

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

ORDINANCE 3357-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, VACATING AND ABANDONING AN UNIMPROVED 50 FOOT-WIDE PORTION OF THE HARMON AVENUE RIGHT OF WAY DEDICATED BY THE PALMETTO COMPANY'S ADDITION TO WINTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, SAID PORTION TO BE VACATED IS SHOWN HEREON AS EXHIBIT "A" ATTACHED HERETO AND DESCRIBED AS BEING SITUATED BETWEEN ORANGE COUNTY FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-0114-01-000 ON THE NORTH AND ORANGE COUNTY, FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-6600-02-230 ON THE SOUTH AND DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE.

WHEREAS, Z 14 BUILDING, LLC ("Applicant") is the fee simple owner of address 1340 Palmetto Ave and 1132 Harmon Ave DESCRIBED AS BEING SITUATED BETWEEN ORANGE COUNTY FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-0114-01-000 ON THE NORTH AND ORANGE COUNTY, FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-6600-02-230 ON THE SOUTH.

WHEREAS, the Applicant has petitioned the City of Winter Park ("City") for the partial vacation and abandonment of the 50 feet wide right-of-way as set forth herein; and

WHEREAS, the 50.00 feet wide right-of-way was dedicated to the public by the PALMETTO COMPANY'S ADDITION TO WINTER PARK, as recorded in Plat Book E, Page 14, Public Records of Orange County, Florida; and

WHEREAS, it has been determined that Applicant have caused the publication of the required notice of intent to vacate pursuant to general law and have paid all outstanding ad valorem taxes for ADDRESSES: 1340 Palmetto Avenue, 1132 Harmon Ave, Winter Park, Florida;

WHEREAS, it has been determined that the property owner on the opposite side of Harmon Avenue from the Applicant's property has no objection to the partial vacation and abandonment as set forth herein;

WHEREAS, the City has the 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

WHEREAS, the City has determined that this portion of Harmon Ave right-of-way being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park or for any public purpose except for the easement reservation set forth herein.

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 50 feet wide public right-of-way described in **EXHIBIT "A"** attached hereto ("Vacation Area"), subject to a reservation by the City of Winter Park of a perpetual utilities easement over, under and through the Vacation Area for the construction, installation, repair, replacement, reconstruction, maintenance, control, operation, use, and modification of public utilities and facilities, including but not limited to sewer lines, water lines, reclaimed water lines, gas lines, electric lines, cable television lines, telecommunications lines, stormwater drainage lines, fiber optic cables and other public utilities facilities of every type, including without limitation, mains, pipes, inlets, grates, pumps, valves, wires, structures, boxes, manholes, electrical controls, poles, cables and similar appurtenances, including the right of ingress and egress to and from adjacent public rights-of-way for the purposes of the easement. Without further approval from the property owner(s), the City shall have the authority and right to license and permit other utility owners to use the Vacation Area for the purposes of the utilities easement set forth above in the same manner as the City's procedures for public rights-of-way. The City shall only be responsible for the maintenance and repair of utilities within the Vacation Area that it owns or accepts maintenance responsibility.

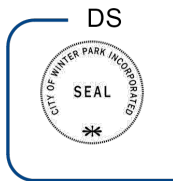
Section 2. Any error in the legal description or in depiction of the Vacation Area may be corrected by subsequent curative document(s) prepared, executed, and/or recorded by the City Manager and/or his or her designee, if any such error is determined to exist by the City Manager or City Commission.

Section 3. In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls.

Section 4. After adoption, this Ordinance shall be recorded in the public records of Orange County, Florida.

Section 5. 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 22nd day of October, 2025.



Signed by:

 Sheila DeCiccio, Mayor

ATTEST:

DocuSigned by:

 Rene Cranis, City Clerk

Description of Sketch

Exhibit A Right-of-Way Vacation

Legal Description:

THAT PORTION OF HARMON AVENUE, LYING WESTERLY OF THE RAILROAD RIGHT-OF-WAY AND EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE, PALMETTO COMPANY'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 1, ALLEN TROVILLION'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK 118, PAGE 56, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 1, SOUTH 89°37'53" EAST, 173.05 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE, DEPARTING THE SOUTHERLY LINE OF LOT 1 AND WITH SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE, SOUTH 45°28'32" WEST, 70.39 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 228 AND BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF HARMON AVENUE, PALMETTO COMPANY'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LOT HARMON AVENUE, NORTH 89°42'01" WEST, 174.15 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH SAID SOUTHWESTERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE, NORTH 45°58'37" EAST, 71.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8,637.51 SQ FT OR 0.20 ACRES ±.

This is NOT a Survey.

This is ONLY a Description.

This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sheet 1 of 2

Sketch Date: 05/19/25	Sketch and Description Certified To: Z 14 BUILDING LLC CITY OF WINTER PARK
Drawn By: TCD	
Approved By: PKI	
Field: N/A	
-Notes-	
>Sketch is Based upon Allen Trovillion's Addition to Winter Park, as recorded in Plat Book 118, Page 56, of the public records of Orange County, Florida.	
>Abutting Properties Deeds have <u>NOT</u> been Researched for Gaps, Overlaps and/or Hiatus.	
>Subject to any Easements and/or Restrictions of Record.	
>Bearing Basis shown hereon, is Assumed and Based upon the Southeasterly Right-of-Way Line of Palmetto Avenue, being N 45°58'37" E per Plat Book 118, Page 56.	
>Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.	

