



AGENDA

APOPKA COMMUNITY REDEVELOPMENT AGENCY SPECIAL MEETING

June 21, 2017 @ 6:00 PM
City Hall Council Chamber
120 East Main Street – Apopka, Florida 32703

CALL TO ORDER

BUSINESS

1. The Apopka Community Redevelopment Agency's CRA Redevelopment Plan 2017~Update James Hitt
2. Budget Items for FY 2017 in accordance with the CRA Redevelopment Plan 2017 ~ Update James Hitt
3. 5th Street Parking Lot sale by the Downtown Parking Association to the CRA. James Hitt

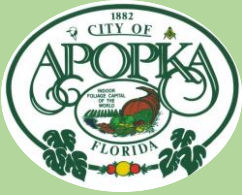
ADJOURNMENT

All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, not later than five (5) days prior to the proceeding.

Backup material for agenda item:

1. The Apopka Community Redevelopment Agency's CRA Redevelopment Plan 2017~Update James Hitt



CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY



CONSENT AGENDA
 PUBLIC HEARING
 SPECIAL REPORTS
 OTHER:

MEETING OF: June 21, 2017
 FROM: Community Development
 EXHIBITS: CRA Redevelopment Plan
 2017~Update

SUBJECT: THE APOPKA COMMUNITY REDEVELOPMENT AGENCY’S CRA REDEVELOPMENT PLAN 2017~UPDATE

REQUEST: APPROVE THE CRA REDEVELOPMENT PLAN 2017~UPDATE

SUMMARY:

The Community Redevelopment Agency (CRA) and the Apopka City Council approved the first Redevelopment Plan in June 1993. Between the CRA Plan adoption and 2005, numerous projects had been completed that included the following:

- State CBDC Grants from the State totaling \$1.5 million completed streetscapes on Main Street, Park Avenue, and the original façade program began.
- The template for the sidewalk replacement program was originated.
- New street lighting was completed on various streets in the CRA District.

Since 2005, other projects have continued that included the expansion of the sidewalk and street light programs, and support for economic business development. In addition, new FDOT street lights were installed on Main Street that were more in tune with the size of the street.

In 2006, a revision to the CRA Redevelopment Plan was produced but never adopted. Any new projects could not be established until approved with a new plan. If a project or program is not in the plan, it cannot be paid for by Tax Increment funds.

The new *CRA Plan 2017 ~ update* provides for projects and programs that include multiple opportunities for reinvestment into the CRA District. Primary projects include acquisition and renovation of the 5th Street Parking Lot, which was in the original 1993 Plan and is in the center of Apopka’s downtown; the Station Street Shopping Plaza (aka DAT-Downtown Apopka Triangle) that will be a focal event location with shops, up to 45 residential units, parking, and an events plaza with a pavilion; the Residential Fee Assistance Program, that will help with new affordable house by paying down impact fees; the 6th Street Promenade with a Multi-Use Trail starting at Central Ave, down Station Street to 6th Street and to the West Orange Trail, and eventually to the City Center; a multi-use trail connecting the Station Street project to Alonzo Williams Park; and, reinstatement of the Façade Renovation Program for commercial buildings.

DISTRIBUTION

Mayor Kilsheimer
 Commissioners
 City Administrator
 Community Development Director

Finance Director
 HR Director
 IT Director
 Police Chief

Public Services Director
 Recreation Director
 City Clerk
 Fire Chief

Other projects will be introduced as funds become available.

The Apopka Planning Commission at its Special Meeting on May 23, 2017, found the *CRA Redevelopment Plan 2017 ~ update* to be in compliance with the Apopka Comprehensive Plan and recommended approval to the Apopka Community Redevelopment Agency, and of Resolution No 2017-10 to the Apopka City Council.

The *CRA Redevelopment Plan 2017 ~ update* will be in effect upon passage of Resolution No. 2017-10 by the Apopka City Council. Budget amendments during this fiscal year 2017 would need to be completed in order to start some of the programs and projects.

FUNDING SOURCE:

The CRA Redevelopment Trust Fund, established by Ordinance No. 783 on June 16, 1993 utilizing Tax Increment Funding (TIF).

RECOMMENDATION ACTION:

Approve the new *CRA Redevelopment Plan 2017 ~ update*, and recommend approval of the Plan to the Apopka CRA and the Apopka City Council through adoption of Resolution No. 2017-10.

Apopka CRA Fast Facts

FOUNDED: Adopted 1993

TERM: Sunsets 2024 (Jan 1) 30 year term

EXTENDED TERM OPTION: 2053
(60 year term option)

AREA: 633 acres (includes roads)
486 acres (parcel area)

PARCELS: 1,014 parcels

BLIGHT CONDITIONS

- Declining housing stock
- Declining property values
- Unsafe and Unsanitary conditions
- Proportionally higher incidence of crime

TAXABLE VALUE IN 1992: \$55,015,108

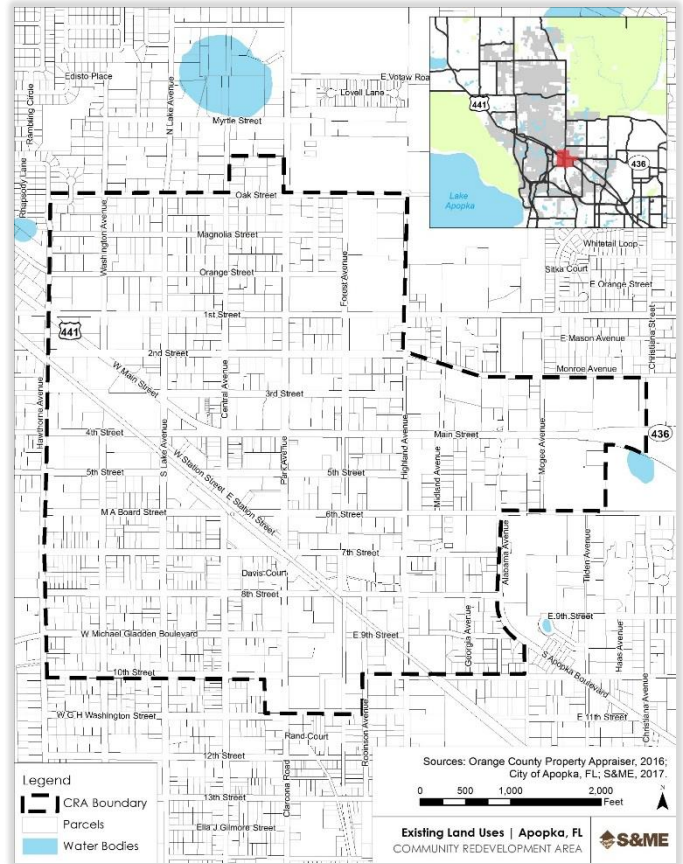
TAXABLE VALUE IN 2016: \$98,684,347 (79% increase since 1992)

CURRENT TIF ANNUAL REVENUE (2016)
\$341,109

LAST CRA PLAN UPDATE 2017

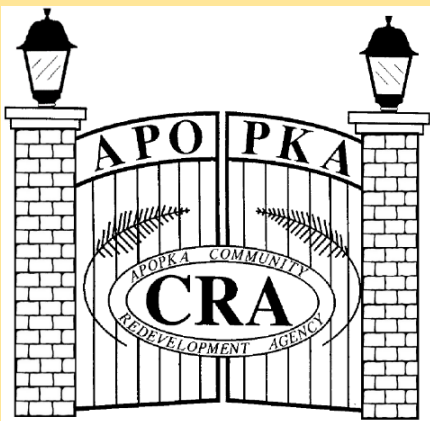
MAJOR CRA PROJECT AND ACTIVITY CATEGORIES

Parking Study	Residential Renovation Incentive Program	Co-op Advertising and Promotion
Land Acquisition for projects	Land Development Regulations	Community Oriented Policing Programs
Business Retention Plan	Directional Signage and Gateways	Building Code Compliance Grant
Update Historical Survey	Parks and Public Spaces	Building Fee Refund Program
Downtown Apopka Triangle	Streetscape	Public-Private Partnerships (P3)
Historical Projects Recognition	Roads, Water, Sewer, Electrical	State, Regional, National Regulatory and Financial Incentives
Marketing/Promotions	Fifth Street Parking Lot	
Community-based Efforts - Project support, contracting for events	Station Street Public Space Master Planning (DAT)	
Façade improvement Grants - P3 partnership program	Impact Fee Assistance Grant	



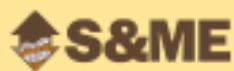
City of Apopka Community Redevelopment Agency

CRA Redevelopment Plan 2017 ~ update



June 2017

PREPARED BY:



ACKNOWLEDGEMENTS

Citizens of Apopka

City Council of Apopka

The Honorable Joe Kilsheimer, Mayor of Apopka

The Honorable Billie Dean, Commissioner of Apopka, Seat One

The Honorable Diane Velazquez, Commissioner of Apopka, Seat Two

The Honorable Doug Bankson, Commissioner of Apopka, Seat Three

The Honorable Kyle Becker, Commissioner of Apopka, Seat Four

City of Apopka, Administration Department

Glenn Irby, City Administrator

City of Apopka, Community Development Department

James K. Hitt, Director

David B. Moon, Planning Manger

City of Apopka, Public Services Department

R. Jay Davoll, P.E., Director

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Chapter 1: Introduction

PURPOSE

The purpose of a Redevelopment Plan is to address changes in building stock, market conditions, demographics, technological advances and many other challenges. The hopeful outcome is improvement and maintenance of the quality of life for enjoyment of all residents, as well as vitality in the downtown that will spawn additional economic growth and increase property values. The Apopka Community Redevelopment Agency's Community Redevelopment Area (CRA) contains 1,014 parcels, which comprise a total parcel area of 485.9 acres. The CRA, including right-of-ways, covers an area of approximately 633 acres. This area encompasses the majority of downtown Apopka along U.S. 441 and extends from the S.R. 436/U.S. 441 intersection on the east to Hawthorne Avenue on the west, and from 11th Street on the south to Oak Street to the north. **Map 1** provides a graphic representation of the CRA boundary.

