



**Interoffice Memorandum**

Received: November 9, 2020 @ 10:42am

Publish: November 22, 2020

Deadline: November 17, 2020

Date: November 5, 2020

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

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

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department

THRU: Julie Alber, Assistant Project Manager  
Development Engineering Division, Public Works Department  
Telephone: 407-836-7928  
E-mail address: [julie.alber@ocfl.net](mailto:julie.alber@ocfl.net)

RE: **Request for Public Hearing PTV-19-02-006 - Mr. Claude L. Cassagnol,  
on behalf of Wedgefield – 520, LLC.**

Applicant: Mr. Claude L. Cassagnol  
98 S Semoran Blvd.  
Orlando, FL 32807

Location: S01/T23/R32 Petition to vacate a portion of a 106 foot wide unopened, unimproved right-of-way known as Mardi Gras Street, containing approximately 0.55 acres. Public interest was created by Plat Book Z, Page 69, of the public records of Orange County, Florida. The parcel ID numbers are 01-23-32-7601-48-001 and 01-23-32-7601-22-030. The parcels are unaddressed, and they lie in District 5.

Estimated time required for public hearing: Two (2) 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.

**Request for Public Hearing PTV # 19-02-006 Mr. Claude L. Cassagnol, on behalf of Wedgefield – 520, 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:

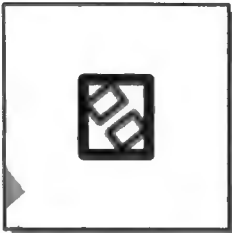
1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

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

Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.

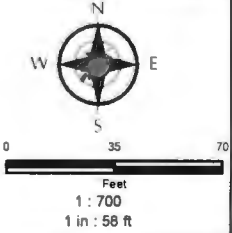


If you have any questions regarding this map, please call Julie Alber at 407.836.7928.



PTV # 19-02-006  
Claude L. Cassagnol,  
on behalf of Wedgefield - 520, LLC

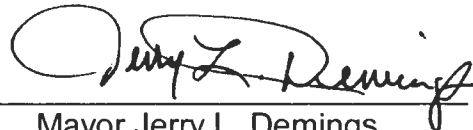
Legend for the map: a grey square represents 'Proposed Vacation' and a white square with a black border represents 'Subject Property'.

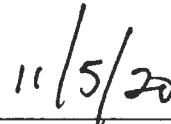


**PUBLIC WORKS DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION  
REQUEST FOR COUNTY MAYOR'S APPROVAL  
November 5, 2020**

Request authorization to schedule a Public Hearing for Petition to Vacate 19-02-006. This is a request from Mr. Claude L. Cassagnol, on behalf of Wedgefield – 520 LLC to vacate a portion of a 106 foot wide unopened and unmaintained right-of-way known as Mardi Gras Street, containing approximately 0.55 acres. The property lies in District 5. Staff has no objection to this request.

Requested Action  
Approved by \_\_\_\_\_

  
\_\_\_\_\_  
Mayor Jerry L. Demings

  
\_\_\_\_\_  
(Date)

**NOTE: FURTHER PROCESSING NECESSARY:**

Please return to Julie Alber 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 per Plat Book Z, Page 69 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.

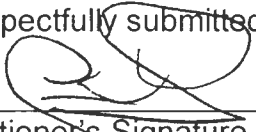
PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

**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:



Claude L. Cassagnol, P.E

Petitioner's Signature  
(Include title if applicable)

Print Name

Address:

98 S Semoran Blvd

Orlando, FL 32807

Phone Number: ( 407) 386-2249

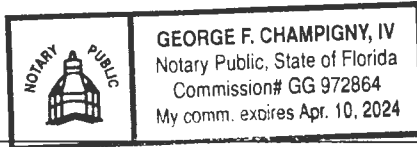
STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Claude L Cassagnol, PE of Vice President, on behalf of GTC Engineering, who first by me duly sworn, deposes and says that he/she is the petitioner named in and who signed the foregoing petition, that he/she is duly authorized to make this verification for and on behalf of all petitioners; that he/she had read the foregoing petition and that the statements therein contained are true. He/She is personally known to me or produced FL Driver License as identification and did/did not take an oath.

George F. Champigny IV

(Signature)



