



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801-1393

Legislation Text

File #: 26-0019, **Version:** 1

Interoffice Memorandum

DATE: December 5, 2025

TO: Jennifer Lara Klimetz, Assistant Manager, Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

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

CONTACT: Misty Mills Senior Planner (407) 836-5435 or misty.mills@ocfl.net

PHONE: Misty Mills Senior Planner (407) 836-5435 or misty.mills@ocfl.net

DIVISION: [Click or tap here to enter text.](#)

ACTION REQUESTED:

Exclusive Method for Voluntary Annexation and Interlocal Agreement for Annexation of 2619 Mayer Street between the City of Orlando, Florida and Orange County, Florida; District 3

PROJECT: N/A

PURPOSE: N/A

BUDGET: N/A



OFFICE OF COMPTROLLER

**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802
Telephone: (407) 836-7300
Fax: (407) 836-5359

DATE: January 15, 2026

TO: Misty Mills, Senior Planner
Planning, Environmental, and Development Services Department, BCC

FROM: Jennifer Lara-Kllimetz, Manager *NP for JJK*
Comptroller Clerk of BCC

SUBJECT: Request for Execution of Documents, Planning, Environmental, and
Development Services Department Public Hearing 6, Legislative File # 26-
0019, January 13, 2026

Enclosed is the Interlocal Agreement for Annexation of 2619 Mayer Street (2 originals) which was approved by the Board of County Commissioners (BCC) at its regular meeting held on January 13, 2026.

Please forward the documents to all required parties for signature.

Email copies of the fully-executed documents to ClerkofBCC@occompt.com and copy jennifer.mcgill@ocfl.net. Note: ClerkofBCC@occompt.com is **used only for County staff submission of pending documents.**

Please include in cover memo or subject line identification of the documents by name, agenda item number, and date of BCC approval. Emailed copies must be in full-size PDF format. The documents will be processed and filed for the record upon receipt.

If you are unable to return a copy of the fully-executed documents before February 13, 2026, notify the Clerk's Office by email of the reason for the delay prior to that date.

If you have any questions, please do not hesitate to call.

jlk:np

Enclosures (2)

dl: Tanya Wilson, Director, Planning, Environmental, and Development Services Department, BCC [email]

Jon Weiss, Deputy County Administrator, BCC [email]

Hyunah Kim, Executive Assistant, Planning, Environmental and Development Services Department, BCC [email]

Dilayla Brea, Senior Executive Assistant, County Administrator's Office, BCC [email]
Pending File

BCC Mtg. Date: January 13, 2026

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

AFTER RECORDING RETURN TO:

Colanda Jones
City of Orlando
400 S. Orange Avenue, 6th Floor
Orlando, FL 32802

Tax Parcel Identification Number(s):
01-23-29-5631-00-230

For Recording Purposes Only

INTERLOCAL AGREEMENT FOR ANNEXATION OF 2619 MAYER STREET

between

CITY OF ORLANDO, FLORIDA

and

ORANGE COUNTY, FLORIDA

This Interlocal Agreement, dated this ___ day of _____, 2026 (hereinafter referred to as "Agreement"), between the **City of Orlando**, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is 400 S. Orange Avenue, Orlando, Florida 32801 (hereinafter referred to as "City"), and **Orange County, Florida**, a charter county and political subdivision of the State of Florida, whose mailing address is 201 South Rosalind Avenue, Orlando, Florida 32801 (hereinafter referred to as "County"), is entered into for the purpose of annexing property located within unincorporated Orange County into the corporate limits of the City of Orlando, Florida, pursuant to and as authorized by Section 171.046, Florida Statutes.

WITNESSETH

WHEREAS, Section 171.043, Florida Statutes, describes the character of the area that may be annexed;

WHEREAS, Section 504 of the Orange County Charter was adopted and became effective November 15, 2024, and establishes the Exclusive Method for Voluntary Annexations;

WHEREAS, Section 504 of the Orange County Charter is inapplicable in municipal joint planning areas adopted with the County by joint Planning agreements;

WHEREAS, the City and the County do not have an existing Joint Planning Agreement and therefore Section 504(B) of the Orange County Charter requires that any 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; and

WHEREAS, Section 504(B) of the Orange County Charter requires the annexing municipality enter into an interlocal agreement with the County detailing the provision of essential public services, infrastructure maintenance, and future land use.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration, the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

SECTION I. The Recitals set forth above are true and correct and by this reference are incorporated herein as part of this Agreement.

SECTION II. This Agreement is executed in order to adjust and redefine the corporate limits of the City to include the lands described in Section III below in order to ensure the sound and efficient delivery of urban services to said lands.

SECTION III. The City and the County hereby find and agree that the following lands located in unincorporated Orange County meets the criteria for annexation into the City under Section 504 of the Orange County Charter:

See **Exhibit "A"** which is attached hereto and by this reference made a part hereof.

SECTION IV. The City hereby finds and agrees that the annexation of the lands described in **Exhibit "A"** ("the Property") are consistent with State law, the City's Comprehensive Plan and meets all of the requirements for annexation set forth in State law, the City's Comprehensive Plan, and the City Code.

SECTION V. Provision of essential public services. The lands described in **Exhibit "A"** are within the Water Service Area for Orlando Utilities Commission and Wastewater Service Area for the City of Orlando. Therefore, the City will continue to provide the Water and Wastewater Service to the Property. Law Enforcement and Fire Rescue services will transfer from the County to the City upon annexation.

SECTION VI. Infrastructure maintenance. That portion of Mayer Street, generally located to the north of Michigan Avenue, to the south of East Crystal Lake Avenue, and to the east of South Mills Avenue, as described in **Exhibit "A"**, will not transfer at the time of annexation.

SECTION VII. Future Land Use. The County future land use map designation and County zoning designation for the Property shall remain in full force and effect until the City

adopts a comprehensive plan amendment designating the Property with a City future land use designation. The Orange County future land use designation for the Property is Low-Medium Density Residential (LMDR). Upon annexation the City will assign a future land use designation of Residential Low Intensity (RES-LOW).

SECTION VIII. Miscellaneous.

1. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, in recordable form, signed by the parties hereto, or their respective successors and assigns. Any such modification or amendment shall not be effective until recorded in the Public Records of Orange County, Florida.

2. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

3. All of the terms of this Agreement, whether so expressed or not, shall be binding upon the respective successors, assigns and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns and legal representatives.

4. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

5. Each party to this Agreement shall bear its own attorneys' fees and costs in connection with this Agreement and / or in connection with any action undertaken in compliance with, or relating to, this Agreement.

SECTION IX. If any section, subsection, sentence, clause, phrase, or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION X. This Agreement shall become effective upon its execution by the second of the two parties hereto and such date shall be inserted on the first page of this Agreement ("Effective Date"). Thereafter, the City Clerk is directed to record a certified copy of this Agreement in the Official Public Records of Orange County, Florida. Further, the City Clerk is directed to send executed copies of this Agreement to the Orange County Property Appraiser and the Department of State of the State of Florida.

IN WITNESS WHEREOF, the City and County have executed this Interlocal Agreement for Annexation on the dates inscribed below.

“CITY”

CITY OF ORLANDO, a Florida municipal corporation organized and existing under the laws of the State of Florida

By: _____
Buddy Dyer, Mayor

Date: _____, 2026

ATTEST:

By: _____
Stephanie Herdocia, City Clerk

"COUNTY"

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings
Orange County Mayor

Date: January 13, 2026

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Jennifer Lara-Klimetz*
Deputy Clerk

Print Name: Jennifer Lara-Klimetz



EXHIBIT "A"
(DESCRIPTION OF ANNEXED LANDS)



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

Meeting Date: December 8, 2025

Section: Ordinances/1st Read

Contact: Colandra Jones, Melissa Clarke

District: 4

Fiscal Impact: No Fiscal Impact

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, a GMP amendment to designate the Residential Low Intensity future land use designation and an initial zoning of R-2A/T (ANX2025-10002, GMP2025-10008 & ZON2025-10004). These requests 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.

Recommended Action: Approve Ordinance No. 2025-43 on first reading and request that the Mayor and City Clerk present the draft ordinance for second reading and public hearing at the next regular City Council meeting.