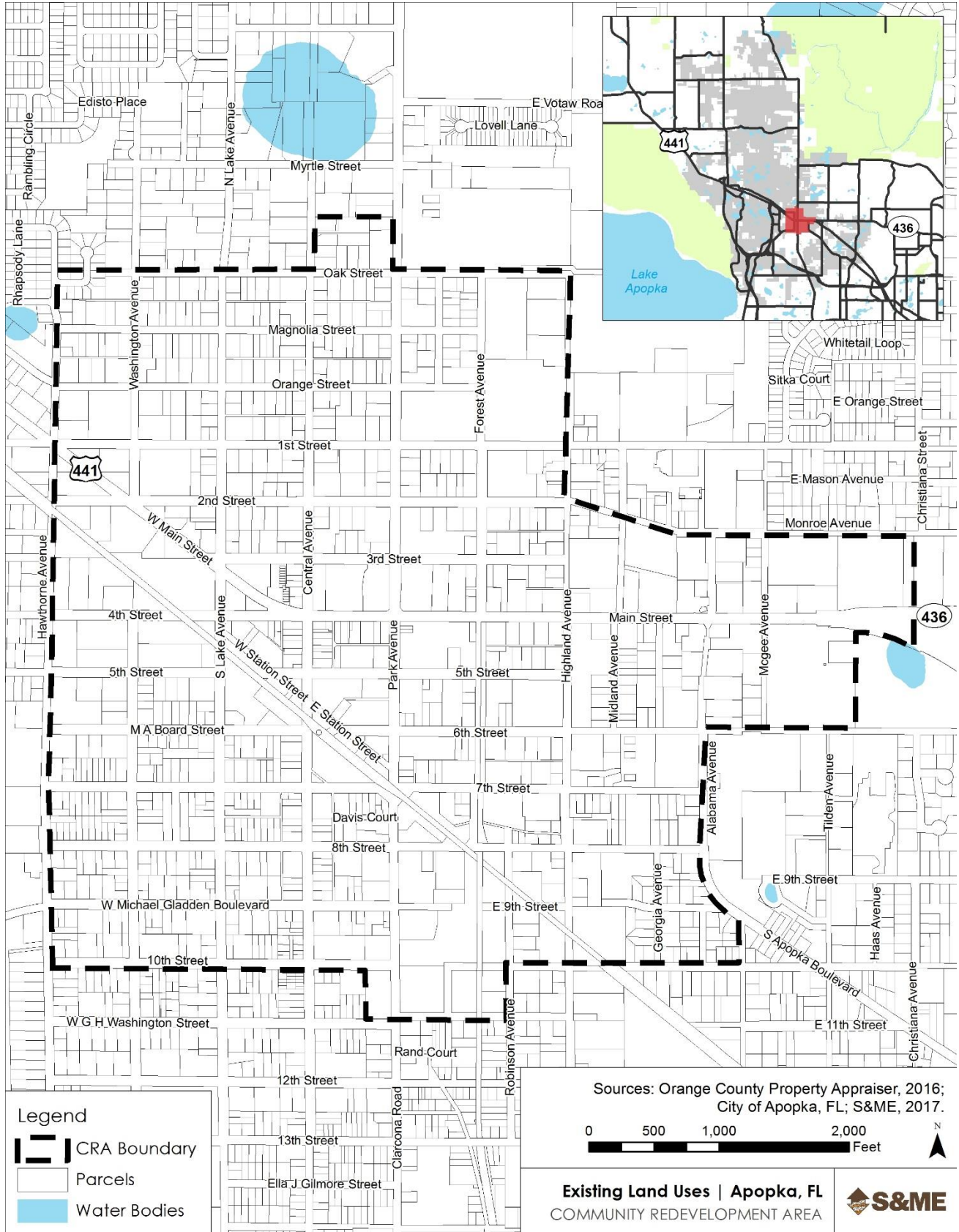
A Redevelopment Plan was originally adopted for Apopka in 1993 to document a strategy for the Community Redevelopment Agency that would facilitate a comprehensive and coordinated revitalization of the CRA. Subsequent to 1993, the City of Apopka has taken steps to implement the strategies and recommendations contained in the 1993 Redevelopment Plan. *This report is intended to replace the City of Apopka's 1993 Community Redevelopment Plan based on the updated information and public participation received at the community workshop; and presents recommendations and strategies to build upon the City's redevelopment accomplishment and achievements.*

Figure 1: City of Apopka City Hall



Source: Ebyabe, Wikimedia Commons, 2017.

Map 1: CRA Boundaries



Chapter 2: Existing Conditions

In order to prepare recommendations to improve the downtown, it is important to first analyze the current conditions and to evaluate the areas for opportunities and challenges. This section summarizes the existing conditions of the CRA area as of 2016, including land development patterns and regulations, vacancy opportunities, building ownership, infrastructure, demographics and urban form.

A. LAND USE

EXISTING USE

The predominant land uses, over 50% within the CRA consist of residential and commercial uses combined. Approximately one-third of the CRA acreage (33.6%) consists of residential uses. Of the residential acreage, single-family represents the vast majority, covering 28% of the CRA acreage and comprising the highest number of parcels at 456 parcels, or 45% of all CRA parcels. Commercial land uses cover 17.8% of the CRA acreage, comprising 18.1% of all CRA parcels, and are almost evenly distributed among retail, office, and other commercial services. Among the non-residential uses, excluding commercial land uses, government lands make up the majority, covering 13% of the CRA acreage and comprising 4.9% of all CRA parcels. Vacant lands account for the second highest number of parcels, at 18% of all CRA parcels, but only covering 13% of the CRA acreage. Map 2 shows the Existing Land Uses within the CRA and Table 1 describes its acreage and number of parcels.

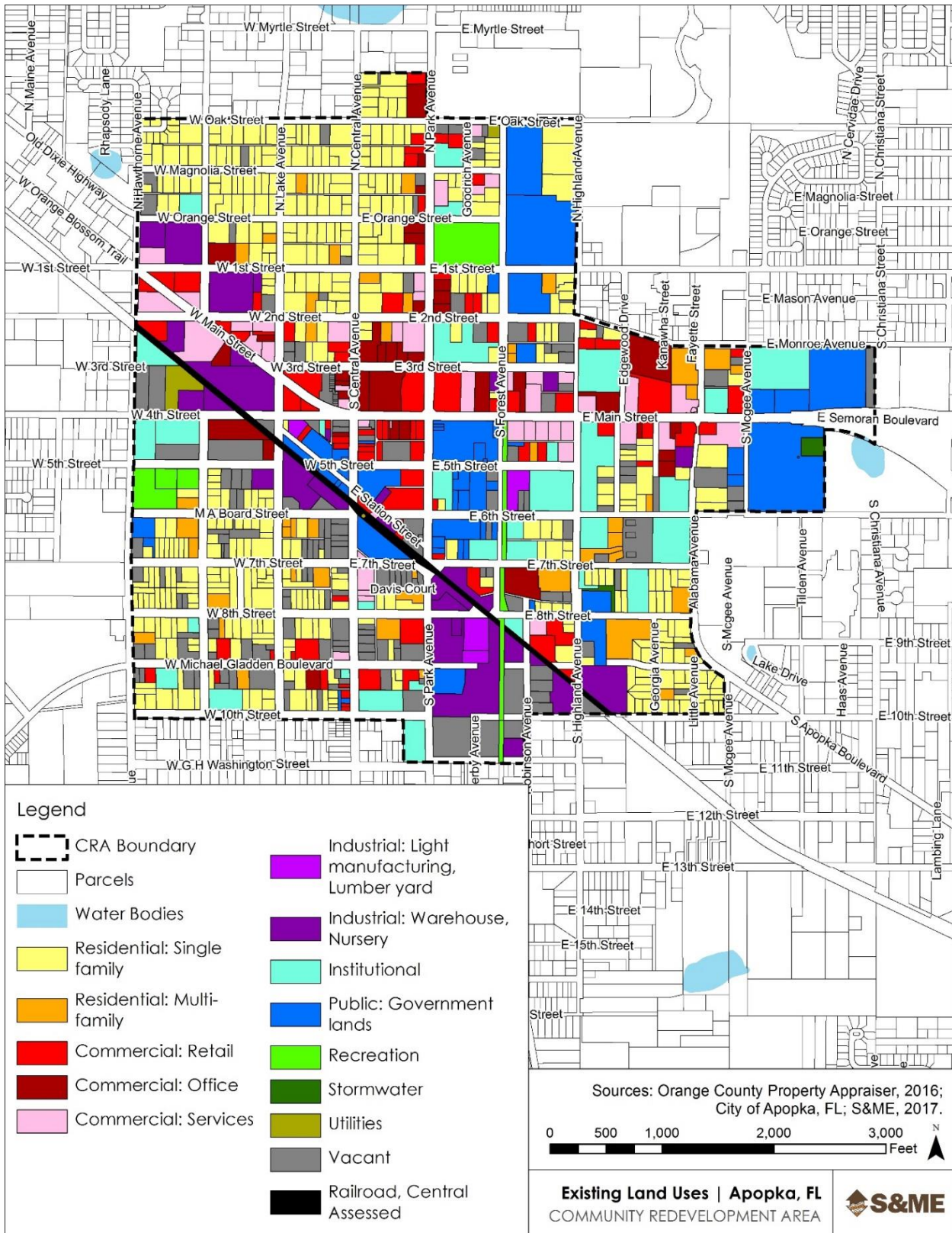
Table 1: Existing Land Uses

	Acreage	%	# of Parcels
Residential: Single family	136.2	28.0%	456
Residential: Multi-family	27.4	5.6%	57
Commercial: Retail	37.5	7.7%	88
Commercial: Office	24.5	5.0%	51
Commercial: Services	24.8	5.1%	45
Industrial: Light manufacturing, Lumber yard	3.8	0.8%	4
Industrial: Warehouse, Nursery	39.2	8.1%	29
Institutional	46.6	9.6%	33
Public: Government lands	61.5	12.7%	50
Recreation	11.8	2.4%	10
Stormwater	1.2	0.3%	2
Utilities	2.1	0.4%	4
Vacant	63.3	13.0%	183
Railroad, Central Assessed	6.2	1.3%	2
Total	485.9	100.0%	1,014

Sources: Orange County Property Appraiser; City of Apopka, FL; S&ME, 2017.

Notes: The total number of parcels are inconsistent with the corresponding figures from the Zoning and Existing Land Use tables due to unassigned parcels or overlapping parcels. The total number of parcels within the Apopka CRA is 1,014.

Map 2: Existing Land Uses



FUTURE LAND USE

The primary prescribed future land use designation for the parcels along Main Street (U.S. 441), South Central Avenue, and Michael Gladden Boulevard to Park Avenue is Commercial. The Commercial future land use designation extends one (1) to two (2) blocks on either side of U.S. 441 through downtown Apopka, transitioning outwards to Residential future land use designations. The Office designation is provided along northern Park Avenue near the Florida Hospital facility and around the City Hall complex. Areas allocated for Industrial use are located between Park Avenue and Highland Avenue from 7th Street to 11th Street. The Floor Area Ratio (FAR) for the Commercial, Office, and Industrial future land use designations are 0.25, 0.30, and 0.60, respectively.

