

Economic Development Advisory Board

November 19, 2013 at 8:00 a.m.

Chapman Room, Winter Park City Hall
401 Park Avenue S., Winter Park, FL 32789



1 administrative

2 action

3 informational

- a. Discussion with City Commissioner Steve Leary
- b. Discussion about the Annexation Process in Winter Park

4 new business

5 adjourn

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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).

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

Economic Development Advisory Board



meeting date 11/12/2013

approved by

item type ☐ Administrative
☐ Action
☒ Information

☐ City Manager
☐ City Attorney
☐ N/A

**agenda
item**

Subject 3B

Annexation Information and Report

motion | recommendation

N/A

background

Jeff Briggs, Planning Manager has prepared an annexation report at the Board's request that highlights issues and areas around the City that have been involved in the annexation process. Jeff will be available at the meeting to discuss the City's annexation policies and the procedures involved in annexations.

**ECONOMIC DEVELOPMENT ADVISORY BOARD
ANNEXATION REPORT
November 2012**

Introduction

The strategic plan regarding annexation for the City of Winter Park, as detailed in the 2009 Comprehensive Plan, is to consider the annexation of four areas by referendum of the residents. Maps at the end of this report depict these areas which cumulatively would add 275 acres, a 4.7% increase and 1,677 new residents, a 5.9% increase. These are:

Lake Killarney	198 acres	1,283 residents
Kentucky/Ogelsby*	13 acres*	42 residents
Lawndale*	50 acres*	308 residents
Stonehurst	14 acres	44 residents

* This includes the adjacent commercial areas

Annexation of these four areas comply with the Comprehensive Plan policies which favor annexation to even out the boundaries of the City, eliminate enclaves and show a positive cost/benefit impact for the City. Police and Fire can serve all these areas without manpower increases. Other staff needs are minimal. The 2008 revenue projections over costs to the City were estimated at \$542,575 annually based upon the 2008 property values.

Home Acres Annexation

The City's strategic plan for annexation (per Comp. Plan) also envisioned the annexation of the Home Acres area, north of Lee Road and west of US 17-92. This is the area in which Benjamin Partners assembled major land holdings for the Ravaudage Planned Development. The City successfully annexed these 50 acres in November 2012.

Road Blocks to the Strategic Plan for Annexation

Dual Referendum Requirement - Chapter 171, Florida Statutes which govern annexation requires a referendum of the registered voters of the area to be annexed. It does not require a referendum of City voters to agree to accept the area for annexation. In 2004, a group of citizens, largely concerned about any prospective annexation of the WP Pines/SR 436 area, persuaded the City Commission to adopt Ordinance 2604. It requires a vote of city residents for any annexation adding over 1% population (285 persons) or 2% land area (115 acres).

Comprehensive Plan/Park Land Level of Service - Chapter 163, Florida Statutes which governs Comprehensive Plans does not currently require a level of service standard for park lands. The City however, has adopted a level of service standard of 10 acres per each 1,000 residents. If the City does not meet that level of service we have voluntarily decided by virtue of this standard that a moratorium on residential building permits will be imposed until sufficient new park land is acquired or until the City amends the Comprehensive Plan to lessen the park land level of service standard.

The issue with any of these annexations of residential neighborhoods is that they deplete the available land for housing unit growth within the present city limits, unless the Comp. Plan standard is lessened or new park land is purchased.

To add 1,677 new residents to the City with no appreciable existing park land will require the purchase of 16.77 acres of new park land without otherwise inhibiting the natural population growth of the City. Thus, somewhere in the City, these annexations will require the purchase and demolition of 65-70 existing homes at an estimated expenditure of \$17-\$20 million. (Assumes 4 homes per acre @ \$250,000-\$300,000 each)

Summary

The City has a strategic plan for annexations in the Comprehensive Plan which could result in some meaningful annual recurring revenue increases for the City. The strategic plan cannot be implemented primarily because of the overwhelming financial commitment required due to the park level of service standard.

PARK STANDARDS per COMP PLAN
10 acres per 1,000 residents

Population

Acres of Park

**28,184
(2013 Est.)**

**296.45 acres
(Permits 29,645 pop.)**

Allows increase in population of 1461 persons.

Housing Projects approved:

Residences at WP Village: 204 units – 306 pop.

