

# Town of Windermere

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Mayor  
JIM O'BRIEN



Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

To: Mayor and Town Council

From: Brad Cornelius, AICP, Wade Trim, Inc., Contracted Town Planner

Date: December 10, 2024

RE: Chaine du Lac Annexation – Ordinance 2024-01 Second Reading

On November 12, 2024, the Town Council held the first reading of Ordinance 2024-01 for the annexation of the Chaine du Lac area and to set a referendum for the registered voters within the Chaine du Lac annexation area to vote to approve or reject the annexation. The referendum for the registered voters of within the Chaine du Lac annexation area is required by Section 171.0413(2), Florida Statutes.

After the first reading for Ordinance 2024-01 on November 12, 2024, Dorothy Burkhalter, Town Clerk, has been coordinating with the Orange County Supervisor of Elections Office to confirm the date of the referendum. On December 3, 2024, the Orange County Supervisor of Elections confirmed that the date of the referendum for the Chaine du Lac annexation area registered voters can be held on February 4, 2025.

Based on the information from the Orange County Supervisor of Election, Ordinance 2024-01 is updated to include February 4, 2025, as the referendum date.

Section 171.0413(2), Florida Statutes allows, but does not require, the Town to also submit the proposed annexation to the registered voters of the Town for a vote. If at the second reading the Town Council decides to include a referendum for the Town registered voters, then Ordinance 2024-01 will need to be postponed to a later Town Council meeting to allow for the change to the ordinance and to provide for the proper public noticing of the revised ordinance. This would also change the referendum date to after February 4, 2025.

**ORDINANCE NO. 2024-01**

**AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO TOWN BOUNDARIES; EXPANDING THE TOWN'S BOUNDARIES BY ANNEXING INTO THE TOWN'S CORPORATE LIMITS CERTAIN LANDS KNOWN AS THE CHAINE DU LAC COMMUNITY WHICH IS COMPRISED OF THE PLATTED SUBDIVISION OF CHAINE DU LAC, PARK AVENUE WEST, AND UNPLATTED LOTS ALONG LAKE BUTLER CONSISTING OF APPROXIMATELY 102 ACRES; REDEFINING THE BOUNDARY LINES OF THE TOWN; CALLING A SPECIAL ELECTION FOR THE PURPOSE OF HOLDING A REFERENDUM, BY MAIL BALLOT, OF THE REGISTERED VOTERS IN THE AREA TO BE ANNEXED ON WHETHER THE ANNEXATION SHOULD BE APPROVED; PROVIDING FOR SEVERABILITY; PROVIDING EFFECTIVE DATES.**

*Whereas*, Chapter 171 of Florida Statutes authorizes the Town Council of the Town of Windermere, Florida, to expand the Town's boundaries by annexing unincorporated territory into the Town's corporate limits.

*Whereas*, the Town Council has determined that it would be desirable to annex approximately 102 acres which consists of the Chaîne Du Lac community which is comprised of the platted subdivisions of Chaîne Du Lac recorded in the public records of Orange County in Plat Book 27, Page 60, Park Avenue West recorded in the public records of Orange County in Plat Book 69, Page 60, and 18 contiguous parcels of property to the south and east of the Chaîne Du Lac community along Lake Butler, the metes and bounds of which are described in **Attachment A** to this ordinance.

*Whereas*, a map indicating the periphery of the area set forth in **Attachment A** (plus certain portions of public rights-of-way) is depicted in **Attachment B**, and the area within that periphery is referred to in this ordinance as the "Annexation Area."

*Whereas*, the Annexation Area is compact, unincorporated territory in Orange County, Florida, that is contiguous to the Town's current boundary and its annexation will advance the goals of the Town to create rational boundaries, encourage orderly growth, and provide a logical extension of the Town's municipal services and boundaries.

*Whereas*, the Town has complied with all statutory prerequisites set forth in the Florida Statutes, Chapter 171.

*Whereas*, this ordinance will take effect only if the annexation is approved at referendum, by mail ballot, by a majority of the registered electors residing in the Annexation Area and voting on the question.

*Now therefore*,

**BE IT ENACTED BY THE PEOPLE OF THE TOWN OF WINDERMERE:**

**Section 1. Annexation.** The Annexation Area described and depicted in **Attachments A and B** is annexed into the Town of Windermere, Florida.

**Section 2. Town Boundary Lines.** The boundary lines of the town are redefined to include the lands that comprise the Annexation Area described and depicted in **Attachments A and B**.

**Section 3. Land Use and Zoning.** The Annexation Area will remain subject to the County's land use plan and zoning or subdivision regulations until the Town adopts a comprehensive plan amendment that includes the Annexation Area.

**Section 4. Referendum.** The Town Council hereby calls a special election for the purpose of holding a referendum to determine whether a majority of the registered voters residing in the Annexation Area and voting on the question approve expanding the Town's boundaries to annex and include therein the Annexation Area, as follows:

- (a) The referendum shall be held among the registered voters residing only in the Annexation Area.
- (b) The referendum shall be conducted by mail ballot pursuant to the Mail Ballot Election Act in Chapter 101 of the Florida Statutes.
- (c) For purposes of Section 101.6103 of the Florida Statutes, the day of the election shall be February 4, 2025.
- (d) The ballot for the referendum shall set forth the following ballot title and explanatory statement, as required by subsection 101.161(1) of the Florida Statutes:

Annexation of the Chaine Du Lac community into the Town of Windermere, Florida

Shall the boundaries of the Town of Windermere, Florida, be expanded to annex and include within the Town the area in Orange County, Florida, known as the Chaine Du Lac community comprised of the platted subdivisions of Chaine Du Lac and Park Avenue West and 18 contiguous parcels to the south and east, all as described and depicted in Ordinance Number 2024-01 of the Town of Windermere?

\_\_\_\_\_ For annexation of property described in Ordinance Number 2024-01 of the Town of Windermere.

\_\_\_\_\_ Against annexation of property described in Ordinance Number 2024-01 of the Town of Windermere.

- (e) The Town Manager or his designee is authorized and directed to obtain and deliver to the Orange County Supervisor of Elections a Spanish translation of the ballot title and explanatory statement suitable for use in the referendum on annexation.

- (f) The Town Manager or his designee is authorized and directed (i) to prepare and publish the newspaper notices required by subsection 171.0413(1) of Florida Statutes, (ii) to prepare and publish the newspaper notices required by subsection 171.0413(2)(b) of Florida Statutes, and (iii) otherwise to take all other actions necessary or useful for the conduct of the special-election referendum on annexation.

**Section 5. Filing with the Department of State.** Within thirty (30) days of approval of the referendum, the Town Manager or his designee will file a revision of the charter boundary article with the Department of State and submit a copy of same to the Office of Economic and Demographic Research, specifying census affect and the affected land area.

**Section 6. Severability.** If a provision of this ordinance is held invalid or unconstitutional in judicial proceedings, the holding shall not affect other provisions that can be given effect. To that end, this ordinance is declared to be severable.

**Section 7. Effective Dates.** Section 4 and this Section 7 shall take effect immediately upon enactment of this ordinance on second reading. All other sections of this ordinance shall take effect on the tenth day after this ordinance and the annexation hereunder is approved, and only if this ordinance and the annexation hereunder is approved, by a majority of the registered electors residing in the Annexation Area and voting in the referendum called in Section 4.

**ENACTED** by ordinance this \_\_\_\_ day of \_\_\_\_\_, 2024, by the Town Council of the Town of Windermere, Florida.

**TOWN OF WINDERMERE, FLORIDA**  
by: its Town Council

by: \_\_\_\_\_  
Jim O'Brien, Mayor

Attest:

\_\_\_\_\_  
Dorothy Burkhalter, MMC, FCRM  
Town Clerk

First reading: November 12, 2024  
Second reading: December 10, 2024

**Attachment A  
to the  
Town of Windermere  
Ordinance No. 2024-01**

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**Metes and Bounds Legal Description of the Chaine Du Lac Community “Annexation Area”**

Legal description developed by using the legal descriptions for the two platted subdivisions (Chaine Du Lac and Park Avenue West) and the individual legal descriptions of the lots not within a platted subdivision.

CHAINE DU LAC SUBDIVISION AS RECORDED IN PLAT BOOK 27, PAGE 60, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, SAID POINT BEING THE SOUTHWEST CORNER OF BUTLER BAY UNIT TWO, AS RECORDED IN PLAT BOOK 13, PAGES 59 AND 60, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE THROUGH THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY BOUNDARY LINE OF BUTLER BAY UNIT TWO: RUN NORTHEASTERLY 322.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°05'02" TO THE POINT OF TANGENCY; THENCE N.67°00'00"E. 189.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY 326.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°17'07" TO THE POINT OF TANGENCY; THENCE S.87°42'53"E. 656.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 7651.33 FEET; THENCE EASTERLY 199.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'51" TO THE POINT OF TANGENCY; THENCE S.89°12'45"E. 213.51 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE RUN S.04°34'14"W. 33.54 FEET TO THE CENTERLINE OF PARK AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 1098, PAGE 150, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A PORTION OF ROADWAY TO BE VACATED SIMULTANEOUSLY WITH THIS SUBDIVISION "CHAINE DU LAC"; THENCE S.68°00'20"W. 118.32 FEET ALONG SAID VACATED ROADWAY CENTERLINE TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE FROM A TANGENT BEARING OF N.23°35'25"E. AND DEPARTING SAID VACATED ROADWAY CENTERLINE RUN NORTHERLY 37.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°12'28" TO THE NORTHERLY RIGHT OF WAY LINE OF SAID PARK AVENUE THENCE DEPARTING SAID CURVE RUN S.68°00'20"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE 1304.36 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN S.27°05'20"E. 60.24 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID PARK AVENUE THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S.57°49'00"W. 220.62 FEET; THENCE S.69°02'00"W. 167.63 FEET TO THE SOUTHEAST CORNER OF A 30.00 FEET WIDE RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1573, PAGE 427, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID ROAD RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES: RUN N.20°58'00"W. 30.00 FEET; THENCE S.69°02'00"W. 430.08 FEET; THENCE S.20°58'00"E.

