ORDINANCE NO. 2923-13

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, “ZONING” AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) DISTRICT ZONING AND LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE RECENTLY ANNEXED PROPERTIES AT 970, 1000, 1008, 1306 AND 1308 LOREN AVENUE; 933, 1101, 1123, 1211, 1253 AND 1313 LEWIS DRIVE; 1141 BENJAMIN AVENUE; 600, 1449, 1471, 1501 AND 1531 LEE ROAD AND AT 1175 N. ORLANDO AVENUE; MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the properties more particularly described herein have in compliance with Chapter 171, Florida Statutes, been annexed into the City of Winter Park, and

WHEREAS, the City Commission intends to establish a municipal zoning designation on this property in compliance to correspond with the establishment of a similar Comprehensive Plan future land use designation for said property, and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. That Chapter 58 “Land Development Code”, Article III, “Zoning” and the Official Zoning Map is hereby amended so as to establish Commercial (C-3) district zoning on the annexed properties at 970, 1000, 1008 Loren Avenue; at 933 Lewis Drive at 1175 N. Orlando Avenue; and at 600, 1449, 1471, 1501, 1531 Lee Road, more particularly described as follows:

970 Loren Avenue Property Tax ID# 01-22-29-3712-03-170
1000 Loren Avenue Property Tax ID# 01-22-29-3712-03-160
1008 Loren Avenue Property Tax ID# 01-22-29-3712-03-150
933 Lewis Drive Property Tax ID# 01-22-29-3712-03-060
1175 N. Orlando Avenue Property Tax ID# 01-22-29-3712-10-011
600 Lee Road Property Tax ID# 02-22-29-0000-00-042
1449 Lee Road Property Tax ID# 01-22-29-3712-03-030
1471 Lee Road Property Tax ID# 01-22-29-3712-03-010
1501 Lee Road Property Tax ID# 01-22-29-3712-04-050
1531 Lee Road Property Tax ID# 01-22-29-3712-04-030

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Page 2
**SECTION 2.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Low Density Residential (R-2) district zoning on the annexed properties at 1306 and 1308 Loren Avenue; at 1101, 1123, 1211, 1253, 1313 Lewis Drive;; and at 1141 Benjamin Avenue, more particularly described as follows:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Tax ID#</th>
</tr>
</thead>
<tbody>
<tr>
<td>1306 Loren Avenue</td>
<td>01-22-29-3712-16-041</td>
</tr>
<tr>
<td>1308 Loren Avenue</td>
<td>01-22-29-3712-16-051</td>
</tr>
<tr>
<td>1101 Lewis Drive</td>
<td>01-22-29-3712-06-170</td>
</tr>
<tr>
<td>1123 Lewis Drive</td>
<td>01-22-29-3712-06-100</td>
</tr>
<tr>
<td>1211 Lewis Drive</td>
<td>01-22-29-3712-12-160</td>
</tr>
<tr>
<td>1253 Lewis Drive</td>
<td>01-22-29-3712-12-110</td>
</tr>
<tr>
<td>1313 Lewis Drive</td>
<td>01-22-29-3712-16-131</td>
</tr>
<tr>
<td>1141 Benjamin Ave.</td>
<td>01-22-29-3712-07-180</td>
</tr>
</tbody>
</table>

**SECTION 3.** This Ordinance shall become effective upon the effective date of Ordinance 2922-13. If Ordinance 2922-13 does not become effective, then this Ordinance shall be null and void.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 10th day of June, 2013.

______________
Mayor Kenneth W. Bradley

Attest:

______________
City Clerk Cynthia S. Bonham
ORDINANCE NO. 2921-13


WHEREAS, the City Commission desires to foster the development of the Ravaudage Planned Development by vacating and abandoning certain platted streets within the Home Acres subdivision as platted in Plat Book “M”, Page 97 of the Public Records of Orange County, Florida, so that an alternate street system can be developed to better serve the economic growth of this area, and

WHEREAS, this Ordinance meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to abutting property owners and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

WHEREAS, the city public works department has provided for participation by the public in the process by providing information as requested and has also rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Ordinance and held advertised public hearings at which the City Commission has provided for public participation in the process in accordance with the requirements of state law.

NOW, THEREFORE, BE IT ENACTED as follows:

Section 1. The City Commission of the City of Winter Park hereby vacates and abandons the right-of-way of Elvin Avenue lying between Bennett Avenue and Loren Avenue, as more particularly described in Exhibit “A”.
Section 2. The City Commission of the City of Winter Park hereby vacates and abandons the right-of-way of Loren Avenue lying between Elvin Avenue and Glendon Parkway, as more particularly described in Exhibit "B".

Section 3. The City Commission of the City of Winter Park hereby vacates and abandons the right-of-way of Kindel Avenue lying between Bennett Avenue and Lewis Drive, as more particularly described in Exhibit "C".

Section 4. All ordinances or portions of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, on the 10th day of June, 2013.

