

## **ORDINANCE NO. 2991-15**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA  
VACATING AND ABANDONING THE PORTION OF KINDEL  
AVENUE BETWEEN BENJAMIN AVENUE AND LEWIS DRIVE  
WITHIN THE RAVAUDAGE PLANNED DEVELOPMENT AND  
HOME ACRES SUBDIVISION AREA, MORE PARTICULARLY  
DESCRIBED HEREIN.**

**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 BY THE CITY COMMISSION OF  
THE CITY OF WINTER PARK** as follows:

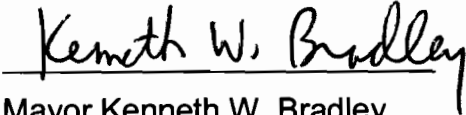
**Section 1.** The City Commission of the City of Winter Park hereby vacates and abandons the portion of the right-of-way of Kindel Avenue between Benjamin Avenue and Lewis Drive per the plat of Homes Acres, as recorded in Plat Book "M", Page 97, as more particularly described in Exhibit "A".

**Section 2.** This Ordinance is conditioned upon the receipt by the City of an easement to be recorded in the Public Records of Orange County for a private street to be called Morgan Lane to run from Bennett Avenue to Benjamin Avenue, so as to eliminate the creation of a dead-end road and maintain a street grid pattern within the Ravaudage planned development.

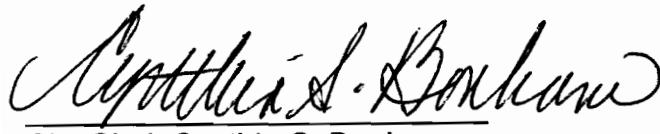
**Section 3.** All ordinances or portions of ordinances in conflict herewith are hereby repealed.

**Section 4.** This ordinance shall become effective upon the delivery to the City and recording in the Public Records of Orange County of the easement for the private street, as detailed in Section 2 of this Ordinance.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, on the 9<sup>th</sup> day of March, 2015.

  
Mayor Kenneth W. Bradley

ATTEST:

  
City Clerk Cynthia S. Bonham

# SKETCH OF DESCRIPTION

OF  
A PORTION OF KINDEL AVENUE  
(THIS IS NOT A SURVEY)

Exhibit "A"

## LEGAL DESCRIPTION

THAT PORTION OF KINDEL AVENUE AND PARK, LYING EAST OF OF LEWIS DRIVE AND WEST OF BENJAMIN 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 13, BLOCK "B", 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°02'43"E ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 35.00 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE N 00°02'43"E A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF OF 90°02'43" AND A CHORD BEARING OF S 44°58'36"E, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF AFORESAID KINDEL AVENUE, THENCE RUN N 90°00'00"E ALONG THE NORTH LINE OF SAID KINDEL AVENUE, A DISTANCE OF 234.92 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 AFORESAID BENJAMIN AVENUE, THENCE RUN S 00°05'24"W ALONG SAID WEST LINE A DISTANCE OF 84.97 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KINDEL AVENUE; THENCE RUN S 90°00'00"W ALONG SAID SOUTH LINE A DISTANCE OF 249.88 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°57'17", THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,685 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 West Line of Lewis Drive, Home Acres, having a bearing of N 00°02'43" E, (Assumed).
3. See Sketch on Sheet 2 of 2.

SHEET 1 OF 2

### HENRICH-LUKE & SWAGGERTY, LLC

surveyors & mappers  
155 Middle Street  
Suite 1101  
Lake Mary, Florida 32746  
(407) 647-7346  
FAX (407) 647-8097  
Licensed Business No. 7276



Job No: E-8974  
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 MAPPLER.

