

CITY OF ORLANDO
COUNCIL AGENDA ITEM

12-08

Items Types:

Hearings/Ordinances/2nd Read

District: 4

Contract ID:

Exhibits: Yes

Grant Received by City?: No

For Meeting of:

October 7, 2024

From:

Document Number:

On File (City Clerk) : Yes

Draft Only: No

Subject:

Ordinance No. 2024-44 Vacating, Closing, and Abandoning the Northern Portion of Winn Avenue Generally Located North of Raehn Street and East of Clark Street as Described in the Handsonhurst Plat, as Recorded in Plat Book K, Page 17 of the Public Records of Orange County, Florida and Comprised of 0.19 Acres of Land, More Or Less (ABN2024-10003, Economic Development)

Summary:

Ordinance No. 2024-44 will abandon a portion of Winn Ave. north of Raehn St. that was originally dedicated to Orange County via the Handsonhurst Subdivision plat in 1925. The portion to be abandoned is located east of Clark St., north of Raehn St., and consisting of a ±25 ft. wide by ±334 ft. long (+0.19 acres) unimproved right-of-way (R-O-W). The adjacent properties to the west are being annexed to the City and along, the applicant is asking for the vacation of a portion of Winn Ave. for the proposed townhome development.

This request is associated with the companion annexation, future land use change and rezoning cases (ANX2024-10000, GMP2024-10001, ZON2024-10002) Ord. No. 2024-40 and (MPL2024-10010), and will not take effect until the associated annexation ordinance (Ordinance # 2024-40) becomes effective.

The Municipal Planning Board (MPB) approved the item at the August 20, 2024, meeting. City Council approved the minutes of the meeting at their September 23, 2024 meeting.

City Council approved this ordinance on its first read at its September 23, 2024, City Council meeting.

Fiscal & Efficiency Data:

No Fiscal Impact

Recommended Action:

Adopting Ordinance No. 2024-44 and authorizing the Mayor and City Clerk to execute same, after final review and approval by the City Attorney's Office.

Agenda Item attachment(s) on file in the City Clerks Office.

Note: All agenda items must be in the City Clerk's office by Noon Friday, six(6) business days prior to the regular Monday City Council meeting.

Contact: Manuel Ospina, 407.246.3235, manuel.ospina@orlando.gov; Stacy Fallon, stacy.fallon@orlando.gov

Approved By:

Received by: Clerk of BCC 10/28/2024 mf
c: Deputy County Administrator Director Jon Weiss
Planning, Environmental, & Development Services Director Tanya Wilson
Planning Division Manager Alberto Vargas
Planning Administrator Nicolas Thalmueller
County Commissioners County Mayor County Administrator

City Council Meeting: 10-07-2024
Item: 12-08 Documentary: 2410071208

Department
Budget Outside Routing Approval
City Clerk

Date and Time
9/25/2024 12:57 PM
9/26/2024 2:09 PM

ATTACHMENTS:

Name	Description	Link
D Ord. 2024-44 - Winn Avenue Abandonment.docx	Ord. 2024-44 (Winn Ave Abandonment)	Attachments
D 9-5-24 signed VLD ABN2024-10003.pdf	Exhibit A - ABN2024-10003 - signed copy	Exhibit A
D Staff Report - ABN2024-10003 - Winn Ave abandonment.pdf	ABN2024-10003 - Winn Ave - Staff Report	Staff Report
D Ord. 2024-44 - BIE.pdf	Ord. 2024-44 (Business Impact Estimate)	Business Impact

"Enhance the quality of life in the City by delivering public services in a knowledgeable, responsive and financially responsible manner."

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This ordinance prepared by:
Stacy Fallon, Esq.
Assistant City Attorney
Orlando City Hall
400 S. Orange Ave.
Orlando, Florida 32801

Space above reserved for use by records agency.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, VACATING, CLOSING, AND ABANDONING THE NORTHERN PORTION OF WINN AVENUE GENERALLY LOCATED NORTH OF RAEHN STREET AND EAST OF CLARK STREET AS DESCRIBED IN THE HANDSONHURST PLAT, AS RECORDED IN PLAT BOOK K, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND COMPRISED OF 0.19 ACRES OF LAND, MORE OR LESS; PROVIDING FOR THE EXECUTION OF EFFECTING DOCUMENTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, at its regularly scheduled meeting of August 20, 2024, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"), considered an application (City of Orlando case number ABN2024-10003) for the abandonment of approximately 0.19 acres of land generally located north of Raehn Street and east of Clark Street and more precisely described by the legal description attached to this ordinance as **Exhibit "A"** (hereinafter the "Property"); and

WHEREAS, based upon the evidence presented to the MPB, including the information and analysis contained in the "Staff Report to the Municipal Planning Board" for abandonment application case number ABN2024-10003 (entitled "Winn Avenue Abandonment" and hereinafter referred to as the "Staff Report"), the MPB recommended that the City Council of the City of Orlando, Florida (the "Orlando City Council"), approve the abandonment application and adopt an ordinance in accordance therewith; and

WHEREAS, the MPB found that the abandonment application is consistent with:

1. The *City of Orlando Growth Management Plan*, adopted as the city's "comprehensive plan" for purposes of the Florida Community Planning Act, sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and

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2. The *City of Orlando Land Development Code*, Chapters 58 through 68, Code of the City of Orlando, Florida (the "LDC"); and

WHEREAS, the Orlando City Council hereby finds that this ordinance is in the best interest of the public health, safety, and welfare, and is consistent with the applicable provisions of the city's GMP and LDC; and

WHEREAS, the City Council of the City of Orlando, Florida, hereby finds and determines that the Property is no longer useful and needed for public right-of-way and that it is in the best interest of the public health, safety, and welfare that it be vacated, closed, and abandoned as public right-of-way; and

WHEREAS, the Property is located within Orange County, Florida, and within the jurisdiction of the City of Orlando, Florida; and

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AS FOLLOWS:

SECTION 1. ABANDONMENT. The Property is hereby vacated, closed, and abandoned as public right-of-way. All right, title, and interest in the Property as the city may hold shall revert to those with interests as provided by law.

SECTION 2. EFFECTING DOCUMENTS. The Mayor, city clerk, and city attorney are hereby authorized and directed to execute such instruments as may be necessary or convenient to implement this ordinance.

