



Interoffice Memorandum

Received on June 30, 2025


Deadline: July 8, 2025

Publish: July 13, 2025

Date: June 26, 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-25-04-009 – Francis Bellomo on behalf of Bellomo Francis Life Estate and Bellomo Ivonne Life Estate**

Applicant: Francis Bellomo
1827 Winding Oaks Drive
Orlando, Florida, 32825

Location: S06/T23/R31 Petition to vacate 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. Public interest was created by the plat of Villages of Rio Pinar Phase 1 as recorded in Plat Book 43, Page 97 of the public records of Orange County, Florida. The parcel ID number is 06-23-31-2100-02-035. The parcel address is 1827 Winding Oaks Drive, and the parcel lies in District 3.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Request for Public Hearing PTV-25-04-009 – Francis Bellomo on behalf of Bellomo Francis Life Estate and Bellomo Ivonne Life Estate

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.

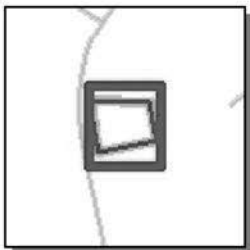
Materials being submitted as backup for public hearing request:

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

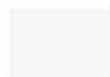
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

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

For any questions
regarding this map,
please contact William
Worley at 407-836-7925



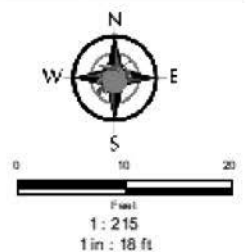
PTV-25-04-009
1827 Winding Oaks Drive



Proposed Vacation



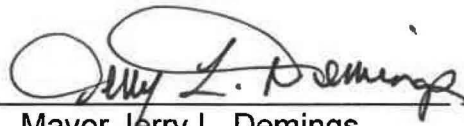
Subject Property



**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
June 17, 2025**

Request authorization to schedule a Public Hearing for the Petition to Vacate 25-04-009. This is a request from Francis Bellomo on behalf of Bellomo Francis Life Estate and Bellomo Ivonne Life Estate to vacate a 5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east sides of their residential property located within the Villages of Rio Pinar Subdivision. Public interest was created by the plat of Villages of Rio Pinar Phase 1; Plat Book 43, Page 97 of the public records of Orange County, Florida and lies in District 3. The staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings

6/17/25

(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 Villages of Rio Pinar Phase 1; Plat Book 43, Page 97 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)

Francis Belbono
Print Name

Petitioner's Signature
(Include title if applicable)

Print Name

Address:
1827 Winding Oaks Drive
Orlando, FL 32825

Phone Number: (407) 963-0267

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of June, 2025 who is personally known or who has produced FL DL as identification.



LISETT HERNANDEZ
Notary Public
State of Florida
Comm# HH570215
Expires 7/11/2028



Signature of Notary
Lisett Hernandez
Print Name

EXHIBIT "A"

Sketch and Description

DESCRIPTION

PARCEL NAME: LOT 35, BLOCK "B"

OK
JDBI
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'

