



Interoffice Memorandum

Received on September 5, 2024

Deadline: September 10, 2024

Publish: September 15, 2024

Date: September 4, 2024

CP SEP 5 24 10:58 AM

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 *(Su)*

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-24-02-007 – Pedro Cargua, on behalf of Lake Padel LLC**

Applicant: Pedro Cargua
19302 Banfield PI
Orlando, Florida 32827

Location: S14/T23/R30 Petition to vacate a portion of a 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue located along the north property line of the petitioner's commercial parcel and along the south property line of an FDOT retention pond, lying within Los Terranos Subdivision, containing a total of approximately 0.43 acres. Public interest was created by the plat of Los Terranos as recorded in Plat Book P, Page 87, of the public records of Orange County, Florida. The parcel ID numbers are 14-23-30-5240-19-031 & 14-23-30-5240-18-054. One parcel is unaddressed, and the other parcel address is 4500 Old Goldenrod Road, and they both lie in District 3.

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.

Request for Public Hearing PTV-24-02-007 – Pedro Cargua, on behalf of Lake Padel LLC

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

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.



PTV-24-02-007
Desoto Avenue

	Proposed Vacation		Subject Property
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Control Number 24-02-007
(For use by Orange County only)

**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 P Page 87, 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.

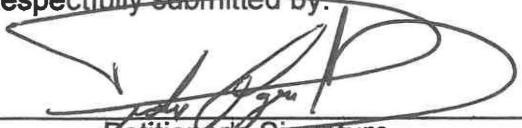
POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after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

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:



Petitioner's Signature
(Include title if applicable)

PEDRO CARGUA
Print Name

Address:

.19302 Banfield Pl, Orlando, Fl 32827
.
.

Phone Number: (407) 800- 7392

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of August, 202^y, who is personally known or who has produced Ecuador Passport as identification.


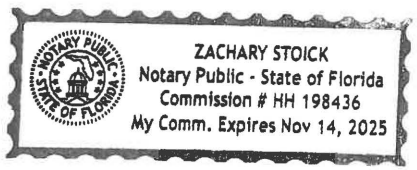

Signature of Notary
Zachary Stoick
Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION



SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

BEARING BASIS

CENTER LINE OF OLD GOLDENROD ROAD AS S 00°38'57" E
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.
 SECTION 14, TOWNSHIP 23 SOUTH, RANGE 30 EAST

