



**Title: Ordinance No. 2025-43 Annexing Property Generally Located North of E. Michigan Street, East of Mayer Street, West of Brown Avenue, and South of E. Crystal Lake Avenue and Comprised of 0.32 Acres (ANX2025-10002) (2619 Mayer Street Annexation) (Economic Development)**

**Meeting Date:** February 23, 2026

**Section:** Hearings/Ordinances/2nd Read

**Contact:** Colandra Jones, Melissa Clarke

**District:** 4

**Fiscal Impact:** Fiscal Impact Statement Attached

**Summary:** Ordinance No. 2025-43 will annex ±0.32 acres of property generally located north of E. Michigan Street, east of Mayer Street, west of Brown Avenue, and south of E. Crystal Lake Avenue. City Council accepted the petition for the voluntary annexation for this property on June 23, 2025.

On July 15, 2025, the Municipal Planning Board recommended approval of the annexation, GMP amendment to designate the Residential Low Intensity future land use designation and initial zoning of R-2A/T (ANX2025-10002, GMP2025-10008 & ZON2025-10004). These amendments will allow for the future development of duplexes.

The subject property is contiguous to the City limits. If annexed, the property will not create an enclave. The proposed annexation meets all requirements under Chapter 171, Florida Statutes.

The first reading of this ordinance was on December 8, 2025. The Board of County Commissioners approved the annexation request and an interlocal agreement between the City and Orange County on January 13, 2026. This agreement and second reading of the associated zoning and GMP amendment, Ordinance 2025-44, are concurrently on this agenda for review.

**Recommended Action:** Adopt Ordinance No. 2025-43 and authorize the Mayor and City Clerk to execute same, subject to review and approval by the City Attorney's Office.

*"Enhance the quality of life in the City by delivering public services in a knowledgeable, responsive and financially responsible manner."*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED NORTH OF E. MICHIGAN STREET, EAST OF MAYER STREET, WEST OF BROWN AVENUE, AND SOUTH OF E. CRYSTAL LAKE AVENUE AND COMPRISED OF 0.32 ACRES OF LAND, MORE OR LESS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

**WHEREAS**, on June 23, 2025, the City Council of the City of Orlando, Florida (the "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the "petition") bearing the signatures of all owners of property in an area of land generally located north of E. Michigan Street, east of Mayer Street, west of Brown Avenue, and south of E. Crystal Lake Avenue, such land comprised of approximately 0.32 acres of land and being precisely described by the legal description of the area by metes and bounds attached to this ordinance as **Exhibit "A"** (hereinafter "the Property"); and

**WHEREAS**, the petition was filed with the Orlando City Council pursuant to section 171.044, Florida Statutes; and

**WHEREAS**, at its regularly scheduled meeting of July 15, 2025, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"), considered annexation application case number ANX2025-10002, requesting to annex the Property into the jurisdictional boundaries of the City; and

**WHEREAS**, based upon the evidence presented to the MPB, including the information and analysis contained in the "Staff Report to the Municipal Planning Board" for application case numbers ANX2025-10002, GMP2025-10008 and ZON2025-10004, (entitled "2619 Mayer Street Annexation"), the MPB recommended that the Orlando City Council approve said applications and adopt an ordinance or ordinances in accordance therewith; and

**WHEREAS**, the Orlando City Council hereby finds that:

1. As of the date of the petition, the Property was located in the unincorporated area of Orange County; and
2. As of the date of the petition, the Property is contiguous to the City within the meaning of subsection 171.031(3), Florida Statutes; and
3. As of the date of the petition, the Property is reasonably compact within the meaning of subsection 171.031(2), Florida Statutes; and
4. The petition bears the signatures of all owners of property in the area to be annexed; and
5. Annexation of the Property will not result in the creation of enclaves within the meaning of subsection 171.031(5), Florida Statutes; and

52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102

6. The Property is located wholly within the boundaries of a single county; and

7. The petition proposes an annexation that is consistent with the purpose of ensuring sound urban development and accommodation to growth; and

