

BCC Mtg. Date: November 29, 2016



For More Information, Contact:
Angee Grimmage, Assistant City Clerk
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
407.656.4111 ext. 2297
agrimmage@wintergarden-fl.gov

NOTICE OF ANNEXATIONS

October 28, 2016

TO: SEE THE ATTACHED DISTRIBUTION LIST

RE: Annexation Ordinances 16-55, 16-62, and 16-65

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
Assistant City Clerk

Encls.

Received by: Clerk of BCC October 28, 2016 CAS
C:

Deputy County Attorney Joel Prinsell
Community, Environmental & Development Services Director Jon Weiss
Zoning Division Manager Carol Knox
Planning Division Manager Alberto Vargas
Planning Staff Steven Thorp

ANNEXATION

Distribution List:

AT&T Southeast – E-mail
BST.RAM@bellshouth.com
333 Commerce Street, 16L
Nashville, TN 37201

Annita Young – E-mail
AT&T Network Operations
G21520@att.com
9209 Hayden Rd – Room 1A03
Jacksonville, FL 32218

Bright House Network
Attn: Information Systems
2251 Lucien Way, Suite 200B
Maitland, FL 32751

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
AnnexationRequests@duke-energy.com
Attn: Annexation Coordinator – BAY 72
P O Box 14042
St. Petersburg, FL 33733

Liz Cloud - Certified Copy
Florida Department of State
R. A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

Matthew Cutillo – E-mail
Matthew.Cutillo@LASPBS.STATE.FL.US
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 Teresa Jacobs
201 S Rosalind Ave., 5th Floor
Orlando, FL 32801

911 MSAG Coordinator – **E-mail**
911MSAG@ocfl.net
Susan.Pettingill@ocfl.net
911 MSA9 Coordinator
Orange County 911 Project
3511 Parkway Center Court
Orlando, FL 32808

Orange County Administrative Services
Department ISS Division-GIS Unit
Attn: Robert Drow, Zheng Song, and
Michelle Frank – **E-mail**
Robert.Drow@ocfl.net; Zheng.Song@ocfl.net
Michelle.Frank@ocfl.net
201 S Rosalind Avenue, 2nd Floor
Orlando, FL 32801

Susan Caswell – **E-mail**
Planning@ocfl.net
Steven Thorp – **E-mail**
Steven.Thorp@ocfl.net
Orange County Planning Division
P O Box 1393
Orlando, FL 32802-1393

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

Beverly Willis – **E-mail**
Beverly@ocfelections.com
Orange County
Supervisor of Elections Office
P O Box 562001
Orlando, FL 32856

Rural/Metro Ambulance – E-mail
Christopher.Blach@rmetro.com
Attn: Division General Manager
4728 Old Winter Garden Rd
Orlando, FL 32811

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

BCC Mtg. Date: November 29, 2016

ORDINANCE 16-55

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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 owner of the land, generally described as approximately 1.58 ± acres located at 15001 West Colonial Drive at the northwest corner of West Colonial Drive and Tildenville School 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 on the attached map 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: October 13, 2016.

SECOND READING AND PUBLIC HEARING: October 27, 2016.

ADOPTED this 27th day of October, 2016, by the City Commission of the City of Winter Garden, Florida.

APPROVED:


JOHN REES, Mayor/Commissioner

ATTEST:


KATHY GOLDEN, City Clerk



ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 21-22-27-0000-00-038

Description:

Commence at the Southeast corner of the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 89°43'10" West along the South line of said Southeast 1/4, 82.79 feet; thence North 00°16'50" East 75.00 feet to the North right of way line of State Road 50 and the POINT OF BEGINNING; thence North 89°43'10" West along said north right of way line, 197.42 feet to the West line of the East 280.00 feet of the Southeast 1/4 of said Section 21; thence North 00°06'59" East 445.00 feet; thence South 89°43'10" East 18.11 feet to the Westerly right of way line of Tildenville School Road, being a point on a non-tangent curve concave to the Northeast having a radius of 614.00 feet and a chord bearing of South 30°49'26" East; thence run along the arc of said curve and said Westerly right of way line, through a central angle of 6°45'34" an arc length of 72.44 feet to a point of non-tangency; thence South 37°44'35" East 76.12 feet to a beginning of a non-tangent curve concave to the Southwest having a radius of 655.99 feet and a chord bearing of South 35°28'15" East; thence run along the arc of said curve through a central angle of 14°47'53" an arc length of 169.42 feet to a point of non-tangency; thence South 61°55'28" West 10.12 feet to the beginning of a non-tangent curve concave to the West having a radius of 402.00 feet and a chord bearing of South 15°58'24" East; thence run along the arc of said curve through a central angle of 21°34'17", an arc length of 151.35 feet to a point of non-tangency; thence South 44°26'26" West 51.13 feet to the POINT OF BEGINNING.

