

**JOINT PLANNING AREA
AGREEMENT
between the CITY OF ORLANDO
and
ORANGE COUNTY, FLORIDA**

THIS JOINT PLANNING AREA AGREEMENT (hereinafter the "Agreement") is made and entered into this _____ day of _____, 2026, by and between the **CITY OF ORLANDO**, a Florida municipal corporation whose address is 400 South Orange Avenue, Orlando, Florida 32801 (hereinafter referred to as the "City") and **ORANGE COUNTY**, a political subdivision of the State of Florida, whose address is 201 S. Rosalind Avenue, Orlando, Florida 32801 (hereinafter referred to as the "County").

W I T N E S S E T H:

WHEREAS, it is the intent of the City and County (the "parties") to work together in a spirit of cooperation to avoid contention with respect to future lawful annexations in the joint planning area; and

WHEREAS, Section 163.3171, Florida Statutes, provides for the adoption of joint planning agreements to allow counties and municipalities to exercise jointly the powers granted under the act; and

WHEREAS, both local governments have adopted policies requiring intergovernmental coordination into their respective comprehensive plans; and

WHEREAS, the City and the County agree that joint planning agreements addressing multi-jurisdictional land use issues and provision of public services and facilities are a sound planning goal that serves to further intergovernmental coordination; and

WHEREAS, the Orange County Charter provides for an exclusive method of voluntary annexation, requiring approval by an affirmative vote of not less than a majority plus one of the entire membership of the board of county commissioners; and

WHEREAS, the exclusive method for voluntary annexation is not applicable

when the City and County have entered into a joint planning agreement, allowing the City to voluntarily annex properties within the JPA that comply with its terms; and

WHEREAS, the City and the County wish to identify and establish the boundaries of the JPA and to adopt standards and procedures to ensure adequate intergovernmental coordination and cooperation, economical provision of services, and adequate utilization of existing infrastructure; and

WHEREAS, it is not the intent of this Agreement to restrict the County's authority to amend its comprehensive plan or to otherwise make land use decisions for unincorporated areas inside or outside the JPA; and

WHEREAS, it is not the intent of this Agreement to restrict the City's authority to amend its comprehensive plan or to otherwise make land use decisions for lands inside the corporate boundaries of the City; and

WHEREAS, the City and the County desire to protect the health, safety and welfare of the citizens of their respective jurisdictions; and

WHEREAS, the City and County have the lawful right and power to enter into this Agreement.

NOW, THEREFORE, in consideration of the premises, mutual covenants, and agreements and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties do hereby covenant and agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and form a material part of this Agreement upon which the parties have relied.

Section 2. Authority. This Agreement is entered into pursuant to Chapters 125, 163, and 166, Florida Statutes.

Section 3. Term.

- A. The term of this Agreement shall commence on its effective date and shall terminate **ten (10) years** thereafter, unless extended in accordance with subsection B. below.
- B. This Agreement shall be automatically extended for an additional five (5) year term unless either the City and/or the County, as the case may be, delivers a notice of non-renewal to the other party at least six (6) months prior to the

expiration of the initial ten-year term of this Agreement. Thereafter, this Agreement shall be automatically extended for consecutive five (5) year terms, unless either the City and/or the County, as the case may be, delivers a notice of non-renewal to the other party at least six (6) months prior to the termination date of any such extended five (5) year term. The party providing such a notice of non-renewal as aforesaid may, in such party's sole discretion, revoke such notice of non-renewal, at any time prior to the expiration date of the initial ten (10) year term or any extended five (5) year term.

Section 4. Joint Planning Area. The lands depicted within the boundary of the "Joint Planning Area" shown in **Exhibit "A"** attached hereto and incorporated herein by reference shall constitute the Joint Planning Area. The policies and procedures set forth herein shall apply only in the Joint Planning Area ("JPA"). Annexation of the lands depicted in the "Designated Area" generally bounded by West Sand Lake Road to the north, I-4 to the west, West State Road 528 to the south and the Shingle Creek to the east, in **Exhibit "A"** shall be subject to the timing limitations set forth in Section 14 herein.

Section 5. Annexations.

- A. The unincorporated lands within the JPA are lands that are developed or most likely to be developed for urban purposes during the term of this Agreement, including any extension of the term, and are therefore logical candidates for annexation by the City, subject to the Municipal Annexation or Contraction Act, Part 1, Chapter 171, Florida Statutes, and the terms of this Agreement. Therefore, during the term of this Agreement, the City may annex, voluntarily or involuntarily, unincorporated areas lying within the JPA, but not unincorporated areas lying outside the JPA. The County hereby consents to the annexation of the unincorporated areas lying within the JPA, as described in **Exhibits "A" and "B"** and agrees that it will not, either directly or indirectly, contest, bring, support, encourage or participate in any challenges to any annexation of property that lies within the JPA, whether such challenge be formal or informal, provided that the annexation does not conflict with this Agreement.
- B. The parties shall work together in good faith to eliminate enclaves, and to that end to enter into interlocal agreements pursuant to Section 171.046(2), Florida Statutes, to eliminate all enclaves within the JPA of one hundred ten (110) acres or less that exist as of the effective date of the Agreement. **Exhibit "B"** attached hereto and incorporated by reference identifies those enclaves of unincorporated areas within the JPA that the City may wish to annex under the provisions of Section 171.046(2), Florida Statutes. The County and the City agree to work together to annex these enclaves by tier and in a timely

manner. The tier and the timing will be coordinated between City and County staff, with a goal of annexing the majority of enclaves within three years of the effective date of this Agreement. Within 90 days of receiving a proposed interlocal agreement from the City, the County shall present the agreement to the Board of County Commissioners for final action. Further, the County recognizes that there currently exist large enclaves of unincorporated County lands surrounded by the City, and that it is in the interest of both the City and the County that such enclaves be eliminated. As such, the County will not object to the creation of smaller enclaves caused by City annexation of certain properties within these larger enclaves, as long as the annexation otherwise complies with State law. Nothing in this subsection may be construed to forbid the annexation of enclaves pursuant to Section 171.046(2)(b), Florida Statutes.