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



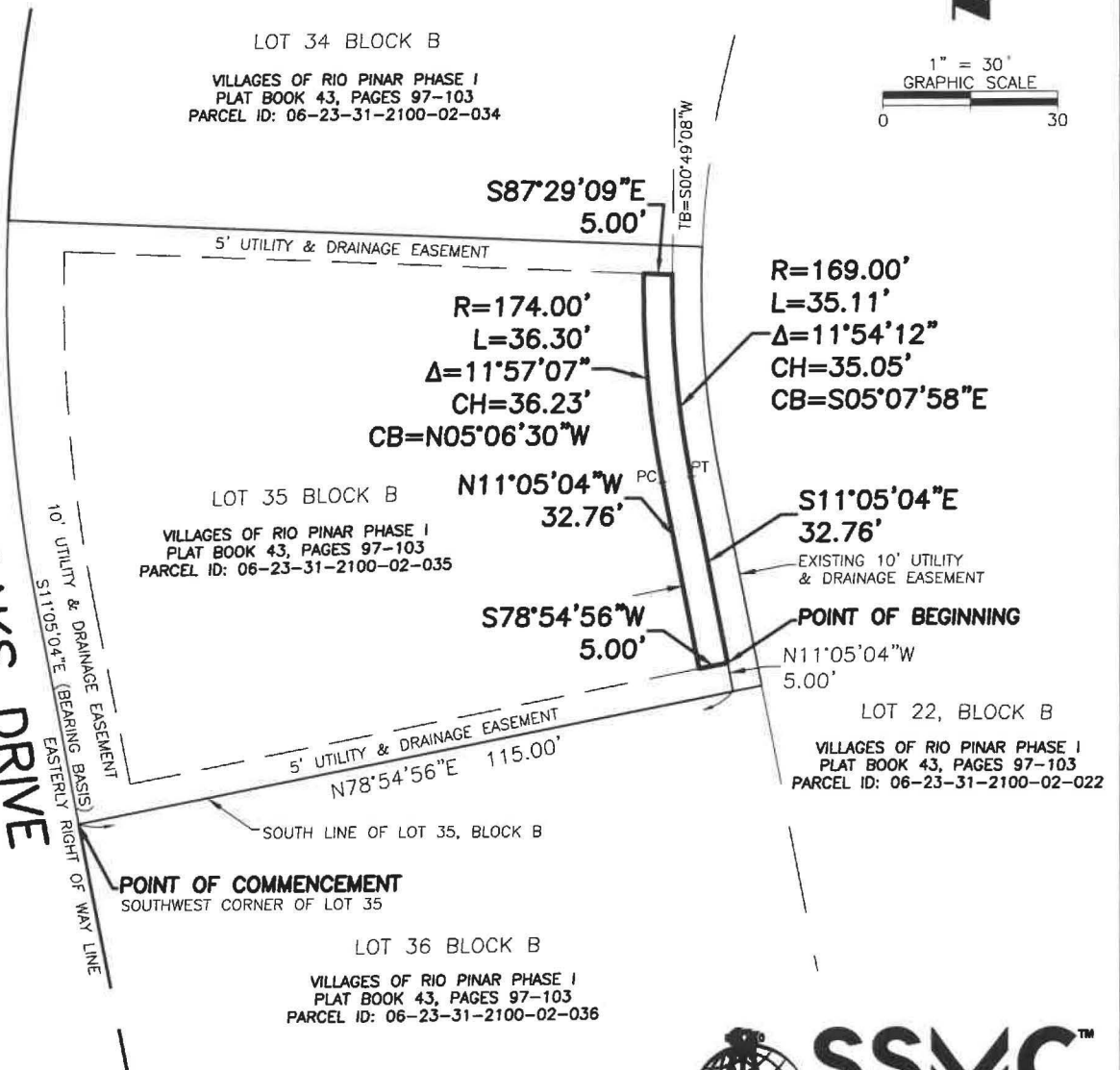
SSMC™
SUE • SURVEY • GIS

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, F.S.M.
Registered Land Surveyor Number 4235

SKETCH OF DESCRIPTION

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



SSMC™
SUE • SURVEY • GIS

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

EXHIBIT "B"

Abutting Property Owners

(None)

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"

Public Utilities
Letters of No Objection

April 11, 2025

Mr. Shawn Winsor
TECO/Peoples Gas System, Inc.
600 West Robinson Street
Orlando, Florida 32802

RE: PETITION TO VACATE

Dear Mr. Winsor:

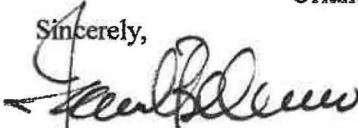
I am in the process of requesting that Orange County vacate a 5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east sides of the residential property located within the Villages of Rio Pinar Subdivision, as shown on the enclosed survey. The site address is 1827 Winding Oaks Drive and lies within the subdivision found in the plat of Villages of Rio Pinar Phase 1; Plat Book 43, Page 97 as recorded in 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 Frank Bellomo at (407) 963-0267.

