**ORDINANCE NO. 3380-26**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE CONVEYANCE OF THE CITY OWNED PROPERTY LOCATED ADJACENT TO STATE ROAD 426 (FAIRBANKS AVENUE) TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MORE PARTICULARLY DESCRIBED ON COMPOSITE EXHIBIT "A"; PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS,** Section 2.11 of the Charter of the City of Winter Park, Florida, authorizes the City Commission, by ordinance to convey or authorize by administrative action the conveyance of any lands of the City of Winter Park ("City"); and

**WHEREAS**, the City is or will be the owner of that certain land more particularly described on the attached **Composite Exhibit "A"** (hereinafter the "Right-of-Way Parcels"); and

**WHEREAS**, the Right-of-Way Parcels abuts the right of way of State Road 426 in Winter Park, Orange County, Florida between U.S. Highway 17/92 and South Capen Avenue; and

**WHEREAS**, the Florida Department of Transportation (hereinafter "FDOT") proposes to make certain State Road 426/Fairbanks Avenue and Denning Drive intersection improvements and needs the Right-of-Way Parcels in order to complete such improvements; and

**WHEREAS**, provided the Right-of-Way Property is used for said State Road 426/Fairbanks Avenue and Denning Drive intersection improvements, the City has determined it is not needed for municipal purposes and should be conveyed to FDOT.

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

**SECTION 1. RECITALS.** The above recitals are incorporated herein by reference and made a part of this Ordinance.

**SECTION 2. APPROVAL.** The City Commission of the City of Winter Park hereby approves the donation, transfer and conveyance of the Right-of-Way Parcels to FDOT.

**SECTION 3. CONVEYANCE.** This Ordinance shall constitute the authorization by the City Commission pursuant to Section 2.11 of the Charter of the City of Winter Park, Florida, to convey the Right-of-Way Parcels to FDOT and for the Mayor or the City Manager to execute the deed of conveyance on behalf of the City along with any other documents necessary to effectuate the intent of this Ordinance.

**SECTION 4. CONFLICTS.** If any Ordinances or parts of Ordinances conflict with any of the provisions of this Ordinance, the provisions of this Ordinance shall control.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 11th day, of November 2026.

_____
Mayor Sheila DeCiccio

ATTEST:

_____
City Clerk Kim Breland

**Composite Exhibit A**

**Tract A, FAIRBANKS CROSSING NORTH, according to the plat thereof, as recorded in Plat Book 122, Page 72, of the Public Records of Orange County, Florida.**

# LEGAL DESCRIPTION

EXHIBIT "A"

**A PORTION OF LOT 1, BLOCK 92 AND THE NORTH 4.00 FEET OF 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, AND A PORTION OF LOT 6 AND THE NORTH 4.00 FEET OF LOT 1 THROUGH LOT 5, INCLUSIVE, OF J.E. HARPER'S SUBDIVISION, AS RECORDED IN PLAT BOOK "K", PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:**

**BEGIN AT THE NORTHEAST CORNER OF BLOCK 92, REVISED MAP OF THE TOWN OF WINTER PARK, PLAT BOOK "A", PAGES 67 THROUGH 72 INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF W FAIRBANKS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF S CAPEN AVENUE OF SAID REVISED MAP OF THE TOWN OF WINTER PARK, THENCE RUN S00°44'08"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 14.00 FEET, THENCE N45°43'20"W, A DISTANCE OF 14.15 FEET; THENCE S89°17'27"W, A DISTANCE OF 603.19 FEET; THENCE S40°23'42"W, A DISTANCE OF 9.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF S DENNING DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 1641, PAGE 323, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N57°19'08"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 3.79 FEET TO A NON-TANGENT POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.50 FEET, A CHORD BEARING OF N54°34'32"E AND CHORD DISTANCE OF 15.33 FEET, THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 43°54'57", AN ARC DISTANCE OF 15.71 FEET TO A NON-TANGENT POINT ON SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID J.E. HARPER'S SUBDIVISION; THENCE N89°17'27"E ALONG SAID NORTH LINE A DISTANCE OF 609.70 FEET TO THE POINT OF BEGINNING.**

**CONTAINS 2,538 SQUARE FEET, MORE OR LESS.**

## SYMBOLS AND ABBREVIATION LEGEND:

| | | |
|---|---|---|
| Δ | = | CENTRAL ANGEL |
| R | = | RADIUS |
| L | = | ARC LENTH |
| C | = | CHORD DISTANCE |
| CB | = | CHORD BEARING |
| ORB | = | OFFICIAL RECORDS BOOK |
| PB | = | PLAT BOOK |
| PG | = | PAGE |
| NT | = | NON-TANGENT |
| 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 4 FEET OF J.E.HARPER'S SUBDIVISION AND THE NORTH 4 FEET OF BLOCK 92, REVISED MAP OF THE TOWN OF WINTER PARK.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH 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°17'27" EAST (ASSUMED).