- C. Unincorporated lands within the JPA shall not be subject to the jurisdiction of the City until such time as those lands have been lawfully annexed consistent with the terms of this Agreement. Pursuant to Section 171.062(2), Florida Statutes, the County's land use plan and zoning and subdivision regulations shall remain in full force and effect with respect to the annexed lands until the City adopts a comprehensive plan amendment that includes those annexed lands. Notwithstanding the foregoing, annexation shall not be construed as removing any area within the JPA from the coverage of this Agreement.
- D. Within 18 months after the effective date of an annexation, the City shall amend its comprehensive plan to include the annexed lands, and the County shall amend its comprehensive plan to exclude such annexed lands.
- E. For any County owned property that is proposed as a future annexation within the City, the County and the City may enter into an Interlocal Agreement for the annexation of County property to allow the County to retain permitting, future land use, and zoning regulations. Such property not subject to an Interlocal Agreement will be subject to the City's permitting, future land use, and zoning regulations.
- F. As the City lawfully annexes unincorporated lands within the JPA consistent with this Agreement, the parties shall work together in good faith to enter into any other agreements or understandings, as may be necessary, to resolve any and all issues related to the transferring of roads, infrastructure, associated permits, and other property rights (such as easements) that benefit or primarily benefit the area that is subject to the annexation.

Section 6. Environmental.

- A. Should property with Orange County's future land use designation of Preservation be annexed, the City shall update the future land use map with the designation of Conservation (or a comparable land use designation).
- B. Should a property, or a portion thereof, include (or is likely to include) a wetland or surface water (pursuant to Section 373.421, Florida Statutes), the City shall coordinate with the County to take the following actions:
 - i. To protect environmentally sensitive areas, the City will require that development of unincorporated lands within the JPA, annexed pursuant to this Agreement, minimizes impacts on wetlands, surface waters, and associated natural resources consistent with the principles established by the County's existing Wetland and Surface Water Protection Ordinance.
 - ii. The City will ensure that development of unincorporated lands within the Innovation Way Overlay (as defined by Map 20 of the 2030 Orange County Comprehensive Plan), annexed pursuant to this Agreement, protects the area's environmental resources, preserves wildlife corridors, provides adequate crossings for wildlife and water conveyance and safeguards rare habitat, consistent with the principles established by the County's existing Environmental Land Stewardship Program.
 - iii. The City will ensure that development of unincorporated lands within the Econlockhatchee River Basin (as defined by County Code Section 15-445), annexed pursuant to this Agreement, balances growth with the protection of the Basin's natural resources, including water quality and quantity, wildlife habitat, aesthetics and historical/archaeological resources, consistent with the principles established by the County's existing Econlockhatchee River Protection Ordinance.
 - iv. In the event that the County's Wetland and Surface Water Protection Ordinance, Environmental Land Stewardship Program or Econlockhatchee River Protection Ordinance is amended or by operation of law becomes less restrictive, the City may, at its discretion, amend its land development regulations in a like manner.
- C. The City will coordinate with the County to evaluate any existing development

orders or permits to determine if impacts to wetlands or surface waters are anticipated.

- i. If an EPD permit has been issued, the City will obtain necessary records from the County and assume all ongoing responsibility for permit transfers, permit extensions, monitoring, and compliance.
- ii. Any open compliance and/or enforcement case currently under the jurisdiction of the County EPD must be resolved prior to adoption of the annexation ordinance.
- iii. The City will propose future land use designations that are compatible with County environmental approvals and provide the proposed future land use designations to the County for comment.

Section 7. Roads. The Parties agree to work together in good faith to develop a Master Maintenance and Road Transfer Agreement that will more clearly outline the respective ownership, maintenance and right-of way use coordination for functionally classified roads that will incorporate all previous interlocal road agreements and seek to delineate agreeable boundaries and limits. The timeline for the development of the Master Maintenance and Road Transfer Agreement shall be determined subsequent to the approval of the JPA.

As part of a proposed annexation, where the lands on both sides of a County maintained road are in the City's jurisdiction (pursuant to the annexation of the lands consistent with Section 335.0415, Florida Statutes, and demarcated in the joint planning area), the City shall simultaneously annex the adjacent road right-of-way and associated roadway drainage/easement areas unless otherwise agreed to by the Parties. With respect to roadways owned by the County in fee simple, the County agrees to convey, and the City agrees to accept such conveyance of, any fee simple rights-of-way or assignment of drainage easements that may exist whenever the City annexes the road or property containing drainage easements. To effect such conveyance, within 90 days after the completion of an annexation, the County will provide a draft deed to the City for review. The Parties agree to work in good faith to agree upon mutually acceptable terms in the deed and to execute and record the same in a timely manner. The Parties agree that when a local road is annexed into the City's jurisdiction, the road including associated pedestrian facilities and drainage infrastructure, becomes a part of the City Street System per State Statutes and the City shall operate and maintain the local road.

For functionally classified roadways to be transferred as part of a proposed annexation, the City will initiate an amendment to the Master Maintenance and Road Transfer Agreement as the appropriate mechanism to transfer the infrastructure and associated real estate interests. If the Master Maintenance and Road Transfer Agreement

has not been completed at the time of the proposed annexation, it will be added to the draft agreement or approved as an amendment at the earliest opportunity. However, the City agrees that the County will have no additional maintenance obligations for the road until such an agreement has been completed.

If the City or County requires significant upgrades to a County-maintained local roadway associated with a proposed annexation and as a result of future development, the Parties may desire for the roadway to be transferred to the City regardless of being a local or functionally classified road, or whether both sides of the road are in the City's jurisdiction. Significant upgrades may include drainage, pedestrian, or lighting improvements beyond the immediate impact of a driveway connection permit. The transfer may occur via amendment to the Master Maintenance and Road Transfer Agreement, as part of the annexation, or another form of interlocal agreement. The City agrees that the County is under no obligation to accept maintenance for improvements required to support development within the City.