SECTION 3. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

SECTION 4. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 5. EFFECTIVE DATE. This ordinance takes effect when the associated annexation ordinance (Ordinance # 2024-40) becomes effective.

DONE, THE FIRST PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the city clerk of the City of Orlando, Florida, this 10 day of September, 2024.

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DONE, THE FIRST READING, A PUBLIC HEARING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 23 day of September, 2024.

DONE, THE SECOND PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the city clerk of the City of Orlando, Florida, this 24 day of September, 2024.

DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 7 day of October, 2024.

BY THE MAYOR OF THE CITY OF ORLANDO, FLORIDA:



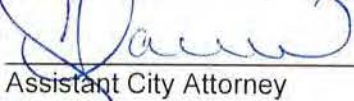
Mayor

ATTESTED, BY THE CLERK OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA:



City Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF ORLANDO, FLORIDA:



Assistant City Attorney

[Remainder of page intentionally left blank.]



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by

Patrick K. Ireland, PSM 6637
Ireland & Associates Surveying, Inc.

and submitted to the City Planning Division for verification.

Signature

08/26/2024

Date



"This Description has been reviewed by the Engineering Division and is acceptable based on a comparison with:

PLATS, DEEDS, GIS MAPPING, OCPA WEBSITE

By: Guy Adams Date: 9-5-24
GUY ADAMS

Application Request (Office Use Only)

File No ANX2024-10003

Legal Description Including Acreage (To be typed by Applicant): Provided by Surveyor

A PORTION OF WINN AVENUE, LYING EASTERLY OF BLOCK A, HANDSONHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK A, THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID WINN AVENUE, NORTH 00°00'16" EAST, 335.00 FEET, TO THE NORTHEAST CORNER OF SAID BLOCK A; THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID WINN AVENUE, AND WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID WINN AVENUE, SOUTH 89°59'44" EAST, 25.00 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WINN AVENUE; THENCE DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF SAID WINN AVENUE, AND WITH THE EASTERLY RIGHT OF WAY LINE OF SAID WINN AVENUE, SOUTH 00°00'16" WEST, 335.00 FEET, TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF RAEHN STREET; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID WINN AVENUE, AND WITH A LINE ON THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID RAEHN STREET, NORTH 89°59'44" WEST, 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8,375 SQUARE FEET OR 0.19 ACRES, MORE OR LESS

Description of Sketch

Legal Description:

A PORTION OF WINN AVENUE, LYING EASTERLY OF BLOCK A, HANDSONHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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CONTAINING 8,375 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

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: 09/29/23
 Drawn B.: BMJ
 Approved B.: PKI
 Field: N/A

Sketch and Description Certified To:
 PETER DUKE, ORANGE COUNTY

*Ireland & Associates
 Surveying, Inc.*

800 Currency Circle Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

-Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT 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 Line Denoted with a "RR".
- >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.
- >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-

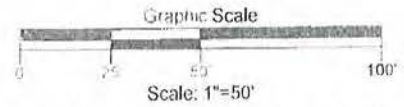
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PF	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Found.	- 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
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-s-	- Wood Fence		

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 53.17 052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 Patrick K. Ireland, Surveyor
 No. 1176
 State of Florida
 License No. 1176
 Date Signed: 09/29/23
 6637 LB 7623

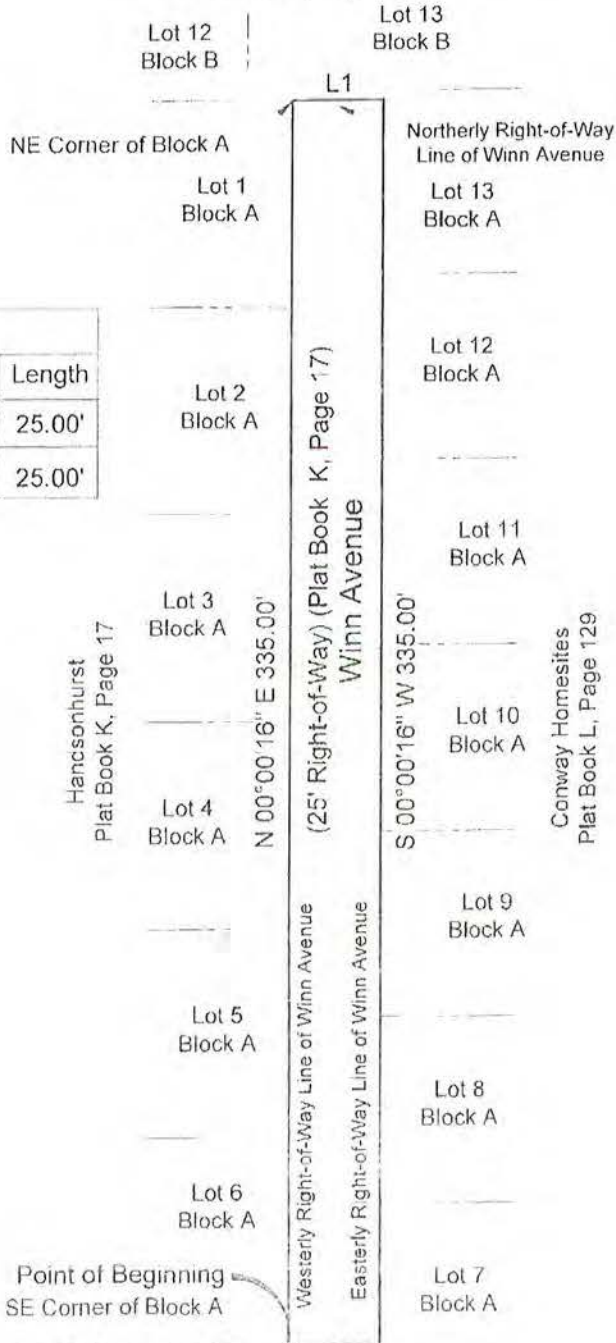
This Sketch is intended ONLY for the use of Said Certified Parties. This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal. File No. IS-78447

Sketch of Description



Bearings shown hereon are based on the Westerly Right-of-Way Line of Winn Avenue, being North 00°00'16" East, an assumed bearing.

