

ORDINANCE NO. 25-16

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ANNEXING CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 6.52 +/- ACRES; AND BEING GENERALLY LOCATED NORTHWEST OF COUNTY ROAD 44 AND SOUTH OF HICKORY HOLLOW ROAD, LYING IN SECTION 03, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; PROVIDING THAT SAID PROPERTY SO ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY; PROVIDING THAT SUCH ANNEXED PROPERTY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL SUCH TERRITORY HAD BEEN A PART OF THE CITY OF LEESBURG AT THE TIME OF PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES; PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE PLACED IN CITY COMMISSION DISTRICT 5; AND PROVIDING AN EFFECTIVE DATE. (WAYNE STORAGE ANNX)

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that;

Section 1.

Based upon the petition of Danika Oliverio (Agent) for Wayne Structures, LLC, "Permittee" for the property hereinafter described, shall be annexed into the city limits of the City of Leesburg, Florida, which petition has heretofore been approved by the City Commission of the City of Leesburg, Florida, pursuant to the provisions of the Laws of Florida, the hereinafter described property is hereby annexed and made a part of the city limits of the City of Leesburg, Florida. The subject property lying and situated in Lake County, Florida, is more particularly described as:

**Legal Description
(See Exhibit A);**

Section 2.

All of the property, real and personal, within said annexed territory, described in Section 1 above, as provided by this ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the City of Leesburg, Florida, and the said annexed property shall be liable, proportionately, for all of the present outstanding and existing, as well as future, indebtedness of the City of Leesburg, Florida; that all of the ordinances of the City of Leesburg, and all the laws heretofore passed by the Legislature of the State of Florida relating to and which now or hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the City of Leesburg, Florida, at the time of the passage and approval of said laws and ordinances. The property annexed here by is assigned to City Commission District 3;

Section 3.

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed;

Section 4.

This ordinance shall become effective immediately upon approval at second reading.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 24th day of March 2025.

THE CITY OF LEESBURG, FLORIDA



Mayor

ATTEST:



City Clerk

Legal Description

The South 462 feet of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 25 East, Lake County, Florida.

Parcel 2:

North 462 feet of Southeast 1/4 of Southeast 1/4 of Northeast 1/4 lying Northwesterly of the Northwesterly R/W line of Highway 44, Section 3, Township 19 South, Range 25 East, Lake County, Florida.

Parcel 3:

Beginning at the Northwest corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 25 East, Lake County, Florida, run South 0°26'03" West along the West line of said East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4, 253.45 feet, thence South 89°33'52" East, 152.42 feet to a point that is 149.72 feet when measured at right angles thereto the Northwesterly right of way of Highway No. 44, said point hereby designated as Point "A", return to the point of beginning, and run North 89°56'26" East. 332.11 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 25 East, thence North 89°58'51" East along the North line of the Southwest 1/4 of the Northwest 1/4, 80.80 feet, thence South 45°51'00" West parallel with the Northwesterly right of way of Highway No. 44, a distance of 365.80 feet to the point "A", less right of way of existing road.

LESS AND EXCEPT:

A parcel of land in Sections 2 and 3, Township 19 South, Range 25 East, Lake County, Florida described as follows:

From the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 25 East, (same being the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 25 East), run thence North 89°58'51" East along the North line of said Southwest 1/4 of the Northwest 1/4, a distance of 80.80 feet and the point of beginning of this description; from said point of beginning continue North 89°58'51" East along said North line of the Southwest 1/4 of the Northwest 1/4, 215.00 feet to the Westerly right-of-way of State Road No. 44; thence South 45°51'00" West along said Westerly right-of-way, 216.00 feet; thence leaving said right-of-way, run South 89°58'51" West, 215.00 feet; thence North 0°01'09" West, 150.46 feet to the North line of said Southwest 1/4; thence North 89°58'51" East along the North line of said Southwest 1/4, 155.03 feet to the point of beginning. LESS right-of-way for County Road.

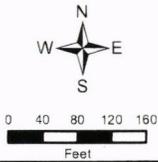
Parcel 4:

The East 1/2 of the North 198 feet of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 25 East, Lake County, Florida.

Aerial



**Planning
& Zoning
Division**



Wayne Storage
ANNX-24-338, SSCP-24-339, SPUD-24-340
AK#s 2537001, 1177189, 1177103, 3701232
Section 03, Township 19, Range 25 East
October 7, 2024