With respect to the Sunbridge Parkway annexation, the Parties agree that the intent was that the City would assume from the County the County's rights and responsibilities as it relates to construction of Sunbridge Parkway, including the Stipulation of the Parties for the Opening of Sunbridge Parkway Railroad-Highway Grade Crossing, Orange County, Florida, which was entered into between the County, Orlando Utilities Commission ("OUC") and the Florida Department of Transportation ("FDOT") and recorded in Orange County Public Records, Doc# 20230453189 ("SOP"), and the Subordination of Encumbrance to Property Rights to Orange County between the County and Peoples Gas System, Inc., dated July 27, 2022, regarding crossing of easement recorded in Official Records Book 6164, Page 2684, Public Records of Orange County, Florida. The SOP is the permit that was issued by FDOT with respect to the railroad crossing located in Segment 2 of Sunbridge Parkway. Through this Agreement, the Parties acknowledge and agree that the City hereby assumes the SOP and the above-referenced subordination agreement and shall be subject to the terms and conditions of the SOP and the above-referenced subordination agreement to same extent as the County as of the date of completion of the Sunbridge Parkway annexation. This paragraph shall survive termination of this Agreement.

Section 8. Fire and Rescue Services. The Parties agree to work together in good faith to assess Automatic Aid and update the Mutual Aid Agreement as needed. The timeline for the development of said agreements shall be determined subsequent to the approval of the JPA.

Section 9. Material Recycling Facility. Pursuant to the Interlocal Agreement

between the City and the County effective November 4, 2024, the City is obligated to enter into an interlocal agreement for a Material Recycling Facility (MRF) with the County following the County's successful negotiation of an agreement with a selected vendor. Although the County has not reached an agreement with a vendor, the parties agree that jointly pursuing a new MRF or a new MRF services contract ("Recycling Services") provides benefits to both parties. The County is continuing to pursue procurement for long-term Recycling Services. The City may independently pursue contracting for long-term Recycling Services, and if the City enters into a long-term agreement (5 years or more) for Recycling Services prior to the County completing its procurement for long-term Recycling Services, the City is released from any obligation to enter into an interlocal agreement for Recycling Services. If the City has not entered into a long-term agreement for Recycling Services by the time the County completes its procurement for long-term Recycling Services, the City is obliged to enter into an interlocal agreement for long-term Recycling Services to the extent such joint participation benefits both parties.

Section 10. Notices of Annexations, Comprehensive Plan Amendments, Rezoning and Other Development Applications.

- A. The City shall provide the County with notice of proposed annexations of lands within the JPA. Notice shall be provided at least fifteen (15) days prior to the date of each and every public hearing on any such application. A single notice with the dates and times of each and every public hearing on the application is acceptable, provided the single notice is provided at least fifteen (15) days prior to the date of the initial public hearing, and a timely amended notice is provided if any of the other hearing dates and times change. Upon request, a party may obtain a copy of any such application or proposal and a copy of any related staff report and be notified of all public hearing dates with respect thereto and of all other dates on which action may be taken with respect to such application. Future voluntary and involuntary annexations in the Joint Planning Area over 100 acres shall include a copy of the required Business Impact Estimate (see Section 166.041(4), Florida Statutes.).
- B. The City shall provide the County with specific notice for any proposed comprehensive plan amendments (including amendments to its Future Land Use Map) and development permit applications (rezoning and conditional use permits only) for lands that abut unincorporated lands inside and outside the JPA boundaries, and for any site plan or plat for which Orange County Utilities is the water, reclaimed water, or wastewater service provider. The County shall provide the City with notice of proposed comprehensive plan amendments (including amendments to its Future

Land Use Map), and development permit applications (rezoning and special exceptions only) for lands that abut incorporated lands, and for any site plan or plat for which the OUC is the water provider, or the City is the wastewater or reclaimed water service provider.

Section 11. Effect on Other Agreements. This Agreement supersedes the Interlocal Agreement for a Joint Planning Area between the City and the County effective November 24, 2015, however, it shall not, under any circumstances be interpreted as amending, modifying, superseding, or terminating any other agreements between the City and the County.

Section 12. Alternative Dispute Resolution. In lieu of the conflict resolution process in Chapter 164, Florida Statutes, the parties agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this section.

- A. The County Administrator, or designee, and the City's Chief Administrative Officer, or designee shall meet within 30 calendar days of notice of the dispute. At this meeting, the County Administrator and the Chief Administrative Officer shall work towards a resolution of any dispute arising out of the application, interpretation, or enforcement of this Agreement. If a tentative resolution to the conflict can be agreed upon by the County Administrator and the Chief Administrative Officer, the County Administrator and Chief Administrative Officer may proceed with whatever steps they deem appropriate to fully resolve the conflict, including, but not limited to, the scheduling of additional meetings for informal negotiations or proposing a resolution to the governing bodies of the primary conflicting governmental entities.
- B. If the meeting of the County Administrator and Chief Administrative Officer does not result in the resolution of the conflict, the parties will utilize a mutually agreeable third-party mediator or an Administrative Law Judge from the Florida Division of Administrative Hearings to resolve the conflict. The cost of such mediator or Administrative Law Judge, as well as any associated costs of the conflict resolution, shall be borne equally by the parties.
- C. If mediation results in an impasse, the parties may initiate litigation to resolve the conflict. Nothing herein waives or limits a party's right to litigate until the conclusion of the dispute resolution process if an emergency exists justifying the expedited initiation of litigation.

Section 13. Termination. The City or the County may terminate this Agreement by giving advance notice to the other party of not less than 30 days in the manner set forth in Section 17 of this Agreement if:

- A. Any state legislative action amends, overrides or nullifies the authority granted to the County under the charter amendment that provides the exclusive method of annexation (the “Charter Amendment”); or
- B. The Charter Amendment is repealed, found to be invalid by a court of competent jurisdiction and all appeals have been exhausted, or otherwise rendered unenforceable; or
- C. Terminating the Agreement as provided in Section 15 herein.
- D. In the event the Agreement is terminated, both parties will make a good faith effort to renegotiate and enter into a new agreement.
- E. Section 14 shall survive the termination of this Agreement for a period of 10 years from the effective date of the Agreement.