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

NOT A SURVEY

CERTIFIED TO:

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

PROPOSED RIGHT-OF-WAY

| | | | |
|---|---|---|---|
| PROJECT No. | 241001.20 | DRAWN DATE | 2026.07.08 |
| REVISED 2026.07.26 | | 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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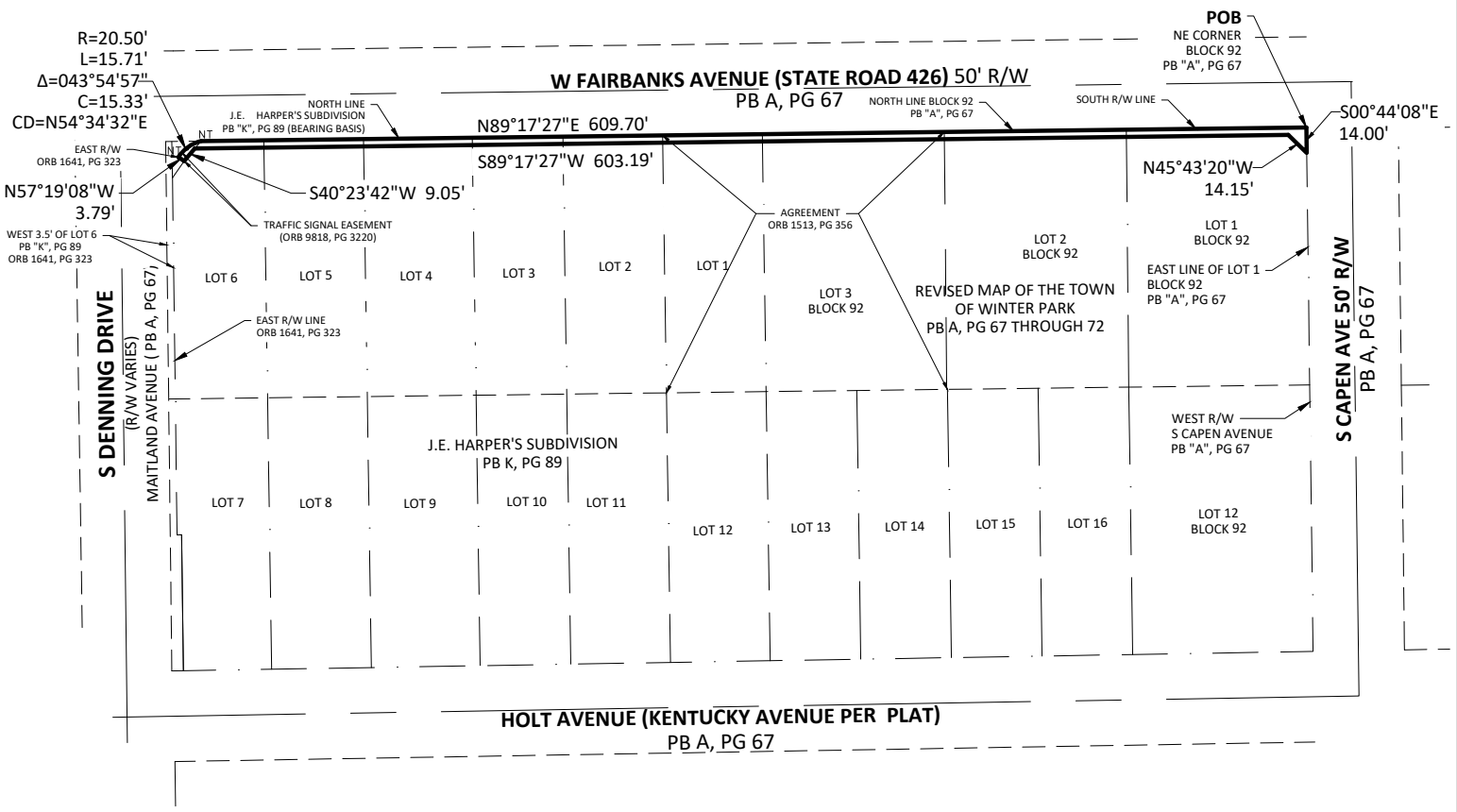
## SURVEYOR'S CERTIFICATION

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 STATUES. 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




SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION

NOT A SURVEY

PROPOSED EASEMENT

| | | | |
|---|---|---|---|
| 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

100' 0 50' 100' 200'

1 INCH = 100 FEET