

*Board of County Commissioners*

## **Public Hearing**

# **Interlocal Agreement for Annexation of Enclave between Winter Garden and Orange County**

**July 9, 2024**



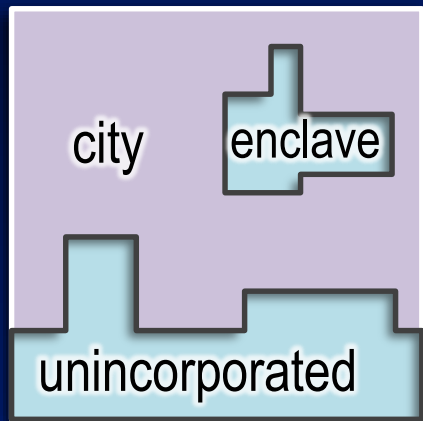
# Presentation Outline

- **Background Information**
- **Location**
- **Interlocal Agreement**
- **Requested Action**



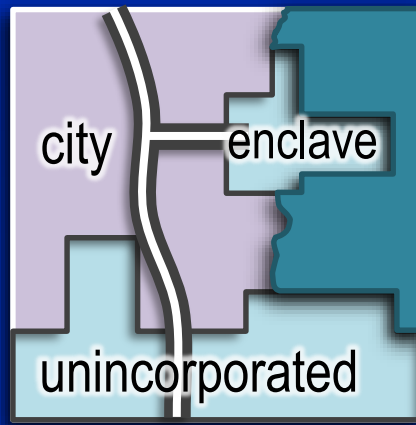
# Background Information

## DEFINITION (SEC. 171.031, F.S.)



(a) Any unincorporated improved or developed area that is **enclosed within and bounded on all sides by a single municipality;**

or,



(b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a **natural or manmade obstacle** that allows the **passage of vehicular traffic** to that **unincorporated area only through the municipality.**



# Background Information

- **Challenges Associated With Enclaves:**
  - Public safety concerns
  - Inefficient delivery of services
  - Lack of infrastructure
  - Barriers to effective planning and growth management



# Background Information

- **Types Of Annexations (SEC. 171.031, F.S.)**
  - Voluntary (by Property Owner Petition)
  - Involuntary (by Referendum)
  - Interlocal Agreement

