



CRA Redevelopment Plan

3-year extension request
January 1, 2024 to January 1, 2027

The Apopka Community Redevelopment Agency was approved by the City of Apopka on June 28, 1993.

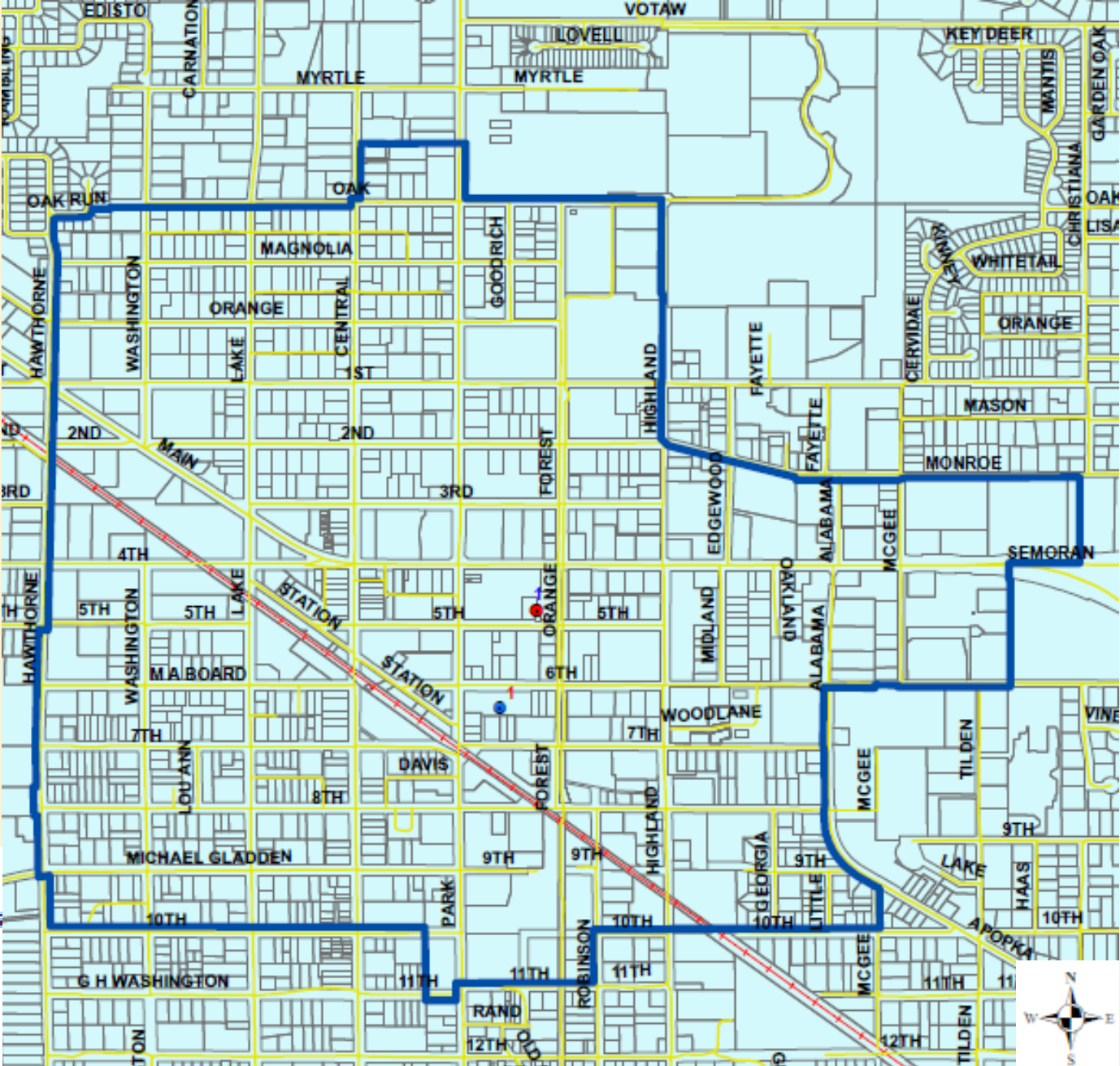
Orange County authorized the Apopka CRA through Resolutions 93-M-38 and 93-M-39 on June 22, 1993.

The City of Apopka and Orange County also executed an Interlocal Agreement in 1995 providing for certain matters with respect to the operations of the CRA, and providing for a sunset date of January 1, 2024.

The CRA comprises 644 acres and is the anchor for the original downtown and surrounding neighborhoods of Apopka.