Sworn to and subscribed before me this 5th day of June 2020

Notary Public State of Florida  
My commission expires: April 10, 2024

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**



# SKETCH OF DESCRIPTION

– NOT A SURVEY –

SHEET 1 OF 2

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF MARDI GRAS STREET, *ROCKET CITY, UNIT 3*, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Z", PAGES 69 AND 70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE MOST WESTERLY CORNER OF TRACT "A", BLOCK 48, OF THE AFORESAID PLAT ROCKET CITY, UNIT 3; THENCE NORTH  $38^{\circ}38'21''$  WEST A DISTANCE OF 106.00 FEET; THENCE NORTH  $51^{\circ}21'39''$  EAST, ALONG THE SOUTHEASTERLY LINE OF TRACT "C", BLOCK 22 OF THE AFORESAID PLAT ROCKET CITY UNIT 3, A DISTANCE OF 228.09 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A 30.0 FOOT WIDE ACCESS ROAD AS SHOWN ON AFORESAID PLAT ROCKET CITY, UNIT 3; SAID POINT BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 23,048.30 FEET AND A CHORD BEARING OF SOUTH  $37^{\circ}14'33''$  EAST; THENCE ALONG SAID SOUTHWESTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}15'49''$  FOR A DISTANCE OF 106.03 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, RUN SOUTH  $51^{\circ}21'39''$  WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 225.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 24,036 SQUARE FEET, OR 0.552 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH THE ATTACHMENT "A", PREPARED BY AMERICAN LAYOUT & LAND SURVEYING DATED JULY 2, 2020



ANTHONY MALTESE, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NO. LS7020  
JULY 2, 2020

OK WRM 10-29-2020

## SURVEYOR'S NOTES

- 1) Bearings are based on the Southeasterly line of Tract "C", Block 22, *ROCKET CITY UNIT 3*, Plat Book Z, Pages 69–70, Public Records of Orange County, Florida, having a bearing of N  $51^{\circ}21'39''$  E.