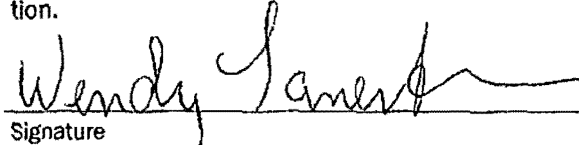


VERIFIED LEGAL DESCRIPTION FORM

EXHIBIT
"A"

The following legal description has been prepared by
WENDY TANENBAUM

and submitted to the City Planning Division for verification.


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:  Date: 7-8-25
GUY ADAMS

Application Request (Office Use Only)

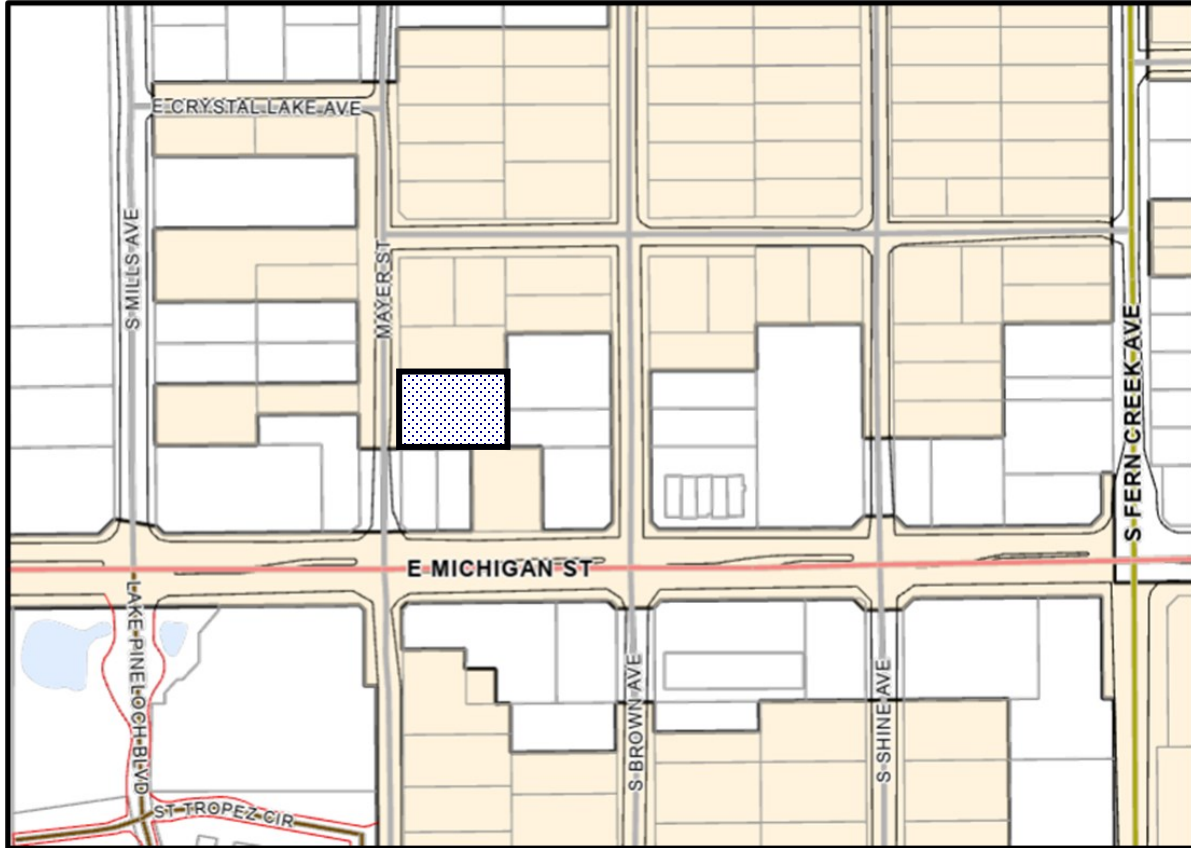
File No. ANX2025-10002

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 (+/-).

2619 MAYER STREET ANNEXATION



Location Map

 Subject Site

SUMMARY

Owner/Applicant

Wendy Tanenbaum

Project Planner

Colandra Jones, AICP

Property Location: The subject property is located east of Mayer Street, north of E. Michigan Street, west of Brown Avenue and south of E. Crystal Lake Avenue, and addressed as 2619 Mayer Street (PID: 01-23-29-5631-00-230) (±0.32 acres, District 4)

Applicant's Requests:

1. Annex the subject property into the city limits of Orlando.
2. Change the Future Land Use designation from Orange County's Low Medium Density Residential to the City's Residential Low Intensity future land use designation.
3. Establishing initial zoning of the R-2A/T.

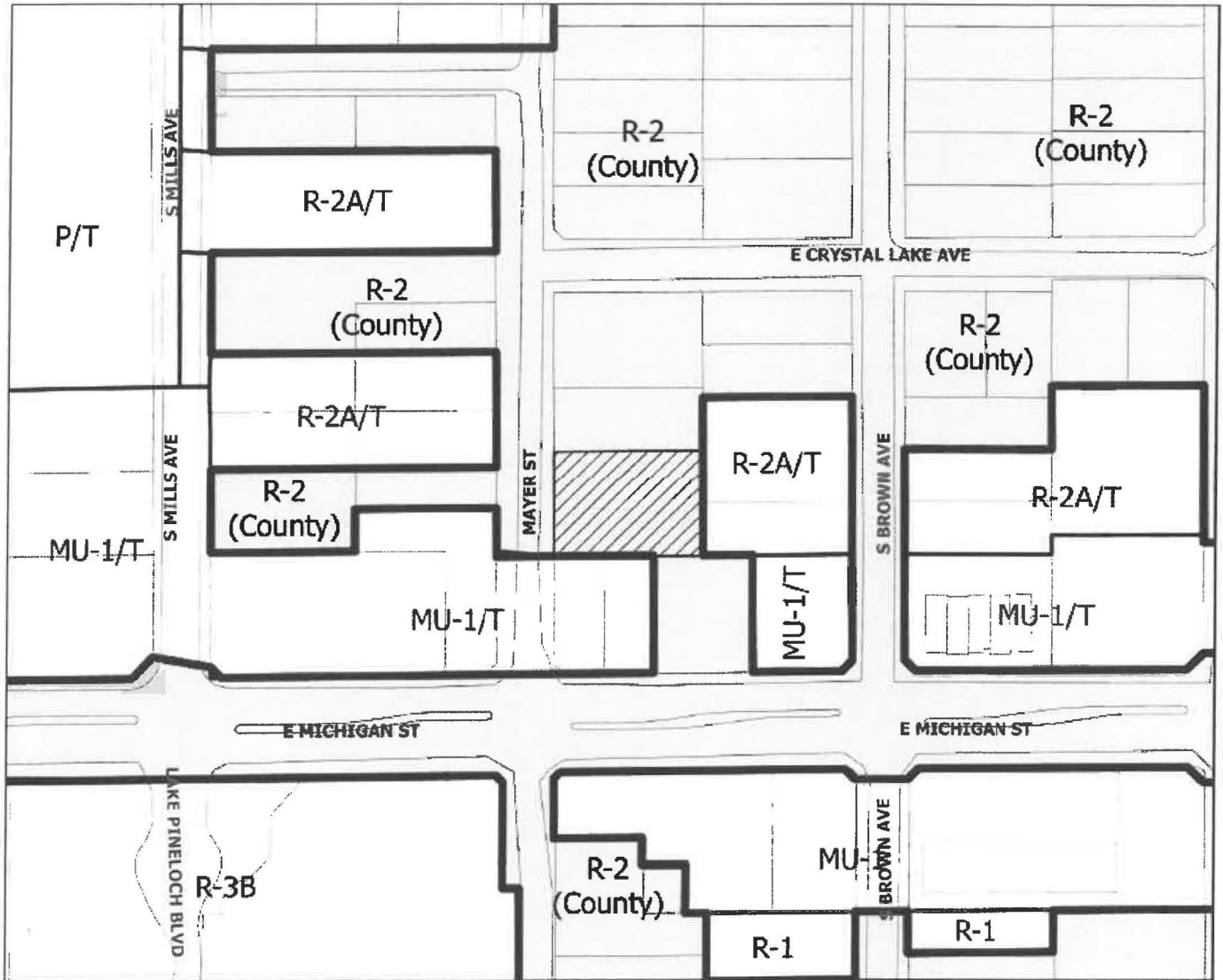
Staff's Recommendation:

Approval of the request, subject to the conditions in this report.