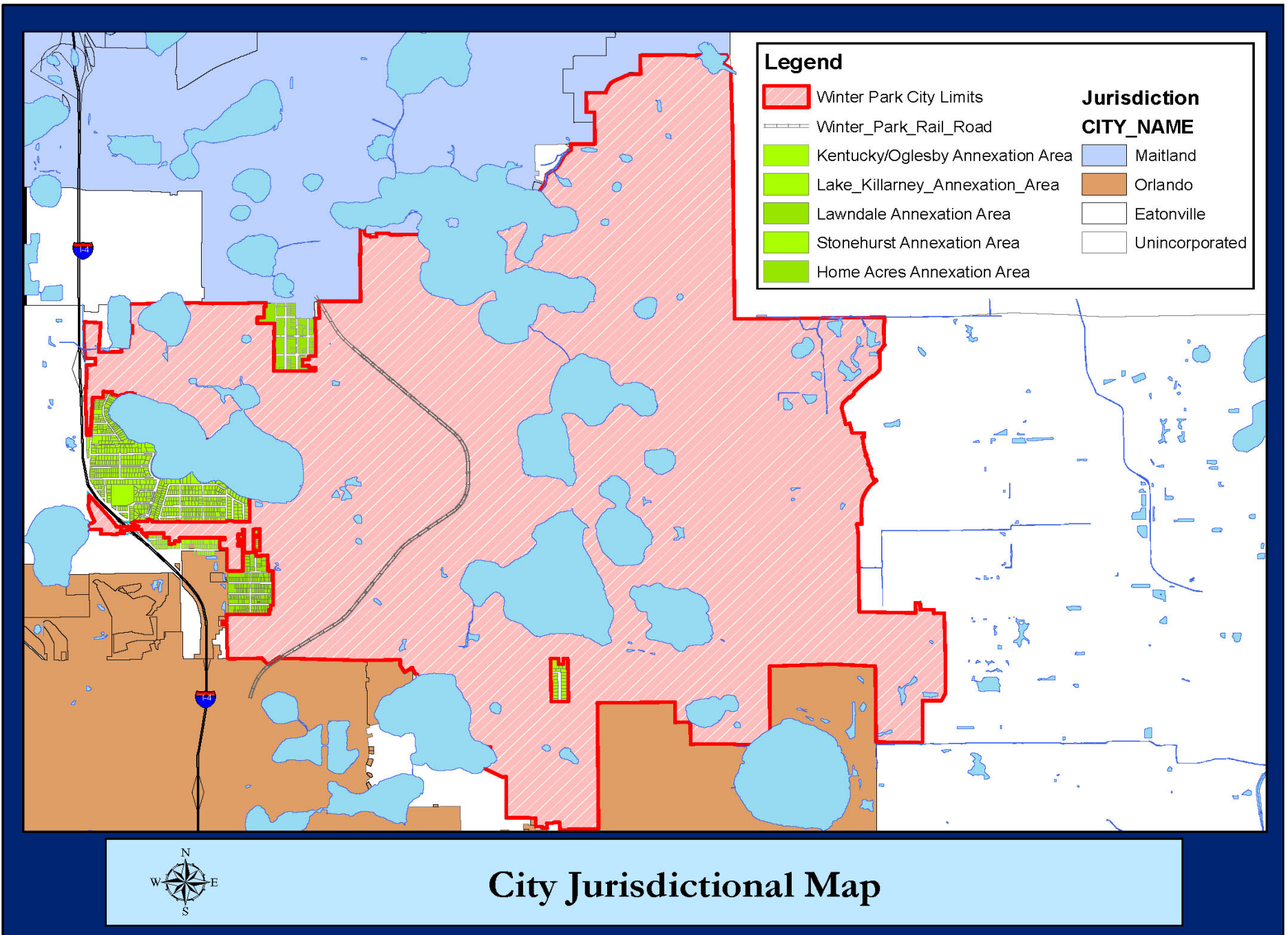
Atlantic Housing Senior Apts: 105 units – 131 pop.

Park Needs for Annexations

Population Estimate of 1,677 new residents.

Need 16.77 acres per standard.