8. The petition, this ordinance, and the procedures leading to the adoption of this ordinance are consistent with the uniform legislative standards provided by the Florida Municipal Annexation and Contraction Act for the adjustment of municipal boundaries; and

9. The petition proposes an annexation that is consistent with the purpose of ensuring the efficient provision of urban services to areas that become urban in character within the meaning of subsection 171.031(12), Florida Statutes; and

10. The petition proposes an annexation that is consistent with the purpose of ensuring that areas are not annexed unless municipal services can be provided to those areas; and

**WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the best interest of the public health, safety, and welfare, and is consistent with the applicable provisions of Florida Statutes and the City’s GMP and LDC; and

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AS FOLLOWS:**

**SECTION 1. ANNEXATION.** Pursuant to the authority granted by section 171.044, Florida Statutes, and having determined that the owner or owners of the Property have petitioned the Orlando City Council for annexation into the corporate limits of the City, and having determined that the petition bears the signatures of all owners of property in the area proposed to be annexed, and having made the findings set forth in this ordinance, the Property is hereby annexed into the corporate limits of the City of Orlando, Florida, and the boundary lines of the City are hereby redefined to include the Property. In accordance with subsection 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this ordinance as **Exhibit “B”**.

**SECTION 2. CITY BOUNDARIES.** Pursuant to section 171.091, Florida Statutes, the charter boundary article of the City is hereby revised in accordance with this ordinance. The City Clerk, or designee, is hereby directed to file this ordinance as a revision of the City Charter with the Florida Department of State. The City Planning Official, or designee, is hereby directed to amend the City’s official maps in accordance with this ordinance.

**SECTION 3. SCRIVENER’S ERROR.** The City Attorney may correct scrivener’s errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

**SECTION 4. SEVERABILITY.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153

**SECTION 5. EFFECTIVE DATE.** This ordinance is effective upon adoption, except for sections one and two, which take effect on the 30th day after adoption.

**DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at a regular meeting, this 8th day of December, 2025.

**DONE, THE PUBLIC HEARING AND APPROVED,** by an affirmative vote of not less than a majority plus one vote of the entire membership of the Board of County Commissioners of Orange County, Florida, this 13th day of January, 2026.

**DONE, THE FIRST PUBLIC NOTICE,** in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 8th day of February, 2026.

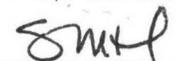
**DONE, THE SECOND PUBLIC NOTICE,** in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 15th day of February, 2026.

**DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 23rd day of February, 2026.

BY THE MAYOR OF THE CITY OF ORLANDO, FLORIDA:

  
\_\_\_\_\_  
Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA:

  
\_\_\_\_\_  
City Clerk

Stephanie Herdacia  
\_\_\_\_\_  
Print Name

City Council Meeting: 2/23/2026  
Item: 12.9 Documentary: 260223/29

ORDINANCE NO. 2025-43

154 APPROVED AS TO FORM AND LEGALITY  
155 FOR THE USE AND RELIANCE OF THE  
156 CITY OF ORLANDO, FLORIDA:

157 *Melissa C. Clarke*

158  
159 Assistant City Attorney

160 Melissa C. Clarke

161  
162 Print Name



# VERIFIED LEGAL DESCRIPTION FORM



The following legal description has been prepared by

WENDY TANENBAUM

and submitted to the City Planning Division for verification.

*Wendy Tanenbaum*  
Signature

5/23/2025

Date



This Description has been reviewed by the Engineering Division and is acceptable based on a comparison with:

PLAT, GIS MAPPING  
BOUNDARY SURVEY

By: *[Signature]* Date: 7-8-25  
Guy Adams

Application Request (Office Use Only)

