




Interoffice Memorandum

Received on May 13, 2025
Deadline: May 20, 2025
Publish: May 25, 2025

Date: May 13, 2025

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, 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-25-02-001 – Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, P.A. on behalf of CL UCC LP, CL UCC LLC, CL UCC 2 LLC, CL UCC 3 LLC, and CL UCC 4 LLC**

Applicant: Rebecca Wilson
215 North Eola Drive
Orlando, Florida 32801

Location: S04/T22/R31 Petition to vacate a 10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the commercial parcel within the plat of Tract 17, The Quadrangle, containing a total of approximately 2614.00 square feet. Public interest was created by Plat Book 23, Page 75, of the public records of Orange County, Florida. The parcel ID number is 04-22-31-8718-00-173. The parcel address is 3501 Quadrangle Boulevard, and it 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.

Request for Public Hearing PTV-25-02-001 – Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, P.A. on behalf of CL UCC LP, CL UCC LLC, CL UCC 2 LLC, CL UCC 3 LLC, and CL UCC 4 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):

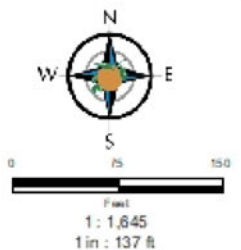
Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

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



PTV-25-02-001
Quadrangle Student Housing Tract 17C & D

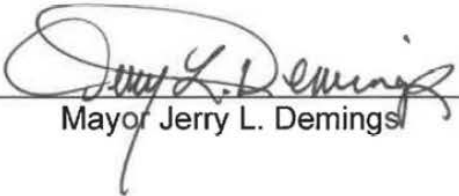
	Proposed Vacation		Subject Property
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**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
May 6, 2025**

Request authorization to schedule a Public Hearing for the Petition to Vacate 25-02-001. This is a request from Rebecca Wilson on behalf of CL UCC LP, CL UCC LLC, CL UCC 2 LLC, CL UCC 3 LLC, AND CL UCC 4 LLC to vacate a 10-foot-wide portion of a 25-foot-wide sidewalk easement that lies along the western property line of the commercial parcel, located within the plat of Tract 17 – The Quadrangle. Public interest was created per the plat of Tract 17 – The Quadrangle as recorded in Plat Book 23, Page 75 of the Public Records of Orange County, Florida and lies in District 5. The staff has no objection to this request.

Requested Action
Approved by


Mayor Jerry L. Demings

5/6/25
(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 the plat of Tract 17 – The Quadrangle as recorded in Plat Book 23 Page 76 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:



Petitioner's Signature
(Include title if applicable)

Rebecca Wilson

Print Name

Petitioner's Signature
(Include title if applicable)

Print Name

Address:

215 N. EDLA DR.

ORLANDO, FL 32801

Phone Number: (407) 490-6250

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of APRIL, 20 25 who is personally known or who has produced _____ as identification.



KATHRYN E. JOHNSTON
Notary Public
State of Florida
Comm# HH454552
Expires 11/13/2027



