



# City Commission Work Session

## Agenda

**November 30, 2022 @ 1:00 pm**

City Hall - Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/bpm](http://cityofwinterpark.org/bpm) and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

- 
1. Call to Order
  2. Discussion Item(s)
    - a. [Annexation Options](#) 90 minutes
  3. Adjournment



# City Commission **agenda item**

<b>item type</b> Discussion Item(s)	<b>meeting date</b> November 30, 2022
<b>prepared by</b> Jeffrey Briggs	<b>approved by</b> Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b>	

## **subject**

Annexation Options

## **motion / recommendation**

Provide direction to city staff.

## **background**

The city staff will present the methods and procedures required for annexations allowed under Chapter 171, Florida Statutes.

The city staff will present an analysis and options for the potential annexation of the areas outlined as annexation reserve areas in the Comprehensive Plan.

## **alternatives / other considerations**

## **fiscal impact**

## **ATTACHMENTS:**

[Nov. 30th\\_Annexation Work Session.pptx](#)

# City Commission *Annexation Work Session*



November 30, 2022

# Chapter 171, Florida Statutes

---



Florida Statutes permits annexation in four ways:

- Voluntary annexation by the property owner(s).
- Annexation of Enclaves by Agreement with Orange County.
- Annexation by voter referendum of areas with registered voters.
- Annexation by Agreement with commercial property owners (no registered voters).

# Voluntary Annexations

---



- Must be a contiguous abutting property to city limits.
- Undertake an informal cost/benefit study per Comp. Plan.
- Must provide notice to Orange County prior to advertisements.
- Legal Notice in newspaper two consecutive weeks prior to public hearings.
- Two public hearings by City Commission to adopt.
- Orange County FLU and Zoning stays in place until the City adopts the Municipal FLU and Zoning designations.
- City may change FLU and Zoning from what exists in Orange County.

# Annexation of Enclaves

---



- Must be an enclave or island surrounded by a single city.
- Must be 110 acres or less in size.
- Undertake an informal or formal cost/benefit study per Comp. Plan.
- Request and receive an Interlocal Agreement with Orange County prior to advertisements.
- Area may include registered voters without need for voter referendum.
- Two public hearings by City Commission to adopt.
- Orange County FLU and Zoning stays in place until the City adopts the Municipal FLU and Zoning designations.
- City may change FLU and Zoning from what exists in Orange County.

# Annexation by Referendum

---



- Voter Referendum is required if the area to be annexed holds registered voters.
- Must be contiguous abutting properties to city limits.
- Must undertake a formal cost/benefit study per Comp. Plan.
- Must provide notice to Orange County prior to advertisements.
- Two public hearings by City Commission to sponsor the voter referendum.  
Simple majority decides based on results the referendum vote\*.
- Orange County FLU and Zoning stays in place until the City adopts the Municipal FLU and Zoning designations.
- \*City Code requires a separate voter referendum of City electors to agree to accept such area into the City, if it holds more than 1% of current population.



# Annexation by Agreement with Owners



- Annexation can occur if the area to be annexed has no registered voters, such as a commercial corridor or if the area is/or will be vacant at the time of annexation with no registered voters in place\*.
- City must have signed consents from a majority of the property owners who also represent a majority of the land area to be annexed.
- Must be contiguous abutting properties to city limits.
- Must undertake a formal cost/benefit study per Comp. Plan.
- Must provide notice to Orange County prior to advertisements.
- Two public hearings by City Commission to annex based on results from a majority of the consents obtained to be annexed\*.
- Orange County FLU and Zoning stays in place until the City adopts the municipal FLU and Zoning designations.
- \*City Code requires a separate voter referendum of City electors to agree to accept such area into the City if it constitutes, more than 2% of current land area of the City.