Bel Air Terrace
Plat Book 1, Page 10



Line Table		
Line	Direction	Length
L1	S 89°59'44" E	25.00'
L2	N 89°59'44" W	25.00'

Northerly Right-of-Way Line of Raehn Street
(50' Right-of-Way)
(Plat Book K, Page 17)
Raehn Street

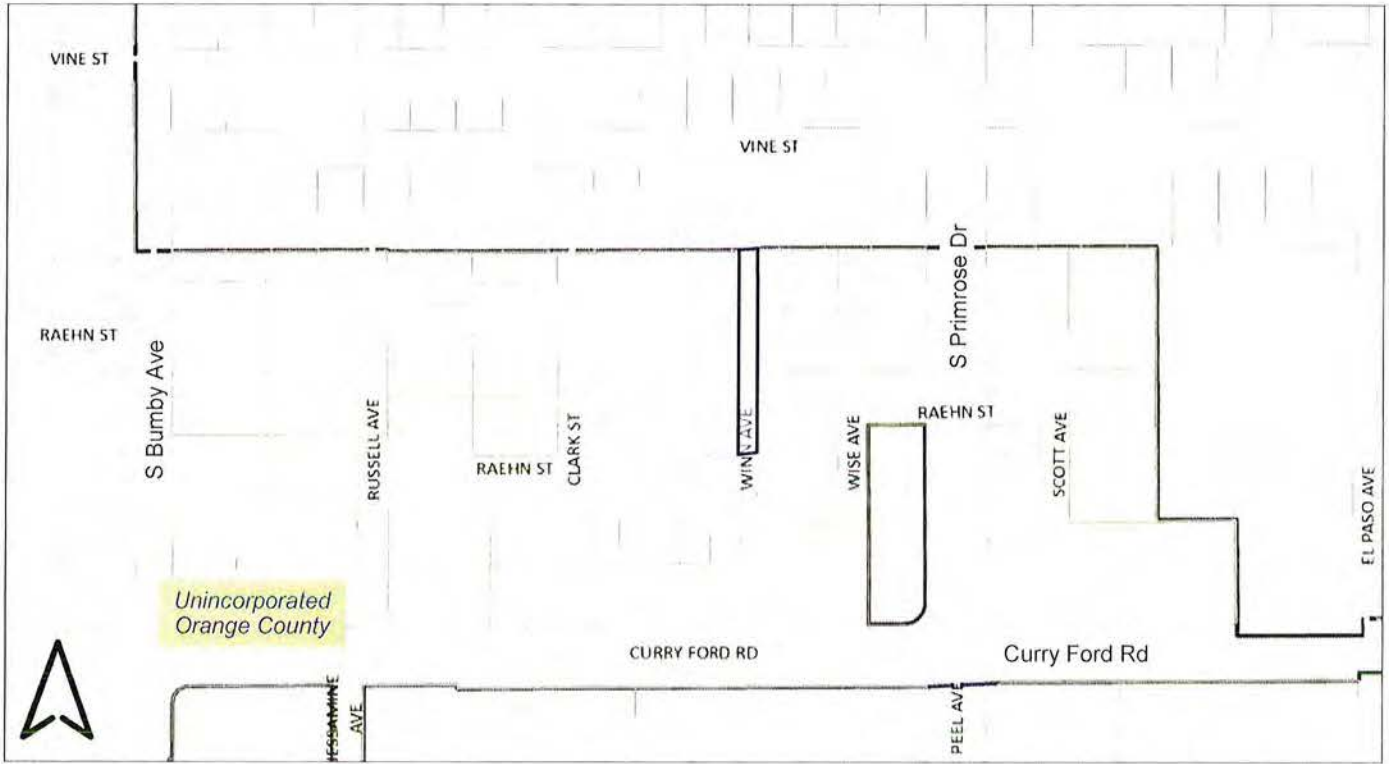
File No. IS-78447

*Ireland & Associates
Surveying, Inc.*


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.

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

WINN AVENUE ABANDONMENT



Location Map

 Subject Abandonment

SUMMARY

Applicant

Robert Ziegenfuss
Z Development Services

Owner

East West Place LLC &
FL Acquisitions LLC

Project Planner

Manuel Ospina

Property Location: Winn Ave., generally located west of Clark St., north of Curry Ford Rd., east of S Primrose Dr. (±0.19 acres), District 4.

Applicant's Request: The applicant is requesting abandonment of a portion of Winn Ave. located north of Raehn St., and east of Clark St. and consisting of a ±25 ft. wide by ±334 ft. long (±0.19 acres) unimproved right-of-way (R-O-W). This request is tied to the redevelopment of this site with the Hourglass Townhomes, cases ANX2024-10000, GMP2024-10001, ZON2024-10002, MPL2024-10010.

Staff Recommendation: Approval of the Abandonment request, subject to conditions in this staff report.