Signature of Notary

KATHRYN JOHNSTON

Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

**SKETCH OF DESCRIPTION
SIDEWALK EASEMENT VACATION
QUADRANGLE STUDENT HOUSING
TRACTS 17C & 17D**

SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

OK
JDBI
4/29/2025

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 17C OF TRACT 17 - THE QUADRANGLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 75-76, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERNMOST CORNER OF SAID LOT 17C, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF QUADRANGLE BOULEVARD (60-FOOT PUBLIC RIGHT OF WAY PER PLAT BOOK 16, PAGES 39-40 AND PLAT BOOK 17, PAGES 143-144, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE NORTH LINE OF SAID LOT 17C, N58°14'43"E, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 15°01'29" AND A CHORD BEARING AND DISTANCE OF S24°14'32"E, 266.71 FEET) FOR AN ARC DISTANCE OF 267.48 FEET TO A POINT OF NON-TANGENCY; THENCE S72°07'45"W, A DISTANCE OF 10.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 14°29'15" AND A CHORD BEARING AND DISTANCE OF N23°57'45"W, 254.70 FEET) FOR AN ARC DISTANCE OF 255.38 FEET TO A POINT OF NON-TANGENCY; THENCE N14°20'06"E, A DISTANCE OF 13.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2614 SQUARE FEET (0.060 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR THE VACATION OF A PORTION OF A 35-FOOT SIDEWALK EASEMENT DEPICTED ON THE PLAT OF TRACT 17 - THE QUADRANGLE AS RECORDED IN PLAT BOOK 23, PAGES 75-76, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE OF LOT 17C OF TRACT 17 - THE QUADRANGLE BEARS N58°14'43"E.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.


CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1020.00'	15°01'29"	S24°14'32"E	266.71'	267.48'
C2	1010.00'	14°29'15"	N23°57'45"W	254.70'	255.38'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N58°14'43"E	35.00'
L2	S72°07'45"W	10.00'
L3	N14°20'06"E	13.94'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgeis.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH OF DESCRIPTION FOR ORANGE COUNTY, FLORIDA	DATE OF DRAWING: 09 JAN 2025
	SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS. DATE: 03/18/2025 JEFFREY D. HOEJUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610	MANAGER: JDH CADD: EAC PROJECT NUMBER: 1326-24001 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 1326001SD2.DWG SCALE: N/A SHEET 1 OF 2

SKETCH OF DESCRIPTION SIDEWALK EASEMENT VACATION QUADRANGLE STUDENT HOUSING TRACTS 17C & 17D

SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA



LOT 1
QUADRANGLE: TRACT 18,
A REPLAT
P.B. 73,
PGS. 100-101

LOT 17C
TRACT 17
THE QUADRANGLE
P.B. 23, PGS. 75-76

QUADRANGLE
STUDENT HOUSING
TRACT 17D

SOUTH LINE - TRACT 17D
NORTH LINE - TRACT 17C

QUADRANGLE
STUDENT HOUSING
TRACT 17C

PORTION OF
35' SIDEWALK EASEMENT
TO BE VACATED
2614 SQUARE FEET
0.060 ACRES

35' SIDEWALK EASEMENT
P.B. 23, PGS. 75-76

BASIS OF BEARINGS
NORTH LINE - LOT 17C
N58°14'43"E

P.O.B.

NT

L1

NT

L3

EAST R/W LINE

P.O.C.

WESTERNMOST
CORNER - LOT 17C
P.B. 23, PGS. 75-76

QUADRANGLE BOULEVARD
60' PUBLIC RIGHT OF WAY
PER P.B. 16, PGS. 39-40
& P.B. 17, PGS. 143-144

NT

L2

SEE SHEET 1 OF 2 FOR
LINE AND CURVE TABLES

0 60 120



GRAPHIC SCALE 1"=60'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
ORANGE COUNTY, FLORIDA

THIS IS NOT
A SURVEY

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

DATE OF DRAWING: 09 JAN 2025

MANAGER: JDH CADD: EAC

PROJECT NUMBER: 1326-24001

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1326001SD2.DWG

SCALE: 1" = 60'

SHEET 2 OF 2

EXHIBIT "B"

ABUTTING PROPERTY OWNERS



SEAN KLEIN

Associate

sean.klein@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6211 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



March 7, 2025

GDCB UCF Propco LLC
3775 Quadrangle Blvd
7 Jackson Walkway
Providence, RI 02903-3638

Re: Petition to Vacate

To Whom It May Concern:

I am in the process of requesting that Orange County vacate a 10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the parcel within the plat of Tract 17 – The Quadrangle, as shown on the enclosed map. A sidewalk will remain in the area. The site address is 3501 Quadrangle Boulevard and lies within the subdivision found in Plat Book 23, Page 75, of 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,

Sean Klein
Associate

SWK/SWK



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]

