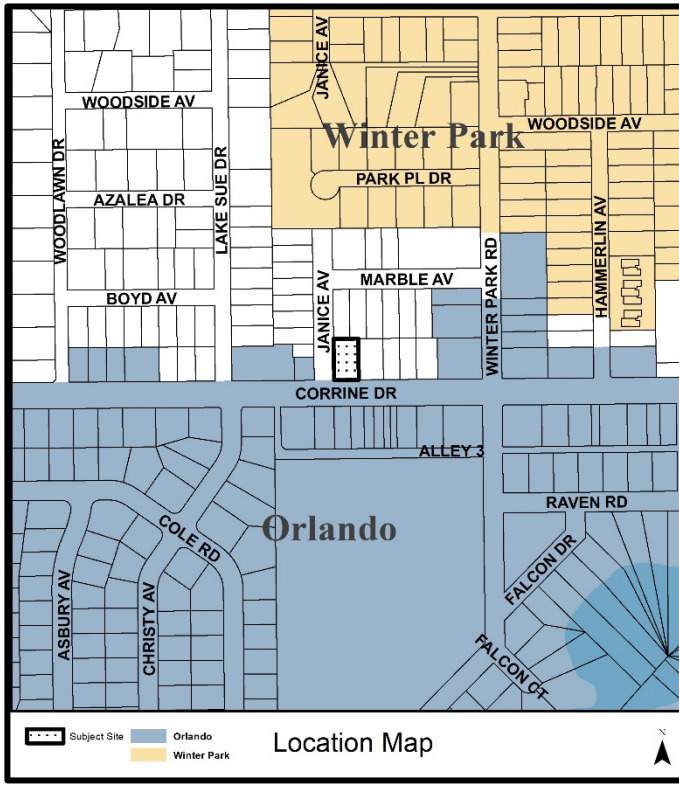




Applicant:

Kathleen Magruder

Owner:

Corrine Development II LLC

Subject Site:

Location: 2901 Corrine Drive, bounded by Corrine Drive to the south, Janice Avenue to the west, Marble Avenue to the north, and East Winter Park Road to the east.

Parcel ID: 18-22-30-2970-02-100

Acres: 0.22 parcel

District:

5 – Kelly Martinez Semrad

Notices:

Notices mailed June 29, 2026 to 108 property owners.

Summary of Request:

As required by Orange County Charter Section 504 Exclusive Method of Voluntary Annexation, any voluntary annexation for property outside of a Joint Planning Area boundary must be approved by an affirmative vote of not less than a majority plus one vote of the entire membership of the Board of County Commissioners at a public hearing. This public hearing shall occur following the first reading by the annexing municipality. As required by Section 504, the annexing City must provide notice to the County ten (10) days prior to its first scheduled public hearing. The City of Orlando provided notice of the proposed annexation on January 28, 2026. Thereafter, a copy of the proposed annexation was distributed to County staff for review.

City of Orlando staff presented the applicant's request to annex a 0.22-acre site located at 2901 Corrine Drive to the City's Municipal Planning Board on March 17, 2026. The site is vacant. Included as part of the request for annexation is a request to change the future land use map designation and zoning designation. The owner has requested the annexation for future development of a restaurant.

Section 504 also requires the annexing municipality to enter into an interlocal agreement with the County detailing the provision of essential public services, infrastructure maintenance, and future land use. Should the Board vote to approve the proposed annexation request, staff would request that the Board take action on the Interlocal Agreement for Annexation of 2901 Corrine Drive between City of Orlando, Florida and Orange County, Florida.

The Orlando City Council held the first public hearing on June 8, 2026. The second public hearing is pending the outcome of the Board's decision. Should the Board vote to approve the request, a second public hearing would be scheduled by the City. As part of the second public hearing, the City Council would

consider the annexation request along with the Interlocal Agreement. Should the Board vote to deny the request, the applicant has 30-days to appeal the decision.

This annexation request is less than five-acres and requires a 600' notification radius per Section 504.B, Orange County Charter. Notice of the proposed annexation and Orange County's public hearing was mailed on June 29, 2026, to 108 property owners. The \$67.13 cost was paid by the applicant prior to the public hearing.