## AMERICAN LAYOUT & LAND SURVEYING

5125 Adanson Street, Suite 800, Orlando, Florida 32804

Tele. No. (844) 787-8399

LICENSED BUSINESS No. 8131

Z:/AMERICAN LAYOUT/JOBS/2031/2031-SOD REV

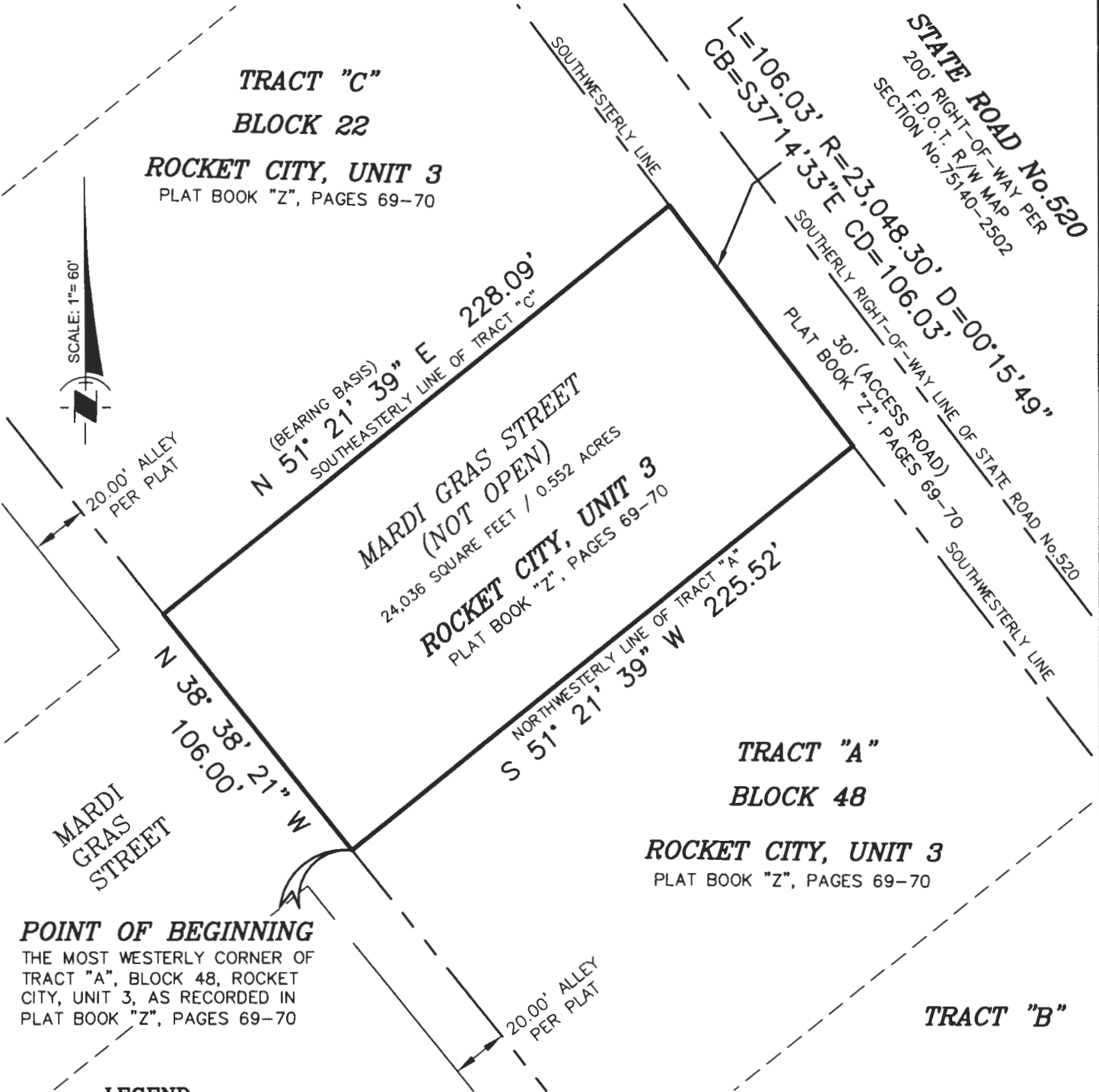
**SKETCH OF DESCRIPTION  
ATTACHMENT "A"  
- NOT A SURVEY -**

SHEET 2 OF 2

**TRACT "C"  
BLOCK 22**

**ROCKET CITY, UNIT 3**  
PLAT BOOK "Z", PAGES 69-70

**STATE ROAD No. 520**  
200' RIGHT-OF-WAY PER  
F.D.O.T. R/W MAP PER  
SECTION No. 75140-2502



**MARDI GRAS STREET  
(NOT OPEN)**  
24,036 SQUARE FEET / 0.552 ACRES

**ROCKET CITY, UNIT 3**  
PLAT BOOK "Z", PAGES 69-70

**TRACT "A"  
BLOCK 48**

**ROCKET CITY, UNIT 3**  
PLAT BOOK "Z", PAGES 69-70

**TRACT "B"**

**POINT OF BEGINNING**  
THE MOST WESTERLY CORNER OF  
TRACT "A", BLOCK 48, ROCKET  
CITY, UNIT 3, AS RECORDED IN  
PLAT BOOK "Z", PAGES 69-70

- LEGEND**
- L = LENGTH
  - D = DELTA
  - R = RADIUS
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - P.C. = POINT OF CURVATURE
  - R/W = RIGHT OF WAY
  - N.T. = NOT TANGENT



**AMERICAN  
LAYOUT**

**AMERICAN LAYOUT & LAND SURVEYING**  
5125 Adanson Street, Suite 800, Orlando, Florida 32804  
Tele. No. (844) 787-8399  
LICENSED BUSINESS No. 8131

## **EXHIBIT "B"**

Does not apply – petitioner owns all property surrounding the area requested for vacation

**EXHIBIT "C"**

**UTILITY LETTERS**

**TELEPHONE**

March/25/2019

**Petition to Vacate:**

**Telephone Service**

**AT&T Distribution, 1120 S. Rogers Circle. Boca Raton, FL, 33487**

Dear Mr. Dino Farruggio,

I am in the process of requesting that Orange County vacate that portion of a **106' Right of Way on Mardi Gras St**, as shown on the enclosed map. The site lies within Rocket City Unit 3 subdivision found in Plat Book Z, Page **69-70**. 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 **Claude Cassagnol** at **407-380-0402 X 201**.

Sincerely,

Claude Cassagnol, P.E.

**GTC Engineering Corporation, 98 S Semoran Blvd, Orlando, FL 32807**

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: Mark Andrade  
Print Name: Mark Andrade  
Title: MGR OSP PLNG & Engrg  
Date: 8/21/19

CABLE TV

FEB/15/2019

Petition to Vacate:

Fiber, Telephone, CATV Service

Charter Communication, 3767 All American Blvd, Orlando, FL,32810

Dear Mr. Marvin Usry Jr,

I am in the process of requesting that Orange County vacate that portion of a 106' Right of Way on Mardi Gras St, as shown on the enclosed map. The site lies within Rocket City Unit 3 subdivision found in Plat Book Z, Page 69-70. 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 Claude Cassagnol at 407-380-0402 x 201.

Sincerely,

Claude Cassagnol, P.E.

GTC Engineering Corporation, 98 S Semoran Blvd, Orlando, FL 32807

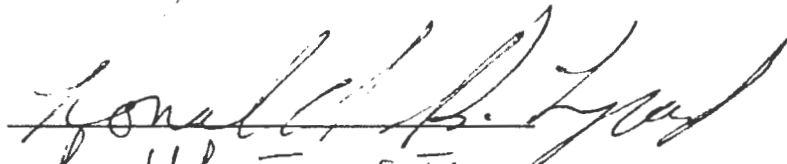
\_\_\_\_\_ The Subject parcel is NOT within our service area.

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:

Ronald B. Tynes Jr.

Title:

Construction Supervisor

Date:

2/19/2019



The *Reliable One*®

June 15, 2020

Claude L. Cassagnol, P.E.  
GTC Engineering Corporation  
98 South Semoran Boulevard  
Orlando, Florida 32807

RE: Vacation of Road Right-of-Way – Mardi Gras Street STR: 01-23-32

Dear Mr. Cassagnol:

The Orlando Utilities Commission has no objection to the Vacation of a portion of Mardi Gras Street between State Road 520 and Abalone Boulevard, Section 01, Township 23 South, Range 32 East, as shown on the attached drawing.