The Commercial designation and the three residential designations combined are the predominant future land uses within the CRA. The Commercial designation covers 37.4% of the CRA acreage and is assigned to 372 parcels, or 37.2% of all CRA parcels. The three residential designations combined cover 36.5% of the CRA acreage and are assigned to 47.8% of all CRA parcels. Of the residential designations, the Low Density Residential future land use represents the majority, covering 28.8% of the CRA acreage and assigned to 39% of all the parcels within the CRA. The Low Density Residential future land use designation – allowing up to five dwelling units per acre—is mostly concentrated in the northwest, southeast, and southwest quadrants of the CRA. The Medium Density Residential future land use designation – allowing up to 10 units per acre – is found in the northeast quadrant behind the commercial corridor and in the southwest and southeast quadrants. There is only one parcel assigned a High Density Residential future land use designation – allowing up to 15 units per acre – designation, located southwest of the intersection of East 7th Street and South Highland Avenue.

The Parks/Recreation future land use designation is assigned to parcels near the northwest quadrant of the CRA and at the western edge of the CRA between 5th Street and M A Board Street. The facilities assigned to the Parks/Recreation designation are Alonzo Williams Park, the Fran Carlton Recreation Center, and the Kit Land Nelson Park.

The City's Comprehensive Plan established two overlay zones that benefit the CRA. The Central Business District Overlay – generally from 1st Street to the CRA boundaries on the south and Highland Avenue to Lake Avenue – is intended to encourage businesses, commerce, and convenience shopping consistent with the historical context of the Central Business District (CBD). The maximum FAR allowed within this overlay is 2.0 in the CBD and twice the allowable FAR of the underlying land use in the CRA. The CBD is located entirely within the CRA Overlay District.

The other overlay is the Community Redevelopment Area (CRA) Overlay District, which is intended to “encourage the development of residential and business and commerce uses consistent with the City's Community Redevelopment Plan”¹. The boundary of the CRA Overlay District is the same as the boundary for the CRA, as shown on Maps 1-4. The maximum FAR permitted for nonresidential uses is twice the permitted in the underlying land use designations. Residential densities are governed by the underlying land use category.

Map 3 shows the Future Land Uses within the CRA and **Table 2** describes its acreage and number of parcels.

¹ City of Apopka Comprehensive Plan, Future Land Use Element.

Table 2: Future Land Uses

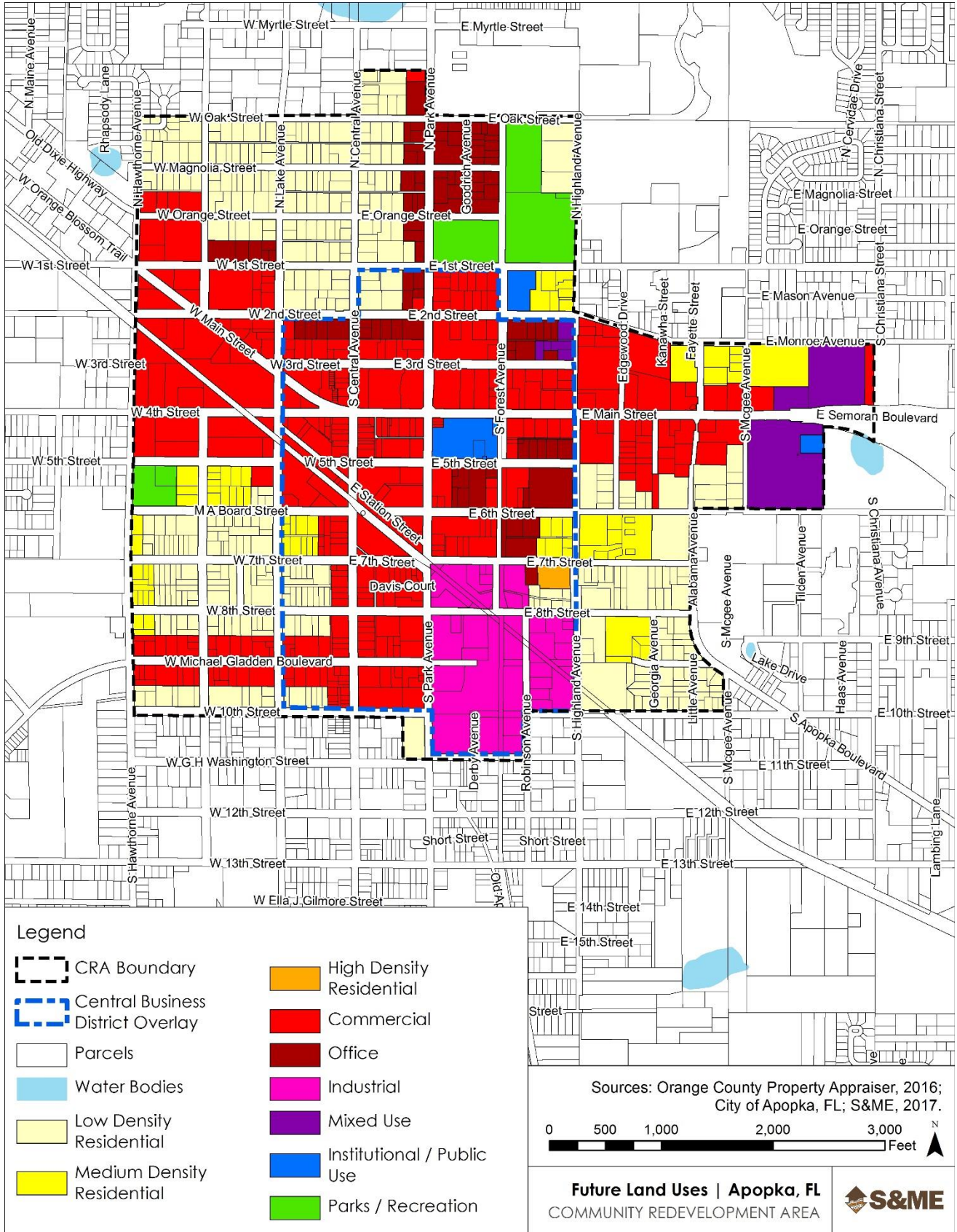
	Acreage	%	# of Parcels
Residential Low	138.3	28.8%	390
Residential Medium	35.3	7.4%	87
Residential High	1.4	0.3%	1
Commercial	179.4	37.4%	372
Office	37.8	7.9%	90
Industrial	37.6	7.8%	39
Mixed Use	21.0	4.4%	9
Institutional / Public Use	7.3	1.5%	6
Parks/Recreation	21.9	4.6%	5
Total	480.0	100.0%	999

Sources: Orange County Property Appraiser; City of Apopka, FL; S&ME, 2017.

Notes: The total number of parcels are inconsistent with the corresponding figures from the Zoning and Existing Land Use tables due to unassigned parcels or overlapping parcels. The total number of parcels within the Apopka CRA is 1,014.



Map 3: Adopted Future Land Uses



ZONING

Consistent with the Future Land Use Map of the City's Comprehensive Plan, the zoning map shows commercial zoning districts along Main Street, extending north and south along Central Avenue, and along Michael Gladden Boulevard to Park Avenue. The parcels along Main Street generally transition from a C-3 zoning district from the western edge of the CRA to a C-1 zoning district in the center and to a C-2 zoning district at the eastern edge. Parcels along Michael Gladden Boulevard to Park Avenue are zoned C-1. All three Commercial districts allow 0.25 Floor Area Ratio (FAR), or 2.0 FAR if located within the Central Business District Overlay district. For these zoning districts, the front setback requirement is fifty (50) feet from centerline of the road or ten feet from the property line, the corner setback is fifteen (15) feet, and the minimum rear setback is ten (10) feet or thirty (30) feet if adjacent to residential. Uses allowed in the various commercial zoning designations vary from single family to fruit packaging/processing plants. The commercial or office districts do not currently allow residential uses.

The PO/I (Professional Office/Institutional) zoning district is interspersed with the other districts but is mainly concentrated around the Florida Hospital area and the City Hall complex. This zoning designation allows medical and professional offices, medical clinics, hospitals, and pharmaceutical and medical retail sales. This district allows 0.30 FAR or 2.0 FAR when in the Central Business District Overlay district. The setback requirements are twenty-five (25) feet from the front and corner and ten (10) feet from the rear and side.

There is a large area of the I-1, Restricted Industrial zoning district on both sides of the railroad between Park Avenue and Highland Avenue. The I-1 zoning designation allows manufacturing, warehouses, machine shops, bottling plants, building material sales, automobile service stations & garages, new and used cars, motorcycles and boat sales. This district allows 0.60 FAR or 2.0 FAR when in the Central Business District overlay district. The setback requirements are twenty-five (25) feet from the front and corner, ten (10) from the side, and ten (10) feet or thirty (30) feet from the rear.

The residential and commercial zoning districts combined are the predominant zoning districts within the CRA. The residential zoning districts combined cover 38.3% of the CRA acreage and are assigned to 481 parcels within the CRA, or 48.5% of all parcels in the CRA. The commercial zoning districts combined cover 39.5% of the CRA acreage and comprise 37.1% of all parcels within the CRA. The zoning district that is most commonly assigned to parcels in the CRA is the C-1 zoning district, at 25.4% of all parcels in the CRA.

The maximum building height allowed in the CRA is 75 feet. **Map 4** shows the Zoning districts within the CRA and **Table 3** describes its acreage and number of parcels.