Public Comment

The petition for annexation was approved by City Council on June 23, 2025. Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of July 1, 2025. As of the published date of this report, staff has not received any comments from the public concerning this request.

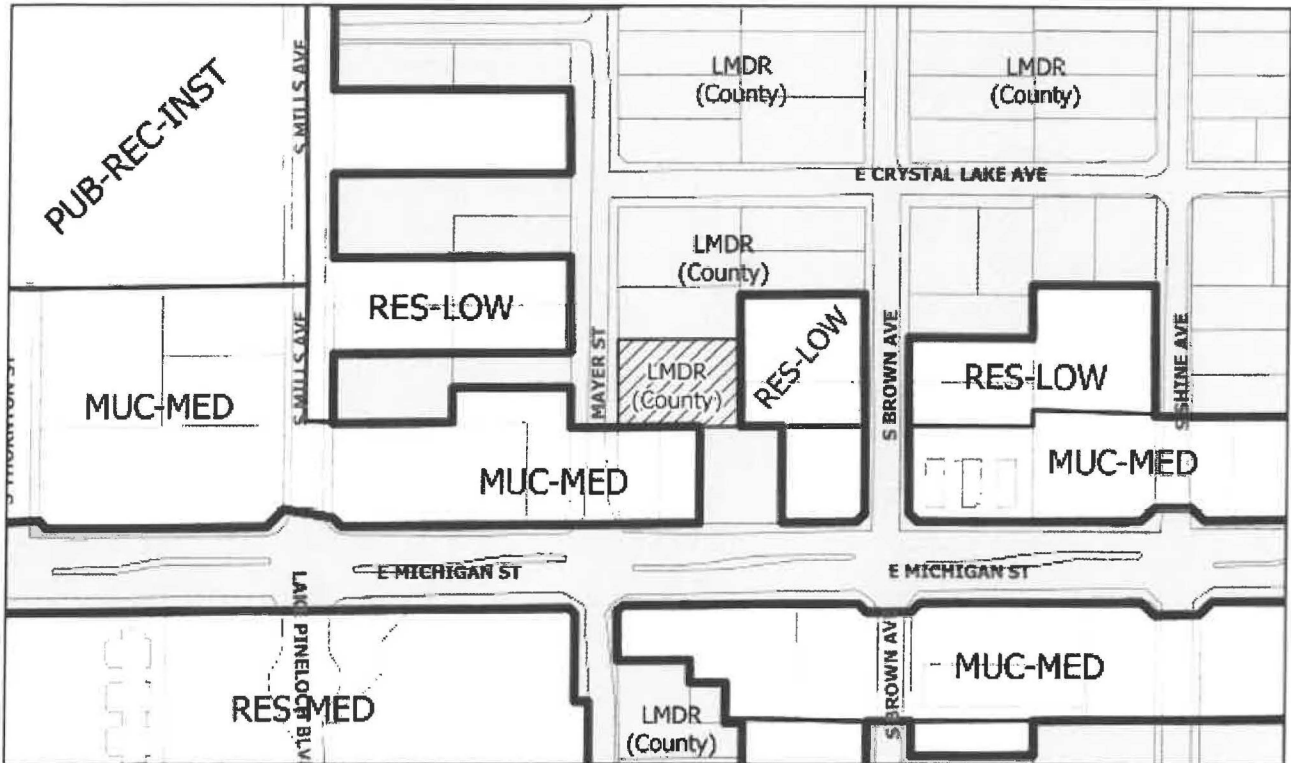
Annexation Map



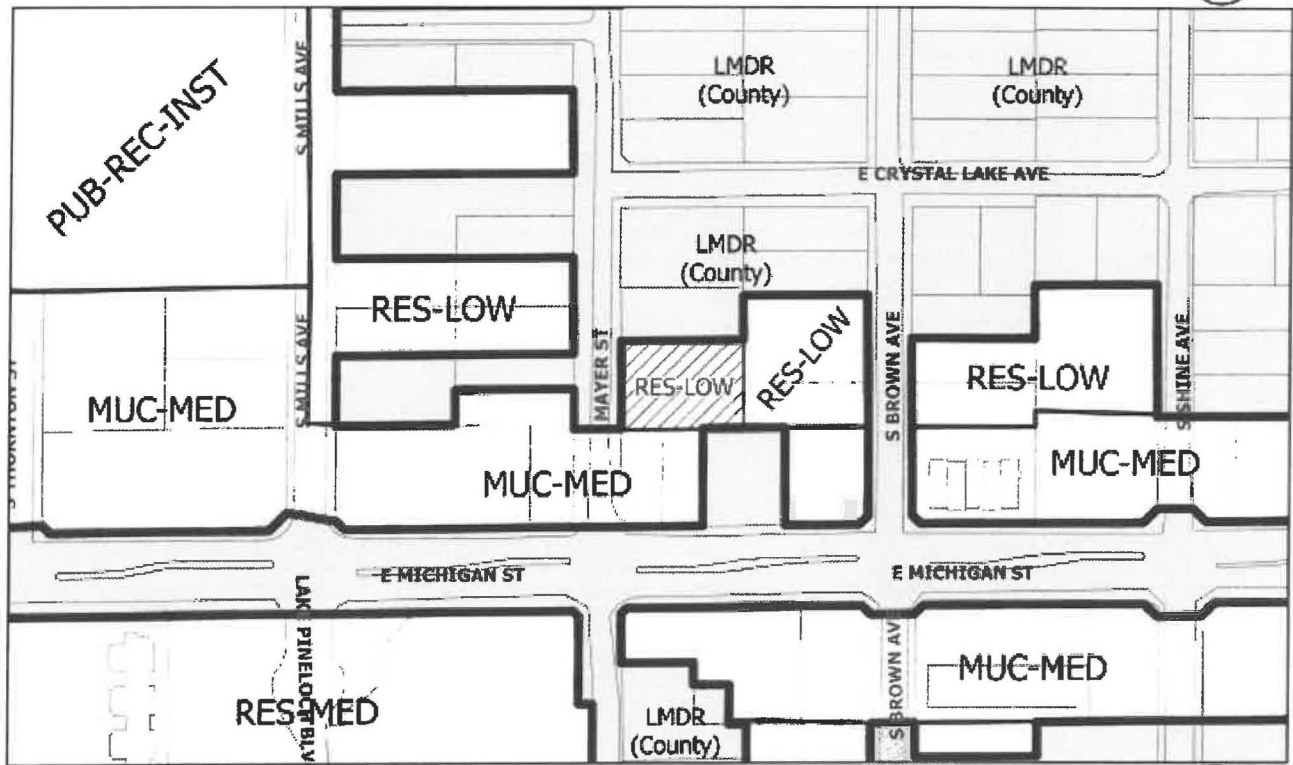
Annexation - ANX2025-10002



Future Land Use Map



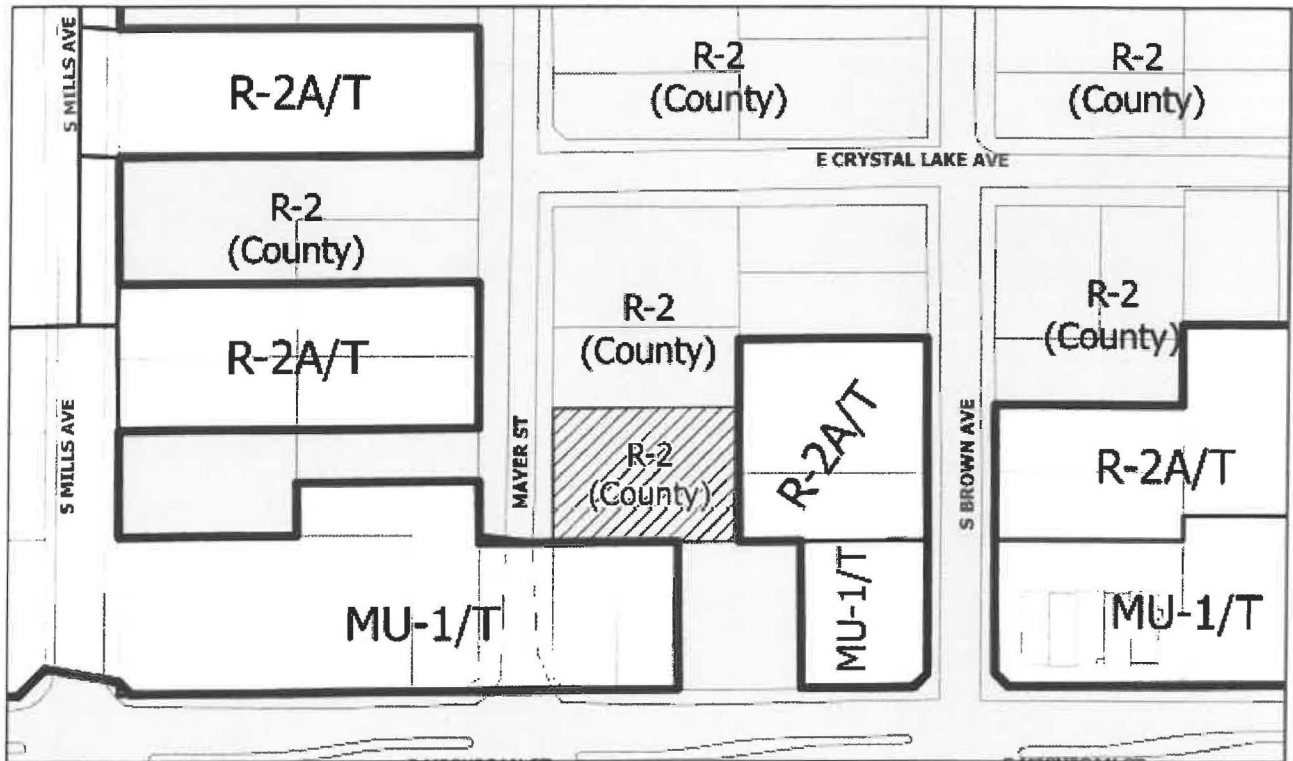
Future Land Use - GMP2025-10008 - Existing



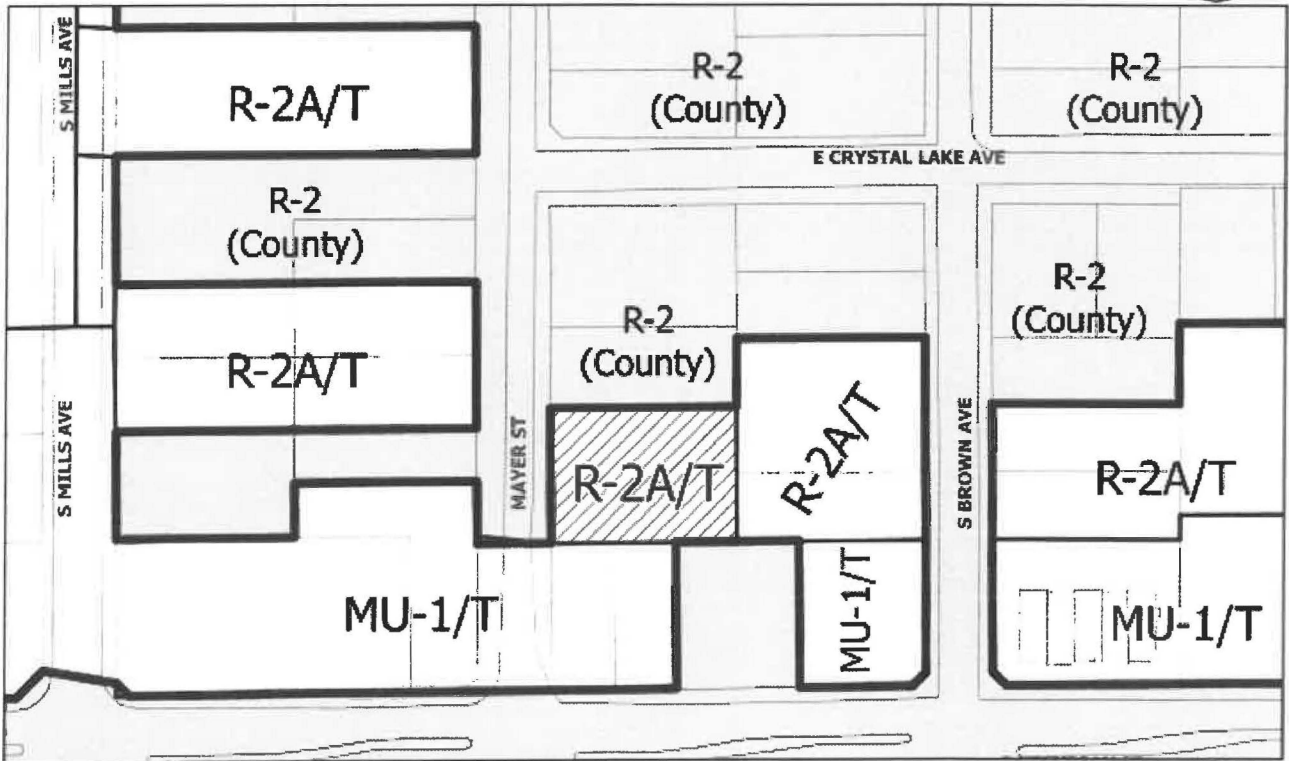
Future Land Use - GMP2025-10008 - Proposed



Zoning Map



Zoning - ZON2025-10004 - Existing



Zoning - ZON2025-10004 - Proposed



Project Analysis

Project Description

The subject site is located in unincorporated Orange County, east of Mayer Street, north of E. Michigan Street, west of Brown Avenue and south of E. Crystal Lake Avenue, and is approximately 0.32 acres in size. The subject property is currently developed with a single family residential unit on the site. The applicant is requesting annexation to allow for the future development of duplexes. Upon annexation into the City of Orlando, the property will be in City Council District 4, which is represented by City Commissioner Patty Sheehan.

The Orange County future land use designation for the subject property is Low-Medium Density Residential and the associated County zoning is R-2. The applicant has requested the City’s Residential Low Intensity future land use designation and R-2A/T zoning.

Previous Actions

- 2007—Property owner requested to annex into the City in order to connect to City sewer. At that time, the annexation was put on hold, however, the property owner was able to use the Sewer Benefit Fee to abandon their septic tank system and connect to City sewer.

Project Context

As shown in the table below, the surrounding uses include single family residential to the north, single family residential and duplexes to the east, single family residential and office to the south and single family residential, duplexes and retail to the west. The proposed residential use is compatible with the surrounding uses.

