

Board of County Commissioners

Public Hearing

Interlocal Agreement for Annexation of the Stonehurst Road Enclave between Winter Park and Orange County

April 22, 2025



Presentation Outline

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



Background Information

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Involuntary

- Initiated by the **municipality**;
- Part or all of the area must be developed for urban purposes;
- Must file an urban services report with the Board of County Commissioners.
- Approval by **Referendum**
OR
- **Consent of landowners** of more than 50% of parcels.



Voluntary

- **Property** owner petitions an adjacent municipality to be annexed.
- Municipality is required to review the ordinance at a public hearing (first reading) and then hold a separate public hearing (second reading) for adopting the **ordinance**.
- Includes County review and comment.



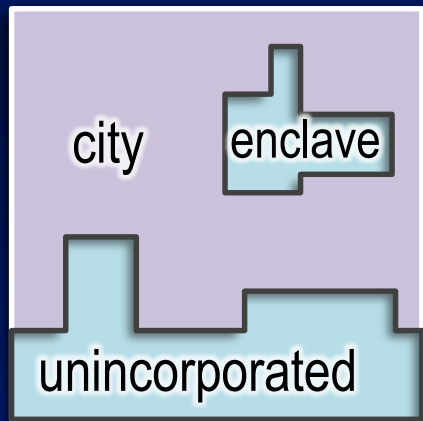
Enclave

- Area must be 110 acres or less in size and improved or developed.
- **Interlocal Agreement**
- The agreement is between the County and a Municipality.



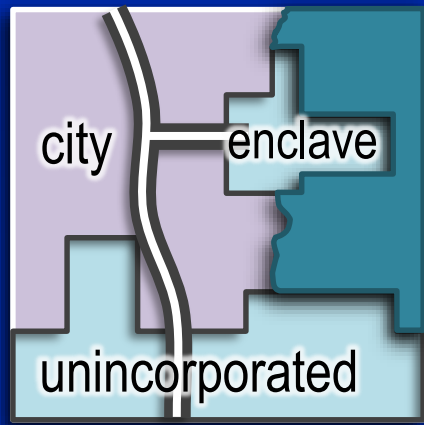
Background Information

Definition of an Enclave (SEC. 171.031, F.S.)



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

or,



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



Background Information

- **Annexations by Interlocal Agreement prerequisites:**
 - 110 acres or less in size;
 - Developed or improved; and
 - Bounded on all sides by a single municipality (enclave)

- **Challenges associated with enclaves:**
 - Public safety concerns
 - Inefficient delivery of services
 - Lack of infrastructure
 - Barriers to effective planning and growth management

