



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 ANNEXATIONS

September 26, 2025

TO: SEE THE ATTACHED DISTRIBUTION LIST

RE: Annexation Ordinances No. 25-24 and 25-27

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 9/26/2025 th
c: Deputy County Administrator Director Jon Weiss
Planning, Environmental, & Development Services Director Tanya Wilson
Planning Division Manager Alberto Vargas
Planning Administrator Nicolas Thalmueller
County Commissioners County Mayor County Administrator

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
TaxTeam@duke-energy.com
Attn: Tax Team DT02-V
9642 David Taylor Drive
Charlotte, NC 28262

Florida Department of State
Certified Copy
Attn: Administrative Code and Register
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

Mark D. Webster – **E-mail**
MWebster@ocpafl.org
Tax Roll Manager
**Orange County Property
Appraiser's Office**
200 S Orange Ave., Suite 1700
Orlando, FL 32801

Daniel Reis - **E-mail**
Daniel.Reis@ocfelections.gov
John Chapman – **E-mail**
John.Chapman@ocfelections.gov
John Velasquez – **E-mail**
John.Velasquez@ocfelections.gov
soemapping@ocfelections.gov – **E-mail**
**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

Trissanne Keen – **Email**
Trissanne.keen@LASPBS.STATE.FL.US
Finance and Economic Analysis
Room 1601E, The Capitol
Tallahassee, FL 32399-0001

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

ORDINANCE 25-24

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.66 ± ACRES LOCATED AT 15359 EAST OAKLAND AVENUE, EAST OF TILDEN OAKS TRAIL, WEST OF GAYLE MILL DRIVE, SOUTH OF LANDRUM DRIVE, AND NORTH OF EAST OAKLAND AVENUE 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 0.66 ± acres located at 15359 east Oakland Avenue, east of Tilden Oaks Trail, west of Gayle Mill Drive, south of Landrum Drive, and north of East Oakland Avenue 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 11, 2025.

SECOND READING AND PUBLIC HEARING: SEPTEMBER 25, 2025.

ADOPTED this 25TH day of SEPTEMBER, 2025, 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#: 21-22-27-0000-00-122

DESCRIPTION:

The East 20 feet and the North 160 feet of the West 119.21 feet of the East 139.21 feet of the following described property:

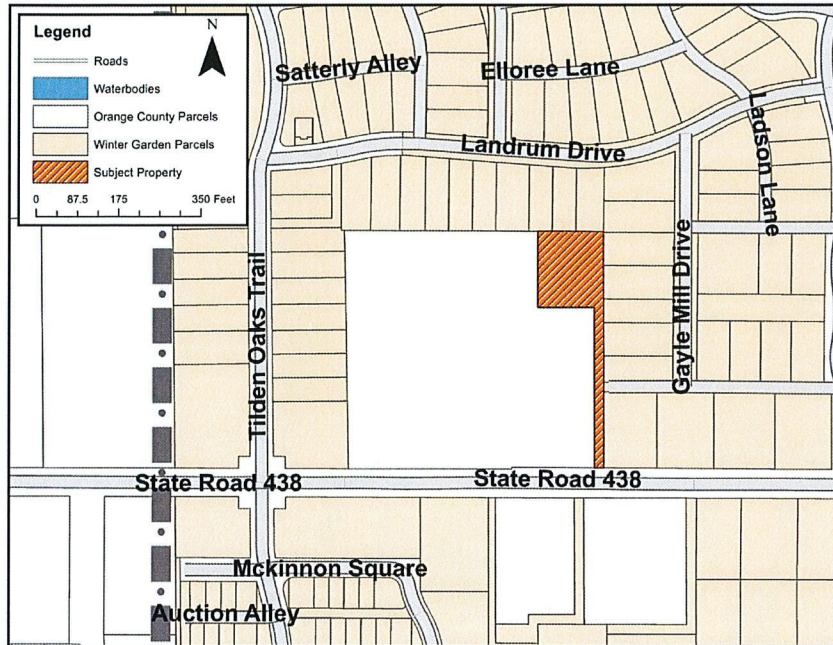
Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence North 00°44'57" West along the West line of said Northwest 1/4 of the Southeast 1/4 a distance of 30.41 feet to the North right of way line of S.R. 438; thence North 89°58'49" East along said North right of way line 369.68 feet to the Point of Beginning; thence continue North 89°58'49" East 543.72 feet; thence North 00°24'44" West 497.33 feet; thence North 89°50'04" West 549.95 feet; thence South 01°07'32" East 499.19 feet to the Point of Beginning.

Containing 0.66 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

15359 E Oakland Avenue



ORDINANCE 25-27

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 5.59 ± ACRES LOCATED AT 15373 STATE ROAD 438, EAST OF TILDEN OAKS TRAIL, WEST OF GAYLE MILL DRIVE, SOUTH OF LANDRUM DRIVE, AND NORTH OF STATE ROAD 438 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 5.59 ± acres located at 15373 state road 438, east of Tilden Oaks Trail, west of Gayle Mill Drive, south of Landrum Drive, and north of State Road 438 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.

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FIRST READING AND PUBLIC HEARING: SEPTEMBER 11, 2025.

SECOND READING AND PUBLIC HEARING: SEPTEMBER 25, 2025.

ADOPTED this 25TH day of SEPTEMBER, 2025, 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#: 21-22-27-0000-00-063

DESCRIPTION:

Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence N 00°44'57" W along the West line of said NW 1/4 of the SE 1/4 a distance of 30.41 feet to the North right-of-way line for S.R. 438; thence N 89°58'49" E along said North right-of-way line 369.68 feet for a Point of Beginning; thence continue N 89°58'49" E 543.72 feet; thence N 00°24'44" W 497.33 feet; thence N 89°50'04" W 549.95 feet; thence S 01°07'32" E 499.19 feet to the Point of Beginning.

LESS AND EXCEPT the East 20 feet and the North 160 feet of the West 119.21 feet of the East 139.21 feet thereof.

Containing 5.59 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

15373 State Road 438