-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
-□-	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set ½" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-X-	- Chain Link Fence

Ireland & Associates Surveying, Inc.

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office: (407) 678.3366 Fax: (407) 320.8165

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 6637 LB 7623

This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch is NOT VALID UNLESS Signed and Embossed with Surveyor's Seal
or Marked with a Verified Electronic Signature as required by Florida Statutes.

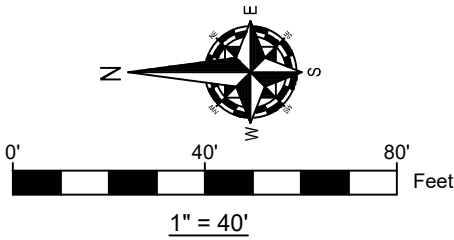
Date Signed: 08/14/25

File No. IS-130004

FOR
THE
FIRM

Sketch of Description

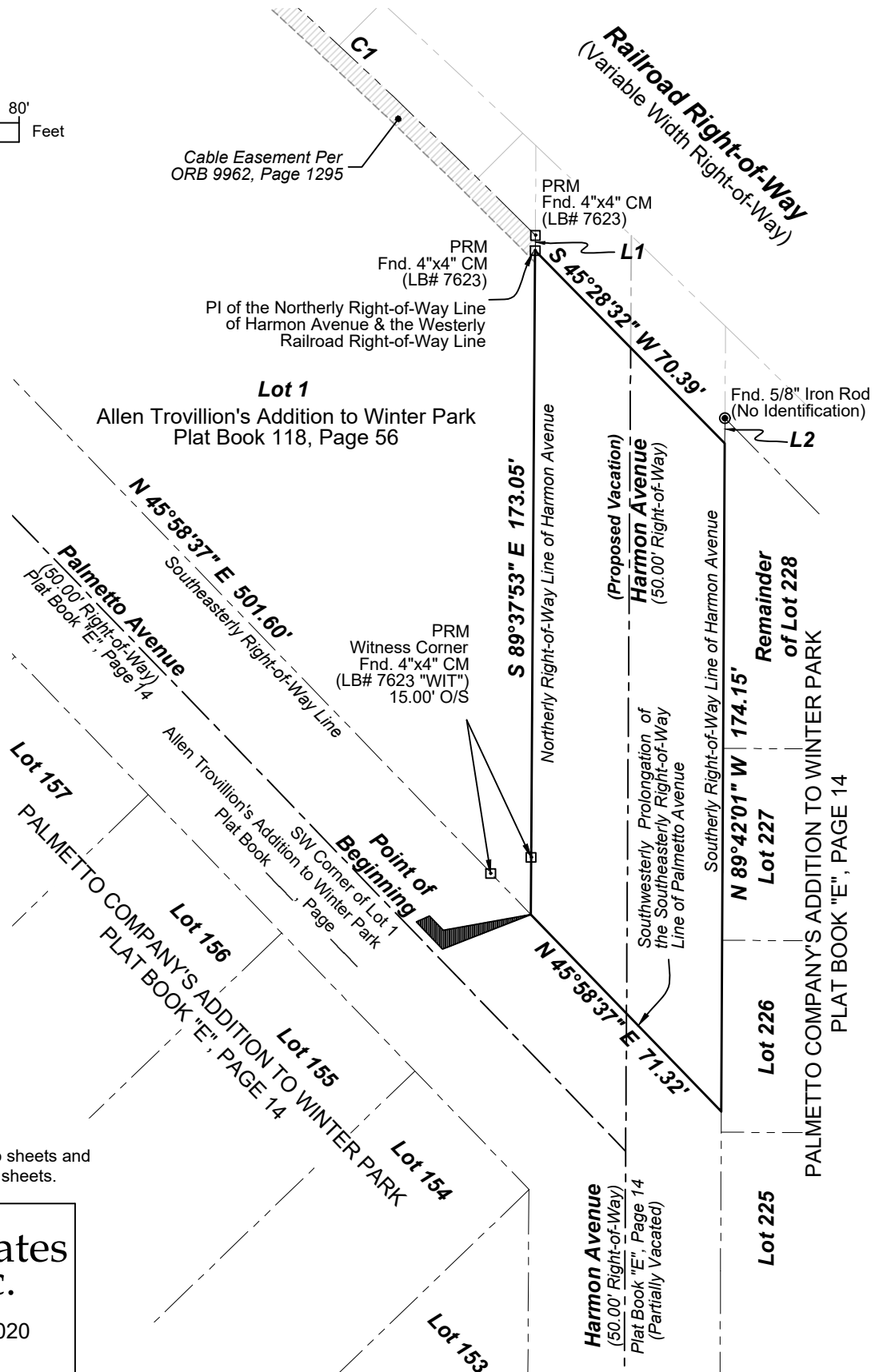
Exhibit A Right-of-Way Vacation



L1
N 89°37'53" W 3.94'

L2
S 89°42'01" E 6.33'

C1
R = 1945.00'
L = 258.66'
Δ = 07°37'11"
Chord
N41°18'25"E 258.47'



This is NOT a Survey.
This is ONLY a Sketch.
This Sketch and Description consist of two sheets and
is not full and or complete without both sheets.

**Ireland & Associates
Surveying, Inc.**

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