



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

May 24, 2024

TO: SEE THE ATTACHED DISTRIBUTION LIST

RE: Annexation Ordinances 24-13

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.

ORDINANCE 24-13

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 2.20 ± ACRES LOCATED AT 681 W PLANT STREET, NORTH OF PLANT STREET, SOUTH OF THE WEST ORANGE TRAIL, EAST OF BRAYTON ROAD, AND WEST OF PARK 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 2.20 ± acres located at 681 W Plant Street, north of Plant Street, south of the West Orange Trail, east of Brayton Road, and west of Park 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: MAY 9, 2024.

SECOND READING AND PUBLIC HEARING: MAY 23, 2024.

ADOPTED this 23RD day of MAY, 2024, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

John Rees
JOHN REES, Mayor/Commissioner

ATTEST:

Angela J. Grimage
ANGELA GRIMAGE, City Clerk



ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 22-22-27-0000-00-044

DESCRIPTION:

BEGINNING AT A 4" DIAMETER CONCRETE MONUMENT WITHOUT IDENTIFICATION (TOP BROKEN, BOTTOM IN PLACE) AT THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4986, PAGE 4965, SAID MONUMENT ALSO BEING AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 398, PAGE 415 AND AT THE NORTHEAST CORNER OF GARDEN WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 142, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 79°42'20" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER TAVARES AND GULF RAILROAD 549.64 FEET TO A 1" SQUARE IRON BAR WITHOUT IDENTIFICATION AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1578, PAGE 389, SAID IRON BAR ALSO BEING AT THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 167, PAGE 38, SAID PUBLIC RECORDS; THENCE SOUTH 00°32'25" WEST ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 1578, PAGE 369 AND THE WEST LINE OF SAID DEED BOOK 167, PAGE 38, A DISTANCE OF 131.03 FEET TO A 1" SQUARE IRON BAR, WITHOUT IDENTIFICATION AT THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 1578, PAGE 389; THENCE SOUTH 69°48'26" WEST ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 1578, PAGE 389, A DISTANCE OF 150.38 FEET TO A 1" IRON PIPE WITHOUT IDENTIFICATION AT THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 1578, PAGE 389; THENCE NORTH 24°57'18" WEST 4.18 FEET TO A 4"X4" CONCRETE MONUMENT WITHOUT IDENTIFICATION AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 163, PAGE 573, SAID PUBLIC RECORDS; THENCE SOUTH 69°47'57" WEST ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 163, PAGE 573, A DISTANCE OF 299.20 FEET TO A 4"X4" CONCRETE MONUMENT WITHOUT IDENTIFICATION (TOP BROKEN, BOTTOM IN PLACE) AT THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 163, PAGE 573; THENCE SOUTH 67°00'13" WEST 15.56 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4986, PAGE 4965, SAID PUBLIC RECORDS; THENCE SOUTH 67°00'13" WEST ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 4986, PAGE 4965, A DISTANCE OF 106.49 FEET TO A 4" DIAMETER CONCRETE MONUMENT WITH DISK STAMPED "HITT LAND SURVEYOR PRM LB 7227" AT THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 4986, PAGE 4965, SAID CORNER ALSO BEING THE SOUTHEAST

CORNER OF SAID GARDEN WEST AND ON THE EAST LINE OF SAID LANDS DESCRIBED IN DEED BOOK 398, PAGE 415; THENCE NORTH 00°51'56" WEST ALONG THE EAST LINE OF SAID GARDEN WEST AND SAID DEED BOOK 398, PAGE 415 AND THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 4986, PAGE 4965, A DISTANCE OF 231.94 FEET TO THE **POINT OF BEGINNING**.

Containing 2.20 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

681 W Plant Street

