

ORDINANCE 3334-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.31 ACRES OF REAL PROPERTY LOCATED AT 687 HAROLD AVENUE ALONG WITH APPROXIMATELY 0.2 ACRES OF RIGHT-OF-WAY OF HAROLD AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner of 687 Harold Avenue has requested the City enact a voluntary annexation, also identified by Orange County Tax Parcel ID: 12-22-29-5000-03-110; and

WHEREAS, the City of Winter Park has determined that 687 Harold Avenue along with 0.2 acres of right-of-way of Harold Avenue are reasonably compact and contiguous to the municipal limits of the City of Winter Park, that said annexation will not result in the creation of an enclave and meets the prerequisites and standards set forth in Section 171.044, Fla. Stat., for voluntary annexation into the City of Winter Park; and

WHEREAS, the City of Winter Park has provided adequate notice required by general law for this annexation and has conducted the required public hearing prior to the adoption of this Ordinance; and

WHEREAS, the City Commission of the City of Winter Park finds that said annexation is in accordance with the requirements of Florida law and is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION 1: *Recitals.* The above "Whereas" clauses are true and correct and constitute legislative findings of the City of Winter Park City Commission and are incorporated herein by this reference.

SECTION 2: *Property Annexed.* That, after conducting two public hearings and having found that the Owners' petition for voluntary annexation of 687 Harold Avenue (Orange County Tax Parcel ID: 12-22-29-5000-03-110) along with 0.2 acres of right-of-way of Harold Avenue meet the prerequisites and standards for annexation under general law and is further legally defined below and as shown on the map attached hereto as Exhibit "A" is hereby annexed into the municipal boundaries of the City of Winter Park.

Legal description: LOTS 11 AND 12, BLOCK "C", LAWNSDALE ANNEX, AS RECORDED IN PLAT BOOK "J", PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
AND

ALL THAT PORTION OF THE RIGHT OF WAY OF HAROLD AVENUE LYING EAST OF LOTS 9, 10, 11 AND 12, BLOCK "C", LAWNSDALE ANNEX, AS RECORDED IN PLAT BOOK "J", PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 3: Effect of Annexation. That the City of Winter Park, shall have all of the power, authority, and jurisdiction over and within the area as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

SECTION 4: Apportionment of Debts and Taxes. Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

SECTION 5: Instructions to Clerk. Within seven (7) days following the adoption of this Ordinance, the City Clerk or her designee is directed to file a copy of this Ordinance with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

SECTION 6: Severability. Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

SECTION 7: Effective Date. This Ordinance shall become effective after its adoption at its second reading.

ADOPTED this 11th day of June, 2025, by the City Commission of the City of Winter Park, Florida.

Sheila DeCiccio, Mayor

ATTEST:

Rene Cranis, City Clerk

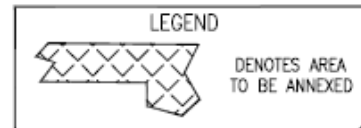
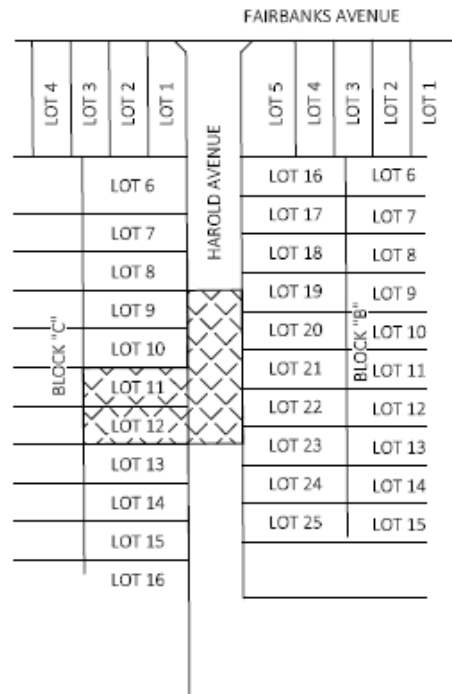
Exhibit "A"

LEGAL DESCRIPTION
PROPERTY TO BE ANNEXED:

LOTS 11 AND 12, BLOCK "C", LAWDALE ANNEX, AS RECORDED IN PLAT BOOK "J", PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

ALL THAT PORTION OF THE RIGHT OF WAY OF HAROLD AVENUE LYING EAST OF LOTS 9, 10, 11 AND 12, BLOCK "C", LAWDALE ANNEX, AS RECORDED IN PLAT BOOK "J", PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



SKETCH OF DESCRIPTION ONLY; NOT A BOUNDARY SURVEY



CITY OF WINTER PARK

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
SURVEY SECTION

500 N. Virginia Avenue
Winter Park, Florida 32789
Phone: (407) 599-3233

SKETCH OF DESCRIPTION
HAROLD AVENUE
RIGHT OF WAY TO BE VACATED
CITY OF WINTER PARK, ORANGE COUNTY, FL
SCALE : 1" = 100' DATE : 04/14/25
04-14-25 HAROLD AVENUE
PREPARED BY THOMAS L. CONNER, CITY SURVEYOR
FLORIDA LICENSED SURVEYOR AND MAPPER LS4340
ON BEHALF OF THE CITY OF WINTER PARK, FLORIDA