Annexation Guidelines:

Issues for Consideration:

Per Section 504 of the Orange County Charter:

- A voluntary annexation must be approved by an affirmative vote of not less than a majority plus one vote of the entire membership of the Board of County Commissioners at a public hearing.
- Approval or denial shall be at the sole and absolute discretion of the Board.
- The Board may consider:
 - consistency with the county comprehensive plan,
 - infrastructure impacts,
 - whether the annexation is compact, contiguous and will not result in the creation of enclaves,
 - whether an interlocal agreement has been proffered or executed, and
 - whether the property is located within or outside the urban service area.
- The annexing municipality shall provide notice to the county 10 days prior its first scheduled public hearing.
- The Board shall hear the annexation request following the first public hearing by the municipality.
- The annexing municipality shall enter into an interlocal agreement with the county detailing the provision of essential public services, infrastructure maintenance, and future land use.

Consistency with the Comprehensive Plan

The subject site's existing Orange County Future Land Use designation is Commercial (C) and the zoning district is C-1 (Retail Commercial District). As shown on the future land use map at the end of the report, the surrounding Future Land Use designations include:

- North: Low Density (LDR) (up to 4 dwelling unit/acre) (*County*)
- East: Commercial (C) (1.5 FAR) (*County*)
- South: Neighborhood Activity Center (NEIGH-AC) (*City*)
- West: Neighborhood Activity Center (NEIGH-AC) (*City*)
Low Density (LDR) (up to 4 dwelling unit/acre) (*County*)

The surrounding land uses are predominately residential, including single-family, duplexes, and townhomes. Uses immediately surrounding the site include office related uses, neighborhood scale commercial, and restaurants along Corrine Drive. These uses include a veterinary clinic, barbershop, tattoo shop, pet grooming, auto repair, dentist office, doctor office, plant nursery, retail commercial, restaurants, bars, and convenience stores with gasoline pumps. Audubon Park K-8 is located one block (approximately 250 feet) to the south of the site.

As part of the annexation, the applicant is requesting an amendment to the City's Growth Management Plan to change the Future Land Use designation and to rezone the property. The existing future land use is Commercial (C) which allows a 1.5 FAR. The requested land use designation for the property is Neighborhood Activity Center. The City's FLU designation allows a maximum intensity of up to 30 dwelling units and 0.3 FAR. The

table below compares the development potential between Orange County and the City of Orlando's future land use designations

The City of Orlando Growth Management Plan (GMP) requires Activity Centers to fulfill the following purposes:

“e. Neighborhood Activity Center - To provide for concentrated areas of neighborhood-serving commercial, office, residential, recreational and cultural facilities, at intensities compatible with surrounding neighborhoods. Although some Neighborhood Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where lower level thoroughfares and collectors are available, providing convenient access to the surrounding neighborhood.”

According to the City's GMP Policy Future Land Use LU.2.1.4, “As new Activity Centers and Activity Center expansions are considered, the type and size of such Activity Centers shall be based upon the existing and planned availability of thoroughfares, mass transit and other public facilities as well as the intended market area for the Activity Center.” Such factors as location, transportation access, and land use compatibility are considered when designating new or expanding existing Activity Centers. Per the City's staff report:

“One condition in which the subject site meets is, “when the adopted County future land use designation is Commercial, Neighborhood Center, Neighborhood Activity Corridor, or Activity Center-Mixed Use; or the adopted County zoning is C-1, C-2 or C-3;...or the City's conceptual future land use designation is Activity Center and the proposed Activity Center designation is consistent with or less intense than the adopted County future land use designation.” The subject site meets this condition due to current County future land use designation is Commercial, the current County zoning is C-1 and conceptual future land use is Neighborhood Activity Center.”

	Future Land Use Designation	Development Potential
Orange County	Commercial (C) 1.5 FAR	0.22 acres @ 1.5 FAR = 14,375 sq. ft.
City of Orlando	Neighborhood Activity Center 30 du/ac 0.3 FAR	0.22 acres @ 30 du = 7 du 0.22 acres @ 0.30 FAR = 2,875 sq. ft.

The requested zoning district is AC-N Activity Center- Neighborhood.

