



**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

September 27, 2024

TO: SEE THE ATTACHED DISTRIBUTION LIST

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**RE: Annexation Ordinances 24-29 & 24-32**

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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 24-29

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.35 ± ACRES LOCATED AT 1245 NORTH WEST CROWN POINT ROAD, WEST OF VICTORIA WAY, SOUTH OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD, AND NORTH OF MACY DU LANE 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 0.35 ± acres located at 1245 North West Crown Point Road, west of Victoria Way, south of East Fullers Cross Road, east of North West Crown Point Road and north of Macy Do Lane, 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:** September 12, 2024.

**SECOND READING AND PUBLIC HEARING:** September 26, 2024.

**ADOPTED** this 26<sup>th</sup> day of September, 2024, 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#: 12-22-27-1840-24-060

DESCRIPTION:

The following described land, situate, and being in the County of Orange State of Florida, to wit: Lots 9 and 10 and South 4 feet of Lot 8 and land lying West of Lot 9 and 10, Block 24 East of County Road, and North 1/2 of vacated Second Avenue lying East of Railroad right-of-way and West 1/2 of vacated 6th Street, Town of Crown Point, According to the Plat thereof as recorded in Plat Book C, Page 33, Public Records of Orange County, Florida, less the South 4 feet of above-described Tract.

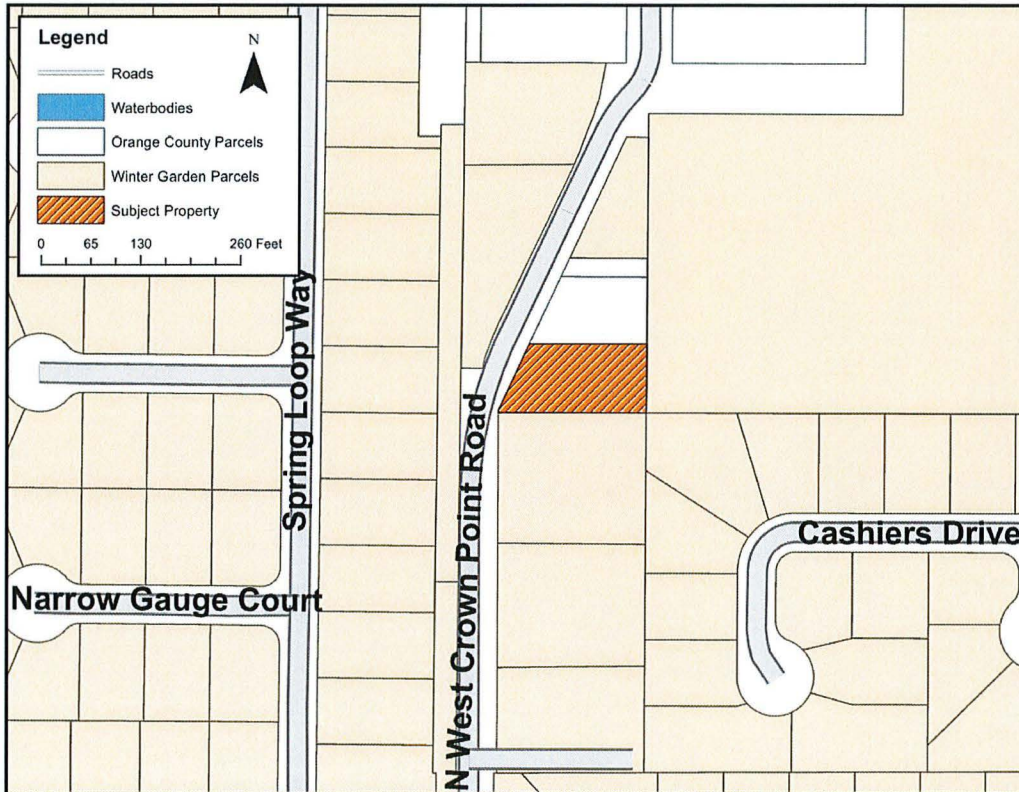
Containing 0.35 acres, more or less.



ATTACHMENT "B"

LOCATION MAP

1245 N West Crown Point Road



## ORDINANCE 24-32

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.69 ± ACRES LOCATED AT 10 BROAD STREET, NORTH OF WEST MORGAN STREET, EAST OF VINELAND ROAD, WEST OF CROSS STREET, AND SOUTH OF BROAD STREET 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 0.69 ± acres located at 10 Broad Street, north of West Morgan Street, east of Vineland Road, west of Cross Street, and south of Broad Street 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.

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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.

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\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

Ronisha Martin for  
ANGELA GRIMMAGE, City Clerk





ATTACHMENT "A"  
**LEGAL DESCRIPTION**

PARCEL ID#: 23-22-27-7824-00-100

DESCRIPTION:

*Lot 10, 11, 56 and 57, SCHENLEY PARK, according to the plat thereof, as recorded in Plat Book K, Page 34, of the Public Records of Orange County, FL.*

Containing 0.69 acres, more or less.



ATTACHMENT "B"

LOCATION MAP

10 Broad Street