EXHIBIT "C"

UTILITY LETTERS



SEAN KLEIN

Associate

sean.klein@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6211 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



February 14, 2025

AT&T

Butch Naidu

407-455-4802

Bn8008@att.com

Re: Petition to Vacate

Dear Mr. Naidu,

I am in the process of requesting that Orange County vacate a 10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the parcel within the plat of Tract 17 – The Quadrangle, as shown on the attached map. The site address is 3501 Quadrangle Boulevard and lies within the subdivision found in Plat Book 23, Page 75, of 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 Sean Klein at sean.klein@lowndes-law.com or 407-418-6211.

Sincerely,

Sean Klein

Associate

- ☐ 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. SEE COMMENTS
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: AT&T is ok with vacating the 10' of the 35' easement. AT&T will not move any existing cable. Any request to move/relocate cable will be billed to the customer.

Signature:

Print Name:

Shersrin Naidu

Title:

SR Specialist – OSP Design Engineer

Date:

3/7/25





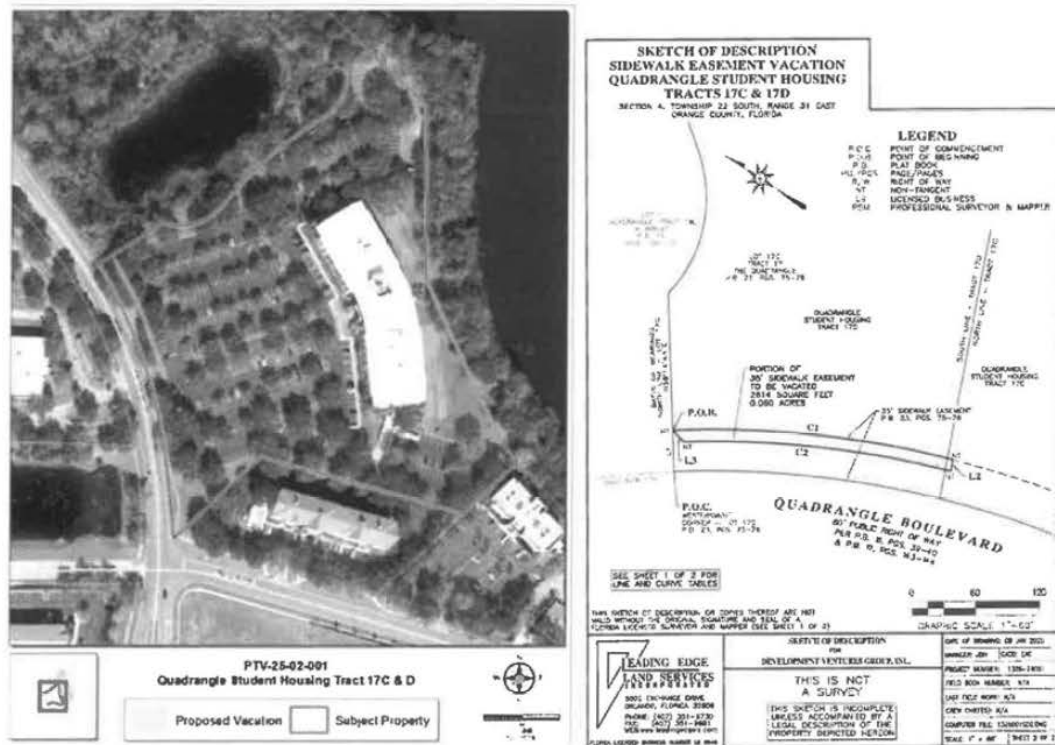
March 5, 2025

Sean Klein
215 N. Eola Drive
Orlando, FL 32801

Re: Request for a Vacate of portion the 35ft sideway easements

Dear Mr. Klein:

Charter Spectrum has reviewed your request to vacate this portion the 35ft sideway easements and have 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 Klein, Sean <Sean.Klein@lowndes-law.com>