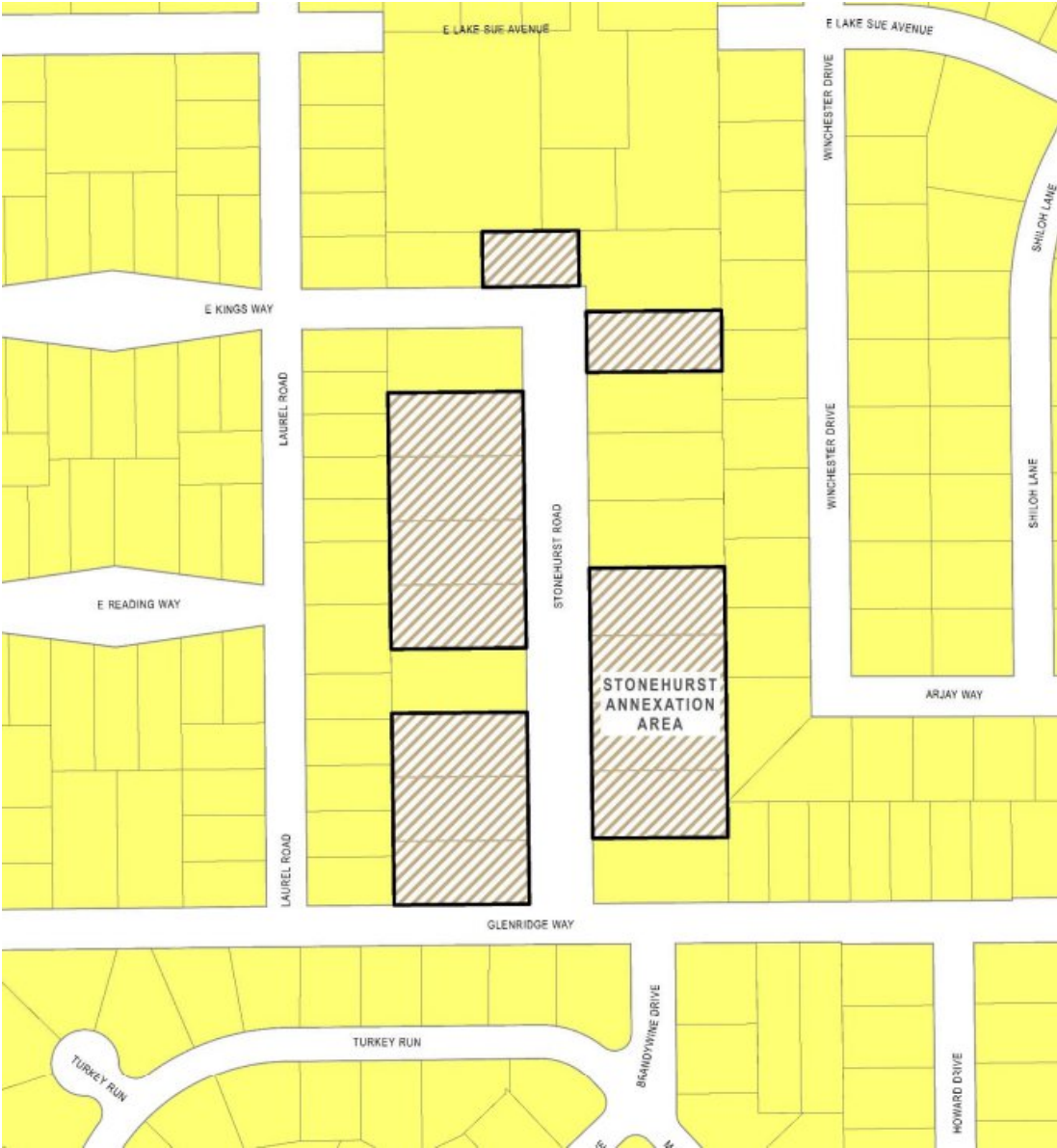
## Comp. Plan Annexation Reserve Areas

---



- Stonehurst Drive enclave
- Lake Killarney annexation area
- Lawndale annexation area
- I-4/Formosa annexation area
- Kentucky/Ogelsby annexation area