Legend

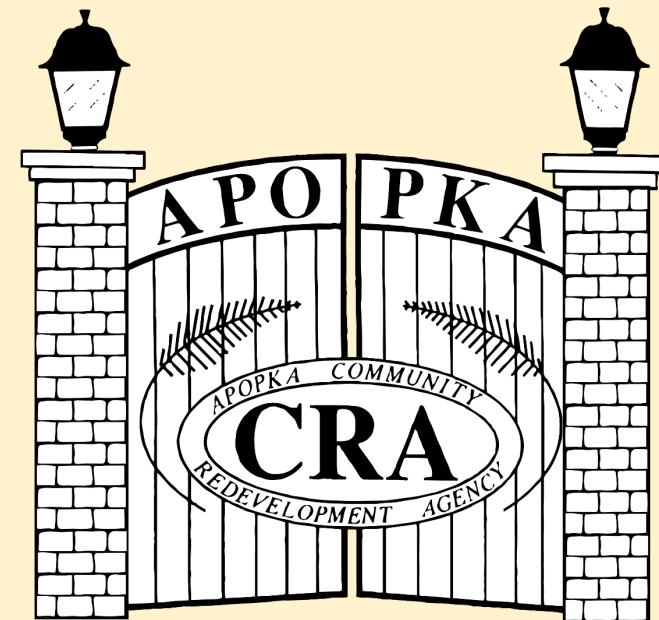
- Fire_stations_EMS
- Police_Stations
- APOPKA CRA
- +— railroads



For the first few years the TIF – Tax Increment Financing, that both the City and County contributed to, was sparse.

Some of the smaller projects included downtown directional signs, also known as “wayfinding” signs, were added at the entrance to the downtown on the east and west of Main Street and on the north at Oak St. and south at 10th Street. These help to identify the CRA area.

We also ran a logo design contest with theme park tickets provided by both Disney and Universal for the winners.



In 1994 and 1995 the City was awarded CDBG grants for the renovation of the downtown which included new sidewalks, underground utilities, decorative street lighting and the beginning of the Façade Program.

While there was limited activity from 2005 to 2015, this allowed for the Redevelopment Trust fund to accumulate funds for budgeted projects. During this time, sidewalks and lighting were completed throughout the CRA district to provide safe pedestrian access.

Over the past six years, the CRA was fortunate to have redevelopment reinvestments from private companies and completed CRA projects and budget plans and designs for more CRA projects.

Apopka CRA Programs and Projects

In 2017 the Assistance Programs (AP) were expanded to include six programs:

Business:

BCAP – Building Code

FRAP – Façade Renovation

BPRAP – Building Permit Refund

BIFAP – Business Impact Fee

Residential:

RIFAP – Residential Impact Fee
(affordable housing)

RRAP – Residential Renovation

These programs and their administration, have been utilized by the FRA – Florida Redevelopment Association and other CRA's throughout Florida as prime examples of how to manage and fund renovations in downtown CRAs.

APOPKA CRA ASSISTANCE PROGRAMS

FRAP ~ Façade Renovation Assistance Program:

Provides up to \$5,000 per business storefront/building. Can include exterior renovation such as painting, windows, doors, signs, awnings, canopies, mansard repair, doors, windows, ADA access improvements, etc. 25% match

BCAP ~ Building Code Assistance Program:

Provides up to \$5,000 per business storefront/building for Florida Building Code updates or repairs. Includes fire alarm systems, fire walls, and, electrical, etc. Building inspection required and 25% match

BPRAP ~ Building Permit Refund Assistance Program:

Permit Fees refunded for up to 50% with a maximum \$5,000 refund upon Certificate of Occupancy for new construction of targeted businesses in the CRA (see criteria form).

BIFAP ~ Business Impact Fee Assistance Program:

Pays Impact Fees for new, expanding or change of use for businesses up to 50% and a maximum of \$5,000. Includes, water, sewer, Police and Fire fees.