There are existing OUC electric facilities located within this Road Right-of-Way Vacation request. In coordination with this vacation, attached you will find the easement area that will need to be reserved to accommodate the existing facilities.

Please let me know if you have any questions.

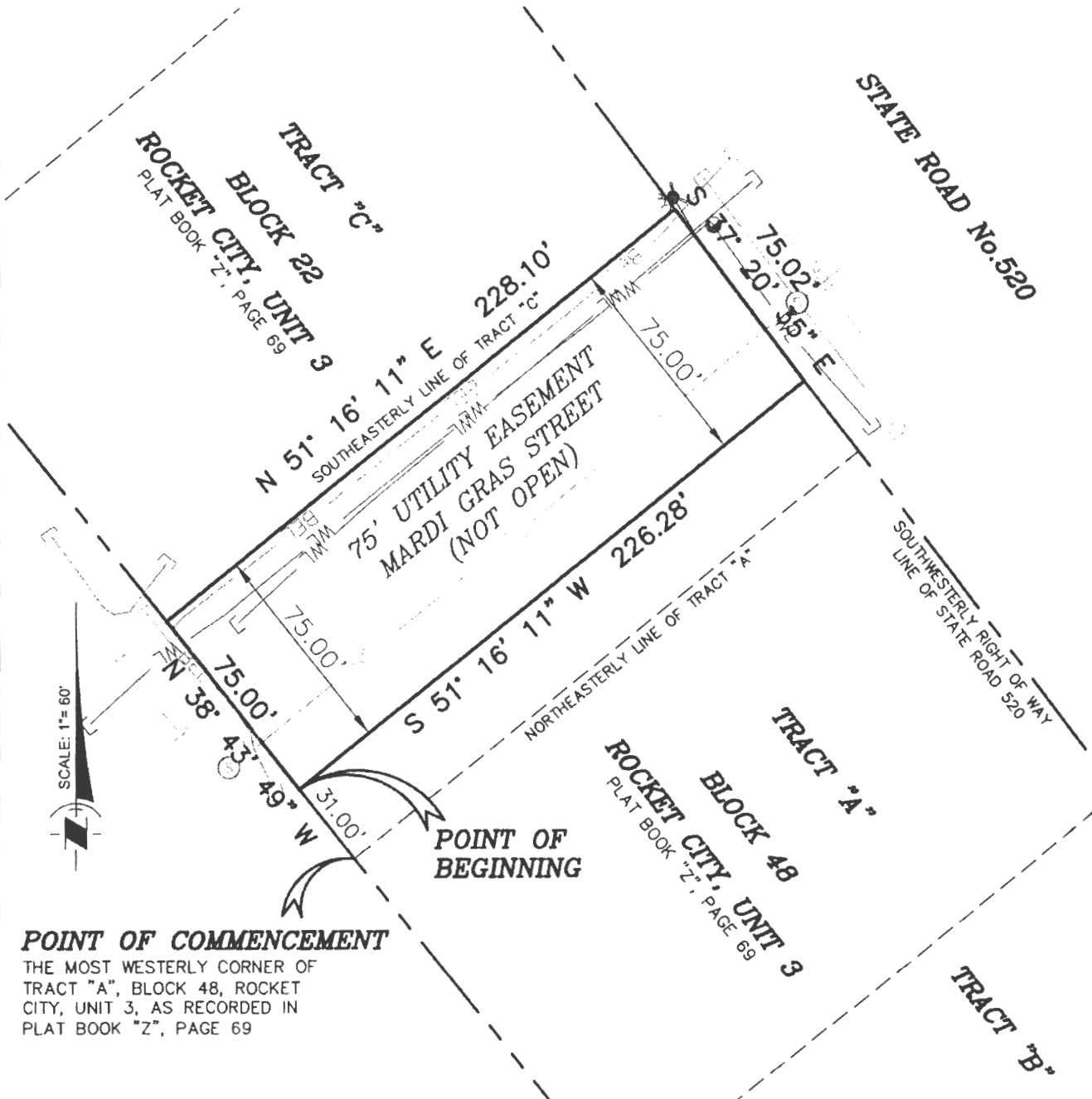
Sincerely,

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

ORLANDO UTILITIES COMMISSION

SKETCH OF DESCRIPTION  
ATTACHMENT "A"  
- NOT A SURVEY -

SHEET 2 OF 2



**POINT OF COMMENCEMENT**  
THE MOST WESTERLY CORNER OF TRACT "A", BLOCK 48, ROCKET CITY, UNIT 3, AS RECORDED IN PLAT BOOK "Z", PAGE 29

**SURVEYOR'S NOTES**

- 1) Bearings are based on the Southwestly right-of-way line of State Road No. 520 having an assumed bearing of  $S 37^{\circ} 20' 35'' E$ .
- 2) See sheet 1 for Legal Description.



