

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

ORDINANCE NO. 3369-26

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING AND ABANDONING A PORTION OF THE HOLT AVENUE RIGHT-OF-WAY, DEDICATED BY THE REVISED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGES 67-72, 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 Holt Avenue right-of-way being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park for public right-of-way purposes except for the easements reserved herein; and

WHEREAS, the public right-of-way vacation and abandonment set forth herein has been properly noticed and advertised and interested persons have had an opportunity to be heard concerning such matter.

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 Holt Avenue right-of-way (Kentucky Avenue per plat) legally described in that certain legal description and sketch of description attached hereto as **Exhibit "A"** ("Vacated Area"), subject to the City of Winter Park's reservation of a perpetual public sidewalk easement and public utility easement over, under, and through such Vacated Area for the construction, installation, repair, replacement, reconstruction, maintenance, control, operation, use, and modification of a public sidewalk and public and private utilities and facilities, including

but not limited to sewer lines, water lines, reclaimed water lines, gas lines, electric lines, cable television lines, telecommunications lines, fiber optic cables and other utilities of every type, including the right of public use of sidewalk improvements and the City's right of access upon and to and from said area to effectuate the purposes of said perpetual public sidewalk easement and public utility easement. The City of Winter Park shall only be responsible for the operation, maintenance and repair of any sidewalk or utilities that it installs within the Vacated Area.

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 12th day of August, 2026.

Sheila DeCiccio, Mayor

ATTEST:

Kim Breland, City Clerk

LEGAL DESCRIPTION

EXHIBIT "A"

THE NORTH 8.00 FEET OF HOLT AVENUE (KENTUCKY AVENUE), REVISED MAP OF THE TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGES 67 THROUGH 72 INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 92, REVISED MAP OF THE TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGES 67 THROUGH 72 INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN S00°44'08"E ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 12, BLOCK 92, A DISTANCE OF 8.00 FEET; THENCE S89°01'12"W ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 12, BLOCK 92, AND THE SOUTH LINE OF LOT 7 THROUGH LOT 16 INCLUSIVE, J.E. HARPER'S SUBDIVISION, AS RECORDED IN PLAT BOOK "K", PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 623.21 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 6.00 FEET OF LOT 7, SAID J.E. HARPER'S SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1641, PAGE 325; THENCE N00°44'08"W ALONG SAID EAST LINE, A DISTANCE OF 8.00 FEET TO THE SOUTH LINE OF SAID LOT 7, J.E. HARPER'S SUBDIVISION, BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1641, PAGE 325; THENCE N89°01'12"E ALONG SAID SOUTH LINE OF LOT 7 THROUGH 16 AND SAID LOT 12, BLOCK 92 A DISTANCE OF 623.21 FEET TO THE POINT OF BEGINNING.

SYMBOLS AND ABBREVIATION LEGEND:

N	=	NORTH
E	=	EAST
S	=	SOUTH
W	=	WEST
ORB	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PG	=	PAGE
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R/W	=	RIGHT-OF-WAY
SR	=	STATE ROAD

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DESCRIBE A VACATE THE NORTH 8 FEET OF HOLT AVENUE.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF J.E. HARPER'S SUBDIVISION, WINTER PARK, FLORIDA, AS RECORDED IN PLAT BOOK "K", PAGE 89 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AS BEING NORTH 89°01'12" EAST (ASSUMED).

NOT A SURVEY

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

CERTIFIED TO:

1. THE CITY OF WINTER PARK
- 2.
- 3.
- 4.

PROPOSED R/W VACATION

PROJECT No.	241001.20	DRAWN DATE	2026.07.08
SURVEY BY	N/A	REVIEWED BY	R.SMITH
SURVEY DATE	N/A	APPROVED BY	R.SMITH
DRAWN BY	R. SMITH	CLIENT FILE No.	N/A