NOT VALID WITHOUT SHEET 2 OF 2

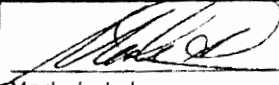
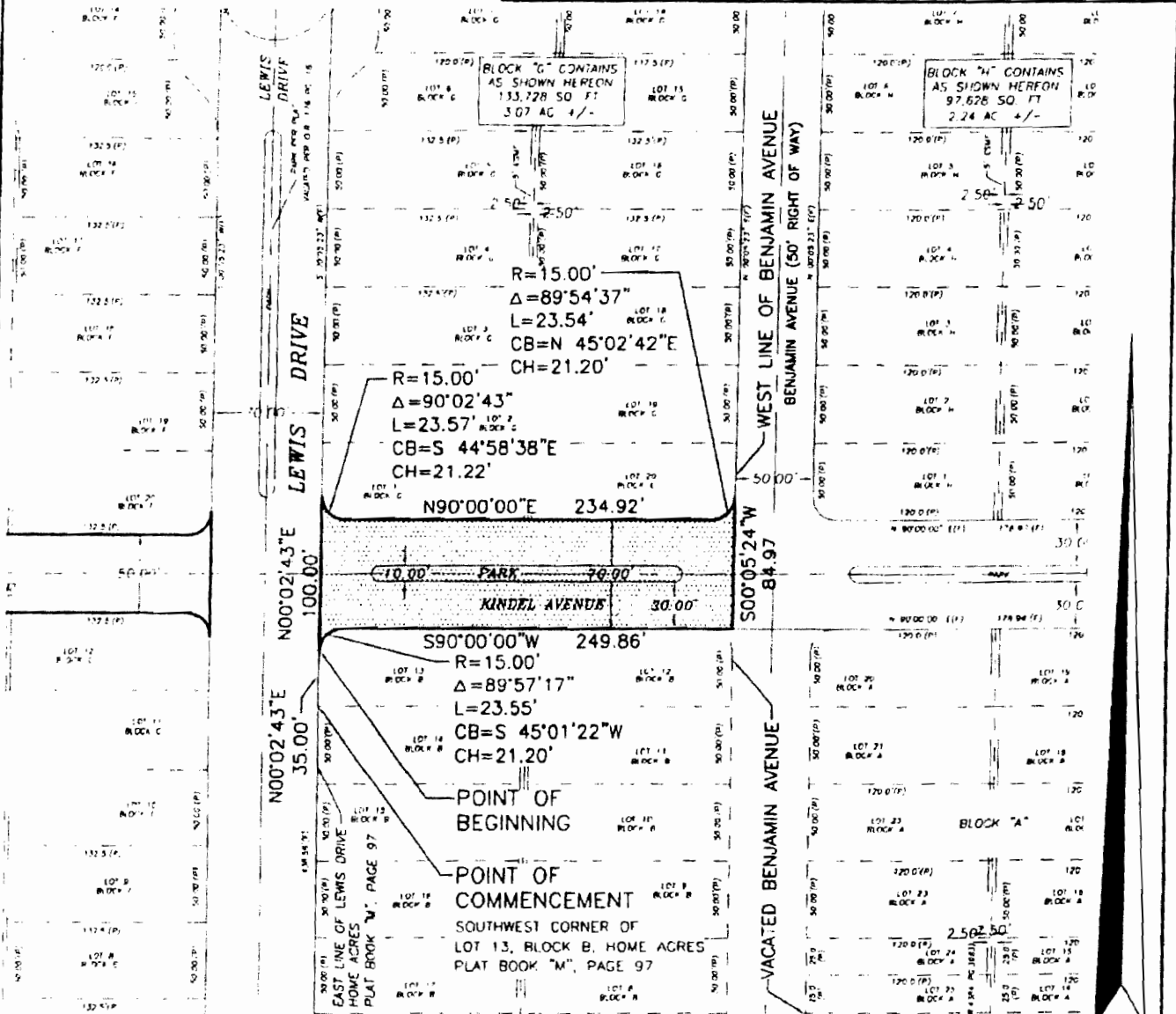
  
Mark I. Luke  
Professional Surveyor & Mapper  
Florida Registration #5006

Exhibit "A" cont.

SKETCH OF DESCRIPTION  
OF  
A PORTION OF KINDEL AVENUE  
(THIS 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 Lewis Drive, Home Acres, having a bearing of N 00°02'43" E. (Assumed)
- 3 See Legal Description on Sheet 1 of 2.

SHEET 2 OF 2

**HENRICH-LUKE & SWAGGERTY, LLC**  
surveyors & mappers

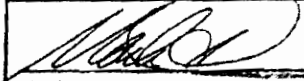


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