	Future Land Use	Zoning	Surrounding Use
North	Low-Medium Density (Orange County)	R-2 (Orange County)	Single Family Residential
East	Residential Low Intensity	R-2A/T	Single Family Residential & Duplexes
South	Mixed Use Corridor—Medium Intensity & Commercial (Orange County)	MU-1/T & P-O (Orange County)	Single Family Residential & Office
West	Residential Low Intensity, Low-Medium Density (Orange County) & Mixed Use Corridor—Medium Intensity	R-2A/T, R-2 (Orange County) & MU-1/T	Single Family Residential, Duplexes & Retail

Consistency with Chapter 171, Florida Statutes

The proposed annexation meets the criteria set forth in Subsection 171.043, Florida Statutes, Character of the area to be annexed. The subject property’s boundary is contiguous to the City’s boundary, the property is reasonably compact, is not part of another incorporated municipality and will be used for urban purposes. The proposed annexation will not create a new enclave.

Orange County Charter, Article V, Section 504 - Exclusive Method for Voluntary Annexations

The proposed voluntary annexation must adhere to the process established in Orange County Charter Section 504. Subject to a recommendation of approval by the Municipal Planning Board and City Council approval of the first reading of the associated ordinance, Orange County must review the annexation request via a public hearing. This hearing requires noticing 14 days prior to the Board of County Commissioner (BCC) public hearing, with the noticing cost to be paid by the applicant. In conjunction with the public hearing, an interlocal agreement must be established between the City and the County. This agreement will outline the respective responsibilities related to essential public services, infrastructure maintenance, and the planned future land use for the annexed area. If the BCC votes affirmatively during the hearing, the City may then move forward with the second reading and formal adoption of the annexation ordinance.