The City of Orlando's Land Development Code (LDC) identified the purpose of the AC-N zoning district as “intended to provide for concentrated areas of neighborhood-serving commercial, office, residential, recreational and cultural facilities, at intensities compatible with surrounding neighborhoods. Although some Neighborhood Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where arterials and collectors are available, providing convenient access to the surrounding neighborhood.”

The City of Orlando's LDC Section 65.331 requires a master plan if the proposed development site is part of an application to rezone to an Activity Center; therefore, a master plan is required for the site. A master plan application has been submitted for the site and is currently under review by city staff (MPL2026-10009).

Infrastructure Impacts

Water and Wastewater – The proposed annexation area is within the Orlando Utilities Commission water service area and the City of Orlando wastewater service area.

Solid Waste – Currently the County does provide waste collection services to this property as it is vacant. If the annexation is approved, the property owner would be required to meet the City of Orlando solid waste collection requirements.

Transportation – On April 5, 2022, the Board approved an Interlocal Agreement between Orange County and the City of Orlando regarding jurisdiction to operate and maintain Virginia Drive/North Forest Avenue/Corrine Drive. Upon approval and execution of this agreement the responsibility for operation and maintenance transferred from Orange County to the City of Orlando. Janice Avenue abuts the subject property to the west; however, it will not transfer as part of the annexation.

Stormwater – The County is divided into drainage basins, which are then modeled to determine drainage requirements for each area. The subject property is located within the St. John River Water Management District. The City’s has adopted stormwater level of service standards that require new development to provide on-site stormwater retention and/or detention consistent with the requirements of the St. John River Water Management District.

Environmental Information – The City considers the subject property within the Urbanized Disturbed Lands area. The site is currently vacant, however, it was once developed with a single-family residence as recently as 2022. Therefore, the City will not require an environmental assessment.

Orange County Sheriff – The proposed annexation area is currently served by Orange County Sheriff Patrol Zone 24B. If the proposed annexation is approved, police services for the annexation area will be transferred to the City of Orlando.

Fire Rescue – The proposed annexation area is currently served by Orange County Fire Battalion 5. If the proposed annexation is approved, the City of Orlando Fire Rescue would become the first responder for this property.

Fiscal Impacts: The assessed value for non-school millage of the subject property for 2024 is \$515,625 and for 2025 is \$541,406. Orange County will continue to receive the general millage from the property; however, the Fire Rescue/EMS and Sheriff taxes will no longer be assessed, resulting in an approximate annual loss to the County of \$1,539.60 and 976.86, respectively.

Special Taxing Districts – The subject site is not included in a special taxing district.

Compact, Contiguous, and will not result in an Enclave

Per Florida Statutes Section 171 and the Orange County Charter, a voluntary annexation must be compact, contiguous, and will not result in the creation of any enclaves.

The City of Orlando is immediately to the west and south of the subject site. The surrounding properties to the north and east are within unincorporated Orange County. If the annexation request were approved, they would not be completely surrounded by the City of Orlando.

Summary of the Interlocal Agreement

Per Section 504.B the annexing municipality shall enter into an interlocal agreement (ILA) with the County detailing the provision of essential public services, infrastructure maintenance, and future land use. The ILA will be considered as part of the Board hearing, and, if the annexation is approved, will be considered by the City of Orlando at the 2nd reading for the proposed annexation.

The ILA includes the following terms:

1. Provision of essential services including water service, wastewater service, fire rescue, police, and solid waste.
2. Adoption of a future land use designation upon annexation into the City of Orlando.

Urban Service Area

The subject property, 2901 Corrine Drive, is located within the County’s Urban Service Area Boundary.

Action Requested

To approve or deny the annexation request. If the Board votes to approve the annexation request, then staff requests approval and execution of the Interlocal Agreement for Annexation of 2901 Corrine Drive between City of Orlando, Florida and Orange County, Florida.

The City of Orlando Staff Report and the Draft ILA are included as separate items.

Per Florida Statute, Section 171 and the Orange County Charter, a decision of the Board of County Commissioners may be appealed by a Party Affected to the circuit court within thirty (30) days of the public hearing. “Party affected” means any persons or firms owning property in, or residing in, either a municipality proposing annexation or contraction or owning property that is proposed for annexation to a municipality or any governmental unit with jurisdiction over such area.