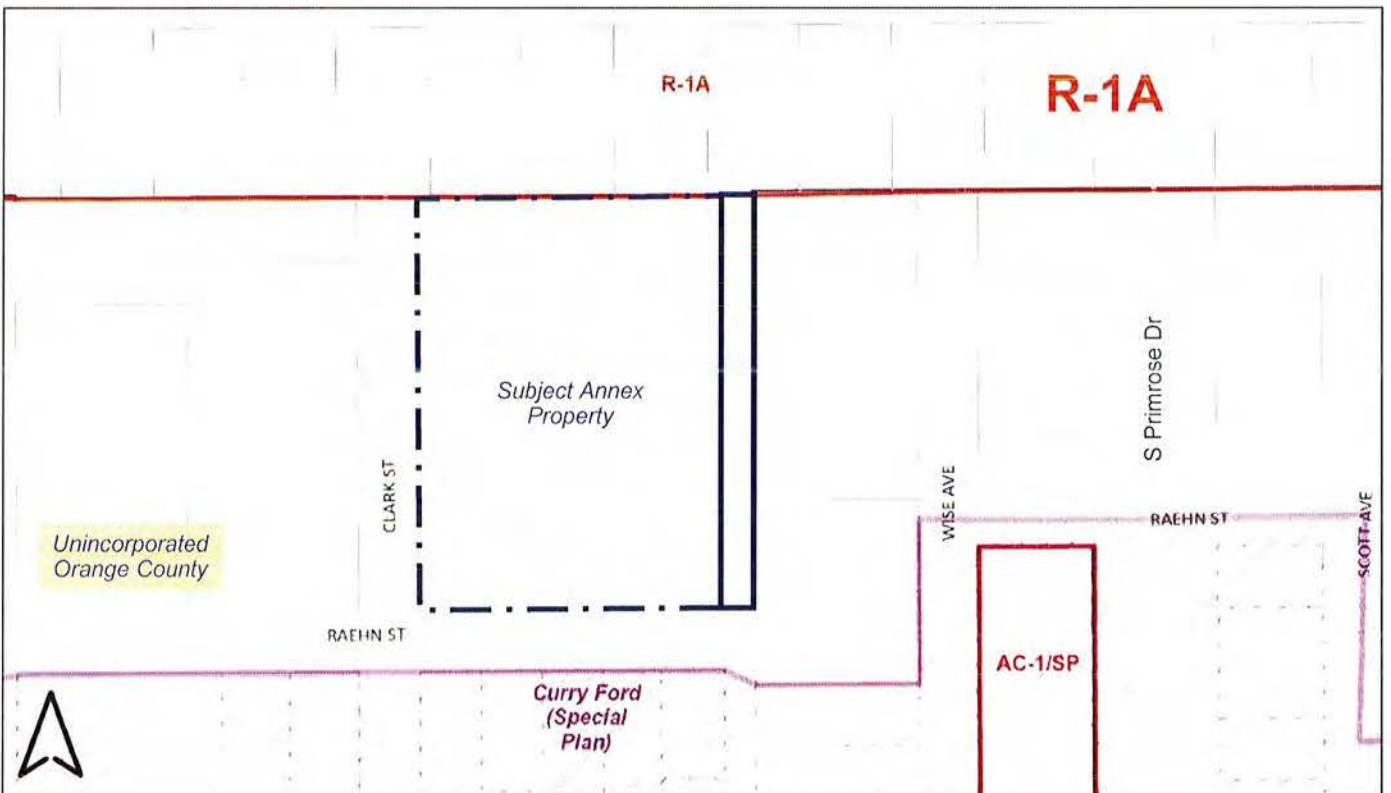
Public Comment: Courtesy notices were mailed to property owners adjacent to the affected R-O-W segment the week of August 5, 2024. As of the mail-out of the staff report, staff has received no inquiries relative to the abandonment request.

Updated: August 12, 2024

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting abandonment of the portion of Winn Ave. north of Raehn St. that was originally dedicated to Orange County via the Handsonhurst Subdivision plat in 1925. The portion to be abandoned is located east of Clark St., north of Raehn St., and consisting of a ± 25 ft. wide by ± 334 ft. long (± 0.19 acres) unimproved right-of-way (R-O-W). The adjacent properties to the west are being annexed to the City and along, the applicant is asking for the vacation of Wa portion of Winn Ave. for the proposed development. Once abandoned, the portion of R-O-W will revert to the property owners to the west. The purpose of the abandonment is for it to be part of the proposed Hourglass Townhome development, see related cases ANX2024-10000, GMP2024-10001, ZON2024-10002, MPL2024-10010.

Previous Actions

1925 - Portion of land platted as Winn Ave. on the Handsonhurst Subdivision.

Project Context

As previously noted, the northern portion of Winn Ave. consists of a ± 25 ft. wide by ± 334 ft. long (± 0.19 acres) right-of-way (R-O-W) that was never constructed. The northern portion of Winn Ave. dead ends at the end of the block behind a single family residential property, therefore this portion of land no longer serves the original purpose for the general public.

According to the applicant, *development of the entire length of existing R-O-W would create a dead-end situation exceeding 150 feet, which would require a hammerhead to adhere to NFPA fire access road requirements, which is not possible due to site constraints without condemnation of private property.* Upon abandonment, the applicant would obtain the 25 ft. wide portion in its entirety as it was originally dedicated for Winn Ave. as part of the 1925 Handsonhurst plat.

Abandonment Process

The abandonment process (LDC Section 65.506) requires that the applicant to include a statement of the impact of the proposed abandonment, if any, on adjacent and abutting property owners (see survey on page 6 of this report). If the abandonment is successful, the applicant will gain ± 0.19 acres of the R-O-W as additional property, to be put back onto the tax rolls as part of the proposed townhome development. Eastern property owners should not be considered for the abandonment as the portion of Winn Ave to be abandoned is part of the Handsonhurst Subdivision, based on how Winn Ave. was dedicated/platted, and was not part of the plat of the properties to the east of Winn Ave. (Conway Homesites Subdivision from 1925).

