



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

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NOTICE OF ANNEXATION

July 25, 2025

TO: SEE THE ATTACHED DISTRIBUTION LIST

RE: Annexation Ordinance 25-18

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. 6327 should you need additional assistance.

Sincerely,

Ronisha Martin
Assistant City Clerk

Encls.

ORDINANCE 25-18

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166 AND 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, 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 owners of the land, generally described as approximately 1.88 ± acres located at 1150, 1158, 1166 and 1204 Avalon Road, north of Rolling Rock Way, south of West Colonial Drive, east of Tucker Oaks Blvd and west of Avalon Road, 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:

JULY 10

, 2025.

SECOND READING AND PUBLIC HEARING:

JULY 24

, 2025.

ADOPTED this 24TH day of JULY, 2025, by the City Commission of the City of Winter Garden, Florida.

APPROVED:


JOHN REES, Mayor/Commissioner

ATTEST:


ANGELA GRIMAGE, City Clerk



ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 28-22-27-0000-00-036

DESCRIPTION:

Begin 387 feet South of Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run South 125 feet, West 208.7 feet, North 125 feet, East 208.7 feet to the Point of Beginning (LESS the East 25 feet from Road).

Containing 0.53 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-022

DESCRIPTION:

Begin 512 feet south of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, South 80 feet, East 208.7 feet, North 80 feet to the Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-021

DESCRIPTION:

Begin 592 feet South of Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, South 159.1 feet, East 208.7 feet, North to the Point of Beginning (LESS the East 25 feet for Road).

Containing 0.67 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-032

DESCRIPTION:

Begin 831.1 feet South of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, North 80 feet, East 208.7 feet, South 80 feet to Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

ATTACHMENT "B"

LOCATION MAP

1150, 1158, 1166 and 1204 Avalon Road

