



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 # 24-06-026 with attachments for recording with Official Records.

Petition to Vacate # 24-06-026 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 # 24-06-026

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **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** 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 **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** 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: *Raymond B. Bwalya*
for County Mayor

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

By: *Phil Diamond*
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

Sketch of Description

JDB
3/13/2015

Legal Description: Portion to Vacate

A PORTION OF THAT DRAINAGE & UTILITY EASEMENT LYING WITHIN LOT 462, SAND LAKE HILLS SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 462, THENCE WITH THE WESTERLY LINE OF SAID LOT 462, NORTH 06°36'16" EAST, 5.08 FEET, TO THE POINT OF BEGINNING.

THENCE DEPARTING THE WESTERLY LINE OF SAID LOT 462, AND WITH A LINE 5.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 462, NORTH 86°38'44" EAST, 109.45 FEET, TO A POINT 5.00' WESTERLY OF THE EASTERLY LINE OF SAID LOT 462; THENCE WITH A LINE 5.00' WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 462, SOUTH 18°26'26" WEST, 43.21 FEET, TO THE SOUTHERLY LIMITS OF SAID DRAINAGE & UTILITY EASEMENT; THENCE WITH THE SOUTHERLY LIMITS OF SAID DRAINAGE & UTILITY EASEMENT, GO THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: NORTH 66°10'24" WEST, 10.04 FEET; NORTH 18°26'26" EAST, 27.50 FEET; SOUTH 86°38'44" WEST, 96.44 FEET, TO THE WESTERLY LINE OF SAID LOT 462; THENCE DEPARTING THE SOUTHERLY LIMITS OF SAID DRAINAGE & UTILITY EASEMENT, AND WITH THE WESTERLY LINE OF SAID LOT 462, NORTH 06°36'16" EAST, 10.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,383.02 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 12/11/24
Drawn By: BMJ
Approved By: PKI
Field: N/A

Sketch and Description Certified To:
MARK ROSENWASSER; ORANGE COUNTY

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

- Notes-**
- >Sketch is Based upon the Legal Description Supplied by Client.
 - >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 - >Subject to any Easements and/or Restrictions of Record.
 - >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 - >Building Ties are NOT to be used to reconstruct Property Lines.
 - >Fence Ownership is NOT determined.
 - >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 - >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