Stonehurst  
Annexation Reserve  
Area



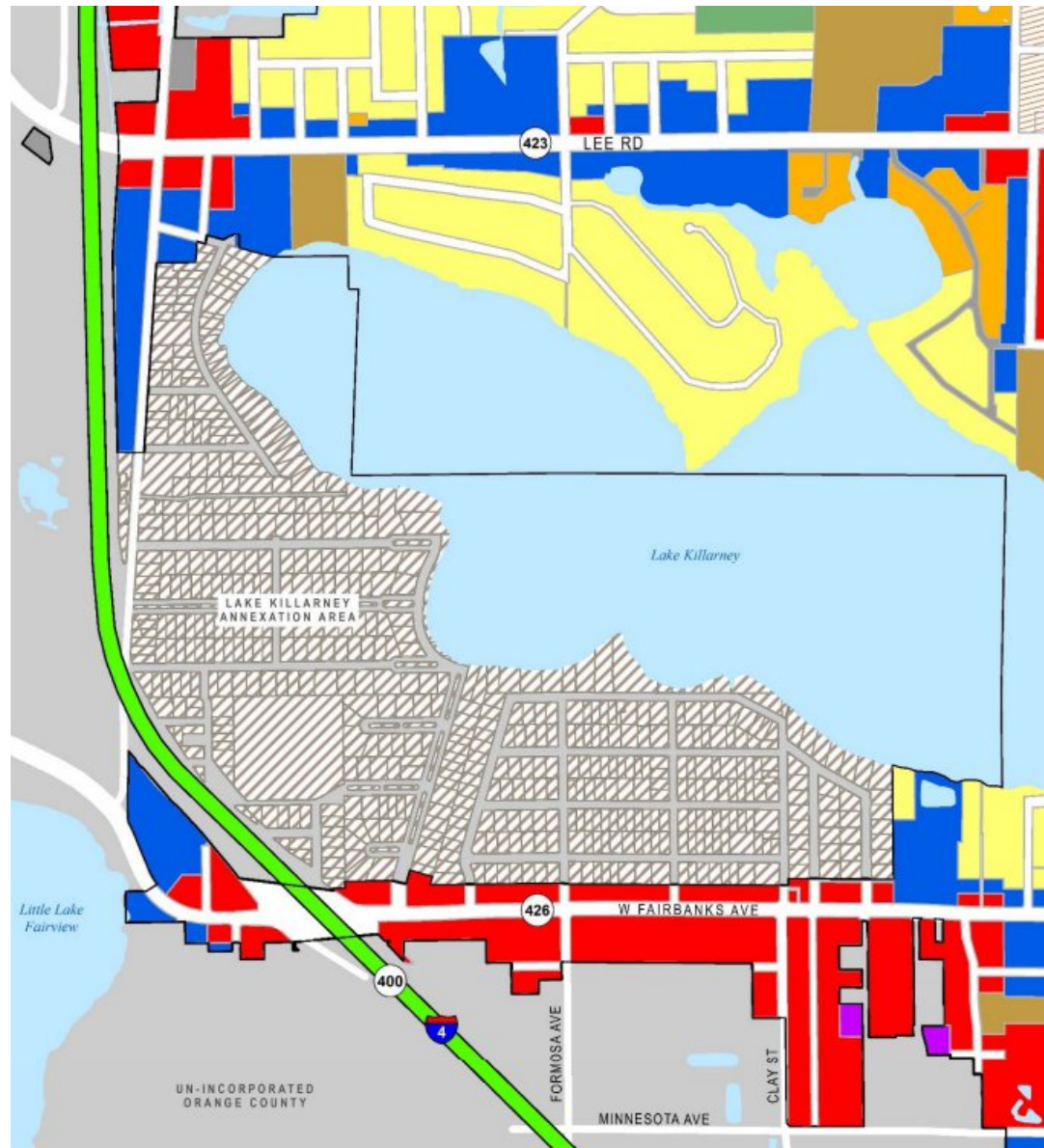
## Stonehurst Drive Annexation Area

---



- Stonehurst Drive enclave is 5.6 acres
- Thirteen single family homes
- Population estimated of 30 persons
- City already provides water/sewer service
- City to proceed via Interlocal Agreement with Orange County in 2023 ?

# Lake Killarney Annexation Reserve Area





# Lake Killarney Annexation Area

---



- Lake Killarney annexation area is 198 acres
- Approx. 508 single family homes; five office buildings and Killarney Elementary School
- Population estimate of 1,118 persons
- City already provides water service
- City to proceed via Annexation referendum in 2023, after update to cost/benefit study ?
- Would need City referendum to accept the annexation

This map illustrates the Lawndale Annexation Area, which is shaded in light blue. The area is bounded by Fairbanks Ave to the north, Michigan Ave to the south, and Clay St to the west. The area is divided into several blocks by streets including Cherry, Harold, Nicolet, Jackson, Minnesota, Miller, Indiana, and Wisconsin. The map also shows surrounding areas, including Kentucky, Oglesby, Crandon, Michigan Ave, and Un-Incorporated Orange County. The map is color-coded: red for residential areas, yellow for commercial areas, and green for parks. The Lawndale Annexation Area is primarily composed of residential blocks. The map also shows the location of the Lawndale Annexation Area relative to the surrounding areas, including the location of the Lawndale Annexation Area relative to the surrounding areas.