You may return your response via email to fbellomo7531@gmail.com or via US mail to the following address:

Mr. Frank Bellomo
1827 Winding Oaks Drive
Orlando, FL 32825

Sincerely,



Frank Bellomo

- ☒ 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: Cheyenne Thompson

Print Name: Cheyenne Thompson

Title: Admin Specialist Sr.

Date: April 29, 2025

April 11, 2025

Mr. Butch Naidu
AT&T
Via Email to:
Bn8008@att.com

RE: PETITION TO VACATE

Dear Mr. Naidu:

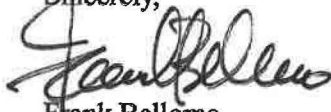
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Frank Bellomo

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- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: _____

Signature: S Naidu
Print Name: Shersrin Naidu
Title: SR Specialist – OSP Design Engineer, Wireline Access
Date: 04/11/25

April 11, 2025

Mr. Ronald Tynes, Construction Supervisor
Brighthouse Networks, LLC
3767 All American Boulevard
Orlando, Florida 32810

RE: PETITION TO VACATE

Dear Mr. Tynes:

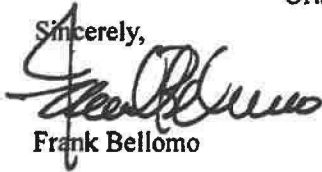
I am in the process of requesting that Orange County vacate a 5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east sides of the residential property located within the Villages of Rio Pinar Subdivision, as shown on the enclosed survey. The site address is 1827 Winding Oaks Drive and lies within the subdivision found in the plat of Villages of Rio Pinar Phase I; Plat Book 43, Page 97 as recorded in 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.

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You may return your response via email to fbellomo7531@gmail.com or via US mail to the following address:

Mr. Frank Bellomo
1827 Winding Oaks Drive
Orlando, FL 32825

Sincerely,



Frank Bellomo

- ☐ 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: Spectrum agrees to vacate the rear easement portion of this property at 1827 Winding Oaks Dr

Signature: _____

Print Name: Ronald B Tynes Jr

Title: Construction supervisor/Spectrum

Date: 04/11/2025



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

407 905 3310

Apr. 15, 2025

Via email: fbellomo7531@gmail.com

Mr. Frank Bellomo
1827 Winding Oaks Drive
Orlando, Florida

**RE: Vacation of a Platted Easement
Orange County, Florida**

Dear Mr. Bellomo:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of the West five (5’) feet of the ten (10’) UE & DE along the East property line of Lot 35, Block B, Villages of Rio Pinar Phase 1, as recorded in Plat Book 43, Page 97, of the Public Records of Orange County, Florida, being more particularly as highlighted on the accompanying “Land Description”, 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

April 11, 2025

Mr. Alex Moncaleano, Assistant Project Manager
Orange County Public Utilities
9150 Curry Ford Road
Orlando, Florida 32825

RE: PETITION TO VACATE

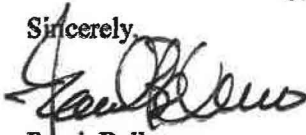
Dear Mr. Moncaleano:

I am in the process of requesting that Orange County vacate a 5-foot-wide portion of a 10-foot-wide drainage and utility easement that lies along the east sides of the residential property located within the Villages of Rio Pinar Subdivision, as shown on the enclosed survey. The site address is 1827 Winding Oaks Drive and lies within the subdivision found in the plat of Villages of Rio Pinar Phase 1; Plat Book 43, Page 97 as recorded in 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 Frank Bellomo at (407) 963-0267. Please advise as how to pay the required \$60.00 fee.