30.00 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S.69°02'00"W. 435.16 FEET TO THE WATER'S EDGE OF LAKE BUTLER, ALSO BEING A CONTOUR ELEVATION OF 99.5 (ORANGE COUNTY DATUM); THENCE THROUGH THE FOLLOWING COURSES AND DISTANCES ALONG SAID WATER'S EDGE AND 99.5 CONTOUR ELEVATION RUN S.31°22'40"W. 61.31 FEET; THENCE S.52°43'51"W. 164.27 FEET; THENCE S.62°45'21"W. 119.33 FEET; THENCE N.81°31'31"W. 148.23 FEET; THENCE S.72°49'49"W. 110.17 FEET; THENCE S.55°20'20"W. 126.77 FEET; THENCE S.19°16'45"W. 92.96 FEET; THENCE S.17°11'20"E. 93.63 FEET; THENCE S.26°45'03"E. 58.42 FEET; THENCE S.68°17'03"E. 122.29 FEET; THENCE S.51°53'10"E. 126.45 FEET; THENCE S.45°46'36"E. 128.97 FEET; THENCE S.33°33'27"E. 124.06 FEET; THENCE S.05°35'17"E. 133.06 FEET; THENCE S.51°17'01"W. 143.30 FEET; THENCE S.08°36'27"W. 107.42 FEET; THENCE S.19°11'16"W. 163.11 FEET; THENCE S.20°00'13"W. 113.72 FEET; THENCE S.15°17'30"W. 123.39 FEET; THENCE S.09°57'30"W. 96.60 FEET; THENCE S.86°12'46"E. 64.55 FEET; THENCE N.45°48'27"E. 60.89 FEET; THENCE N.66°27'49"E. 66.45 FEET; THENCE DEPARTING SAID WATER'S EDGE AND 99.5 CONTOUR ELEVATION RUN S.36°27'24"W. 107.50 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST LAKE BUTLER ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES: RUN N.83°47'16"W. 78.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 470.88 FEET; THENCE WESTERLY 180.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°55'40" TO THE POINT OF TANGENCY; THENCE S.74°17'04"W. 196.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 410.76 FEET; THENCE SOUTHWESTERLY 17.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'46" TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE FROM A TANGENT BEARING OF S.76°45'50"W. RUN N.01°40'18"E. ALONG SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 A DISTANCE OF 2636.92 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 AND SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF LAKE BUTLER BOULEVARD AND SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LAKE BUYNAC ESTATES, AS RECORDED IN PLAT BOOK 3, PAGE 115, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S.89°54'58"E. 1325.20 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF LAKE BUYNAC ESTATES TO THE POINT OF BEGINNING. CONTAINING THEREIN 60.0196 ACRES, MORE OR LESS.

AND

PARK AVENUE WEST SUBDIVISION AS RECORDED IN PLAT BOOK 69, PAGE 59, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 8, 11, 12, 13, 14, 15 AND PORTIONS OF LOTS 9 AND 10, CHAINE DU LAC, AS RECORDED IN PLAT BOOK 27, PAGES 60, 61, 62 AND 63, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH ALL OF CHAINE DU LAC BOULEVARD, AND A PORTION OF PARK AVENUE, LYING WITHIN CHAINE DU LAC, AS RECORDED IN PLAT BOOK 27, PAGES 60, 61, 62 AND 63, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AS VACATED PER OFFICIAL RECORDS BOOK 5357, PAGE 4471, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE NORTHWEST CORNER OF LOT 15, CHAINE DU LAC, AS RECORDED IN PLAT BOOK 27, PAGES 60, 61, 62 AND 63, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N69°02'00"E,

ALONG THE NORTHERLY LINE OF SAID LOTS, 15 AND 14, A DISTANCE OF 230.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE N20°58'00"W, ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 163.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N69°11'37"E, ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 297.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N42°04'09"W, ALONG THE WESTERLY LINE OF SAID CHAINE DU LAC BOULEVARD, A DISTANCE OF 70.66 FEET TO THE NORTHWEST CORNER OF SAID CHAINE DU LAC BOULEVARD BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, A CHORD BEARING OF N77°16'09"E, A CHORD DISTANCE OF 123.88 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE BUTLER BOULEVARD, THROUGH A CENTRAL ANGLE OF 8°52'52", A DISTANCE OF 124.00 FEET TO THE NORTHEAST CORNER OF SAID CHAINE DU LAC BOULEVARD; THENCE RUN THE FOLLOWING TWO COURSES ALONG THE WESTERLY LINE OF LOT 10: S19°00'08"W A DISTANCE OF 74.71 FEET; S10°30'28"E A DISTANCE OF 54.34 FEET; THENCE N79°29'32"E A DISTANCE OF 35.92 FEET; THENCE S66°06'03"E A DISTANCE OF 36.43 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 165.00 FEET, A CHORD BEARING OF S12°53'25"W, A CHORD DISTANCE OF 77.61 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°12'16", A DISTANCE OF 78.34 FEET; THENCE S00°42'42"E A DISTANCE OF 63.04 FEET TO THE NORTHERLY LINE OF LOT 8; THENCE N67°00'00"E, ALONG SAID NORTHERLY LINE OF LOT 8, A DISTANCE OF 170.22' TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S21°59'40"E, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 243.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE RUN THE FOLLOWING TWO COURSES ALONG THE NORTHERLY LINE OF SAID PARK AVENUE: N57°49'00"E A DISTANCE OF 47.98 FEET; N68°00'20"E A DISTANCE OF 136.74 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID CHAINE DU LAC; THENCE S21°59'40"E, ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY LINE OF SAID PARK AVENUE; THENCE RUN THE FOLLOWING FOUR COURSES ALONG SAID SOUTHERLY LINE OF PARK AVENUE: S68°00'20"W A DISTANCE OF 131.39 FEET; S57°49'00"W A DISTANCE OF 220.62 FEET; S69°02'00"W A DISTANCE OF 598.87 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF S82°46'32"W, A CHORD DISTANCE OF 71.26 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°29'03", A DISTANCE OF 71.95 FEET; THENCE N06°48'05"W, ALONG THE WESTERLY LINE OF SAID LOT 15 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 380.65 FEET TO THE POINT OF BEGINNING. CONTAINS 366,865 SQUARE FEET OR 8.422 ACRES MORE OR LESS.

AND

PARCEL NUMBER 12-23-27-0000-00-011, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT 69.2 FEET NORTH AND 1785.84 FEET OF EAST OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST AND RUN N 68°30' E 200.66 FEET, THENCE S 26°10' E 755 FEET MORE OR LESS TO LAKE BUTLER THENCE SOUTHWESTERLY ALONG LAKE BUTLER TO A POINT S 26°10' E FROM BEGINNING, THENCE N 26°10' W 695 FEET MORE OR LESS TO POINT OF BEGINNING, TOGETHER WITH THE RIGHT IN THE OWNERS OF SAID PROPERTY FROM TIME TO TIME TO USE LAKE BUTLER BOULEVARD AND THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER

BOULEVARD AND THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT OF WAY, THE SAME APPEARING UPON THE PLAT OF METCALF PARK, AS RECORDED IN PLAT BOOK H, PAGES 59 AND 60, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO A 30 FOOT STRIP OF LAND LYING NORTH OF THE FOLLOWING LINE: BEGIN AT A POINT 654 FEET EAST AND 376.62 FEET SOUTH OF THE CENTER OF SECTION 12, TWP.23 S RG. 27 E RUN THENCE N 68°30' E TO A POINT 500 FEET WEST OF THE EAST LINE OF SAID SECTION 12, BEING THE WEST END OF THE REPLAT OF METCALF PARK. SUCH USE TO BE IN CONJUNCTION WITH A SIMILAR USE BY OTHER OWNERS OF LAND IN SAID METCALF PARK.

CONTAINING 4.58 ACRES MORE OR LESS.

AND

PARCEL NUMBER 12-23-27-0000-00-012, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 1559.14 FEET EAST, AND 4.34 FEET SOUTH OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN NORTH 68°30' EAST 100.33 FEET; THENCE SOUTH 26°10' EAST 680 FEET TO LAKE BUTLER, THENCE WESTERLY ALONG LAKE TO POINT SOUTH 26°10' EAST FROM POINT OF BEGINNING, THENCE NORTH 26°10' WEST 635 FEET MORE OR LESS TO BEGINNING. BEING 100 FEET WIDE AT ANGLES TO SIDELINES. ALSO BEGIN 1692.49 FEET EAST AND 32.43 FEET NORTH OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN NORTH 68°30' EAST 100.33 FEET; THENCE SOUTH 26°10' EAST 695 FEET, MORE OR LESS, TO LAKE BUTLER, THENCE WESTERLY ALONG LAKE TO POINT SOUTH 26°10' EAST FROM POINT OF BEGINNING, THENCE NORTH 26°10' WEST 680 FEET, MORE OR LESS, TO BEGINNING. BEING 100 FEET AT RIGHT ANGLES. TOGETHER WITH RIGHT OF WAY CONTAINED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5357, PAGE 4487, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 3.24 ACRES MORE OR LESS.

AND

PARCEL NUMBER 12-23-27-0000-00-041, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE 59.49 FEET SOUTH AND 1459.08 FEET EAST OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 25° EAST 15.2 FEET FOR POINT OF BEGINNING, THENCE NORTH 68° EAST 130.34 FEET, THENCE SOUTH 25° EAST 661.92 FEET MORE OR LESS WESTERLY ALONG LAKE, 108.50 FEET NORTH 25° WEST 128 FEET MORE OR LESS, NORTH 15° WEST 92.72 FT, NORTH 25° WEST 18.40 FEET, N 42° W 59.20 FEET; SOUTH 64° WEST 45 FEET, NORTH 25° WEST 309.58 FEET TO POINT OF BEGINNING.

CONTAINING 1.54 ACRES MORE OR LESS.

AND

PARCEL NUMBER 12-23-27-0000-00-013, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 59.49 FEET SOUTH AND 1459.08 FEET EAST OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN NORTH 68°30' EAST 150.5 FEET, THENCE SOUTH 26°10' EAST 632 FEET MORE OR LESS TO LAKE BUTLER, THENCE WESTERLY ALONG LAKE TO POINT SOUTH 26°10' EAST FROM POINT OF BEGINNING, THENCE NORTH 26°10' WEST 490 FEET MORE OR LESS TO POINT OF BEGINNING. ALSO BEGIN 1365.76 FEET



EAST AND 96.26 FEET SOUTH OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN NORTH 68°30' EAST 100.33 FEET, THENCE SOUTH 26°10' EAST 490 FEET MORE OR LESS TO LAKE BUTLER, THENCE WESTERLY ALONG LAKE TO POINT SOUTH 26°10' EAST FROM POINT OF BEGINNING; THENCE NORTH 26°10' WEST 480 FEET MORE OR LESS, TO POINT OF BEGINNING. TOGETHER WITH ALL RIGHTS, IF ANY, OF GRANTOR FROM TIME TO TIME TO USE LAKE BUTLER BOULEVARD AND THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER BOULEVARD AND THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT-OF-WAY, THE SAME APPEARING UPON THE PLAT OF METCALF PARK RECORDED IN PLATBOOK "H", AT PAGES 59 AND 60 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND SUCH USES TO BE IN CONJUNCTION WITH SIMILAR USE BY OTHER OWNERS OF LANDS IN SAID METCALF PARK.  
CONTAINING 1.67 ACRES MORE OR LESS.

