

BCC Mtg. Date: March 23, 2021



For More Information, Contact:

Angee Grimmage, City Clerk

City of Winter Garden

300 West Plant Street

Winter Garden, FL 34787

407.656.4111 ext. 2297

agrimmage@cwgd.com

NOTICE OF ANNEXATION

February 26, 2021

TO: SEE THE ATTACHED DISTRIBUTION LIST

RE: Annexation Ordinance 21-06

To Whom It May Concern:

As required and/or requested, enclosed is a copy of the above referenced annexation ordinance, for your records.

Please feel free to contact me at (407) 656-4111 Ext. 2297 should you need additional assistance.

Sincerely,

Angee Grimmage, CMC
City Clerk

Encls.

Received by: Clerk of BCC February 26, 2021 LL

c:

County Mayor
Commissioner Districts 2, 3, & 6 only
County Administrator
Utilities Department Director Ed Torres
Chief Sustainability and Resilience Officer Jeff Benavides

ANNEXATION

Distribution List:

Annita Young
AT&T Network Operations
9209 Hayden Rd – Room 1A03
Jacksonville, FL 32218

CenturyLink
Attn: Notice of Annexation
33 N. Main St
Winter Garden, FL 34787

Clerk of the Circuit Court – Email
clerkofbcc@occompt.com
**C/O Clerk of the Board of
County Commissioners - Orange County**

Duke Energy – E-mail
AnnexationRequests@duke-energy.com
Attn: Annexation Coordinator – BAY 72
P O Box 14042
St. Petersburg, FL 33733

Ernest L. Reddick - Certified Copy
Florida Department of State
R. A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

Pam Schenker – **Email**
DenseUrbanLandArea@leg.state.fl.us
**Florida Legislative Office of
Economic and Demographic Research**
111 W Madison Street – Suite 574
Tallahassee, FL 32399-6588

Matthew Cutillo
Office of Policy & Budgeting
Executive Office of Governor
State Capitol, Room 1702
Tallahassee, FL 32399-0001

General Manager – **E-mail**
awosgien@langd.org
Lake Apopka Natural Gas District
P O Box 783007
Winter Garden, FL 34778-3007

Orange County
Attn: County Mayor Jerry L. Demings
201 S Rosalind Ave., 5th Floor
Orlando, FL 32801

911 MSAG Coordinator – **E-mail**
911MSAG@ocfl.net
911 MSA9 Coordinator
Orange County 911 Project
3511 Parkway Center Court
Orlando, FL 32808

Orange County Administrative Services – E-mail
Albert.Romanowski@ocfl.net
Department ISS Division-GIS Unit
201 S Rosalind Avenue, 2nd Floor
Orlando, FL 32801

Susan Caswell – **E-mail**
Planning@ocfl.net
Nicolas Thalmueller – **E-mail**
Nicolas.Thalmueller@ocfl.net
Misty Mills – **E-mail**
Misty.Mills@ocfl.net
Orange County Planning Division
P O Box 1393
Orlando, FL 32802-1393

Roger Ross – **E-mail**
Rross@ocpaf.org
Tax Roll Manager
Orange County Property Appraiser's Office
200 S Orange Ave., Suite 1700
Orlando, FL 32801

Adam Stokes – **E-mail**
Adam.Stokes@ocfelections.com
Patrick Floto – **E-mail**
Patrick.Floto@ocfelections.com
Mason Guinto – **E-mail**
Mason.Guinto@ocfelections.com
Orange County Supervisor of Elections Office
P O Box 562001
Orlando, FL 32856

Rural/Metro Ambulance
Attn: Division General Manager
4728 Old Winter Garden Rd
Orlando, FL 32811

Spectrum
Attn: Information Systems
2251 Lucien Way, Suite 200B
Maitland, FL 32751

Internal Distribution - Email

Building Official	City Clerk
Fire Chief	GIS Coordinator
Planning	Police Chief
Public Works	Engineering
Utility Billing Supervisor	

BCC Mtg. Date: March 23, 2021

ORDINANCE 21-06

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.46 ± ACRES LOCATED AT 1060 TILDENVILLE SCHOOL ROAD, WEST OF TILDENVILLE SCHOOL ROAD, SOUTH OF CIVITAS WAY, NORTH OF E OAKLAND AVE, AND EAST OF LAKE BRIM DRIVE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 0.46 ± acres located at 1060 Tildenville School Road, west of Tildenville School Road, south of Civitas Way, north of E Oakland Ave, and east of Lake Brim Drive, and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

WHEREAS, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section 2 of this Ordinance (*i.e.*, the property or properties to be annexed); and

WHEREAS, the City has determined that the property described in Section 2 of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Annexation.* That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

SECTION 2: *Description of Area Annexed.* That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT "A" and graphically shown in ATTACHMENT "B" shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land 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 his/her designee is directed to file a copy of this ordinance, including ATTACHMENT "A" hereto, 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.