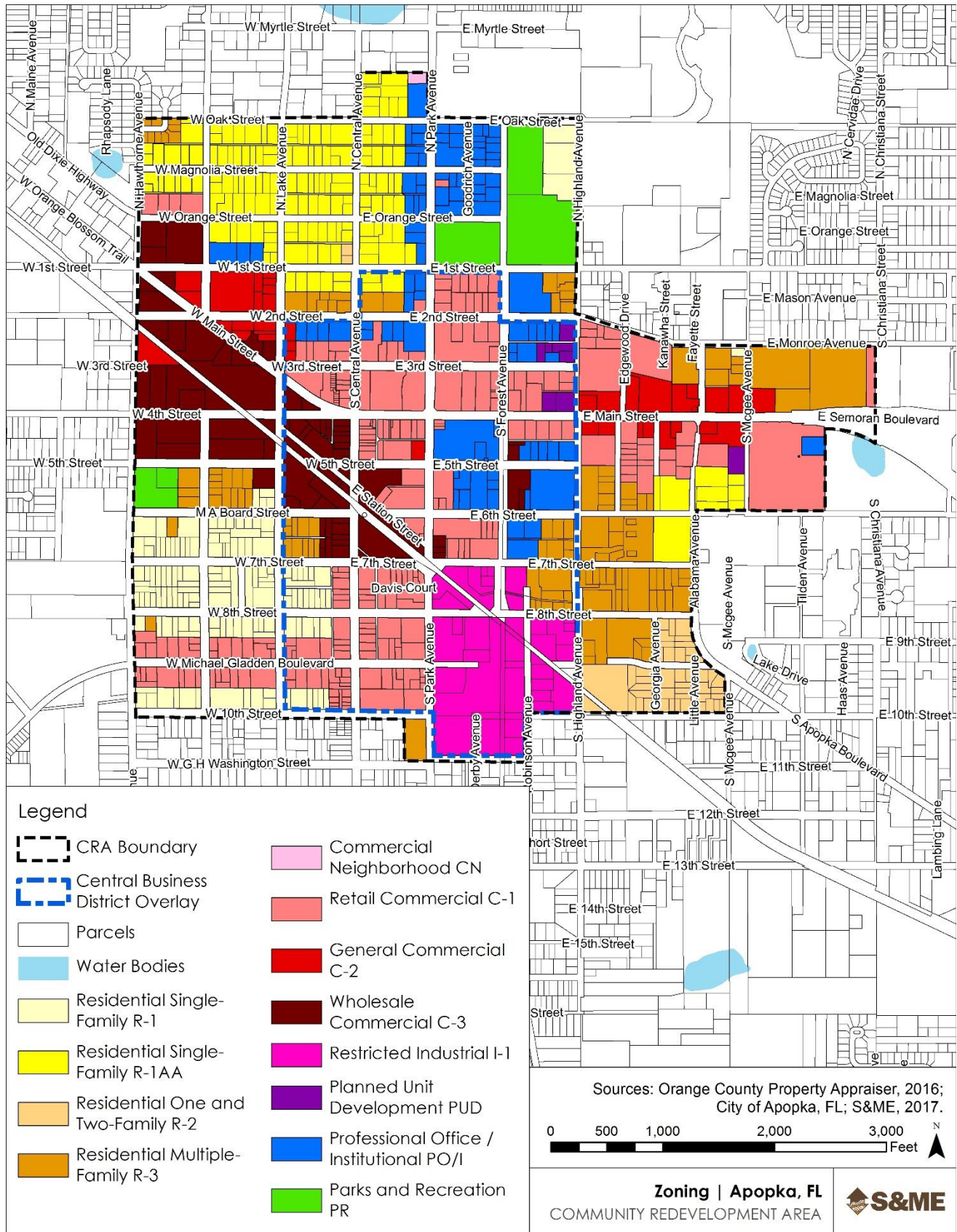
Table 3: Zoning Districts

	Acreage	%	# of Parcels
Residential Single-Family R-1	40.8	8.6%	136
Residential Single-Family R-1AA	63.1	13.2%	155
Residential One and Two-Family R-2	14.0	2.9%	46
Residential Multiple-Family R-3	64.7	13.6%	143
Commercial Neighborhood CN	0.4	0.1%	1
Retail Commercial C-1	110.9	23.3%	252
General Commercial C-2	23.8	5.0%	37
Wholesale Commercial C-3	52.9	11.1%	78
Restricted Industrial I-1	35.2	7.4%	36
Planned Unit Development PUD	3.6	0.8%	9
Professional Office / Institutional PO/I	45.1	9.5%	94
Parks and Recreation PR	21.7	4.6%	5
Total	476.2	100.0%	992

Sources: Orange County Property Appraiser; City of Apopka, FL; S&ME, 2017.

Notes: The total number of parcels are inconsistent with the corresponding figures from the Zoning and Existing Land Use tables due to unassigned parcels or overlapping parcels. The total number of parcels within the Apopka CRA is 1,014.

Map 4: Adopted Zoning



HISTORIC PROPERTIES

The City of Apopka conducted a historical resources survey in 1990. The survey, originally intended to cover the entire City, focused on the area generally included within the original City limits (Oak Street on the north, Hawthorne Avenue on the west, 10th Street on the south, and Hackney Avenue/Christina Avenue on the east). A total of 196 master site files were prepared. Six structures were determined to qualify for individual National Register status (in addition to the Waite-Davis house, which had already been listed). The survey also recommended studying the northern part of the survey area (Magnolia, Central Avenue and Orange Avenue) and the southern part (South Central and South Lake) for possible National Register District nomination.

Currently, the City of Apopka has one district listed on the National Register of Historic Places. It is the Ryan & Company Lumber Company located at 210 East 5th Street. Four individual buildings are also on the National Register of Historic Places:

- Carroll Building – 407-409 South Park Avenue
- Seaboard Airline Railway Depot – 36 East Station Street
- Mitchill-Tibbetts House – 21 East Orange Street
- Waite-Davis House – 5 South Central Avenue

Most of the historical resources in the City are concentrated in the CRA area. Properties that are fifty years and older meet the criteria for listing properties in the National Register of Historic Places. The majority of historic properties were built between 1940 and 1955. There are a number of structures built prior to 1920 within the CRA, including residential structures, institutional (churches), and a few commercial structures.

VACANT LOTS

Out of the 1,014 parcels in the CRA, approximately 183 parcels are vacant. This represents 18% of the total parcels in the CRA area and 13% of the total acreage. The vacant parcels are spread throughout the CRA with no particular concentration. The majority of the vacant parcels are assigned a future land use designation of Commercial, at 51.6% of all vacant parcels within CRA or 97 of all vacant parcels. The predominant zoning district assigned to vacant parcels is the C-1 zoning district, assigned to 36% of all vacant parcels within the CRA or 63 parcels.

AGE OF BUILDING STOCK

There are approximately 772 structures in the CRA. The 2016 Orange County Property Appraiser's parcel database includes information on when structures were built. Most of the buildings in the CRA were built during or prior to the 1960s and about 61% of all buildings are aged 50 years or more. The average age of all structures within the CRA is 56 years old. Average age of residential structures is 59 years old.

With most of the building stock exceeding an age of fifty years, it is important to address not only preservation issues but also physical conditions. Code enforcement standards need to be in place to prevent deterioration of historically significant structures and to take action when the structures reach a stage of deterioration.

The most current development and most modern buildings within the CRA are found along Main Street, and along 5th Street between Park and Highland Avenues. The newly constructed commercial properties, predominantly restaurants along Main Street and the newly built public facilities (City Hall expansion, fire station, and Fran Carlton Center) represent significant improvements to the overall building stock within the CRA.

LOT SIZES

Based on the information provided by the Orange County Property Appraiser's Office, most of the parcels, or approximately 42.7% are less than one-quarter acre. 47.9% are between one-quarter acre to 1 acre. The CRA

contains only one (1) parcel greater than 10 acres, at 11.4 acres. According to State Statutes 163.3187, the process for the adoption of small-scale comprehensive plan amendment applies to parcels with an area of 10 acres or less.

OWNERSHIP

The Orange County Property Appraiser's Office lists 1,014 parcels located within the CRA boundary; this accounts for approximately 485.9 acres. About 92.3% of the parcels with the CRA, or 936 parcels, are owned by persons whose tax address is located within the state of Florida. Out of all the parcels within the CRA, 70.2% have an Apopka tax address. Absentee property ownership is not seen as a primary contributor to a lack of economic vitality or activity within the CRA.

B. INFRASTRUCTURE AND PUBLIC SERVICES

The City of Apopka owns and operates various public service systems within and around the Apopka CRA area. These systems include transportation, stormwater, potable water, sanitary sewer and reclaimed water. Additionally, there are private utility systems within the CRA area, including electric power, communications, natural gas, and cable television. The following paragraphs provide a brief description of these systems.

TRAFFIC AND CIRCULATION

The traffic circulation within the CRA is most significantly affected by Main Street (U.S. 441/Orange Blossom Trail), which bisects the CRA. As of 2016, the segments of U.S. 441 passing through the CRA had an Average Annual Daily Traffic (AADT) volume of 47,184 trips on its eastern end and 37,902 trips on its end. U.S. 441 is classified as a major arterial roadway with five lanes (two lanes in each direction with a central turn lane) through the majority of the CRA. The adopted level of service (LOS) for U.S. 441 is "D." Although the segments of U.S. 441 through the CRA currently operate below the adopted level of service volumes, the segments are operating near capacity. Over the last ten years, however, the traffic volumes have decreased. The projected LOS in 2030 – according to the City of Apopka 2030 Comprehensive Plan – is projected at "F" for the Central Avenue to Park Avenue segment and for the Park Avenue to Semoran Boulevard segment.

In addition to Main Street (U.S. 441/Orange Blossom Trail), the other primary east-west corridors through the CRA are: 1st Street, 2nd Street, Monroe Avenue, 6th Street, and 10th Street. Primary north-south connectors through the CRA include: Park Avenue, Central Avenue, Lake Avenue, South Highland Avenue and Alabama Avenue. **Map 5** shows the street network of the CRA. Information regarding the historic traffic levels is detailed in the **Table 4**. **Table 5** shows the number of lanes, traffic volumes, and the level of service of the major roads in the CRA.