AND

PARCEL NUMBER 12-23-27-0000-00-032, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 96.26 FEET SOUTH AND 1365.76 FEET EAST OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 68°30'00" WEST 100.33 FEET, THENCE SOUTH 26°10'00" EAST 495 FEET MORE OR LESS, TO LAKE BUTLER, THENCE EASTERLY ALONG LAKE TO POINT SOUTH 26°10'00" EAST FROM BEGINNING, THENCE NORTH 26°10'00" WEST 617 FEET MORE OR LESS TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY. LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED BY WILLIAM M. STOUT AND SUE ELLEN STOUT, HIS WIFE, TO ROBERT E. MCNEILL, JR. AND FLORENCE S. MCNEILL, HIS WIFE, BY THAT QUITCLAIM DEED DATED APRIL 30, 1979, RECORDED MAY 3, 1979, IN OFFICIAL RECORDS BOOK 3005, PAGE 767, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 96.26 FEET SOUTH AND 1365.76 FEET EAST OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST; RUN SOUTH 26°10' EAST 488.2 FEET MORE OR LESS TO A PIPE IN CONCRETE FOR A POINT OF BEGINNING, THENCE RUN SOUTH 23°34'46" EAST 27.03 FEET MORE OR LESS TO THE NORTHWEST CORNER OF A CONCRETE SEAWALL, THENCE SOUTH 25°04'26" EAST, ALONG THE WESTERLY EDGE OF SAID SEAWALL, 101.7 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID SEAWALL, THENCE NORTH 64°55'34" EAST ALONG THE SOUTHERLY EDGE OF SAID SEAWALL 3.16 FEET MORE OR LESS TO A POINT WHICH IS SOUTH 26°10' EAST OF THE POINT OF BEGINNING, THENCE RUN NORTH 26°10' WEST 128.7 FEET MORE OR LESS TO THE POINT OF BEGINNING.  
CONTAINING 1.09 ACRES MORE OR LESS.

AND

PARCEL NUMBER 12-23-27-0000-00-014, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 96.26 FEET SOUTH AND 1365.76 FEET EAST OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 68°30' WEST 100.33 FEET, THENCE SOUTH 26°10' EAST 470 FEET, MORE OR LESS, TO LAKE BUTLER, THENCE EASTERLY ALONG LAKE TO POINT SOUTH 26°10' EAST FROM BEGINNING, THENCE NORTH 26°10' WEST 490 FEET MORE OR LESS TO POINT OF BEGINNING AND BEGIN 1179.06 FEET EAST AND 169.80 FEET SOUTH OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, RUN NORTH 68°30' EAST 100.33 FEET, THENCE SOUTH 26°10' EAST 465 FEET MORE OR LESS TO LAKE BUTLER,

THENCE WESTERLY ALONG LAKE TO POINT SOUTH 26°10' EAST FROM POINT OF BEGINNING THENCE NORTH 26°10' WEST 480 FEET MORE OR LESS TO POINT OF BEGINNING.

CONTAINING 1.14 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-015, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 206.7 FEET SOUTH AND 1085.71 FEET EAST OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 68°30" EAST 100.33 FEET; THENCE SOUTH 26°10' EAST 500 FEET MORE OR LESS TO THE WATERS OF LAKE BUTLER, THENCE SOUTHWESTERLY ALONG LAKE TO POINT SOUTH 26°10' EAST FROM BEGINNING, THENCE RUN NORTH 26°10' WEST 500 FEET MORE OR LESS TO POINT OF BEGINNING, BEING 100 FEET WIDE AT RIGHT ANGLES TO SIDE LINES.

CONTAINING 1.20 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-016, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 243.34 FEET SOUTH AND 992.36 FEET EAST OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN NORTH 68°30' EAST 100.33 FEET, THENCE SOUTH 26°10' EAST 500 FEET MORE OR LESS TO AND INTO LAKE BUTLER, THENCE SOUTHWESTERLY ALONG LAKE TO A POINT SOUTH 26°10' EAST FROM BEGINNING, THENCE NORTH 26°10' WEST 500 FEET MORE OR LESS TO THE POINT OF BEGINNING, BEING 100 FEET WIDE AT RIGHT ANGLES TO SIDE LINES. TOGETHER WITH AN EASEMENT TO USE A PRIVATE RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: A 30 FOOT STRIP OF LAND LYING NORTH OF THE FOLLOWING LINE: BEGIN AT A POINT 654 FEET EAST AND 376.62 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN THENCE NORTH 68°30' EAST TO A POINT 500 FEET WEST OF THE EAST LINE OF SAID SECTION 12 BEING THE WEST END OF THE REPLAT OF METCALF PARK. TOGETHER WITH THE RIGHT TO USE LAKE BUTLER BOULEVARD AND THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER BOULEVARD AND THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT OF WAY. THE SAME APPEARING OF RECORD IN PLAT BOOK H, AT PAGES 59 AND 60, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 1.18 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-033, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 316.88 FEET SOUTH AND 805.66 FEET EAST OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN NORTH 68°30' EAST 200.66 FEET, THENCE SOUTH 26°10' EAST 500 FEET, MORE OR LESS, TO LAKE BUTLER, THENCE SOUTHWESTERLY ALONG LAKE 200 FEET TO A POINT SOUTH 26°10' EAST FROM BEGINNING, THENCE NORTH 26°10' WEST TO POINT OF BEGINNING, LESS THE WEST 100 FEET THEREOF. TOGETHER WITH THE RIGHT IN THE OWNERS OF SAID PROPERTY FROM TIME TO TIME TO USE LAKE BUTLER BOULEVARD AND THAT PART OF THE HIGHWAY TO THE EAST AS A PRIVATE RIGHT-OF-WAY THE SAME APPEARING UPON THE PLAT OF METCALF PARK, RECORDED IN PLAT BOOK H, PAGES 59 AND 60, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND SUCH

USER TO BE IN CONJUNCTION WITH SIMILAR USE BY OTHER OWNERS OF LAND IN SAID METCALF PARK.  
CONTAINING 1.11 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-017, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 100 FEET OF THE DESCRIBED PROPERTY: BEGIN 316.88 FEET SOUTH AND 805.66 FEET EAST OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN NORTH 68°30' EAST 200.66 FEET; THENCE SOUTH 26°10' EAST 500 FEET, MORE OR LESS, TO LAKE BUTLER, THENCE SOUTHWESTERLY ALONG LAKE 200 FEET TO A POINT SOUTH 26°10' EAST FROM BEGINNING, THENCE NORTH 26°10' WEST TO POINT OF BEGINNING. TOGETHER WITH THE RIGHT IN THE OWNERS OF SAID PROPERTY FROM TIME TO TIME TO USE LAKE BUTLER BOULEVARD AND THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER BOULEVARD AND THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT OF WAY, THE SAME APPEARING UPON THE PLAT OF METCALF PARK, RECORDED IN PLAT BOOK H, PAGES 59 AND 60, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND SUCH USE TO BE IN CONJUNCTION WITH SIMILAR USE BY OTHER OWNERS OF LAND IN SAID METCALF PARK.  
CONTAINING 1.15 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-006, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 200 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS: BEGIN AT A POINT 581.50 FEET EAST AND 449.3 FEET SOUTH OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 57°49' WEST 200 FEET; THENCE SOUTH 32°11' EAST 465 FEET, MORE OR LESS TO LAKE BUTLER; THENCE NORTHEASTERLY ALONG LAKE BUTLER TO A POINT SOUTH 32°11' EAST FROM THE BEGINNING, THENCE NORTH 32°11' WEST 453.5 FEET TO POINT OF BEGINNING; THENCE NORTH 57°49' EAST 100 FEET; THENCE SOUTH 32°11' EAST 450 FEET, MORE OR LESS TO LAKE BUTLER, THENCE SOUTHWESTERLY ALONG LAKE BUTLER TO A POINT SOUTH 32°11' EAST FROM THE BEGINNING; THENCE NORTH 32°11' WEST 453.5 FEET TO POINT OF BEGINNING. AND BEGIN 805.66 FEET EAST AND 316.88 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 68°30' WEST 162.99 FEET; THENCE SOUTH 32°11' EAST 510 FEET MORE OR LESS TO LAKE; THENCE NORTHEASTERLY ALONG LAKE TO POINT SOUTH 26°10' EAST FROM POINT OF BEGINNING; THENCE NORTH 26°10' WEST 500 FEET MORE OR LESS TO POINT OF BEGINNING, ORANGE COUNTY, FLORIDA. AND BEGIN AT A POINT 581.50 FEET EAST AND 449.30 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 57°49'00" EAST 100 FEET; THENCE SOUTH 32°11'00" EAST, 450 FEET, MORE OR LESS TO LAKE BUTLER; THENCE SOUTHWESTERLY ALONG LAKE BUTLER TO A POINT SOUTH 32°11'00" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 32°11'00" WEST 453.5 FEET TO THE POINT OF BEGINNING. AND THAT PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT 581.85 FEET EAST AND 447.70 FEET SOUTH OF THE CENTER OF SAID SECTION 12 BEING A 4" X 4" CONCRETE MONUMENT MARKED "CENTER OF SECTION 12-23-27", SAID POINT OF BEGINNING BEING ON THE NORTHERLY LINE OF LANDS DESCRIBED IN