Comments - 02/07/25 - BMJ

-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
□	- Wood Fence		

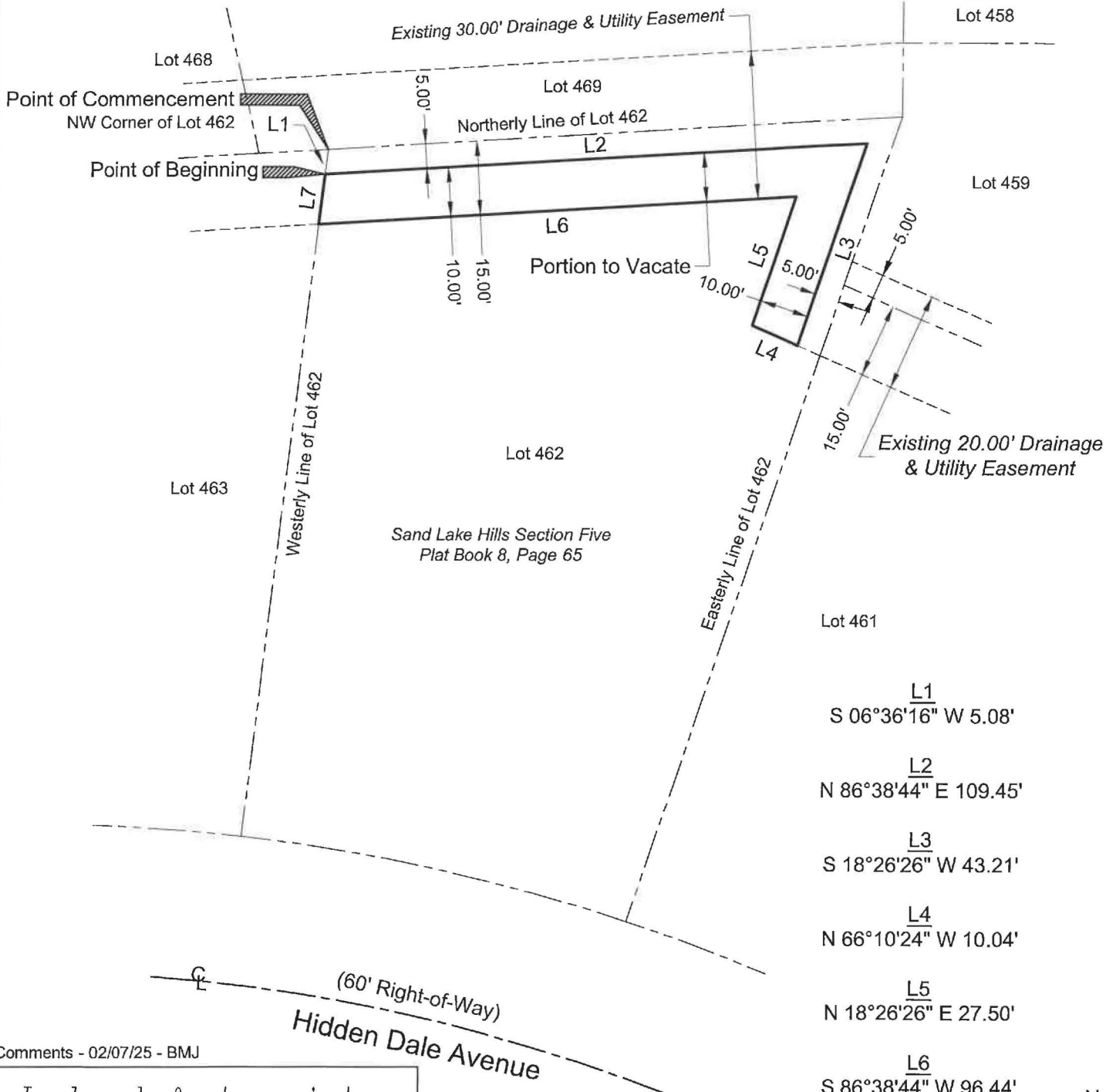
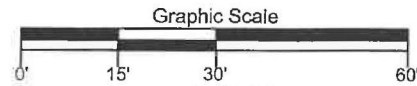
I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practices for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland

 Patrick K. Ireland, 6637 LB 7623
 Date Signed: 12/11/24

This Sketch is intended ONLY for the use of Said Certified Parties. This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal. File No. IS-112390

Sketch of Description



- L1
S 06°36'16" W 5.08'
- L2
N 86°38'44" E 109.45'
- L3
S 18°26'26" W 43.21'
- L4
N 66°10'24" W 10.04'
- L5
N 18°26'26" E 27.50'
- L6
S 86°38'44" W 96.44'
- L7
N 06°36'16" E 10.15'



Comments - 02/07/25 - BMJ

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

File No. IS-112390

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and
is not full and or complete without both sheets.

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.



Signature of Affiant

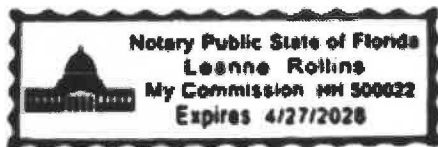
Rose Williams

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

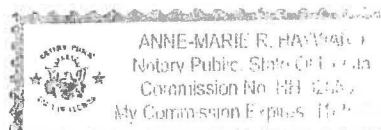
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of **PETITION TO VACATE # 24-06-026** 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

NOTICE OF ADOPTION
PETITION TO VACATE #
24-06-026

orlandobu WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 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 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 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 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