

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

## **ORDINANCE 3362-26**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, APPROVING THE TERMINATION OF THE DISTRIBUTION EASEMENT RECORDED AT OFFICIAL RECORDS BOOK 3941, PAGE 4149 WITHIN THE BOUNDARIES OF THE PROPERTY LOCATED AT 817 ANTONETTE AVENUE AND HAVING ORANGE COUNTY TAX PARCEL NUMBER 07-22-30-1490-02-090; AND AUTHORIZING THE EXECUTION AND RECORDING OF THE NECESSARY TERMINATION OF EASEMENT INSTRUMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AN EFFECTIVE DATE AND RECORDING.**

**WHEREAS**, Jeremy Gorovitz and Nina Steinberg ("Applicant") is the fee simple owner of that certain property located at 817 Antonette Avenue, Winter Park, Florida, and legally described to wit: Lot 9, Block B, College Place Replat, according to the plat thereof, as recorded in Plat Book H, Page 46, Public Records of Orange County, Florida ("Applicant's Property"); and

**WHEREAS**, Applicant has filed an application to terminate the distribution easement within the boundaries of the Applicant's Property owned by the City of Winter Park based on an assignment from Florida Power Corporation; and

**WHEREAS**, it has been determined that Applicant have paid all outstanding ad valorem taxes for Applicant's Property; and

**WHEREAS**, the City of Winter Park has authority to adopt this Ordinance by virtue of its home rule powers and Charter, including with respect to abandoning rights-of-way and easements no longer needed for municipal or public purposes; and

**WHEREAS**, the City has determined that the portion of the distribution easement vacated and/or terminated herein are no longer needed by the City of Winter Park; and

**WHEREAS**, the City Commission finds that this Ordinance is in the best interest of the public safety, health and welfare.

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

**Section 1. Termination of Florida Power Corporation Easement Assigned to the City.** The City Commission hereby approves the City of Winter Park's termination of the distribution easement in favor of Florida Power Corporation (as assigned to the City of Winter Park) recorded at Official Records Book 3941, Page 4149, Public Records of Orange County, Florida to the extent it lies within the boundaries of the Applicant's Property ("Distribution Easement"). The portion of the Distribution Easement being terminated is described in that certain sketch and legal description attached hereto as **Exhibit "A"**. The City Manager is authorized to execute and deliver for the City of Winter Park the necessary termination of said Distribution Easement authorized herein. Except to the extent being terminated as described in Exhibit "A", the Distribution Easement shall remain in full force and effect.

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

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

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

**Section 5. Recording.** This Ordinance shall be recorded in the public records of Orange County, Florida.

**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 11th day of February, 2026.

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Shelia DeCiccio, Mayor

ATTEST:

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Kim Breland, Deputy City Clerk

# Sketch of Description

## Legal Description:

A PORTION OF LOT 9, BLOCK B, COLLEGE PLACE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 1/2" REBAR (NO IDENTIFICATION) AT THE SOUTHEAST CORNER OF LOT 9, BLOCK B, COLLEGE PLACE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 9, BLOCK B, NORTH 36°53'55" WEST, 10.06 FEET TO A FOUND 3/4" IRON PIPE (NO IDENTIFICATION); THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 29°57'41" WEST, 9.29 FEET TO THE SOUTHERN MOST CORNER OF AN EXISTING ONE STORY GARAGE, AND BEING THE **POINT OF BEGINNING**; THENCE ALONG THE WESTERLY LINE OF SAID EXISTING GARAGE, NORTH 38°49'28" WEST, 2.46 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING DISTRIBUTION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3941, PAGE 4149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE WESTERLY LINE OF SAID EXISTING GARAGE, ALONG THE NORTHERLY LINE OF SAID EXISTING DISTRIBUTION EASEMENT, NORTH 89°36'48" EAST, 3.95 FEET TO THE SOUTHERLY LINE OF SAID EXISTING GARAGE; THENCE DEPARTING THE NORTHERLY LINE OF SAID EXISTING DISTRIBUTION EASEMENT, ALONG THE SOUTHERLY LINE OF SAID EXISTING GARAGE, SOUTH 51°10'32" WEST, 3.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.80 SQ. FT. OR 0.000087 ACRES ±.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE AREA OF ENCROACHMENT.

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.

Sketch Date: 10-13-25	Sketch and Description Certified To:
Drawn By: AWW	JEREMY GOROVITZ AND NINA STEINBERG
Approved By: PKI	
Field: N/A	

-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
O.R.B.	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-C-	- Wood Fence		

### -Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >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.

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, *Patrick K. Ireland* FOR THE FIRM  
 Patrick K. Ireland, P.S. 6637 LB 7623  
 Date Signed: 10-13-25

This Sketch is intended ONLY for the use of Said Certified Parties.  
 This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.  
 File No. IS-70062

*Ireland & Associates  
 Surveying, Inc.*

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

Office-407.678.3366 Fax-407.320.8165

# Sketch of Description

L1  
N 36°53'55" W 10.06'

L2  
N 29°57'41" W 9.29'

L3  
N 38°49'28" W 2.46'

L4  
N 89°36'48" E 3.95'

L5  
S 51°10'32" W 3.09'

A Portion of  
Lot 8, Block B  
College Place Replat  
(Plat Book H, Page 46)

(Document # 20230320729)

Parcel ID:  
07-22-30-1490-02-080

Lot 9, Block B  
College Place Replat  
(Plat Book H, Page 46)

(Document # 20250536765)

Parcel ID:  
07-22-30-1490-02-090

A Portion of  
College Place Replat  
(Plat Book H, Page 46)  
(Document # 20210386798)

Parcel ID:  
07-22-30-1490-02-170

Lot 10, Block B  
College Place Replat  
(Plat Book H, Page 46)

(O.R.B. 10559, Page 6319)

Parcel ID:  
07-22-30-1490-02-100

Distribution Easement  
(O.R.B. 3941, Page 4149)

**Point of  
Beginning**

A Portion of Lot 16, Block B  
College Place Replat  
(Plat Book H, Page 46)

(Document # 20230448722)

Parcel ID:  
07-22-30-1490-02-161

**Point of  
Commencement**

Southeast Corner  
of Lot 9, Block B  
Fnd. 1/2" Rebar  
(No Identification)

Lot 15, Block B  
College Place Replat  
(Plat Book H, Page 46)

(Document # 20250042361)

Parcel ID:  
07-22-30-1490-02-150

*Ireland & Associates  
Surveying, Inc.*

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



NOT to Scale  
File No. IS-70062