**AMERICAN LAYOUT**

**AMERICAN LAYOUT & LAND SURVEYING**

5125 Adanson Street, Suite 800, Orlando, Florida 32804  
Tele. No. (844) 787-8399  
LICENSED BUSINESS No. 8131

Z:/AMERICAN LAYOUT/JOBS/2031/2031-SOD2





436 West Commodore Blvd. Suite 1  
Jackson, NJ 08527  
Tel: (614) SURVEY-9

AMERICAN  
LAYOUT

### LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF *ROCKET CITY, UNIT 3*, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Z", PAGE 69, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE MOST WESTERLY CORNER OF TRACT "A", BLOCK 48, OF THE AFORESAID PLAT ROCKET CITY, UNIT 3; THENCE NORTH 38°43'49" WEST, A DISTANCE OF 31.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 38°43'49" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 51°16'11" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C", A DISTANCE OF 228.10 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD No.520; THENCE SOUTH 37°20'35" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.02 FEET; THENCE SOUTH 51°16'11" WEST, A DISTANCE OF 226.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 17,039 SQUARE FEET, OR 0.391 ACRES, MORE OR LESS.

The above description is in accordance with the Attachment "A", prepared by American Layout & Land Surveying dated AUGUST 5, 2019



Anthony Maltese, P.S.M.  
Professional Surveyor & Mapper  
Florida License No. LS7020  
AUGUST 5, 2019



AMERICAN  
LAYOUT





436 West Commodore Road, Suite 1  
Jackson, NJ 08527  
Tel: (844) SURVEY-9

AMERICAN  
LAYOUT

### LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF *ROCKET CITY, UNIT 3*, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Z", PAGE 69, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE MOST WESTERLY CORNER OF TRACT "A", BLOCK 48, OF THE AFORESAID PLAT ROCKET CITY, UNIT 3; THENCE NORTH 38°43'49" WEST, A DISTANCE OF 106.00 FEET TO THE SOUTHERLY CORNER OF TRACT "C", BLOCK 22, OF THE AFORESAID PLAT; THENCE NORTH 51°16'11" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C", A DISTANCE OF 228.10 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD No.520; THENCE SOUTH 37°20'35" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 106.03 FEET TO THE NORTHERLY POINT OF SAID TRACT "A", BLOCK 48, OF THE AFORESAID PLAT; THENCE SOUTH 51°16'11" WEST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 225.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 24,043 SQUARE FEET, OR 0.552 ACRES, MORE OR LESS.

The above description is in accordance with the Attachment "A", prepared by American Layout & Land Surveying dated AUGUST 5, 2019



Anthony Maltese, P.S.M.  
Professional Surveyor & Mapper  
Florida License No. LS7020  
AUGUST 5, 2019