Section 14. Annexation Timelines. The parties agree to the following limitations on annexation for the Designated Area and the Restricted Lands depicted in **Exhibit “A”**.

- A. **Designated Area:** The Designated Area includes land that is generally bounded by West Sand Lake Road to the north, I-4 to the west, West State Road 528 to the south and the Shingle Creek to the east, as shown in **Exhibit “A”**.
 - i. Annexation of the Designated Area is subject to the timing limitations in Section 25 of the Roadway and Infrastructure Agreement (Kirkman Road Extension) recorded on December 23, 2019, as Document No. 20190800173 of the Public Records of Orange County, Florida (the “Infrastructure Agreement”).
 - ii. Pursuant to the Infrastructure Agreement, the County is obligated to reimburse Universal for costs incurred in connection with the Kirkman Road Extension. In the event the County fails to make such reimbursement in accordance with Sections 13 and 14 of the Infrastructure Agreement, and such failure is not cured within forty-five

(45) days after Universal provides written notice of the default, the City agrees that it shall not annex any of the lands shown as the “Designated Area” in **Exhibit “A”** for a period of ten (10) years from the date of such uncured default.

B. **Restricted Lands.** The Restricted Lands means unincorporated lands located outside of the Joint Planning Area Boundary, and unincorporated lands located within the eastern Rural Service Area, as depicted in **Exhibit “A”**.

- i. During the term of this Agreement these unincorporated areas that are shown as Restricted Lands on **Exhibit “A”** are lying outside of the JPA boundary and are therefore ineligible for annexation, per Section 5.
- ii. In the event the Agreement is terminated prior to the end of the ten-year term in Section 3, the City shall not annex property located within the Restricted Lands for at least a period of ten (10) years from the effective date of this Agreement.

C. **Term.** This Section 14 shall survive the termination of this Agreement for a period of 10 years from the effective date of the Agreement.

Section 15. Breach and Remedies. Failure by either party to comply with or perform any of the terms, conditions, or obligations contained in this Agreement shall constitute a material breach under this Agreement. The non-breaching party shall provide written notice describing the nature of the breach. The breaching party shall have thirty (30) calendar days from receipt of notice to cure the breach; or if cure is not reasonably possible within that period, up to sixty (60) calendar days, provided the breaching party is diligently pursuing a cure. If the breaching party fails to cure or to diligently pursue a cure, the parties agree to use the dispute resolution procedures in Section 12 herein. If the dispute resolution process is unsuccessful, the non-breaching party shall be entitled to exercise any and all rights and remedies available to it under this Agreement, at law and in equity, including without limitation, injunctive relief, specific performance and the right to terminate this Agreement.

Section 16. Agreement Amendments. This Agreement may be amended and updated from time to time in order to keep pace with an ever-changing environment and community vision. Such amendments require execution by both governing bodies of the City and the County prior to the Agreement being effectively amended.

Section 17. Notice. All notices, comments, consents, approvals, waivers and

elections which any party shall be required, requested or desire to make or give under this Agreement shall be in writing and shall be given only by hand delivery for which a receipt is obtained, recognized overnight courier, certified mail, prepaid with confirmation of delivery requested, or electronic mail. Such communication shall be addressed to the applicable addresses set forth below or as either party may otherwise designate in the manner prescribed herein:

As to City: City of Orlando
Chief Administrative
Officer 400 South
Orange Avenue
Orlando, Florida 32801

With copy to: City of Orlando
Director of Economic
Development Economic
Development Department 400
South Orange Avenue
Orlando, Florida 32801

As to County: County Administrator
Orange County Administration
Building 201 S. Rosalind Avenue,
5th Floor Orlando, Florida 32801

With copy to: PEDS Director
Orange County Planning
Environmental and Development
Services Department
Orange County Administration
Building 201 S. Rosalind Avenue,
2nd Floor Orlando, Florida 32801

Either party may change its address or contact information by written notice to the other party.

Section 18. Disclaimer of Third-Party Beneficiaries. This Agreement is solely for the benefit of the City and the County, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party, including

without limitation any other municipality. Accordingly, nothing in this Agreement either express or implied is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions thereof.

Section 19. Binding Effect. All of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 20. Validity of Agreement. The City and the County each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement, and waive any future right of defense based on a claim of illegality, invalidity, or unenforceability of any nature.

Section 21. Covenant to Defend. If this Agreement or any portion hereof is challenged in any judicial, administrative, or appellate proceeding (each party hereby covenanting with the other party not to initiate or acquiesce to such challenge), the parties hereto agree, at each's individual sole cost and expense, to defend in good faith its validity through to a final judicial determination, unless both parties mutually agree not to defend such challenge or not to appeal any decision invalidating any portion of this Agreement.

Section 22. Governing Law; Venue. This Agreement shall be governed by the laws of the State of Florida. Venue for any action to enforce the provisions of this Agreement, as amended, shall be in the Circuit Court of the Ninth Judicial Circuit of Florida, in and for Orange County, Florida.

Section 23. Compliance with State Laws. If after the effective date of this Agreement, any change in Florida law materially affects the obligations or requirements set forth in this Agreement, including, but not limited to, procedures for annexing enclaves, the parties shall comply with such legal changes. The parties shall confer in good faith to assess the impact or application of such legal changes to assess their impact and to ensure clarity and continued coordination in joint planning activities including amending the JPA if necessary. If the parties are unable to reach agreement on the impact or application of such legal changes, the matter shall be addressed in accordance with the dispute resolution procedures set forth in this Agreement.

Section 24. Severability. If any provision of this Agreement is contrary to, prohibited by, or deemed invalid by applicable law, rules or regulations of any jurisdiction in which it is sought to be enforced, then such provision shall be deemed inapplicable and omitted and shall not invalidate the remaining provisions of this Agreement.

