

Board of County Commissioners

**Exclusive Method for Voluntary Annexation and
Interlocal Agreement for Annexation of 2619 Mayer
Street between City of Orlando, Florida and Orange
County, Florida
Public Hearing**

January 13, 2026



Presentation Outline

- **Section 504 – Exclusive Method Voluntary Annexation**
- **Request – 2619 Mayer Street**
- **Next Steps**
- **Action Requested**



Section 504 Orange County Charter

■ Four Parts:

- A. Joint Planning Area Agreements
- B. Process for Review
- C. Land Use Governing Within the Rural Area
- D. Effective Date – November 15, 2024

Properties within the boundary of a JPA/ILA are exempted from the Charter requirements:

- Apopka
- Oakland
- Ocoee
- Winter Garden
- Winter Park

Process for Review

- Noticing
- Criteria for Board review
- Required Board approval
- ILAs
- Appeal Process

Rural Area

- Require Board approval of voluntary annexations
- Comp Plan and Land Use Regulations govern upon annexation
- Must enter into an ILA



Section 504 Orange County Charter

Section 504 – Part B

▪ Process for Review

–Noticing

–Criteria for Board review

–Required Board approval

–Interlocal Agreements (ILAs)

–Appeal Process

Notice from the Municipality:

- 10-days prior to City's first scheduled public hearing

Notice to Residents:

- 14-days prior to the BCC public hearing
- 600-foot radius if property is 5-acres or less
- 2 mile radius if the property is more than 5-acres
- The cost is paid by the initiating individual



Section 504 Orange County Charter

Section 504 – Part B

▪ Process for Review

– Noticing

– **Criteria for Board review**

– Required Board approval

– Interlocal Agreements (ILAs)

– Appeal Process

- Consistency with the County's Comprehensive Plan
- Infrastructure impacts
- Compact, contiguous
- Does not result in an enclave
- Has an ILA been discussed or executed
- Whether the property is located within or outside the Urban Service Area (USA)



Section 504 Orange County Charter

Section 504 – Part B

▪ Process for Review

- Noticing
- Criteria for Board review
- **Required Board approval**
- Interlocal Agreements (ILAs)
- Appeal Process

- 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.
- Approval or denial shall be at the sole and absolute discretion of the Board.



Section 504 Orange County Charter

Section 504 – Part B

▪ Process for Review

- Noticing
- Criteria for Board review
- Required Board approval
- Interlocal Agreements (ILAs)
- Appeal Process

Interlocal Agreement

- Annexing Municipality shall enter into an interlocal agreement detailing:
- The provision of essential public services
- Infrastructure maintenance
- Future Land Use

Appeal Process

- May be appealed by a Party Affected to the circuit court within 30 days of the public hearing.



