

## Interoffice Memorandum

**DATE:** April 6, 2026

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

**CONTACT:** Misty Mills, Senior Planner

**PHONE:** (407) 836-5435

**DIVISION:** Planning

**ACTION REQUESTED:**

Approval and execution of the First Amendment to the Joint Planning Area Agreement between the City of Winter Park and Orange County, Florida. District 5.

**PROJECT:** N/A

**PURPOSE:** The City of Winter Park and Orange County wish to amend the Joint Planning Area Agreement (the Agreement), which the Board approved on December 17, 2024, pursuant to Section 163.3171.(1). This request seeks to amend the JPA to include additional land within the JPA Boundary.

The Agreement establishes the agreed upon procedures for annexation along with the lands that are potential candidates for annexation. The City identified unincorporated lands which are depicted and described in Exhibits "A", "B", "C", "D", "E", and "F". These areas reflect portions of unincorporated Orange County that the City anticipates annexing during the term and any potential extensions of the term of the agreement.

Since the approval of the Agreement, the City identified additional lands that are adjacent to the City boundaries that are logical candidates for annexation. This expansion includes two (2) parcels along Wymore Road, shown in Exhibit "G". These parcels are bounded by Interstate 4 to the west, Lee Road to the south, and North Wymore Road to the east. These parcels are surrounded on the north, south, and east by the City and to the west by I-4 and unincorporated Orange County.

The City also identified five (5) parcels along Dartmouth Avenue, shown in Exhibit "H". These parcels are bounded by Dartmouth Avenue to the south, Pinehurst Avenue/I-4 to the west, Cornell Avenue to the north, and Clay Street east. These parcels are surrounded by the City of Orlando, unincorporated Orange County to the north, west, and south and to the City of Winter Park to the east.

Through this First Amendment, these additional unincorporated lands, depicted and described on Exhibits "G" and "H" would be included in the boundaries of the Agreement. The request includes a text amendment to Section 4 – Joint Planning Area to recognize Exhibit "G" – Wymore annexation area and Exhibit "H" Dartmouth annexation area. Additionally, the Exhibits are incorporated into the Agreement.

The City of Winter Park will consider the amendment on April 22, 2026.

**BUDGET: N/A**