

## ORDINANCE 20-39

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.01 ± ACRES LOCATED AT 465 PALM STREET, EAST OF 5TH STREET, WEST OF 9TH STREET, SOUTH OF MAGNOLIA STREET, AND NORTH OF PALM 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 1.01 ± acres located at 465 Palm Street, east of 5th Street, west of 9th Street, south of Magnolia Street, and north of Palm 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.

**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

Received by: Clerk of BCC    October 9, 2020    CAS  
c:

Community, Environmental & Development Services Director Jon Weiss  
Planning Division Manager Alberto Vargas    Ordinance 20-39  
Planner II Nick Thalmueller    Page 1 of 4

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 17, 2020.

**SECOND READING AND PUBLIC HEARING:** OCTOBER 8, 2020.

**ADOPTED** this 8<sup>TH</sup> day of OCTOBER, 2020, 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#: 26-22-27-8110-01-150

DESCRIPTION:

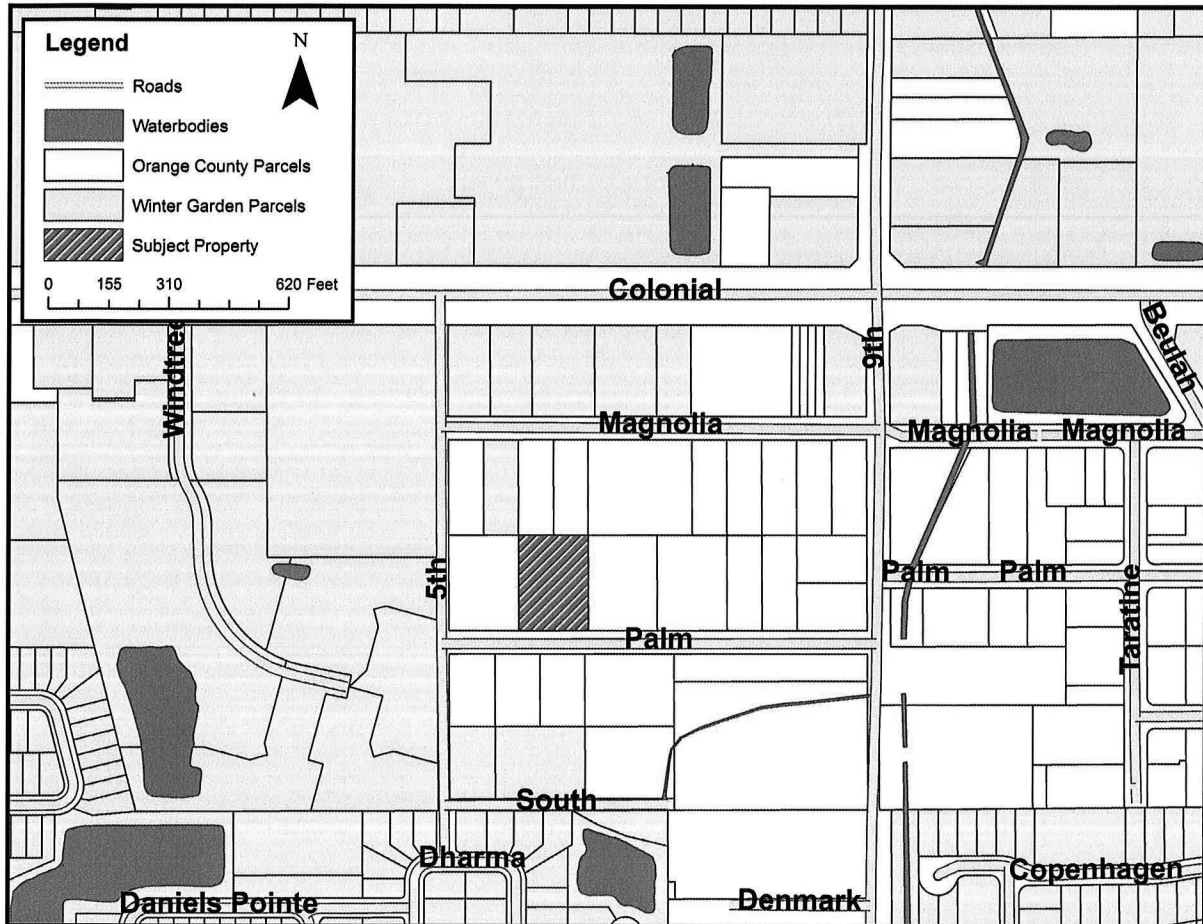
Lots 15 and 16, Block A, G.T. SMITH SUBDIVISION NO. 7, according to the Plat thereof, as recorded in Plat Book Q, Page 129, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Southwest corner of Lot 13, Block A of said G.T. SMITH SUBDIVISION NO. 7; thence run South 89°34'00" East 180.00 feet to the Southwest corner of said Lot 15 and the POINT OF BEGINNING; thence North 00°00'00" East 245.00 feet to the Northwest corner of said Lot 15; thence South 89°34'00" East 180.00 feet to the Northeast corner of said Lot 16; thence South 00°00'00" East 245.00 feet to the Southeast corner of said Lot 16; thence North 89°34'00" West 180.00 feet to the POINT OF BEGINNING.