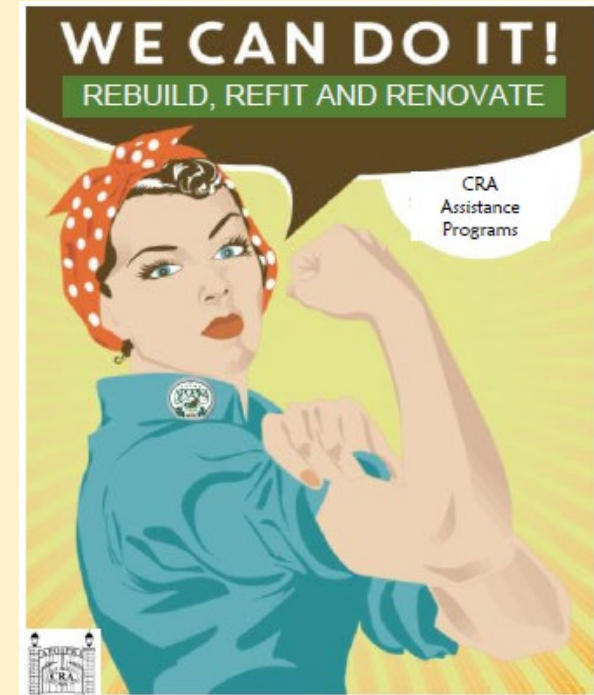
RIFAP ~ Residential Impact Fee Assistance Program:

Provides payment of applicable Impact Fees for new, owner occupied single-family home, townhome or condo residential construction. Covers the basic impact fees for: Transportation, Orange County School, Recreation, Fire, Police, Potable Water and Sewer. Tier payments up to \$26,397 +/-.

RRAP ~ Residential Renovation Assistance Program:

Works in conjunction with owners and volunteer groups to support exterior renovation of existing single-family homes (owner occupied). Covers supplies such as: paint, paint brushes, rollers/handle, caulk, tarpons, painters tape, house lights, rain gutters, house numbers, energy efficient replacement windows, and doors, etc. Up to \$1,000. No match

The assistance programs help provide enhancement of economic opportunity and new business activity in the core downtown area, which is the heart of Apopka. Creates and retains new jobs and growth for the downtown, residents and businesses in the CRA area.



Apopka CRA Assistance Program

2018 to 2023

The Assistance Programs invest both CRA Redevelopment Trust Funds and applicant. These programs continue to evolve and outreach is planned for this fiscal year 2024.

Assistance Program	Number	CRA \$	Applicant \$	Applicant %	Total
BCAP Building Code	19	89,009.06	84,969.36	52.11%	173,978.42
				(minimum 25% required)	
FRAP Façade Renovation	20	104,553.60	49,322.03	31.98%	154,224.64
				(minimum 25% required)	
BPRAP Building Permit Refund	1	480.00	480.00	50%	960.00
				(Max. 50% & \$5,000)	
BIFAP Building Impact Fee	1	5,000.00	7,897.00	61%	12,897.00
				(Max. 50% & \$5,000)	
RFIAP Residential Impact Fee	3	43,862.03	n/a	n/a	43,862.03
				(Max. \$20,451)	
RRAP Residential Renovation	1	1,000.00	3,525.00	77.90%	4,525.00
				Max. \$1,000, no match)	
	45	243,904.69	146,193.39	37.44 % (overall)	390,447.09

The 5th Street Parking Lot

In 2017 the CRA was able to purchase the dilapidated 5th Street Parking Lot from the Downtown Customers Parking Association for the appraised price of \$260,000. The 5th Street Parking Lot is the core of the downtown and without this redevelopment, the downtown may never have had the investments it has now seen.

The re-design was completed in house and was virtually the exact design depicted in the original CRA Redevelopment Plan. Total renovation: \$429,311

This project was needed to provide a safe, well-lit, and clean parking location in the core downtown area and has proven to be the catalyst for the new redevelopment efforts in downtown.

5th Street Parking Lot Construction Plan:

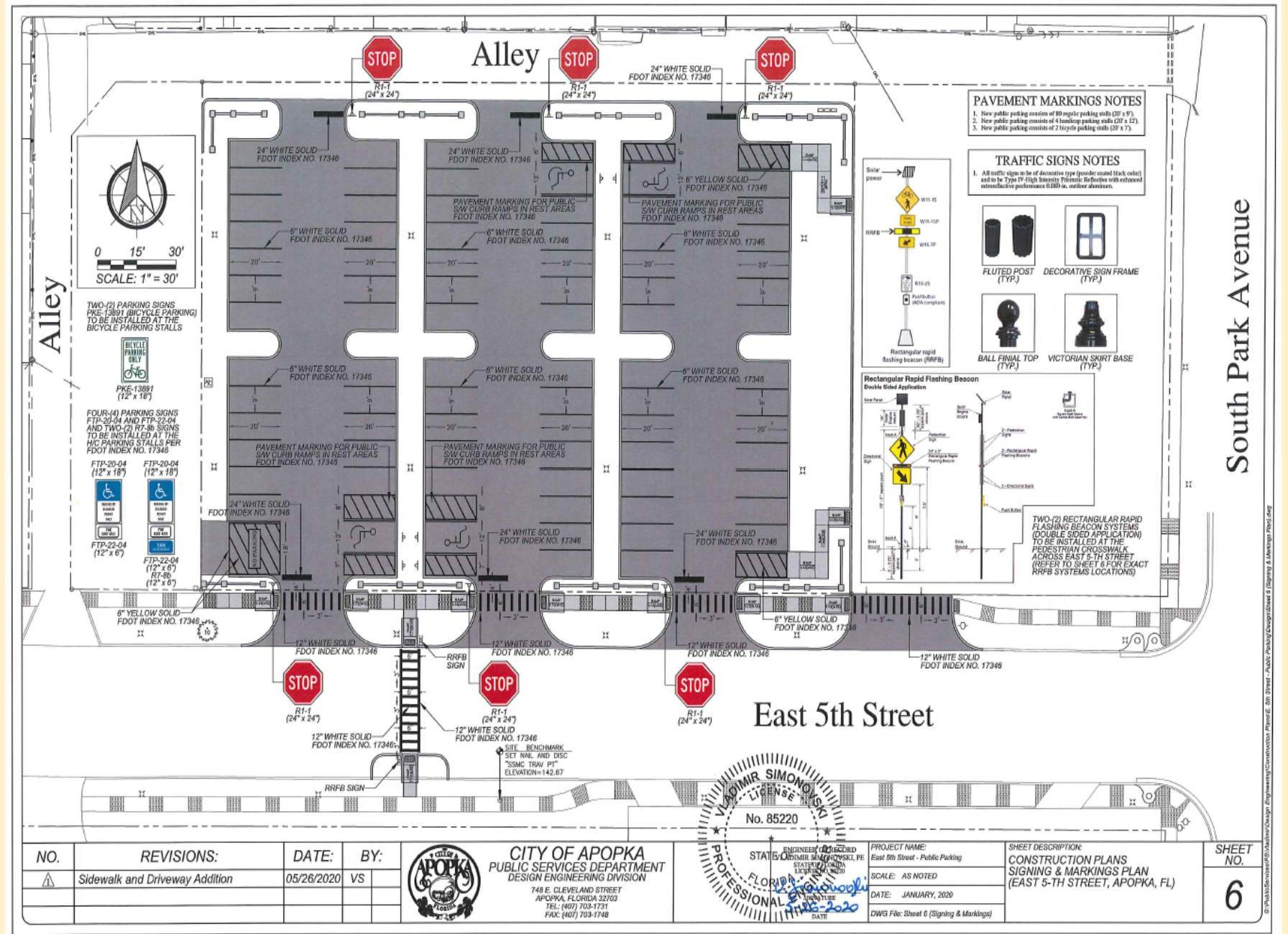


Exhibit 1 - James Hitt.

Downtown Apopka - 5th Street Parking Lot



5th Street view

Safe cross-walk



Exhibit 1 - James Hitt.



Alley view

Downtown Wall Murals

Downtown CRA art has started with the addition of 12 new murals. Eleven murals are located between the 5th Street Parking lot and Main Street, and the Apopka mural is at the southwest corner of S. Park Ave. and E. Main Street.