# Lawndale Annexation Area

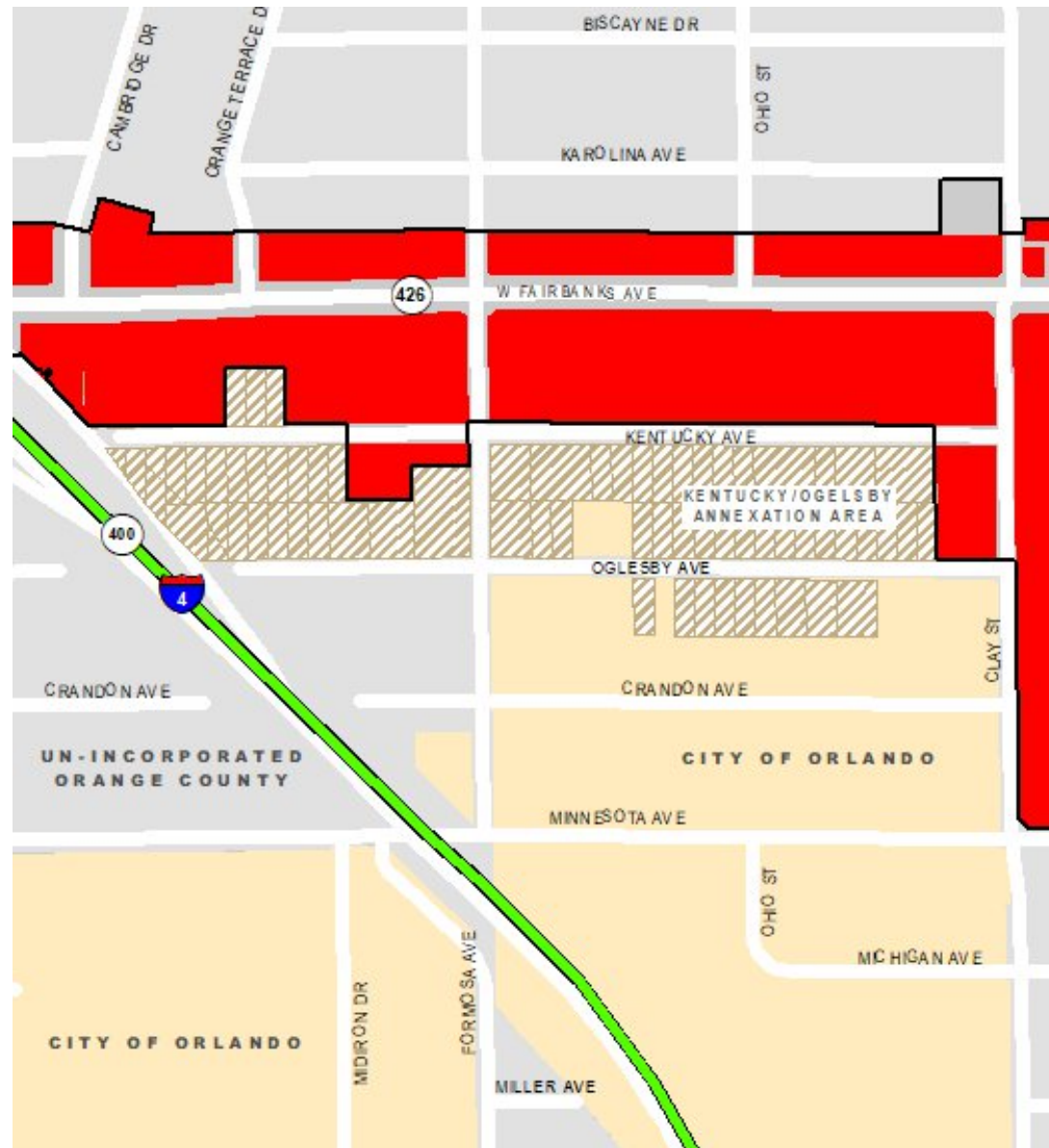
---



- Lawndale annexation area (including commercial north of Minnesota) is approx. 50 acres
- Approx. 132 single family homes; 25 commercial properties, one private school and one church.
- Population estimate of 290 persons
- City already provides water service
- City to proceed via Annexation referendum in 2023, after update to cost/benefit study ?
- Does not need separate City referendum to accept



