

Board of County Commissioners

**Exclusive Method for Voluntary Annexation and
Interlocal Agreement for Annexation of 1010 Arthur
Avenue between City of Orlando, Florida and
Orange County, Florida
Public Hearing**

May 6, 2025



Presentation Outline

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- Background
- Section 504 – Exclusive Method Voluntary Annexation
- Request – 1010 Arthur Avenue
- Next Steps
- Action Requested



Presentation Outline

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- **Background**
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- **Work Sessions**

- On **June 18, 2024**, staff presentation on the proposed Voluntary Annexation Charter Amendment Commissioner Report.
- On **June 30, 2024**, staff presented the draft language for the proposed Voluntary Annexation Charter Amendment.

- **Resolution 2024-27-08**

- Adopted **August 27, 2024**

- **Referendum November 5, 2024**

- Effective **November 18, 2024**



Presentation Outline

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- **Section 504 – Exclusive Method Voluntary Annexation**
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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

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 is 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

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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.





Presentation Outline

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1010 Arthur Avenue

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Location Map



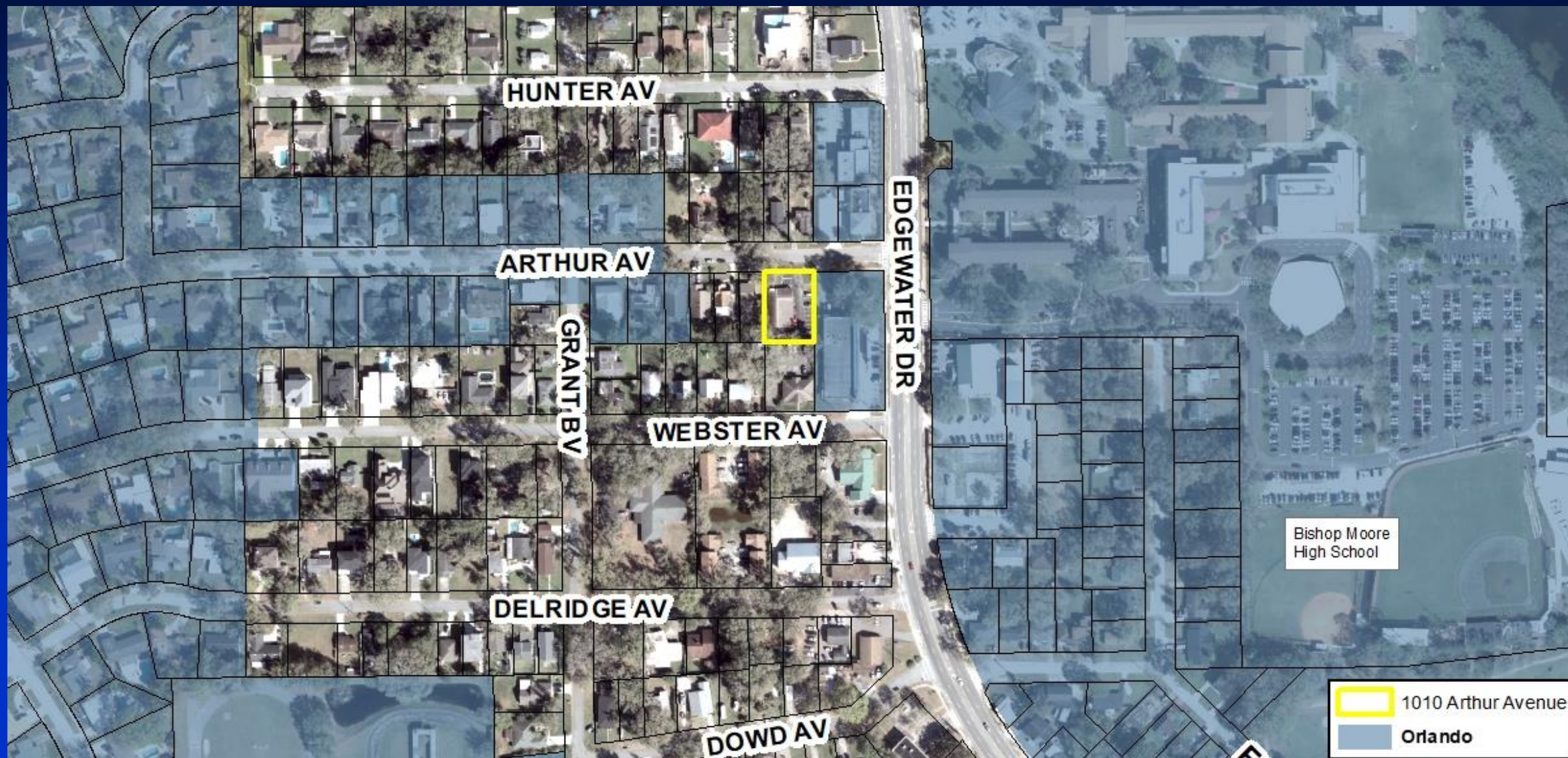
Location Information

- 1010 Arthur Avenue
- Owner: A Swart Properties LLC
- 0.32 acre parcel plus right-of-way
Total 0.65 acres



1010 Arthur Avenue

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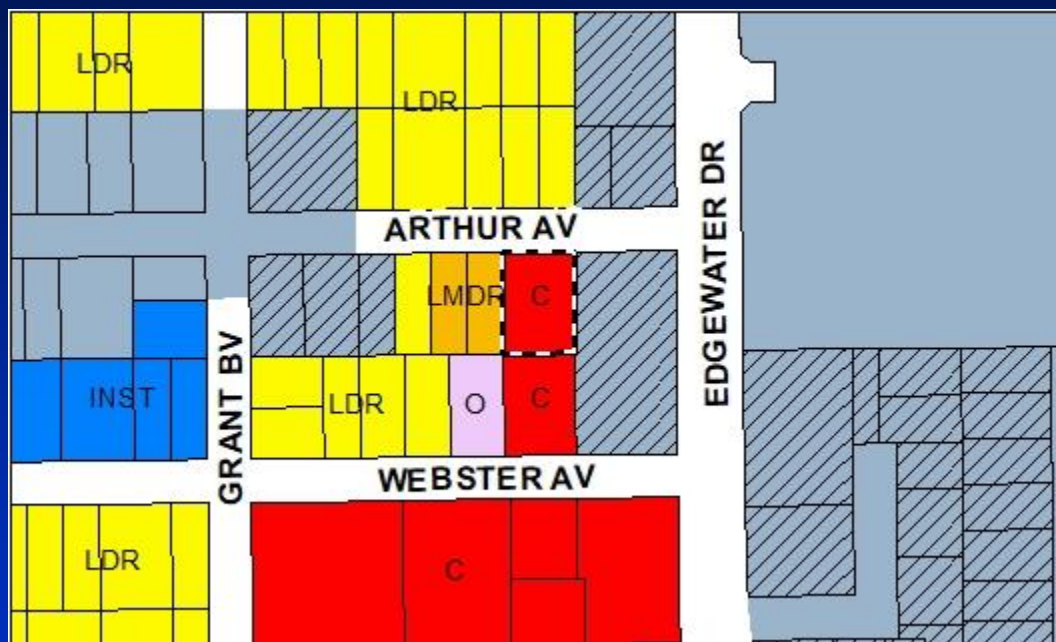