CRA Projects - Fiscal Year 2024

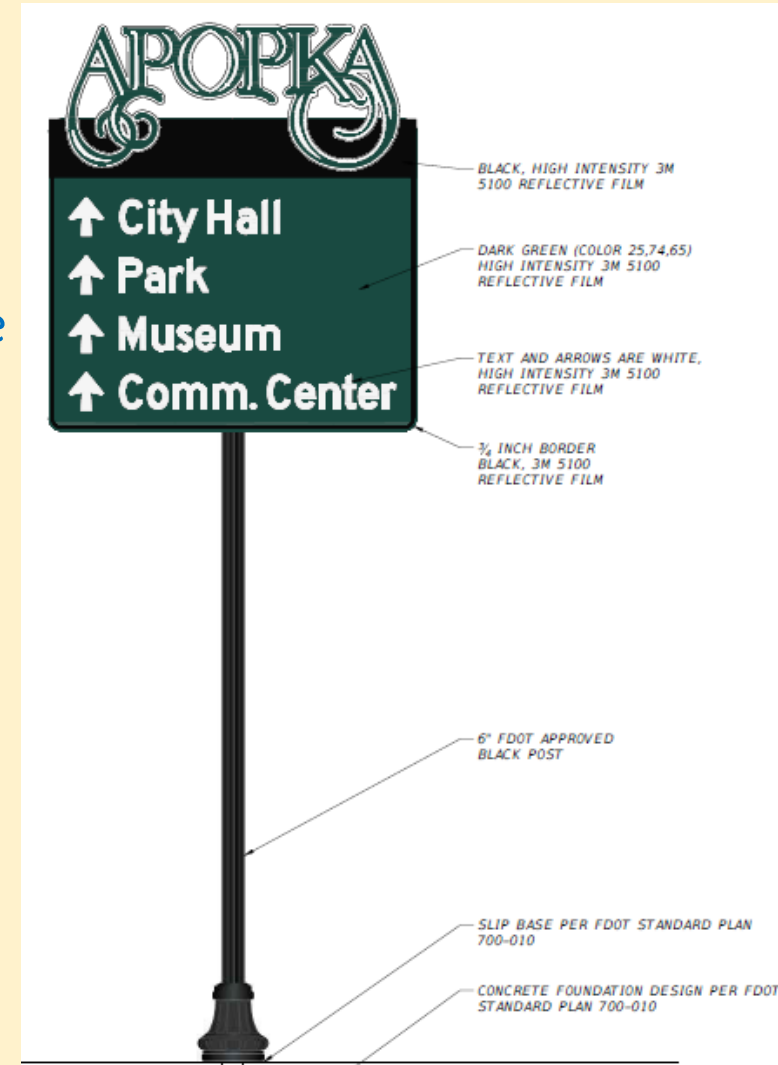
Wayfinding Signs

CRA Redevelopment Trust Fund: \$100,000

Phase 1 - \$50,000 with 8 signs

Design: Sign design and locations verified. FDOT approval complete.

Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.

