

After Recording Return To:  
City of Winter Park, City Clerk's Office  
401 Park Avenue South  
Winter Park, Florida 32789

### **ORDINANCE 3262-23**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING AND ABANDONING A PORTION OF THE ELVIN AVENUE RIGHT-OF-WAY, DEDICATED BY HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Winter Park has authority to adopt this Ordinance by virtue of its home rule powers and Charter with respect to abandoning and vacating rights of way no longer needed for public purposes, and the City Commission has made such a determination; and

**WHEREAS**, the adjacent property owner has requested the right-of-way vacation and abandonment set forth herein and the City has determined that portion of Elvin Avenue right-of-way being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park.

**BE IT ENACTED by the People of the City of Winter Park, Florida as follows:**

**Section 1.** The City Commission of the City of Winter Park, Florida hereby vacates and abandons that certain portion of the Elvin Avenue right-of-way legally described in that certain legal description and sketch of description attached hereto as **Exhibit "A"**.

**Section 2.** In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls.

**Section 3.** After adoption, this Ordinance shall be recorded in the public records of Orange County, Florida.

**Section 4.** This Ordinance shall take effect immediately upon its passage and adoption.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the 8th day of February, 2023.

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Phillip M. Anderson, Mayor

ATTEST:

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Rene Cranis, City Clerk

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

EXHIBIT "A"

**DESCRIPTION:**

A PORTION OF ELVIN AVENUE, 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:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST, N89°23'36"E, A DISTANCE OF 314.04 FEET; THENCE, DEPARTING SAID SOUTH LINE, S00°36'24"E, A DISTANCE OF 425.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ELVIN AVENUE; SAID POINT BEING THE POINT OF BEGINNING. THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°27'45"E, A DISTANCE OF 118.13 FEET; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, S00°32'15"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ELVIN AVENUE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°27'45"W, A DISTANCE OF 117.70 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, N00°02'30"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING APPROXIMATELY 5,896 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. The lands as shown hereon lie within Section 1, Township 22 S., Range 29 E., Orange County, Florida.
2. Bearings shown hereon are assumed relative to south right-of-way line of Elvin Avenue, bearing N89°27'45"W assumed.
3. This is not a survey.

\\SERVER\Projects\Ravaudage - Phase 3\dwg\ELVIN.dwg

SHEET 1 OF 2

**HLSM, LLC**

Henrich-Luke-Swaggerty-Menard  
Professional Surveyors & Mappers  
Licensed Business No. 7276

302 Live Oaks Boulevard  
Casselberry, Florida 32707  
P. (407) 647-7346

Survey@HLSM.US

Job No:           M-287            
 Date:           8/18/22            
 Drawn By:           JJR            
 Scale:           1"=30'          

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 55625

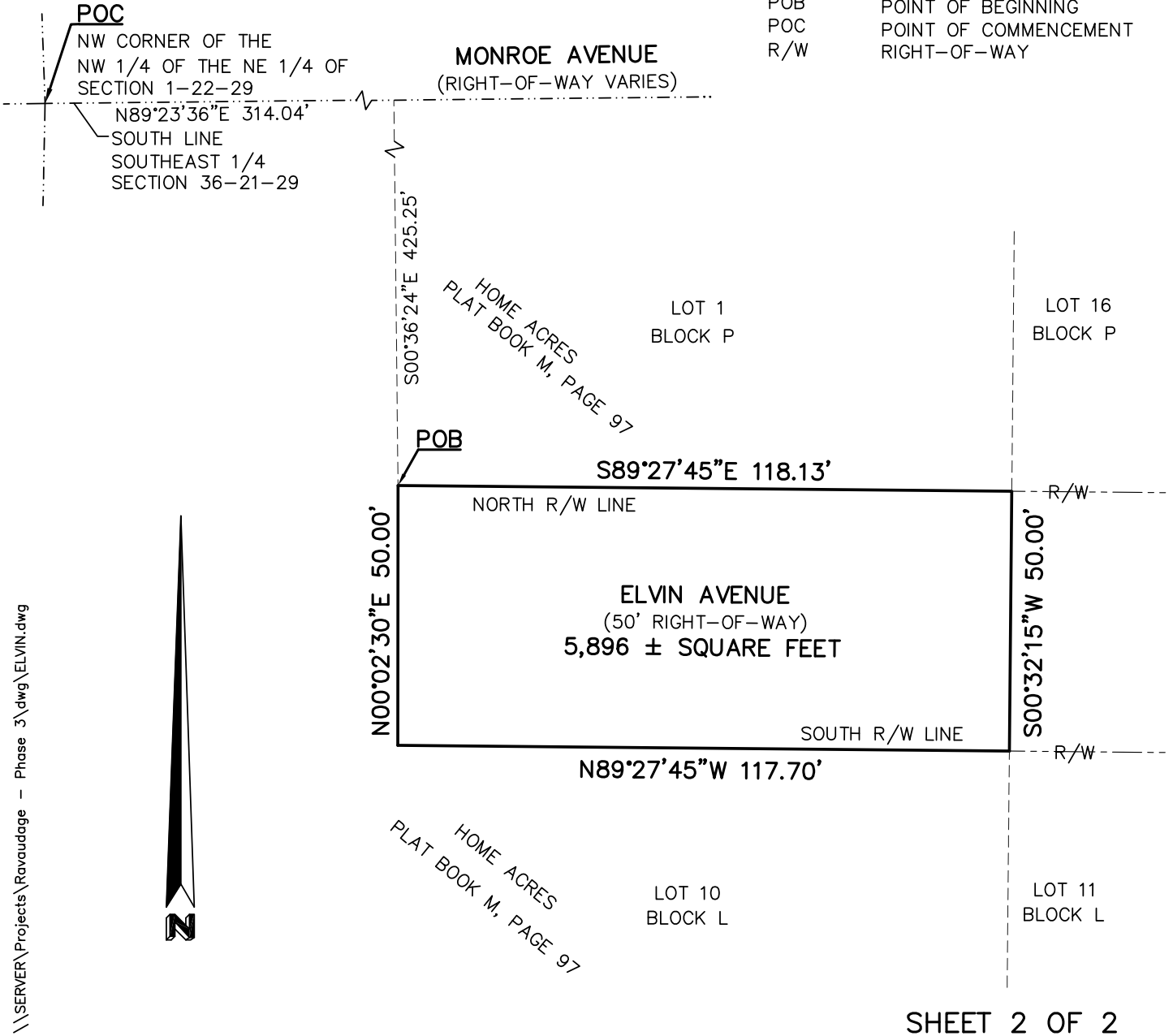
  
 William F. Menard  
 Professional Surveyor & Mapper  
 Florida Registration #5625

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

EXHIBIT "A"

**LEGEND:**

POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R/W RIGHT-OF-WAY



\\SERVER\Projects\Ravaudage - Phase 3\dwg\ELVIN.dwg

SHEET 2 OF 2

**HLSM, LLC**

Henrich-Luke-Swaggerty-Menard  
Professional Surveyors & Mappers  
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SEE SHEET 1 OF 2  
FOR SIGNATURE & SEAL