1010 Arthur Avenue

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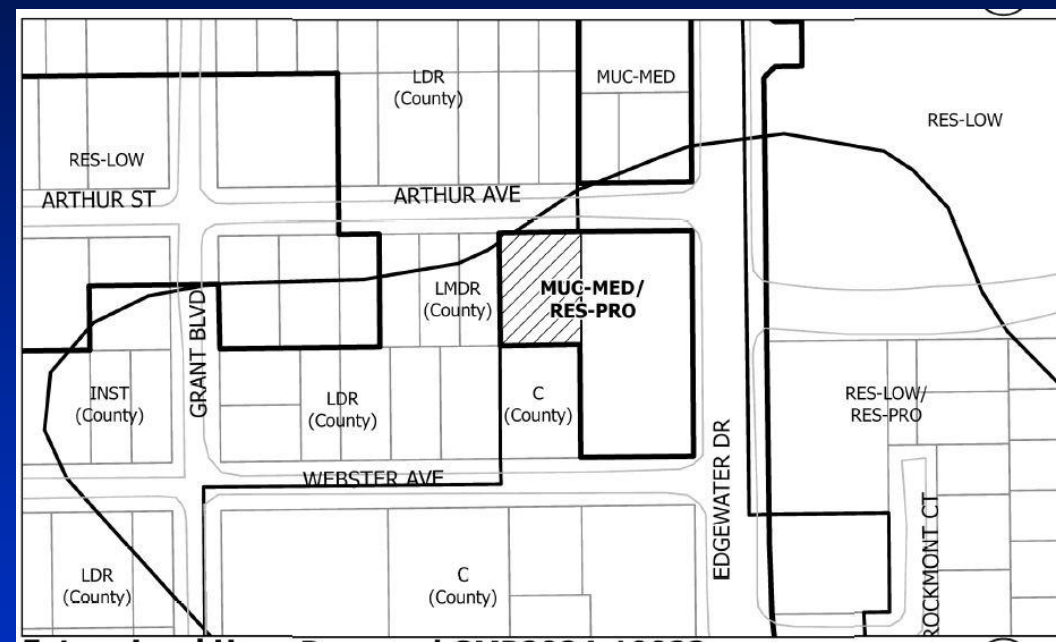
Future Land Use Maps



Orange County

Future Land Use: Commercial

Density/Intensity: 1.5 FAR



City of Orlando

Future Land Use: Mixed-Use Corridor
Medium Intensity/Resource Protection

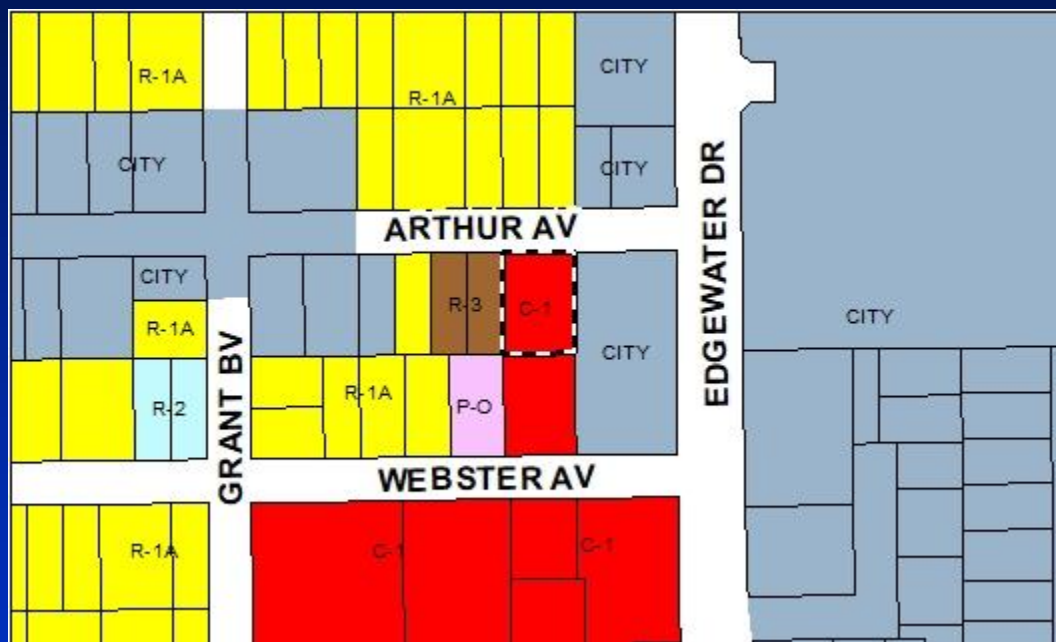
Density/Intensity: Up to 30 units/acre
0.50 FAR



