 9, 2025

Carlos Cabrera
1108 NW 180th Ave.
Pembroke Pines, FL 33029-3170

Re: Easement Vacate Request

Mr. Cabrera,

This is to inform you that your request to vacate the 30-foot drainage easement along the west side of Lot 41, Block 2, Cape Orlando Estates Unit 31A (Moorgate Street) was approved by the Board of Supervisors on April 2, 2025.

You will need to contact Orange County and complete the vacate process through them. Ranger Drainage can only vacate the drainage portion.

Respectfully,

Dawn Mullins

Dawn Mullins
General Manager
Ranger Drainage District

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION
DALE V. MUDRAK, P.E., *Manager*
4200 South John Young Parkway - Orlando, Florida 32839-9205
407-836-7904 - Fax 407-836-8003
e-mail: dale.mudrak2@ocfl.net

October 8, 2025

Dear Carlos Cabrera

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

EPD Review

Please contact Jonathan Dressler at 407-836-1523 with any questions.

Real Estate Management Review

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

Roads & Drainage Review

Roads and Drainage has no objections to this vacation

Please contact Rojesh Sankar at 407-836-7948 with any questions.

Property Record - 02-23-32-1221-20-410

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

Property Summary as of 05/05/2025

Property Name

Moorgate St

Names

Cabrera Carlos Gustavo
Cabrera Antonieta

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

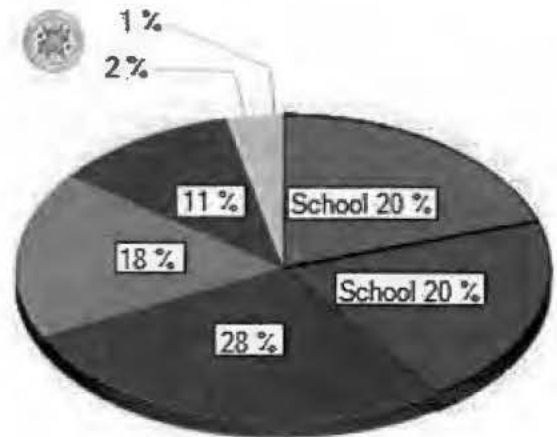
Mailing Address

1108 Nw 180Th Ave
Pembroke Pines, FL 33029-3170

Physical Address

Moorgate St
Orlando, FL 32833

OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	 	\$100,000	+	\$0	+	\$0 = \$100,000 (25%) \$38,543 (10%)
2023	 	\$80,000	+	\$0	+	\$0 = \$80,000 (33%) \$35,039 (10%)
2022	 	\$60,000	+	\$0	+	\$0 = \$60,000 (9.1%) \$31,854 (10%)
2021	 	\$55,000	+	\$0	+	\$0 = \$55,000 \$28,958

Tax Year Benefits	Tax Savings
2024  	\$592
2023  	\$406
2022  	\$255
2021  	\$236

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$100,000	\$0	\$100,000	3.2160 (1.36%)	\$321.60	32 %
Public Schools: By Local Board	\$100,000	\$0	\$100,000	3.2480 (0.00%)	\$324.80	32 %
Orange County (General)	\$38,543	\$0	\$38,543	4.4347 (0.00%)	\$170.93	17 %
Unincorporated County Fire	\$38,543	\$0	\$38,543	2.8437 (26.74%)	\$109.60	11 %
Unincorporated Taxing District	\$38,543	\$0	\$38,543	1.8043 (0.00%)	\$69.54	7 %
Library - Operating Budget	\$38,543	\$0	\$38,543	0.3748 (0.00%)	\$14.45	1 %
St Johns Water Management District	\$38,543	\$0	\$38,543	0.1793 (0.00%)	\$6.91	1 %
				16.1008	\$1,017.83	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units Rate	Assessment
RANGER DRAINAGE DISTRICT	RANGER - DRAINAGE - (407)568-5502	1.24 \$254.55	\$315.64
			\$315.64

Tax Savings

2025 Estimated Gross Tax Total:	\$1,925.72
Your property taxes without exemptions would be	\$1,610.08
Your ad-valorem property tax with exemptions is	– \$1,610.08
Providing You A Savings Of	= \$0.00

Property Features

Property Description

CAPE ORLANDO ESTATES UNIT 31A 3/110 LOT 41 BLK 2

Total Land Area

53,993 sqft (+/-)		1.24 acres (+/-)	GIS Calculated
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Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	ORG-A-2	1 Units	working...	working...	working...	working...

Buildings

Extra Features

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

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
08/27/2024	\$110,000	20240530109 /		Warranty Deed			Improved
11/14/2014	\$39,000	20140596465	10838 / 7774	Warranty Deed			Vacant
06/30/2005	\$115,000	20050451893	08059 / 3302	Warranty Deed			Vacant
11/14/2003	\$29,400	20030700849	07220 / 2139	Warranty Deed			Vacant
05/15/2001	\$15,000	20010218559	06261 / 3900	Warranty Deed			Vacant
11/01/1982	\$7,000	19821866285	03331 / 0443	Special Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
8448 Park Cliff Way	04/10/2025	\$184,867		Special Warranty Deed - Multiple Parcels	0/0	20250145959/	
8454 Park Cliff Way	04/10/2025	\$184,867		Special Warranty Deed - Multiple Parcels	0/0	20250145959/	
8418 Park Cliff Way	04/10/2025	\$184,867		Special Warranty Deed - Multiple Parcels	0/0	20250145959/	
8369 Park Cliff Way	04/10/2025	\$184,867		Special Warranty Deed - Multiple Parcels	0/0	20250145959/	
8442 Park Cliff Way	04/10/2025	\$184,867		Special Warranty Deed - Multiple Parcels	0/0	20250145959/	
10263 Parkview Reserve Ln	04/10/2025	\$184,867		Special Warranty Deed - Multiple Parcels	0/0	20250145959/	
8411 Park Cliff Way	04/10/2025	\$184,867		Special Warranty Deed - Multiple Parcels	0/0	20250145959/	
8405 Park Cliff Way	04/10/2025	\$184,867		Special Warranty Deed - Multiple Parcels	0/0	20250145959/	
8399 Park Cliff Way	04/10/2025	\$184,867		Special Warranty	0/0	20250145959/	