Consistency with 163, Florida Statutes

The proposed GMP amendment is being processed as a small scale amendment to the Official Future Land Use Map in accordance with the requirements of Chapter 163.3187, Florida Statutes. As provided in Chapter 163, small scale amendments require only one public hearing before City Council (the adoption hearing) and are not subject to review process by the State Department of Commerce—Bureau of Community Planning and Growth unless challenged by an affected party within 30 days of the adoption hearing. If not challenged, the amendment is effective 31 days after the adoption hearing.

Project Analysis

Conformance with the GMP

Objective 2.3 and Policy 2.3.1 of the Future Land Use Element provide standards relating to development outside of activity centers and mixed-use corridors. Policy 2.3.1 states:

“Standards for land use categories outside of activity centers and mixed-use corridors shall be shown in Figure LU-1. The densities and intensities established in Figure LU-1 for land use categories outside of activity centers and mixed use corridors shall not be altered except by amendment of this Growth Management Plan. The intensity of use allowed on land outside of activity centers and mixed use corridors shall be based on:

- a) *Appropriate topography, soil conditions, and the availability of facilities and services; redevelopment and renewal of blighted areas; elimination or reduction of uses inconsistent with the community’s character and future land uses; protection of natural resources and historic resources; and discouragement of urban sprawl;*
- b) *Compatibility with existing development in the area; and*
- c) *The public services and facilities which exist or are available to the location, based upon the policies of the Capital Improvement Element and the City’s Concurrency Management System.”*

The request complies with this GMP Policy 2.3.1.

Environmental

Conservation Element Policy 1.4.1 states that all projects requiring Municipal Planning Board and City Council review shall provide an Environmental Assessment. Developments exempt from this requirement includes those located within the “Urbanized Disturbed Lands” are shown in Figure C-1 of the Conservation Element. The subject property lies within the Urbanized Disturbed Land area and is developed with a single family residence. Therefore, an environmental assessment is not required.

Public Facilities Analysis

State law requires the City to perform a public facilities evaluation for GMP amendments that would increase the allowable density or intensity of a property. The proposed GMP amendment to change the future land use designation to Residential Low Intensity for ±0.32 acres would permit densities on the subject property more than that permitted under the existing Orange County Low-Medium Density Residential future land use designation. This evaluation assumes that the property is developed at a maximum intensity and density allowed by each future land use category. Typically, sites are developed at a lesser intensity, so these impacts represent an upper limit, rather than a true projection of demand.

Each year, the City prepares the Capacity Availability Report (CAR) to identify any surpluses or deficiencies in the ability to provide public services. The CAR also accounts for future population and employment growth consistent with the City’s adopted future land use categories. Because the growth associated with this GMP amendment was not included in the growth projections, this analysis is performed to ensure capacity is available to serve the development.

Projected Demand

Evaluation 1—This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the existing Orange County Low-Medium Density Residential future land use designation (0.32 acres @ 10 du/ac = 3 du & 0.32 acres @ 0 FAR = 0 sq. ft.).

Evaluation 2—This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the proposed Residential Low Intensity future land use designation (0.32 acres @ 12 du/ac = 4 du & 0.32 acres @ 0.3 FAR = 4,182 sq. ft.)

Net Increase/Decrease—The net increase of residential development is 1 du and the non-residential net increase is 4,182 sq. ft. The amount of development included in the evaluations above translates to a total project demand for public facilities shown in the table on the following page. Details about how the impacts were calculated are available in the City’s Capacity Availability Report.

	Potable Water (GPD)	Wastewater (GPD)	Comm. Parks (Acres)	Neigh. Parks (Acres)	Transportation (Trips)
Evaluation #1	975	750	0.008	0.00	29
Evaluation #2	1,927	1,335	0.010	0.01	103
Net Increase	952	585	0.003	0.00	74

Project Analysis

Potable Water, Wastewater and Parks

The table below summarizes available capacity, existing demand, projected increases in demand from city-wide growth, projected increases in supply (such as from construction of a new facility) and the maximum demand expected from this GMP amendment. The proposed amendment will not adversely impact the level of service for potable water, wastewater and parks

	Potable Water (MGPD)	Wastewater (MGPD)	Comm. Parks (Acres) for CPS 4	Neigh. Parks (Acres) for NPSA 13
Capacity	100.10	52.16	210.13	52.55
Reported Demand—2024	89.00	46.94	112.93	11.41
Projected increase in Demand 2025-2029	4.55	2.75	7.98	0.98
Projected increase in Supply 2025-2029	0.00	0.00	0.00	0.00
Demand from GMP2025-10008	0.00	0.00	0.00	0.00
Net Available Capacity	6.55	2.47	89.22	40.16

Stormwater and Solid Waste

The City's adopted stormwater level of service standards require new development to provide on-site stormwater retention and/or detention consistent with the requirements of the Water Management District. Therefore, each increment of new development, if properly permitted, will meet the stormwater level of service standard. Solid Waste collection is funded by user fees, therefore any new customers generate revenues sufficient to fund any capital costs. Therefore, a solid waste capacity analysis was not performed.

Transportation

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide. Therefore, the City requires projects to support the multi-modal transportation system. The subject property is located in 2040 Transportation Analysis Zone 742, Transportation Area 2, and Transportation Mobility Area B. Lynx currently have a bus route along E. Michigan Street. Projects generating 1,000 trips or more per day are required to submit a transportation study and mitigate for impacts to the roadway network. According to the Projected Demand chart on the previous page for this GMP amendment, there is a net increase in trips of 74 which is less than the 1,000 trips required for a study. Therefore, a transportation study is not required.

Capital Improvement Program

There are currently no Capital Improvement Program (CIP) projects that directly affect the subject site.

Conformance with the LDC

Section 65.366 of the LDC requires that all rezonings and/or initial zonings be in conformance with any applicable substantive requirements for Chapters 58 through 66 of the LDC. The applicant is requesting an initial zoning of R-2A/T, which is consistent with the proposed Residential Low Intensity future land use designation. Development standards for R-2A/T zoning district is shown in Figure 1A.LDC and Figure 2A.LDC.

R-2A Residential District

Section 58.231 of the LDC identifies the purpose of the R-2A zoning district as follows: *"The R-2A district is intended to conserve the general character of established neighborhoods which have developed over time as a mixture of single family homes, duplexes and houses with garage apartments and accessory apartments. New development in this district is encouraged to maintain the prevailing bulk, height, setback and general design of the surrounding neighborhood"*

Traditional City Overlay District

Section 58.440 of the LDC identifies the purpose of the T (Traditional City) overlay district as follows: *"The t Overlay District is intended to establish urban design standards to perpetuate the positive design elements and the residential and commercial development patterns found within the Traditional City. The Traditional City shall be defined by recognizable geographic boundaries of subdivisions platted prior to World War II in which there is a concentration of the positive design elements as defined in Urban Design Goal 1."*

The applicant has indicated that redevelopment of the site will include residential duplexes. This type of use will be allowed with the R-2A/T zoning.

Aerial Photo—2024



Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the annexation, future land use and zoning applications contained in Chapter 65 of the Land Development Code (LDC):

1. The proposed annexation meets the annexation criteria set forth in section 171.043, Florida Statutes.
2. The proposed Future Land Use Map amendment is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
3. The proposed Future Land Use Map amendment is consistent with the East Central Florida Strategic Policy Plan.
4. The proposed Future Land Use Map amendment is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
5. The proposed Future Land Use Map amendment is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Objective 2.3, Policy 2.3.1, and Figure LU-1.
6. The proposed annexation, Future Land Use Map amendment and initial zoning are consistent with the purpose and intent of the requirements of the Land Development Code.
7. The proposed Future Land Use Map amendment and initial zoning are compatible with the surrounding development pattern.
8. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the annexation, GMP Future Land Use Map amendment and initial zoning subject to the following conditions:

Conditions of Approval

City Planning

1. DENSITY OF DEVELOPMENT

Development of the subject property at densities/intensities higher than what is permitted by the Orange County future land use designation shall not be permitted prior to the effective date of this GMP amendment and initial zoning.