452 East Crown Point Road
Winter Garden, Florida 34787
irma.Cuadra@duke-energy.com

407 905 3310

Feb. 26, 2025

Via email: sean.lein@lowndes-law.com

Mr. Sean Klein
Associate
Lowndes Law
215 North Eola Drive
Orlando, Florida 32801

**RE: Vacation of a Portion of a Sidewalk Easement
3501 Quadrangle Blvd, Orlando
Orange County, Florida**

Dear Mr. Klein:

Please be advised that Duke Energy has **“no objection”** to the vacation and abandonment of 10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the parcel within the plat of Quadrangle Tract 17, as recorded in Plat Book 23, Page 75, of the Public Records of Orange County, Florida, as shown on the attached map PTV-25-02-001, attached hereto and by this reference made a part hereof .

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

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachment



PTV-25-02-001
Quadrangle Student Housing Tract 17C & D

Proposed Vacation



Subject Property



150
137.8



SEAN KLEIN

Associate

sean.klein@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6211 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



February 14, 2025

TECO/PEOPLES GAS SYSTEM. INC.

600 W. Robinson Street

Orlando, FL 32802

Shawn Winsor

407-420-6663

Swinsor@tecoenergy.com

Re: Petition to Vacate

Dear Mr. Winsor,

I am in the process of requesting that Orange County vacate a 10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the parcel within the plat of Tract 17 – The Quadrangle, as shown on the attached map. The site address is 3501 Quadrangle Boulevard and lies within the subdivision found in Plat Book 23, Page 75, of 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 Sean Klein at sean.klein@lowndes-law.com or 407-418-6211.

Sincerely,

Sean Klein

Associate

- ☒ 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: TECO Peoples Gas has no objection to the proposed easement.

Signature:

Print Name:

Cheyenne Thompson

Title:

Admin Specialist Sr.

Date:

February 24, 2025



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

April 29, 2025

Dear Sean Kline

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 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 & Drainage approves this PTV subject to the following condition. The sidewalk must be constructed within the remaining 25' easement.

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

Transportation Planning Review

DP-24-06-147 approved by the BCC depicts the vacating a portion of the sidewalk easement. BCC COA states, "Prior to a vertical permit issued for any structures associated with the DP a portion of the sidewalk easement area must be vacated"