Section 25. Assignment. Neither the County nor the City shall assign or transfer any interest or rights under this Agreement to any person or entity without prior written approval of the other party.

Section 26. Counterparts. This Agreement may be executed in two counterparts, each of which shall be deemed to be an original but both of which together shall constitute one and the same instrument.

Section 27. Effective Date. This Agreement shall take effect upon the date of execution by the City or upon the date of execution by the County, whichever date is later.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates written below.

BY THE MAYOR OF THE CITY OF ORLANDO,
FLORIDA:

By:

Buddy Dyer
Orlando City Mayor

Date

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

Stephanie Herdocia, Orlando City Clerk

Date

ORANGE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

By:

Jerry L. Demings
Orange County Mayor

Date

ATTEST:

Phil Diamond, CPA
County Comptroller as Clerk to
the Board of County Commissioners

By: _____
Deputy Clerk

Date

Attachments:

Exhibit “A” – Joint Planning Area

Exhibit “B” – Enclaves

Exhibit “A”

Orlando City Jurisdiction & JPA

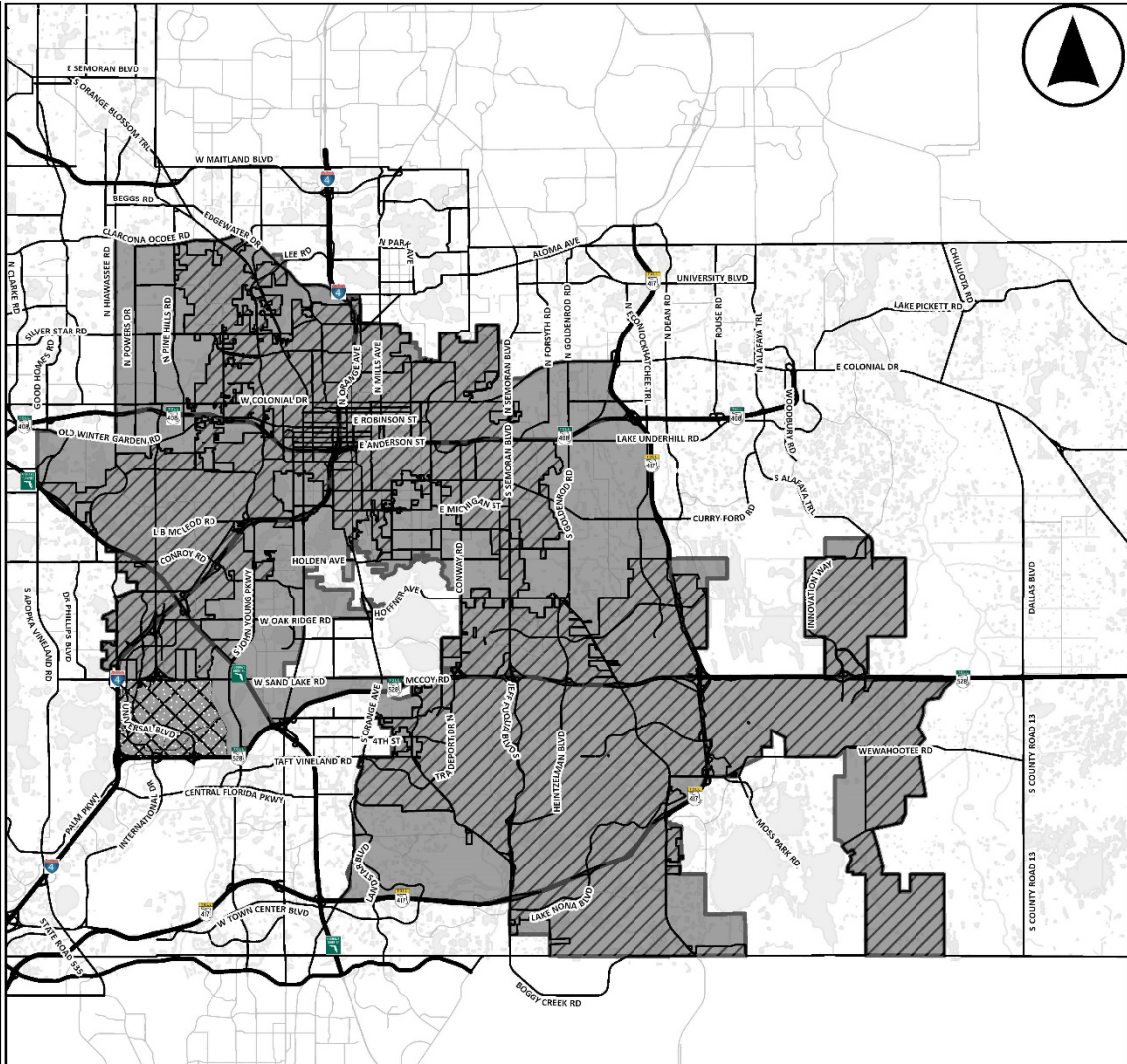


Exhibit A

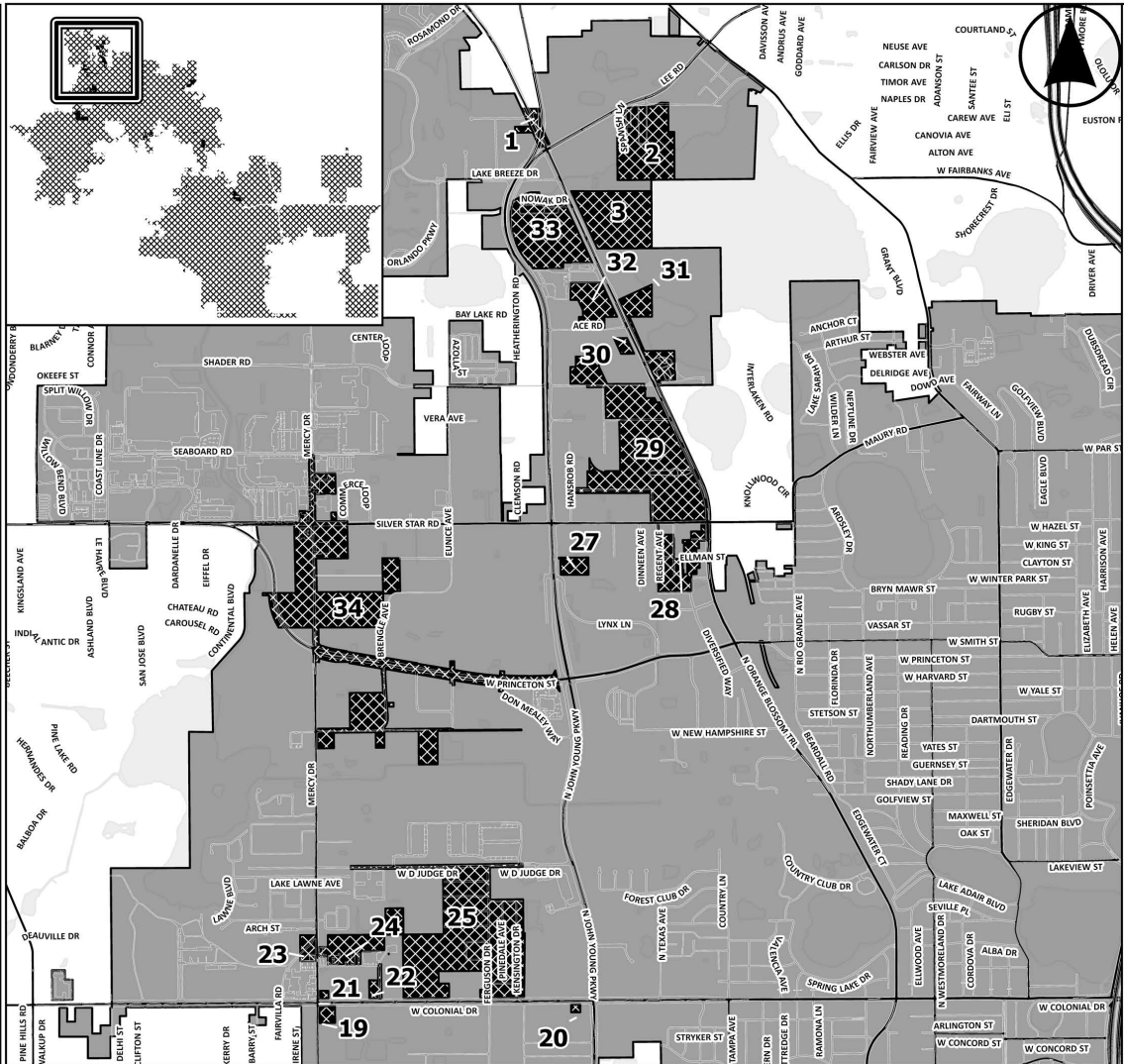
LEGEND

City of Orlando
City Planning Division
July 2025

-  Orlando / Orange County Joint Planning Area
-  Orlando City Boundary
-  Designated Area

Exhibit “B”

City of Orlando Enclaves

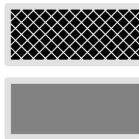


Number	Parcels	Acres	Parcel Acres	ROW Acres	Number	Parcels	Acres	Parcel Acres	ROW Acres
1	1	4.79	0.87	3.92	25	216	101.31	82.04	19.27
2	4	34.32	34.02	0.3	27	1	4.1	4.1	0
3	8	32.9	32.87	0.04	28	21	16.6	15.41	1.19
19	2	2.21	2.21	0	29	41	83.26	79.35	3.9
20	1	0.6	0.6	0	30	3	1.74	1.74	0
21	1	0.6	0.6	0	31	3	13.74	11.56	2.18
22	1	2.3	1.41	0.89	32	6	12.17	12.17	0
23	3	3.44	2.5	0.94	33	15	35.61	35.6	0.01
24	8	12.12	12.12	0	34	27	120.13	73.16	46.97

Exhibit B-1

LEGEND

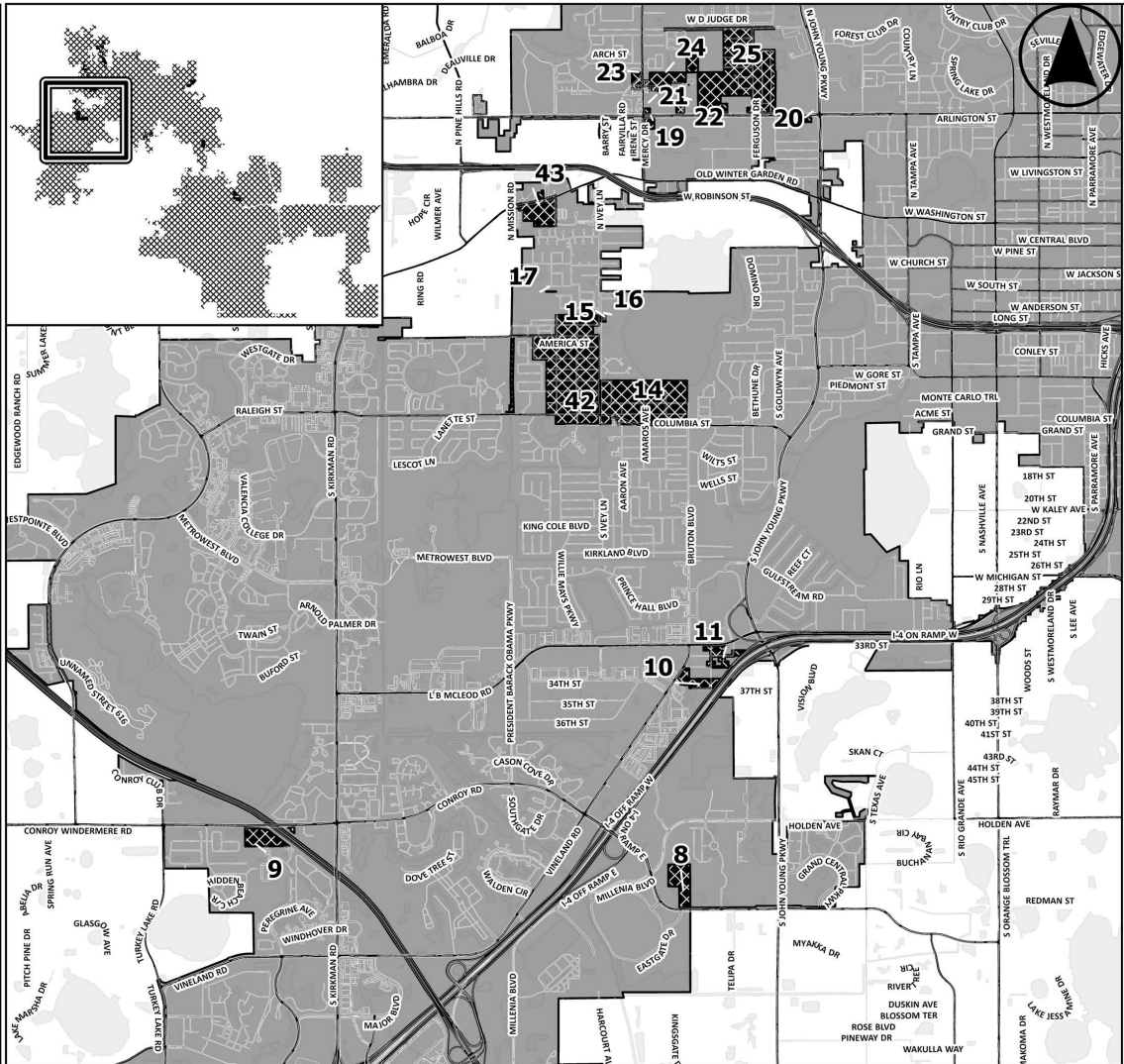
City of Orlando
City Planning Division
May 2025