OFFICIAL RECORDS BOOK 4292, PAGE 2982 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 57°49'00" WEST ALONG SAID LINE FOR A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE RUN NORTH 32°11'00" WEST FOR A DISTANCE OF 16.11 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "TINKLEPAUGH" ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE RUN NORTH 57°49'00" EAST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 32°11'00" EAST ALONG THE AFORESAID NORTHERLY LINE FOR A DISTANCE OF 16.11 FEET; THENCE RUN SOUTH 57°49'00" WEST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 4.73 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-020, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 404.43 FEET EAST AND 543.28 FEET SOUTH OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 69°02' WEST 203.9 FEET, THENCE SOUTH 32°11' EAST 530 FEET, MORE OR LESS TO LAKE BUTLER, THENCE EASTERLY ALONG LAKE TO A POINT SOUTH 32°11' EAST FROM THE BEGINNING, THENCE NORTH 32°11' WEST 495 FEET, MORE OR LESS TO THE POINT OF BEGINNING, TOGETHER WITH THE RIGHT TO USE LAKE BUTLER BOULEVARD AND THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER BOULEVARD AND THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT OF WAY, THE SAME APPEARING UPON THE PLAT OF METCALF PARK, RECORDED IN PLAT BOOK H, PAGE 59 AND 60, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ALSO, AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING PROPERTY: BEGIN AT A POINT 654 FEET EAST AND 376.62 FEET SOUTH OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN THENCE SOUTH 32°11' EAST 8.13 FEET, THENCE SOUTH 57°49' WEST 300 FEET, THENCE SOUTH 69°02' WEST 203.9 FEET, THENCE NORTH 20°58' WEST 30 FEET, THENCE NORTH 69°02' EAST 200.95 FEET, THENCE NORTH 57°49' EAST 265 FEET, THENCE NORTHEASTERLY 40 FEET, MORE OR LESS, TO A POINT NORTH 32°11' WEST 30 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 32°11' EAST 30 FEET TO THE POINT OF BEGINNING. ALSO, AN EASEMENT OVER A 30 FOOT STRIP NORTH OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT 654 FEET EAST AND 376.62 FEET SOUTH OF CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN THENCE NORTH 68°30' EAST TO A POINT 500 FEET WEST OF THE EAST LINE OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST.  
CONTAINING 2.19 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-021, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT 404.43 FEET EAST AND 543.28 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 69°02' WEST 305.79 FEET TO A POINT OF BEGINNING; THENCE SOUTH 69°02' WEST 101.95 FEET; THENCE SOUTH 32°11' EAST 530 FEET MORE OR LESS TO LAKE BUTLER, THENCE NORTHEASTERLY ALONG LAKE TO POINT SOUTH 32°11' EAST FROM THE BEGINNING; THENCE NORTH 32°11' WEST 530 FEET MORE OR LESS TO THE POINT OF BEGINNING. AND FROM A POINT 404.43 FEET EAST AND 543.28 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST,

RUN SOUTH 69°02' WEST 203.8 FEET TO POINT OF BEGINNING; THENCE SOUTH 69°02' WEST 101.95 FEET; THENCE SOUTH 32°11' EAST 530 FEET MORE OR LESS TO LAKE BUTLER, THENCE NORTHEASTERLY ALONG LAKE TO A POINT SOUTH 32°11' EAST FROM THE BEGINNING; THENCE NORTH 32°11' WEST 510 FEET MORE OR LESS TO POINT OF BEGINNING. TOGETHER WITH AN EASEMENT TO USE A PRIVATE RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGIN 654 FEET EAST AND 376.62 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 32°11' EAST 8.13 FEET; THENCE SOUTH 57°49' WEST 300 FEET; THENCE SOUTH 69°02' WEST 407.08 FEET; THENCE NORTH 20°58' EAST 30 FEET; THENCE NORTH 69°02' EAST 404.85 FEET; THENCE NORTH 57°49' EAST 265 FEET; THENCE NORTHEASTERLY 40 FEET MORE OR LESS TO A POINT NORTH 32°11' WEST 30 FEET FROM POINT OF BEGINNING, THENCE SOUTH 32°11' EAST 30 FEET TO THE POINT OF BEGINNING. AND BEGIN 654 FEET EAST AND 376.62 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 32°11' EAST 8.13 FEET, THENCE SOUTH 57°49' WEST 300 FEET, THENCE SOUTH 69°02' WEST 305.85 FEET, THENCE NORTH 20°58' EAST 30 FEET, THENCE NORTH 69°02' EAST 302.9 FEET, THENCE NORTH 57°49' EAST 265 FEET, THENCE NORTHEASTERLY 40 FEET TO A POINT NORTH 32°11' WEST 30 FEET FROM BEGINNING, THENCE SOUTH 32°11' EAST 30 FEET TO THE POINT OF BEGINNING. ALSO A 30 FOOT STRIP OF LAND LYING NORTH OF THE FOLLOWING LINE: BEGIN AT A POINT 654 FEET EAST AND 376.62 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN THENCE NORTH 69°30' EAST TO A POINT 500 FEET WEST OF THE EAST LINE OF SAID SECTION 12, BEING THE WEST END OF THE REPLAT OF METCALF PARK. TOGETHER WITH THE RIGHT TO USE LAKE BUTLER BOULEVARD AND THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER BOULEVARD AND THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT OF WAY. THE SAME APPEARING OF RECORD IN PLAT BOOK H, PAGE 59 AND 60, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. CONTAINING 2.43 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-034, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF 404.43 FEET EAST AND 543.28 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN THENCE SOUTH 69°02' WEST 407.7 FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTH 32°11' EAST 583.0 FEET MORE OR LESS TO A POINT OF THE WATER LINE OF LAKE BUTLER, THENCE RETURNING TO THE POINT OF BEGINNING, RUN SOUTH 69°02' WEST 25 FEET, RUN THENCE SOUTH 32°11' EAST 212.24 FEET, RUN THENCE SOUTH 37°37'47" WEST 128.75 FEET, RUN THENCE SOUTH 32°11' EAST 174.62 FEET, RUN SOUTH 32°11' EAST 135 FEET MORE OR LESS TO THE WATER LINE OF LAKE BUTLER, RUN THENCE NORTHEASTERLY ALONG THE WATER LINE 145 FEET MORE OR LESS TO THE AFOREMENTIONED POINT ON THE WATER LINE, LYING, BEING, AND SITUATE IN ORANGE COUNTY, FLORIDA. CONTAINING 1.17 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-024, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT 404.43 FT. E AND 543.28 FT S OF THE CENTER OF SEC. 12, TWP. 23 S., RANGE 27, E., RUNS S. 69° 02' W 432.7 FT. TO THE POINT OF THE BEGINNING, RUN THENCE S. 32° 11' E 212.24

FT., RUN THENCE S. 37° 37'47" W 128.75 FT. RUN THENCE 32° 11' E 174.62 FT, RUN THENCE S 25° 19' 06" W. 55.88 FT, RUN THENCE S 32° 11' E. 95.41 FT. MORE OR LESS TO A POINT ON THE WATER LINE OF LAKE BUTLER, THENCE RETURNING TO THE POINT OF BEGINNING, RUN S 69° 02' W. 25 FT., S 32° 11' E 200 FT., RUN THENCE S. 37° 37' 47" W 409.99 FT. MORE OR LESS, TO A POINT ON THE WATER LINE OF LAKE BUTLER, RUN THENCE SOUTHEASTERLY ALONG THE WATER LINE 486 FT. MORE OR LESS TO THE AFOREMENTIONED POINT ON THE WATER LINE. AND FROM A POINT 404.43 FT. E. AND 543.28 FT S. OF THE CENTER OF SEC. 12, TWP 23 S., RANGE 27 E., RUN S. 69° 02' W. 432.7 FT., THENCE S. 32° 11' E 212.24 FT. THENCE S 37° 37' 47" W 128.75 FT., THENCE S. 32° 11' E. 174.62 FT. TO THE POINT OF BEGINNING. RUN THENCE FURTHER S. 32° 11' E 133.05 FT. TO A POINT ON THE WATER LINE OF LAKE BUTLER. THENCE, RETURNING TO THE POINT OF BEGINNING, RUN S 25° 19' 06" W 55.88 FT. THENCE S 32° 11' E. 95.41 FT. MORE OR LESS TO THE WATER LINE OF LAKE BUTLER, THENCE EASTERLY ALONG THE WATERS EDGE OF LAKE BUTLER, 47.74 FEET MORE OR LESS TO THE AFOREMENTIONED POINT ON THE WATER LINE. TOGETHER WITH RIGHT OF USE IN AND TO PARK AVENUE AND LAKE BUTLER BOULEVARD AS RECITED IN DEED RECORDED AUGUST 10, 1953, IN DEED BOOK 952, PAGE 648; AS AFFECTED BY VACATIONS OF A PORTION OF PARK AVENUE AS RECITED IN INSTRUMENTS RECORDED OCTOBER 3, 1997 IN BOOK 5338, PAGE 544 AND RECORDED NOVEMBER 4, 1997 IN BOOK 5357, PAGE 4417; AND AS AFFECTED BY SUBSEQUENT QUIT CLAIM DEED TO ORANGE COUNTY RECITING RESERVATION OF RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS ALL PORTIONS OF PARK AVENUE AS RECITED IN QUIT CLAIM DEED RECORDED NOVEMBER 4, 1997 IN BOOK 5357, PAGE 4525. CONTAINING 1.91 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-031, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT 404.43 FEET EAST AND 543.28 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 69°02'00" WEST 457.7 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 32°11'00" EAST 200.00 FEET, THENCE SOUTH 37°37'47" WEST 409.99 FEET, MORE OR LESS TO THE WATERS EDGE OF LAKE BUTLER, THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 69°02'00" WEST 25.00 FEET, THENCE SOUTH 32°11'00" EAST 140.00 FEET, THENCE SOUTH 51°51'02" WEST 246.91 FEET, THENCE SOUTH 44°24'29" WEST 137.56 FEET MORE OR LESS TO THE WATER LINE OF LAKE BUTLER THENCE SOUTHWESTERLY ALONG THE WATER LINE OF LAKE BUTLER 150.00 FEET MORE OR LESS TO THE AFORE-MENTIONED POINT. CONTAINING 1.07 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-030, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT 404.43 FEET EAST AND 543.28 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 27 EAST, RUN SOUTH 69°02' WEST 482.7 FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTH 32°11' EAST 140 FEET, RUN THENCE SOUTH 51°51'02" WEST 246.91 FEET, RUN THENCE SOUTH 44°24'29" WEST 137.56 FEET MORE OR LESS TO A POINT ON THE WATERLINE OF LAKE BUTLER, THENCE RETURNING TO THE POINT OF BEGINNING, RUN SOUTH 69°02' WEST 25 FEET, RUN THENCE SOUTH 32°11' EAST 64 FEET, RUN THENCE SOUTH 60°16'05" WEST 270 FEET, RUN THENCE

SOUTH 49°45'10" WEST 160.61 FEET MORE OR LESS TO A POINT ON THE WATERLINE OF LAKE BUTLER, RUN THENCE SOUTHEASTERLY ALONG THE WATERLINE 150.86 FEET MORE OR LESS TO THE AFOREMENTIONED POINT ON THE WATERLINE. CONTAINING 1.06 ACRES MORE OR LESS.

