



OFFICE OF COMPTROLLER

**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802
Telephone: (407) 836-7300
Fax: (407) 836-5359

August 28, 2025

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate # 25-04-009 with attachments for recording with Official Records.

Petition to Vacate # 25-04-009 was approved by the Board of County Commissioners at its regular meeting of August 5, 2025. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

Amy Mercado, Orange County Property Appraiser, c/o Rocco Campanale, Manager
Real Estate Services, Property Appraiser's Office
Scott Randolph, Orange County Tax Collector
Mindy T. Cummings, Real Estate Management Division, BCC
Kyle Quackenbush, Manager, Official Records Department

Sincerely,

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners

By: 
Deputy Clerk

dr:th

BCC Mtg. Date: August 5, 2025

RESOLUTION GRANTING PETITION TO VACATE # 25-04-009

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east side of the residential property located within the Villages of Rio Pinar Subdivision containing approximately 342.00 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **August 5, 2025**, was published in the *Orlando Sentinel*, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of the **5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east side of the residential property located within the Villages of Rio Pinar Subdivision containing approximately 342.00 square feet** will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS FIFTH DAY OF AUGUST 2025.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ronald B. Bwohly*
for County Mayor

ATTEST:
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

By: *[Signature]*
Deputy Clerk



th/np

Attachments: Legal property description

Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing

Proof of publication of the *Orlando Business Journal* regarding the BCC notice of adoption

DESCRIPTION

PARCEL NAME: LOT 35, BLOCK "B"

OK
SDBI
6/18/2025

DESCRIPTION (BY THIS SURVEYOR):

A PORTION OF LOT 35, BLOCK B, VILLAGES OF RIO PINAR PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 103, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 01, TOWNSHIP 23 SOUTH, RANGE 30 EAST AND SECTION 06, TOWNSHIP 23 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF LOT 35, BLOCK B, VILLAGES OF RIO PINAR PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 97-103, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE EASTERLY RIGHT OF WAY LINE OF WINDING OAKS DRIVE, A 60 FOOT RIGHT OF WAY; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 78°54'56" EAST ALONG THE SOUTH LINE OF SAID LOT 35, BLOCK B, A DISTANCE OF 115.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 11°05'04" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE THE FOLLOWING COURSES AND DISTANCES: SOUTH 78°54'56" WEST, A DISTANCE OF 5.00 FEET, THENCE NORTH 11°05'04" WEST, A DISTANCE OF 32.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 11°57'07" AND A CHORD DISTANCE OF 36.23 FEET THAT BEARS NORTH 05°06'30" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.30 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 87°29'09" EAST, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 169.00 FEET, A CENTRAL ANGLE OF 11°54'12" AND A CHORD DISTANCE OF 35.05 FEET THAT BEARS SOUTH 05°07'58" EAST; THENCE FROM A TANGENT BEARING OF SOUTH 00°49'08" WEST, SOUTHERLY 35.11 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE SOUTH 11°05'04" EAST, A DISTANCE OF 32.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 342 SQUARE FEET, MORE OR LESS.

SKETCH OF DESCRIPTION

DATE: MAY 28, 2025 JLH

CERTIFICATION NUMBER LB2108 72353001

FOR

JOB NUMBER: 72353 SCALE: 1" = 30'



SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION

550 South Highland Street
Mt. Dora, Florida 32757
(352) 343-4880

e-mail: info@southeasternsurveying.com

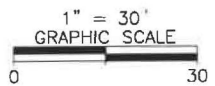
James M. Dunn II
JAMES M. DUNN II, PSM
Registered Land Surveyor, Number 4235

MR. FRANK BELLOMO
ORANGE COUNTY

CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT **THIS IS NOT A SURVEY.**