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

Property Record - 04-22-31-8718-00-173

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

Property Summary as of 05/06/2025

Property Name

3501 Quadrangle Blvd

Names

CI Ucc Lp 10.40510% Int

CI Ucc Llc 21.28654% Int

Municipality

ORG - Un-Incorporated

Property Use

1800 - Office Low-Rise

Mailing Address

1 Executive Blvd Ste 204

Suffern, NY 10901-4157

Physical Address

3501 Quadrangle Blvd

Orlando, FL 32817

FOR
OR
Code
For
Mobile
Phone



3501 QUADRANGLE BLVD, UN-INCORPORATED, FL 32817 4/19/2022 10:16 AM



3501 QUADRANGLE BLVD, UN-INCORPORATED, FL 32817 4/15/2021 12:12 PM



3501 QUADRANGLE BLVD, ORLANDO, FL 32817 4/5/2018 1:46 PM



3501 QUADRANGLE BLVD, ORLANDO, FL 32817 4/5/2018 1:46 PM



3501 QUADRANGLE BLVD STE 105, ORLANDO, FL 32817 10/9/2015 11:14 AM



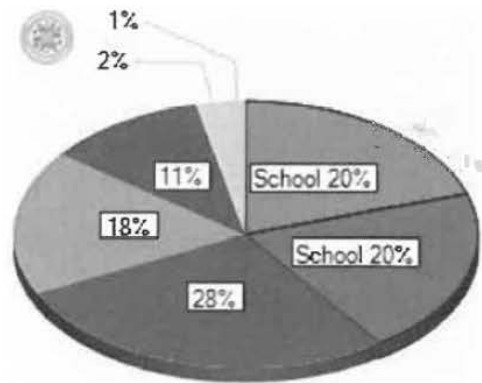
312204871800173 02/02/2012



312204871800173 02/02/2012



312204871800173 01/07/2007



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values

2024	✓	INC
2023	✓	INC
2022	✓	INC
2021	✓	INC

Market Value	Assessed Value
\$18,717,213 (-16%)	\$18,717,213 (-16%)
\$22,405,340 (6.1%)	\$22,405,340 (10%)
\$21,115,741 (8.9%)	\$20,305,638 (10%)
\$19,395,777	\$18,459,671

Tax Year Benefits				Tax Savings
2024	<input checked="" type="checkbox"/>			\$0
2023	<input checked="" type="checkbox"/>			\$0
2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$	\$7,335
2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$	\$8,496

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$18,717,213	\$0	\$18,717,213	3.2160 (1.36%)	\$60,194.56	20%
Public Schools: By Local Board	\$18,717,213	\$0	\$18,717,213	3.2480 (0.00%)	\$60,793.51	20%
Orange County (General)	\$18,717,213	\$0	\$18,717,213	4.4347 (0.00%)	\$83,005.22	28%
Unincorporated County Fire	\$18,717,213	\$0	\$18,717,213	2.8437 (26.74%)	\$53,226.14	18%
Unincorporated Taxing District	\$18,717,213	\$0	\$18,717,213	1.8043 (0.00%)	\$33,771.47	11%
Library - Operating Budget	\$18,717,213	\$0	\$18,717,213	0.3748 (0.00%)	\$7,015.21	2%
St Johns Water Management District	\$18,717,213	\$0	\$18,717,213	0.1793 (0.00%)	\$3,356.00	1%
				16.1008	\$301,362.11	

2024 Non-Ad Valorem Assessments

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

Tax Savings

2025 Estimated Gross Tax Total:	\$299,396.24
Your property taxes without exemptions would be	\$299,396.24
Your ad-valorem property tax with exemptions is	– \$299,396.24
Providing You A Savings Of	= \$0.00

Property Features

Property Description

QUADRANGLE TRACT 17 23/75 A PT OF LOTS 17B & 17C DESC AS COMM SLY MOST COR OF LOT 17B TH N 74 DEG W 373.89 FT NWLY 36.70 FT FOR POB TH RUN N 46 DEG E 235.27 FT S 74 DEG E 413.80 FT N 46 DEG E 149.41 FT N 43 DEG W 47.85 FT N 24 DEG W 355 FT N 347.54 FT N 46 DEG W 155 FT S 54 DEG W 57.83 FT SWLY 109.90 FT SWLY 267.81 FT WLY 131.91 FT S 58 DEG W 151.30 FT SLY 396.82 FT SLY 174.73 FT TO POB

Total Land Area

419,419 sqft (+/-)		9.63 acres (+/-)	GIS Calculated
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Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1800 - Office Low-Rise	ORG-P-D	419419 Units	\$9.00	\$3,774,771	\$0.00	\$0

Buildings

Model Code	4 - Commercial	Subarea Description	Sqft	Value
Type Code	1800 - Office Low-Rise	BAS - Base Area	15521	working...
Building Value	working...	BAS - Base Area	15960	working...
Estimated New Cost	working...	BAS - Base Area	4196	working...
Actual Year Built	1999	BAS - Base Area	4260	working...
Beds	0	FUS - Finished U	31042	working...
Baths	0.0	FUS - Finished U	820	working...
Floors	3	FOP - Finished O	410	working...
Gross Area	130884 sqft	ULP - Unfinished	1320	working...
Living Area	128662 sqft	FUS - Finished U	4806	working...
Exterior Wall	Prec.Panel	LBA - Lobby Aver	2403	working...
Interior Wall	Drywall	FUS - Finished U	594	working...
		FOP - Finished O	297	working...
		FUS - Finished U	31920	working...
		FUS - Finished U	66	working...
		FOP - Finished O	33	working...
		FUS - Finished U	162	working...
		FOP - Finished O	162	working...
		FUS - Finished U	8392	working...
		FUS - Finished U	8520	working...