AND

PARCEL 12-23-27-0000-00-029, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: From a point 404.43 feet East and 543.28 feet South of the Center of Section 12, Township 23 South, Range 27 East, Orange County, Florida, run South 69°02' West, 507.7 feet to the Point of Beginning; run thence South 32°11' East, 64 feet; thence South 60°16'05" West, 270 feet; thence South 49°45'10" West, 160.61 feet more or less to the water line of Lake Butler; thence returning to the Point of Beginning, run thence South 69°02' West 525 feet; thence South 20°58' East 50 feet more or less to a point on the water line of Lake Butler; thence Southeasterly along the water line 160 feet more or less to the aforementioned point on the water line. TOGETHER WITH a part of Lot 30, CHAINE DU LAC, according to the plat thereof as recorded in Plat Book 27, Pages 60 through 63, inclusive, Public Records of Orange County, Florida, described as follows: BEGIN at the most Easterly corner of said Lot 30; run thence South 69°02'00" West along the South line of said Lot 30, a distance of 329.38 feet; thence North 46°18'27" East, a distance of 212.16 feet to the Southerly Right-of-Way line of Park Avenue and a point on a curve concave Northeasterly, having a radius of 150.00 feet; thence along the arc of said curve and said Right-of-Way line, through a central angle of 63°01'34", a distance of 165.00 feet to the Point of Beginning. LESS the following described parcel: That part of Section 12, Township 23 South, Range 27 East, Orange County, Florida described as follows: Commence at the Easternmost corner of Lot 30, CHAINE DU LAC, according to the plat thereof as recorded in Plat Book 27, Pages 60 through 63, inclusive, of the Public Records of Orange County, Florida, and run South 69°02'00" West along the South line of said Lot 30 for a distance of 329.38 feet to the Point of Beginning; thence continue South 69°02'02" West along said line for a distance of 104.62 feet; thence run South 20°58'00" East for a distance of 43.82 feet; thence run North 46°18'27" East for a distance of 113.43 feet to the Point of Beginning. AND Lot 30, CHAINE DU LAC, according to the plat thereof as recorded in Plat Book 27, Pages 60 through 63, inclusive, Public Records of Orange County, Florida. LESS: Begin at the most Easterly corner of said Lot 30; run thence South 69°02'00" West along the South line of said Lot 30, a distance of 329.38 feet; thence North 46°18'27" East, a distance of 212.16 feet to the Southerly Right-of-Way line of Park Avenue and a point on a curve concave Northeasterly, having a radius of 150.00 feet; thence along the arc of said curve and said Right-of-Way line, through a central angle of 63°01'34" a distance of 165.00 feet to the Point of Beginning. TOGETHER WITH: That part of Section 12, Township 23 South, Range 27 East, Orange County, Florida described as follows: Commence at the Easternmost corner of Lot 30, CHAINE DU LAC, according to the plat thereof as recorded in Plat Book 27, Pages 60 through 63, inclusive, of the Public Records of Orange County, Florida, and run South 69°02'00" West along the South line of said Lot 30 for a distance of 329.38 feet to the Point of Beginning; thence continue South 69°02'00" West along said line for a distance of 104.62 feet; thence run South 20°58'00" East for a distance of 43.82 feet; thence run North 46°18'27" East for a distance of 113.43 feet to the Point of Beginning. CONTAINING 1.41 ACRES MORE OR LESS.

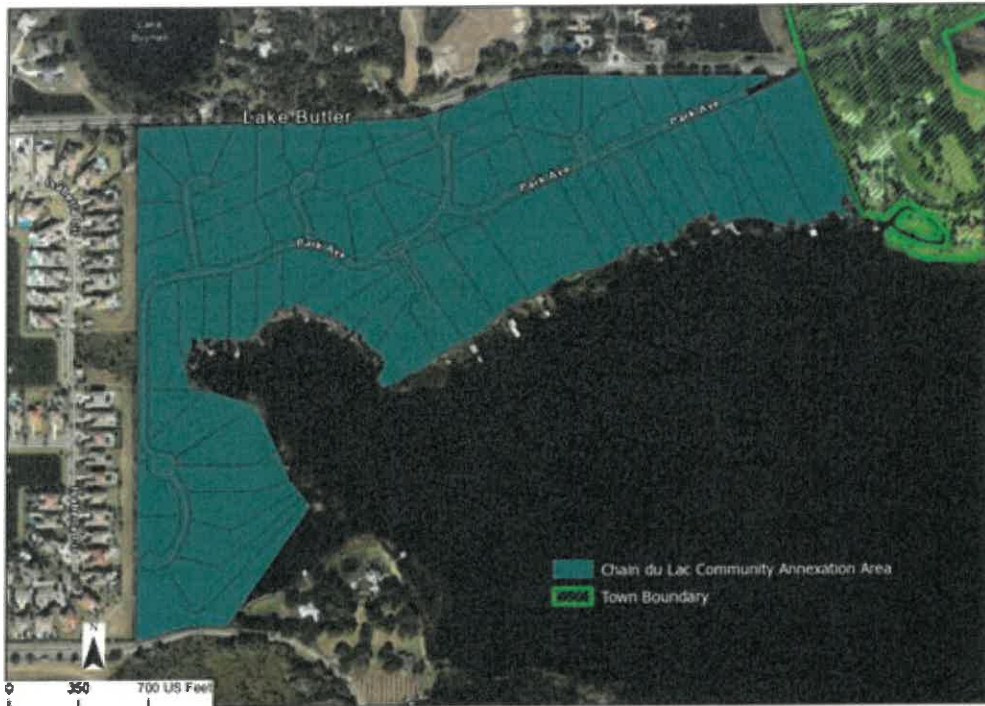
Total Acreage: 102.3116 acres more or less.

**Attachment B  
to the  
Town of Windermere  
Ordinance No. 2024-01**

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**Map Depicting the Chaine Du Lac Community “Annexation Area”**





# Chaine du Lac Annexation Area

State of Florida, Local Self-Government Data  
 Commission, State of Florida, 2007 &  
 Open/Previews/History/Export/Tools/Share  
 Information/Get Technical Support/Feedback/Help  
 (2010) US Census Bureau (2010) 2010

# Town of Windermere

614 Main Street Windermere, FL 34786  
Office: (407) 876-2563 Fax: (407) 876-0103



Mayor

JIM O'BRIEN

Town Manager  
ROBERT SMITH

Clerk  
DOROTHY BURKHALTER

September 25, 2024

Honorable Jerry L. Demings, Orange County Mayor  
201 S Rosalind Avenue, 5<sup>th</sup> Floor  
Orlando, FL 32801  
[mayor@ocfl.net](mailto:mayor@ocfl.net)

Re: Town of Windermere Proposed Annexation of Chaine Du Lac Community

Honorable Mayor Demings,

The Town of Windermere has been in discussions with residents of the unincorporated community of Chaine Du Lac regarding potential annexation into the town. The result of these discussions has shown there is strong support by the residents of the Chaine Du Lac community to be annexed into the town.

Consistent with the requirements of Sections 171.042(1) and 171.042(2), Florida Statutes, the Town of Windermere is submitting the attached annexation feasibility study for the annexation of the Chaine Du Lac community.

As you will see in the attached annexation feasibility study, the annexation of the Chaine Du Lac community is fully compliant with the prerequisites for annexation and the required character of the area to be annexed as provided in Sections 171.042 and 171.043, Florida Statutes.

In addition, on July 31, 2024, Robert Smith, Town Manager, and Brad Cornelius, AICP, Contracted Town Planner, met with Byron Brooks, Orange County Administrator, and Jon Weiss, Deputy County Administrator, to discuss the proposed annexation of the Chaine Du Lac community. The discussion was positive, and no significant concerns were identified.

If you have any questions or require additional information do not hesitate to contact me at [bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com) or at 813-415-4952.

Take care,



Brad Cornelius, AICP  
Contracted Town Planner  
Wade Trim, Inc.

Attachment: Chaine Du Lac Annexation Analysis, September 25, 2024

Copy: Byron Brooks, County Administrator, [byron.brooks@ocfl.net](mailto:byron.brooks@ocfl.net)  
Jon Weiss, Deputy County Administrator, [jon.weiss@ocfl.net](mailto:jon.weiss@ocfl.net)  
Robert Smith, Town Manager, [rsmith@town.windermere.fl.us](mailto:rsmith@town.windermere.fl.us)  
Dorothy Burkhalter, Town Clerk, [dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us)  
Heather Ramos, Town Attorney, [heather.amos@gray-robinson.com](mailto:heather.amos@gray-robinson.com)



**Chaîne Du Lac Annexation**  
**ANNEXATION ANALYSIS**

Submitted to Orange County on September 25, 2024



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## CHAINE DU LAC ANNEXATION INTRODUCTION

The Town of Windermere is currently comprised of approximately 2.7 square miles of land with a population of 3,038 (University of Florida, Bureau of Economic & Business Research, August 2023). The town is essentially built out. New development within the town is primarily infill redevelopment of lots in the town. There is limited vacant residential land in the town. Based on Orange County Property Appraiser data (April 2024), there is approximately 58 acres of vacant residential lands in the town. The average size of a vacant lot in the town is slightly less than 1 acre (0.91 acres). There are also two larger vacant properties, which are classified as agricultural by the Orange County Property Appraiser, that are vacant.

- Fischer Property - 14.6 acres located near the intersection of Maguire Road and Windermere Road
- Mathieson Property - 3.4 acres located near the intersection Ridgewood Drive and E 6<sup>th</sup> Avenue

Figure 1-1 shows the current Town limits and the vacant residential properties (Orange County Property Appraiser, April 2024).

Figure 0-1







## CHAINE DU LAC COMMUNITY DESCRIPTION

The following section provides a general overview of the Chaine du Lac community, including the size of the community, descriptions of the existing land uses, and description of the current regulatory framework under Orange County.

The Chaine Du Lac community is an unincorporated area in western Orange County that is a developed single-family community. The Chaine Du Lac community is comprised of the platted subdivisions of Chaine Du Lac (Plat Book 27, Page 60, Public Records of Orange County, Florida) and Park Avenue West (Plat Book 69, Page 60, Public Records of Orange County, Florida), and an un-platted lots along Lake Butler.