Containing 1.012 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

465 Palm Street



BCC Mtg. Date: November 10, 2020

## ORDINANCE 20-43

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.27 ± ACRES LOCATED AT 198 AND 176 NORTH WEST CROWN POINT ROAD, EAST OF HENNIS ROAD, WEST OF NORTH WEST CROWN POINT ROAD, NORTH OF PINELOCH INDUSTRIAL DRIVE, AND SOUTH OF RAILROAD 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 0.27 ± acres 198 and 176 North West Crown Point Road, generally located east of Hennis Road, west of North West Crown Point Road, north of Pineloch Industrial Drive, and south of Railroad 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.

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**SECTION 7:** *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: SEPTEMBER 17, 2020.

SECOND READING AND PUBLIC HEARING: OCTOBER 8, 2020.

ADOPTED this 8<sup>TH</sup> day of OCTOBER, 2020, 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#: 13-22-27-5264-00-171 & 12-22-27-6496-05-009

DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF LOT 17, OF LOVELESS AND SEWELL SUBDIVISION, AS RECORDED IN PLAT BOOK F, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 50 FEET; THENCE WEST 150 FEET; THENCE SOUTH 50 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

THAT PART OF BLOCK E, OF OVERSTREET CRATE COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 9, PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

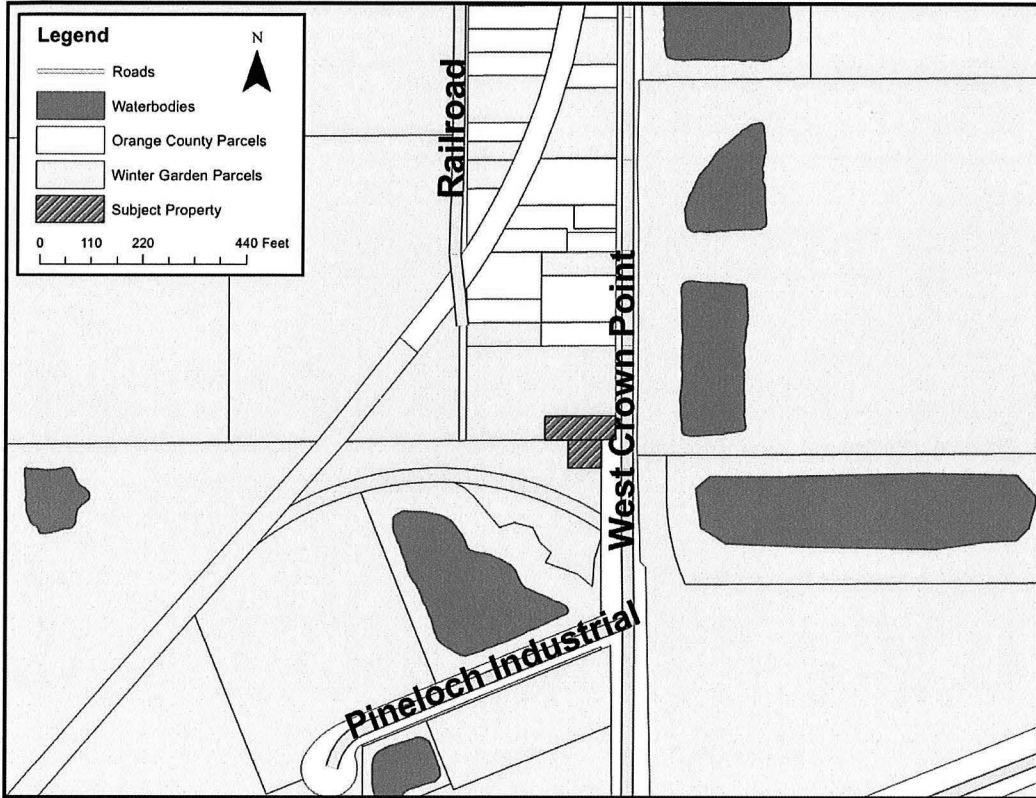
BEGIN AT THE SOUTHEAST CORNER OF LOT 17, LOVELESS AND SEWELL SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN SOUTHERLY IN AN EXTENSION OF EAST BOUNDARY OF SAID LOT 17 FOR 60 FEET, THENCE WESTERLY PARALLEL TO SOUTH BOUNDARY LINE OF SAID LOT 100 FEET, THENCE NORTH 60 FEET TO INTERSECTION WITH SOUTH LINE OF SAID LOT 17, THENCE EASTERLY ALONG SAID LINE TO POINT OF BEGINNING.

LESS ROAD RIGHT OF WAY ON EAST.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.27 ACRES MORE OR LESS.