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

SKETCH OF DESCRIPTION



WINDING OAKS DRIVE
 60' RIGHT OF WAY
 PLAT BOOK 43, PAGES 97-103

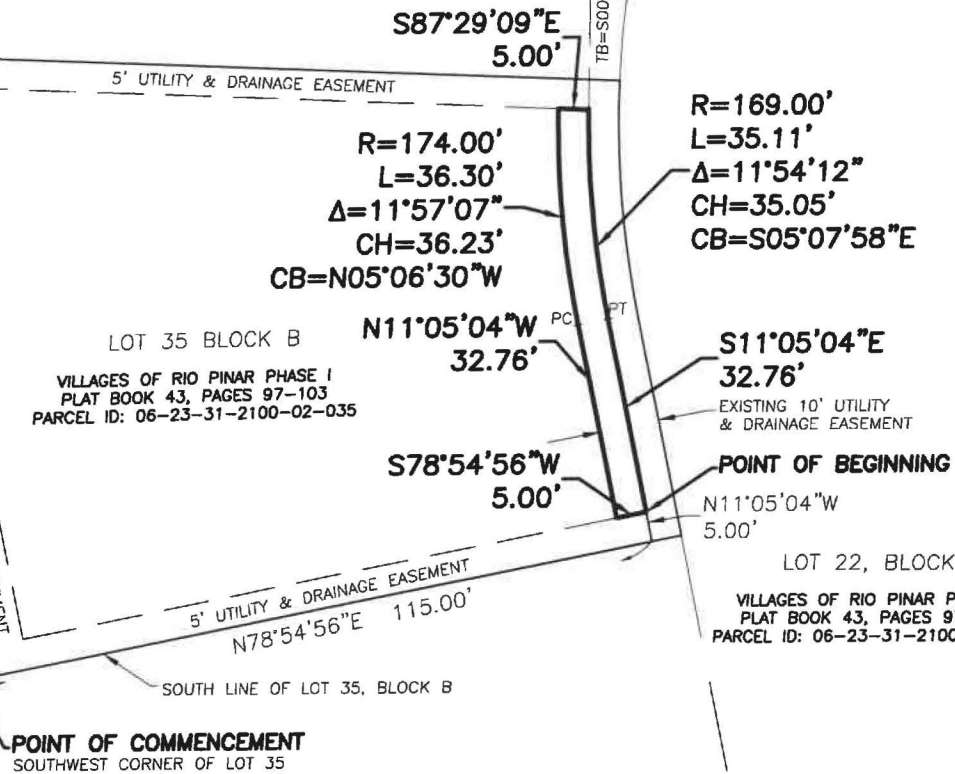
10' UTILITY & DRAINAGE EASEMENT
 S11°05'04"E (BEARING BASIS)
 EASTERLY RIGHT OF WAY LINE

LOT 34 BLOCK B
 VILLAGES OF RIO PINAR PHASE I
 PLAT BOOK 43, PAGES 97-103
 PARCEL ID: 06-23-31-2100-02-034

LOT 35 BLOCK B
 VILLAGES OF RIO PINAR PHASE I
 PLAT BOOK 43, PAGES 97-103
 PARCEL ID: 06-23-31-2100-02-035

LOT 36 BLOCK B
 VILLAGES OF RIO PINAR PHASE I
 PLAT BOOK 43, PAGES 97-103
 PARCEL ID: 06-23-31-2100-02-036

LOT 22, BLOCK B
 VILLAGES OF RIO PINAR PHASE I
 PLAT BOOK 43, PAGES 97-103
 PARCEL ID: 06-23-31-2100-02-022



LEGEND & ABBREVIATIONS

- L = LENGTH
- R = RADIUS
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- Δ = DELTA
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- TB = TANGENT BEARING



SSMC™
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SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 550 S. Highland Street
 Mt. Dora, Florida 32757
 (352) 343-4880

Certification Number LB2108

e-mail: info@southeasternsurveying.com

DRAWING NO. 72353001
 JOB NO. 72353
 DATE: MAY 28, 2025
 SHEET 2 OF 2
 SEE SHEET 1 FOR DESCRIPTION

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

Clerk County Commission-Orange - CU00123736
201 S. Rosalind Avenue, 4th Floor
Orlando, FL 32801-3527