You may return your response via email to fbellomo7531@gmail.com or via US mail to the following address: Mr. Frank Bellomo
1827 Winding Oaks Drive
Orlando, FL 32825

Sincerely,



Frank Bellomo

- ☐ 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: Gregory J. Sims
Print Name: Gregory J. Sims
Title: Engineer III
Date: 4-28-25

Villages of Rio Pinar COA
c/o Greystone Management Company, Inc.
620 N Wymore Road Suite 270, Maitland FL 32751
(O) 407-645-4945 (F) 407-645-5598
www.GreystoneFL.com

NOTICE OF APPROVED REQUEST

May 15 2025

Francis & Ivonne Bellomo Life Estate
REM: Francis & Ivonne Bellomo Revocable Living Trust
1827 Winding Oaks Drive
Orlando, FL 32825

Re: Villages of Rio Pinar COA - 1827 Winding Oaks Drive

Dear Homeowner(s):

Your Request for Architectural Change has been approved. Specifically, you have approval to proceed with the following:

Screen Enclosure

Pool Screen / Installing a pool screen for their pool in the backyard. The pool screen will be in the color of dark bronze. Please see attached info that is part of the application according to your submitted architectural application and any stipulations listed herein.

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be required.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Should you have any questions, please do not hesitate to contact the Greystone Management office at (407) 645-4945 or email to service@greystone-mgmt.com.

Sincerely,

Villages of Rio Pinar COA

Villages of Rio Pinar ACC Application for a Pool Screen Enclosure

From Francis Bellomo <fbellomo7531@gmail.com>

Date Fri 5/2/2025 2:01 PM

To Lori Collier <lori@greystone-mgmt.com>

 1 attachment (7 MB)

Pool Enclosure_1827 Winding Oaks Dr_ACC Application.pdf;

Lori:

Attached is an application for approval of a pool screened enclosure at our residence at 1827 Winding Oaks Drive. You'll see that part of the approval I need is not only for the enclosure itself, but also approval to vacate 5' of the 10' easement at the rear of the property. I am in the process of seeking that approval from the Orange County Board of County Commissioners. One of their requirements is that I get approval letters from 5 utilities and I have completed that effort. Those letters are attached along with the plans for the enclosure and a copy of the survey showing the location of the enclosure and the 5' of the easement I need to vacate.

I know it's a lot, so please feel free to reach out if you have any questions. Let me know if you think it would be helpful for me to attend the ACC meeting. When will this request be on their agenda?

As always, thanks so much for your assistance.

Frank Bellomo

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

June 17, 2025

Dear Francis Bellomo

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

EPD Review

Please contact Mary Parker Scruggs at 407-836-1537 with any questions.

Real Estate Management Review

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

Roads & Drainage Review

Roads and Drainage has no objections to this vacation

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

Property Record - 06-23-31- 2100-02-035

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

Property Summary as of 04/08/2025

Property Name

1827 Winding Oaks Dr

Names

Bellomo Francis Life Estate
Bellomo Ivonne Life Estate

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class Iii

Mailing Address

1827 Winding Oaks Dr
Orlando, FL 32825-7567

Physical Address

1827 Winding Oaks Dr
Orlando, FL 32825

FOR
OR
Code
For
Mobile
Phone



1827 WINDING OAKS DR, UN-INCORPORATED, FL 32825 1/28/2022 11:47 AM



1827 WINDING OAKS DR, ORLANDO, FL 32825 2/27/2020 10:30 AM



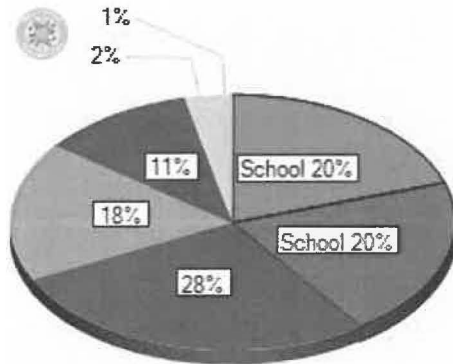
1827 WINDING OAKS DR 06/17/2014



1827 WINDING OAKS DR 03/13/2014



312306210002035 07/11/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2024	<input checked="" type="checkbox"/> MKT	\$105,000	+	\$488,412	+	\$17,320 =	\$610,732 (6.3%)	\$306,002 (3.0%)
2023	<input checked="" type="checkbox"/> MKT	\$105,000	+	\$451,767	+	\$17,660 =	\$574,427 (20%)	\$297,089 (3.0%)
2022	<input checked="" type="checkbox"/> MKT	\$80,000	+	\$379,491	+	\$18,000 =	\$477,491 (25%)	\$288,436 (9.5%)
2021	<input checked="" type="checkbox"/> MKT	\$80,000	+	\$302,416	+	\$1,000 =	\$383,416	\$263,530