ANNEXATION PETITION SUMMARY

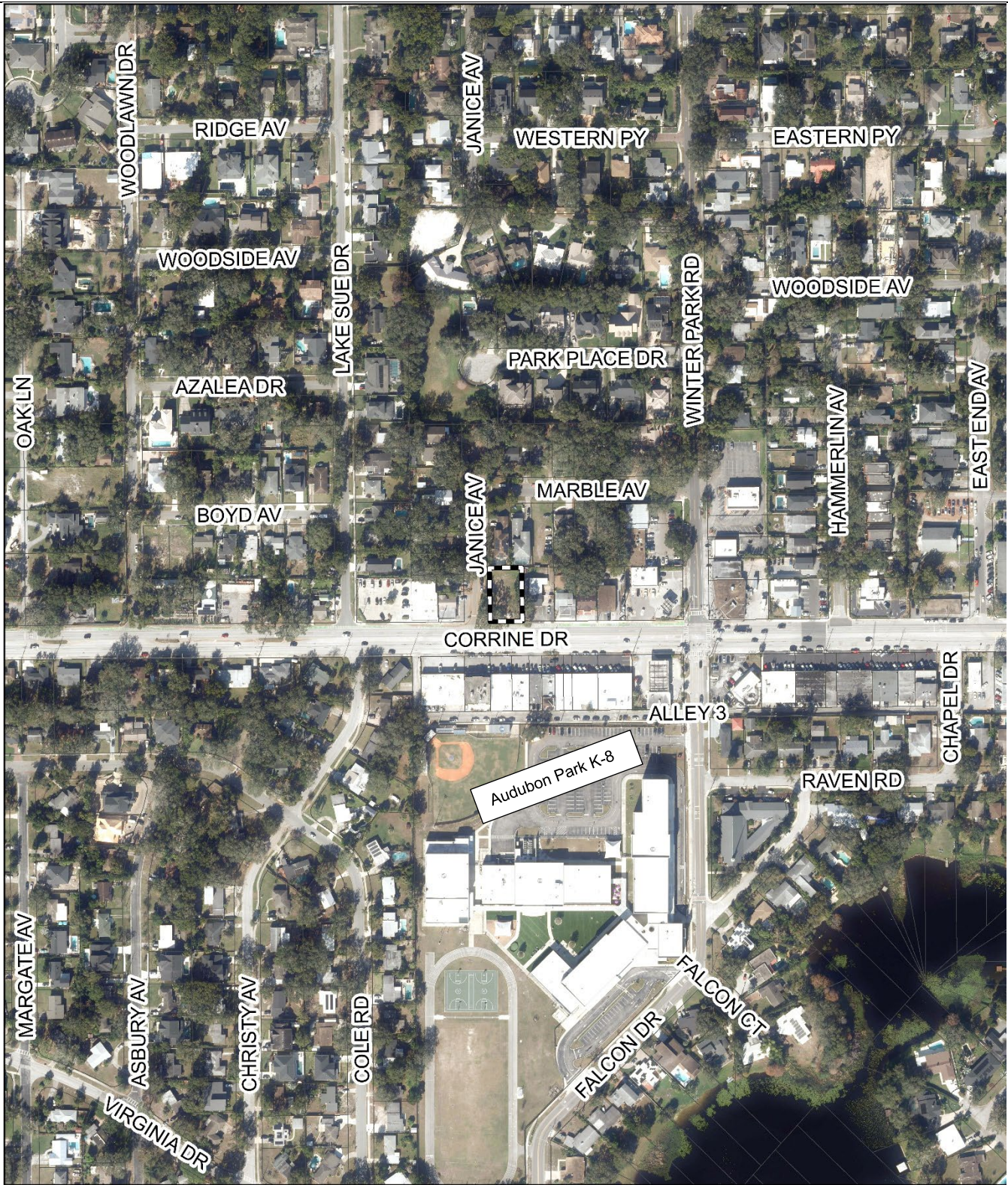
ANX-ORL-2188

Municipality	Orlando	Intake Date	1/28/2026
Annexation Name	Corrine Development	Status	Proposed
Annexation ID	ANX-ORL-2188	Type	Voluntary
Commissioner	Kelly Martinez Semrad	BCC District	5
Address	2901 Corrine Drive		
Location	Corrine Drive to the south, Janice Drive to the west, Marble Avenue to the north, and East Winter Park Avenue to the east		
Acreage	0.22		
Parcel ID	18-22-30-2970-02-100		