2. GENERAL CODE COMPLIANCE

The proposed project shall be developed consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies.

3. DEVELOPMENT PERMITS

As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

Informational Comments

The following City Departments recommend approval of the annexation, GMP amendment and initial zoning without any further comment: Transportation, Solid Waste and Water Reclamation.

Public Works

For any changes to the site, a BLD/ENG permit must be submitted and additional comments may follow.

Engineering/Zoning

1. The development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies. Any proposed work, outside the City of Orlando jurisdiction, requires permits and approval from appropriate State or County agencies.
2. The City Council Adopted the City of Orlando Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the City of Orlando's Engineering Standards Manual (ESM) and all construction must be accomplished in accordance with the ESM.
3. In accordance with the City of Orlando Land Development Code, impact fees may be due at the time of issuance of the permit. Any available impact fee credits will be applied towards the impact fee assessment for the proposed development of the property. For information related to the Impact Fees for your project, please contact the City of Orlando Impact Fee Coordinator Nancy Ottini at 407.246.3529 or by email at nancy.ottini@orlando.gov.

Informational Comments

Engineering/Zoning (cont.)

4. The owner/developer will be required to pay any applicable Sewer Benefit Fees, in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code, for the proposed development of the site. Any applicable Sewer Benefit Fee credits will be applied at the time of permitting. Individual lateral is required for each lot within the development, "Y" connection is not allowed within the City of Orlando sanitary sewer systems.
5. All new Multi-Family construction, Townhomes, Single Family Subdivision, change in use to residential and/or redevelopments of residential properties are required to submit a Concurrency Encumbrance letter (CEL) from Orange County Public Schools as a part of the building plan review process.
6. A Tree Removal permit (requested and issued through the Parks Division) is required prior to any trees being removed from the overall project site. Please contact the Parks Division at 407.246.2283 or by email at trees@orlando.gov, for a tree removal permit before removing any 10" caliper or larger trees.
7. For any on-site trees that will remain on site, a Tree Encroachment permit, or written approval from the City of Orlando Bureau of Parks stating that a Tree Encroachment permit is not required, may be required to be provided at the time of permitting.

Police

As Orlando and our communities grow through ongoing annexations, development, and increasing population, the demand for public safety services will inevitably rise. To ensure our first responders and public safety personnel can maintain the high standards of service and security our communities expect and deserve, it is essential to invest in additional resources, staffing, and infrastructure. Planning for these needs is not just prudent—it is necessary.

When development plans are submitted for this site, a full Crime Prevention Through Environmental Design (CPTED) review will be completed. If you have questions about the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or audra.rigby@Orlando.gov.

Fire

The sole intent of the cursory input provided, is to alert Civil Engineers and Architectural designers to site conditions and/or other Code criteria that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1 chapters 16 and 18 before finalizing the plans for formal plan review.

1. FORMAL REVIEW OF ARCHITECTURAL DESIGNS

The architectural design of a building, floor plans, life safety egress system, fire protection systems, and fire department access will be reviewed in detail for State, Fire Code, Florida Fire Prevention Code and City of Orlando, Life Safety Fire Code compliance at the time of permit application for formal plan review of 100% drawings.

2. PRESUBMITTAL MEETING WITH PERMITTING SERVICES PLAN REVIEW STAFF

A TRC review is not applicable for review of conceptual architectural drawings. A pre-submittal meeting is required in order to receive cursory insight into Florida Building Code (FBC) and Florida Fire Prevention Code (FFPC, NFPA) requirements impacting the design. Official determinations are not provided at these discussions. Architects of Record and or Consultants are asked to prepare an agenda with questions pertaining to your project. This will afford staff to do research in advance before meeting. To schedule an appointment, see the following link:

www.orlando.gov/Building-Development/Schedule-an-Appointment/Schedule-a-Permitting-Appointment

Contact Information

City Planning

For questions regarding City Planning plan review, please contact Colandra Jones at 407.246.3415 or colandra.jones@orlando.gov.

Transportation

For questions regarding Transportation plan review, please contact Megan Barrow at 407.246.3325 or megan.barrow@orlando.gov.

Public Works

For questions regarding Engineering Site issues, please contact Owen Blakely at 407.246.3758 or owen.blakely@orlando.gov.

Engineering/Zoning

For questions regarding Engineering or Zoning, please contact Michael Folts at 407.246.3079 or michael.folts@orlando.gov.

Police

For questions regarding Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or audra.rigby@Orlando.gov.

Fire

For questions regarding Fire plan review, please contact Charles Howard at 407.246.3696 or charles.howard@orlando.gov.

Water Reclamation

For questions regarding Water Reclamation plan review, please contact David Breitrick at 407.246.3117 or David.breitrick@orlando.gov.

Review/Approval Process—Next Steps

1. City Council approves the MPB minutes.
2. Staff forwards the annexation, GMP amendment and initial zoning request to City Attorney's Office.
3. First reading of the combined ordinance.
4. Orange County review of the annexation request via a public hearing. This hearing requires noticing 14 days prior to the Board of County Commissioner (BCC) public hearing.
5. If approved by Orange County BCC, second reading (adoption hearing) of the ordinance before City Council
6. The ordinance becomes effective after 31 days.



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

Meeting Date: December 8, 2025

Section: Ordinances/1st Read

Contact: Colandra Jones, Melissa Clarke

District: 4

Fiscal Impact: No Fiscal Impact

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, a GMP amendment to designate the Residential Low Intensity future land use designation and an initial zoning of R-2A/T (ANX2025-10002, GMP2025-10008 & ZON2025-10004). These requests 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.

Recommended Action: Approve Ordinance No. 2025-43 on first reading and request that the Mayor and City Clerk present the draft ordinance for second reading and public hearing at the next regular City Council meeting.

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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

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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.

ORDINANCE NO. 2025-43

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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 _____ day of _____, 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 _____ day of _____, 202_.

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 _____ day of _____, 202_.

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 _____ day of _____, 202_.

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 _____ day of _____, 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

Print Name

ORDINANCE NO. 2025-43

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

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159 _____
Assistant City Attorney

160

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:

PART, GIS MAPPING
BOUNDARY SURVEY

By: *Guy Adkins* Date: 7-8-25
GUY ADKINS

Application Request (Office Use Only)