Map 5: Transportation Network

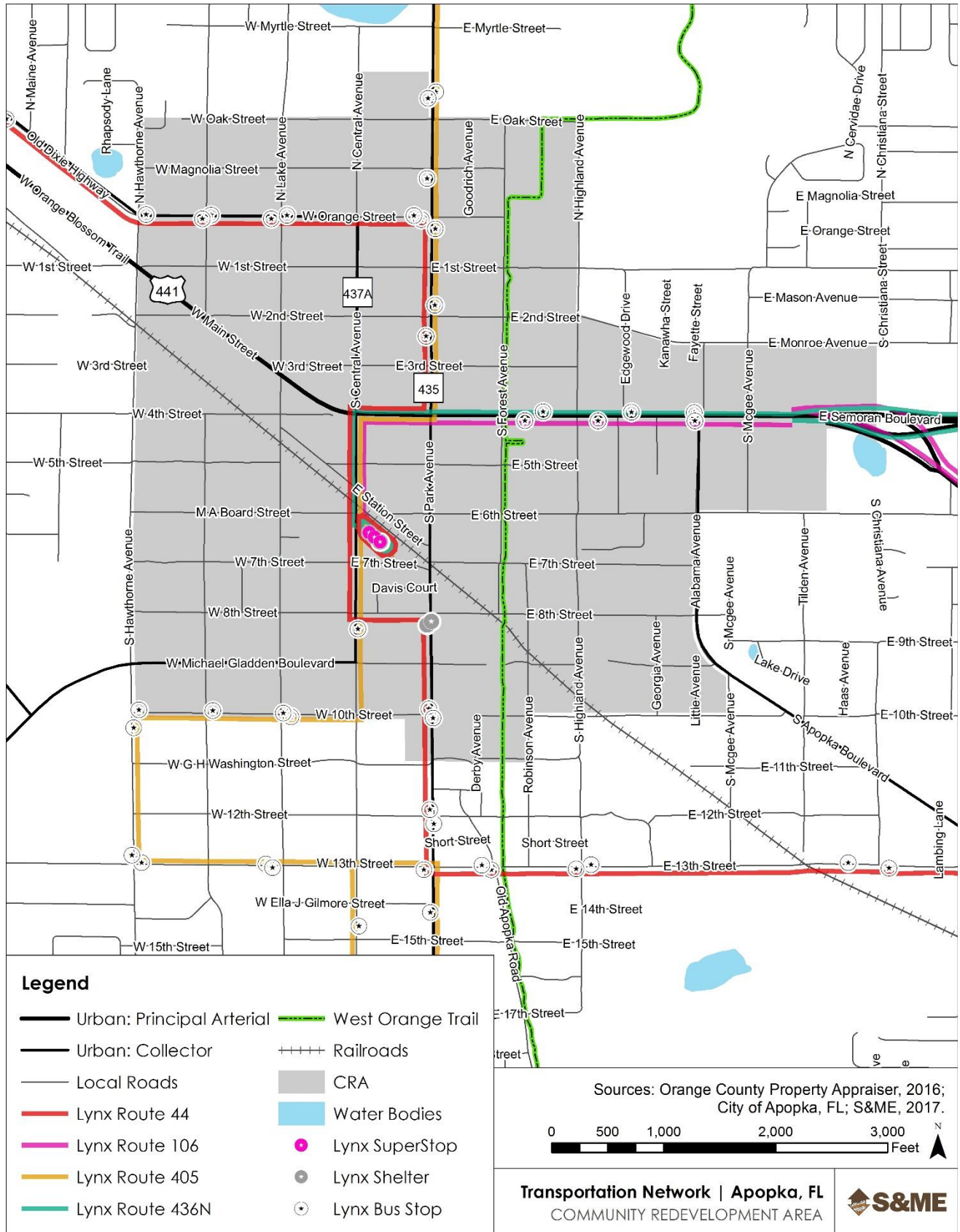


Table 4: Historic Traffic Volumes

Roadway Segment	2005 AADT	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	2014 AADT	2015 AADT	2016 AADT	2005- 2016 Change
Main St (US 441/Orange Blossom Trail)													
Hawthorne Avenue to Central Avenue	43,626	41,957	42,998	40,860	36,348	36,227	36,758	36,195	33,589	35,256	40,802	37,902	-13%
Central Avenue to Park Avenue (CR 435)	45,402	42,974	43,905	38,847	27,147	31,667	36,870	34,333	40,366	35,286	44,735	35,149	-23%
Park Ave (CR 435) to Highland Ave	52,563	47,438	53,212	45,884	43,282	44,118	43,018	41,427	41,109	39,614	41,575	42,433	-19%
Highland Ave to Alabama Ave (CR 424)	48,598	50,262	52,363	45,765	45,966	45,563	44,864	43,926	41,976	43,830	45,608	48,366	-.5%
Alabama (CR 424) to SR 436	53,706	50,673	54,389	50,045	45,399	46,273	45,258	45,191	42,309	44,981	41,306	47,184	-12%
Park Avenue (CR 435)													
Orange Street to US 441	27,259	26,484	27,217	24,149	23,869	24,442	23,429	22,280	22,652	23,326	24,740	25,252	-7%
US 441 to Michael Gladden Blvd	12,212	12,305	12,951	12,203	11,698	11,113	12,347	11,017	12,258	12,567	13,011	15,274	25%
Central Ave (CR 437A)													
US 441 to M. Gladden Blvd	4,452	3,765	3,667	3,586	5,198	3,405	3,065	3,374	3,230	3,444	4,827	4,129	-7%
6 th Street													
Park Ave (CR 435) to Alabama Ave (CR 424)	2,996	3,633	3,628	3,284	2,824	2,223	1,824	2,045	1,895	2,029	1,963	2,752	-8%

Sources: 2016 City of Apopka Traffic Count Program, 2016 Traffic Counts Luke Transportation Engineering Consultants, Inc.



Table 5: 2016 Traffic Count Program

Roadway Segment	Count Location Number	No. of Lanes	Daily Volume	Adopted LOS	Capacity @ LOS	2030 Projected LOS
Main St (US 441/Orange Blossom Trail)						
Hawthorne Avenue to Central Avenue	553A	5 L	37,902	D	43,400	D/F ¹
Central Avenue to Park Avenue (CR 435)	5099	4 LD	35,149	D	43,400	F
Park Ave (CR 435) to Highland Ave	5098	5 L	42,433	D	43,400	F
Highland Ave to Alabama Ave (CR 424)	609A	4 LD	48,366	D	43,400	F
Alabama (CR 424) to SR 436	5096A	4 LD	47,184	D	43,400	F
Park Avenue (CR 435)						
Orange Street to US 441	580A	5 LD	25,252	E	35,700	B
US 441 to Michael Gladden Blvd	563A	2 L	15,274	E	16,900	F
Central Ave (CR 437A)						
US 441 to M. Gladden Blvd	567A	2 L	4,129	E	27,000	A
6 th Street						
Park Ave (CR 435) to Alabama Ave (CR 424)	650A	2 L	2,752	D	10,000	C

Sources: 2016 City of Apopka Traffic Count Program, 2016 Traffic Counts Luke Transportation Engineering Consultants, Inc. City of Apopka 2030 Comprehensive Plan, Transportation Element.

Notes:

¹The segments from Bradshaw Rd and Hawthorne Ave are projected to operate at an LOS of D in 2030. The segment from Central Ave to Park Ave is projected to operate at an LOS of F in 2030.

²The segment from US 441 to M. Gladden Blvd is projected to operate at an LOS of F in 2030. The segment from M. Gladden Blvd to Cleveland St is projected to operate at an LOS of D in 2030.



BIKE/TRAILS

The current bicycle facilities in the CRA consist of the West Orange Trail that runs north and south through the CRA along Forest Avenue, as shown on **Map 5**. The trail consists of two paved lanes – one in each direction – at a width of approximately 13 feet and includes a bridge over Main Street.

Figure 2: West Orange Trail over Main Street



Source: S&ME, 2017.

TRANSIT

The CRA area is served by LYNX transit routes 44, 106, 405, and 436N. The headways for these routes – the time that it takes for the next bus to make a circuit of its route – are 60 minutes for routes 44, and 405, 30 minutes for routes 106 and 436N, and 15 minutes during peak times for route 436N. **Map 5** details the existing bus routes, shelters, and stops that serve the CRA. The LYNX Super Stop, situated at the northeast corner of 7th Street and Central Avenue, provides reduced headways and increased transit opportunities to CRA residents and businesses.

POTABLE WATER

The City of Apopka owns and operates a potable water utility system within the CRA study area. The existing potable water system consists of a well-developed network of water mains distributed across the entire area. The existing water mains range in size from two inches (2") to sixteen inches (16") in diameter and serve both domestic and fire flow demands. Potable water service is currently available within a reasonable connection distance to all portions of the CRA study area.

SANITARY SEWER

The existing sanitary sewer system operated by the City within the Apopka CRA study area consists of a network of gravity sanitary sewer trunk lines, pump stations and pressurized force mains. The gravity sewers consist of pipes ranging in size from eight inches (8") to fifteen inches (15"). In addition, there are seven (7) existing wastewater pump stations within, or directly adjacent to, the CRA study area. Six (6) of these pump stations discharge into a common pressurized force main that eventually becomes an eighteen-inch (18") force main and exits the study area along the south CRA boundary.

RECLAIMED WATER

The City of Apopka also owns and operates a reclaimed water system that provides public access to treated effluent for irrigation purposes. Although the City's existing reclaimed water system does not extend into the CRA study area at the present time, it is directly adjacent to the study area at the northwest corner of the CRA boundary. In addition, there is an existing twenty-inch (20") reclaimed water main located within several blocks of the CRA along the west and south CRA boundaries.



ELECTRICITY/POWER LINES/NATURAL GAS

Like many urbanized areas, the CRA study area has highly visible utility poles and overhead transmission lines throughout the entire study area. The capacity and level of service for these facilities are established and accessed by the private utility companies. However, overhead utility lines are generally considered unsightly, and more recently communities have encouraged the placement of these utilities underground.

On Main Street (U.S. 441), the overhead utility and transmission lines are located on the north side of the road from Forest Avenue to Semoran Boulevard. Electric service to buildings, telephone and cable lines have been relocated underground along Main Street from Forest Avenue to Lake Avenue and throughout much of the CRA area.

The Lake Apopka Natural Gas District services to the Apopka CRA. The majority of the urban blocks within the CRA are served by natural gas mains.

STORMWATER SYSTEM

Stormwater conveyance and management throughout the study area on a regional basis is largely based on the overall topography of the area. Based on review of topographic maps, the overall ground elevation of the study area is generally highest along the west boundary of the study area and falls to the lowest elevations along the east boundary of the study area. Therefore, the general movement of surface water across the study area is from west to east. The high point for the study area is along Washington Avenue. From Washington Avenue, the ground generally falls to the west such that any properties west of Washington Avenue will drain toward the west. All other areas within the study area will drain easterly. Overall, the soils are relatively dry, moderately drained soils, and land surface is uniformly graded in the CRA with few natural depressional areas that collect surface water.

Other features within the study area, which may affect stormwater drainage and surface water conveyance, include the railroad grade and several ditches. The existing railroad grade provides a surface drainage divide in the southwestern portion of the study area. Any surface water west of the railroad grade will generally flow to the west, or flow southeasterly and eventually find its way to the depressional areas just south of the CRA along the south side of 10th Street. The one exception is a set of culverts in the vicinity of Forest Avenue that will allow conveyance of stormwater from a limited area on the south side of the railroad grade to the north side. From the culverts, water can drain into an existing historical drainage way that generally flows north and east and eventually discharges to the existing FDOT pond in the Townsend Plantation area along the south side of U.S. 441.

Except for several short remote segments of storm pipe and the Martin's Pond Improvement Project, the City's existing stormwater system infrastructure within the CRA study area mainly consists of a set of inlets and pipes along U.S. 441 and along Park Avenue north of U.S. 441. The system along U.S. 441 is split into two subsystems that take advantage of the natural high point in the vicinity of Washington Avenue. One system flows west from Washington Avenue along U.S. 441 and discharges into the pond located just north of Old Dixie Highway and west of Hawthorne. The second system starts near Lake Avenue and goes east along U.S. 441 and eventually discharges to FDOT's pond at the old Townsend Plantation site. These two systems collect the stormwater runoff from U.S. 441 and the immediately adjacent areas, and discharge the stormwater to the mentioned ponds for treatment.

