ORDINANCE 3338-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.50 ACRES OF REAL PROPERTY LOCATED AT 874 JACKSON 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 874 Jackson Avenue has requested the City enact a voluntary annexation, also identified by Orange County Tax Parcel ID: 12-22-29-2136-02-050; and

WHEREAS, the City of Winter Park has determined that 874 Jackson Avenue 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 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 874 Jackson Avenue (Orange County Tax Parcel ID: 12-22-29-2136-02-050) meets 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: A PORTION OF LOT 5, BLOCK "B", LOTS 6, 7, BLOCK "B" AND A 25.00 FOOT WIDE DRAINAGE EASEMENT, PER THE PLAT OF DORIS PARK, RECORDED IN PLAT BOOK S, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SITUATED WITHIN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

Received by: Clerk of BCC 7-10-25 - NP
c: Deputy County Administrator Jon Weiss
Planning, Environmental, & Development Services Director Tanya Wilson
Planning Division Manager Alberto Vargas
Planning Administrator Nicolas Thalmueller
County Commissioners County Mayor County Administrator

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 July, 2025, by the City Commission of the City of Winter Park, Florida.

_____
Sheila DeCiccio, Mayor

ATTEST:

_____
Rene Cranis, City Clerk

Exhibit "A"

SKETCH OF DESCRIPTION
DORIS PARK, PLAT BOOK S, PAGE 116
874 JACKSON AVENUE
A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST

LOT 8

LOT 8

NORTH LINE OF 25.00'
DRAINAGE EASEMENT

DORIS PARK
PB S, PG 116
BLOCK "B"

POINT OF BEGINNING
NORTHEAST CORNER OF
25.00' DRAINAGE EASEMENT

PNT

NORTHWEST CORNER
OF 25.00' DRAINAGE
EASEMENT

PC

N90°00'00"E 136.01'

ARAGON AVENUE
50' PUBLIC RIGHT-OF-WAY
(PB L, PG 95)

DE

R=343.38'
Δ=2°45'18"
CH=16.51'
CB=N02°25'16"W
L=16.51'

LOT 7

LOT 7

LOT 1

N01°02'37"W 144.11'

874 JACKSON AVE

LOT 6

WEST LINE OF LAWNDALE
THIRD ADDITION

S01°02'37"E 160.61'

DORIS PARK
PB S, PG 116
BLOCK "A"

LOT 6

LAWNDALE THIRD ADDITION
PB L, PG 95
BLOCK "E"

LOT 2

JACKSON AVENUE
(JULIAN AVENUE)
60' PUBLIC RIGHT-OF-WAY
(PB S, PG 116)

LOT 3

LOT 5

N90°00'00"W 135.61'

LOT 5

LOT 4

EAST RIGHT-OF-WAY LINE OF
JACKSON AVENUE (JULIAN AVENUE)

LOT 4

LOT 4

LOT 5

DORIS PARK
PB S, PG 116
BLOCK "B"

LOT 6

LOT 3

1" = 50'
GRAPHIC SCALE

0 25' 50' 100'

SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

LB = LICENSED BUSINESS
PB = PLAT BOOK
PG = PAGE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R = RADIUS
Δ = CENTRAL ANGLE (DELTA)
CH = CHORD DISTANCE
CB = CHORD BEARING
L = ARC LENGTH

ASM AMERICAN
SURVEYING
& MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.