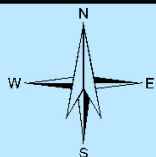
Estimated cost of \$17-\$20,000,000



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Total Assessed Value of Annexation Area
\$10,085,498.00

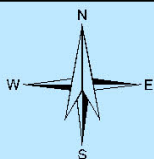
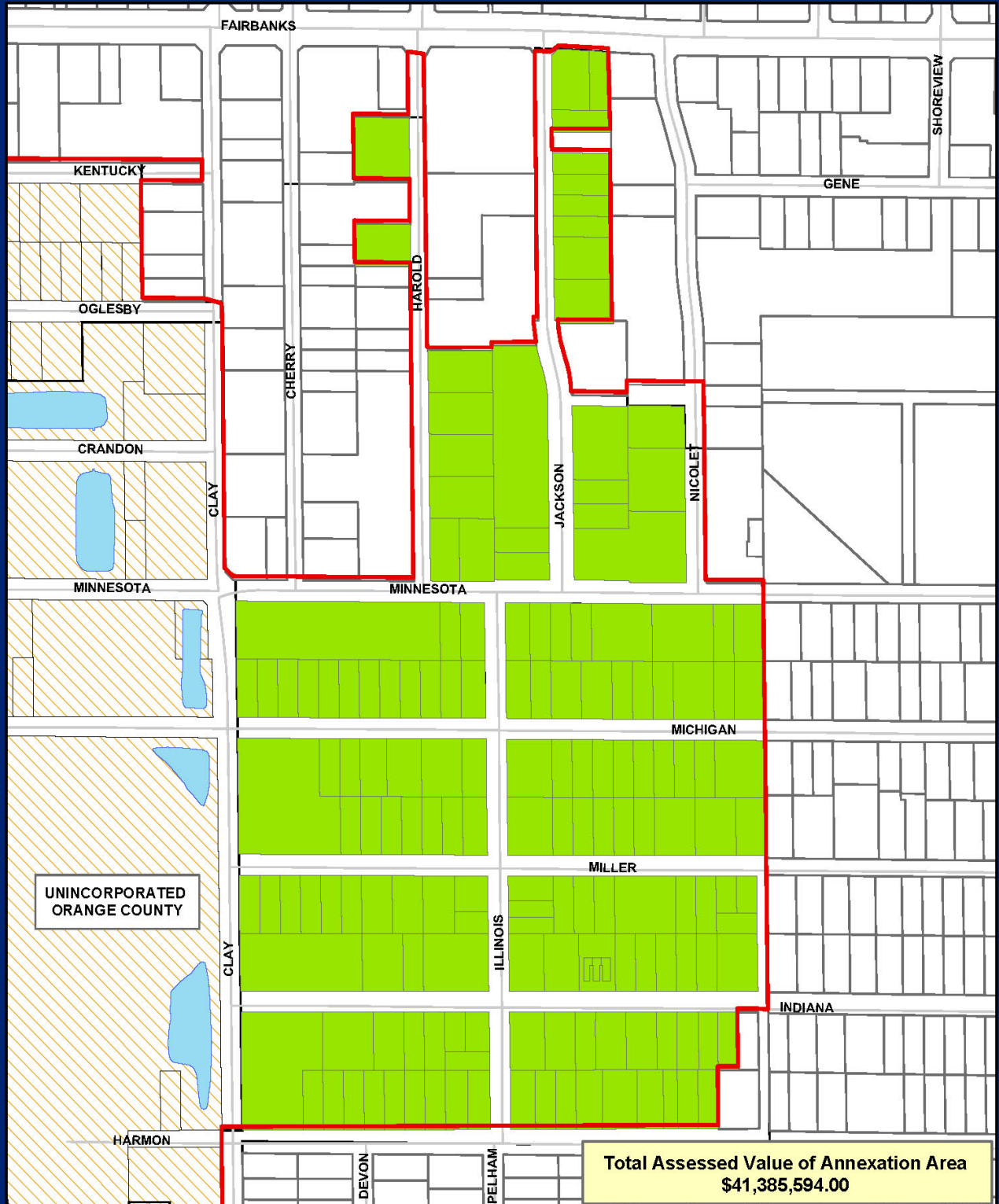
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Annexation Reserve Area Kentucky / Oglesby