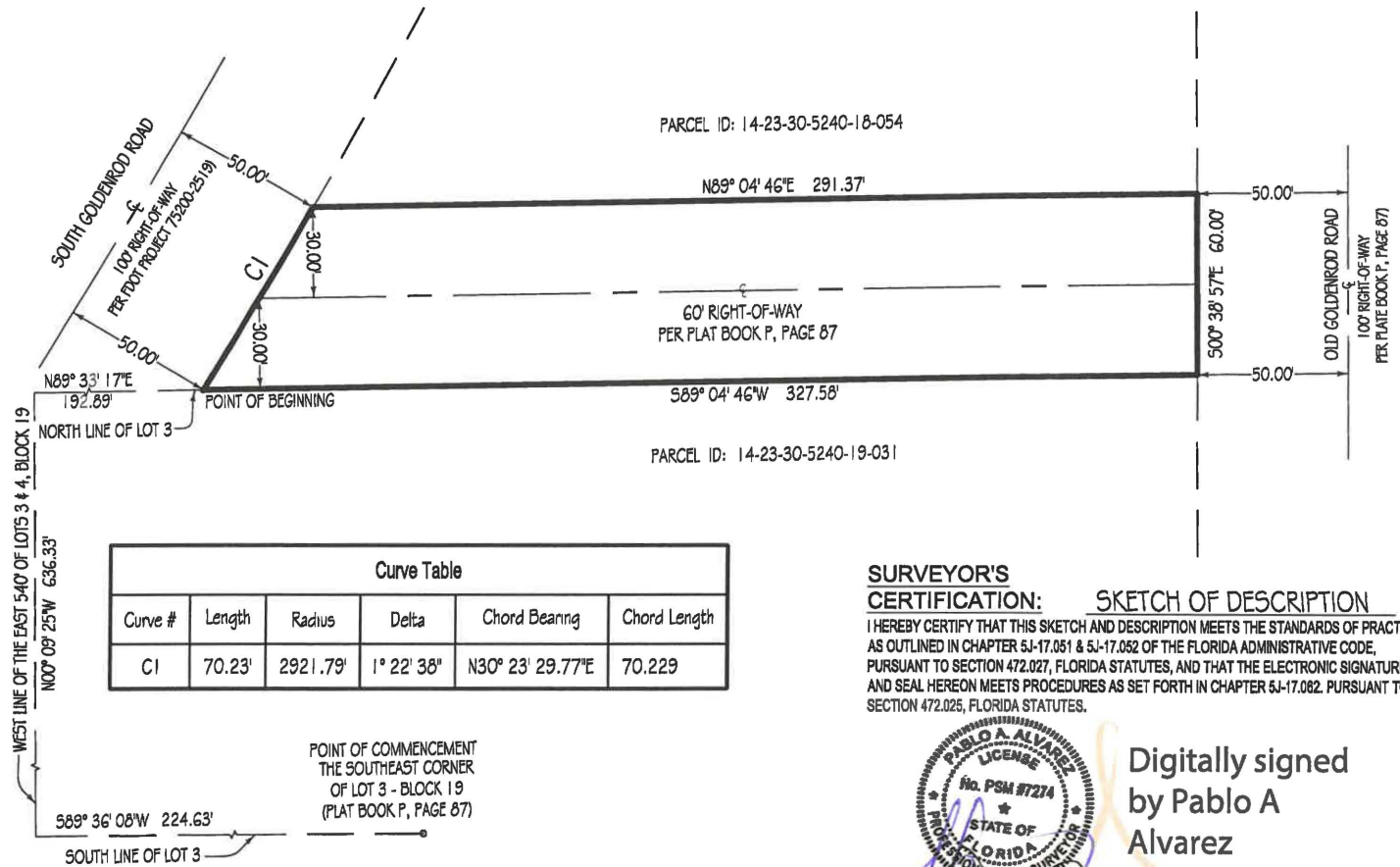
ok
 SD BT
 Aug 27/2024

SCALE: 1"=60'

LEGAL DESCRIPTION:

A PORTION OF DESOTO AVENUE IN LOS TERRANOS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 19, LOS TERRANOS, AS RECORDED IN THE PLAT THEREOF, IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89°36'08" W., ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 224.63 FEET TO THE WEST LINE OF THE EAST 540 FEET OF LOTS 3 AND 4, BLOCK 19, OF SAID LOS TERRANOS; THENCE DEPARTING SAID SOUTH LOT LINE, RUN N. 00°09'25" W., ALONG SAID WEST LINE, A DISTANCE OF 636.33 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE DEPARTING SAID WEST LINE, RUN N. 89°33'17" E., ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 192.89 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2921.79 FEET AND A CENTRAL ANGLE OF 01°22'38"; THENCE RUN ALONG SAID CURVE FOR AN ARC LENGTH OF 70.23 FEET; THENCE RUN N. 89°04'46" E. A DISTANCE OF 291.37 FEET; THENCE RUN S. 00°38'57" E. A DISTANCE OF 60.00 FEET; THENCE RUN S. 89°04'46" W. A DISTANCE OF 327.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN ORANGE COUNTY, FLORIDA, AND CONTAINING 18,558.51 ± SQUARE FEET OR 0.426 ACRES MORE OR LESS.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	70.23'	2921.79'	1° 22' 38"	N30° 23' 29.77"E	70.229

SURVEYOR'S CERTIFICATION: SKETCH OF DESCRIPTION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
 by Pablo A
 Alvarez
 Date: 2024.07.31
 14:15:36 -04'00'

SIGNED: PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE) DATE: 07-31-2024

This sketch and description has been issued by the following Landtec Surveying office:
 840 U.S. HWY 1, Suite 330
 North Palm Beach, FL 33408
 Office: (561) 210-9344
 Email: Construction@landtecsurvey.com
 www.Landtecsurvey.com

LEGEND:
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 P.B. - PLAT BOOK
 P.G. - PAGE
 C - CENTER LINE
 C# - CURVE NUMBER

Job Nr: 200641-SE Drawn by: K.T.