The Chaine Du Lac community covers approximately 102 acres, inclusive of homeowner association (HOA) common areas (i.e., private roads, stormwater, and open space). The community is comprised of 74 individual properties, which are currently used as follows:

- Vacant Residential – 6 properties (8.6 acres – Median property size is 1.4 acres)
- Single-Family Home – 51 properties (76.8 acres – Median property size is 1.5 acres)
- HOA Common Area – 16 properties (15.3 acres – Median property size is 0.96 acres)
- Agriculture Exemption – 1 property (1.5 acres – Median property size is 1.5 acres)

Median property size inclusive of all land uses is 1.38 acres in the Chaine du Lac community.

The median living area of the 51 single-family homes in the Chaine du Lac community is 6,098 square feet, with the largest at 21,801 square feet and smallest at 4,187 square feet.

The estimated buildout population of the Chaine Du Lac community is 159 persons (total of 57 single-family dwelling units at 2.78 persons per dwelling unit).

Within the Chaine du Lac community, there are four (4) private roadways:

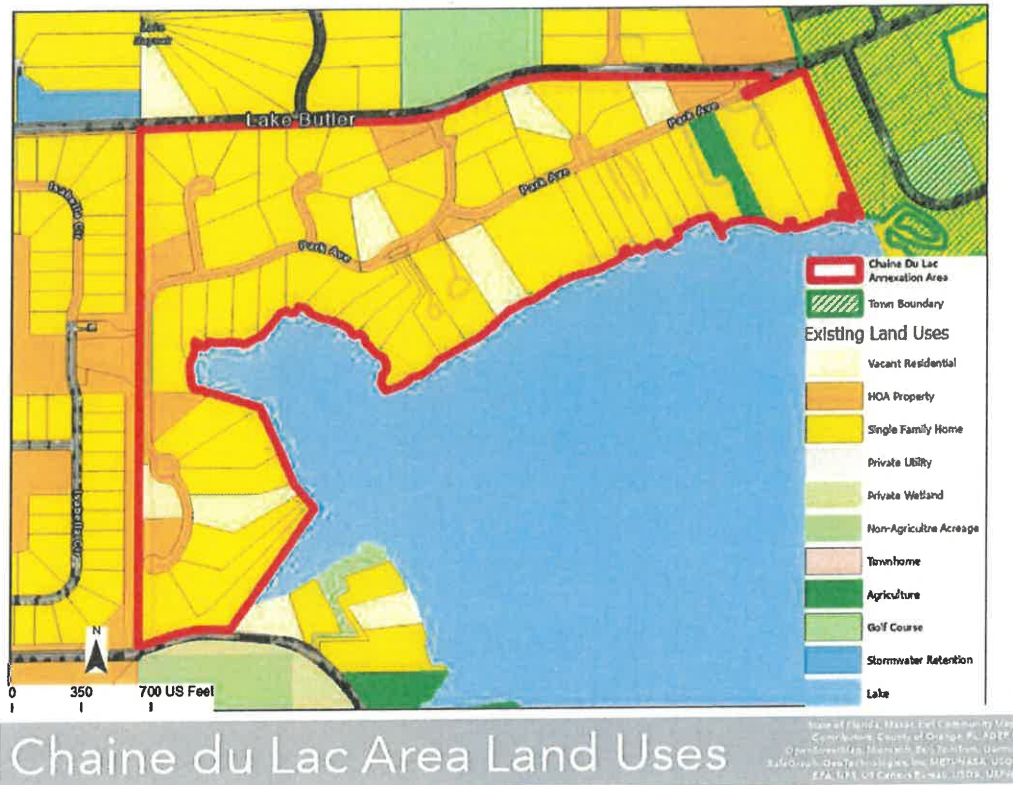
- Park Avenue
- Chaine du Lac Boulevard
- Lilas Court
- Cocard Court

These private roadways are owned and maintained by the Chaine Du Lac Association, Inc. (HOA) and will remain private after annexation.

Similarly, the Chaine Du Lac Association, Inc. owns and maintains the private master stormwater system for the Chaine Du Lac community and will remain private after annexation.

Figure 2-1 shows the existing land uses in the Chaine Du Lac community and surrounding area. The surrounding area to Chaine Du Lac has similar existing land uses primarily comprised of developed single-family homes.

Figure 2-1



The Chaine Du Lac community has central potable water services provided by Orange County Utilities. However, Chaine Du Lac does not have access to central wastewater services, and properties utilize on-site septic systems for wastewater. Figure 2-2 shows the location of existing Orange County Utilities potable water lines serving the Chaine Du Lac community.



- Minimum Lot Size: ½ acre for non-lakefront lots – 1 acre for lakefront lots
- Minimum Lot Width: 100 feet – measured at the front setback line
- Front Setback: 30 feet
- Side Setback: 10 feet
- Rear Setback: 25 feet – 50-foot setback from normal high-water elevation
- Maximum Impervious: 60% of land area of lot
- Maximum Height: 2 stories/35 feet

The Chaine Du Lac annexation area is similar to the existing community characteristics of the Town of Windermere. Annexation of the Chaine Du Lac community would not result in any notable change to the character of the Town. However, some of the development standards within the Chain Du Lac community are slightly different than the Town's requirements. These differences are related to lot widths, lot setbacks, and impervious area. Although the minimum non-waterfront lot size potentially allowed is ½ acre, there are no existing lots in the Chaine Du Lac community that are less than the Town's minimum lot size for lakefront lots of one (1) acre and non-lakefront lots of 0.75 acres. If the Chaine Du Lac annexation is approved, then the process to assign the Town's future land use and zoning designations will include assigning the Chaine Du Lac community the Town's Planned Development future land use and zoning to allow for the adoption of a development agreement to continue to apply the County's standards for zoning after annexation. The Town will not be implementing development standards that are less stringent than what is allowed under Orange County.

Also, the Town works very closely with the Orange County Environmental Protection Division related to environmental issues related to lakes, docks, and wetlands. This will continue with the annexation of the Chaine Du Lac community.

The Chaine Du Lac community is not served by central sewer and properties are on septic. However, the Chaine Du Lac community, as well as most of the existing Town area, is within an adopted Florida Basin Management Action Plan (BMAP). State law (2023 HB 1379, Florida Legislature) requires that new septic construction permits in a BMAP area must be a Enhanced Nutrition Reduction Onsite Sewage Treatment and Disposal System. This is a requirement of state law and subject to enforcement by the Florida-Orange County Health Department.

## **CHAINE DU LAC ANNEXATION CONSISTENCY WITH CHAPTER 171, PART I, FLORIDA STATUTES**

Chapter 171, Part I, Florida Statutes provides for the process, pre-qualifications, and character of the area to be annexed requirements for annexation. In order for the Town to move forward with the proposed annexation of the Chaine Du Lac community, the Town must find that the proposed annexation is compliant with the requirements of Chapter 171, Part I, Florida Statutes.

Section 171.042, Florida Statutes, requires that prior to commencing annexation procedures under Section 171.043, Florida Statutes, the Town must prepare an annexation feasibility study and submit the study to Orange County no less than 15 days prior to commencing the annexation procedures. The annexation feasibility study must provide the following information:

### 171.042(1), F.S. Prerequisites to annexation

- (a) A map or maps of the municipality and adjacent territory showing the present and proposed municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the proposed extensions of such mains and outfalls, as required in paragraph (c), and the general land use pattern in the area to be annexed.
- (b) A statement certifying that the area to be annexed meets the criteria in s. 171.043.
- (c) A statement setting forth the plans of the municipality for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation. Specifically, such plans must:
  - 1. Provide for extending urban services except as otherwise provided in this subsection to the area to be annexed on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality before annexation.
  - 2. Provide for the extension of existing municipal water and sewer services into the area to be annexed so that, when such services are provided, property owners in the area to be annexed will be able to secure public water and sewer service according to the policies in effect in such municipality for extending water and sewer lines to individual lots or subdivisions.
  - 3. If extension of major trunk water mains and sewer mains into the area to be annexed is necessary, set forth a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.



4. Set forth the method under which the municipality plans to finance extension of services into the area to be annexed.

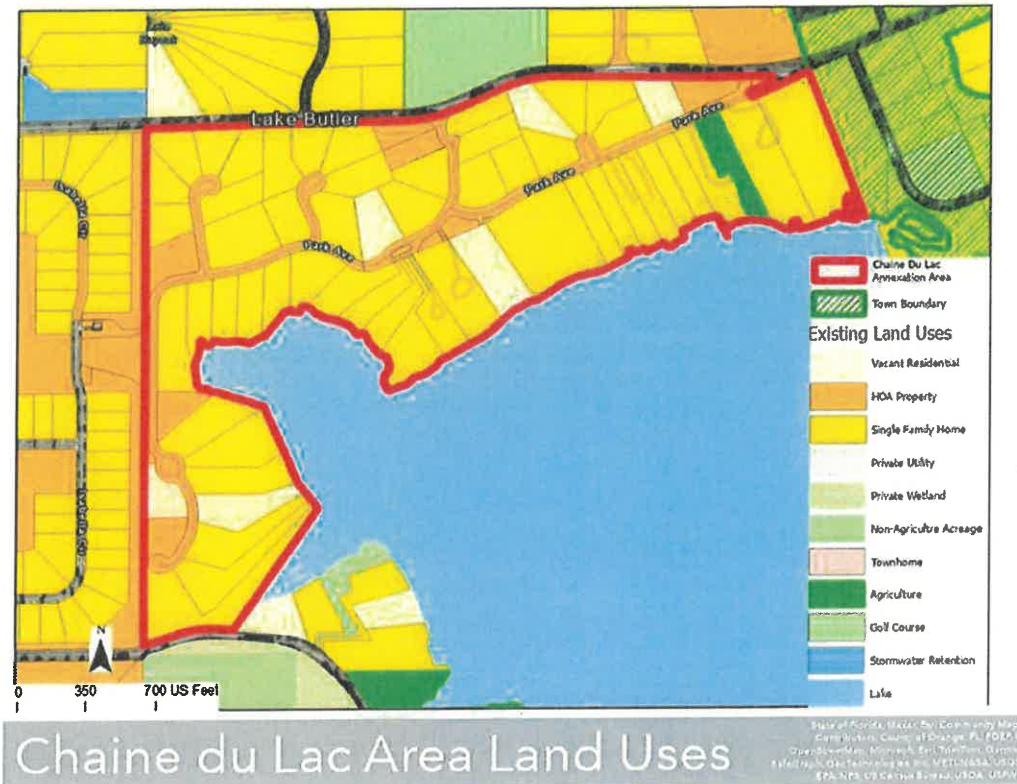
Figure 3-1 shows the existing Town boundary and the adjacent Chaine Du Lac community, which if annexed, would be added to the Town boundary. In addition, Figure 3-1 shows the existing Orange County Utilities potable water main serving the Chaine Du Lac community. There is not a need to extend any potable water lines to the Chaine Du Lac community. There are no central sewer mains serving the Chaine Du Lac community.