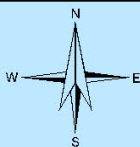
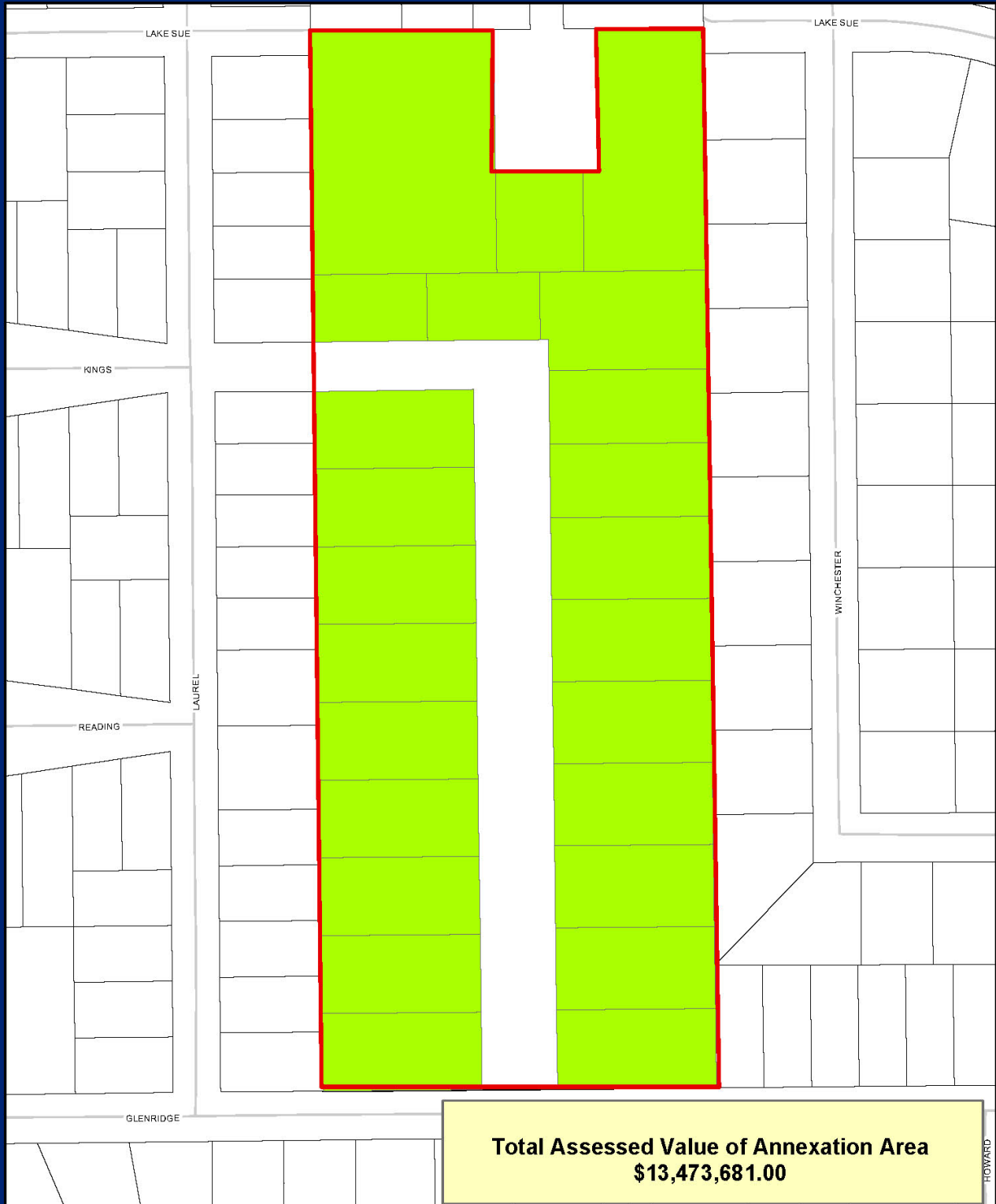
Legend

-  Winter Park City Limits
-  Kentucky/Oglesby Annexation Area





Annexation Reserve Area Lawndale

Legend
Winter Park City Limits
Lawndale Annexation Area



Annexation Reserve Area Stonehurst

Legend

-  Winter Park City Limits
-  Stonehurst Annexation Area