LICENSED BUSINESS No. 8507

EXHIBIT "B"

ABUTTING PROPERTY OWNERS



Florida Department of Transportation

**RON DESANTIS
GOVERNOR**

719 S. Woodland Blvd.
DeLand, FL 32720

**JARED W. PERDUE, P.E.
SECRETARY**

DATE: March 12, 2024

To: Orange County Public Works Department
Attn: Julie Alber
Via Email: Julie.alber@ocfl.net

Re: Desoto Ave.

The Florida Department of Transportation has No Objection to Orange County vacating their Right of Way of Desoto Ave, a 60.00' wide unopened and unimproved right-of-way.

Thank you,

**Joseph Bracken
District Right of Way Manager
Florida Department of Transportation, District 5**

EXHIBIT "C"

UTILITY LETTERS

Bright House Networks, LLC

3767 All American Bv.

Orlando, FL 32810

Att: Ronald Tynes

Supervisor

Date: 06-24-24

Petition to Vacate:

Dear Mr. Tynes

I am in the process of requesting that Orange County vacate that portion of a 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue, located to the north of his commercial parcel, as shown on the enclosed map. The site address is 4500 Old Goldenrod Road and lies within the subdivision of Los Terranos found in Plat Book P, Page 87. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction within the right-of-way.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Pedro Cargua at 407-800-7392.

Sincerely,

Pedro Cargua

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:

	
<u>Pedro Cargua</u>	<u>Ronald B. Tynes Jr.</u>
<u>Owner</u>	<u>Construction Supervisor</u>
<u>06/24/2024</u>	<u>7-18-24</u>



DESOTO
AVE

4500 OLD
GOLDENROD RD
ORLANDO, FL

meet.google.com

Share your screen

Stop sharing

Hide



July 1, 2024

Mr. Pedro Cargua
Lake Padel LLC
11703 Stein Street
Orlando, Florida 32832

RE: Vacation of a portion of Platted DeSoto Avenue; STR: 14-23-30

Dear Mr. Cargua:

The Orlando Utilities Commission has no objection to the Vacation of that portion of the unimproved DeSoto Street platted within the LOS TERRANOS, according to the Plat thereof as recorded in Plat Book P, Page 87, of the Public Records of Orange County, Florida; lying in Section 14, Township 23 and Range 30 East. 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.
Sr. Right-of-Way Agent
Property & Right-of-Way



DESOTO
AVE

4500 OLD
GOLDENROD RD
ORLANDO, FL

Teco/Peoples Gas System. INC.

600 W. Robinson St

Orlando, FL

Att: Shawn Winsor

Date: 06-24-24

Petition to Vacate:

Dear Shawn Winsor:

I am in the process of requesting that Orange County vacate that portion of a 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue, located to the north of his commercial parcel, as shown on the enclosed map. The site address is 4500 Old Goldenrod Road and lies within the subdivision of Los Terranos found in Plat Book P, Page 87. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction within the right-of-way.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Pedro Cargua at 407-800-7392.

Sincerely,

Pedro Cargua

- 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:

Shawn Winsor
Shawn Winsor
Gas Design Project Manager
7-12-24

AT&T

Att: Butch Naidu

Bn8008@att.com

Date: 06-24-24

Petition to Vacate:

Dear Butch:

I am in the process of requesting that Orange County vacate that portion of a 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue, located to the north of his commercial parcel, as shown on the enclosed map. The site address is 4500 Old Goldenrod Road and lies within the subdivision of Los Terranos found in Plat Book P, Page 87. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction within the right-of-way.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Gerry Panico at 203-306-8780.

Sincerely,

Pedro Cargua

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:

07/18/24



DESOTO
AVE

4500 OLD
GOLDENROD RD
ORLANDO , FL

meet.google.com is sharing your screen.

Stop sharing

Hide

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

August 27, 2024

Dear

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 Nicole Salvatico at 407-836-1400 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 objection to this vacation.

Please contact George Shupp at with any questions.