Figure 3-1



Figure 3-2 shows the existing land use pattern within the Chaine Du Lac community, adjacent area of the town, and surrounding other un-incorporated areas.

Figure 3-2



The following analysis provides the certification that the proposed annexation of the Chaine Du Lac community is compliant with requirements for the character of the area proposed for annexation as provided in Section 171.043, Florida Statutes.

*“The total area to be annexed must be contiguous to the municipality’s boundaries at the time the annexation proceeding is begun and reasonable compact, and no part of the area shall be included within the boundary of another incorporated municipality.” (Sec. 171.043 (1), F. S.)*

The Chaine Du Lac community is contiguous with the western Town limits. Annexation of the Chaine Du Lac community does not create any unincorporated enclave areas nor pockets and does not create a finger area serpentine extension of the Town boundary. The proposed annexation of the Chaine Du Lac community is compliant with the requirements of Section 171.043(1), F.S.

*"It [proposed annexation area] is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size." (Sec. 171.043(2)(c), F. S.)*

All lots and tracts (100% of the total acreage) in the Chaine Du Lac community are five (5) acres or less in size and used for urban purposes as defined in Section 171.031(10), F.S., which states:

*"Land [that] is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt."*

The proposed annexation of the Chaine Du Lac community is compliant with the requirements of Section 171.043(2)(c), F.S.

The Town does not provide any potable water or sewer service within the existing town limits. Orange County Utilities provides potable water services to approximately 25% of the town with the remainder of the town utilizing potable water wells. However, the Town has completed a town-wide water master plan to extend Orange County Utilities potable water service to the entire town. The Town has obtained funding support from the Florida Legislature in 2023 and 2024 to begin the design and construction of the town-wide potable water system. Sewer service from Orange County Utilities is limited in the town. Currently, only a few older annexed subdivisions or newer subdivisions (Down Reserve and Estancia at Windermere) have access to sewer from Orange County Utilities. The majority of the town is served by on-site septic systems permitted by the Florida Department of Environmental Protection/Florida Health Department. The Town has started the development of sewer master plan to adopt a long-term plan to extend sewer services from Orange County Utilities throughout the Town, including the Chaine Du Lac annexation area.

The annexation of the Chaine Du Lac community will not result in any notable change to potable water or sewer services in the town. The Chaine Du Lac community is currently served by Orange County Utilities potable water services and uses on-site septic systems for wastewater, which is like the current provision of potable water and sewer services in the town.

There is not a requirement to extend Orange County Utilities sewer services to the Chaine Du Lac community after annexation. However, if the Town does implement a future sewer expansion program with Orange County Utilities, then properties within the Chaine Du Lac community would be required to connect to the system the same as existing properties in the town would be required to connect.



The Town of Windermere is provided electric service by Duke Energy. Duke Energy also provides electric services to the Chaine Du Lac community. Upon annexation, Duke Energy will continue to provide electric services to this area.

The Town of Windermere has a limited centralized stormwater system. However, the Town's Code of Ordinances and Land Development Code require development activity of 125 square feet or more of impervious surface to maintain the first inch of stormwater on the site, unless the property is part of an approved and in-compliance master stormwater system permitted by the South Florida Water Management District. In addition, new subdivisions or commercial developments are subject to the stormwater requirements of the South Florida Water Management District. Currently, the Chaine Du Lac community is subject to the same South Florida Water Management District stormwater standards. Upon annexation, the area will be subject to the additional stormwater standards of the Town. However, the Town will not be responsible to take on any operation or maintenance responsibilities of the existing stormwater systems serving the developed properties. The Town also applies a stormwater management assessment on all properties within the town. Upon annexation, this stormwater management assessment would be applied to the Chaine Du Lac community.

The Town of Windermere provides solid waste collection services throughout the town and funds this service through a town-wide imposition and collection of a solid waste collection assessment, pursuant to Ordinance 2010-03. Currently, the Chaine Du Lac community is served by Orange County, through a franchise agreement with Waste Pro, for solid waste collection. The County's franchisee is the same company that the Town utilizes for solid waste collection services. In addition, the County also applies a solid waste assessment on residential properties within the Chaine Du Lac community. Upon annexation, the Chaine Du Lac community will become subject to the Town's solid waste assessment and will be provided solid waste collection services by the Town.

However, it is important to note that Section 171.062(4), F.S., provides the opportunity for the current solid waste franchisee for the unincorporated area (i.e., Orange County) to continue to provide services for five years after the annexation or the expiration of their contract, whichever occurs first. This is not anticipated to be an issue since the County and the Town both utilize the same company for solid waste collection in the Chaine Du Lac community.

Currently, the Chaine Du Lac community is served by the Orange County Sheriff's Office, with assistance as needed from the Town's Police Department. Upon annexation, the area will become the primary responsibility of the Town's Police Department. Based on data from the Town of Windermere Police Department, in 2023, the Town Police Department's average response time for emergency response calls was approximately 3 minutes. For non-emergency response calls, the Town Police Department's averaged a response time of approximately 6 minutes. In comparison, the 2023 average response time for Orange County Sheriff – District 1 was between 38 minutes and over one hour.

The Chaine Du Lac area's roads, within the gated area, are private. Consequently, unless requested, the Town will not provide road patrols within the Chaine Du Lac community and there is not anticipated to be a significant impact or change to the provision of law enforcement level of service upon annexation. However, the additional property tax that would be generated by adding this area to the Town's tax base should be sufficient to support the cost of adding additional Town sworn police officers, if needed.

Currently, the Chaine Du Lac community is provided fire protection services by Orange County. Upon annexation, the area will be served by the Town through the Town's interlocal agreement with the City of Ocoee for fire services. The interlocal agreement between the Town and the City of Ocoee for fire services allows for the addition of fire service areas through annexation in consultation and coordination with the City of Ocoee. In addition, the Town approved the imposition and collection of fire protection assessments on all properties within the Town, pursuant to Ordinance 2015-07. Upon annexation, the Chaine Du Lac community will become subject to the Town's fire protection assessment, which will assist in offsetting the costs of the Town providing fire protection services to the area.

The Chaine Du Lac community is adjacent to Lake Butler Boulevard. This portion of Lake Butler Boulevard is maintained by Orange County. Upon annexation, this portion of Lake Butler Boulevard will remain an Orange County maintained road. The roads behind the gates within the Chaine Du Lac community are privately owned and maintained by the Chaine Du Lac homeowner association. Upon annexation, roads within the Chaine Du Lac community will remain privately owned and maintained by the Chaine Du Lac homeowner association. There are no roads within this area that would become the maintenance responsibility of the Town after annexation.

The Chaine Du Lac community is estimated to have a buildout population of 159 persons. Based on the Town's adopted level of service for parks & recreation within the Comprehensive Plan, the Town requires the following:

Neighborhood Park:	1/5,000 residents
Park Acreage:	2.5 acres/1,000 residents
Tennis Courts:	1/1,000 residents
Boat Ramps:	1/4,300 residents
Bike Path:	1/1,000 residents

Based on the Chaine Du Lac area estimated buildout population of 159, the annexation of the Chaine Du Lac community does not exceed any of the adopted level of service standards for parks & recreation.

Due to the relatively slight increase in housing units and population from the proposed annexation of the Chaine Du Lac community, the Town has determined there is not a need to change or increase Town Police Department, Town Fire Services (contracted with the City of Ocoee), or Town Administrative operations. There is not a need for an increase in capital infrastructure.

## **CHAI NE DU LAC ANNEXATION FINANCIAL ANALYSIS**

The proposed Chaine Du Lac annexation will not require any increase in Town operations or capital needs. Consequently, the collection of Town property taxes and other assessments will be sufficient to address the impacts of the proposed Chaine Du Lac annexation. For the purposes of this financial analysis, the taxable values, millage rates, and assessment rates are for the 2023 tax year. The data for the analysis was collected from Orange County Tax Collector Office.

Based on the Orange County Property Appraiser 2023 tax year assessments, the total assessed taxable value of the Chaine Du Lac annexation area is \$106,643,736. Applying the Town of Windermere ad valorem tax rate of 3.7425 mills generates \$399,114 in gross ad valorem taxes. For budgeting purposes, 95% of the gross ad valorem taxes equates to \$379,258.

The average assessed value of all property within the Chaine Du Lac annexation area is \$1,441,132.

A substantial portion of a local government's budgetary revenues are derived from the imposition and collection of ad valorem taxes and assessments on real property. Ad valorem taxation is based on the taxable assessed value of real property, as determined by the Orange County Property Appraiser. Certain ad valorem taxes are universally applied to a property regardless of its location within or outside of a municipality. For example, for a property in unincorporated Orange County, and a property within the Town of Windermere, the following ad valorem taxes are universally applicable:

- Orange County General Operations
- Orange County School District Local
- Orange County School District State
- Orange County Library Operating
- South Florida Water Management District
- Windermere Water & Navigational Control District

Ad valorem taxes that are only applicable within unincorporated Orange County that would be eliminated after annexation in the Town are:

- Unincorporated Orange County Taxing District
- Unincorporated Orange County Fire District

The only ad valorem tax that is only applicable within the Town of Windermere that would be applied after annexation into the Town is:

- Town of Windermere General Fund

Table 1 provides a comparison of the total ad valorem taxes assessed and collected for property within the Chaine Du Lac annexation area before annexation and after annexation into the Town of Windermere. The comparison is based on the average taxable assessed value of all property within the Chaine Du Lac annexation area.