Mayor Kenneth W. Bradley

ATTEST:

City Clerk Cynthia S. Bonham
LEGAL DESCRIPTION:

THAT PORTION OF ELVIN WAY LYING EAST OF BENNM AVENUE, AND WEST OF LOREN AVENUE, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCE AT THE SOUTHWEST CORNER OF LOT "M", HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN 1'1'00'31'48"E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 40.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00'39'48"E A DISTANCE OF 80.01 FEET TO A POINT ON A CURVE CONCAVE NORHEASTERLY; SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 00'39'48" AND A CHORD BEARING OF S 44'40'06"E; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N 00'00'00"E ALONG THE NORTH LINE OF AFORESAID ELVIN WAY, A DISTANCE OF 205.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 08°43'35"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.54 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LOREN AVENUE, THENCE RUN S 00'05'24"W ALONG SAID WEST LINE A DISTANCE OF 54.90 FEET; THENCE RUN S 00'00'00"W ALONG THE SOUTH LINE OF AFORESAID ELVIN WAY A DISTANCE OF 221.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 08°20'12"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,937 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the East Line of Bennett Avenue, Home Acres, having a bearing of N 00'39'48" E, (Assumed).
3. See Sketch on Sheet 2 of 2.

HENRICH-LUKE & SWAGGERTY, LLC
SURVEYORS & MAPPERS
550 Middle Street
Suite 1100
Lake Mary, Florida 32746
(407) 847-2346
FAX (407) 847-8097
Licensed Business No. 7276

Job No: E-9794
Date: 4-2-13
Drawn By: MIL
Scale: 1"=100'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Mark F. Luke
Professional Surveyor & Mapper
Florida Registration #5005
SKETCH OF DESCRIPTION
OF
A PORTION OF ELVIN WAY
(THIS IS NOT A SURVEY)

• LOT 3
BLOCK M
CREST "A"

SURVEYOR'S NOTES:
1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the East line of Bennett Avenue, Home Acres, having a bearing of N 00°39'48" E, (Assumed).
3. See Legal Description on Sheet 1 of 2.

HENRICH-LUKE & SWAGGERTY, LLC
surveyors & mappers
165 Wilcox Street
Suite 110
Lake Mary, Florida 32746
FAX (407) 847-6097
Licensed Business No. 7278

Job No: E-8974
Date: 4-2-13
Drawn By: MIL
Scale: 1"=100'

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SKETCH OF DESCRIPTION
OF
A PORTION OF LOREN AVENUE
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:

THAT PORTION OF LOREN AVENUE LYING NORTH OF GLENDON PARKWAY AND SOUTH OF ELVIN WAY HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK "L", AND A LINE LYING 30 FEET NORTH OF THE CENTER LINE OF GLENDON PARKWAY, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 90°00'00" W ALONG SAID LINE LYING 30 FEET NORTH OF THE CENTER LINE OF GLENDON PARKWAY A DISTANCE OF 53.80 FEET TO A POINT ON A CURVE CONCAVE WESTERLY; SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 41°43'14", AND A CHORD BEARING N 20°57'01" W, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.92 FEET TO THE POINT OF TANGENCY; SAID POINT LYING ON THE WEST LINE OF AFORESAID LOREN AVENUE; THENCE RUN N 00°00'24" E, ALONG SAID WEST LINE, A DISTANCE OF 800.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°54'37", THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.59 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID ELVIN WAY; THENCE RUN S 00°05'24" W, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 69°54'37", AND A CHORD BEARING S 45°02'42" W; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.54 FEET TO THE POINT OF TANGENCY; THENCE RUN S 00°08'24" W A DISTANCE OF 800.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,859 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:
1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the East Line of Loren Avenue, Home Acres, having a bearing of S 00°05'24" W. (Assumed).
3. See Sketch on Sheet 2 of 2.
SKETCH OF DESCRIPTION
OF
A PORTION OF LOREN AVENUE
(THESE IS NOT A SURVEY)

SURVEYOR'S NOTES:
1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the East Line of Loren Avenue, Home Acres, having a bearing of S 00°05'24" W, (Assumed).
3. See Legal Description on Sheet 1 of 2.

HENRICH-LUKE & SWAGGERTY, LLC
surveyors & mappers
160 Midas Street
Suite 1101
Lakeland, Florida 33801
(813) 647-7346
FAX (813) 647-8097
Florida Registration #5006

Job No: E-8974
Date: 4-2-13
Drawn By: M.L.
Scale: 1"=100'

Mark I. Luke
Professional Surveyor & Mapper
Florida Registration #5006

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SKETCH OF DESCRIPTION
OF A PORTION OF KINDEL AVENUE
(THESE IS NOT A SURVEY)

LEGAL DESCRIPTION:

THAT PORTION OF KINDEL AVENUE LYING EAST OF BENNM AVENUE, AND WEST OF LEWIS DRIVE HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCE AT THE SOUTHWEST CORNER OF LOT 13, BLOCK "D", HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 00°39'48"E A DISTANCE OF 33.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°39'48"E A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY; SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 00°39'47" AND A CHORD Bearing OF 5 44'40'09"E; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N 00°39'00"E ALONG THE NORTH LINE OF AFORESAID KINDEL AVENUE, A DISTANCE OF 531.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°54'37"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.54 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LEWIS DRIVE, THENCE RUN S 00°02'43"W ALONG SAID WEST LINE A DISTANCE OF 79.95 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°55'38" AND A CHORD Bearing OF N 45°02'11"W; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.38 FEET TO THE POINT OF CURVATURE OF SAID CURVE; THENCE RUN S 00°00'00"W ALONG THE SOUTH LINE OF AFORESAID KINDEL AVENUE A DISTANCE OF 532.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°20'13"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,305 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:
1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the East Line of Bennett Avenue, Home Acres, having a bearing of N 00°39'48"E (Assumed).
3. See Sketch on Sheet 2 of 2.
1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the East Line of Bennett Avenue, Home Acres, having a bearing of N 00°39'48" E, (Assumed).
3. See Legal Description on Sheet 1 of 2.