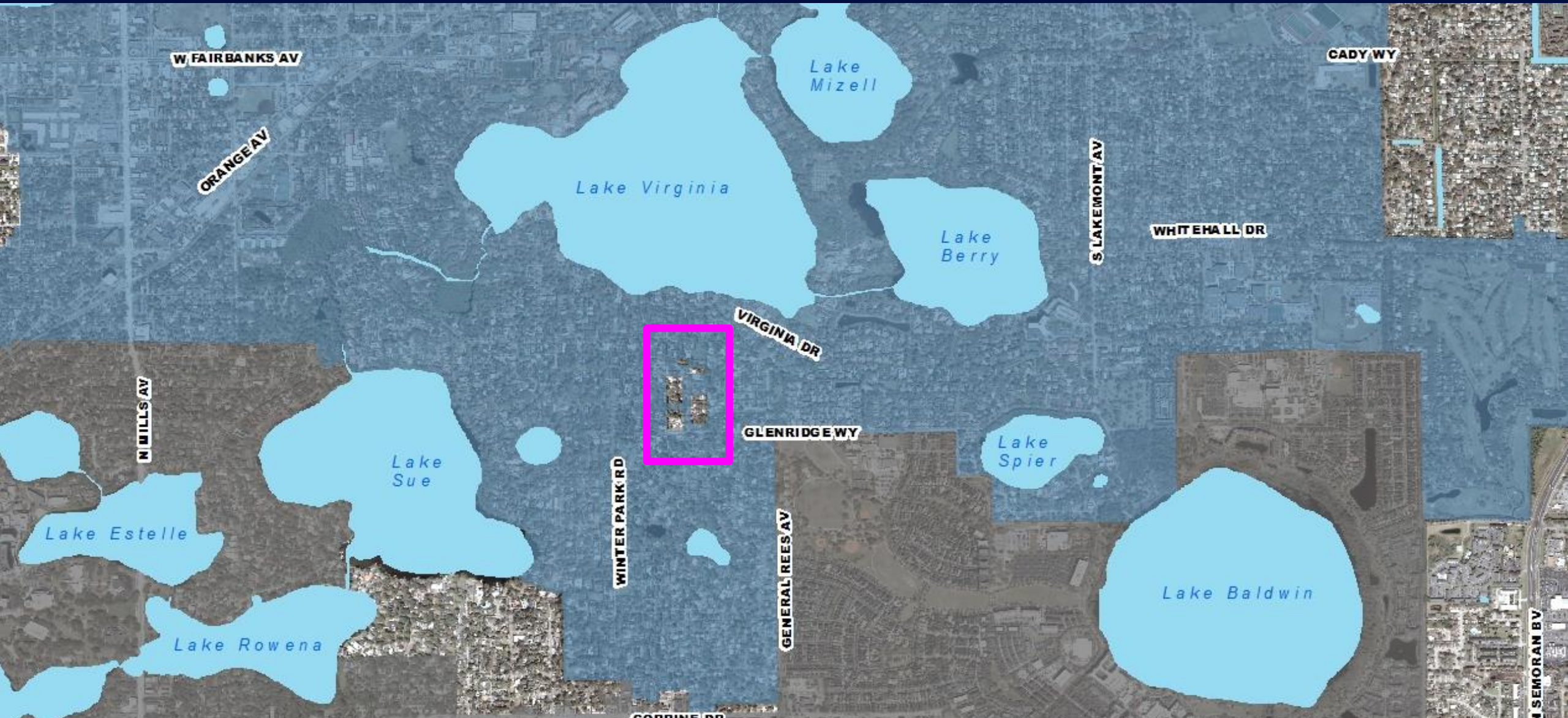


Background Information

- **Winter Park Joint Planning Area Agreement**
 - The City and County entered into a Joint Planning Area Agreement on December 17, 2024, providing, in part, that within nine (9) months, the City and County shall work together in good faith to annex the Stonehurst Road Enclave into the City limits by an interlocal agreement pursuant to Florida Statutes §171.046(2)

