



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

December 19, 2025

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 25-08-022 with attachments for recording with Official Records.

Petition to Vacate # 25-08-022 was approved by the Board of County Commissioners at its regular meeting of December 2, 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: *Jennifer Horn - Kline*
Deputy Clerk

jlk:th

BCC Mtg. Date: December 2, 2025

RESOLUTION GRANTING PETITION TO VACATE # 25-08-022

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **60-foot-wide unopened and unimproved right-of-way known as Palm Avenue that lies between three residential lots located within the Winter Garden Manor Subdivision containing approximately 0.258 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **December 2, 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 **60-foot-wide unopened and unimproved right-of-way known as Palm Avenue that lies between three residential lots located within the Winter Garden Manor Subdivision containing approximately 0.258 acres** 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 SECOND DAY OF DECEMBER 2025.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ryan W. Bwoko*
for County Mayor

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

By: *Jennifer Ann Kinney*
Deputy Clerk



th/mf

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

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

"THIS IS NOT A SURVEY"

OK
JDBZ
10/21/2025

DESCRIPTION:

THAT PART OF PALM AVENUE, WINTER GARDEN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE 117, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING EAST OF BEULAH ROAD AND WEST OF GILLARD AVENUE, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK J, SAID WINTER GARDEN MANOR; THENCE RUN N89°50'03"W ALONG THE NORTH LINE OF SAID LOT 1, 120.05 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 122°01'25", A RADIUS OF 22.30 FEET, AN ARC LENGTH OF 47.49 FEET, A CHORD BEARING OF S29°09'15"W AND A CHORD DISTANCE OF 39.01 FEET TO THE CUSP OF THE CURVE, BEING ON THE EASTERLY RIGHT OF WAY LINE OF BEULAH ROAD; THENCE RUN N31°56'44"W, 140.91 FEET TO THE CUSP OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, BEING ON THE SOUTH LINE OF LOT 6, BLOCK I, SAID WINTER GARDEN MANOR, HAVING A CENTRAL ANGLE OF 57°58'35", A RADIUS OF 53.70 FEET, AN ARC LENGTH OF 54.34 FEET, A CHORD BEARING OF S60°50'45"E AND A CHORD DISTANCE OF 52.05 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 6 AND THE SOUTH LINE OF LOT 7, SAID BLOCK I, RUN S89°50'03"E, 167.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK I, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF GILLARD AVENUE; THENCE RUN S00°10'16"E ALONG SAID WEST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,249.7 SQUARE FEET OR 0.258 ACRES MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. THIS IS NOT A BOUNDARY SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF PALM AVENUE AS BEING N89°46'42"E (ASSUMED).
5. THIS SKETCH WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LEGEND/ABBREVIATIONS:

LB LICENSED BUSINESS
PSM PROFESSIONAL SURVEYOR & MAPPER
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE

10/07/2025 - REVISED PER COUNTY COMMENTS

JOB NUMBER: 22091.002

SURVEY DATE:	8/19/2025
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 22091-2.DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