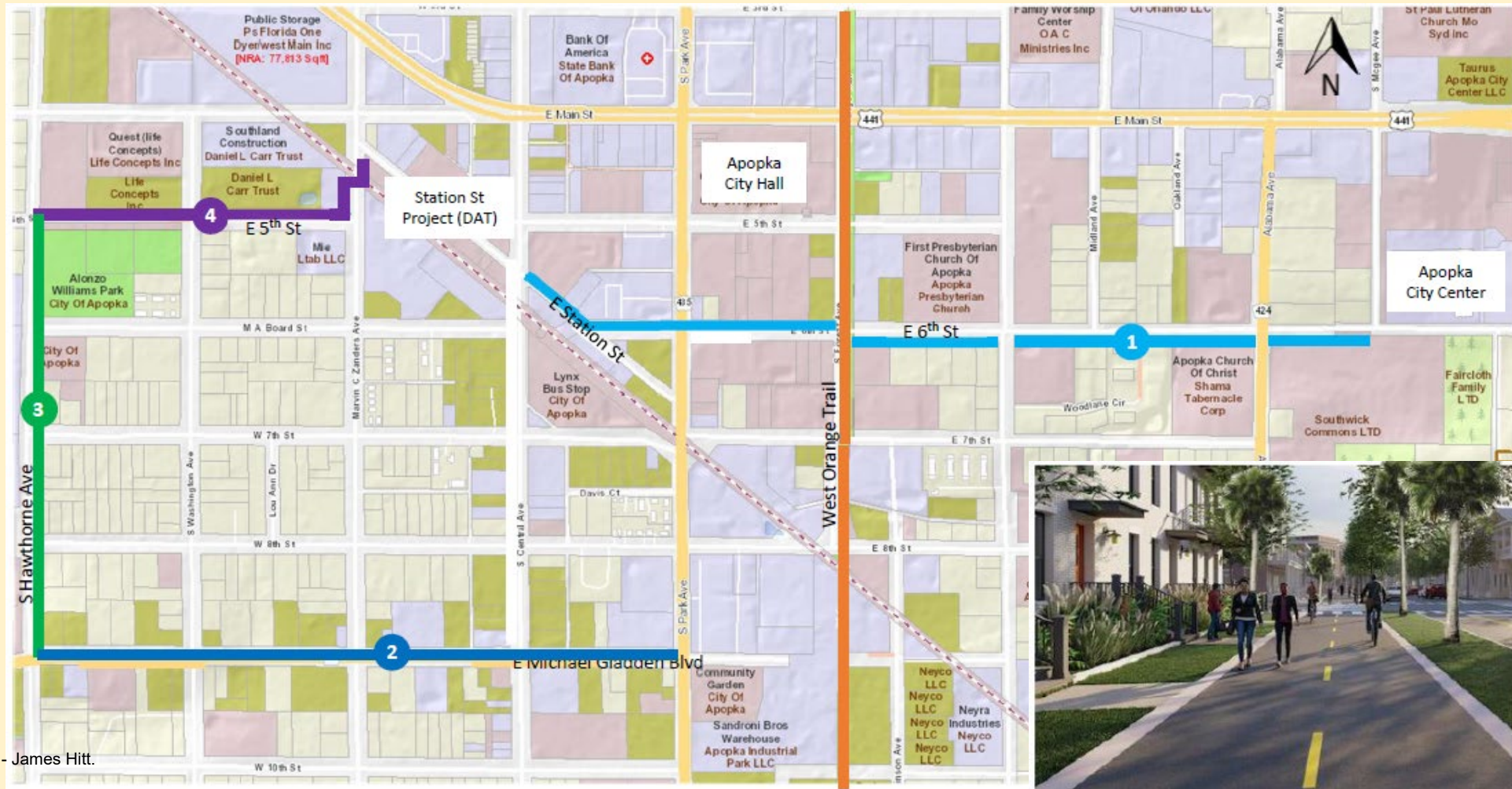


CRA Projects - Fiscal Year 2024

Downtown Apopka Trail

CRA Redevelopment Trust Fund: \$2,565,629 (includes \$50,000 for cement portions)

This project has been designed. A minor addition to a portion of E. Station Street has been added from E. 6th Street to S. Park Ave. to change it to one-way running east. This will allow for better traffic flow and create additional on-street parking.



Downtown Apopka Trail

Downtown Apopka Trail - 60' ROW sample st.

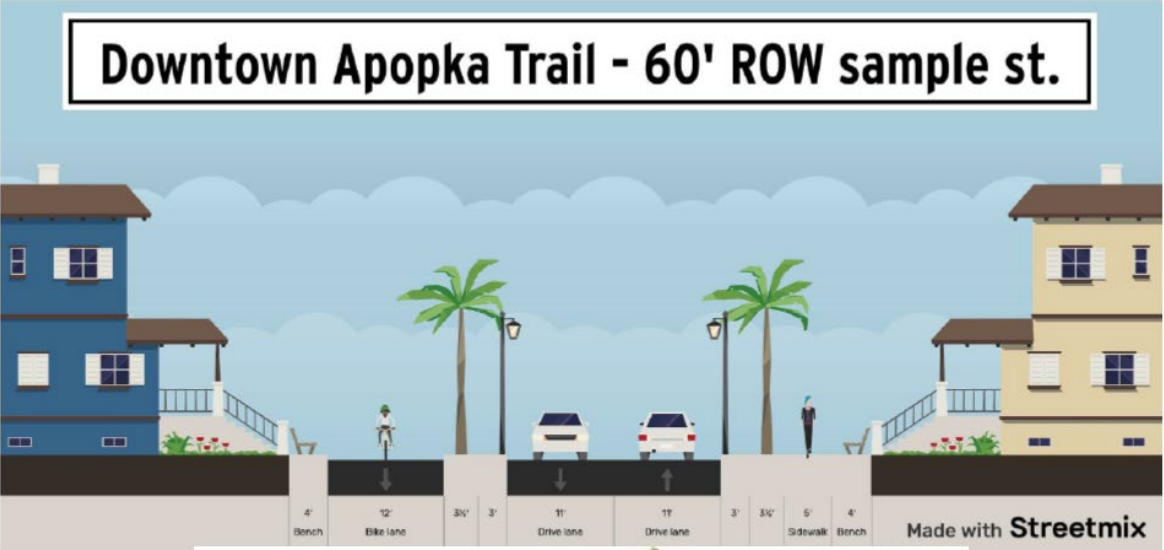


Exhibit 1 - James Hitt.

Sample composites of the trail: looking east, 5th Street north at Alonzo Williams Park



E. 6th Street - looking east, west of S. Alabama Ave.



Exhibit 1 - James Hitt.

Downtown Apopka Trail

E. Station Street - east of S. Central Ave. - Community Center / VFW to the left. One-Way



CRA Projects - Fiscal Year 2024

City Hall block park

CRA Redevelopment Trust Fund: \$20,000

Apopka Parks & Recreation have a continuing contract with a local firm that will be designing the park, which will be based on the UCF study design from 2023.