## Kentucky/Ogelsby Annexation Reserve Area



# Kentucky/Ogelsby Annexation Area

---



- Kentucky/Ogelsby annexation area (East side) of Formosa Avenue is approx. 8 acres
- Approx. 20 single family homes; 15 commercial buildings
- Population estimate of 44 persons
- City already provides water service
- City to proceed via Annexation referendum in 2023, after update to cost/benefit study ?
- Option is to just pursue annexation of Kentucky frontage commercial properties.

# I-4/Formosa Triangle





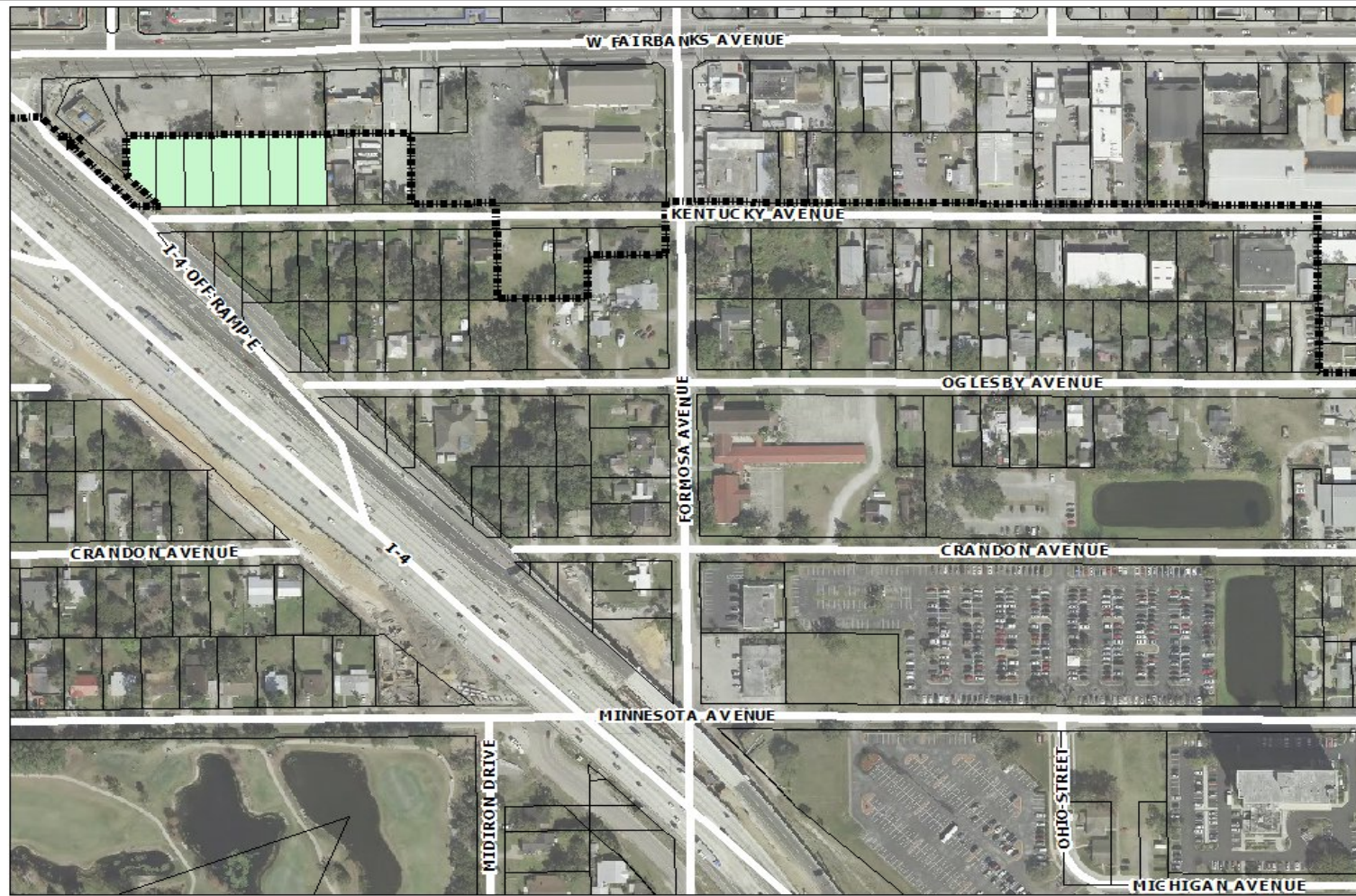




**South of Fairbanks  
Area Analysis**  
City of Winter Park  
Florida

**Legend**

-  Winter Park  
City Limits
-  Proposed  
Annexations





## I-4/Formosa Annexation Area

- Seven acres of property on Kentucky, Ogelsby and Crandon Avenues between Interstate 4 and Formosa Avenue.
- Ownership of these 41 properties is in the hands of 2-3 property owners.
- City of Orlando has an Interlocal Agreement with Orange County indicating their desire to annex this entire area. Calvary Church is in Orlando.
- Sanitary Sewer and Water necessary for redevelopment is more accessible from the City of Winter Park.
- City should require annexation into Winter Park in order to control the quality of the development and receive the benefit of the tax base.
- Comprehensive Plan policies entertain ideas for mixed use or higher density given the location for traffic adjacent to I-4.



## Comprehensive Plan Policy Direction for the I-4 and Formosa Triangle



- Policy 1-L-5: Annexation, Rezoning & Redevelopment of Certain Properties, South of Fairbanks Avenue and West of Formosa Avenue The City shall encourage the annexation and redevelopment of properties in the area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue. Prior to or at the time annexation of such properties within this area occurs, the City shall consider amendment to the Future Land Use element to create a future land use designation and a corresponding zoning designation and land development code standards that may permit for this area either mixed use development or mixed use projects with urban scale with parking garage components and notwithstanding other limitations within the Future Land Use element, permitted floor area ratios consistent with the appropriate future land use designations. Such density and scale of development is deemed compatible given the location on Fairbanks Avenue adjacent to Interstate 4 and to enhance the appearance of the Fairbanks gateway corridor. Roadway abandonments or vacations necessary for assemblage of properties within this area are also encouraged.