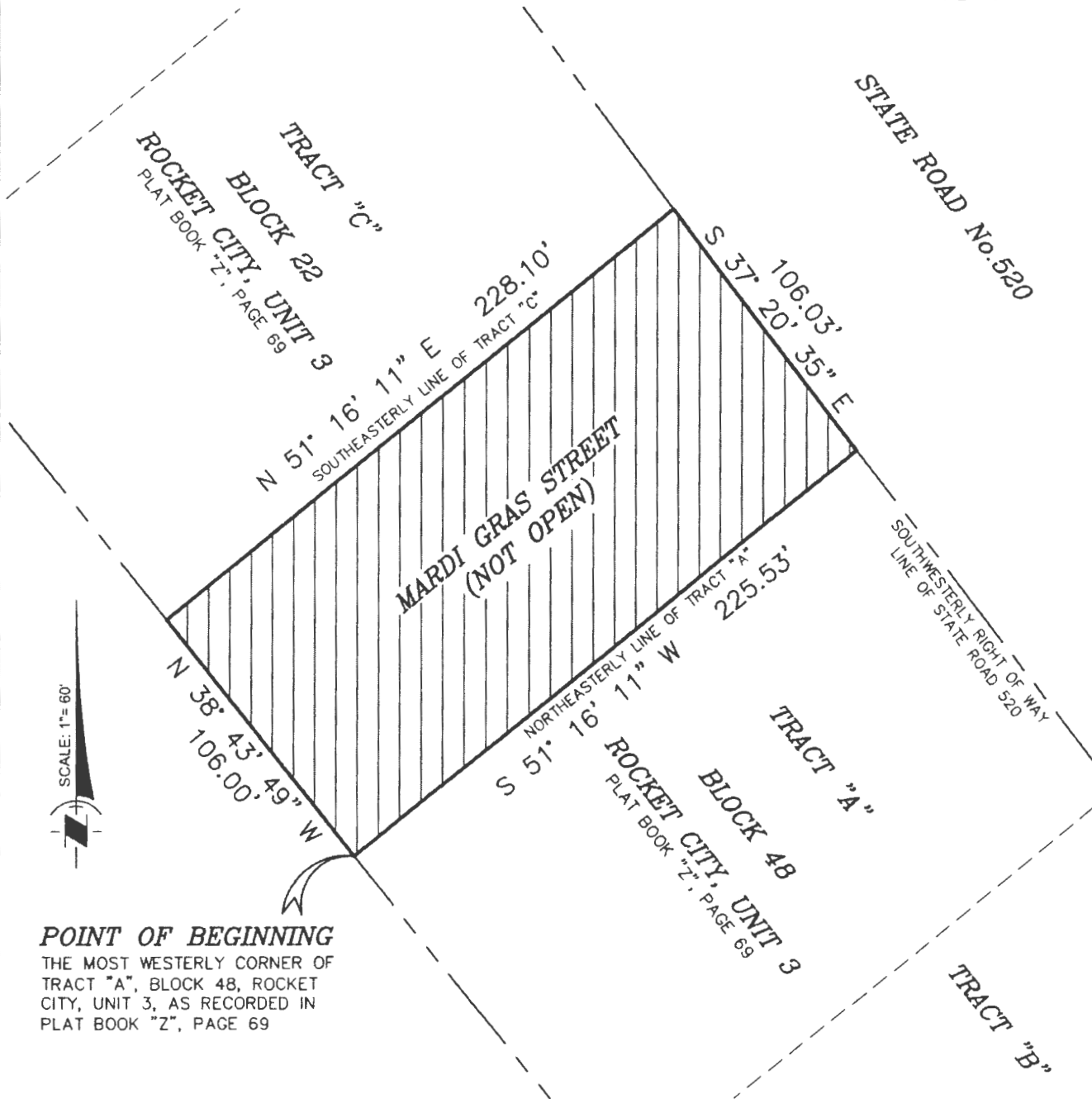


AMERICAN  
LAYOUT

**SKETCH OF DESCRIPTION  
ATTACHMENT "A"**

**- NOT A SURVEY -**

SHEET 2 OF 2



SCALE: 1" = 60'

**POINT OF BEGINNING**  
THE MOST WESTERLY CORNER OF TRACT "A", BLOCK 48, ROCKET CITY, UNIT 3, AS RECORDED IN PLAT BOOK "Z", PAGE 69

**SURVEYOR'S NOTES**

- 1) Bearings are based on the Southwesterly right-of-way line of State Road No.520 having an assumed bearing of S 37°20'35" E.
- 2) See sheet 1 for Legal Description.



**AMERICAN LAYOUT & LAND SURVEYING**  
5125 Adanson Street, Suite 800, Orlando, Florida 32804  
Tele. No. (844) 787-8399  
LICENSED BUSINESS No. 8131  
Z:/AMERICAN LAYOUT/JOBS/2031/2031-SOD



Joseph M. Kuhns  
Regional Manager

April 22, 2020

**Claude L. Cassagnol, P.E.**  
**Vice President / Orlando Regional Manager**  
**GTC Engineering**  
**98 S. Semoran Blvd.**  
**Orlando, FL. 32807**

Dear Mr. Cassagnol,

I am providing this correspondence to you in reference to the request to vacate a right of way within the Pluris Wedgefield, Inc. service area. Pluris Wedgefield Inc. has existing water and sewer facilities within the 106' right-of-way that is proposed to be vacated (SOD1). We do not object to vacation of the 106' right-of-way provided a 75' utility easement as shown on SOD2 is provided covering the area of our water and sewer facilities.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph M. Kuhns".

Joseph M. Kuhns  
Pluris Holdings, LLC.  
Regional Manager

GAS

AUG/23/2019

Petition to Vacate:

Gas Service

TECO Peoples Gas, 600 West Robinson St, Orlando, FL, 32801

Dear Mr. Shawn Windsor,

I am in the process of requesting that Orange County vacate that portion of a 106' Right of Way on **Mardi Gras St**, as shown on the enclosed map. The site lies within Rocket City Unit 3 subdivision found in Plat Book Z, Page 69-70. 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 Claude Cassagnol at 407-380-0402 X 201.

Sincerely,

Claude Cassagnol, P.E.

GTC Engineering Corporation, 98 S Semoran Blvd, Orlando, FL 32807

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:

Shawn Windsor

Title:

Gas Design Project Manager

Date:

8-24-19

**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

June 19, 2020

Dear Mr. Claude L. Cassagnol

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

**Engineering ROW Review**

Engineering ROW has no objections to PTV-19-02-006.

Please contact Walter H. Eggerton, Jr., PSM at (407) 836-7951 with any questions.

**EPD Review**

Please contact Taina Torres at 407-836-1438 with any questions.

**Real Estate Management Review**

Please contact Steve Lorman at (407) 836-7065 with any questions.

**Roads & Drainage Review**

County Engineer agreed to vacate the right-of-way subject to a 75.00' wide utility easement. The vacation will eliminate an alternative entrance point to the Wedgefield Subdivision, this is a benefit for the safety of the residents.

Please contact Julie McDevitt at (407) 836-7918 with any questions.

**Transportation Planning Review**

Transportation Planning has reviewed this request with FDOT and there are no planned projects in the area, so no objections.