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6220 - Parking Space	01/01/1999	650 Unit(s)	\$1,400.00	\$910,000
6415 - Elevator Commercial 6	01/01/1999	3 Unit(s)	\$75,000.00	\$225,000
5480 - Open Storage Bin 1	01/01/1999	1 Unit(s)	\$1,000.00	\$1,000
6002 - Wall Concrete Block 3	01/01/1999	90 Unit(s)	\$15.00	\$1,350
6140 - Patio 1	01/01/1999	1 Unit(s)	\$2,000.00	\$2,000

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
09/27/2022	\$24,650,000	20220611456	/	Special Warranty Deed			Improved
03/31/2017	\$16,200,000	20170190809	/	Special Warranty Deed			Improved
11/03/2010	\$19,000,000	20100700996	10144 / 0272	Special Warranty Deed			Improved
12/19/2006	\$21,350,000	20070016949	09053 / 4482	Special Warranty Deed			Improved
12/22/1999	\$17,200,000	19990560764	05912 / 3264	Special Warranty Deed			Vacant
07/30/1998	\$1,829,200	19980350599	05559 / 0880	Special Warranty Deed			Vacant
12/28/1995	\$1,321,900	19955468075	04994 / 0213	Special Warranty Deed			Vacant
				- Multiple Parcels			

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
5749 Westgate Dr	03/26/2025	\$6,850,000	\$156	Warranty Deed	0/0	20250178090 /	
118 E Jefferson St	03/19/2025	\$2,100,000	\$273	Special Warranty Deed	0/0	20250164940 /	
215 E Central Blvd	03/10/2025	\$2,538,337	\$728	Special Warranty Deed - Multiple Parcels	0/0	20250150952 /	
2716 Rew Cir	02/28/2025	\$1,525,000	\$330	Warranty Deed	0/0	20250127389 /	
5025 W Colonial Dr	02/10/2025	\$2,270,000	\$151	Special Warranty Deed	0/0	20250089043 /	
1075 W Morse Blvd	02/06/2025	\$2,900,000	\$489	Special Warranty Deed	0/0	20250121520 /	
1661 Sandspur Rd	01/28/2025	\$1,850,000	\$248	Warranty Deed	0/0	20250072703 /	
630 S Maitland Ave	01/22/2025	\$2,950,000	\$514	Warranty Deed	0/0	20250044653 /	
964 Lake Baldwin Ln	01/07/2025	\$1,652,000	\$390	Warranty Deed	0/0	20250018474 /	
2802 Aloma Ave	12/30/2024	\$2,150,000	\$231	Special Warranty Deed	0/0	20250005073 /	

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): _____

—GL UCC, LP, 1 Executive Blvd., Ste. 204, Suffern, NY 10901—

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: Rebecca Wilson, Esq.
Are they registered Lobbyist? Yes ☒ or No ☐ 215 N. Eola Dr., Orlando, FL 32801
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	\$ -0-

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: 4/21/25


Signature of ☐ Principal or ☒ Principal's Authorized Agent

(check appropriate box)

PRINT NAME AND TITLE: _____

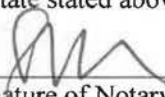
STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 21ST day of APRIL, 2025 by REBECCA WILSON. 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 21ST day of APRIL, in the year 2025.