Section 504 – Method Voluntary Annexation





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2619 Mayer Street

Location Map

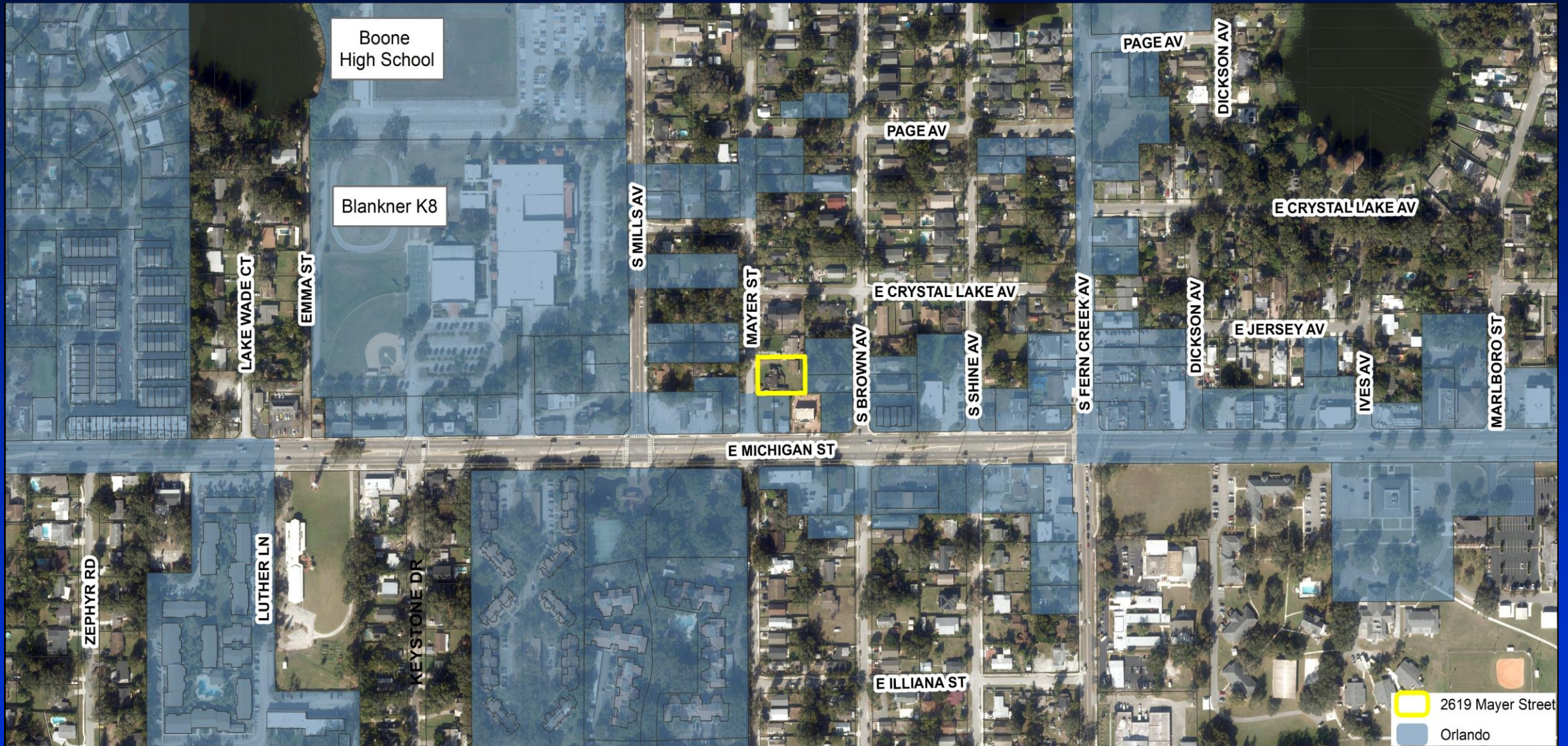


Location Information

- 2619 Mayer Street
- Owner: Windy Tanenbaum
- 0.32 acre parcel
- District 3



2619 Mayer Street





2619 Mayer Street

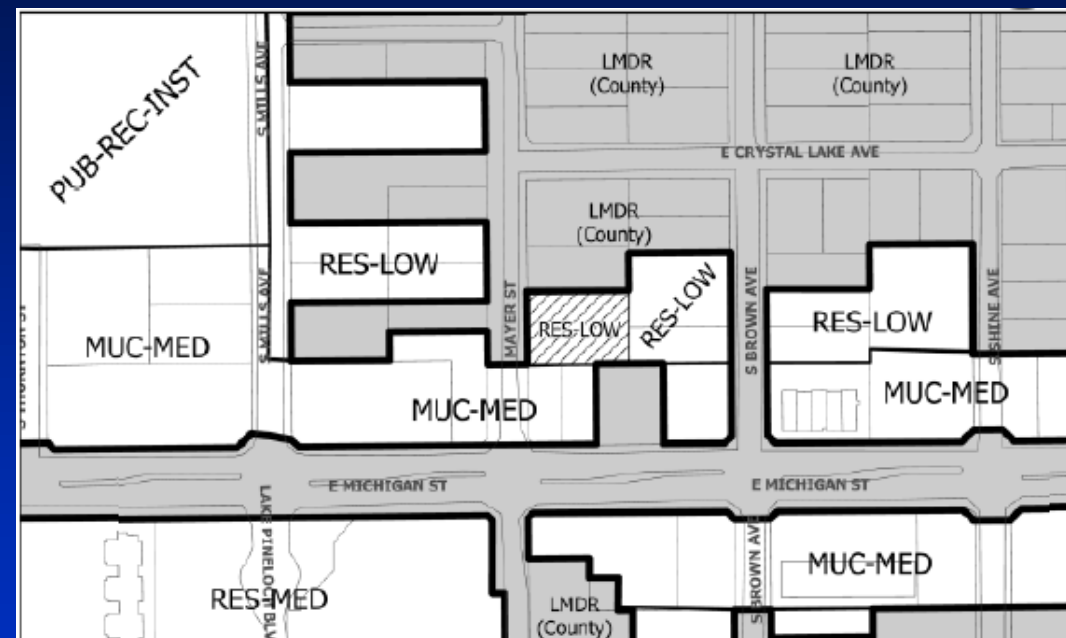
Future Land Use Maps



Orange County

Future Land Use: Low-Medium Density Residential

Density/Intensity: Up to 10 du/acre