Orlando Enclaves

Orlando City Boundary

City of Orlando Enclaves



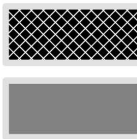
Number	Parcels	Acres	Parcel Acres	ROW Acres
8	1	14.85	14.78	0.07
9	1	12.26	12.25	0
10	3	8.51	8.2	0.31
11	12	7.82	5.48	2.33
14	219	77.87	60.51	17.35
15	1	0.18	0.14	0.04
16	1	0.18	0.14	0.04
17	0	0.09	0	0
19	2	2.21	2.21	0

Number	Parcels	Acres	Parcel Acres	ROW Acres
20	1	0.6	0.6	0
21	1	0.6	0.6	0
22	1	2.3	1.41	0.89
23	3	3.44	2.5	0.94
24	8	12.12	12.12	0
25	216	101.31	82.04	19.27
42	482	124.3	91.39	32.91
43	14	19.1	14.84	4.26

Exhibit B-2

LEGEND

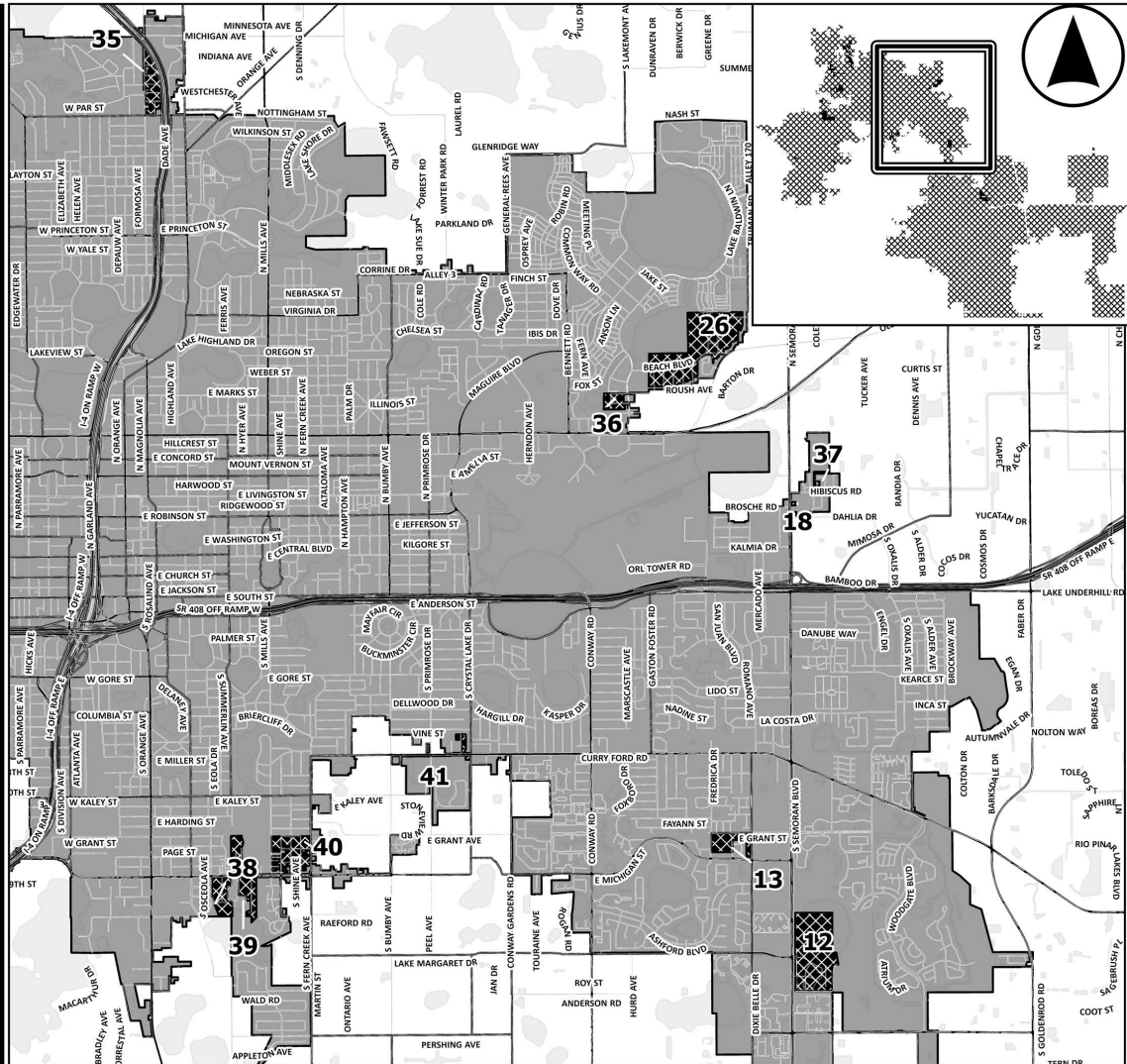
City of Orlando
City Planning Division
May 2025



