

ORDINANCE 2021-005

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO TOWN BOUNDARIES; ANNEXING INTO THE TOWN PURSUANT TO SECTION 171.044, FLORIDA STATUTES, AN ENCLAVE PARCEL OF APPROXIMATELY 10.04 ACRES LOCATED GENERALLY WEST OF FLORIDA AVENUE AND SOUTH OF NUMBER 2 ROAD; PROVIDING FOR RECORDING AND FOR NOTICE TO THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Christopher Germana, agent for owner Venezia Partners, LLC., to annex approximately 10.04 acres of land located generally west of Florida Avenue and south of Number 2 Road into the corporate limits of the Town of Howey-in-the-Hills pursuant to Florida Statutes, Section 171.044; and

WHEREAS, the subject parcel is an enclave, surrounded on all sides by the Town boundaries; and

WHEREAS, the petition bears the signatures of all required parties; and

WHEREAS, upon review of the petition the Town Council finds that the subject property is contiguous to the Town boundaries and is reasonably compact; and

WHEREAS, the required notice of annexation has been properly published.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS:

Section 1. The following described property, consisting of approximately 10.04 acres and located generally west of Florida Avenue and south of Number 2 Road, is hereby annexed into the corporate limits of the Town of Howey-in-the-Hills, to wit:

See Exhibit "A" attached hereto.

Section 2. The Town Clerk shall forward a certified copy of this Ordinance to the Clerk of Court of Lake County for recording in the Public Records of Lake County, Florida upon passage.

Section 3. The Town Clerk shall mail a certified copy of this ordinance both to the Lake County Board of County Commissioners and to the Secretary of State of the State of Florida within seven days after passage.

Section 4. This ordinance shall take effect upon passage.

PASSED and **ORDAINED** this ____ day of July, 2021, by the Town Council of the Town of Howey-in-the-Hills, Florida.

Martha MacFarlane, Mayor

ATTEST:

John Brock, Town Clerk

Approved First Reading _____

Approved Second Reading _____

Approved as to form and legality:

Thomas J. Wilkes, Town Attorney

EXHIBIT "A"

(AS SHOWN IN THE 2018 TITLE COMMITMENT)

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 20 SOUTH OF RANGE 25 EAST OF TALLAHASSEE MERIDIAN, LAKE COUNTY, FLORIDA.

(PREPARED BY THIS FIRM)

ALSO DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, THENCE RUN SOUTH 89°27'45"
EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF
661.44 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 00°34'04" WEST, ALONG THE
WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID
SECTION 35, A DISTANCE OF 662.94 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4
OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 AND THE POINT OF
BEGINNING; THENCE RUN SOUTH 89°25'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST
1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF
659.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 00°27'45" WEST, ALONG THE
EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID
SECTION 35, A DISTANCE OF 662.82 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4
OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH
89°22'50" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 661.08 FEET TO THE SOUTHWEST
CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID
SECTION 35; THENCE RUN NORTH 00°33'59" EAST, ALONG THE WEST LINE OF THE SOUTHEAST
1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF
662.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 437,633.7512± SQUARE FEET OF 10.04± ACRES.