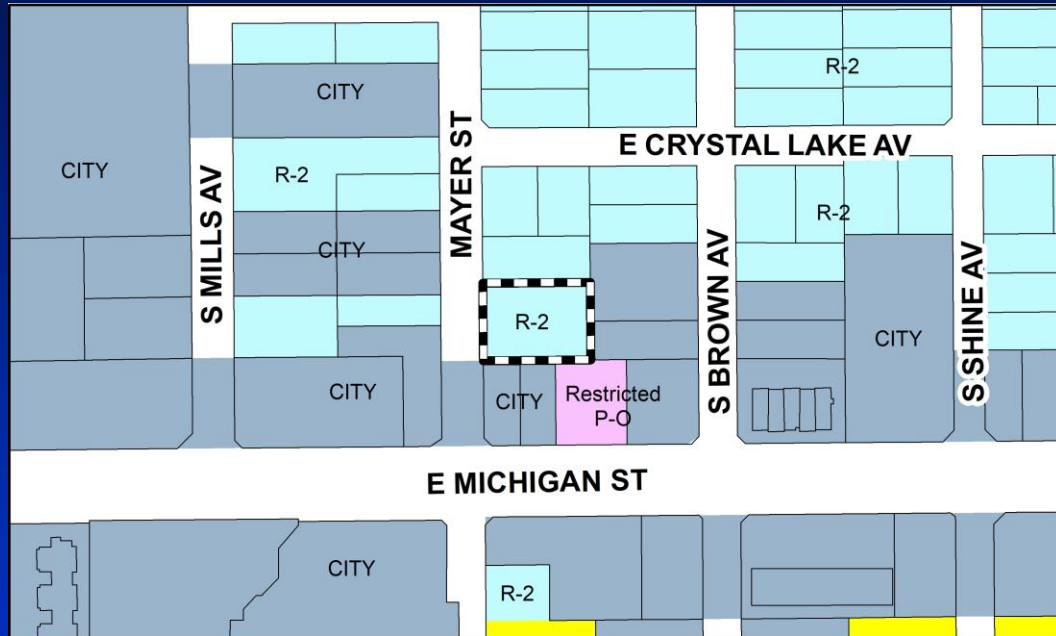
City of Orlando

Future Land Use: Residential Low Intensity Density/Intensity: Up to 12 du/acre



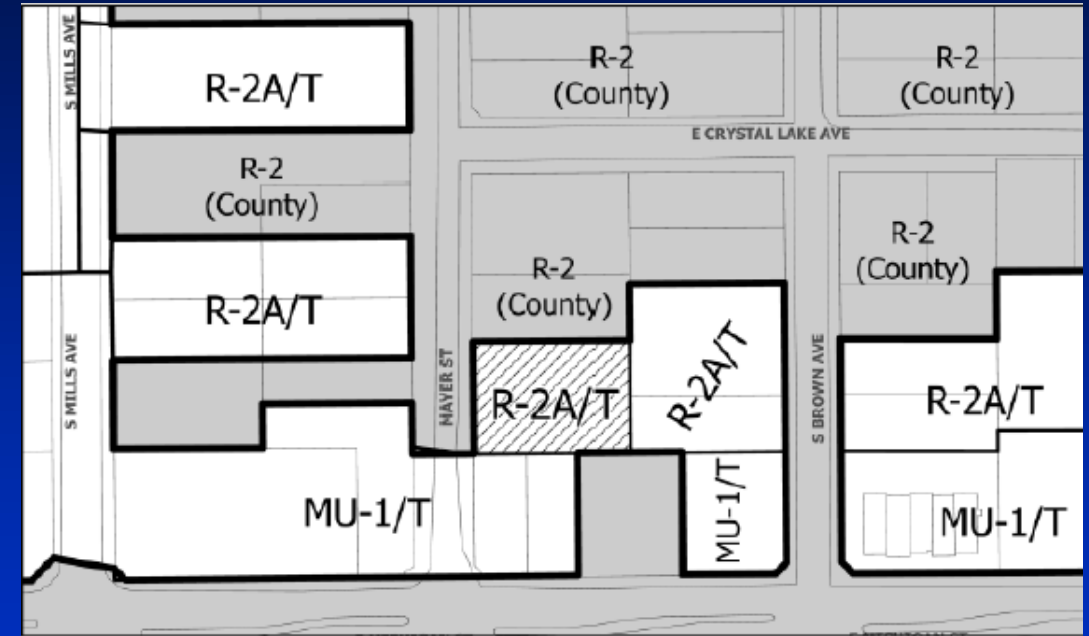
2619 Mayer Street

Zoning Maps



Orange County

Zoning: Residential District (R-2)



City of Orlando

Zoning: R-2A/T (Residential Two-Family District with Traditional Overlay)



2619 Mayer Street

Infrastructure Impacts

Infrastructure / Service	Current Provider/Regulations	Upon Annexation
Water	Orlando Utilities Commission	
Wastewater	Orlando	Orlando
Solid Waste	Orange County	City of Orlando
Transportation	Orange County	Orange County
Stormwater	If redeveloping on-site stormwater retention and/or detention consistent with the requirements of the St. John's WMD	
Environmental	N/A	
Law Enforcement	Orange County Sherrif	City of Orlando Police
Fire Rescue	Orange County Fire Rescue	City of Orlando Fire Rescue
Fiscal Impacts	16.0858 millage	18.0878 millage



