



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

August 12, 2024

TO: SEE THE ATTACHED DISTRIBUTION LIST

RE: Annexation Ordinance 23-19

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,

Ronisha
Ronisha Martin
Assistant City Clerk

Encls.

ORDINANCE 23-19

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.72 ± ACRES LOCATED AT 1265 AND 1271 AVALON ROAD, ON THE NORTHEAST CORNER OF AVALON ROAD AND ROLLING ROCK WAY, 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 08.72 ± acres located at 1265 and 1271 Avalon Road; on the northeast corner of Avalon Road and Rolling Rock Way, 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 II of this Ordinance (*i.e.*, the property or properties to be annexed); and

WHEREAS, the City has determined that the property described in Section II 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 I: *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 II: *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 III: *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 IV: *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 V: *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 VI: *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 VII: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: September 14, 2023.

SECOND READING AND PUBLIC HEARING: August 8, 2024.

ADOPTED this 8th day of August, 2024, by the City Commission of the City of Winter Garden, Florida.

APPROVED:



JOHN REES, Mayor/Commissioner

ATTEST:

Ronisha Martin
for Angela Grimage

ANGELA GRIMAGE, City Clerk



ATTACHMENT "A"

LEGAL DESCRIPTION

Parcel ID # 27-22-27-0000-00-093; 27-22-27-0000-00-112

Legal Description:

{O.R.B. 8387, PG. 4423}

A PORTION OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27-21-27, THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27-22-27 SOUTH 00 04'05" EAST. A DISTANCE OF 668.18 FEET. THENCE DEPARTING SAID WEST LINE NORTH 89'55'55" EAST. A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89'48'05" EAST, A DISTANCE OF 632.56 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECT/ON 27-21-27, THENCE ALONG SAID EAST LINE SOUTH 00'23'56" WEST OF DISTANCE OF 668.65 FEET TO A POINT ON THE NORIH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27-21-27; THENCE ALONG SAID NORTH LINE NORIH 89'45'37" WEST A DISTANCE OF 269.34 FEET; THENCE DEPARTING SAID NORIH LINE NORTH 45'03'00" WEST A DISTANCE OF 110.40 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 250.00 FEET. A CENTRAL ANGLE OF 44'42'36" AND A CHORD DISTANCE OF 190.17 FEET WHICH BEARS NORTH 67'24'19" WEST. THENCE NORTHWESTERLY ALONG THE ARC SAID CURVE A DISTANCE OF 195.08 FEET THENCE NORIH 89'45'37" WEST, A DISTANCE OF 104.24 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF AVALON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00'04'05" WEST. A DISTANCE OF 518.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.72 ACRES {379,951 SQUARE FEET), MORE OR LESS.

ATTACHMENT "B"

LOCATION MAP

1265 and 1271 Avalon Road