Tax Year Benefits		Other Exemptions	Tax Savings
2024	<input checked="" type="checkbox"/> \$	\$25,000	\$5,550
2023	<input checked="" type="checkbox"/> \$	\$25,000	\$4,899
2022	<input checked="" type="checkbox"/> \$	\$25,000	\$3,548
2021	<input checked="" type="checkbox"/> \$	\$25,000	\$2,518

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$306,002	\$25,000	\$281,002	3.2160 (1.36%)	\$903.70	21%
Public Schools: By Local Board	\$306,002	\$25,000	\$281,002	3.2480 (0.00%)	\$912.69	21%
Orange County (General)	\$306,002	\$50,000	\$256,002	4.4347 (0.00%)	\$1,135.29	27%
Unincorporated County Fire	\$306,002	\$50,000	\$256,002	2.8437 (26.74%)	\$727.99	17%
Unincorporated Taxing District	\$306,002	\$50,000	\$256,002	1.8043 (0.00%)	\$461.90	11%
Library - Operating Budget	\$306,002	\$50,000	\$256,002	0.3748 (0.00%)	\$95.95	2%
St Johns Water Management District	\$306,002	\$50,000	\$256,002	0.1793 (0.00%)	\$45.90	1%
				16.1008	\$4,283.42	

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:	\$10,224.81
Your property taxes without exemptions would be	\$10,224.81
Your ad-valorem property tax with exemptions is	– \$10,224.81
Providing You A Savings Of	= \$0.00

Property Features

Property Description

VILLAGES OF RIO PINAR PHASE 1 43/97 LOT 35 BLK B

Total Land Area

10,910 sqft (+/-)		0.25 acres (+/-)	GIS Calculated
-------------------	--	------------------	----------------

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	ORG-R-1AA	1 Units	\$105,000.00	\$105,000	\$0.00	\$0

Buildings

Model Code	1 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class Iii	BAS - Base Area	2849	working...
Building Value	working...	FGR - Finished G	504	working...
Estimated New Cost	working...	FOP - Finished O	42	working...
Actual Year Built	2003	FOP - Finished O	188	working...
Beds	4	FUS - Finished U	630	working...
Baths	3.0			
Floors	2			
Gross Area	4213 sqft			
Living Area	3479 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Extra Features

Sales

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
06/02/2024	\$0	20240383713	/	Warranty Deed			Improved
05/27/2003	\$294,100	20030323329	06949 / 3876	Warranty Deed			Improved
12/09/2002	\$58,800	20020604150	06699 / 4745	Warranty Deed - Multiple Parcels			Vacant

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
2038 Winding Oaks Dr	02/07/2025	\$590,000	\$229	Warranty Deed	4/3	20250091716 /	
9220 Hidden Stream Ct	01/27/2025	\$505,000	\$207	Warranty Deed	4/3	20250053479 /	
9217 Shadow Pinar Ct	01/03/2025	\$660,000	\$228	Warranty Deed	4/3	20250013908 /	
9127 Shadowbrook Trl	12/17/2024	\$650,000	\$239	Warranty Deed	4/3	20240717578 /	
2106 Treymore Dr	12/17/2024	\$558,000	\$197	Warranty Deed	5/3	20240724578 /	
2444 Treymore Dr	11/18/2024	\$670,000	\$200	Warranty Deed	4/3	20240665151 /	
9451 Whispering Meadows Ln	05/03/2024	\$555,000	\$225	Warranty Deed	4/3	20240265819 /	
9421 Whispering Meadows Ln	04/25/2024	\$650,000	\$227	Warranty Deed	4/3	20240242267 /	
2421 Treymore Dr	04/16/2024	\$545,000	\$210	Warranty Deed	4/3	20240230383 /	