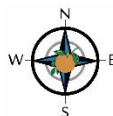
Urban Service Area	Urban Service Area		
County Future Land Use	Commercial	City Proposed FLU	Neighborhood Activity Center
County Zoning	C-1	City Proposed Zoning	AC-NEIGH
Current Use	Vacant	Proposed Use	Restaurant
Within JPA	No	Charter Section 504	Yes
		Preservation District	No

Living Area (Sq. Ft.)	N/A	Taxable Value	\$541,406
Water Service Provider	Orlando Utilities	Wastewater Service Provider	Orlando
Fire Battalion	5	Sheriff Patrol Zone	24B

First Reading	June 8, 2026	Second Reading	Following BCC
Effective Date	TBD	Ordinance Number	TBD

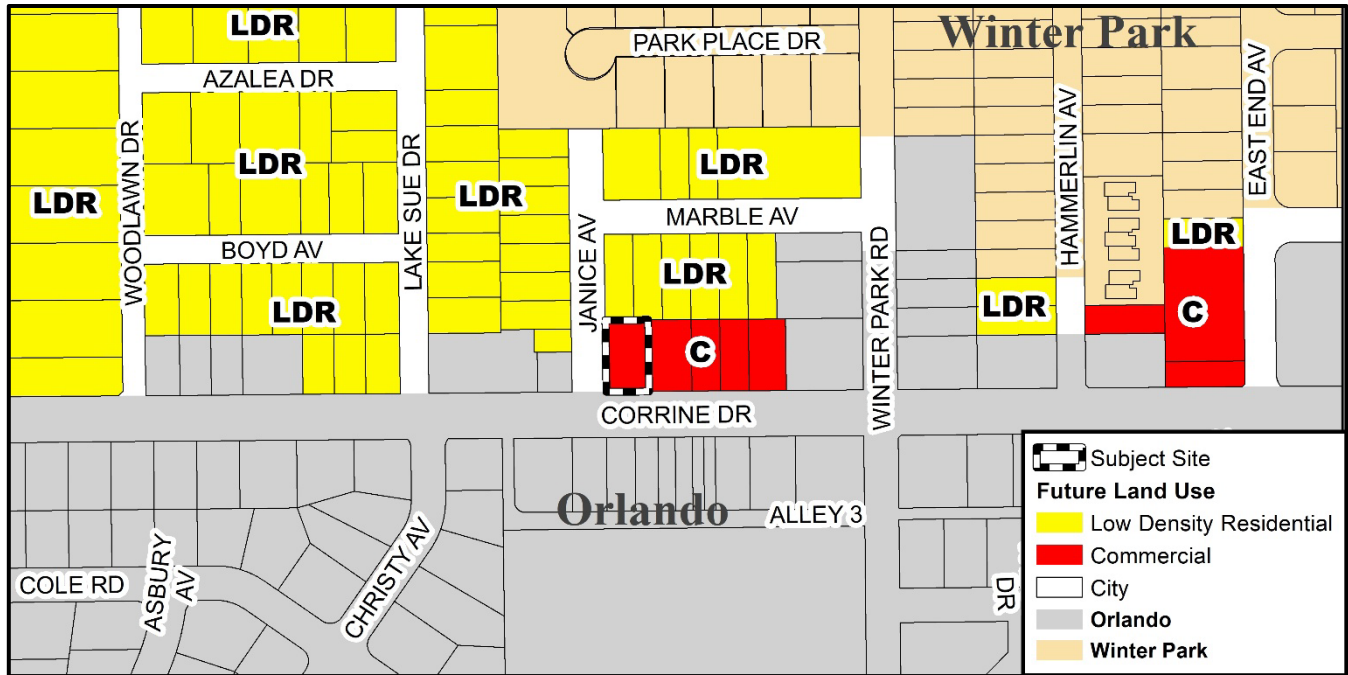


 **Subject Property**



0 250 500
Feet

ORANGE COUNTY FUTURE LAND USE



ORANGE COUNTY ZONING