Transportation Planning Review

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



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

Detail by Entity Name

Florida Limited Liability Company
LAKE PADEL LLC

Filing Information

Document Number	L23000521305
FE/EIN Number	38-4293198
Date Filed	11/20/2023
Effective Date	11/15/2023
State	FL
Status	ACTIVE

Principal Address

11703 STEIN ST
ORLANDO, FL 32832

Mailing Address

11703 STEIN ST
ORLANDO, FL 32832

Registered Agent Name & Address

CARGUA SANCHEZ, PEDRO A
11703 STEIN ST
ORLANDO, FL 32832

Authorized Person(s) Detail

Name & Address

Title MGR

CARGUA SANCHEZ, PEDRO A
11703 STEIN ST
ORLANDO, FL 32832

Title Manager

CARGUA SILVA, PEDRO V
11703 STEIN ST
ORLANDO, FL 32832

Annual Reports

Report Year	Filed Date
--------------------	-------------------

Property Record - 14-23-30-5240-19-031

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

Property Summary as of 08/27/2024

Property Name

4500 Old Goldenrod Rd

Names

Lake Padel LLC

Municipality

ORG - Un-Incorporated

Property Use

1000 - Comm Vacant Land

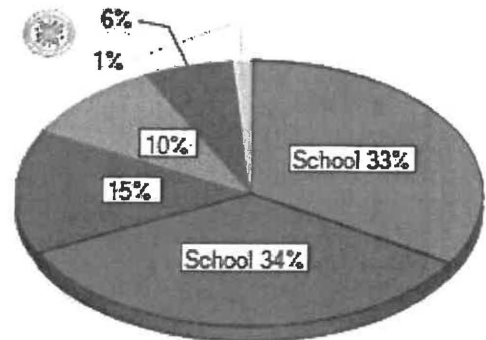
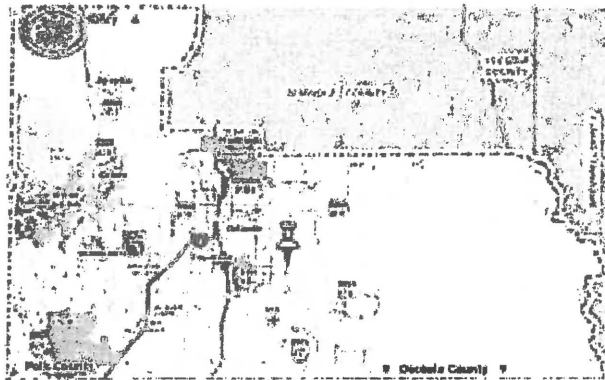
Mailing Address

11703 Stein St
Orlando, FL 32832-6365

Physical Address

4500 Old Goldenrod Rd
Orlando, FL 32822

OR
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 <input type="checkbox"/> W <input type="checkbox"/> MKT	\$436,077	+ \$0	+ \$0 = \$436,077 (235%)	\$143,000 (10%)	
2023 <input checked="" type="checkbox"/> MKT	\$130,000	+ \$0	+ \$0 = \$130,000 (0%)	\$130,000 (0%)	
2022 <input checked="" type="checkbox"/> MKT	\$130,000	+ \$0	+ \$0 = \$130,000 (0%)	\$130,000 (0%)	
2021 <input checked="" type="checkbox"/> MKT	\$130,000	+ \$0	+ \$0 = \$130,000	\$130,000	

Tax Year Benefits

Tax Year	Tax Savings
2024 <input type="checkbox"/> W <input type="checkbox"/> \$	\$2,824
2023 <input checked="" type="checkbox"/>	\$0
2022 <input checked="" type="checkbox"/>	\$0
2021 <input checked="" type="checkbox"/>	\$0

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$436,077	\$0	\$436,077	3.2160 (1.36%)	\$1,402.42	33 %
Public Schools: By Local Board	\$436,077	\$0	\$436,077	3.2480 (0.00%)	\$1,416.38	34 %
Orange County (General)	\$143,000	\$0	\$143,000	4.4347 (0.00%)	\$634.16	15 %
Unincorporated County Fire	\$143,000	\$0	\$143,000	2.8437 (26.74%)	\$406.65	10 %
Unincorporated Taxing District	\$143,000	\$0	\$143,000	1.8043 (0.00%)	\$258.01	6 %
Library - Operating Budget	\$143,000	\$0	\$143,000	0.3748 (0.00%)	\$53.60	1 %
St Johns Water Management District	\$143,000	\$0	\$143,000	0.1793 (0.00%)	\$25.64	1 %
				16.1008	\$4,196.86	