As mentioned above, the City also has a stormwater collection and conveyance system along Park Avenue north of U.S. 441. This system collects stormwater runoff from Park Avenue and any tributary areas, and conveys the runoff north to Votaw Road, and then easterly along Votaw Road by way of a series of pipes to a City stormwater pond located north of Votaw Road a short distance from Park Avenue. This pond serves as a regional pond and treats all the water collected and conveyed by the Park Avenue system.

Some recent development projects in the downtown portion of the CRA (Walgreens and CVS) have utilized on-site underground retention and storage chambers for storage of stormwater.

Many of the remaining streets in the CRA study area take advantage of the natural grade change within the City, and utilize curb and gutters for directing and conveying runoff. For instance, in the areas north of U.S. 441 and west of Park Avenue, the streets have curbs and gutters, and the gradients generally fall to the east. Therefore, most of the stormwater runoff from this area is directed to Park Avenue where it is collected and discharged at the City's pond along Votaw Road. For the area east of Park Avenue and north of U.S. 441, the curbs and gutters carry the runoff to the east toward the lower elevations in the vicinity of the Edgewood and Greenwood Cemeteries. From here, any accumulated stormwater finds its way to a drainage way that leads to the Lake McCoy basins.

For areas south of U.S. 441 and east of the railroad grade, stormwater runoff will generally flow east to the ponds at the old Townsend Plantation site, or end up in a historical drainage way that also flows to ponds at the old Townsend Plantation site, or will flow easterly and eventually into some depressional areas east of Alabama Avenue.

C. URBAN FORM

Block layout and site design can have a major impact on the appearance of the built environment. The way blocks are laid out affects the traffic and pedestrian flow through the downtown, and the way sites are designed can impact the appearance of the urban form and shape the character of the district. This section provides a description of the elements that are currently shaping the urban form in downtown Apopka building placement, building height, block continuity, signs and architecture.

BUILDING/PARKING PLACEMENT

Buildings are the most important component of the urban streetscape form. They set the mass, scale and tone of the built environment. The Main Street corridor in Apopka is lined up with mostly one-story and a few two-story buildings placed close to the street, some of them following the traditional commercial form of retail with display windows on the ground floor and residences or offices on the second floor.

Figure 3: Parking Placement Behind Buildings



Source: S&ME, 2017.

Most of the more recent construction has been single-use, stand-alone businesses (e.g. drug stores, restaurants, banks, etc.). Some of these sites were developed prior to the adoption of the citywide development design guidelines and have placed the buildings farther from the street, and added parking and/or driveways in front of the building. The placement of parking in front of the buildings is not conducive to pedestrian interaction between the public side-walk and the businesses along the corridor. Those businesses seem to be catering to the vehicular traffic rather than the pedestrians.

Since the development design guidelines were adopted in 2003, the buildings have been required to locate closer to the street with parking in the rear of the lot, and to be designed respecting the pedestrian scale. With the few new developments, it is already evident that the urban form has improved and a corridor image/character is starting to develop.

Along the secondary transportation corridors, the type of development gets less intensive as it starts blending into the residential and office areas. The Park Avenue corridor displays a number of homes that have been converted into offices, allowing more intense development, but preserving the scale and intensity of the residential structures.

Figure 4: Parking Placement and Building Frontage



Source: S&ME, 2017.

BUILDING HEIGHT

One-story buildings dominate the urban form in downtown. Based on the width of the travel corridor (Main Street), the height of the one-story buildings does not provide sufficient vertical dimension to frame the street. Considering the width and function of Main Street, two story buildings should be encouraged to not only frame the street but also to give the architecture more presence in a heavily traffic-oriented corridor. The maximum height within the CRA is 75 feet.

BLOCK CONTINUITY

Some of the developments along Main Street provide vehicular access directly from Main Street and some even surround the buildings with parking and driveways. This configuration creates block/facade gaps along the street, which creates an unsafe and unfriendly environment for pedestrians.

BUILDING ARCHITECTURE

The various elements of a building's architectural makeup are important in putting together a complete composition. Elements such as materials, colors, surface details, texture, doors, windows and roof shape contribute to a well-designed architectural fabric. The City of Apopka Development Design Guidelines, adopted in 2003, provide standards and guidelines to ensure that new and redeveloped structures continue to add distinction to the architecture and form of the downtown and surrounding areas.

Figure 5: Building Frontage and Architecture



Source: S&ME, 2017.

PUBLIC/CIVIC SITES

There are a number of civic uses interspersed with the commercial buildings (City Hall, museum, churches, etc.) in the downtown. There are also several pocket parks in the area. Both the institutional and recreational uses are an asset to the area, not only in terms of activity, but also in the creation of a comfortable, attractive downtown. The parks provide appropriate breaks in the urban form, inviting people in as opposed to parking lots that break the continuity. The civic uses should continue to be designed and maintained as icons that stand out and serve as landmarks and meeting places with public plazas and urban green space. They should not try to follow the main-street commercial urban form or architecture.

Figure 6: Signage along Main Street



Source: S&ME, 2017.

SIGNS

Signs are an important element in creating an attractive, inviting urban form. The signs on the newest development sites create a barrier between the public pedestrian area and the businesses. The buildings are close enough to the street to attract vehicular traffic. Freestanding or sandwich board signs are permitted in accordance with City code.

D. STREETScape

The City of Apopka and the Apopka CRA have installed a range of streetscape features throughout downtown Apopka and into the neighborhoods that are adjacent to the north and south edges of the central business district. The most recent streetscape improvements include the planting of palm trees at the intersection of SR 436/Main/441 and some additional streetscape upgrades along Main Street. These features may include: concrete sidewalks with decorative stamping or bricks; vintage- styled street lamps and a limited number of street trees. These streetscape elements are detailed below.

STREET TREES

Several types of street trees have been planted along Central Avenue: Washington Palms between 6th and 10th Streets; Palatka Hollies near the intersection with Main Street; and several young Elms between Main Street and Fifth Street. Street trees along Park Avenue include Palatka Hollies near the Main Street intersection, and mature tree canopy on the east end of the street. Along Main Street, there are Crepe Myrtles, Palatka Hollies and Magnolia trees planted on the street medians. Elm trees along Central Avenue and near Main Street are protected by metal tree guards and grates.

Figure 7: Street Trees and Landscaping



Source: S&ME, 2017.

secondary streets have five-foot (5) sidewalks on both sides of the street. The sidewalks have a rhythmic pattern of red, stamped concrete (brick pattern) and regular, broom- finish sections. The brick areas are approximately five feet (5') square and about ten feet (10') apart. A section of sidewalks, just north of the West Orange Trailhead on Forest Avenue, has a pattern of natural concrete and real bricks. Perhaps this was the genesis of the distinctive sidewalk pattern. Crosswalks are striped with white reflective paint.

LANDSCAPING

With the exception of Main Street, the majority of the streets in the CRA have grassed landscape strips between the curb and the sidewalk. The width of the grass strips is consistently eight feet (8') along most of Central Avenue. The width on 5th Street varies from five feet (5') on the west end to over ten feet (10') on the east end. The section of 5th Street between Lake and Central Avenues does not have landscaping strips.

Several parts of Main Street have landscaped medians with raised curbs. There are landscaped “bump-outs” on parts of Central and Park Avenue wherever on-street parking is provided. Low hedges and shrub masses fill most of the landscape islands and medians, with Loropetalum and Dwarf Yaupon being the dominant shrubs.

SIDEWALKS

A majority of the primary and

The sidewalks on Central Avenue north of 3rd Street are regular broom-finished concrete and are present on both sides of the street. However, north of Orange Street, there is a sidewalk on the west side of the street only. Near the 5th Street intersection, the sidewalks widen to six feet (6'), seven feet (7') and fourteen feet (14') in different areas.

The area of 5th Street between Forest and Highland Avenues only has sidewalks on the south side of the street. They are regular broom-finished concrete sidewalks.

The existing width of sidewalks seems to serve pedestrians well. It is a good network of connections.

Figure 8: Sidewalks and Street Lights



Source: S&ME, 2017.

LIGHTING

A majority of the streets have decorative street lights. Acorn-style luminaries have been used on Central Avenue. The lights on Central have metal posts, while the lights on Main Street have been replaced and spaced farther apart. Further spacing has been achieved in the residential areas, ranging between 130-160 feet.

The streetlights on Central Avenue end north of Orange Street. There are no decorative streetlights on 5th Street between Forest and Highland Avenues. A few conventional street lights illuminate these areas.

GATEWAYS

There is a small City of Apopka sign at the south end of Park Avenue. Two of the small circular gateway signs that were previously installed were removed by FDOT during the expansion and improvement of Main Street (U.S. 441) and have not been replaced. There have been no significant gateways constructed within the CRA.

WAYFINDING

Wayfinding signs are important to assist people with locating the CRA, parking, parks and civic open space, shopping, events, transit stops, and municipal buildings. A uniform, aesthetically pleasing series of wayfinding signs will enhance the enjoyment of those visiting the CRA.

E. DEMOGRAPHICS

In order to create a vibrant and diverse downtown, it is important to include, preserve and even expand the residential component of the CRA. This section describes the population and housing characteristics of the area as it was in 2016. The information described was obtained from the census bureau and ESRI Business Analyst Online.

POPULATION AND HOUSING

The population of the CRA was 2,259 as of 2016, approximately 4.7 percent of the total City population (47,826). The median age for population within the Apopka CRA in 2016 was similar to the City, at 33.4 versus

36.2, respectively. The CRA contained 878 dwelling units in 2016. The comparison of the average household size was also similar for 2016 between the CRA and the City, at 3.02 and 2.94, respectively.

Of the City's 17,966 dwelling units in 2016, 4.9 percent of them are located in the CRA. In 2016, 742 dwelling units were occupied within the CRA and 16,452 were occupied in the City, including the CRA. This represents a sharp contrast in the vacancy rate of 15.5% within the Apopka CRA versus 8.4% for the City.

HOUSING TENURE

The breakdown between owners and renters in the CRA differs from the breakdown city-wide. While 73.2 percent of the occupied units in the City as a whole are owner-occupied, only 48.8 percent of the occupied units in the CRA are owner-occupied. 51.3 percent of the occupied units in the CRA are rental units, while 26.8 percent are renter-occupied in the City.

