

BCC Mtg. Date: October 3, 2017



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

August 24, 2017

TO: SEE THE ATTACHED DISTRIBUTION LIST

RE: Annexation Ordinances 17-26, 17-29, 17-36, and 17-39

To Whom It May Concern:

As required and/or requested, enclosed is a copy of the above referenced annexation ordinances, 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.

ANNEXATION

Distribution List:

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

Annita Young – E-mail G21520@att.com
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
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

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 – 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 and 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
Lilian.Bhagwat@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

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	

BCC Mtg. Date: October 3, 2017

ORDINANCE 17-26

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.24 ± ACRES LOCATED AT 612 S. PARK AVENUE ON THE WEST SIDE OF S. PARK AVENUE, SOUTH OF W. STORY ROAD AND EAST OF BURCH 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 0.24 ± acres located 612 S. Park Avenue on the west side of S. Park Avenue, south of W. Story Road and east of Burch 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: August 10, 2017.

SECOND READING AND PUBLIC HEARING: August 24, 2017.

ADOPTED this 24th day of August, 2017, 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#: 22-22-27-1084-01-032

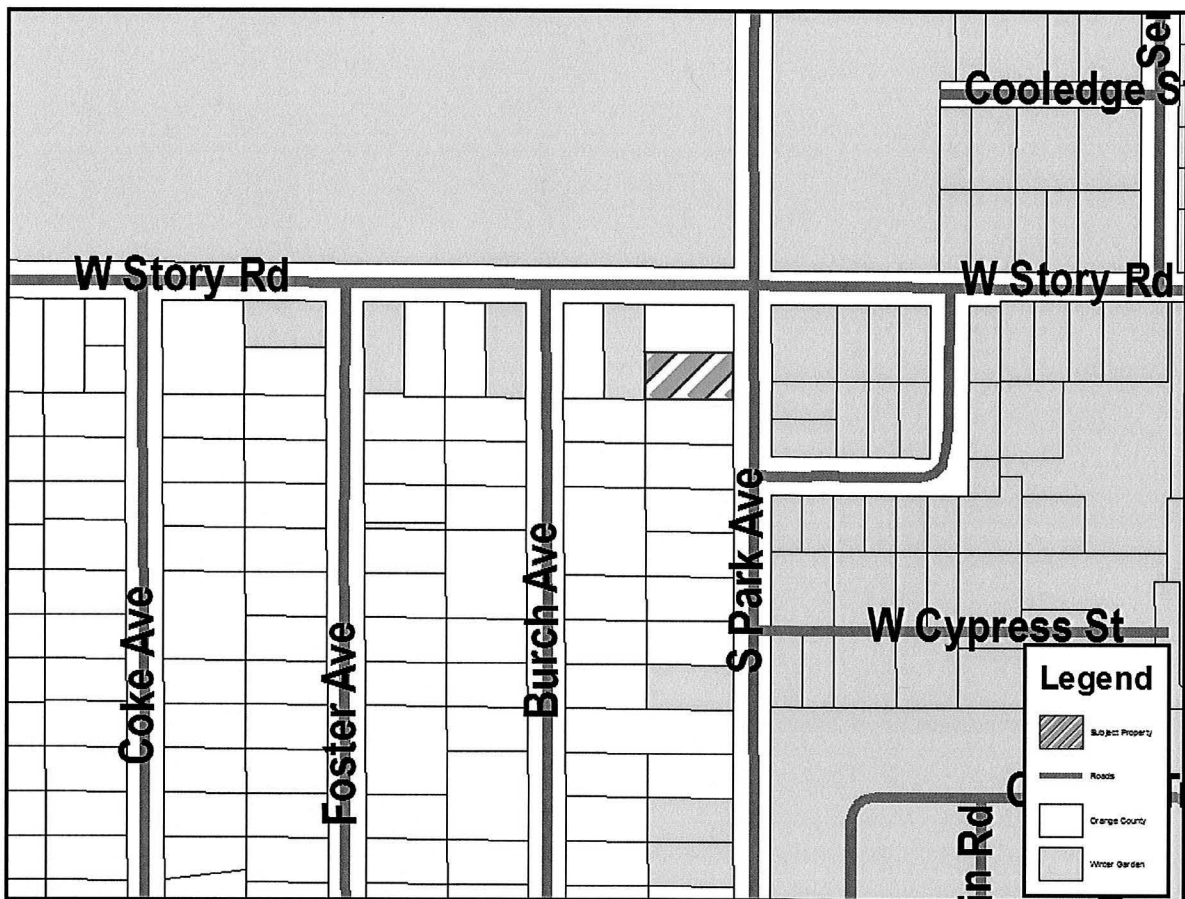
DESCRIPTION:

The South 1/2 of Lots 3 and 4, Block A, BURCHSHIRE, according to the Plat thereof, as recorded in Plat Book Q, Page 138, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Norhteaset corner of said Lot 4, Block A; thence run South 00°00'00" East 75.45 feet to the Northeast corner of the S 1/2 of said Lot 4 and the POINT OF BEGINNING; thence continue South 00°00'00" East 75.45 feet to the Southeast corner of said Lot 4; thence North 89°18'00" West 141.90 feet to the Southwest corner of said Lot 3; thence North 00°20'37" West 75.29 feet to the Northwest corner of the South 1/2 of said Lot 3; thence South 89°22'02" East 142.35 feet to the POINT OF BEGINNING.

Containing 0.246 acres, more or less.

ATTACHMENT "B"
LOCATION MAP

612 S. Park Avenue



BCC Mtg. Date: October 3, 2017

ORDINANCE 17-29

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.23 ± ACRES LOCATED AT 618 S. PARK AVENUE ON THE WEST SIDE OF PARK AVENUE, SOUTH OF W. STORY ROAD AND EAST OF BURCH 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 0.23 ± acres located 618 S. Park Avenue on the west side of Park Avenue, south of W. Story Road and east of Burch 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: August 10, 2017.

SECOND READING AND PUBLIC HEARING: August 24, 2017.

ADOPTED this 24th day of August, 2017, 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#: 22-22-27-1084-01-050

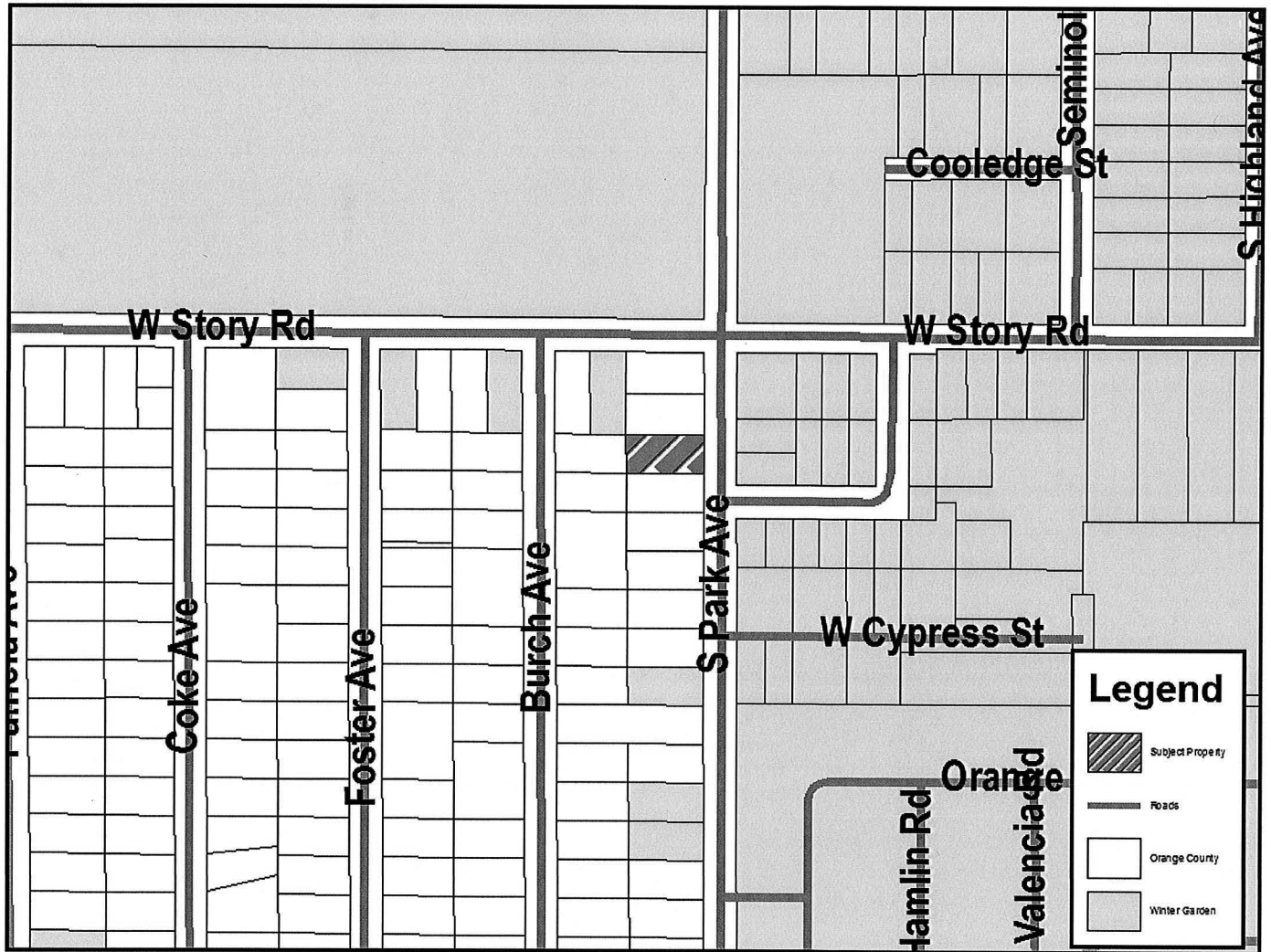
DESCRIPTION:

Lot 5, Block A, BURCHSHIRE, according to the Plat thereof, as recorded in Plat Book Q, Page 138, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Norhteaset corner of Lot 4, of said Block A, BURCHSHIRE; thence run South 00°00'00" East 150.90 feet to the Northeast corner of said Lot 5 and the POINT OF BEGINNING; thence continue South 00°00'00" East 70.00 feet to the Southeast corner of said Lot 5; thence North 89°18'00" West 141.36 feet to the Southwest corner of said Lot 5; thence North 00°26'40" West 70.01 feet to the Northwest corner of said Lot 5; thence South 89°18'00" East 141.90 feet to the POINT OF BEGINNING.

Containing 0.228 acres, more or less.

ATTACHMENT "B"
LOCATION MAP

618 S Park Ave.



BCC Mtg. Date: October 3, 2017

ORDINANCE 17-36

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.32 ± ACRES LOCATED AT 30 EAST PALMETTO STREET ON THE SOUTH SIDE OF EAST PALMETTO STREET, EAST OF VINELAND ROAD AND WEST OF SOUTH DILLARD 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 0.32 ± acres located 30 East Palmetto Street on the south side of East Palmetto Street, east of Vineland Road and west of South Dillard 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 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: August 10, 2017.

SECOND READING AND PUBLIC HEARING: August 24, 2017.

ADOPTED this 24th day of August, 2017, 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

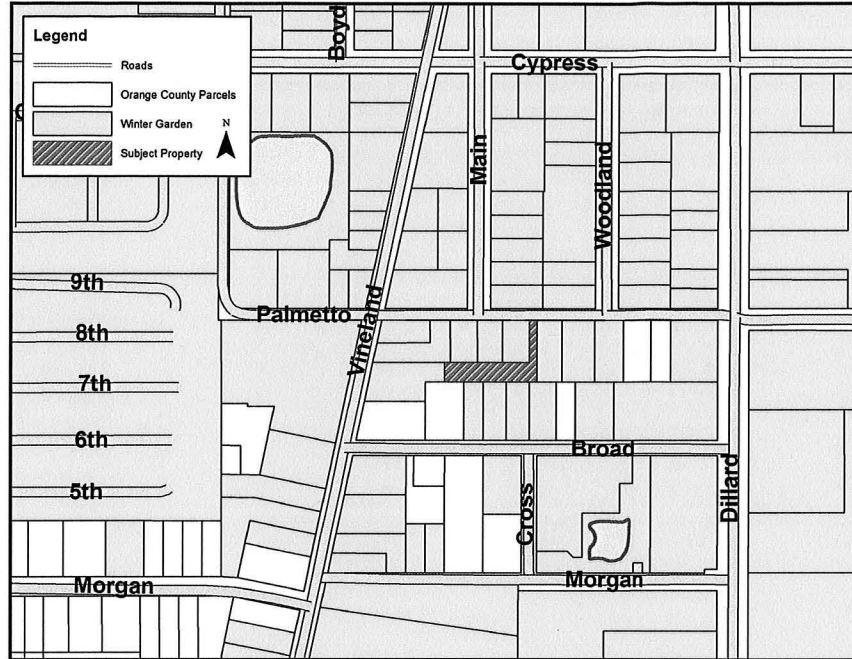
PARCEL ID#: 23-22-27-7828-00-002

DESCRIPTION:

Begin at the Southeast corner of Lot 2, 1ST ADDITION TO SCHENLEY PARK, run East 200 feet, run North 50 feet, run West 200 feet, and run South 50 feet to the Point of Beginning, and begin at a point 475 feet West of the Northeast corner of Lot 1, 1ST ADDITION TO SCHENLEY PARK, according to plat recorded in Plat Book P, Page 42, of the Public Records of Orange County, Florida, thence run due South 157 feet, then due West 40 feet, then due North 50 feet, then due East 20 feet, then due North 107 feet, then due East 20 feet to the Point of Beginning;

ATTACHMENT "B"
LOCATION MAP

30 East Palmetto Street



BCC Mtg. Date: October 3, 2017

ORDINANCE 17-39

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 6.279 ± ACRES LOCATED AT 12405 STAGG ROAD (PARCEL ID # 12-22-27-6496-25-010) ON THE NORTH SIDE OF THE FLORIDA TURNPIKE AT THE EASTERN TERMINUS OF STAGG 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 6.279 ± acres located 12405 Stagg Road on the north side of the Florida Turnpike at the eastern terminus of Stagg 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: August 10, 2017.

SECOND READING AND PUBLIC HEARING: August 24, 2017.

ADOPTED this 24th day of August, 2017, 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#: 12-22-27-6496-25-010

DESCRIPTION:

Being a parcel of land situated in the State of Florida, the County of Orange and being a portion of the Northeast Quarter of Section 25, Township 22 South, Range 27 East and being all of the premises described in Instrument No.20080211455 (Official Records Book 9655, Page 843) and Instrument No.20080251821 (Official Records Book 8674, Page 3712), all records referenced herein are to Public Records, Orange County, Florida and being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of Section 25, Township 22 South, Range 27 East, thence with the West line thereof and with a portion of the west line of the Northeast Quarter, North 00°27'00" West, a distance of 3317.47 feet to the Southeast corner of Pavex Park as shown on the plat thereof recorded in Plat Book 48, Page 32, said corner being on the North Limited Access Right-Of-Way Line of State Road 91 (also known as Florida's Turnpike or Ronald Reagan Turnpike, being a variable width public right-of-way as shown on the Right-Of-Way Map of State Road 429 Section 600 dated October 1998) and being the POINT OF BEGINNING;

Thence, continue with a portion of the west line of the Northeast Quarter of said Section 25, also being the west line of Block Y of Overstreet Crote Company Subdivision as shown on the plat thereof recorded in Plat Book F, Page 9, North 00°27'00" West, a distance of 585.93 feet to the Southwest corner of Block X of said Overstreet Crote Company Subdivision, also being the Southwest corner of premises described in Instrument No. 20030144092 (Official Records Book 6824, Page 1958); thence, with the South line of said Block X, North 88°30'28" East, a distance of 669.34 feet to the Southeast corner of said Block X, also being the Southwest corner of Tybrent Center as shown on the plat thereof recorded in Plat Book 14, Page 3; Thence, with the East line of the west half of said Block Y, South 00°26'17" East, a distance of 20.00 feet to the Northwest corner of premises described in Instrument No. 20120631606, (Official Records Book 10480, Page 4140); thence, with the North line thereof and with the north line of premises described in Instrument No. 199913764416 (Official Records Book 4280, Page 676), South 88°30'28", a distance of 167.34 feet to the Northwest corner thereof; Thence, with the west line thereof, South 00°26'27" East, a distance of 467.22 feet to the North Limited Access Right-Of-Way Line of said State Road 91; Thence, with said North Limited Access Right-Of-Way Line the following three (3) courses: 1) South 76°47'36" West, a distance of 171.52 feet; 3) South 77°04'55" West, a distance of 132.94 feet; 4) with the arc of a curve to the left (said curve having a radius of 5579.58 feet, a central angle of 02°08'42", a chord which bears South 78°09'16" at 208.86 feet) for an arc distance of 208.88 feet to the POINT OF BEGINNING.

The parcel described above contains 6.279 Acres of land, more or less.

ATTACHMENT "B"
LOCATION MAP

12405 Stagg Road