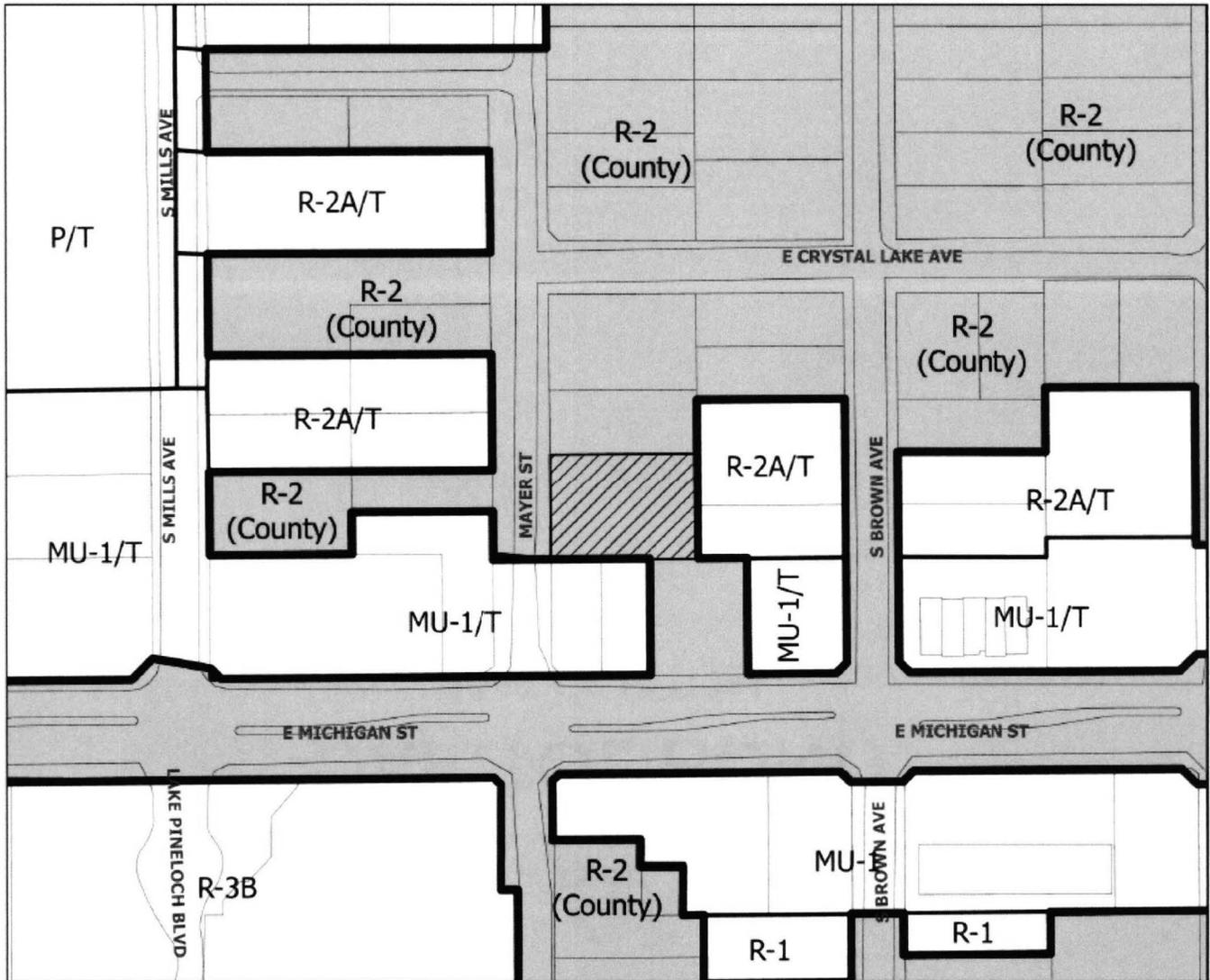
File No. ANX2025-10002

2619 Mayer Street Annexation

Legal Description Including Acreage (To be typed by Applicant):