**Table 1: Comparison of Total Ad Valorem Taxes Unincorporated vs. Town**

Property Taxes	Unincorporated County (Before Annexation)		Town of Windermere (After Annexation)		Change After Annexation	
	Millage	Property Tax	Millage	Property Tax	Millage	Property Tax
Public Schools: By State Law	3.173	\$4,573	3.173	\$4,573	0	\$0
Public Schools: By Local Board	3.248	\$4,681	3.248	\$4,681	0	\$0
General County	4.4347	\$6,391	4.4347	\$6,391	0	\$0
Library - Operating Budget	0.3748	\$540	0.3748	\$540	0	\$0
South Florida Water Management District	0.2301	33.2	0.2301	332	0	\$299
Wind Wtr & Nav Cntrl Dist	0.2528	\$36.40	0.2528	\$364	0	\$328
Unincorporated County Fire	2.8437	\$4,098	0	\$0	(2.8437)	(\$4,098)
Unincorporated Taxing District	1.8043	\$2,600	0	\$0	(1.8043)	(\$2,600)
Town of Windermere General Fund	0	\$0	3.7425	\$5,393	3.7425	\$5,393
<b>Total</b>	<b>16.3614</b>	<b>\$22,953</b>	<b>15.4559</b>	<b>\$22,274</b>	<b>(0.9055)</b>	<b>(\$679)</b>

Note: Based on average taxable assessed value of \$1,441,132 with homestead exemptions; Orange County Tax Collector – 2023; Orange County Unincorporated County Fire at Proposed FY 2024/2025 Millage Rate

As Table 1 shows, the total millage rates for property within the Town of Windermere is 0.9055 mills less than that of the total millage in unincorporated Orange County. For the average taxable assessed property in the Chaine Du Lac annexation area that equates to a reduction in ad valorem taxes of \$679. For every \$1,000 of taxable assessed value, a property owner will pay approximately \$0.91 less in ad valorem taxes after annexed into the Town of Windermere.

In addition to ad valorem taxes, both Orange County and the Town of Windermere implement certain non-ad valorem assessment programs to assist in funding the provision of public services. Within the Chaine Du Lac annexation area, Orange County implements a non-ad valorem special assessment for solid waste at rate of \$290 per equivalent residential unit.

The Town of Windermere implements the following non-ad valorem assessment programs:

- Fire Rescue Assessment
- Solid Waste Assessment
- Stormwater Assessment

The Town's Fire Rescue assessment is calculated based on the taxable assessed value of a property multiplied by 0.0008. Within the Chaîne Du Lac annexation area, the total taxable assessed value of properties is \$106,643,736. This equates to an estimated total of \$85,315 in Fire Rescue assessment fees.

The Town's Solid Waste assessment is \$335.56 per property. Within the Chaîne Du Lac area there are 74 properties. This equates to an estimated total of \$24,831 in Solid Waste assessment fees.

The Town's Stormwater assessment for residential properties, is scaled based on the size of the home. Using home size data for the Chaîne Du Lac annexation area from the Orange County Property Appraiser, the Town's Stormwater assessment is anticipated to generate \$23,100.

Table 2 provides a comparison of the non-ad valorem assessments assessed and collected for a property within the Chaîne Du Lac annexation area before and after annexation.

**Table 2: Comparison of Non-Ad Valorem Assessments Unincorporated vs. Town**

Assessments (Non Ad Valorem)	Unincorporated County (Before Annexation)	Town of Windermere (After Annexation)	Change After Annexation
Orange County Solid Waste	\$235	\$0	(\$235)
Windermere Solid Waste	\$0	\$335	\$335
Windermere Fire <sup>1</sup>	\$0	\$1,422	\$1,422
Windermere Stormwater <sup>2</sup>	\$0	\$408	\$408
<b>Totals</b>	<b>\$235</b>	<b>\$2,165</b>	<b>\$1,930</b>

Note 1: Windermere Fire Assessment Average of Homes in Chaîne Du Lac Annexation Area

Note 2: Windermere Stormwater Assessment of Average Home Size in Chaîne Du Lac Annexation Area

As Table 2 shows, the Town has \$1,930 more in non-ad valorem assessments in the Chaîne Du Lac annexation area than currently assessed by Orange County.

Table 3 provides an aggregate comparison of the ad valorem taxes with non-ad valorem assessments for an average single-family homesteaded property within the Chaîne Du Lac area.

**Table 3: Aggregate Comparison Unincorporated vs. Town**

	<b>Unincorporated County (Before Annexation)</b>	<b>Town of Windermere (After Annexation)</b>	<b>Change After Annexation</b>
Ad Valorem Property Taxes	\$22,953	\$22,274	(\$679)
Non-Ad Valorem Assessments	\$235	\$2,165	\$1,930
<b>Totals</b>	<b>\$23,188</b>	<b>\$24,439</b>	<b>\$1,251</b>

As Table 3 shows, the aggregate change in the total of ad valorem taxes and non-ad valorem assessments for a typical Chaine Du Lac area single-family annexing into the Town of Windermere is an increase of \$1,251 per year or \$104 per month.

### **CHAI NE DU LAC ANNEXATION ANALYSIS CONCLUSION**

As demonstrated in this report the proposed annexation of the Chaine Du Lac community meets the requirements of Chapter 171, Florida Statutes, regarding annexation. This report demonstrates that the proposed annexation of the Chaine Du Lac community is compliant with the prerequisites for annexation provided in Section 171.142, Florida Statutes, and the character of the area to be annexed provided in Section 171.143, Florida Statutes. In addition, the Town's annexation is based on controlling development and not increasing development. The character of the Chaine Du Lac community is very similar to the existing character of the Town of Windermere. The Chaine Du Lac property sizes, house sizes and values, and infrastructure is fully compatible with the existing characteristics of the Town. The annexation of the Chaine Du Lac community will not result in negative impacts to Town operations. The Town ad valorem taxes and assessments that will be collected in the Chaine Du Lac annexation area are anticipated to be sufficient to fund any future need for an increase in Town services.

As required by Chapter 171, Florida Statutes, this annexation analysis will be submitted to Orange County prior to the noticing of the proposed annexation public hearings. In addition, as required by Chapter 171, Florida Statutes, an annexation referendum will be presented to the registered voters within the Chaine Du Lac annexation area for their vote to decide if they want to be annexed into the Town of Windermere. If the referendum for annexation passes, then the Town will complete the remaining processes for annexation.



# West Orange Times c/o Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

**Town of Windermere  
Notice of Proposed Annexation  
Chaine Du Lac Community  
Ordinance 2024-01**

The Town of Windermere, Florida, proposes to adopt the following ordinance:  
**ORDINANCE 2024-01**

**AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO TOWN BOUNDARIES; EXPANDING THE TOWN'S BOUNDARIES BY ANNEXING INTO THE TOWN'S CORPORATE LIMITS CERTAIN LANDS KNOWN AS THE CHAINE DU LAC COMMUNITY WHICH IS COMPRISED OF THE PLATTED SUBDIVISION OF CHAINE DU LAC, PARK AVENUE WEST, AND UNPLATTED LOTS ALONG LAKE BUTLER CONSISTING OF APPROXIMATELY 102 ACRES; REDEFINING THE BOUNDARY LINES OF THE TOWN; CALLING A SPECIAL ELECTION FOR THE PURPOSE OF HOLDING A REFERENDUM, BY MAIL BALLOT, OF THE REGISTERED VOTERS IN THE AREA TO BE ANNEXED ON WHETHER THE ANNEXATION SHOULD BE APPROVED; PROVIDING FOR SEVERABILITY; PROVIDING EFFECTIVE DATES.**

The second and final public hearing on the ordinance will be held on December 10, 2024, at 6:00 p.m. at Town Hall located at 520 Main Street, Windermere, FL 34786

The map of the proposed Chaine du Lac community annexation area is provided below.



All interested persons are invited to appear and be heard. Written comments submitted to the Town will also be considered.

The full ordinance with the legal description may be obtained from the Town Clerk's Office at 614 Main Street, Windermere, FL 34786 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, except Town designated holidays.

If any person desires to appeal any decision of the Town Council, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

The Town of Windermere does not discriminate based on race, color, national origin, sex, religion, age, marital status, or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services with a 48 hour notice to the Town (Fla. Stat. 286.26). Anyone requiring reasonable accommodation for this meeting, as provided for in the American with Disabilities Act, should contact the Town Clerk at 407-876-2563 or email [dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us).

November 28, 2024

24-03681W

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Serial Number  
24-03481W

# WEST ORANGE Times

West Orange Times  
Published Weekly  
Winter Garden, Orange County, Florida

COUNTY OF ORANGE

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the West Orange Times a weekly newspaper published at Winter Garden, Orange County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing on November 12, 2024  
Ordinance 2024-01

in the Court, was published in said newspaper by print in the issues of 10/31/2024

Affiant further says that the West Orange Times complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,  
31st day of October, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida  
(SEAL)

Kimberly S. Martin  
Comm.: HH 282034  
Expires: July 25, 2026  
Notary Public - State of Florida



Town of Windermere  
Notice of Proposed Annexation  
Chaine Du Lac Community  
Ordinance 2024-01

The Town of Windermere, Florida, proposes to adopt the following ordinance:  
ORDINANCE 2024-01

AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO TOWN BOUNDARIES; EXPANDING THE TOWN'S BOUNDARIES BY ANNEXING INTO THE TOWN'S CORPORATE LIMITS CERTAIN LANDS KNOWN AS THE CHAINE DU LAC COMMUNITY WHICH IS COMPRISED OF THE PLATTED SUBDIVISION OF CHAINE DU LAC, PARK AVENUE WEST, AND UNPLATTED LOTS ALONG LAKE BUTLER CONSISTING OF APPROXIMATELY 102 ACRES; REDEFINING THE BOUNDARY LINES OF THE TOWN; CALLING A SPECIAL ELECTION FOR THE PURPOSE OF HOLDING A REFERENDUM, BY MAIL BALLOT, OF THE REGISTERED VOTERS IN THE AREA TO BE ANNEXED ON WHETHER THE ANNEXATION SHOULD BE APPROVED; PROVIDING FOR SEVERABILITY; PROVIDING EFFECTIVE DATES.

The first public hearing on the ordinance will be held on November 12, 2024, at 6:00 p.m. at Town Hall located at 830 Main Street, Windermere, FL 34786

The map of the proposed Chaine du Lac community annexation area is provided below.



All interested persons are invited to appear and be heard. Written comments submitted to the Town will also be considered.

The full ordinance with the legal description may be obtained from the Town Clerk's Office at 614 Main Street, Windermere, FL 34786 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, except Town designated holidays.

If any person desires to appeal any decision of the Town Council, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (P.S. 286.0106).

The Town of Windermere does not discriminate based on race, color, national origin, sex, religion, age, marital status, or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services with a 48 hour notice to the Town (Fla. Stat. 286.26). Anyone requiring reasonable accommodation for this meeting, as provided for in the American with Disabilities Act, should contact the Town Clerk at 407-876-2569 or email dburkhalter@town.windermere.fl.us.  
October 31, 2024

24-03481W