

ORDINANCE 3370-26

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.07 ACRES OF REAL PROPERTY LOCATED IN THE NORTHWEST PORTION OF 909 NORTH WYMORE ROAD, 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, SUMMER TIME MANAGEMENT LLC is the fee simple property owner of the northwest corner of 909 North Wymore Road, Winter Park, Florida, having Orange County Tax Parcel ID # 02-22-29-0000-00-086, also described as 915 North Wymore Road, and legally described by metes and bounds in the legal sketch and description attached hereto as **Exhibit "A"** ("Property"); and

WHEREAS, SUMMER TIME MANAGEMENT LLC has filed a voluntary annexation petition with the City of Winter Park requesting that the Property be annexed into the municipal boundaries of the City of Winter Park; and

WHEREAS, the City of Winter Park has determined that the Property is 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 Property is developed for urban purposes and is surrounded by an area developed for urban purposes and having an urban character; 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 to annex the Property into the municipal boundaries of the City.

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 the Property meets the prerequisites and standards for annexation under general law and is further legally defined

as shown on the sketch and legal description attached hereto as Exhibit "A", the Property is hereby annexed into the municipal boundaries of the City of Winter Park.

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 9th day of September 2026, by the City Commission of the City of Winter Park, Florida.

APPROVED:

Sheila DeCiccio, Mayor

ATTEST:

Kim Breland, City Clerk

Exhibit “A”

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 2, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 3, ORLANDO EXECUTIVE PARK EAST, according to the plat thereof, as recorded in Plot Book 30, Page 105 of the Public Records of Orange County, Florida; thence the following three (3) courses and distances along the West Right of Way line of Wymore Road: thence S03°41'42"W, a distance of 163.77 feet; thence N89°25'52"E, a distance of 20.05 feet; thence S03°41'42"W, a distance of 201.98 feet; thence departing said West Right of Way line, run S88°31'01"W, along the North line of lands described in Official Records Instrument #20210118493 of the Public Records of Orange County, Florida, a distance of 220.10 feet to the Point of Beginning; thence S04°50'58"E, a distance of 50.00 feet; thence S88°31'01"W, a distance of 60.00 feet to a point on the East Right of Way line of Interstate 4/State Road 400 per Florida Department of Transportation Right of Way Map Section No. 75280 F.P. No. 242484 5; thence N04°50'58"W, along said East Right of Way line, a distance of 50.00 feet to a point on the North line of aforesaid Official Records Instrument #20210118493; thence N88°31'01"E, along said North line, a distance of 60.00 feet to the Point of Beginning.

Containing 2,995 square feet or 0.07 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	F.D.O.T.	FLORIDA DEPARTMENT OF
TWP.	TOWNSHIP		TRANSPORTATION
RNG.	RANGE	F.P.	FINANCIAL PROJECT
S.	SOUTH		
E.	EAST		
O.R.B.	OFFICIAL RECORDS BOOK		
P.G.S.	PAGES		
TEMP.	TEMPORARY		
NO./#	NUMBER		
●	DESCRIPTIVE POINT		
P.S.M.	PROFESSIONAL SURVEYOR		
	& MAPPER		

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR INTERSTATE 4/STATE ROAD 400 SECTION NO. 75280 F.P. NO. 242484 5. BEARING BASIS BEING THE WEST RIGHT OF WAY LINE OF WYMORE ROAD BEING S03°41'42"W. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 2

REQUESTED BY: OUTLOOK MEDIA, INC.

DATE OF SKETCH: 5/12/2025

REVISIONS:

SCALE: 1" = 50'

REVISED 5/14/2025

SEC. 2, TWP. 22 S, RNG. 29 E

REVISED 12/1/2025

CAD FILE: 00 EXHIBIT

REVISED 12/9/2025

JOB NO.: 25-232

DRAWN BY: ELW

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 986

R.D.B.

12-11-2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