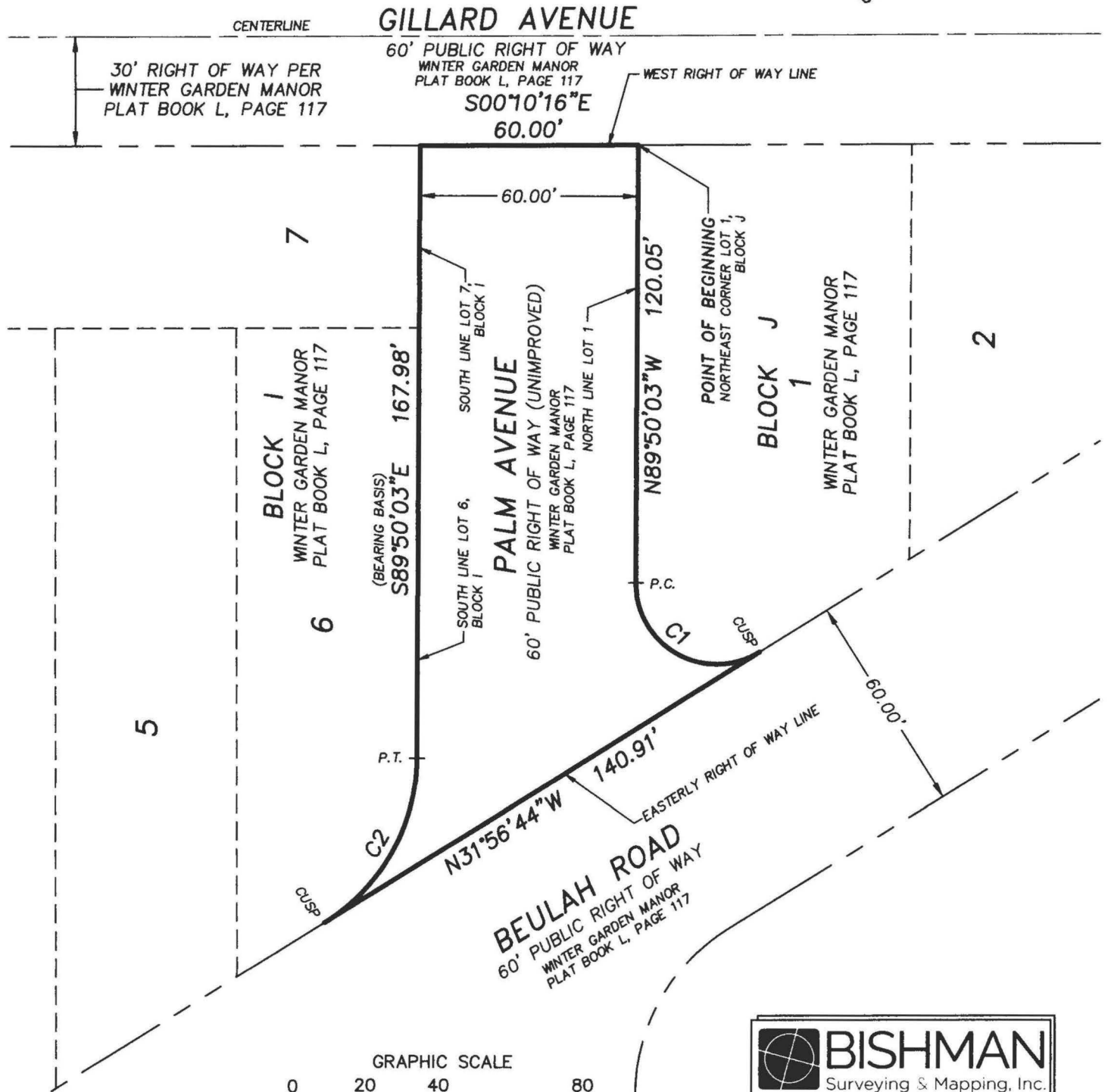


CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

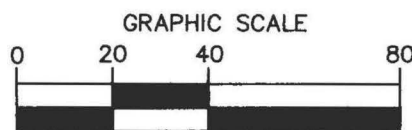
SHEET 2 OF 2
 NOT VALID WITHOUT SHEET 1 OF 2
 "THIS IS NOT A SURVEY"

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	122°01'25"	22.30'	47.49'	S29°09'15"W	39.01'
C2	57°58'35"	53.70'	54.34'	S60°50'45"E	52.05'



JOB NUMBER: 22091.002

SURVEY DATE: 8/19/2025
 DRAWING FILE: 22091-2.DWG



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
 OAKLAND, FL 34760
 Phone No. 407.905.8877

**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 Line: Petition to Vacate #25-08-022 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Nov 09, 2025.

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



Rose Williams

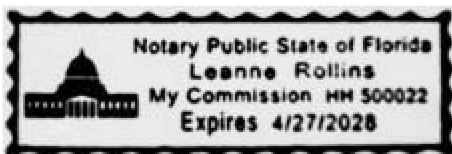
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 10 day of November, 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 # 25-08-022**

The Orange County Board of County Commissioners will conduct a public hearing on **December 2, 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: Jonathan Huels of Lowndes, Drosdick, Doster, Kantor & Reed on behalf of 882 Magnolia, LLC and Charles Wolsonovich

Consideration: Resolution granting Petition to Vacate # 25-08-022, vacating a portion of a 60-foot-wide unopened and unimproved right-of-way known as Palm Avenue that lies between three residential lots located within the Winter Garden Manor Subdivision containing approximately 0.258 acres.

Location: District 1; The parcel addresses are 921 Palm Ave, 1233 Beulah Rd, and 1281 Beulah Rd; S25/T22/R27; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description 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 THIS NOTICE, 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

Orlando Business Journal

Published Weekly
Orlando, Orange County, Florida

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

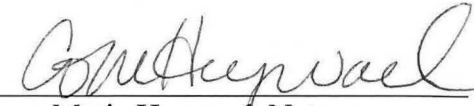
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a **Notice of Adoption** in the matter of **PETITION TO VACATE # 25-08-022** in said newspaper in the issues of December 12th, 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.

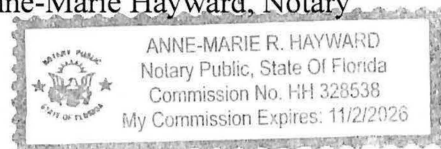
Sworn to and subscribed before me this 12th day of December, 2025 by Jackie Buma who is personally known to me.



Jackie Buma, Office Administrator



Anne-Marie Hayward, Notary



NOTICE OF ADOPTION
PETITION TO VACATE #
25-08-022

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 60-foot-wide unopened and unimproved right-of-way known as Palm Avenue that lies between three residential lots located within the Winter Garden Manor Subdivision containing approximately 0.258 acres 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 December 2, 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 60-foot-wide unopened and unimproved right-of-way known as Palm Avenue that lies between three residential lots located within the Winter Garden Manor Subdivision containing approximately 0.258 acres 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 SECOND DAY OF DECEMBER 2025.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
December 12, 2025