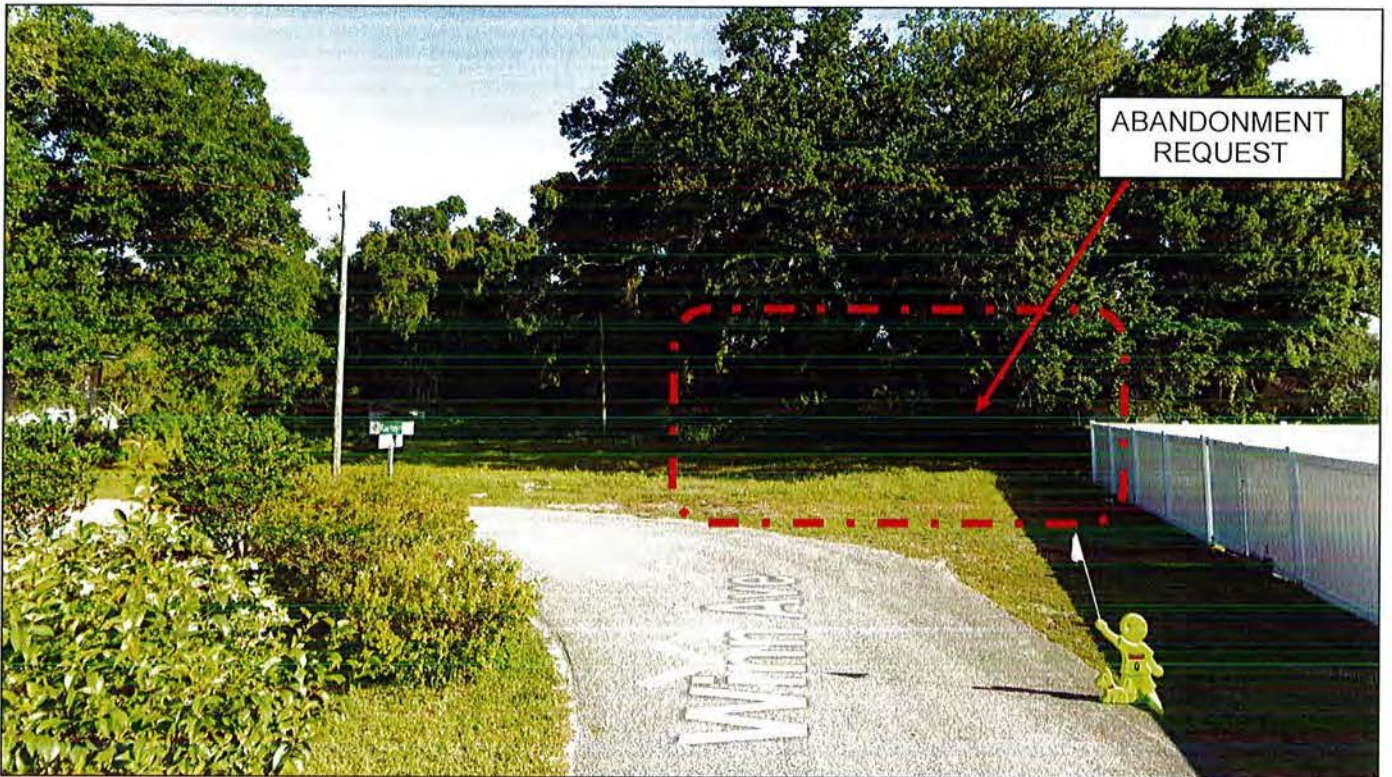
During the abandonment process, if successful, half of the property normally goes to the adjacent property owners on each side of the vacated ROW. In this case, the applicant should be receiving the totality of the vacated ROW as it was originally dedicated by the previous property owners and as previously mentioned, adjacent property owners to the east were not part of this transaction.

LDC Section 65.505 notes that two (2) factors must be considered in the review and approval of abandonment requests (staff responses in *italics*):

- A. Adequate Public Facilities: The abandonment cannot result in a higher demand on public facilities and services. *The abandonment request will benefit the construction of a new townhome development. The applicant will make any necessary improvements to accommodate a higher demand on public facilities and services.*
- B. Cost for Improvements: The cost for the abandonment of any right-of-way shall be paid by the applicant or developer of the proposed project, including cost of improvements to adjacent rights-of-way or relocation of utilities within existing easements. *The applicant/owner is covering all costs associated with the abandonment request, including any needed relocation of existing utilities and provision of necessary easements.*

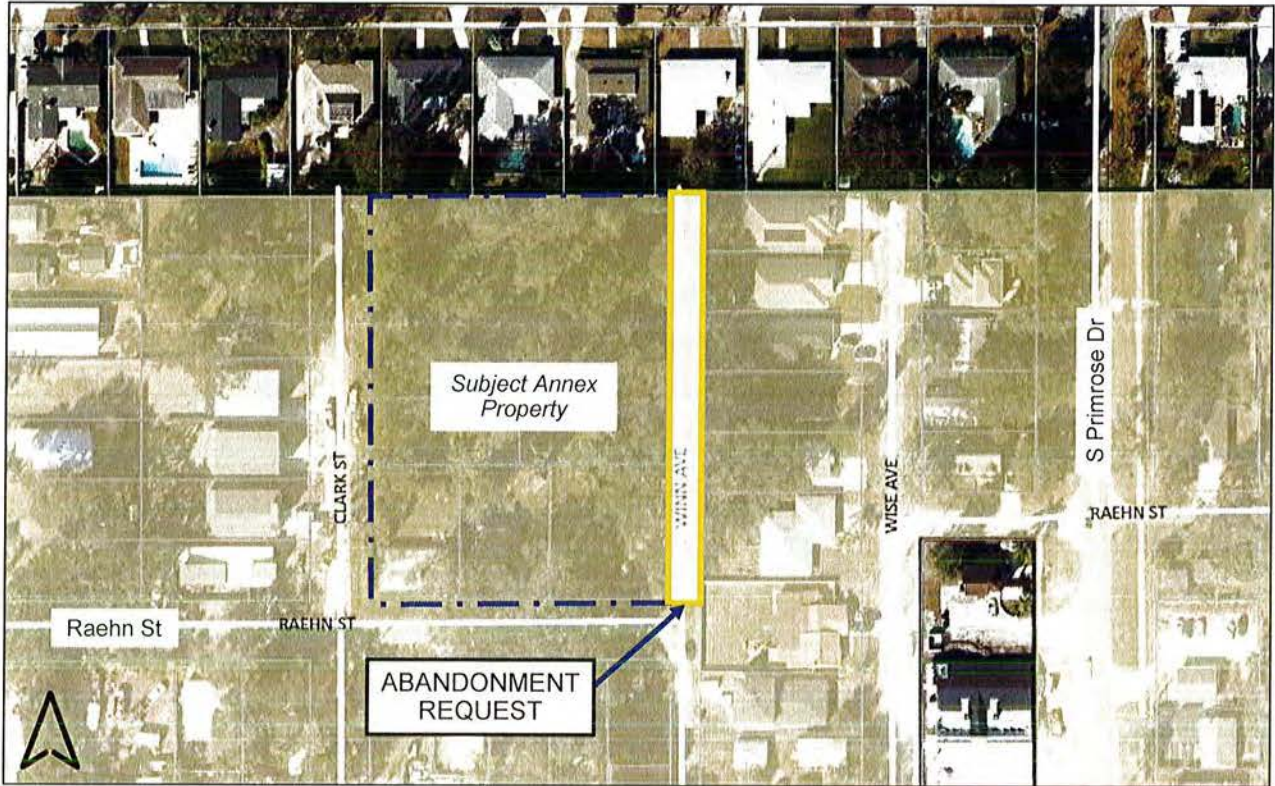
School Impacts - The proposed abandonment will facilitate the construction of the Hourglass Townhomes, see related case MPL2024-10010. School concurrency processes will apply to that case.