LOCATION MAP

15001 W Colonial Drive

ANNEXATION, FLU MAP AMENDMENT, REZONING



BCC Mtg. Date: November 29, 2016

ORDINANCE 16-62

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER 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 0.21 ± acres located at 420 West Story Road, at the southeast corner of West Story Road and Foster 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 on the attached map 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: October 13, 2016.

SECOND READING AND PUBLIC HEARING: October 27, 2016.

ADOPTED this 27th day of October, 2016, by the City Commission of the City of Winter Garden, Florida.

APPROVED:



JOHN REES, Mayor/Commissioner

ATTEST:



KATHY GOLDEN, City Clerk



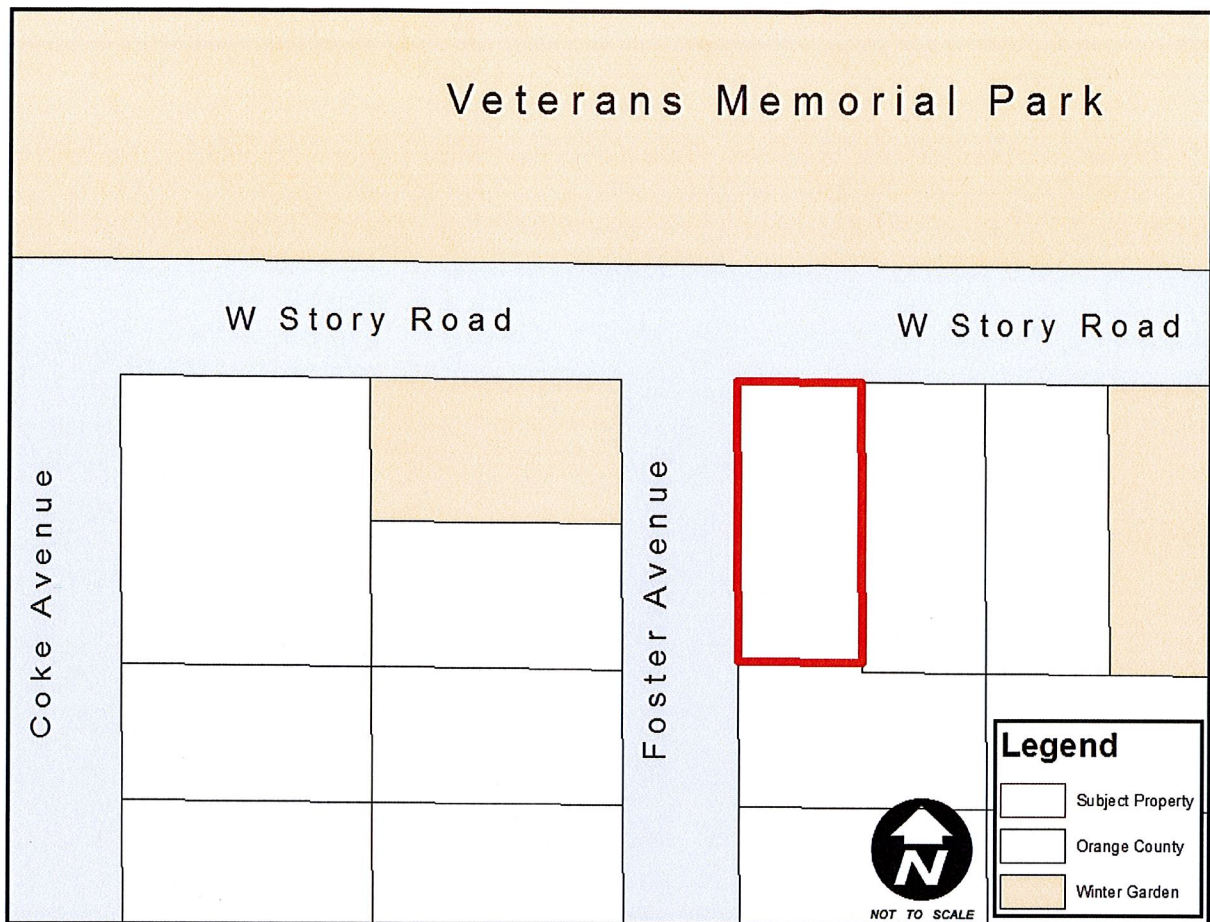
ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 22-22-27-1084-02-010

Lot 1, Block B, (less the South 5 feet) BURCHSHIRE, according to the map or plat thereof, as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida, being more particularly described as follows: Begin at the Northwest corner of Lot 1, Block B, BURCHSHIRE, according to the map or plat thereof, as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida; thence South 89°33'53" East 65.00 feet to the Northeast corner of said Lot 1; thence run along the East line of said Lot 1, South 00°27'45" East 144.74 feet to a point 5.00 feet North of the Southeast corner of said Lot 1; thence North 89°26'29" West 65.00 feet to a point lying on the West line of said Lot 1 and being 5.00 feet North of the Southwest corner of said Lot 1; thence run along said West line North 00°27'45" West 144.60 feet to the POINT OF BEGINNING.