Please contact Heather Brownlie at (407) 836-8076 with any questions.



**Parcel Report for  
01-23-32-7601-48-001**

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/19/2020

This map is for reference only and is not a survey.

OCPA Web Map		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		Lot Number	
	Major Roads		Residential			6	Lot Number				
	Public Road		Agriculture			05060	Parcel Number				
	Gated Road		Commercial/Institutional			3106	Parcel Address				
	Road Under Construction		Governmental/Institutional/Misc.			111.9	Parcel Dimension				

# Property Record - 01-23-32-7601-48-001

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

## Property Summary as of 06/19/2020

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**Property Name**

State Road 520

**Names**

Wedgefield-520 LLC

**Municipality**

ORG - Un-Incorporated

**Property Use**

1000 - Comm Vacant Land

**Mailing Address**

5300 S Orange Ave  
Orlando, FL 32809-3402

**Physical Address**

State Road 520  
Orlando, FL 32833



QR Code For Mobile Phone



STATE ROAD 520, ORLANDO, FL 32833 02/02/2020



## Property Features

---

**Property Description**

ROCKET CITY UNIT 3 Z/69 A/K/A CAPE ORLANDO ESTATES UNIT 3 1855/292 TRACT A BLK 48

**Total Land Area**

33,593 sqft (+/-)

| 0.77 acres (+/-)

GIS Calculated

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Comm Vacant Land	C-2	33093 SQUARE FEET	working...	working...	working...	working...

**Buildings**

**Extra Features**

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

**Services for Location**

---

**Utilities/Services**

<b>Electric</b>	Orlando Utilities Commission
<b>Water</b>	Wedgfield PFC C. A.
<b>Recycling (Wednesday)</b>	Orange County
<b>Trash (Wednesday)</b>	Orange County
<b>Yard Waste (Thursday)</b>	Orange County

**Elected Officials**

US Representative	Bill Posey
School Board Representative	Angie Gallo
State Senate	Linda Stewart
State Representative	Rene "Coach P" Plasencia
County Commissioner	Emily Bonilla
Orange County Property Appraiser	Rick Singh

**Traffic Information**

SR 520	15.900 Vehicles / Day
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**Parcel Report for  
01-23-32-7601-22-030**

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/19/2020

This map is for reference only and is not a survey.

OCA Web Map		
	Major Roads	
	Public Roads	
	Interstate 4	
	Toll Road	
	Road Under Construction	
	Gated Roads	
	Caled Roads	
	Road Under Construction	
	Major Roads	
	Public Roads	
	Interstate 4	
	Toll Road	
	Road Under Construction	
	Gated Roads	
	Caled Roads	
	Road Under Construction	
	Major Roads	
	Public Roads	
	Interstate 4	
	Toll Road	

# Property Record - 01-23-32-7601-22-030

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

## Property Summary as of 06/19/2020

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**Property Name**

Mardi Gras St

**Names**

Wedgefield-520 LLC

**Municipality**

ORG - Un-Incorporated

**Property Use**

1000 - Comm Vacant Land

**Mailing Address**

5300 S Orange Ave  
Orlando, FL 32809-3402

**Physical Address**

Mardi Gras St  
Orlando, FL 32833



QR Code For Mobile Phone



MARDI GRAS ST, ORLANDO, FL 32833 02/02/2020



## Property Features

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**Property Description**

ROCKET CITY UNIT 3 Z/69 A/K/A CAPE ORLANDO ESTATES UNIT 3 1855/292 TRACT C BLK 22

**Total Land Area**

34,494 sqft (+/-)

| 0.79 acres (+/-)

GIS Calculated

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Comm Vacant Land	C-2	34495 SQUARE FEET	working...	working...	working...	working...

**Buildings****Extra Features**

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

**Services for Location**

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**Utilities/Services**

<b>Electric</b>	Orlando Utilities Commission
<b>Water</b>	Wedgfield PFC C. A.
<b>Recycling (Wednesday)</b>	Orange County
<b>Trash (Wednesday)</b>	Orange County
<b>Yard Waste (Thursday)</b>	Orange County

**Elected Officials**

US Representative	Bill Posey
School Board Representative	Angie Gallo
State Senate	Linda Stewart
State Representative	Rene "Coach P" Plasencia
County Commissioner	Emily Bonilla
Orange County Property Appraiser	Rick Singh

**Traffic Information**

SR 520	15.900 Vehicles / Day
--------	-----------------------

*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): \_\_\_\_\_  
Wedgefield-520 LLC, 5300 S Orange Ave, Orlando, FL 32809-3402

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

GTC Engineering Corporation, 98 S Semoran Blvd, Orlando, FL 32807

**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>			<b>\$ 0</b>



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: 8-26-19


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

PRINT NAME AND TITLE: RALPH SINGLETON  
MANAGER

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26 day of August, 2019 by Ralph Singleton. He/she is personally known to me or has produced as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 26 day of August, in the year 2019.