STREET VIEW

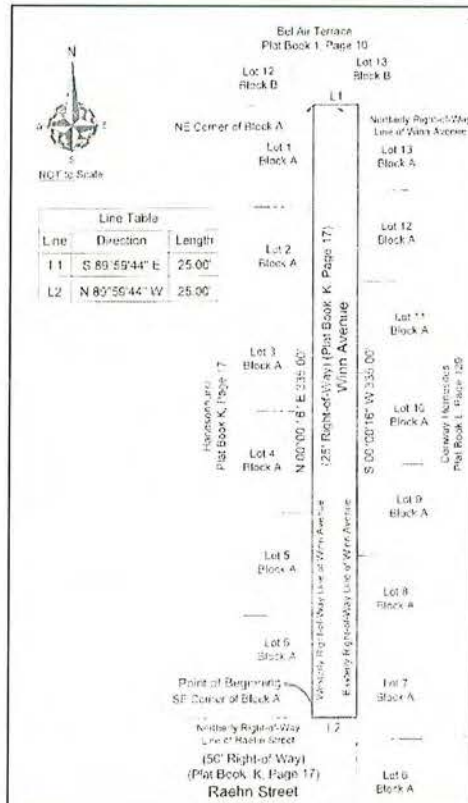


View of portion of ROW to be abandoned as viewed north from the southern portion of Winn Ave. and Clark St.

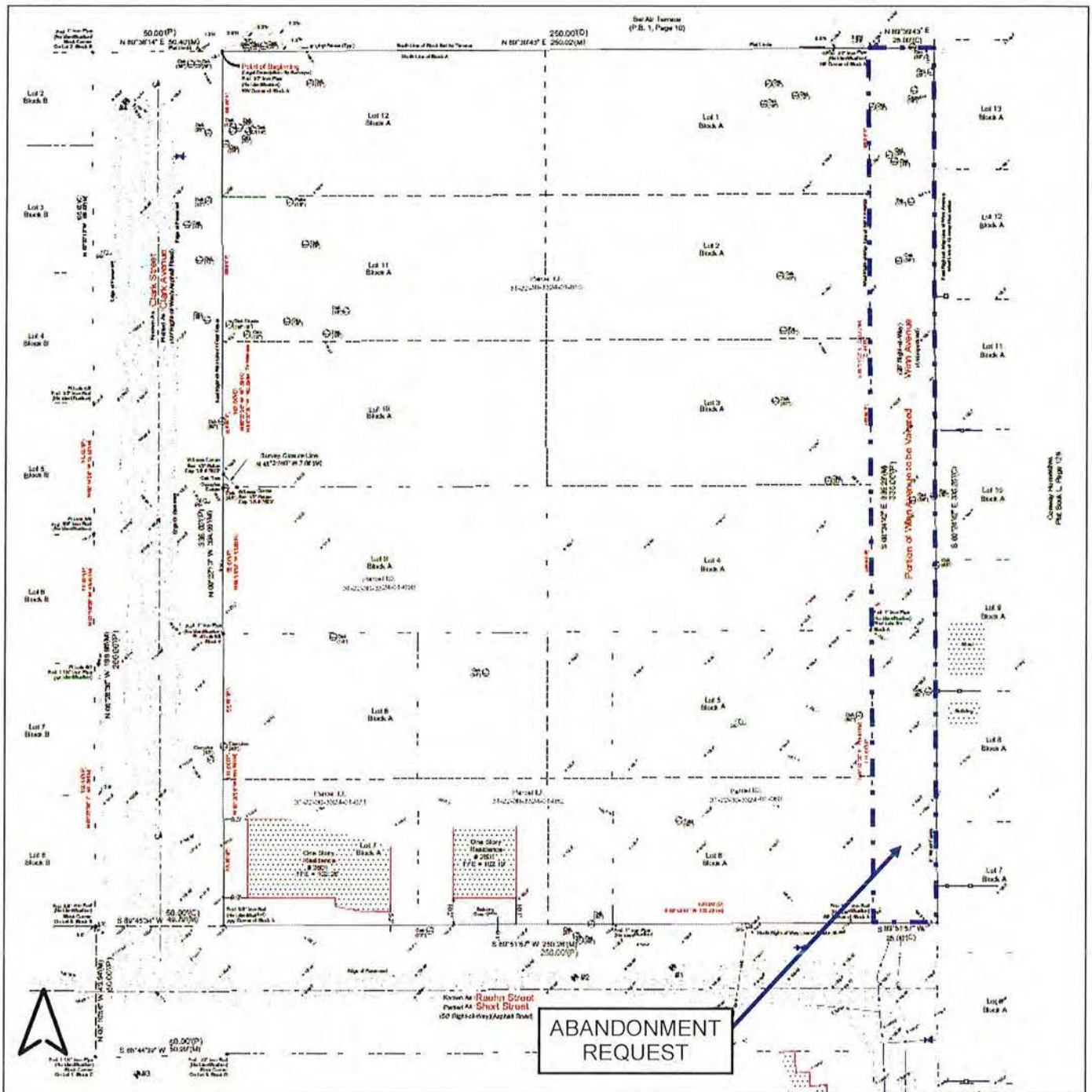
AERIAL VIEW



ABANDONMENT AREA



SURVEY



FINDINGS AND RECOMMENDATION

Subject to the conditions contained herein, the request is consistent with the Abandonment requirements in LDC Section 65 Part 4E:

1. The proposed Abandonment is consistent with the purpose and intent of the City's Growth Management Plan and Land Development Code.
2. The Abandonment will not result in incompatible land uses.
3. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve said development.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the abandonment of the northern portion of Winn Ave. located north of Raehn St., subject to the conditions in this staff report.

CONDITIONS OF APPROVAL

Land Development

1. Except as provided herein, the proposed Abandonment request is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable State and federal regulatory agencies.
2. The Abandonment will be effectuated when the resultant Abandonment ordinance is adopted by the City Council on 2nd reading/public hearing.
3. After annexation, any abandoned utilities within the R-O-W will need to be removed and/or placed within an easement within the former R-O-W or on adjacent property.

(Plat related)

1. Once the portion of Winn Ave. R-O-W has been abandoned, the street will be deeded to the adjacent owners. When a permit is submitted for improving the parcels affected by this request, a replat of the properties will be required.

Waste Water

The WRD has no objections with the proposed street abandonment with the conditions entered under the Master Plan permit (MPL2024-10010).