Bill To:

Clerk County Commission-Orange - CU00123736
201 S. Rosalind Avenue, 4th Floor
Orlando, FL 32801-3527

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice, Certify Lines: Petition to Vacate #24-06-026
Petition to Vacate #25-04-009
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jul 13, 2025.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

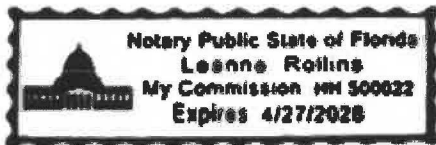
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 14 day of July, 2025,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 24-06-026
PETITION TO VACATE # 25-04-009**

The Orange County Board of County Commissioners will conduct public hearings on **August 5, 2025, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

Applicant: Chanoch Kogos on behalf of Mark Rosenwasser and Shira Milkowsky

Consideration: Resolution granting Petition to Vacate # 24-06-026, vacating a 10-foot-wide portion of a 15-foot-wide drainage and utility easement along the north and east property lines of the residential parcel located within the Sand Lake Hills Section Five Subdivision containing approximately 1,383.02 square feet.

Location: District 1; The parcel address is 6333 Hidden Dale Avenue; S22/T23/R28; Orange County, Florida (legal property description on file)

AND

Applicant: Francis Bellomo on behalf of Bellomo Francis Life Estate and Bellomo Ivonne Life Estate

Consideration: Resolution granting Petition to Vacate # 25-04-009, vacating a 5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east side of the residential property located within the Villages of Rio Pinar Subdivision containing approximately 342.00 square feet.

Location: District 3; The parcel address is 1827 Winding Oaks Drive; S06/T23/R31; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property descriptions by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida.

This petition to vacate is complete and has been reviewed and investigated by appropriate County staff. The County Mayor, acting on behalf of the Board of County Commissioners pursuant to Resolution No. 91-M-62, has considered this petition and finds it acceptable for consideration at a public hearing.

IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, WILLIAM WORLEY, 407-836-7925, Email: William.worley@ocfl.net

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.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller
As Clerk of the
Board of County Commissioners
Orange County, Florida

ORG7840247

7/13/2025

7840247

Orlando Business Journal

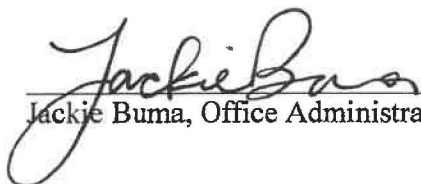
Published Weekly
Orlando, Orange County, Florida

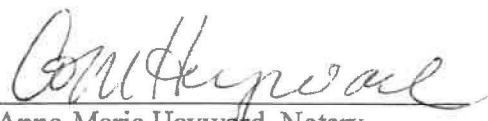
STATE OF FLORIDA COUNTIES OF ORANGE,
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

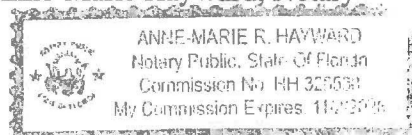
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of **PETITION TO VACATE # 25-04-009** in said newspaper in the issues of August 22nd, 2025.

Affiant further says that the said Orlando Business Journal is a newspaper published in Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida, and that the said newspaper has heretofore been continuously published in said Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida each week and has been entered as second-class mail matter at the post office in Orlando, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 22nd day of August, 2025 by Jackie Buma who is personally known to me.


Jackie Buma, Office Administrator


Anne-Marie Hayward, Notary



**NOTICE OF ADOPTION
PETITION TO VACATE #
25-04-009**
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east side of the residential property located

within the Villages of Rio Pinar Subdivision containing approximately 342.00 square feet in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners).

WHEREAS, notice of a public hearing before the Board of County Commissioners on August 5, 2025, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of that certain 5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east side of the residential property located within the Villages of Rio Pinar Subdivision containing

approximately 342.00 square feet will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS FIFTH DAY OF AUGUST 2025.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
August 22, 2025