LOTS 23 AND 24, MICHIGAN AVENUE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGE 87, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE NORTHWEST CORNER OF LOT 27, OF SAID MICHIGAN AVENUE PARK, RUN THENCE SOUTH ALONG THE WEST LINES OF LOTS 27, 26, AND ~~25~~, OF SAID MICHIGAN AVENUE PARK, 149.6 FEET (AS MEASURED) TO THE NORTHWEST CORNER OF SAID LOT 24 FOR A POINT OF BEGINNING; CONTINUE SOUTH ALONG THE WEST LINE OF SAID LOTS 24 AND 23, 99.75 FEET (AS MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 23; RUN THENCE N89°06'22"E ALONG THE SOUTH LINE OF LOT 23, 139.8 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; RUN THENCE N00°03'45"E, ALONG THE EAST LINE OF LOTS 23 AND 24, 99.75 FEET (AS MEASURED) TO THE NORTHEAST CORNER OF SAID LOT 24; RUN THENCE S89°06'22"W; ALONG THE NORTH LINE OF SAID LOT 24, 139.88 FEET TO THE POINT OF BEGINNING.  
CONTAINING 13945.6 SQUARE FEET 0.32 ACRES (+/-).

EXHIBIT  
"B"



Annexation - ANX2025-10002





**Fiscal Impact Statement**

Indicate the **Total Fiscal Impact** of the action requested, including personnel, operating, and capital costs. Indicate costs for the current fiscal year and annualized costs. Include all related costs necessary to place the asset in service.

**Description:** 2619 Mayer Street Annexation

**Expenses**

Will the action be funded from the Department's current year budget? Yes / No

If No, please identify how this action will be funded, including any proposed Budget Resolution Committee (BRC) action(s). (enter text here)

	<b>Current Fiscal Year Cost Estimate</b>	<b>Estimated Annualized Cost Thereafter</b>
Personnel	\$0	\$0
Operating/Capital	\$0	\$0
<b>Total Amount</b>	\$0	\$0

Comments (optional): (enter text here)

**Revenues**

What is the source of any revenue and the estimated amount? Property Taxes Amount \$1,863.14

Is this recurring revenue? Yes / No

Comments (optional): According to the Orange County Property Appraiser, the assessed value for the subject site is \$280,171, therefore the calculation for property taxes is \$1,863.14

**Funding**

Expenses/Revenues will be recorded to:

	<b>Source #1</b>	<b>Source #2</b>	<b>Source #3</b>
Fund	<u>General Fund</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Department /Division	<u>Citywide</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Cost Center/Project/Grant	<u>Citywide</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
<b>Total Amount</b>	<b>\$1,863.14</b>	<b>\$0</b>	<b>\$0</b>



## Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: Ordinance No. 2025-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED NORTH OF E. MICHIGAN STREET, EAST OF MAYER STREET, WEST OF BROWN AVENUE, AND SOUTH OF E. CRYSTAL LAKE AVENUE AND COMPRISED OF 0.32 ACRES OF LAND, MORE OR LESS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.



In accordance with the provisions of controlling law, the City of Orlando hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance is for a voluntary annexation.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Orlando, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Orlando's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The proposed ordinance is for voluntary annexation. Compliance costs would include the applicable property taxes as assessed by the Orange County Property Appraiser at the appropriate time. The ordinance itself imposes no new charges or fees, but once annexed into the city, the newly annexed property will be subject to those already established municipal regulatory costs, including but not limited to those costs assessed to cover the cost of growth's effect on vital infrastructure and services such as roads, sewers, schools and parks.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The entity which owns the property subject to the voluntary annexation.

4. Additional information the governing body deems useful (if any):

*[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City of Orlando staff solicited comments from businesses in the city as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on city website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].*

N/A

**Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

**Sold To:**

City of Orlando - 105755  
400 S Orange Ave  
Fl 2  
Orlando, FL 32801-3360

**Bill To:**

City of Orlando - 105755  
400 S Orange Ave  
Fl 2  
Orlando, FL 32801-3360

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of NOTICE OF PROPOSED ENACTMENT 2619 Mayer Street ANX Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 8 Feb 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



**Rose Williams**

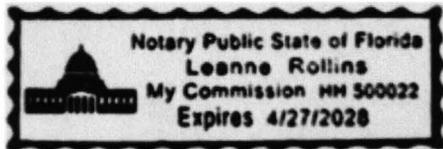
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 17 Feb 2026,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public