Real Estate

Legal should be consulted with regard to the whether the letters to the property owners on the east side of Winn Ave. are sufficient to represent the eastern property owners' interests. If the easterly property owners consent to the abandonment, the eastern half of the abandoned ROW will go to the eastern property owners and the western half to the applicant.

Transportation

See conditions entered under the Master Plan permit (MPL2024-10010).

Parks

1. The goal of preserving trees in development projects is to protect adequate space for trees with the best health, structure, and appearance, while removing hazardous trees, lower quality trees, and others that are in the way of construction. Above all else, preserved trees need adequate space for root and canopy function and growth.
2. Protecting historic trees from damage during construction can be accomplished effectively with an understanding of potential construction impacts and implementing relatively simple and effective protection options.

Mass Grading—Tree Protection

1. Project may impact a densely wood parcel. Mass grading approval is not an approval to remove trees from the site. Applicant must obtain an approved tree removal permit from a Parks department official prior to any trees being removed from the site. A tree deposition plan should be attached along with the survey.
2. Tree removal will require mitigation by the replanting of all tallied inches of tree caliper removed from the site. A payment into a tree fund can be made for any remaining inches of caliper unable to replant due to the design of the project. Contact condredge.mallory@orlando.gov to pursue tree removal, protection, and mitigation. A mass grading (ENG) or site clearing permit does not excuse the requirement of the tree removal permit; separate tree removal permits will be required.

CONTACTS

Land Development

Contact Manuel Ospina at 407.246.3235 or at manuel.ospina@orlando.gov.

Transportation

Contact Megan Barrow at 407-246-3325 or at megan.barrow@orlando.gov.

Parks

Contact Terrence Miller at 407.246.4483 or at terrence.miller@orlando.gov.

Permitting/Site Engineering

Contact Keith Grayson at 407.246.3234 or at keith.grayson@orlando.gov.

Wastewater

Contact David Breitrick at 407.246.3525 or at david.breitrick@orlando.gov.

NEXT STEPS

1. Minutes from the August 2024 MPB meeting are scheduled for review and approval by City Council on Mon. September 23, 2024.
2. Staff provides a copy of the staff report to the City Attorney's office prior to the MPB hearing, to begin preparation of the necessary ordinance for two (2) readings before the City Council. 1st reading (public hearing), with 2nd reading (2nd public hearing).



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

Ordinance 2024-44, Vacating, Closing, And Abandoning The Northern Portion Of Winn Avenue Generally Located North Of Raehn Street And East Of Clark Street As Described In The Handsonhurst Plat, As Recorded In Plat Book K, Page 17 Of The Public Records Of Orange County, Florida And Comprised Of 0.19 Acres Of Land, More Or Less. (ABN2024-10003, Economic Development).

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

¹ See Section 166.041(4)(c), Florida Statutes.



In accordance with the provisions of controlling law, the City of Orlando hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Ordinance 2024-44 will abandon a portion of Winn Ave. north of Raehn St. that was originally dedicated to Orange County via the Handsonhurst Subdivision plat in 1925. The portion to be abandoned is located east of Clark St., north of Raehn St., and consisting of a ±25 ft. wide by ±334 ft. long (+0.19 acres) unimproved right-of-way (R-O-W). The adjacent properties to the west are being annexed to the City, the applicant is asking for the vacation of a portion of Winn Ave. for the proposed townhome development, related to MPL2024-10010.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Orlando, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Orlando's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

N/A

4. Additional information the governing body deems useful (if any):

[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City of Orlando staff solicited comments from businesses in the city as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on city website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].

N/A

12 Orlando Sentinel | Section Tuesday, September 24, 2024

Notices

TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned has been appointed...

Notar Public
Diana M. Wilson
Notary Public
Orlando, Florida 32801

NOTICE OF PROPOSED FUTURE WORK: The Board of Supervisors of the City of Orlando...

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Tuesday	1 p.m. Wednesday
Wednesday	1 p.m. Thursday
Thursday	1 p.m. Thursday
Friday	1 p.m. Thursday
Saturday	1 p.m. Thursday

Additional public notices can be found online at classifieds.orlandosentinel.com and floridapublicnotices.com.

Legal Classified Deadlines	
Sunday	1 p.m. Thursday
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Tuesday	12 p.m. Wednesday
Wednesday	12 p.m. Thursday
Thursday	12 p.m. Thursday
Friday	12 p.m. Thursday
Saturday	12 p.m. Thursday

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Legal Notices

Advertisement for Aid

**DEPARTMENT OF HUMAN SERVICES
 SOCIAL SERVICES DIVISION**
 The Department of Human Services is seeking applications for the position of Social Worker. The position is located in the City of Orlando and is responsible for providing support and assistance to individuals and families in need. The successful candidate will have a Bachelor's degree in Social Work or a related field and at least two years of experience in a similar position. Applications should be submitted to the Human Resources Department, 685 N. Orange Ave., Orlando, FL 32801. For more information, please call (407) 241-2000.

Public Hearing Notice

NOTICE OF PUBLIC HEARING
 The City of Orlando, Florida, will hold a public hearing on the proposed Ordinance No. 2024-012, which amends the City Code to update the definitions of certain terms related to the regulation of short-term rentals. The public hearing will be held on Thursday, October 3, 2024, at 9:00 a.m. in the City Commission Hearing Room, 685 North Orange Avenue, Orlando, Florida 32801. The public hearing will be open to all interested parties, and the public is invited to provide input and comments on the proposed ordinance. A copy of the proposed ordinance is available for review at the City Clerk's Office, 685 North Orange Avenue, Orlando, Florida 32801. For more information, please contact the City Clerk's Office at (407) 241-2000.

Legal Notices

NOTICE OF PUBLIC HEARING
 The City of Orlando, Florida, will hold a public hearing on the proposed Ordinance No. 2024-013, which amends the City Code to update the definitions of certain terms related to the regulation of short-term rentals. The public hearing will be held on Thursday, October 3, 2024, at 9:00 a.m. in the City Commission Hearing Room, 685 North Orange Avenue, Orlando, Florida 32801. The public hearing will be open to all interested parties, and the public is invited to provide input and comments on the proposed ordinance. A copy of the proposed ordinance is available for review at the City Clerk's Office, 685 North Orange Avenue, Orlando, Florida 32801. For more information, please contact the City Clerk's Office at (407) 241-2000.