2619 Mayer Street

Jurisdiction Map



Section 171 Requirements

- Contiguous
- Compact
- Does not result in the creation of an enclave



2619 Mayer Street

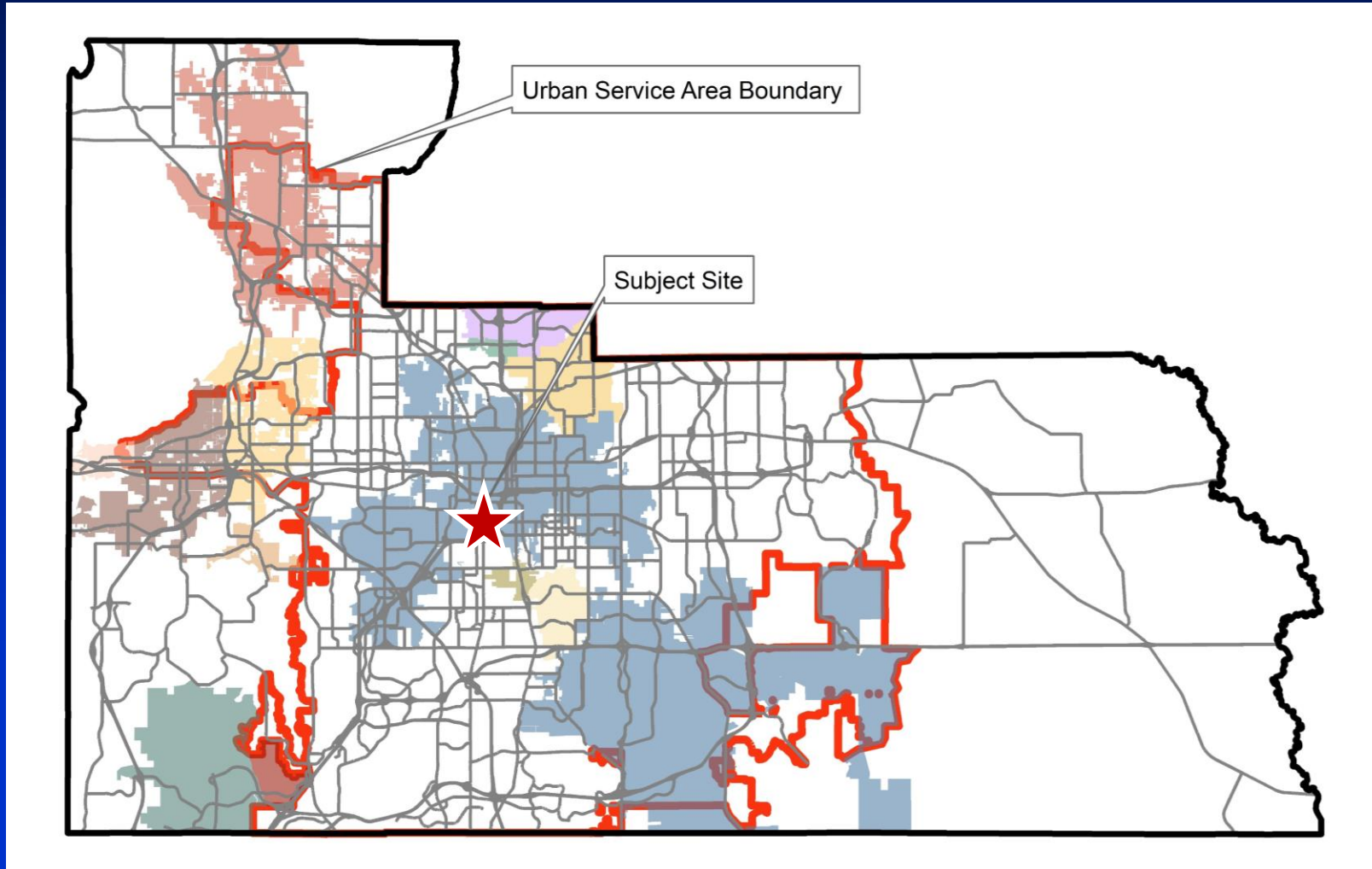
Proposed Interlocal Agreement for Annexation of 2619 Mayer Street between City of Orlando and Orange County

- **Provision of essential public services**
 - Water Service Area - Orlando Utilities Commission
 - Wastewater Service Area – City of Orlando
 - Law Enforcement and Fire Rescue – transfer upon annexation
- **Infrastructure Maintenance**
 - Mayer Street will not transfer upon annexation
- **Future Land Use**
 - City will assign future land use designation of Residential Low Intensity



2619 Mayer Street

Property is located within the Urban Service Area





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Next Steps

- ✓ June 3 Received Notice of Annexation
- ✓ December 8 City of Orlando 1st Reading
- ✓ December 19 Mailed Notice
- ★ January 13 Board Decision on Annexation
- TBD City of Orlando 2nd Reading and ILA Execution



Presentation Outline

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Action Requested

To approve or deny the annexation request.

**If the Board votes to approve the annexation request, then staff requests approval and execution of the Interlocal Agreement for Annexation of 2619 Mayer Street between City of Orlando, Florida and Orange County, Florida.
District 3**

- Consistency with the County's Comprehensive Plan
- Infrastructure impacts
- Compact, contiguous
- Does not result in an enclave
- Has an ILA been discussed or executed
- Whether the property is located within or outside the Urban Service Area (USA)