2024 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:	\$4,196.86
Your property taxes without exemptions would be	\$7,021.19
Your ad-valorem property tax with exemptions is	– \$4,196.86
Providing You A Savings Of	= \$2,824.33

Property Features

Property Description

LOS TERRANOS P/87 THE N 119.42 FT OF E 540 FT OF BLK 19 (BEING PT LOTS 3 & 4) BLK 19 & (LESS E 20 FOR RD R/W PER 4612/4695) & (LESS PT TAKEN ON W FOR R/W PER OR 6207/3629 CIO 01-178)

Total Land Area

43,607 sqft (+/-) | 1.00 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Comm Vacant Land	RSTD C-1	43607.69 SQUARE FEET	\$10.00	\$436,077	\$0.00	\$436,077

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
04/30/2024	\$970,000	20240273479 /		Warranty Deed	Mohebban Farhad	Lake Padel LLC	Vacant
08/31/2005	\$370,000	20050609734	08179 / 3883	Warranty Deed	Quint Lauren Haworth Everett Bentley Jeanette H	Mohebban Farhad	Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
3775 Quadrangle Blvd	08/07/2024	\$13,519,100		Special Warranty	0/0	20240467562 /	
402 N Mission Rd	08/05/2024	\$1,070,197		Warranty Multiple	0/0	20240461099 /	
410 Goodland St	08/05/2024	\$1,354,802		Warranty Multiple	0/0	20240461099 /	
60 E 7Th St	07/31/2024	\$39,783		Warranty Multiple	0/0	20240451324 /	
64 E 7Th St	07/31/2024	\$39,783		Warranty Multiple	0/0	20240451324 /	
33 Davis Ct	07/31/2024	\$18,636		Warranty Multiple	0/0	20240451324 /	
704 S Park Ave	07/31/2024	\$29,293		Warranty Multiple	0/0	20240451324 /	
71 E Orange St	07/18/2024	\$36,000		Warranty Deed	0/0	20240420331 /	
6162 S Goldenrod Rd	07/15/2024	\$964,300		Special Warranty	0/0	20240411139 /	
6543 N Orange Blossom Trl	07/12/2024	\$725,000		Special Warranty	0/0	20240408899 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Colonial (High School)

Principal Betzabeth Reussow
Office Phone 407.482.6300
Grades 2023: | 2022: C | 2019: B

Odyssey (Middle School)

Principal Beatriz Smith
Office Phone 407.207.3850
Grades 2023: | 2022: B | 2019: B

Vista Lakes (Elementary)

Principal Kristy Key
Office Phone 407.207.4991
Grades 2023: | 2022: B | 2019: A

Utilities/Services

Electric Duke Energy
Water Orange County
Recycling (Wednesday) Orange County
Trash (Wednesday) Orange County
Yard Waste (Thursday) Orange County

Elected Officials

State Senate Linda Stewart
State Representative Johanna López
County Commissioner Mayra Uribe
School Board Representative Maria Salamanca
US Representative Darren Soto
Orange County Property Appraiser Amy Mercado