Design and engineering: December 2023 – January 2024



Existing



Proposed



CRA Projects - Fiscal Year 2024

Neighborhood Park & four Single-Family lots for affordable housing

Northeast corner at E. 8th Street and S. Highland

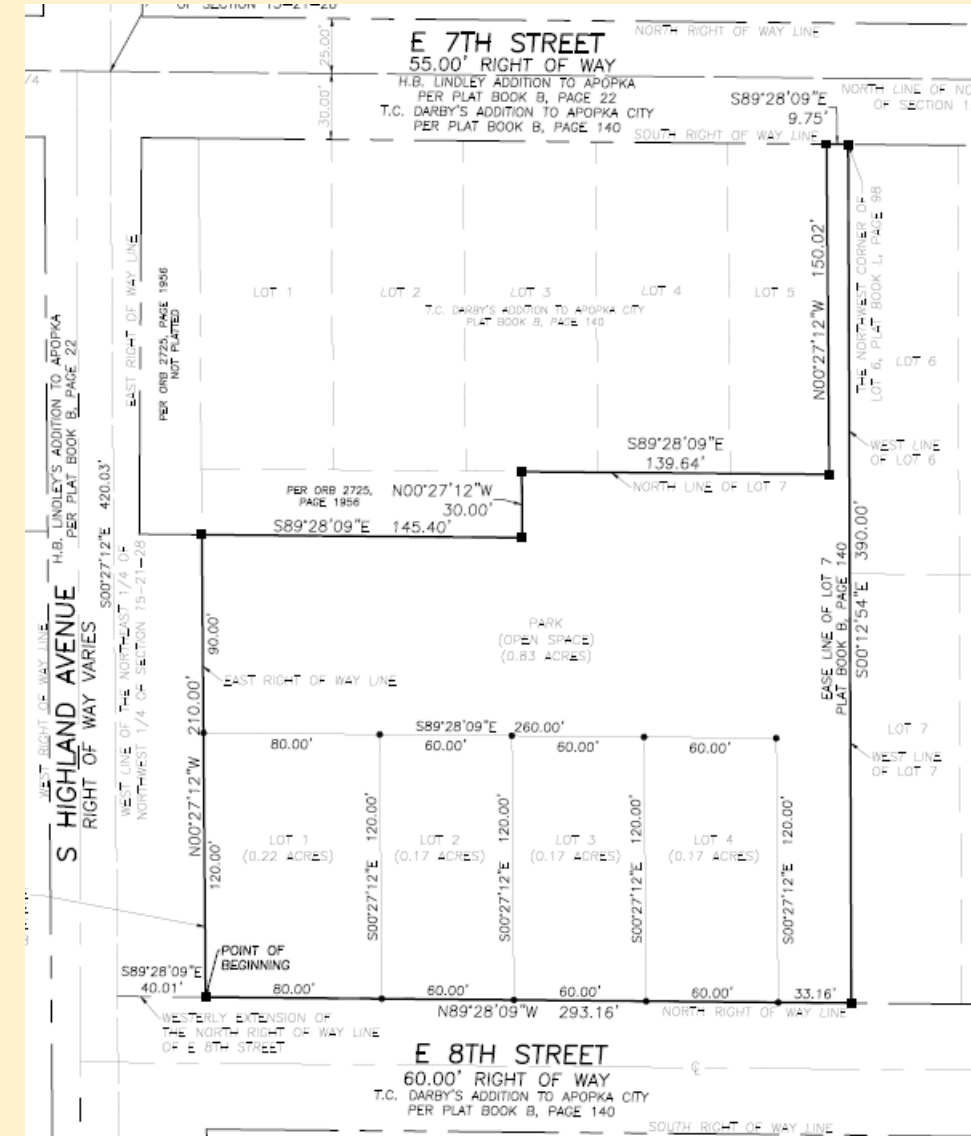
CRA Redevelopment Trust Fund: \$105,000

This site totaled 1.55 acres. The site has two drainage ditches which have been engineered to include piping to allow use of the park site. Surveys and plat are prepared and include a 0.83-acre neighborhood park, and four affordable single-family lots to be sold.



- **Proposed Amenities:**

- Playground
- Benches and Shade structure
- Accessible & Standard parallel parking along S. Highland Ave.
- Site will be adjacent to 4 affordable single-family homes



CRA Projects - Fiscal Year 2024

Skate Park & Pump Track – Fran Carlton Center (Edwards Field)

CRA Redevelopment Trust Fund: \$400,000.