## I-4/Formosa Triangle

---

- Staff will continue the occasional discussions with the property owners and other interested parties in critiquing development proposals. Annexation will be developer driven based on plans/densities approved by the City.
- The Comprehensive Plan indicates that densities including parking garages may be permitted due to the location next to I-4 and lack of neighborhood impact.
- However, the private marketplace will determine the feasibility of potential redevelopment scenarios.
- City shall not agree to provide sanitary sewer unless project annexes into Winter Park in order to control the scale and quality of the project and to benefit from the added tax base.

## Annexations of Areas not in the Comp. Plan

---



- Winter Park Estates neighborhood
- Winter Park Pines neighborhood
- Multi-Family/Commercial on West Side SR 436





## Winter Park Estates Annexation Area

---

- Winter Park Estates annexation area is 101.5 acres
- Approx. 386 single family homes and two office buildings
- Population estimate of 850 persons
- City already provides water and sewer service
- City to proceed with update to cost/benefit study ?
- Would need City referendum to accept the annexation





## Winter Park Pines Annexation Area

---



- Winter Park Pines annexation area is 206 acres
- Approx. 899 single family homes
- Population estimate of 1,978 persons
- City already provides water and sewer service
- City to proceed with update to cost/benefit study ?
- Would need City referendum to accept the annexation







## Multi-Family/Commercial Annexation Area

---



- Adding the multi-family and commercial properties on the west side of Semoran Blvd. (SR 436) is 175 acres
- Seven multi-family complexes with 1,998 units, 224 assisted living/nursing beds, and two shopping centers.
- Population estimate of 4,620 persons
- City already provides water and sewer service
- City to proceed with update to cost/benefit study ?
- Would need City referendum to accept the annexation