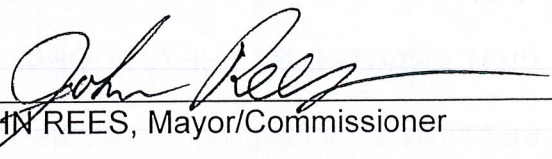
SECTION 7: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: FEBRUARY 11, 2021.

SECOND READING AND PUBLIC HEARING: FEBRUARY 25, 2021.

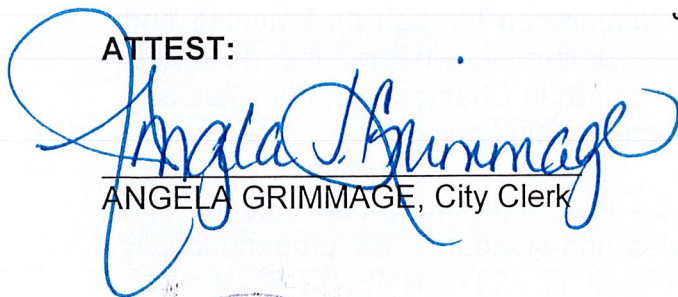
ADOPTED this 25TH day of FEBRUARY, 2021, by the City Commission of the City of Winter Garden, Florida.

APPROVED:



JOHN REES, Mayor/Commissioner

ATTEST:



ANGELA GRIMMAGE, City Clerk



ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 21-22-27-0000-00-053

DESCRIPTION:

FROM THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 27 EAST, RUN S 88° 49' W ALONG A BRICK AND STEEL FENCE 321.15 FEET TO A POINT 30 FEET W OF THE CENTER LINE OF PAVED ROAD; THENCE N 2° 33' 20" W 354.82 FEET TO A POINT 30 FT. W OF THE CENTER LINE OF SAID ROAD; THENCE N 3° 46' W 162.3 FEET TO AN IRON PIPE 30 W OF THE CENTER LINE OF SAID ROAD, THIS POINT BEING THE POINT OF BEGINNING; RUN THENCE S 86° 47' 30" W 192.95 FEET; THENCE N 2° W TO THE SOUTH RIGHT OF WAY LINE OF THE A.C.L. RR; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE WEST RIGHT OF WAY LINE OF PAVED ROAD; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF PAVED ROAD TO THE POINT OF BEGINNING.

LESS;

FROM THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND IDENTIFIED AS "HOME PLACE PROPERTY, TRACT 2", BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2915, PAGE 445, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN SOUTH 88 DEGREES 08 MINUTES 39 SECONDS WEST 192.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; THENCE RUN NORTH 00 DEGREES 38 MINUTES 51 SECONDS WEST 73.08 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL OF LAND TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON A LINE PARALLEL WITH AND 112.17 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4683, PAGE 283, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE NORTH 00 DEGREES 38 MINUTES 51 SECONDS WEST 118.87 FEET ALONG THE AFORESAID WEST BOUNDARY TO A POINT ON SAID SOUTHERLY BOUNDARY; THENCE RUN NORTH 70 DEGREES 01 MINUTES 30 SECONDS EAST 185.43 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT ON THE EAST BOUNDARY OF THE AFORESAID PARCEL OF LAND IDENTIFIED AS "HOME PLACE PROPERTY, TRACT 2", SAID EAST BOUNDARY BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 744.51 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 12 DEGREES 11 MINUTES 44 SECONDS EAST, RUN SOUTHERLY 114.87 FEET ALONG SAID EAST BOUNDARY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 50 MINUTES 26 SECONDS TO A POINT ON THE AFORESAID PARALLEL LINE; THENCE RUN SOUTH 70 DEGREES 01 MINUTES 30 SECONDS WEST 200.51 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

CONTAINING 0.458 ACRES MORE OR LESS.

ATTACHMENT "B"

LOCATION MAP

1060 Tildenville School Road