 **MAYLINDA VERSCHAREN**  
Commission # GG 223927  
Expires October 26, 2020  
Booked Thru Budget Notary Services

[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 10/26/2020

*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: Wedgefield-520 LLC

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

5300 S Orange Ave, Orlando, FL 32809-3402

Business Phone ( 407 ) 859-2601

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: GTC Engineering Corporation

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

98 S Semoran Blvd, Orlando, FL 32807

Business Phone ( 407 ) 380-0402

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.

Ralph Singleton  
Signature of  Owner,  Contract Purchaser  
or  Authorized Agent

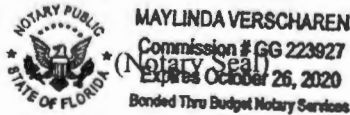
Date: 8-26-19

Print Name and Title of Person completing this form: RALPH SINGLETON  
MANAGER

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26 day of August, 2019 by Ralph Singleton. (He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 26 day of August, in the year 2019.



Maylinda Verscharen  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires:  
10/26/2020

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.

# AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Wedgfield-520 LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 01-23-32-7601-22-030 and 01-23-32-7601-48-001, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Claude Cassagnol, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Vacation of right-of-way between properties, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 8-26-19 [Signature] Signature of Property Owner Ralph Singleton Print Name Property Owner

Date: \_\_\_\_\_ Signature of Property Owner \_\_\_\_\_ Print Name Property Owner

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26 day of August, 2019 by Ralph Singleton. He is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 26 day of August, in the year 2019.



[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida

My Commission Expires: 10/26/2020

<b>Legal Description(s) or Parcel Identification Number(s) are required:</b>
PARCEL ID #: 01-23-32-7601-22-030, 01-23-32-7601-48-001
<b>LEGAL DESCRIPTION:</b>

**ORANGE COUNTY RECEIPT**

**PUBLIC WORKS DEPARTMENT**  
**4200 S. JOHN YOUNG PARKWAY**  
**ORLANDO, FL 32839-9206**  
**TELEPHONE: (407)836-7900**

DATE: 10/29/20

ISSUED TO: GTC Engineering Corporation  
 FIRM OR  
 INDIVIDUAL Mardi Gras Street  
 ADDRESS 48 S. Semoran Blvd. Orlando, FL 32807  
 CITY/STATE/ZIP \_\_\_\_\_

	AMOUNT	DESCRIPTION (PERMIT #, NAME)
DRC APPEAL	\$ _____	_____
E-PROJECT	\$ _____	_____
FIN. SUB. DIV.	\$ _____	_____
EXC & FILL	\$ _____	_____
INSPECTION	\$ _____	_____
PERMIT TRNSFR RFND	\$ _____	_____
PETITION TO VACATE	\$ <u>1,003.00</u>	<u>PTV-19-02-006</u>
RECORDING	\$ _____	_____
ROW	\$ _____	_____
SEPTIC TANK	\$ _____	_____
UU	\$ _____	_____
100-YR FLOOD STUDY	\$ _____	_____
FLOOD PLAIN PERMIT	\$ _____	_____
COPIES - STRMWTR	\$ _____	_____
BLDG MOVE ESCORT	\$ _____	_____
INSTALL SIGNS	\$ _____	_____
TRAFFIC SIGNAL SVC	\$ _____	_____
SPECIAL EVENT REV	\$ _____	_____
MOT	\$ _____	_____
COPIES	\$ _____	_____
MISC	\$ _____	_____

<b>PSP</b>	<b>DP</b>	<b>Fire Rescue</b>
\$ _____ 2700-4110	\$ _____ 2700-4030	# _____ 0600-2210
\$ _____ 3100-4110	\$ _____ 3100-4030	
\$ _____ 3200-4110	\$ _____ 3200-4030	
\$ _____ 1300-4110	\$ _____ 1300-4030	
\$ _____ 2420-4110	\$ _____ 3200-4030 (ARBOR)	
\$ _____ 0600-4110		
\$ _____ 3200-4110 (ARBOR)		

<b>PSP CHG DET</b>	<b>DP CHG DET</b>	<b>DP/NS to PD CHG DET</b>	<b>FINAL PLAT</b>
\$ _____ 2700-4110	\$ _____ 2700-4030	\$ _____ 2700-4030	\$ _____ 2700-2965
\$ _____ 3100-4110	\$ _____ 3100-4030	\$ _____ 3100-4030	\$ _____ 3100-2965
\$ _____ 1300-4110	\$ _____ 1300-4030	\$ _____ 1300-4030	

ESCROW DEPOSIT \$ \_\_\_\_\_  
 SIDEWALK CONTR \$ \_\_\_\_\_

TOTAL RECEIVED \$ 1,003.00 CHECK # 1124 / \$ 1,003.00 / 10/21/20 CASH \$ \_\_\_\_\_

RECEIVED BY Chutney Wright RECEIPT # 84556