This Instrument Was Prepared By:
Erica L. Larence-Penna, Esq.
Penna & Associates, LLC
6200 Metrowest Blvd. Suite 103
Orlando, FL 32835

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED, is made on the 2nd day of June, 2024 between Francis Bellomo a/k/a Frank Bellomo and Ivonne Bellomo, a married couple, whose mailing address is 1827 Winding Oaks Drive, Orlando, FL 32825, Grantor, and Francis Bellomo and Ivonne Bellomo, Co-Trustees of the Francis Bellomo and Ivonne Bellomo Revocable Living Trust dated June 2, 2024, and any amendments thereto, whose mailing address is 1827 Winding Oaks Drive, Orlando, FL 32825, Grantee Beneficiary.

WITNESSETH, that for good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary:

Lot 35, Block B, VILLAGES OF RIO PINAR PHASE I, according to the Plat recorded in Plat Book 43, Pages 97 through 103, inclusive, as recorded in the Public Records of Orange County, Florida, said land situate, lying and being in Orange County, Florida.

Folio No.: 06-23-31-2100-02-035

Property Address: 1827 Winding Oaks Drive, Orlando, FL 32825

THIS IS THE HOMESTEAD PROPERTY OF THE GRANTOR.


NO SEARCH OF RECORD TITLE HAS BEEN DONE ON THIS PROPERTY BY THE PREPARER OF THIS DEED AND NO SURVEY HAS BEEN RUN TO ESTABLISH THE EXACT BOUNDARIES. THE SCRIVENER HAS MERELY PREPARED THIS DEED AT THE REQUEST OF AND PURSUANT TO INFORMATION PROVIDED BY GRANTOR. NO REPRESENTATION AS TO WARRANTY OF TITLE IS MADE OR IMPLIED BY THE PREPARATION OF THIS DEED.


Grantor reserves a life estate in the above-described property during the Grantor's lifetime, along with an unrestricted power to commit, sell, convey, mortgage, lease, gift, and otherwise dispose of the property, in fee simple, and without the joinder of the Grantee Beneficiary or any other remaindermen, and to retain any and all proceeds generated by the exercise of any power and/or right herein described.

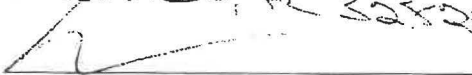
And Grantor covenants with Grantee Beneficiary that, except as noted at the time of delivery of this deed, Grantor were well seized of the premises aforesaid, Grantor had good right and title to convey, the premises were free from all encumbrances, Grantee Beneficiary shall have the peaceable and quiet possession thereof, Grantor shall fully warrant the title and defend it against the lawful claims of all persons whomsoever, and Grantor will make sure further assurance to perfect the fee simple title in Grantee Beneficiary and its heirs and assigns as may be reasonable required.

NOTE TO CLERK, DEPARTMENT OF REVENUE AUDITORS, PROPERTY TAX APPRAISER, and TAX COLLECTOR: This deed is exempt from deed documentary tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

Signed, sealed, and delivered in our presence:


 Witness
 Print Name: E. JEROME THOMPSON
 PO Address: 8801 WINDING LANE
ORLANDO, FL 32825

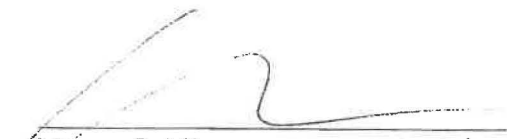

 Francis Bellomo a/k/a Frank Bellomo


 Witness
 Print Name: Ivonne Bellomo
 PO Address: 6000 McIntosh Blvd Ste 105
Orlando, FL 32835


 Ivonne Bellomo

STATE OF FLORIDA
 COUNTY OF ORANGE

The foregoing Enhanced Life Estate Deed was acknowledged before me by (X) physical presence or () online notarization this 2nd day of June, 2024, by Francis Bellomo a/k/a Frank Bellomo and Ivonne Bellomo, who signed in my presence and produced their Florida Driver's Licenses as identification.