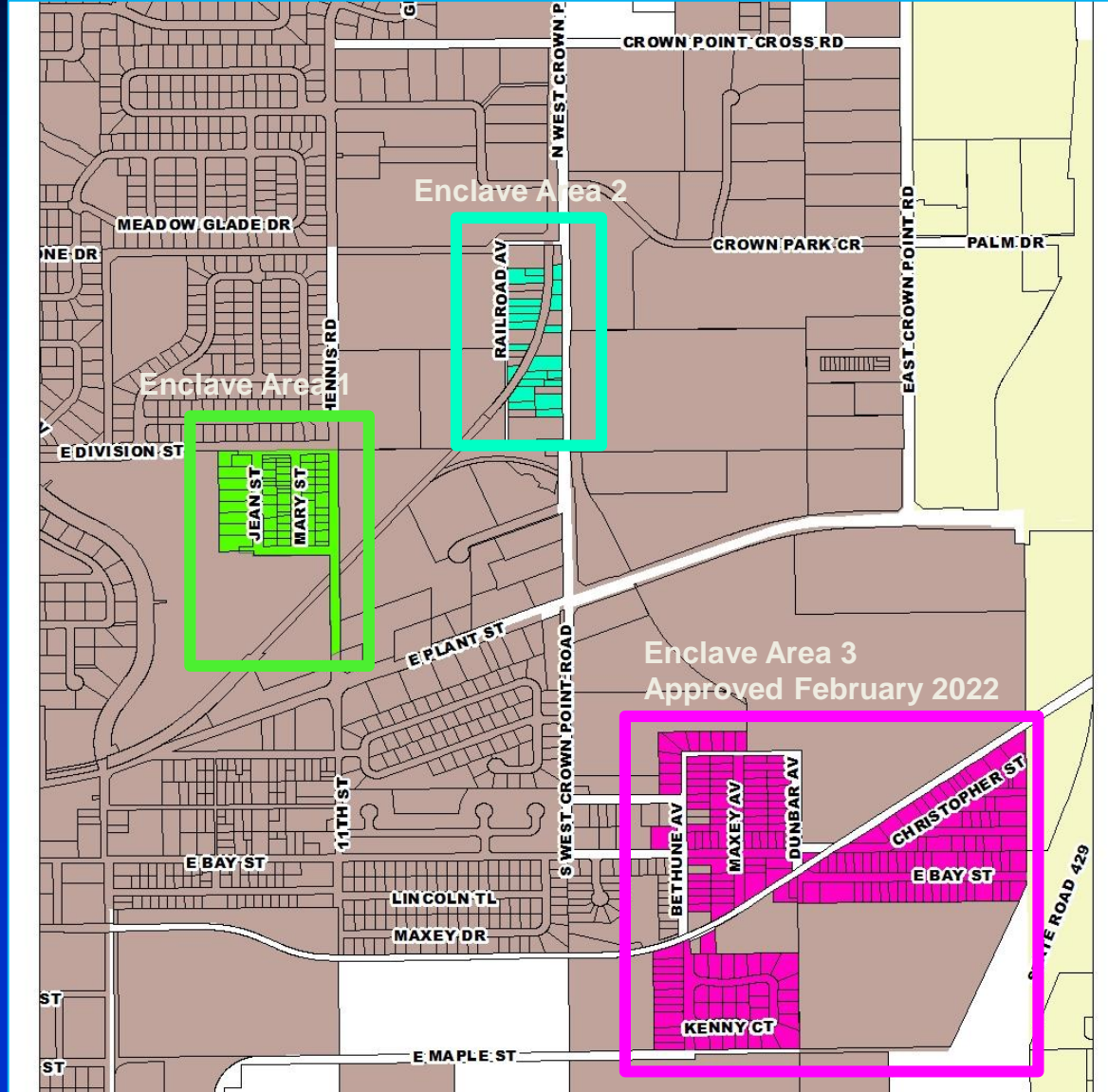


## Background Information

- **Annexations By Interlocal Agreement prerequisites:**
  - 110 acres or less in size;
  - Developed or improved; and
  - Bounded on all sides by a single municipality
- **Winter Garden Joint Planning Area Agreement**
  - Approved and executed June 1997
  - The 6<sup>th</sup> Amendment (2007) – City and the County will work together to eliminate enclaves of 10 acres or less
  - The 7<sup>th</sup> Amendment (2019) – State Statute changed allowing enclave annexations of 110 acres or less



# Location

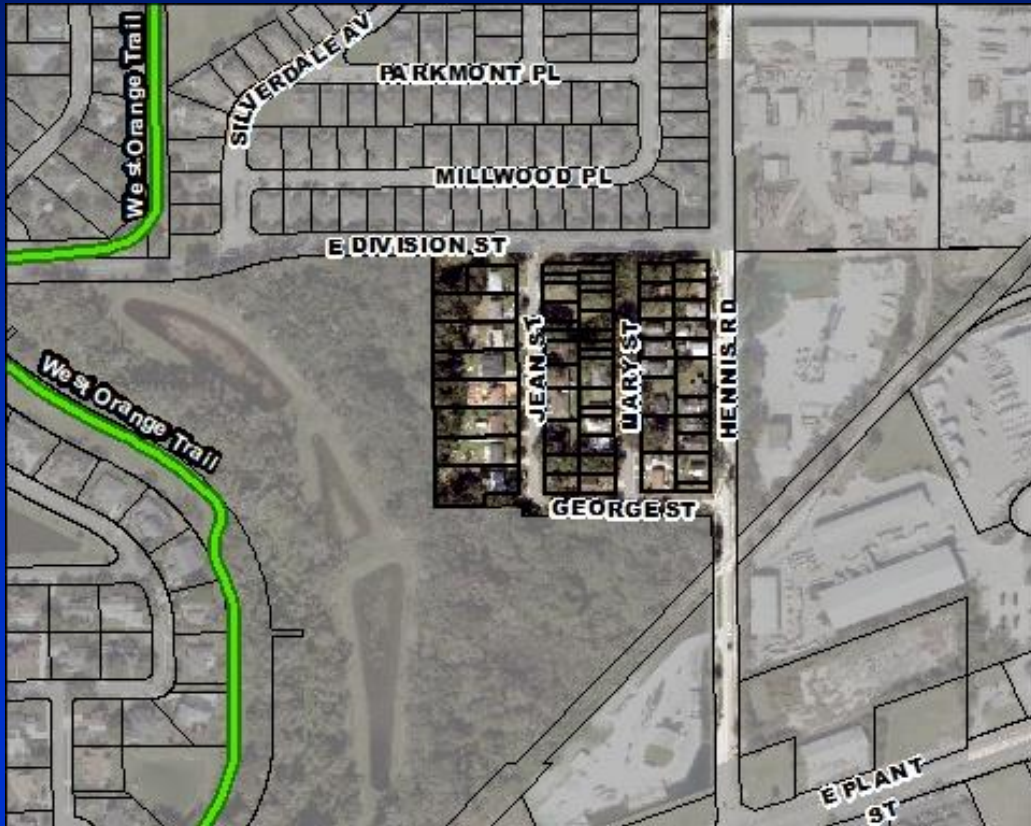




# Location

## Mary Jean Street Annexation Area #1

- 55 parcels - 7.30 acres



## Railroad Avenue Annexation Area #2

- 21 parcels - 4.10 acres





# Costs and services - information

## City vs. County

AD VALOREM TAX RATES (Property taxes)		
Taxing Authority	City (63)	County (65)
GENERAL COUNTY	4.4347	4.4347
PUBLIC SCHOOL - STATE	3.1730	3.1730
PUBLIC SCHOOL - LOCAL	3.2480	3.2480
LIBRARY - OPERATING BUDGET	0.3748	0.3748
ST JOHNS WATER MANAGEMENT	0.1793	0.1793
UNINCORPORATED TAXING DISTRICT	---	1.8043
UNINCORPORATED COUNTY FIRE	---	2.2437
CITY OF WINTER GARDEN	4.5000	
Millage Rate	15.9098	15.4578



# Interlocal Agreement

- Community meeting **April 30, 2024**
- Notice of today's hearing was mailed to the property owners by the City and County
- Agreement **approved** by the City of Winter Garden  
**June 27, 2024**
- Annexation of Enclaves #2 and 3
- Conveyance of public right-of-way



## Requested Action

- **Approval and execution of Interlocal Agreement for Annexation of Enclave between the City of Winter Garden, Florida and Orange County, Florida (Enclave Areas #1-2 of 3). District 1**