1010 Arthur Avenue

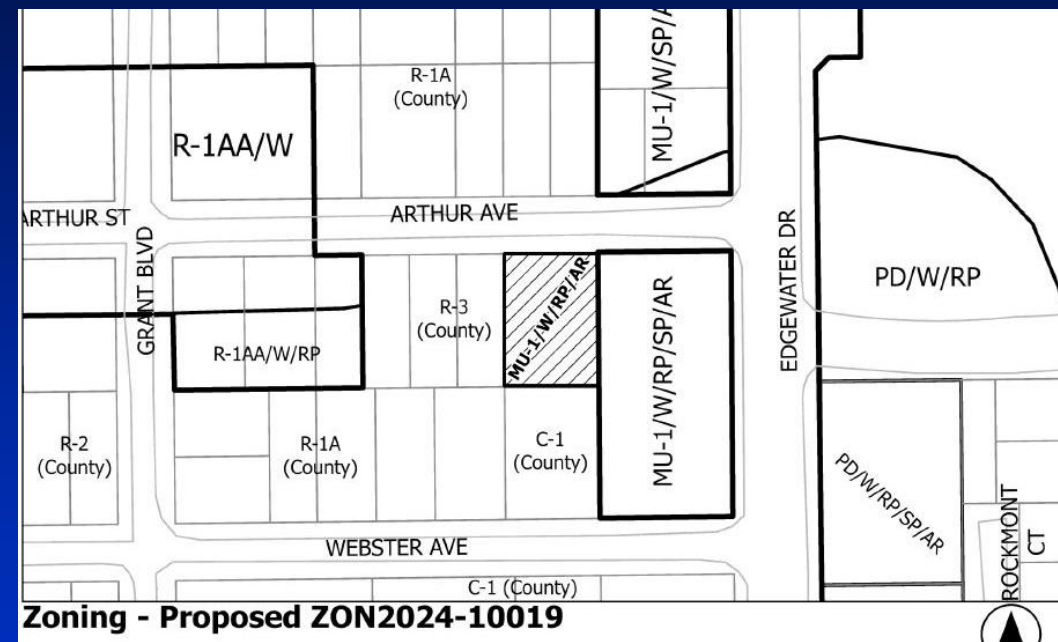
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Zoning Maps



Orange County

Zoning: Retail Commercial (C-1)



City of Orlando

Zoning: Medium Intensity Mixed-Use
Corridor with Wekiva, Resource
Protection, and Appearance Review
Overlays (MU-1/W/RP/AR)



1010 Arthur Avenue

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Infrastructure Impacts

Infrastructure / Service	Current Provider/Regulations	Upon Annexation
Water	Orlando Utilities Commission	
Wastewater	Septic	Orlando
Solid Waste	Private	Private
Transportation		Portion of the right-of-way will transfer upon annexation
Stormwater	St. John River Water Management District If redeveloping on-site stormwater retention and/or detention consistent with the requirements of the St. John River WMD	
Environmental	Wekiva Protection Area City's Wekiva Protection Area Overlay Zoning District	
Law Enforcement	Orange County Sherrif	City of Orlando Police
Fire Rescue	Orange County Fire Rescue	City of Orlando Fire Rescue
Fiscal Impacts	16.1008 millage	18.1028 millage



1010 Arthur Avenue

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Jurisdiction Map



Section 171 Requirements

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



1010 Arthur Avenue

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Proposed Interlocal Agreement for Annexation 1010 Arthur Avenue 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**