KATHRYN E. JOHNSTON
Notary Public
State of Florida
Comm# HH454552
Expires 11/13/2027


Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 11/13/2027

Staff signature and date of receipt of form

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

For Staff Use Only:

Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

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

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



Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: CL UCC, LP

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

1 Executive Blvd., Ste. 204, Suffern, NY 10901

Business Phone () _____

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: Rebecca Wilson, Esq., Lowndes

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

215 N. Eola Dr., Orlando, FL 32801

Business Phone (407) 418-6250

Facsimile (407) 843-4444

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 X NO

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

___ YES X 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 X 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 _____

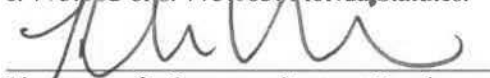
Updated on _____

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: 4/21/25

Print Name and Title of Person completing this form: REBECCA WILSON
AUTHORIZED AGENT

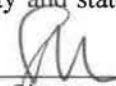
STATE OF FLORIDA :
 COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 21ST day of APRIL, 2025 by REBECCA WILSON. 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 21ST day of APRIL, in the year 2025.



KATHRYN E. JOHNSTON
 Notary Public
 State of Florida
 Comm# HH454552
 Expires 11/13/2027


 Signature of Notary Public
 Notary Public for the State of Florida
 My Commission Expires:
11/13/2025

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

AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



I/WE, (PRINT PROPERTY OWNER NAME) CL UCC LP, CL UCC LLC, CL UCC 2 LLC, CL UCC 3 LLC, CL UCC 4 LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 3501 Quadrangle Blvd., Orlando, FL 32817, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Rebecca Wilson, Esq. and Lowndes, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, including, but not limited to, vacating sidewalk easement, 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: 7-May-25

[Signature]
Signature of Property Owner

MICHAEL MAFFEI
Print Name Property Owner

Date: _____

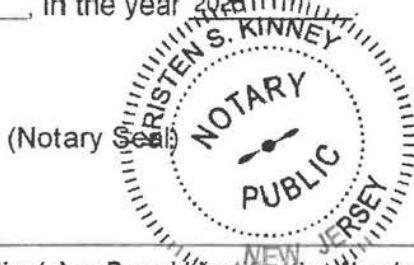
Signature of Property Owner

Print Name Property Owner

NEW JERSEY
STATE OF ~~FLORIDA~~ :
COUNTY OF BERGEN :

I certify that on May 8, 2025, before me, Kristen S. Kinney, an officer duly authorized by the State of ~~Florida~~ New Jersey and in the county mentioned above, to take acknowledgements, personally appeared Michael Maffei, to me known to be the person described in this instrument or to have produced _____, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 8th day of May, in the year 2025



[Signature]
Signature of Notary Public
Notary Public for the State of ~~Florida~~ New Jersey

My Commission Expires: _____ KRISTEN S. KINNEY
NOTARY PUBLIC OF NEW JERSEY
Commission # 50111037
My Commission Expires 08/20/2029

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID #:

04-22-31-8718-00-173

LEGAL DESCRIPTION:



INVOICE

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

Invoice To :
Lowndes
Sean Kline
215 N. Eola Dr.
Orlando, FL 32801

Invoice No : 5666153
Invoice Date : Apr 29, 2025
Folder # : 25 112539 000 00 PTV

Case Number : PTV-25-02-001

Project Name : Quadrangle Student Housing Tract 17C & D

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

pw 1724

Castle Lanterra Properties LLC
One Executive Blvd, Suite 204
Suffern, NY 10901

JP Morgan Chase Bank, N.A.
270 Park Avenue
New York, NY 10017

11970

1-2/210

**** ONE THOUSAND THREE AND 00/100 DOLLARS

TO THE
ORDER OF

Orange County BCC

04/21/2025

Void after 90 days

\$1,003.00****

MEMO: application fee -UCC densification (PTV application)



O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708
WWW.OCFL.NET

Cashier: Andrea
06-May-2025 10:41:14A

Invoice PW: 1724

1 PTV 2700-4180 \$1,003.00

Total \$1,003.00

CHECK SALE \$1,003.00

Clover ID: 3637066HSQYXY
Payment 3HR0AC40HP8CW

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

<https://clover.com/privacy/m/jrxwedcqm0d1>

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