8424 Park 04/10/2025 \$184,867
Cliff Way

Deed -
Multiple
Parcels
Special
Warranty
Deed -
Multiple
Parcels

0/0

20250145959/

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: _____



Part I

Please complete all of the following:

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

CARLOS CABRERA and ANTONIETA CABRERA 1108NW 180 Ave
Pembroke Pines FL 33029

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

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: Carlos Cabrea
Are they registered Lobbyist? Yes ___ or No ☒
2. Name and address of individual or business entity: Antonieta Cabrea
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
		TOTAL EXPENDED THIS REPORT	\$ Ø

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

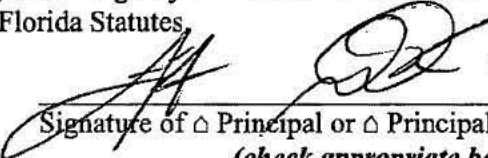
Case or Bid No. _____

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: 10/05/25


Signature of ☐ Principal or ☐ Principal's Authorized Agent

(check appropriate box)

PRINT NAME AND TITLE: Carlos Cervera

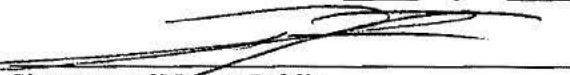
STATE OF FLORIDA :
COUNTY OF Broward :

I certify that the foregoing instrument was acknowledged before me this 5th day of October, 2025 by Carlos G. Cervera Parra. He/she is personally known to me or has produced F.L. Drivers License identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 5th day of October, in the year 2025.



DAVID FUENTES
Commission # HH 415645
Expires June 28, 2027


Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: June 28th, 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.

OC CE FORM 2D

FOR DEVELOPMENT-RELATED ITEMS (November 5, 2010)

For use after March 1, 2011

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.

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: CARLOS CABRERA and ANTONIETA CABRERA

Business Address (Street/P.O. Box, City and Zip Code): 1108 NW 180 Ave
Pembroke Pines FL 33029

Business Phone (54) 288 19 07

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: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone () _____

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:

(Use additional sheets of paper if necessary)

OC CE FORM 2D

FOR DEVELOPMENT-RELATED ITEMS (November 5, 2010)

For use after March 1, 2011

For Staff Use Only:

Initially submitted on _____

Updated on _____

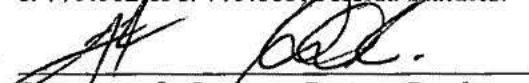
Project Name (as filed) _____

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 of ☐ Owner, ☐ Contract Purchaser
or ☐ Authorized Agent

Date: 10/05/25

Print Name and Title of Person completing this form: Carlos Cabrera

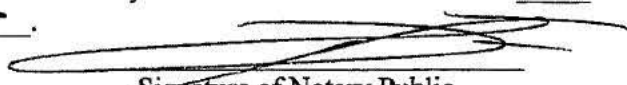
STATE OF FLORIDA :
COUNTY OF Broward:

I certify that the foregoing instrument was acknowledged before me this 5th day of October, 2025 by Carlos G. Cabrera Parra. He/she is personally known to me or has produced F.L. 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 5th day of October, in the year 2025.



DAVID FUENTES
Commission # HH 415645
Expires June 28, 2027


Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
June 28th, 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 :

Carlos Cabrera
1108 NW. 180th Ave.
Pembroke Pines, FL 33029

Invoice No : 5766676

Invoice Date : Oct 08, 2025

Folder # : 25 144485 000 00 PTV

Case Number : PTV-25-05-013

Project Name : Moorgate Street - Cabrera

FEE DESCRIPTION

AMOUNT

PTV Application Fee	- 1002-072-2700-4180	1,003.00
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TOTAL :	1,003.00
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PAYMENT RECEIVED :	0.00
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BALANCE :	1,003.00
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PW 1869

CARLOS CABRERA

1108 NW 180TH AVE

PEMBROKE PINES, FL 33028-3170

(954) 288-1907

Oct 1st 2025

Date

Pay To The
Order Of

Orange County BCC

\$ 1,003.00

One thousand, three dollars and 00/100

Dollars

BANK OF AMERICA



ACH RT 06310627

For PTV-25-05-013

Notary Public

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367788
WWW.OCFL.NET

Cashier: Andrea
08-Oct-2025 2:26:11P

Invoice PW: 1869
1 PTV 2700-4180

\$1,003.00

Total

\$1,003.00

CHECK SALE

\$1,003.00

Clover ID: 9PW895WVQ5NA6
Payment XQ9WZ2D6WNY7T

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

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

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

Photo
here
to
verify
signature
and
date
on
line