

Meeting Date: 5/24/2011



Agenda Item # 5-A

CITY COUNCIL AGENDA ITEM

Contact Name: Jim Kerr, City Planner Department Director: *[Signature]*
 Department/Contact # 386 775-5414 City Manager: *[Signature]*

- Type of Item:
- | | | | |
|-------------------------------------|--------------------------|--------------------------|---------------------|
| <input type="checkbox"/> | Public Hearing | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | Ordinance First Reading | <input type="checkbox"/> | Discussion & Action |
| <input type="checkbox"/> | Ordinance Second Reading | <input type="checkbox"/> | Council Approval |

Subject: Annexation of the Wetherington property into City limits – Ord. No. 460

BACKGROUND:

Carroll Wetherington has requested his property to be annexed into the City limits, said property being located at 1639 North Volusia Avenue, and consisting of 2.67 acres. The subject property is currently developed as model homes and is proposed to redevelop as a medical facility.

The annexation of this property continues City Council’s intent to “square off” and “fill in” areas within the City’s designated planning area. Based on the 2010 tax roll information, the taxable value of the property is \$356,322, thereby creating a potential City ad valorem revenue of \$2,260 under its current county zoning of B-PUD. Additional revenues will be realized from utility taxes following annexation of the property. This property is located in District 4 and there are no residents onsite.

RECOMMENDATIONS:

City staff recommends that City Council approve and adopt Ordinance No. 460, therein annexing the subject property into the City limits of Orange City.

ATTACHMENTS:

- Annexation Ordinance No. 460
- Legal Description Attachment A
- Map depicting the subject property Attachment B
- Property Status Report
- Annexation Petition

FINANCIAL IMPACT:

None anticipated

Reviewed by City Attorney

Reviewed by Finance Dept.

Reviewed by:

1st Discussion Date: 5/24/2011	2nd Discussion Date:	Third Discussion Date: Click here to enter a date.	Other Dates: Click here to enter a date.
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ORDINANCE NO. 460

AN ORDINANCE OF THE CITY OF ORANGE CITY, FLORIDA, ANNEXING THE CARROLL WETHERINGTON PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF ORANGE CITY, FLORIDA; SAID PROPERTY BEING GENERALLY LOCATED ON THE WEST SIDE OF NORTH VOLUSIA AVENUE, APPROXIMATELY 50 FEET SOUTH OF WEST NEW YORK AVENUE, CONTAINING APPROXIMATELY 2.67 ACRES; IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF FLORIDA STATUTE 171.044; REDEFINING THE BOUNDARIES OF THE CITY OF ORANGE CITY BY AMENDING THE APPROPRIATE SECTIONS OF THE CODE OF ORDINANCES; CONTAINING A REPEALER PROVISION, A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Carroll Wetherington is the owner in fee simple of certain real property generally located on the west side of North Volusia Avenue, approximately 50 feet south of West New York Avenue, containing approximately 2.67 acres as hereinafter described, and

WHEREAS, the Wetherington property is currently situated within the jurisdiction of the County of Volusia, and

WHEREAS, the property owner is desirous of having his property annexed into the City limits of the City of Orange City, Florida, and

WHEREAS, the property owner has petitioned the City of Orange City for voluntary annexation of his property pursuant to Florida Statute 171.044, and

WHEREAS, the City Council of the City of Orange City hereby finds that the Wetherington property is contiguous to and abuts the City boundaries of the City of Orange City, Florida, and that the Wetherington property is reasonably compact, and annexation of said property will not result in the creation of an enclave, and that said annexation meets the other requirements of Florida Statute 171.044, and

WHEREAS, the City of Orange City, Florida, is in a position to provide municipal services to the property described herein, and the City Council of the City of Orange City, Florida, deems it in the best interest of the City to accept said petition and annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA:

SECTION 1. That the Wetherington property, generally located on the west side of North Volusia Avenue, approximately 50 feet south of West New York Avenue, containing approximately 2.67 acres, a description of which is attached hereto as Attachment "A", and by reference incorporated herein with full force and effect, is hereby annexed and made part of the City of Orange City, Florida, pursuant to Section 171.044, Florida Statutes.

SECTION 2. That upon adoption of this ordinance, the appropriate Sections of the Code of Ordinances of the City of Orange City shall be amended by redefining the boundaries of the City to include the lands described in Section 1.

SECTION 3. The City Clerk of the City of Orange City, Florida, is hereby directed pursuant to Section 171.044(3) of the Florida Statutes to comply with the public notification requirements for adoption of this ordinance, including sending a copy of the notice, via certified mail, to the County Council of the County of Volusia, and that upon adoption of this ordinance, certified copies shall be filed with the Clerk of the Circuit Court and the Chief Administrative Officer of the County of Volusia, the Department of State in Tallahassee, and the Office of the Governor, within seven days from the effective date of the ordinance, pursuant to Section 171.044.

SECTION 4. That upon this ordinance becoming effective, the property owners and any residents on the property described herein shall be entitled to all the rights and privileges and immunities as are from time to time granted to residents and property owners of the City of Orange City, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of residence or ownership as may from time to time be determined by the governing authority of the City of Orange City, Florida, and the provisions of said Chapter 171, Florida Statutes.