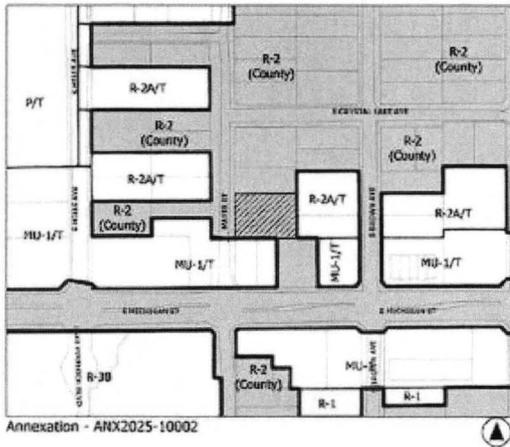


Name of Notary, Typed, Printed, or Stamped

21073

# NOTICE OF PROPOSED ENACTMENT

On **February 23, 2026**, the Orlando City Council will consider proposed ordinance #2025-43, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED NORTH OF E. MICHIGAN STREET, EAST OF MAYER STREET, WEST OF BROWN AVENUE, AND SOUTH OF E. CRYSTAL LAKE AVENUE AND COMPRISED OF 0.32 ACRES OF LAND, MORE OR LESS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.



A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m., in City Council Chambers, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. If a person decides to appeal any decision made by Council with respect to any matter considered at the hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is based. The proposed ordinance may be inspected by the public at the Office of the City Clerk located on the 2nd floor of Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Qualified persons with disabilities needing auxiliary aid or service, or other assistance, so they can participate equally in this meeting should contact the Office of the City Clerk at (407) 246-2251 as soon as possible but no later than 48 hours before the meeting.

**Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

**Sold To:**

City of Orlando - 105755  
400 S Orange Ave  
Fl 2  
Orlando, FL 32801-3360

**Bill To:**

City of Orlando - 105755  
400 S Orange Ave  
Fl 2  
Orlando, FL 32801-3360

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of NOTICE OF PROPOSED ENACTMENT 2619 Mayer Street ANX Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 15 Feb 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



**Rose Williams**

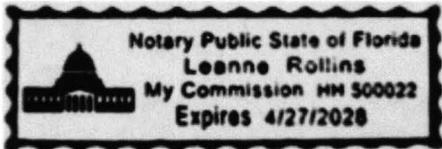
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 17 Feb 2026,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public

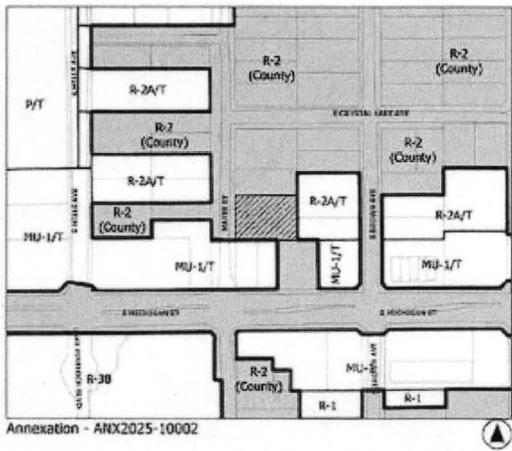


Name of Notary, Typed, Printed, or Stamped

21362

# NOTICE OF PROPOSED ENACTMENT

On **February 23, 2026**, the Orlando City Council will consider proposed ordinance #2025-43, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED NORTH OF E. MICHIGAN STREET, EAST OF MAYER STREET, WEST OF BROWN AVENUE, AND SOUTH OF E. CRYSTAL LAKE AVENUE AND COMPRISED OF 0.32 ACRES OF LAND, MORE OR LESS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.



A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m., in City Council Chambers, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. If a person decides to appeal any decision made by Council with respect to any matter considered at the hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is based. The proposed ordinance may be inspected by the public at the Office of the City Clerk located on the 2nd floor of Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Qualified persons with disabilities needing auxiliary aid or service, or other assistance, so they can participate equally in this meeting should contact the Office of the City Clerk at (407) 246-2251 as soon as possible but no later than 48 hours before the meeting.