Legal Notices

NOTICE OF PUBLIC HEARING
 The City of Orlando, Florida, will hold a public hearing on the proposed Ordinance No. 2024-014, which amends the City Code to update the definitions of certain terms related to the regulation of short-term rentals. The public hearing will be held on Thursday, October 3, 2024, at 9:00 a.m. in the City Commission Hearing Room, 685 North Orange Avenue, Orlando, Florida 32801. The public hearing will be open to all interested parties, and the public is invited to provide input and comments on the proposed ordinance. A copy of the proposed ordinance is available for review at the City Clerk's Office, 685 North Orange Avenue, Orlando, Florida 32801. For more information, please contact the City Clerk's Office at (407) 241-2000.

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WANTED!
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12 Orlando Sentinel • Section Tuesday, September 10, 2024

Legal Notices

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Public Hearing
NOTICE TO WHOM IT MAY CONCERN
Notice is hereby given that the order signed by the Honorable Judge Thomas S. Gandy on August 28, 2024, in the matter of **Adoption of [Name]**, Case No. **2024-10000000**, is hereby entered.

Public Hearing
NOTICE TO WHOM IT MAY CONCERN
A meeting of the members of the [Organization Name] will be held on [Date] at [Time] at the [Location].

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Notice of Action
IN THE COUNTY COURT OF THE STATE OF FLORIDA
IN AND FOR THE COUNTY OF ORLANDO
Case No. 2024-10000000

Notice of Action for Dissolution of Marriage
IN RE: THE MARRIAGE OF
THOMAS ATAN RODRIGUES
and
BARBARA DANCIK

Public Hearing
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A meeting of the members of the [Organization Name] will be held on [Date] at [Time] at the [Location].

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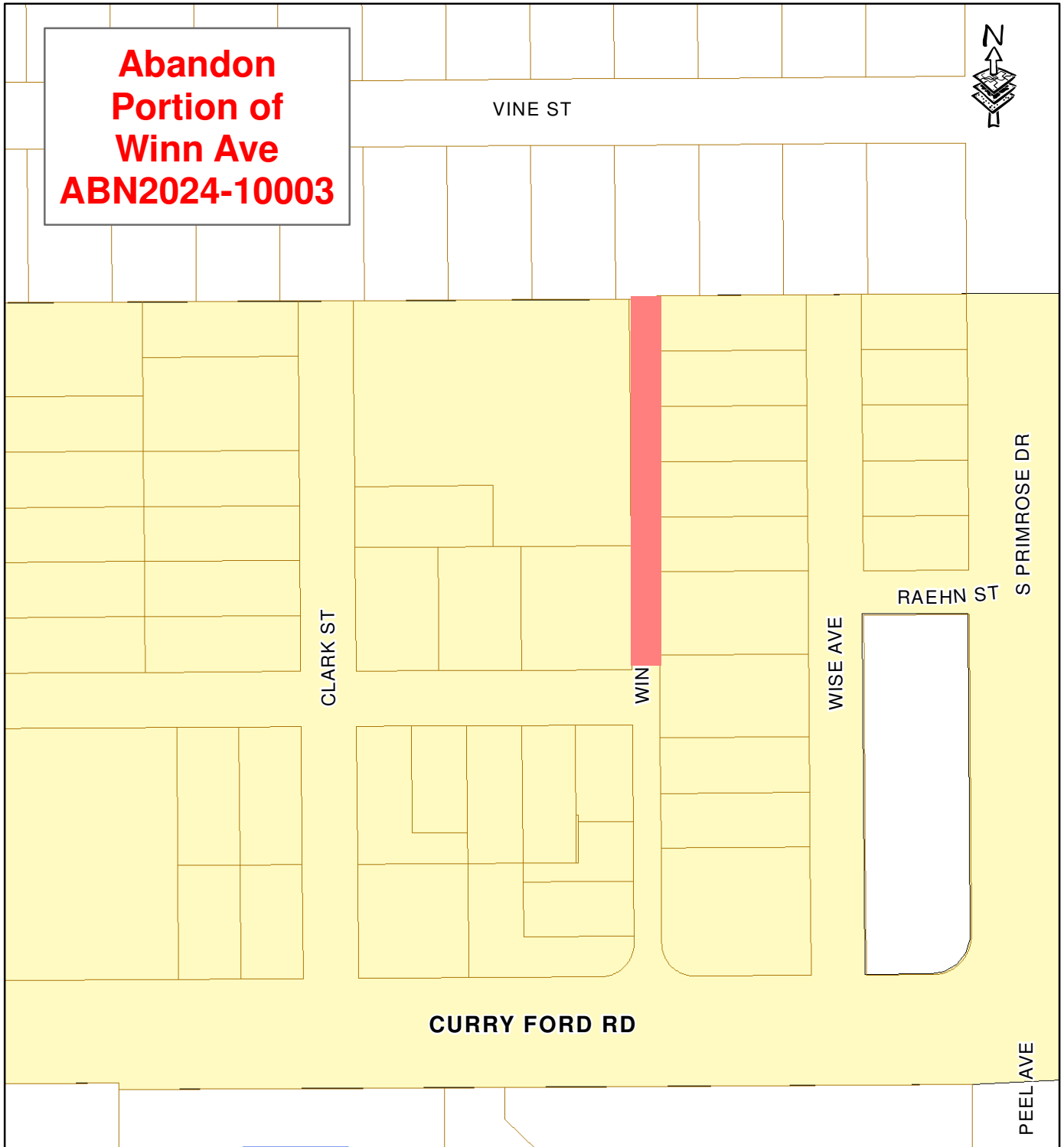
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**Abandon
Portion of
Winn Ave
ABN2024-10003**



1st Reading 09-23-2024
2nd Reading 10-07-2024
Effective
City Council: 10-07-2024
Effective Date: 11-06-2024
With Anx #2410071207
Comptroller Recording:
Not received yet

**Abandonment
#2410071208**

Address Range:
Winn Ave 1300 - 1399 (all)

Effective with Annexation
#2410071207

Comm Dist: 4
Neighborhood:
Lake Como
Legal: 335 +/- ft
Pg 168 (new)