HOUSING AFFORDABILITY

HUD estimates that households are paying too high a percentage of their income for housing if the cost to gross income ratio is greater than thirty (30) percent. These households are considered "cost burdened." According to estimates from the American Community Survey for 2015, 35.4% of households in Apopka were cost burdened. A greater percentage of households within the census tracts that cover the CRA – 177.03 and 176 – were cost burdened. Within Census Tract 177.03, 44% were cost burdened and within Census Tract 176, 35.9% were cost burdened. For households living in owner-occupied housing, the percentages for these census tracts and the City as a whole do not vary much. However, for renter-occupied housing, there's a significant difference in the percentage of cost-burdened households. **Table 6** shows the percentage of households in the City of Apopka and within census tracts 177.03 and 176 that were cost burdened. **Map 5** shows the location of the census tracts covering the CRA.

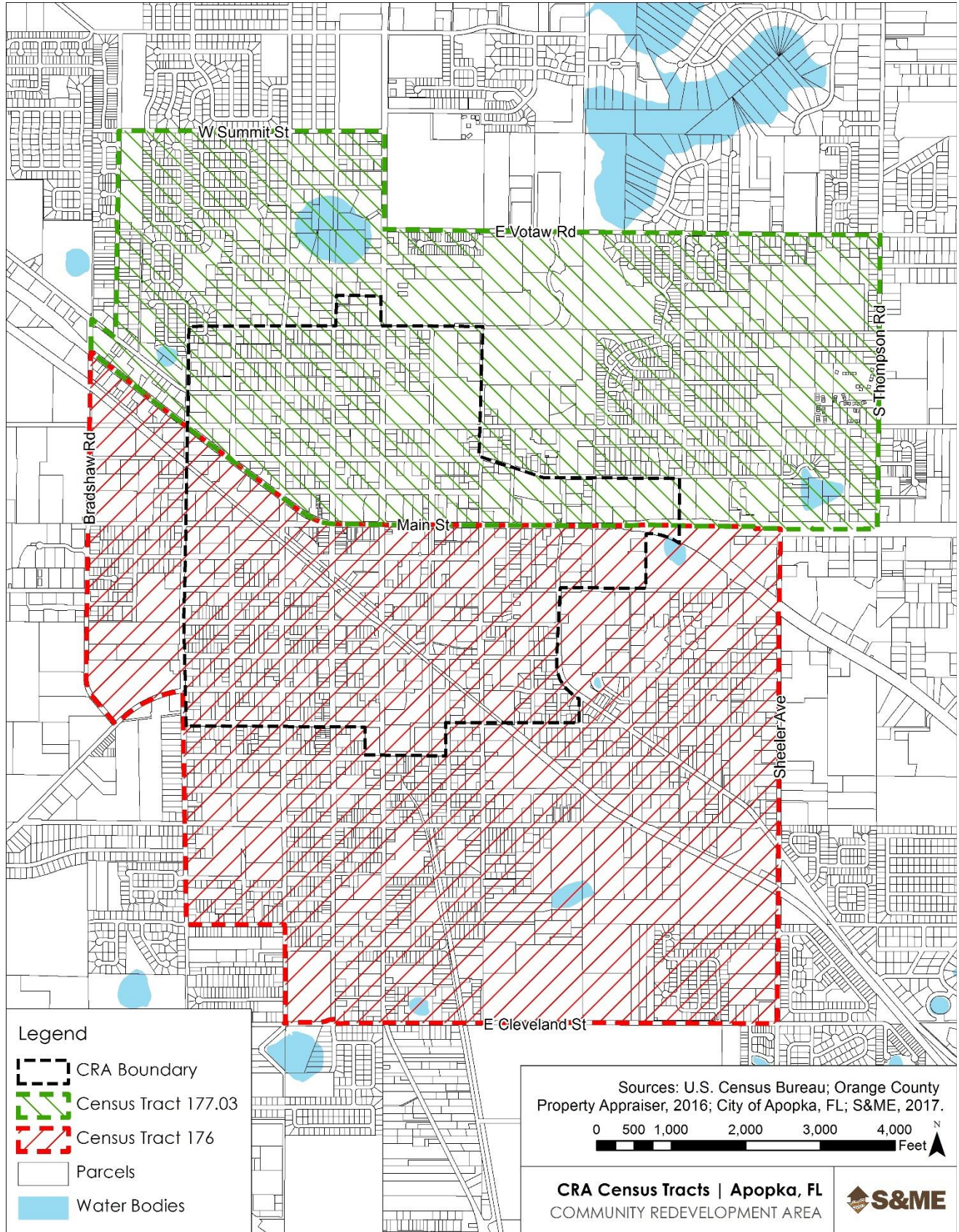
Table 6: Housing Affordability

	Households in 2015 spending 30% or more of their gross income on housing (%)		
	Occupied Housing Units	Owner-occupied Housing	Renter-occupied Housing
City of Apopka	35.4%	30.3%	51.3%
Census Tract 177.03	44.0%	32.3%	65.9%
Census Tract 176	35.9%	27.6%	43.4%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, 2015.



Map 6: CRA Census Tracts



SUBSTANDARD HOUSING

The census provides an indicator of housing condition by measuring certain "quality of housing" indicators, such as the lack of complete plumbing facilities, the lack of complete kitchen facilities, and overcrowding. Overcrowding is also an indicator of substandard housing. According to the U.S. Census Bureau, overcrowding exists if there is more than one occupant per room living in one dwelling unit. In making these computations, a "room" is defined as a living room, dining room, kitchen, bedroom, finished recreation room, or enclosed porch suitable for year round use. Excluded are bathrooms, open porches, balconies, halls and utility rooms. The percentage of occupied housing units that lacked complete plumbing and kitchen facilities in 2015 was lower within the census tracts that cover the CRA – shown in **Map 5** – than in the City of Apopka as a whole. Only Census Tract 176 presents an issue with overcrowding, where 7.3% of occupied housing units in 2015 had between 1 to 1.5 occupants per room compared to 1.8% in Census Tract 177.03 and 2.3% in the City as a whole. **Table 7** shows the percentages of occupied housing units within the census tracts covering the CRA and the City of Apopka that indicate substandard housing conditions.

Table 7: Substandard Housing

	Occupied Housing Units (%)		
	Census Tract 176	Census Tract 177.03	City of Apopka
Lacking complete plumbing facilities	0.5%	0.0%	0.6%
Lacking complete kitchen facilities	1.5%	0.0%	2.4%
Between 1 to 1.5 occupants per room	7.3%	1.8%	2.3%
More than 1.5 occupants per room	1.9%	0.6%	0.2%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, 2015.

INCOME

The median household income in 2016 was \$30,576 within the CRA and \$55,233 for the City. This represents a significant difference between the CRA and the City as a whole.

COMMUTE TO WORK

In 2015, about 43% of residents in the City of Apopka traveled up to 30 minutes of commute time to work. Almost half, or 49.3%, of residents in the City took 30 to 59 minutes to travel to work and only 7.4% traveled 1 hour or more. Compared to the City as a whole, the travel times for the census tracts covering the CRA – shown in **Map 5** – that show a significant difference are in the range of 1 hour or more of travel time. **Table 8** below shows the percentage of travel times to work by residents within the census tracts covering the CRA and for the City as a whole.



Table 8: Travel Time to Work

	Travel Time to Work (%)		
	Census Tract 176	Census Tract 177.03	City of Apopka
Up to 30 minutes	52.3%	40.8%	43.3%
30-59 minutes	34.4%	44.3%	49.3%
1 hour or more	13.4%	14.9%	7.4%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, 2015.

F. SOCIAL CONDITIONS

The Apopka CRA's southwest quadrant contains many of the environmental deficiencies contributing to an environment for criminal behavior that may discourage self-policing by both the residents and the community at large.

Crime occurs for various reasons, and the U.S. Department of Justice offers a few theoretical explanations for differing neighborhood crime levels. Social disorganization suggests that the ability of people to control criminal deviancy is impaired in a geographic area with constant residential turnover since social networks, informal neighbor porch gatherings, etc. cannot form. Related to a weak social network is the idea that if social efficacy is absent, whether it is from social disorganization or other reasons, crime in a neighborhood will rise. Social efficacy is the willingness of residents to intervene and self-patrol for the good of the area. Lastly, criminologists have established the broken windows theory for areas of crime concentration. This refers to the connection between well-maintained areas (tidy yards, operable windows, cars and clean-appearing buildings) and low crime rates. The connection is that the physical appearance of an area affects psychological behavior so that residents are more socially effective and engaged in crime prevention.

In general, the lack of utilities (central water and sewer) and public infrastructure (street lights, curbs and traffic-calming devices) in an area denotes a lack of public investment and may promote unsafe streets and neighborhoods.

Community Redevelopment Areas are frequently beset with crime, in addition to the physical aspects of blight and deterioration. For this reason, an increase in crime over a measured time period is an indicator of blight according to the Florida Statutes regulations for determining the extent of community redevelopment areas. Crime Prevention through Environmental Design (CPTED) is a community policing strategy that has established that there is a link between the care and transparency of geographic areas with crime rates.

Understanding some of the causes of crime and the principles of CPTED provide direction for the cures of the problem, environmental redesign and increased community policing.

Applying a CPTED model involves the systematic analysis of crime in a particular location and the application of the four (4) principles of territorial reinforcement, natural surveillance, natural access control, and management.

NATURAL SURVEILLANCE

A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out onto streets and parking areas; pedestrian -friendly sidewalks and streets; front porches; adequate night-time lighting.



TERRITORIAL REINFORCEMENT

Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments and “CPTED” fences.

NATURAL ACCESS CONTROL

Natural Access Control is a design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.

MANAGEMENT

Management refers to the operation practices and techniques that minimize potential opportunities for crime or criminal activity rather than physical or design changes to a building. These techniques can involve hours of operations, location and storage of inventory, or the interior lighting of a facility.

Community policing does not have to mean increased police presence, which may not be an effective strategy, but rather, regular police-citizen dialog and police collaboration with other city agencies (parks, utilities and code enforcement).

Specific recommendations regarding proposed use of CPTED techniques are included in the Recommendations and Implementation sections of this report.

“The proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.”

Table 9 identifies applications of crime prevention by types of land uses.