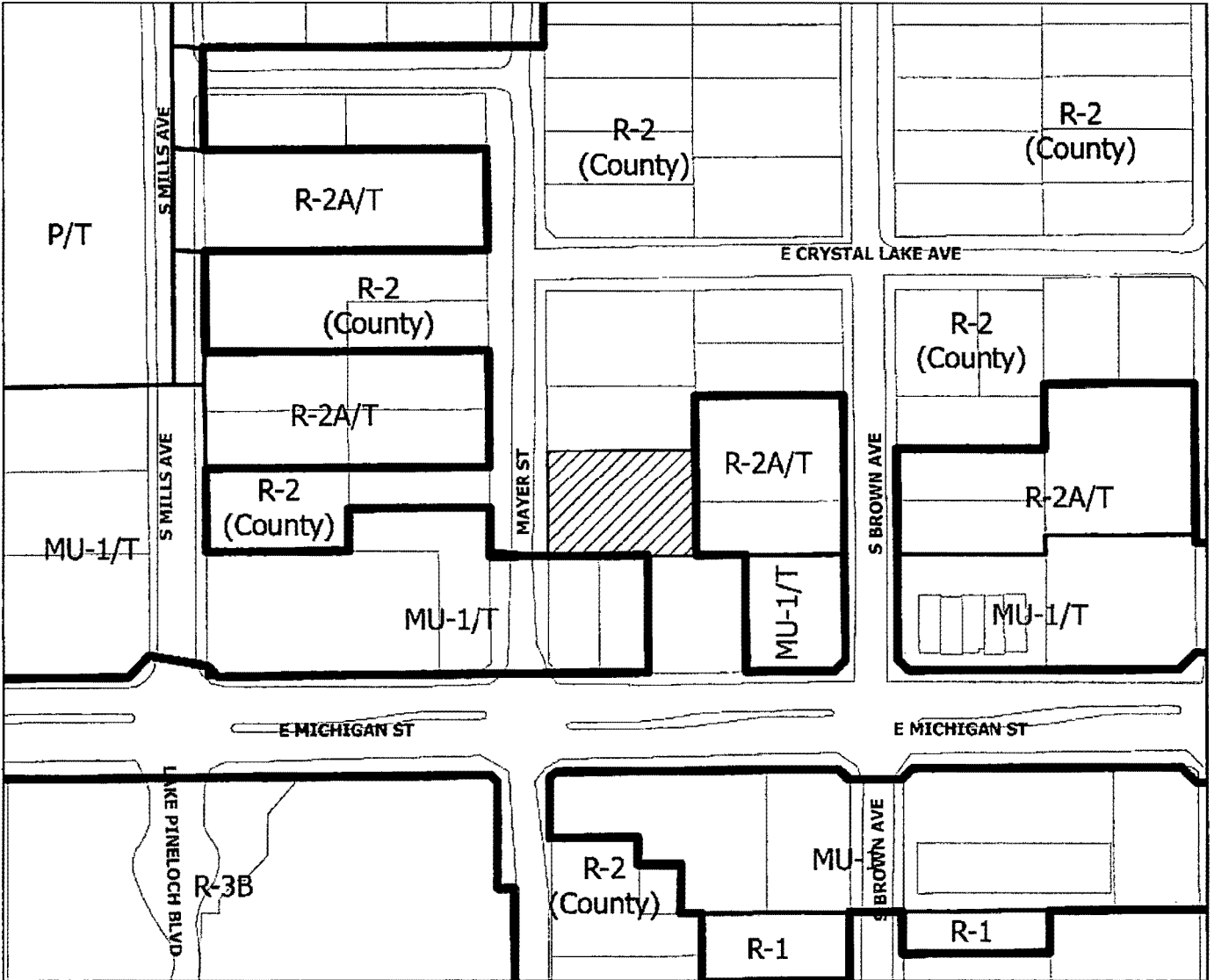
File No. ANX2025-10002

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)

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

	Source #1	Source #2	Source #3
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>
Total Amount	\$1,863.14	\$0	\$0



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 law¹ 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*.

¹ 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



Title: Ordinance No. 2025-44 Designating the Residential Low Intensity Future Land Use Designation and Designating the One Family Residential with the Traditional City Overlay District Zoning Designation for Property Generally Located North of E. Michigan Street, East of Mayer Street, West of Brown Avenue and South of E. Crystal Lake Avenue (2619 Mayer Street, GMP2025-10008 & ZON2025-10004) (Economic Development)

Meeting Date: December 8, 2025

Section: Ordinances/1st Read

Contact: Colandra Jones, Melissa Clarke

District: 4

Fiscal Impact: No Fiscal Impact

Summary: Ordinance No. 2025-44 will designate ±0.32 acres of property as Residential Low Intensity future land use designation and provide an initial zoning designation of R-2A/T. The subject property is generally located north E. Michigan Street, east of Mayer Street, west of Brown Avenue and south of E. Crystal Lake Avenue.

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 enable the future development of duplexes.

The associated annexation case, Ordinance No. 2025-43, is concurrently before the Council.

Recommended Action: Approve Ordinance No. 2025-44 on first reading and request that the Mayor and City Clerk present the draft ordinance for second reading at a future City Council meeting after approval of the associated annexation.

ORDINANCE NO. 2025-44

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AMENDING THE CITY'S GROWTH MANAGEMENT PLAN DESIGNATING CERTAIN LAND GENERALLY LOCATED NORTH OF EAST MICHIGAN STREET, EAST OF MAYER STREET, WEST OF BROWN AVENUE AND SOUTH OF E. CRYSTAL LAKE AVENUE AS RESIDENTIAL LOW INTENSITY ON THE CITY'S OFFICIAL LAND USE MAPS AND DESIGNATING THE PROPERTY AS ONE FAMILY RESIDENTIAL WITH THE TRADITIONAL CITY OVERLAY DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND USE AND ZONING MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, PERMIT DISCLAIMER AND AN EFFECTIVE DATE.

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 the following applications relating to the 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 approximately 0.32 acres of land, and being precisely described by the legal description attached to this ordinance as **Exhibit "A"** (hereinafter the "Property"):

1. Annexation case number ANX2025-10002 requesting to annex the Property into the City.
2. Growth Management Plan (hereinafter the "GMP") case number GMP2025-10008 requesting an amendment to the city's GMP to designate the Property as Residential Low Intensity; and
3. Zoning case number ZON2025-10004 requesting an amendment to the City's Official Zoning Map Series to designate the Property as One Family Residential with the Traditional City overlay district; (together, hereinafter referred to as the "applications"); 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 MPB found that application GMP2025-10008 is consistent with:

1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes (the "State Comprehensive Plan"); and

ORDINANCE NO. 2025-44

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2. The *East Central Florida 2060 Plan* adopted by the East Central Florida Regional Planning Council pursuant to sections 186.507 and 186.508, Florida Statutes (the "Strategic Regional Policy Plan"); and
3. The *City of Orlando Growth Management Plan*, adopted as the City's "comprehensive plan" for purposes of the Florida Community Planning Act, sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and

WHEREAS, the MPB found that application ZON2025-10004 is consistent with:

1. The GMP; and
2. The *City of Orlando Land Development Code*, Chapters 58 through 68, Code of the City of Orlando, Florida (the "LDC"); and

WHEREAS, sections 1 through 4 of this ordinance are adopted pursuant to the "process for adoption of small scale comprehensive plan amendment" as provided by subsection 163.3187, Florida Statutes; 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, the State Comprehensive Plan, the Strategic Regional Policy Plan, and the City's GMP and LDC.

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

SECTION 1. FLUM DESIGNATION. Pursuant to section 163.3187, Florida Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land Use Map designation for approximately 0.32 acres located north of E. Michigan Street, east of Mayer Street, west of Brown Avenue and south of E. Crystal Lake Avenue is hereby designated "Residential Low Intensity" (denoted as "RES-LOW" on the City's official future land use map) as depicted in **Exhibit "B"** to this ordinance.

SECTION 2. AMENDMENT OF FLUM. The City Planning Official, or designee, is hereby directed to amend the City's adopted future land use maps in accordance with this ordinance.

SECTION 3. ZONING DESIGNATION. Pursuant to the LDC, the zoning designation for the property is hereby designated as One Family Residential with the Traditional City overlay district (denoted as R-2A/T on the City's official zoning maps) as depicted in **Exhibit "C"** to this ordinance.

ORDINANCE NO. 2025-44

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SECTION 4. AMENDMENT OF OFFICIAL ZONING MAP. The City Zoning Official, or designee, is hereby directed to amend the City's official zoning maps in accordance with this ordinance.

SECTION 5. 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.

SECTION 6. 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 7. DISCLAIMER. As provided by subsection 166.033(8), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(8), Florida Statutes, it is hereby made a condition of this ordinance that all other applicable state or federal permits be obtained before commencement of the development.

SECTION 8. EFFECTIVE DATE. This ordinance is effective upon adoption, except for sections one through four, which take effect on the 31st day after adoption unless this ordinance is lawfully challenged pursuant to subsection 163.3187(5), Florida Statutes, in which case sections one through four shall not be effective until the state land planning agency or the Administration Commission issues a final order declaring this ordinance "in compliance" as defined at section 163.3184(1)(b), Florida Statutes.

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

DONE, THE 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 _____ day of _____, 202_.

DONE, THE SECOND READING, AND ADOPTION 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 _____ day of _____, 2026.

