

## ORDINANCE 3293-24

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.46 ACRES OF REAL PROPERTY LOCATED AT 1820 AND 1824 KAROLINA 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 1820 and 1824 Karolina Avenue has requested the City enact a voluntary annexation for 1820 and 1824 Karolina Avenue, also identified by Orange County Tax Parcel ID #'s: 12-22-29-4076-04-040 and 12-22-29-4076-04-060.

**WHEREAS**, the Subject Property being annexed is a portion of other properties in the same ownership at 1800 Karolina Avenue as well as 1801 and 1805 West Fairbanks Avenue, that are proposed for a unified redevelopment; and

**WHEREAS**, the City of Winter Park has determined that the Subject Property is reasonably compact and contiguous to the municipal limits of the City of Winter Park, that annexation of the Subject Property will not result in the creation of an enclave and that the Subject Property 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 the annexation of the Subject Properties and has conducted the required public hearing prior to the adoption of this Ordinance.

**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 Subject Properties meet the prerequisites and standards for annexation under general law, the Subject Properties identified as 1820 Karolina Avenue, also identified with the OCPA ID# 12-22-29-4076-04-040, and 1824 Karolina Avenue, also identified with the OCPA ID# 12-22-29-4076-04-060, as further legally defined below and as graphically shown on the map and sketch attached hereto as Exhibit "A" is hereby annexed into the municipal boundaries of the City of Winter Park.

Legal description: Lots 4 and 5, Block "D", Karolina on Killarney, according to the plat thereof as recorded in Plat Book "M", Page 105, of the Public Records of Orange County, Florida together with Lot 6, Block "D", Karolina on Killarney, according to the plat thereof as recorded in Plat Book "M", Page 105, 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 Subject Properties 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: *Consent to Municipal Services Taxing Unit.*** Pursuant to § 125.01 (1) (q), Fla. Stat., the Winter Park City Commission consents to the continuation of the Municipal Services Taxing Unit (MSTU) for street lighting along Karolina Avenue involving this property within this area to be annexed by this ordinance. The City's consent expires on the date on which Orange County discontinues this MSTU levy or amends the boundaries of this MSTU to exclude these properties. Additionally, this consent is hereby conditioned upon the City maintaining its full constitutional authority to levy ad valorem taxes up to 10 mills for municipal purposes. Therefore, the City's consent by this section shall terminate as of the date the Winter Park City Commission levies an ad valorem millage rate that when added to this MSTU levy would, if the City's consent to the MSTU were not terminated, exceed the constitutional 10 mill cap. The purpose of this term and condition is to maintain the City's ability, if ever necessary, to levy its full constitutional allotment of ad valorem taxes without restriction by virtue of this MSTU.

**SECTION 6: *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 7: *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 8: *Effective Date.*** This Ordinance shall become effective after its adoption at its second reading.

**ADOPTED** this 12th day of June, 2024, by the City Commission of the City of Winter Park, Florida.

  
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Mayor Sheila DeCiccio

ATTEST:

  
\_\_\_\_\_  
Rene Cranis, City Clerk

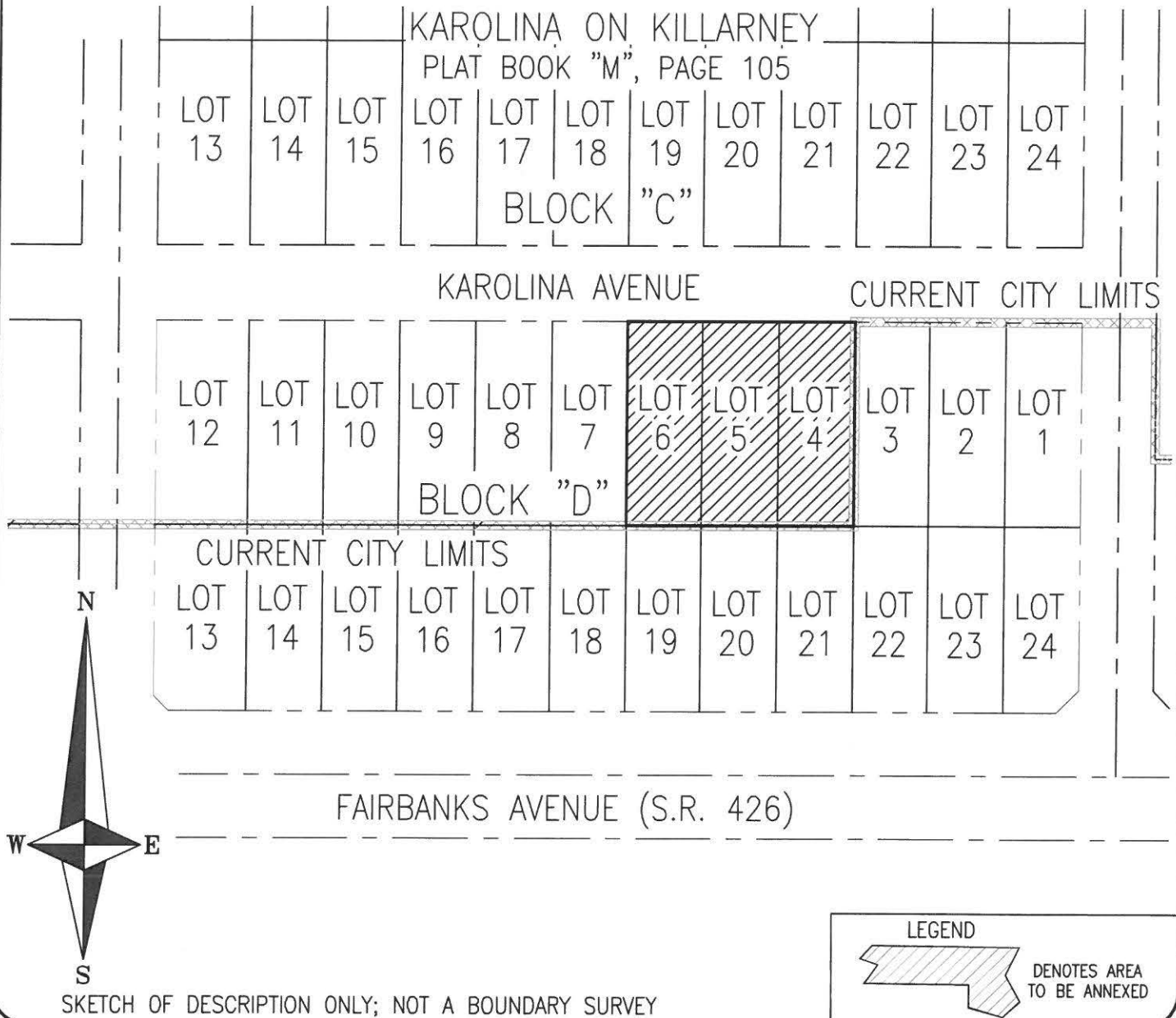
# EXHIBIT "A"

PARCELS TO BE ANNEXED:

TAX PARCEL 12-22-29-4076-04-040 & 12-22-29-4076-04-060

LEGAL DESCRIPTION :

LOTS 4, 5 AND 6 BLOCK "D", KAROLINA ON KILLARNEY, PLAT BOOK "M",  
PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



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

ANNEXATION PARCELS

KAROLINA ON KILLARNEY

CITY OF WINTER PARK, ORANGE COUNTY, FL

SCALE : 1" = 100' DATE : 03/21/24

KAROLINA AVENUE ANNEXATION SKETCH.DWG

PREPARED BY THOMAS L. CONNER, CITY SURVEYOR  
FLORIDA LICENSED SURVEYOR AND MAPPER LS4340  
ON BEHALF OF THE CITY OF WINTER PARK, FLORIDA