Design through the Parks & Recreation Department's continuing contract. Primary funding is about 10% of the CRA budget which is also close to the City's TIF for the fiscal year.



- **Proposed Location:** near Fran Carlton Center and Edwards Field with possible connection to West Orange Trail.
- Potential 2 acres available for development
- **Proposed Budget:** \$400,000
- **Proposed Amenities:**
 - Street style skate park
 - BMX pump track
 - Additional parking
 - Benches/Shade structure

CRA Projects - Fiscal Year 2024

Community Outreach Program – Police

CRA Redevelopment Trust Fund: \$100,000

CRA and neighborhood Policing program.

Electrical AMP Boxes – S. Central Ave. and E. 5th Street

CRA Redevelopment Trust Fund: \$150,000

Provide electric power for downtown events featuring food truck, vendors and entertainment. Eliminates the need for gas generators.

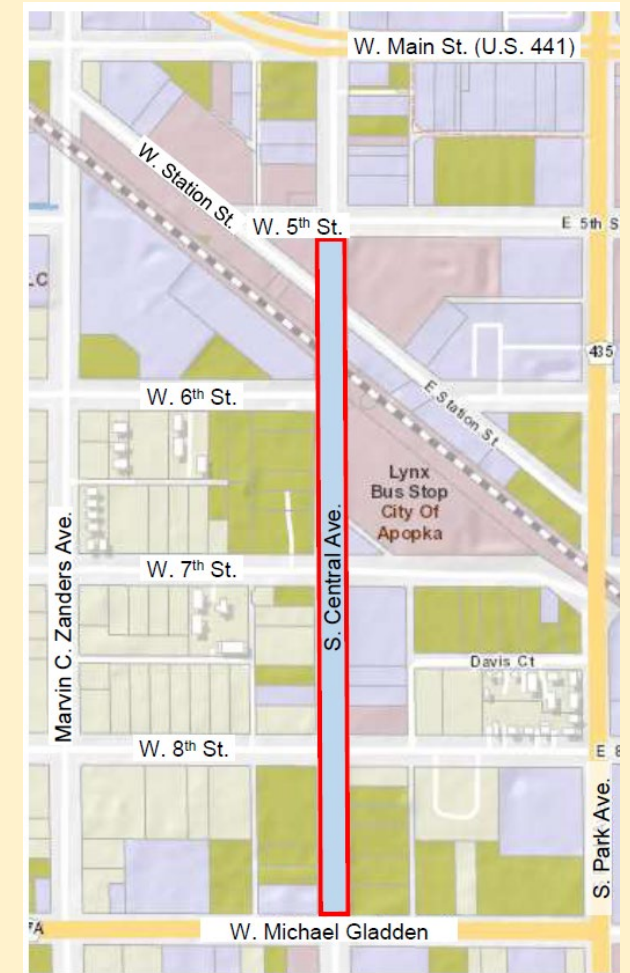
Assistance Programs

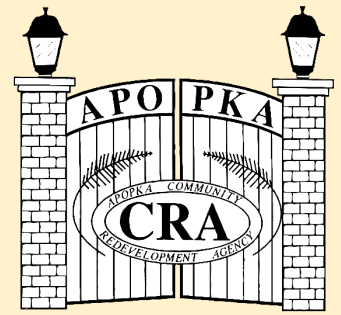
CRA Redevelopment Trust Fund: \$150,000

Six AP adopted – Four business and two residential.

The largest increase is going toward the RIFAP – Residential Impact Fee Assistance Program for affordable housing. This program funds all the applicable impact fees for new residential owner-occupied single-family homes, townhomes or condominiums. Ongoing

Mailing lists for residential and non-residential is being compiled for mailer.





Downtown Apopka CRA

At the direction of Orange County staff, the City of Apopka approved Resolution No. 2023-37 on December 6, 2023 for the extension of the Apopka CRA for an additional three years. The option for a review of the Apopka CRA efforts for an additional seven years prior to the three-year terminus should be completed before January 1, 2027.

This limited three years is different than the normal CRA extension of ten years that had been approved by Orange County in the past for other CRAs in the County. The City would have preferred a 10-year extension.

In addition to the CRA extension, Apopka also approved the Interlocal Agreement for the administration of the CRA.

Apopka recommends approval of the Orange County resolution to extend the Apopka CRA for an additional three years, and the Interlocal Agreement.



Questions ?