Containing 0.216 acres, more or less.



BCC Mtg. Date: November 29, 2016

ORDINANCE 16-65

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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 owner of the land, generally described as approximately 3.74 ± acres located at 14991 West Colonial Drive at the northeast corner of West Colonial Drive and Tildenville School 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 on the attached map 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.

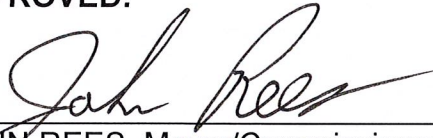
SECTION 7: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: October 13, 2016.

SECOND READING AND PUBLIC HEARING: October 27, 2016.

ADOPTED this 27th day of October, 2016, by the City Commission of the City of Winter Garden, Florida.

APPROVED:



JOHN REES, Mayor/Commissioner

ATTEST:



KATHY GOLDEN, City Clerk



ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 22-22-27-0000-00-026

DESCRIPTION:

Begin at a point 75 feet North and 30 feet East of the Southwest Corner of Section 22, Township 22 South, Range 27 East, said point being at the intersection of the North right of way line of State Road 50 and the East right of way line of the Tildenville Road, run thence East 146.39 feet along said North right of way line of State Road 50, thence North 92.0 feet parallel, to the West line of the Section, thence West parallel to the North right of way line of said State Road, 156.39 feet to the Easterly right of way line of the Tildenville Road, thence Southerly along the East right of way line of the Tildenville Road, a curve length of 92.72 feet to the point of beginning; all lying in and being in Orange County, Florida;

AND

From the Southwest Corner of Section 22, Township 22 South, Range 27 East, run North, along the section line 75.0 feet, thence North 89°48' East 176.39 feet for a point of beginning; run thence North 89°48' East 200.00 feet, thence North 400.00 feet, thence South 89°48' West 540.35 feet to the Easterly right of way line of the Tildenville Road, thence Southeasterly along the arc of a curve to the left having a radius of 219.34 feet and an intersection angle of 9°48'17" an arc distance of 37.53 feet, thence South 46°00' East 46.11 feet to the P.C. of a curve to the right having a radius of 462.27 feet and an intersection angle of 34°30'41", thence along the arc of said curve 278.44 feet, thence North 89°48' East 155.62 feet, thence South 92.0 feet to the point of beginning; all lying and being in Orange County, Florida;

LESS AND EXCEPT that portion described in the Stipulated Order of Taking recorded in O.R. Book 8912, Page 1890, Public Records of Orange County, being more particularly described as follows:

Commence at a 6-inch by 6-inch concrete monument with 1-inch iron pipe without identification approximately 1 foot above ground as shown on Florida Department of Natural Resources Certified Corner Record Document No. 070971 marking the Northwest corner of the Southwest 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida; thence run South 00°06' 53" West along the West line of the Southwest 1/4 of said Section 22 a distance of 2653.67 feet to the Southwest

corner of said Southwest 1/4 of Section 22, said point also being a point on the Centerline of Survey of State Road

50 as shown on Florida Department of Transportation Right of Way Map Section 75050, Financial Project No.410983 1; thence departing said West line, run South 89°42'32" East along said Centerline of Survey and the South line of said Southwest 1/4 of Section 22 a distance of 29.77 feet; thence departing said Centerline of Survey and said South line, run North 00°17'28" East a distance of 75.00 feet to the intersection of the Easterly right of way line of Tildenville School Road with existing North right of way line of aforesaid State Road 50 as shown on the aforesaid Right of Way Map for a Point of Beginning, said point also being the point of curvature of a non-tangent curve concave Westerly having a radius of 462.27 feet and a chord bearing of North 01°47'36" West; thence from a tangent bearing of North 00°20'25" West, run Northerly along said Easterly right of way line of Tildenville School Road and the arc of said curve through a central angle of 02°54'23" a distance of 23.45 feet to a point on said curve; thence departing said Easterly right of way line of Tildenville School Road and said curve, run South 57°35'19" East a distance of 44.07 feet to the aforesaid existing North right of way line of State Road 50; thence North 89°42'32" West along said existing North right of way line of State Road 50 a distance of 36.47 feet to the Point of Beginning.

LOCATION MAP

14991 W Colonial Drive

ANNEXATION, FLU MAP AMENDMENT, REZONING