Property Record - 14-23-30-5240-18-054

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

Property Summary as of 02/21/2024

Property Name

S Goldenrod Rd

Names

Dot/State Of Florida

Municipality

ORG - Un-Incorporated

Property Use

8000 - Govt Vacant Land

Mailing Address

719 S Woodland Blvd
Deland, FL 32720-6834

Physical Address

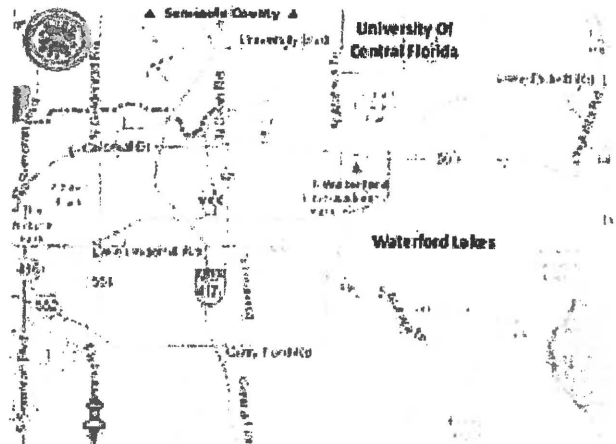
S Goldenrod Rd
Orlando, FL 32822



QR Code For Mobile Phone



S GOLDENROD RD, ORLANDO, FL 32822 01/13/2020



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	\$100	+ \$0	+ \$0 = \$100 (0%)	\$100 (0%)	\$100 (0%)
2022 <input checked="" type="checkbox"/> MKT	\$100	+ \$0	+ \$0 = \$100 (0%)	\$100 (0%)	\$100 (0%)
2021 <input checked="" type="checkbox"/> MKT	\$100	+ \$0	+ \$0 = \$100 (0%)	\$100 (0%)	\$100 (0%)
2020 <input checked="" type="checkbox"/> MKT	\$100	+ \$0	+ \$0 = \$100	\$100	\$100

Tax Year Benefits	Other Exemptions	Tax Savings
2023 <input checked="" type="checkbox"/> \$	\$100	\$2
2022 <input checked="" type="checkbox"/> \$	\$100	\$2
2021 <input checked="" type="checkbox"/> \$	\$100	\$2
2020 <input checked="" type="checkbox"/> \$	\$100	\$2

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$100	\$100	\$0	3.1730 (-1.28%)	\$0.00 0%
Public Schools: By Local Board	\$100	\$100	\$0	3.2480 (0.00%)	\$0.00 0%
Orange County (General)	\$100	\$100	\$0	4.4347 (0.00%)	\$0.00 0%
Unincorporated County Fire	\$100	\$100	\$0	2.2437 (0.00%)	\$0.00 0%
Unincorporated Taxing District	\$100	\$100	\$0	1.8043 (0.00%)	\$0.00 0%
Library - Operating Budget	\$100	\$100	\$0	0.3748 (0.00%)	\$0.00 0%
St Johns Water Management District	\$100	\$100	\$0	0.1793 (-9.17%)	\$0.00 0%
				15.4578	\$0.00

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:	\$0.00
Your property taxes without exemptions would be	\$1.55
Your ad-valorem property tax with exemptions is	– \$0.00
Providing You A Savings Of	= \$1.55

Property Features

Property Description

LOS TERRANOS P/87 COMM SW COR OF SE1/4 IN SEC 14-23-30 TH W ALONG S LINE OF SAID SEC 14-23-30 50 FT M/L ALSO BEING W R/W LINE OF OLD GOLDENROD ROAD TH RUN S 30FT FOR POB TH WLY 327.12 FT M/L ALSO BEING THE E R/W OF SOUTH GOLDENROD RD TH NELY ALONG SAID R/W 305.99 FT TO A PT OF CURVATURE CONCAVE SELY W/ RAD 39.10 FT M/L RUN NELY ALONG ARC OF SAID CURVE 50.05 FT M/L TH SELY 66.68 FT M/L TO A PT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RAD 164.36 FT M/L RUN SLY ALONG ARC OF SAID CURVE 154.76 FT M/L TH SLY 126.01 FT M/L TO POB

Total Land Area

46,504 sqft (+/-) | 1.07 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8000 - Govt Vacant Land	A-2	1 UNIT(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				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
12/20/2005	\$0	20060013487	08409 / 3232	Miscellaneous Multiple	Orlando/Orange County Expy Authority	Dot/State Of Florida	Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
Park Center Dr	12/20/2023	\$10,300,000		Special Warranty Multiple	0/0	20240019274 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Colonial (High School)

Principal Betzabeth Reussow
Office Phone 407.482.6300
Grades 2023: | 2022: C | 2019: B

Odyssey (Middle School)

Principal Beatriz Smith
Office Phone 407.207.3850
Grades 2023: | 2022: B | 2019: B

Three Points (Elementary)

Principal Tiffany Stokes
Office Phone 407.207.3800
Grades 2023: | 2022: C | 2019: C