ORDINANCE NO. 2025-44

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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

Print Name

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

Assistant City Attorney

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: *Guy Adkins* Date: 7-8-25
GUY ADKINS

Application Request (Office Use Only)

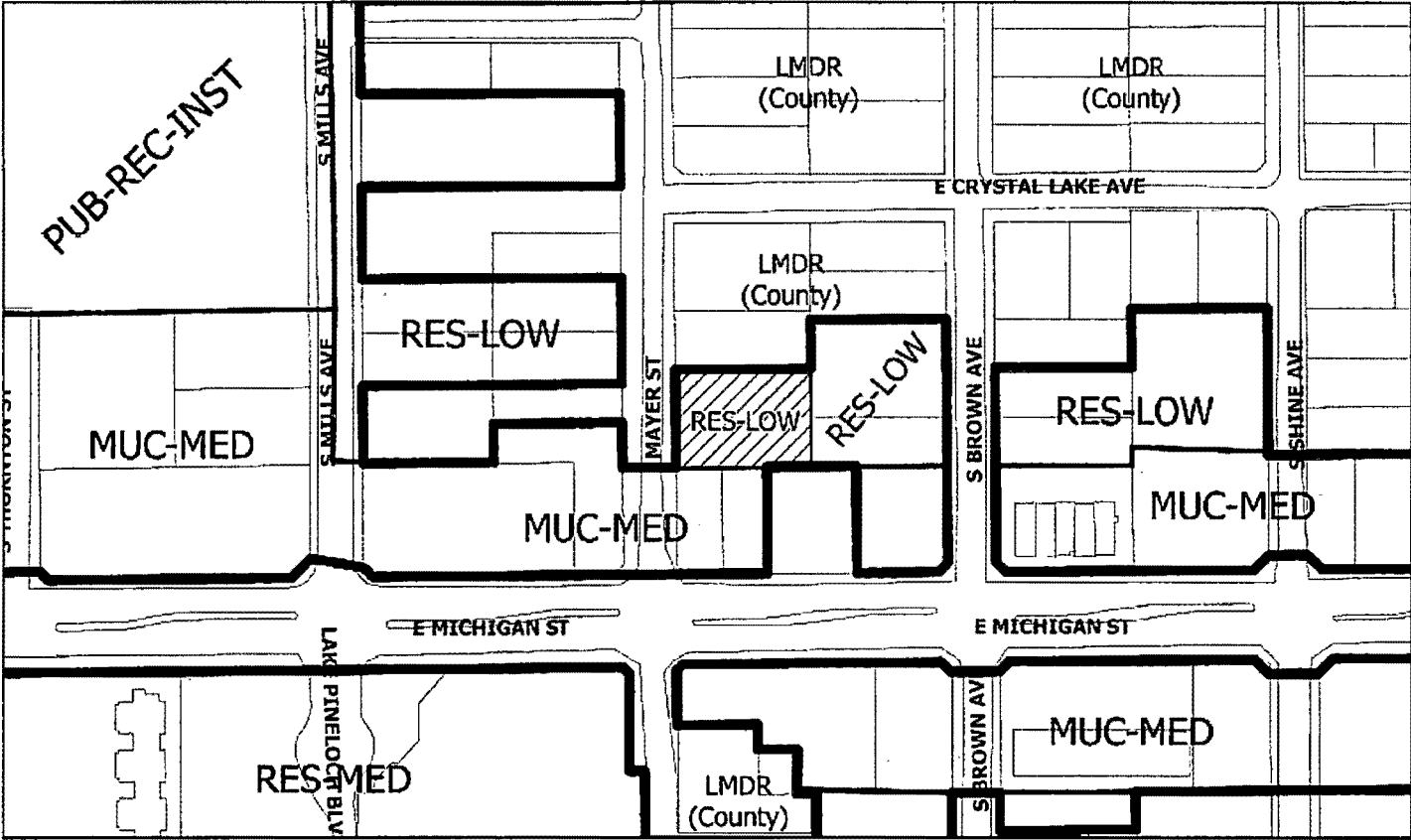
File No. ANX2025-10002

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 (+/-).

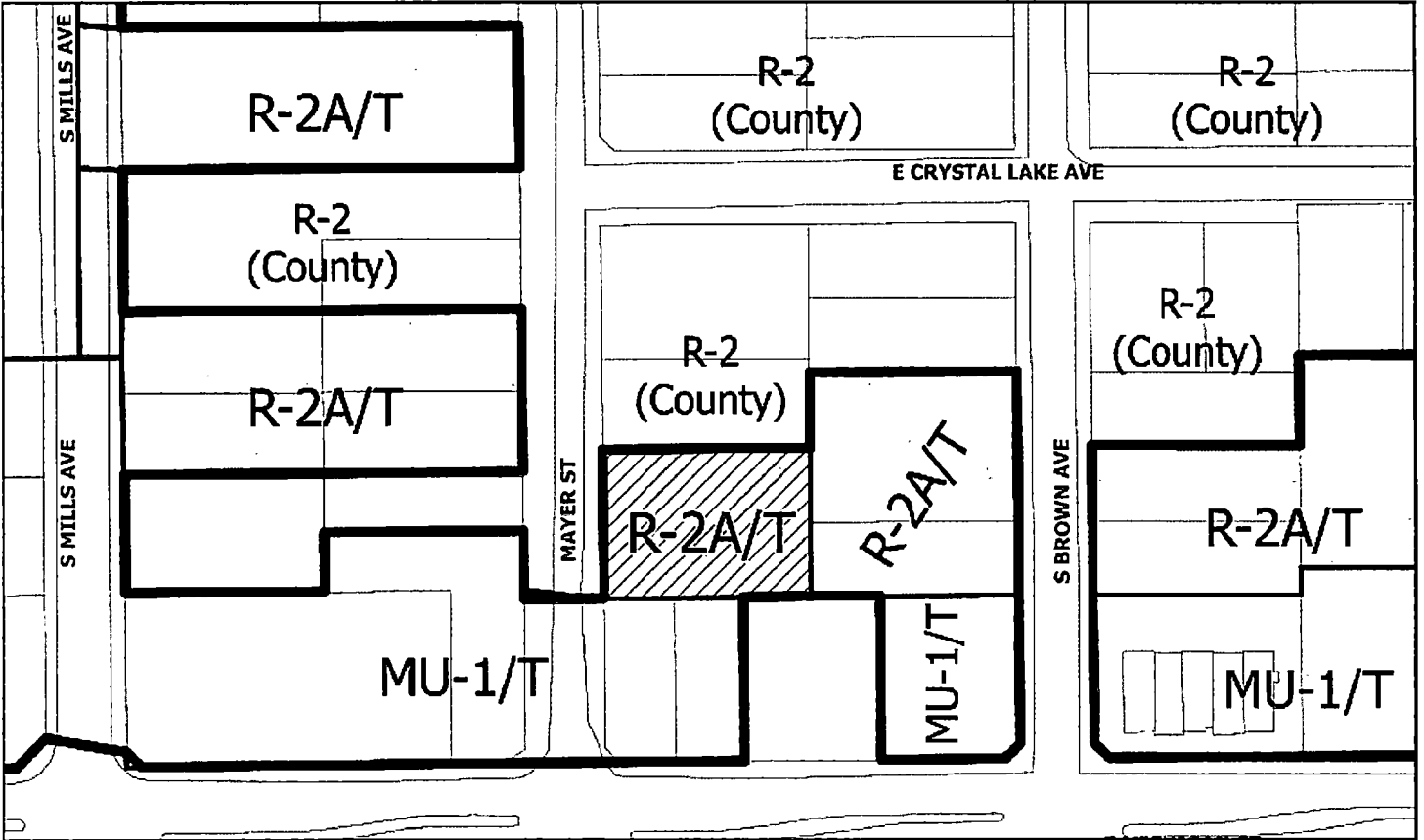
EXHIBIT
"B"



Future Land Use - GMP2025-10008 - Proposed



EXHIBIT
"C"



Zoning - ZON2025-10004 - Proposed





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. 2025-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AMENDING THE CITY'S GROWTH MANAGEMENT PLAN DESIGNATING CERTAIN LAND GENERALLY LOCATED NORTH OF EAST MICHIGAN STREET, EAST OF MAYER STREET, WEST OF BROWN AVENUE AND SOUTH OF E. CRYSTAL LAKE AVENUE AS RESIDENTIAL LOW 7 INTENSITY ON THE CITY'S OFFICIAL LAND USE MAPS AND DESIGNATING THE PROPERTY AS ONE FAMILY RESIDENTIAL WITH THE TRADITIONAL CITY OVERLAY DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND USE AND ZONING MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, PERMIT DISCLAIMER 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 law¹ 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;

¹ See Section 166.041(4)(c), Florida Statutes.



- 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*.

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):

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.

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

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].