 Notary Public
 My Commission Expires: 7/26/2024



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: Francis and Ivonne Bellomo Revocable Trust (Francis Bellomo, Trustee)

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

1827 Winding Oaks Drive, Orlando, FL 32825Business Phone (407) 903-0267

Facsimile () _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

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

Business Phone () _____

Facsimile () _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:**(Agent Authorization Form also required to be attached)**

Name: _____

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

Business Phone () _____

Facsimile () _____

For Staff Use Only:

Initially submitted on _____

Updated on _____

Project Name (as filed) _____

Case Number _____

Part II

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

___ YES ☒ NO

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

___ YES ☒ NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY
MEMBER OF THE BCC? (When responding to this question please consider all
consultants, attorneys, contractors/subcontractors and any other persons who may have
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with
obtaining approval of this item.)**

___ YES ☒ NO

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

(Use additional sheets of paper if necessary)

For Staff Use Only:

Initially submitted on _____


Updated on _____

Project Name (as filed) _____

Case Number _____

Part III**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.


 Signature of ΔOwner, ΔContract Purchaser
 or ΔAuthorized Agent

Date: 6.11.2025

Print Name and Title of Person completing this form: Francis Bellomo, Trustee

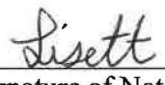
STATE OF FLORIDA :
 COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 11th day of June, 2025 by Francis Bellomo. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 11th day of June, in the year 2025.



LISETT HERNANDE
 Notary Public
 State of Florida
 Comm# HH570215
 Expires 7/11/2028


 Signature of Notary Public
 Notary Public for the State of Florida
 My Commission Expires:
7.11.28

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 or Bid No. _____

Specific Project Expenditure Report (Revised November 5, 2010)

For use as of March 1, 2011

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): Francis and
Wonne Bellomo Revocable Trust, 1827 Winding Oaks Drive, Orlando, FL 32825

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: _____
Are they registered Lobbyist? Yes ___ or No ___
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
4. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____


Case or Bid No. _____

Part II**Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$ 

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: 6/11/2025



Signature of ☐ Principal or ☐ Principal's Authorized Agent

(check appropriate box)

PRINT NAME AND TITLE: Francis Bellomo, Trustee

STATE OF FLORIDA :

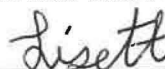
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 11th day of June, 2025 by Francis Bellomo. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 11th day of June, in the year 2025.



LISETT HERNANDEZ
Notary Public
State of Florida
Comm# HH570215



Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: 7-11-28

Staff signature and date of receipt of form _____

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



INVOICE

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

Invoice To :

Francis Bellomo

Invoice No : 5696392

Invoice Date : Jun 17, 2025

Folder # : 25 134857 000 00 PTV

Case Number : PTV-25-04-009

Project Name : 1827 Winding Oaks Drive

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
------------------	----------

BW

PW 1766

BELLOMO TRUST
1827 WINDING OAKS DR
ORLANDO, FL 32825
407.463.0207

108
63-466/631

0-7-2025

Date

Pay to the
Order of

Danay County BCC

\$ 1,003.00

One thousand and three and 00/100

Dollars



Mobile
Deposit
Details on back



REGIONS

For

Steve D. Oliver

MP

O.C. PUBLIC WORKS DEPARTMENT

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

Cashier: Andrea
17-Jun-2025 11:47:47A

Invoice PW: 1766
1 PTV 2700-4180

\$1,003.00

Total

\$1,003.00

CHECK SALE

\$1,003.00

Clover ID: QC DT5GYZYTZBR
Payment ATT4CG6CJMV2C

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

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

Clover Privacy Policy

<https://clover.com/privacy>