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

Elected Officials

State Senate	Linda Stewart
State Representative	Johanna López
County Commissioner	Mayra Uribe
School Board Representative	Maria Salamanca
US Representative	Darren Soto
Orange County Property Appraiser	Amy Mercado

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): _____
LAKE PADEL LLC , 19302 Banfield Pl, Orlando, FL 32827

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: Lake Padel LLC
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
TOTAL EXPENDED THIS REPORT			\$ <i>Ø</i>

Specific Project Expenditure Report (Revised November 5, 2010)
For use as of March 1, 2011

For Staff Use Only:

Initially submitted on _____

Updated On _____

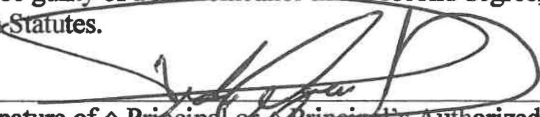
Project Name (as filed) _____

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: 08/19/2024

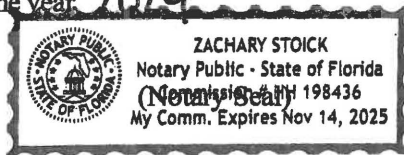

Signature of Principal or Principal's Authorized Agent
(check appropriate box)

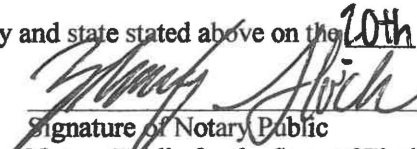
PRINT NAME AND TITLE: PEDRO CARGUA

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 20th day of August, 2024 by Pedro Cargua. He/she is personally known to me or has produced Ecuador Passport as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 20th day of August, in the year 2024.




Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: Nov. 14th, 2025

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: LAKE PADEL LLC _____

Business Address (Street/P.O. Box, City and Zip Code): 19302 Banfield Pl, Orlando, _____
FL 32823 _____

Business Phone (407) 800-7392 _____

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

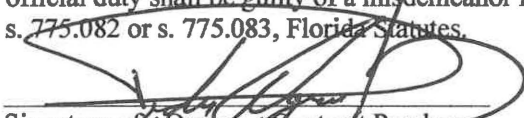
If you responded "YES" to any of the above questions, please state with whom and
explain the relationship:

(Use additional sheets of paper if necessary)

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

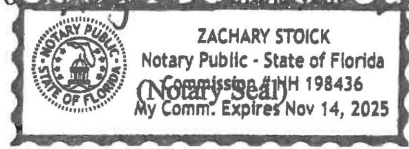
Date: 08/19/2024

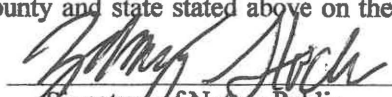
Print Name and Title of Person completing this form: PEDRO CARGUA

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 20th day of August, 2024 by Pedro Cargua. He/she is personally known to me or has produced Ecuador Passport as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 20th day of August in the year 2024.




Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
Nov. 14th, 2025

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 :

Invoice No : 5517595

Invoice Date : Aug 27, 2024

Folder # : 24 118833 000 00 PTV

Case Number : PTV-24-02-007

Project Name : Desoto Avenue

FEE DESCRIPTION

AMOUNT

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

15 24

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708

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

Cashier: Kiera
27-Aug-2024 11:53:13A

Invoice PW: 1524
1 PTV 2700-4180 \$1,003.00

Total \$1,003.00

CHECK SALE \$1,003.00

Clover ID: BR039TRXYYPV6
Payment 755RJYNHTCS0T

O.C. PUBLIC WORKS DEPARTMENT Privacy Policy

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

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



Memo: _____
Note: For information only. Comment has no effect on bank's payment.

Do not write outside this box

Drawer: **JPMORGAN CHASE BANK, N.A.**
Rebecca Griffin
Rebecca Griffin, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Columbus, OH

Pay To The Order Of: **ORANGE COUNTY BCC**
Pay: ONE THOUSAND THREE DOLLARS AND 00 CENTS

\$\$\$ 1,003.00 **

CHASE
Remitter: LAKE PADEL LLC

Date

08/21/2024

Void after 7 years

9588116891

440

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

CASHIER'S CHECK

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

282111107 6/2023 8810004306