Orlando Enclaves

Orlando City Boundary

City of Orlando Enclaves



Number	Parcels	Acres	Parcel Acres	ROW Acres
12	608	74.27	74.27	0
13	19	15.06	13.44	1.62
18	1	0.38	0.38	0
26	176	89.49	79.04	10.45
35	86	22.9	15.94	6.96
36	19	8.55	6.55	2

Number	Parcels	Acres	Parcel Acres	ROW Acres
37	12	2.23	1.53	0.7
38	44	15.86	14.18	1.68
39	30	12.6	10.45	2.15
40	141	43.65	30.67	10.14
41	5	4.7	2.89	1.8

Exhibit B-3

LEGEND

City of Orlando
City Planning Division
May 2025

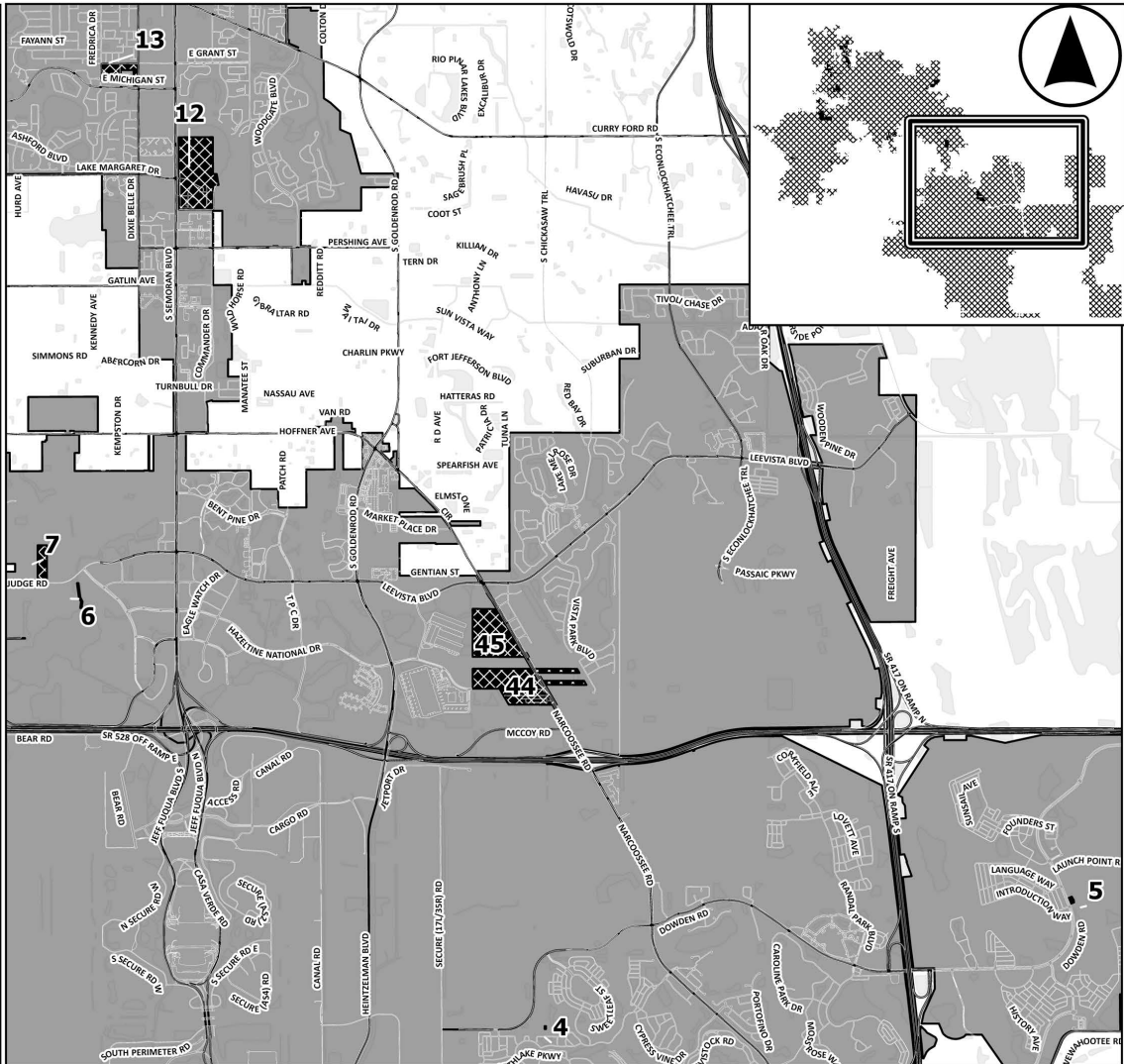


Orlando Enclaves



Orlando City Boundary

City of Orlando Enclaves

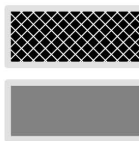


Number	Parcels	Acres	Parcel Acres	ROW Acres
4	1	0.11	0.11	0
5	1	0.66	0.66	0
6	1	1.05	1.05	0
7	5	10.13	9.75	0.38
12	608	74.27	74.27	0
13	19	15.06	13.44	1.62
44	37	72.32	72.32	0
45	30	54.33	54.33	0

Exhibit B-4

LEGEND

City of Orlando
City Planning Division
May 2025



Orlando Enclaves

Orlando City Boundary