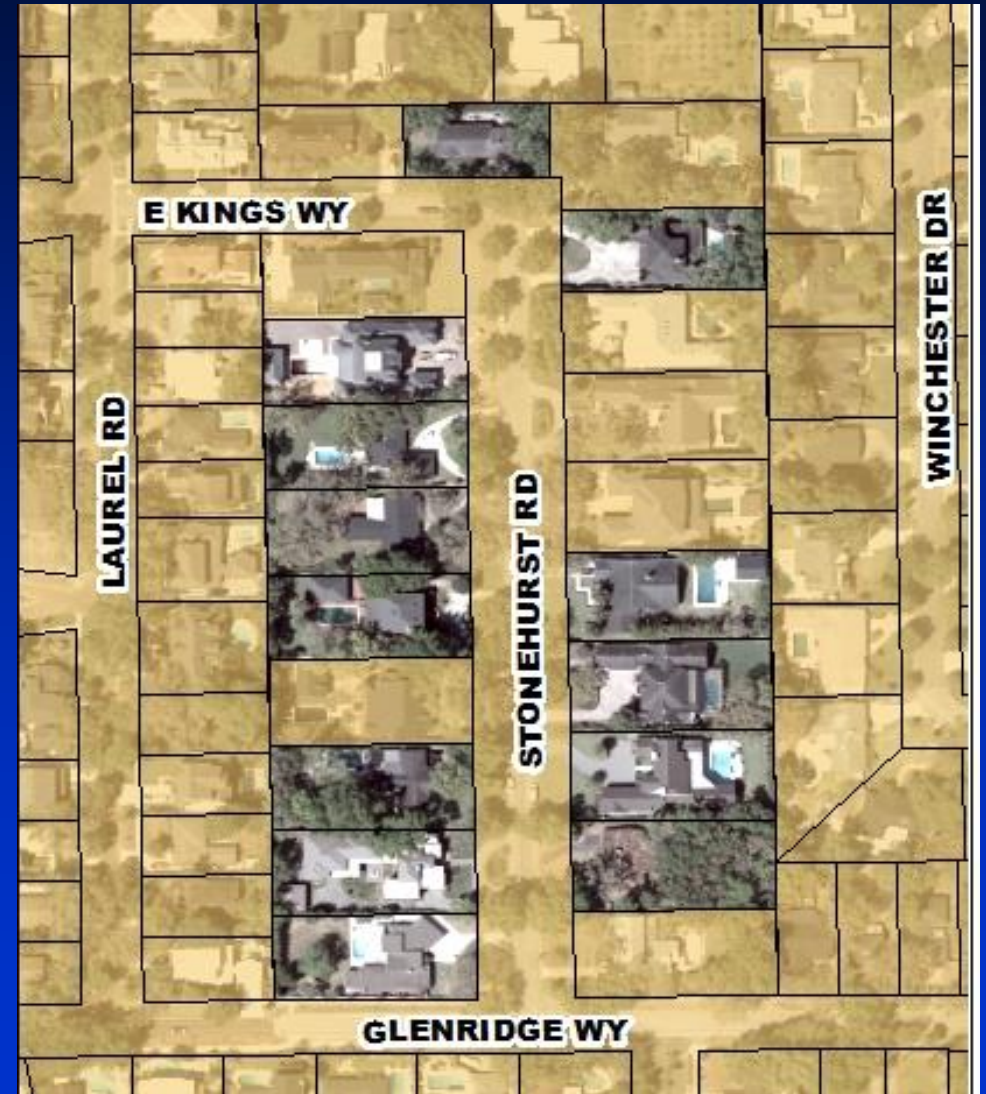


Location



Location

- **Stonehurst Enclave**
 - 13 parcels
 - 5.5 acres
 - Single-Family Residences





Interlocal Agreement

- Public hearing notices were mailed to the property owners by the City and County
- Agreement adjusts and redefines the corporate limits of the City to include the lands to be annexed
- Agreement approved by the City of Winter Park on March 26, 2025
- A copy of this Agreement will be recorded and provided by U.S. mail to all owners whose property is being annexed



Jurisdictional Transfer

- **The City will change the land use classification and zoning category accordance with applicable City ordinances within 12 months**
- **Permits and Code Enforcement – City of Winter Park**
- **Other City Services: library, community centers, pools**
- **Waste Diversion services will begin January 1, 2026**
 - Garbage – Monday and Thursday
 - Recycling – Thursday
 - Yard Waste – Wednesday



Jurisdictional Transfer

AD VALOREM TAX RATES (property taxes)

Taxing Authority	Winter Park	Orange County
GENERAL COUNTY	4.4347	4.4347
PUBLIC SCHOOL – STATE	3.2160	3.2160
PUBLIC SCHOOL - LOCAL	3.2480	3.2480
LIBRARY - OPERATING BUDGET	---	0.3748
ST JOHNS WATER MANAGEMENT	0.1793	0.1793
UNINCORPORATED SHERRIF	---	1.8043
UNINCORPORATED COUNTY FIRE	---	2.8437
CITY OF WINTER PARK	4.0923	---
CITY OF WINTER PARK DEBT	0.2207	---
Millage Rate	15.3910	16.1008



Requested Action

- **Approval and execution of Interlocal Agreement for Annexation of the Stonehurst Road Enclave between the City of Winter Park, Florida and Orange County, Florida. District 5**