ATTACHMENT "B"

LOCATION MAP  
198 & 176 N West Crown Point Road





# 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](mailto:clerkofbcc@occompt.com)  
**C/O Clerk of the Board of  
County Commissioners - Orange County**

**Duke Energy – E-mail**  
[AnnexationRequests@duke-energy.com](mailto:AnnexationRequests@duke-energy.com)  
Attn: Annexation Coordinator – BAY 72  
P O Box 14042  
St. Petersburg, FL 33733

**Ernest L. Reddick - Certified Copy  
Florida Department of State  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250**

Pam Schenker – **Email**  
[DenseUrbanLandArea@leg.state.fl.us](mailto: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](mailto: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., 5<sup>th</sup> Floor  
Orlando, FL 32801

911 MSAG Coordinator – **E-mail**  
[911MSAG@ocfl.net](mailto: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](mailto:Albert.Romanowski@ocfl.net)  
Department ISS Division-GIS Unit  
201 S Rosalind Avenue, 2<sup>nd</sup> Floor  
Orlando, FL 32801

Susan Caswell – **E-mail**  
[Planning@ocfl.net](mailto:Planning@ocfl.net)  
Nicolas Thalmueller – **E-mail**  
[Nicolas.Thalmueller@ocfl.net](mailto:Nicolas.Thalmueller@ocfl.net)  
Misty Mills – **E-mail**  
[Misty.Mills@ocfl.net](mailto:Misty.Mills@ocfl.net)

**Orange County Planning Division**  
P O Box 1393  
Orlando, FL 32802-1393

Roger Ross – **E-mail**  
[Ross@ocpafl.org](mailto:Ross@ocpafl.org)  
Tax Roll Manager  
**Orange County Property Appraiser's Office**  
200 S Orange Ave., Suite 1700  
Orlando, FL 32801

Adam Stokes – **E-mail**  
[Adam.Stokes@ocfelections.com](mailto:Adam.Stokes@ocfelections.com)  
Patrick Floto – **E-mail**  
[Patrick.Floto@ocfelections.com](mailto:Patrick.Floto@ocfelections.com)  
Mason Guinto – **E-mail**  
[Mason.Guinto@ocfelections.com](mailto:Mason.Guinto@ocfelections.com)  
**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

**Internal Distribution - Email**

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