- Arthur Avenue will transfer upon annexation

- **Future Land Use**

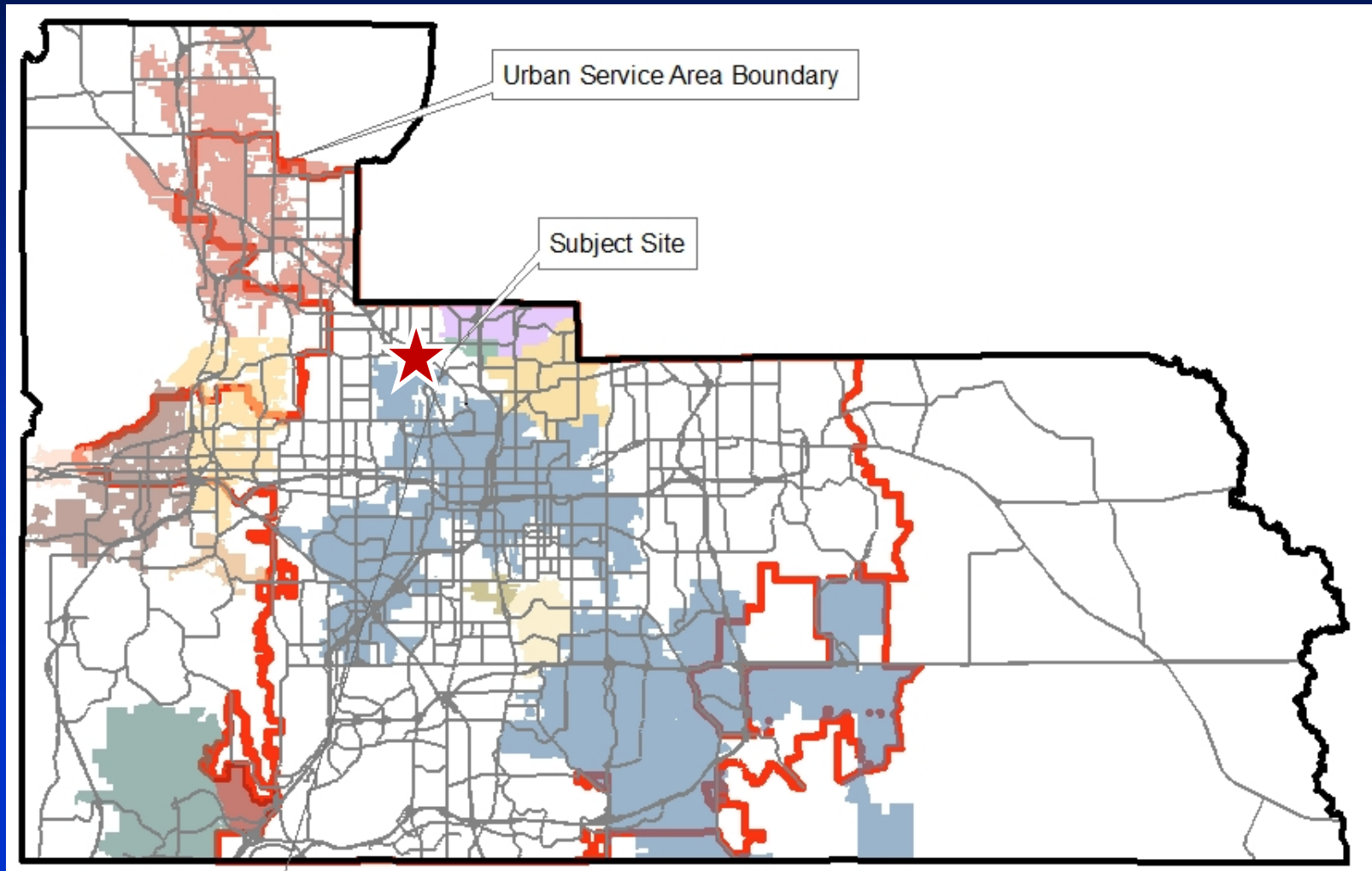
- City will assign future land use designation of Medium Use Corridor – Medium Intensity / Resource Protection



1010 Arthur Avenue

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Property is located within or outside the Urban Service Area





Presentation Outline

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Next Steps

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- ✓ Dec 30 Received Notice of Annexation
- ✓ March 24 City of Orlando 1st Reading
- ✓ April 16 Mailed Notice
- ★ May 6 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 1010 Arthur Avenue between City of Orlando, Florida and Orange County, Florida.
District 2**

- 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)