SECTION 5. Repealer: That all ordinances or parts of ordinances and all resolutions in conflict herewith be and the same are hereby repealed, as well as any portion in conflict herewith.

SECTION 6. Severability: If any section, part of a section, paragraph, clause, phrase or word of this ordinance is declared invalid, the remaining provisions of this ordinance shall not be affected.

SECTION 7. Effective Date: This Ordinance shall take effect immediately upon its adoption by the City Council of the City of Orange City, Florida.

ROLL CALL VOTE AS FOLLOWS (Ordinance No. 460):

First Reading this _____ day of _____, 2011.

Jeff H. Allebach	_____	Thomas Laputka	_____
Tom Abraham	_____	Anthony Pupello	_____
Gary Blair	_____	O. William Crippen, Vice Mayor	_____
Harley Strickland, Mayor	_____		

ROLL CALL VOTE AS FOLLOWS (Ordinance No. 460):

Second Reading this _____ day of _____, 2011.

Jeff H. Allebach	_____	Thomas Laputka	_____
Tom Abraham	_____	Anthony Pupello	_____
Gary Blair	_____	O. William Crippen, Vice Mayor	_____
Harley Strickland, Mayor	_____		

PASSED and ADOPTED this _____ day of _____, 2011.

ATTEST:

AUTHENTICATED:

Deborah J. Renner, CMC, City Clerk

Harley Strickland, Mayor

Approved as to form and legal sufficiency:

William E. Reischmann, Jr., City Attorney

Attachment A

Ordinance No. 460

Legal Description

Wetherington Annexation

Property located on North Volusia Avenue

Name: Carroll B. Wetherington, ETAL

Street Address: 1639 North Volusia Avenue

Parcel ID: 8003-00-00-0670

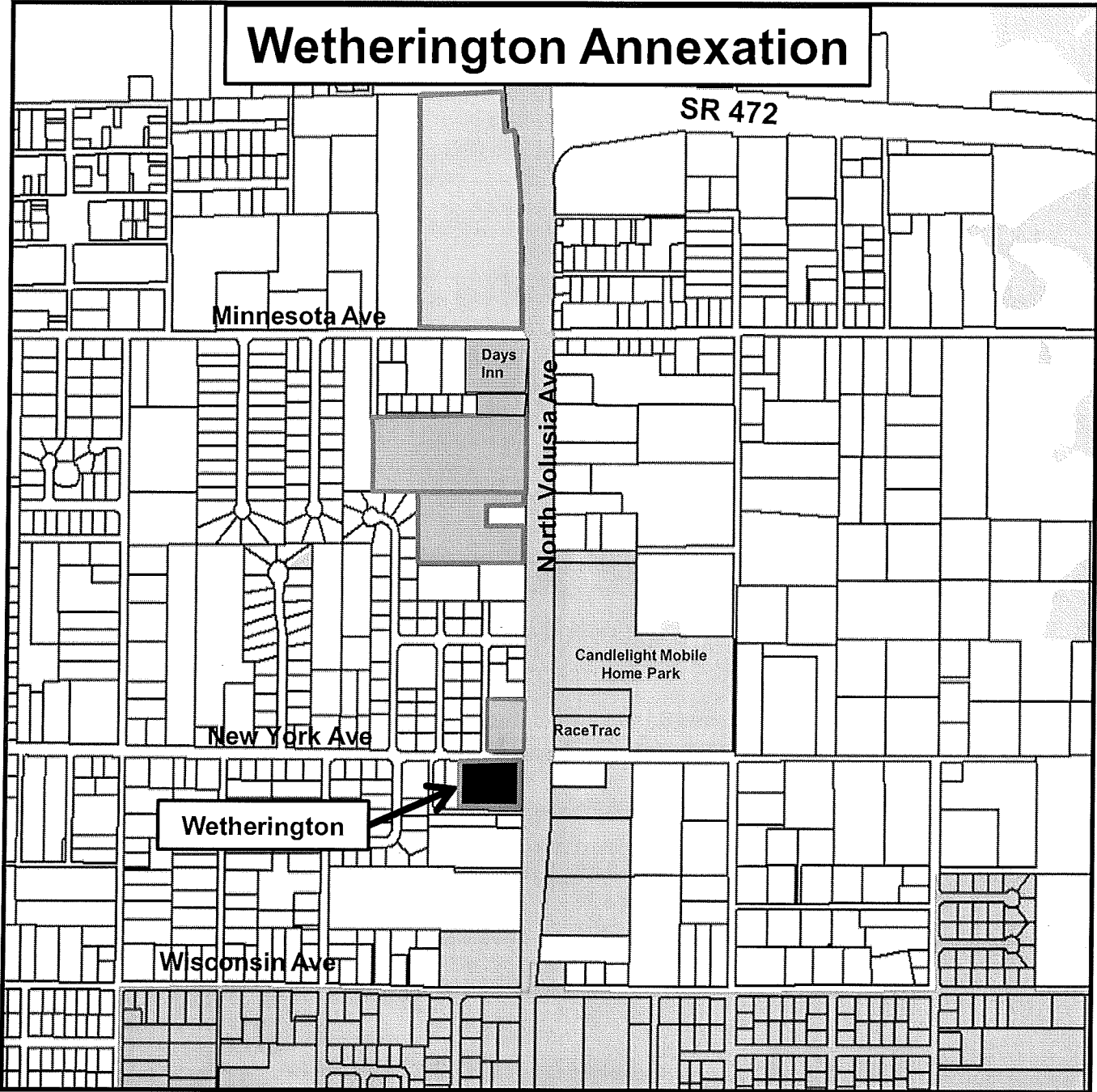
Acreage: 2.67

Legal Description: The North 1/2 of the Northeast 1/4 of the North 1/2 of Government Lot 6, Section 03, Township 18 South, Range 30 East, Volusia County, Florida, except the West 200.0 feet and except that part lying in State Road No. 600 a/k/a U.S. Highway 17-92.

Attachment B

Ordinance No. 460

Wetherington Annexation Map



Wetherington Property Status Report

Ownership Status

Property Owner	Carroll B. Wetherington				
Applicants Name					
Mailing Address	3510 Amethyst Court				
City	DeLand	State	Florida	Zip	32724

General Description of Current Property Status :

Property Location	Located on the west side of North Volusia Avenue approximately 50.0 feet south of West New York Avenue.					
Property Address	1639 North Volusia Avenue					
Size of Property	Width:	295	Depth:	395	Acres:	2.67
Total Acres	2.67					
Population	None					
Number of Structures	Two buildings					
Dwelling Units	None					
Building Square Feet	1,615 and 810					
Parcel Number	8003-00-00-0670					
Legal Description	See Attachment A Legal Description to Ordinance No. 460					

Current Revenue Status

	Volusia County	Orange City
Total Millage Rate	(22.56410)	(23.41610)
City Millage Rate	N/A	(6.34450)
Assessed Land Value	348,338	348,338
Assessed Building Value	7,984	7,984
Exemption	0	0
Taxable Value	356,322	356,322
Stormwater	144	N/A
Total Ad Valorem	8,184	8,343
City Ad Valorem	N/A	2,260

The above revenues are based on the assessed property value as listed in the Volusia County 2010 Tax Roll.

Subject Property Current Land Use and Zoning Description

The subject property currently maintains the following:	
Land Use Designation	(Volusia County) Commercial
Zoning	(Volusia County) B-PUD
The property usage is an office with two model homes	

Detailed Subject Property Proposed Land Use and Zoning Description

The subject property is proposed to be changed to the following:	
Land Use Designation	(Orange City) CG Commercial General
Zoning	(Orange City) CG-1 Commercial General
The property is proposed to develop as a medical office	

Petition for Annexation Into the City of Orange City, Florida

Applicant's Name: **Carroll B. Wetherington, ETAL** Phone:
Business Name: **N/A** Phone:
Address: **3510 Amethyst Court** Fax:
City: **DeLand** State: **Florida** Zip: **32724**
Mailing Address: **Same** e-mail:
City: State: Zip:

Property Information

Property Address: **1639 North Volusia Avenue**

The subject property is located on the **west** side of **North Volusia Avenue**
approximately **50.0** feet **south** from its intersection with **West New York Avenue**

Parcel Number: **8003-00-00-0670** Parcel Number: **N/A** Acres **2.67**

The existing land use of the property is **Vacant Professional Office**

Whereas, (I / We) **Carroll B. Wetherington, ETAL**
(is / are) the owner(s) of property abutting and contiguous to the existing city limits of the
City of Orange City, Florida, do voluntarily petition the City of Orange City, Florida,
pursuant to Section 171.044, Florida Statutes, that (my / our) property be annexed into the
City of Orange City, Florida

Whereas, said property to be annexed is more particularly described in the legal
description as follows:

Legal Description

See Attachment "A", Legal description for Wetherington Annexation

Therefore, (I / We) do request that the above described property owned by (me / us) in fee
simple be annexed as part and parcel of the City of Orange City, Florida


Notarization

State of Florida

County of Volusia

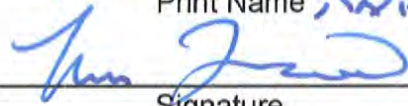


Print Name, *witness*
Joseph H. Hopkins
Signature



Print Name
B. Carol Wetherington
Signature

Thomas Fusco

Print Name, *witness*


Signature


X

Print Name
X

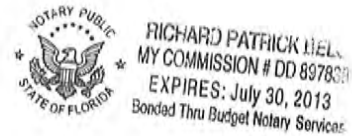
Signature

Subscribed and sworn to (or affirmed) before me on this the
who is/are personally known to me or has/ have produced
as identification.

3 day of May 2011
personally known (B)



Signature, Notary Public



Notary Stamp

The City of Orange City
Petition for Annexation

Attachment A

Legal Description Wetherington Annexation

Property located on North Volusia Avenue

Name: Carroll B. Wetherington, ETAL

Street Address: 1639 North Volusia Avenue

Parcel ID: 8003-00-00-0670

Acreage: 2.67

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