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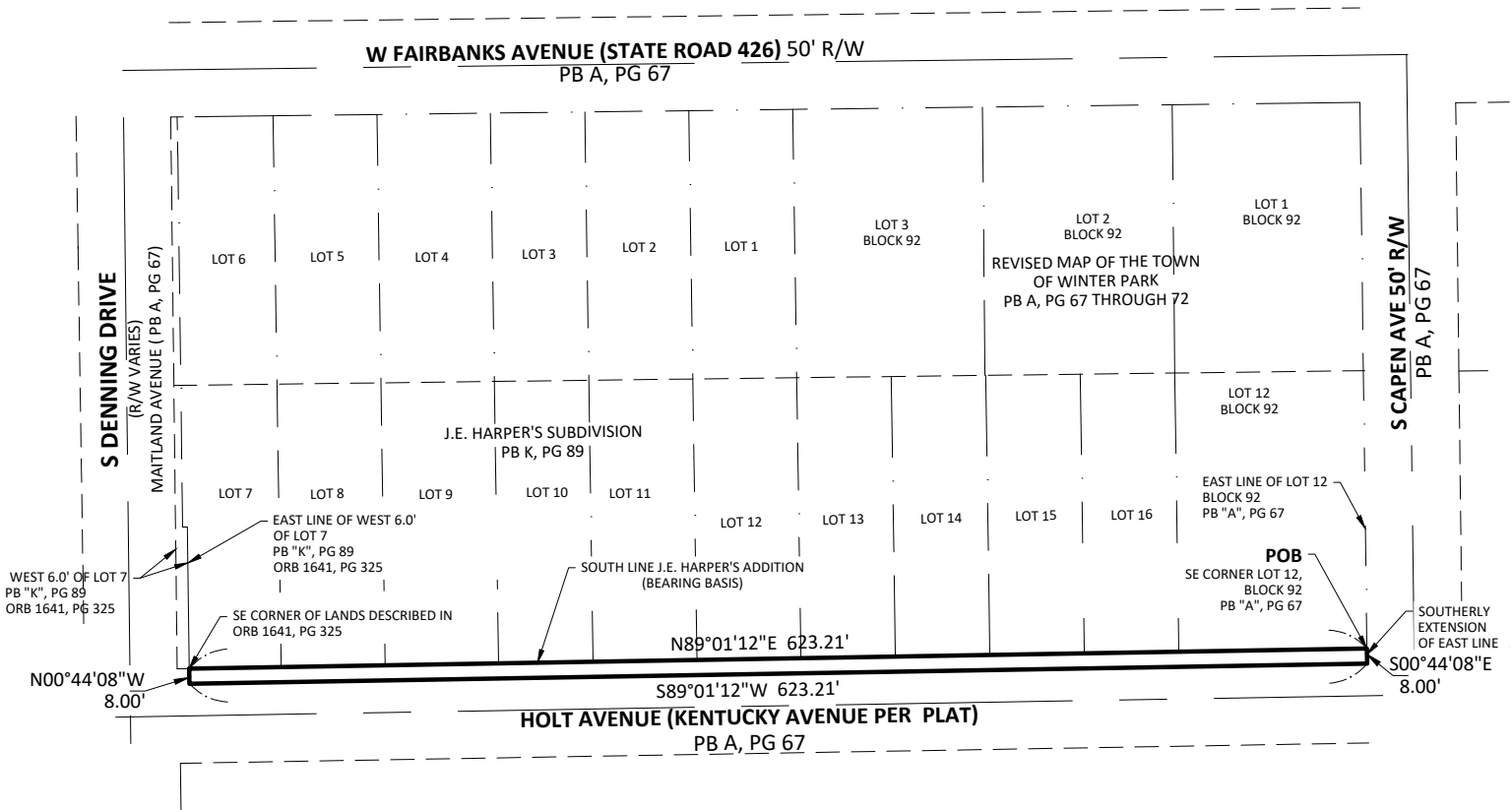
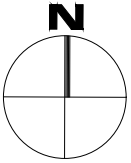
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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SKETCH MAP AND/OR REPORT IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.602(3)

RONALD K SMITH, PSM 5797

SKETCH OF DESCRIPTION



NOT A SURVEY

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION

PROPOSED R/W VACATION

PROJECT No.	241001.20	DRAWN DATE	2026.05.08
SURVEY BY	N/A	REVIEWED BY	R.SMITH
SURVEY DATE	N/A	APPROVED BY	R.SMITH
DRAWN BY	R.MSITH	CLIENT FILE No.	N/A



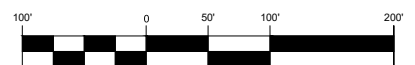
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GRAPHIC SCALE



1 INCH = 100 FEET