Table 9: Crime Prevention Applications

	Natural Access Control	Natural Surveillance	Territorial Reinforcement	Management
Storefront	<p>Cash register should be located in front of store near main entrance.</p> <p>Public paths should be clearly marked.</p> <p>Signs should direct patrons to parking and entrances.</p> <p>There should be no easy access to the roof.</p> <p>Rear access to shops should be provided from rear parking lots.</p>	<p>Windows should face rear parking lots for increased visibility.</p> <p>Window signs should cover no more than 15 percent of windows.</p> <p>Interior shelving and displays should be no higher than five feet for increased visibility.</p> <p>Exterior of buildings should be well lit.</p> <p>Loading areas should not create hiding places.</p>	<p>Property boundaries, where possible, should be marked with hedges, low fences or gates.</p> <p>Private areas should be easily distinguishable from public areas.</p> <p>Shops should be identified by wall signs for those parking in the rear.</p> <p>Awnings should be installed over rear doors and windows.</p>	<p>Operating hours should coincide with those of other neighboring businesses.</p> <p>Pay phones should be call-out only and under surveillance at all times.</p> <p>Interior space should be well lit.</p>



	Natural Access Control	Natural Surveillance	Territorial Reinforcement	Management
		<p>Clear visibility should be maintained from. The store to the street, sidewalk, parking areas and passing vehicles.</p> <p>Retention area should be visible from the building or street – it should be a visual amenity, not hedged or fenced off.</p> <p>All entrances should be under visual surveillance or monitored electronically.</p>	<p>Parking area should be clearly visible from the building or street.</p>	
Offices	<p>Public entrances should be clearly defined by walkways and signage.</p> <p>Building entrances should be accentuated through architectural elements, lighting, landscaping and/or paving stones.</p>	<p>Restrooms should be observable from nearby offices.</p> <p>All exterior doors should be well lit.</p> <p>Hallways should be well lit.</p> <p>Dumpsters should not create blind spots or hiding areas.</p> <p>Windows and exterior doors should be visible from the street or by neighbors.</p> <p>All four facades should have windows.</p> <p>Parking spaces should be assigned to each employee and visitor.</p> <p>Parking areas should be visible from windows, side parking areas should be visible from the street.</p>	<p>Perimeters should be defined by landscaping or fencing.</p> <p>Fences should be designed to maintain visibility from street.</p> <p>Exterior private areas should be easily distinguishable from public areas.</p> <p>Security and/or reception area should be positioned to screen all entrances.</p>	-

	Natural Access Control	Natural Surveillance	Territorial Reinforcement	Management
		<p>Parking and entrances should be observable by as many people as possible.</p> <p>Parking area and walkways should be well lit.</p> <p>Dumpster should be clearly visible.</p> <p>Shrubbery should be kept under two feet in height for visibility.</p> <p>The lower branches of existing trees should be kept at least ten feet off the ground.</p> <p>Windows should not be obstructed with signs.</p> <p>Windows and doors should have views into hallways.</p>		
Residential Hardening Multi-family	<p>Balcony railings should never be a solid opaque material or more than 42 inches high.</p> <p>Entrances into parking lots should be defined by landscaping, architectural design, or monitored by a guard.</p> <p>Dead-end spaces should be blocked by a fence or gate.</p> <p>Common building entrances should have locks that automatically lock when the door closes.</p>	<p>Exterior doors should be visible from the street or by neighbors.</p> <p>All doors that open to the outside should be well lit.</p> <p>All four facades should have windows.</p> <p>Parking spaces should be assigned to each unit located adjacent to that unit, and not marked by unit numbers.</p> <p>Visitor parking should be designated.</p>	<p>Property lines should be defined by landscaping or post and pillar fencing.</p> <p>Low shrubbery and fencing should allow visibility from the street.</p> <p>Building entrances should be accentuated by architectural elements, lighting and/or landscaping.</p> <p>Door knobs should be 40 inches from window panes.</p> <p>All buildings and residential units should be clearly identified by street</p>	



	Natural Access Control	Natural Surveillance	Territorial Reinforcement	Management
	<p>Hallways should be well lit.</p> <p>No more than four apartments should share the same entrance.</p> <p>Elevators and stairwells should be centrally located.</p> <p>Access to the building should be limited to no more than two points.</p>	<p>Parking areas should be visible from windows and doors.</p> <p>Parking areas and pedestrian walkways should be well lit.</p> <p>Recreation areas should be visible from a multitude of windows and doors.</p> <p>Dumpsters should not create blind spots or hiding areas.</p> <p>Elevators and stairwells should be clearly visible from windows and doors.</p> <p>Shrubbery should be no more than three feet high for clear visibility.</p> <p>Buildings should be sited so that the windows and doors of one unit are visible from another.</p> <p>Stairwells should be well lit and open to view; not behind solid walls.</p>	<p>address numbers that are a minimum of five inches high, and well-lit at night.</p> <p>Common doorways should have windows and be key controlled by residents.</p> <p>Mailboxes should be located next to the appropriate residences.</p>	
Parking Areas	<p>Garages should be attended or monitored openly with cameras and some monitors indicated with signs.</p> <p>Pedestrian entrances should be adjacent to vehicle entrances.</p> <p>Stairwells should be visible without solid walls.</p> <p>Elevators should be close to the main entrance with the</p>	<p>All elevators should be monitored by cameras and sound, or utilize clear materials for the entire car.</p> <p>Retaining walls should be replaced with stretched cable railings for maximum visibility.</p>		<p>There should be no free access to adjacent building without direct monitoring.</p> <p>Public and private parking spaces should be designated.</p> <p>Hours of use should reflect that of local businesses, with secure closing during nonuse hours.</p>



	Natural Access Control	Natural Surveillance	Territorial Reinforcement	Management
	<p>entire interior of the elevator in view when the doors are open.</p> <p>There should be no permanent stop button installed in elevators.</p> <p>Ground floor should be design to provide a view of the garage using wire mesh or stretch cable.</p> <p>Access should be limited to no more than two designated, monitored entrances.</p>			

Source: CPTED, 2017, S&ME , 2017



Chapter 3: Market Observations

A. DEVELOPMENT TRENDS

There has been significant private investment and development along the Main Street (U.S. 441) corridor. This development has included uses such as fast-food restaurants (sit down), drug stores, gas stations and financial institutions. Rehabilitation and improvement of existing commercial development along U.S. 441 also reflects the use of the City's new design guidelines. This recent development and improvement of the facades of some of the existing businesses is modernizing the appearance of Apopka's Main Street and reflects increased private capital investment in the area.

Additional development has also occurred immediately adjacent to the Apopka CRA, with the expansion of Florida Hospital along north Park Avenue. Continued residential redevelopment is occurring within the neighborhoods located in the CRA. These improvements are characterized by repairs or renovations, not replacement, to previously existing structures. Continued residential development activity within the City limits outside of the CRA boundaries will provide additional demand for commercial and professional services within the downtown area. Demand for entertainment services will also increase as the surrounding City population increases.

B. RESIDENTIAL DEVELOPMENT

The only multi-family residential developments located within the Apopka CRA are Promise Land East with 24 units and Apopka Townhouse Villas with 30 units. Just outside the City limits off 13th Street and Washington Street, Habitat for Humanity is building two affordable housing subdivisions with 58 lots. There is continued reinvestment and redevelopment of existing single-family and multi-family units in the Apopka CRA area; however, most of the substantial residential development is occurring outside of the CRA boundaries.

The extension of the beltway north of US 441 to SR 46 will spur additional residential development including master planned communities around the Wekiva Parkway Interchange such as Kelly Park Crossing. The Metro Orlando Economic Development Commission reports (based on US Census Bureau data) that both multi-family and single family permitting have been increasing year over year since 2009, but the amount of permitting is still significantly less than the levels experienced prior to the Great Recession. Metro-Orlando trends have also seen a larger share of permitting for multi-family, although single family permitting is still dominant. In addition, Orlando home values have increased by more than 10 percent in December 2016.

The residential development growing to the northwest and southwest of the Apopka CRA core will act as a demand stimulus for additional commercial, retail and entertainment development within the downtown core areas.

C. BUSINESS COMPOSITION

Nonresidential development within the Apopka CRA is primarily located along Main Street (U.S. 441). Commercial development along that corridor includes fast-food franchises, retail stores and financial institutions. Additional development has occurred along Central Avenue at 5th Street, including the LYNX SuperStop and the VFW facility. Based on the 2016 Department of Revenue (DOR) Land Use Codes, the land acreage within the CRA can be grouped into the following types of businesses:

- 36.3 acres of retail;
- 5.1 acres of restaurants;
- 25.4 acres of offices;
- 9.5 acres of warehouses;
- 30.9 acres of institutional uses

Figure 9: Sidewalks and Street Lights

Source: S&ME, 2017.

13% of the total acreage within the CRA. The number of vacant parcels has increased from sixty-seven (67) in 1993 to one hundred forty-two (142) in 2004 and to 183 in 2016. This significant increase in vacant parcels within the CRA is partly due to the demolition of substandard structures. Vacant lots give an impression of disinvestment and blight but also present redevelopment opportunities that are available throughout the CRA area.

According to Colliers International and the Metro Orlando EDC, late 2016 vacancy rates for office are below 10 percent. As leasing rates for Class A office space continue to climb, tenants have shifted their focus to Class B office space. The EDC reports that the retail vacancy rate for northwest Orange County was 5.4% in the fourth quarter of 2016. These figures coupled with an unemployment rate of 4.4% in November 2016 indicate the potential for positive growth in these sectors for 2017. Additional economic stimulus could be provided by a potential federal infrastructure bill being discussed in Washington D.C.

D. VACANT PROPERTIES

As of 2016, vacant parcels represent 18% of the total parcels and

Chapter 4: Tax Increment Finance Revenue Estimates

A. PROPERTY VALUATION

At the time of the adoption of the 1993 Community Redevelopment Plan, the 1992 certified taxable value of the parcels contained within the CRA was \$55,015,108, which is known as the base year value. In 2003, the taxable value was \$83,468,566. This represented a growth of \$28,453,458 in taxable value over 10 years or, on average, approximately \$2,845,346 per year. The value of property located within the CRA that was not taxable in 1993 – public buildings, institutions or religious facilities – was \$27,704,122. In 2003, the nontaxable value was \$35,081,696. These increases in overall property valuations and decrease in the percentage of nontaxable property values, as a percentage of the overall tax base (33 percent in 1993 versus 29 percent in 2003), is indicative of the increased value of private sector investment that has taken place during those 10 years. The taxable value in the Apopka CRA in 2004 was \$85,599,283, an increase of over \$2,130,000 from 2003 values.

Property valuation has increased in excess of the values anticipated in the 1993 Community Redevelopment Plan. The 1993 plan listed the estimated CRA property value in 2004 as \$85,599,283. This substantial increase in actual overestimated taxable value reflects increased private sector investment. Increasing Tax Increment Financing (TIF) revenues over historic estimates will enable the Apopka CRA to possibly accelerate the implementation of identified projects, implement additional or new projects, or increase potential leveraged funds from alternate funding sources (bonds, grants and commercial paper).

The 2016 taxable valuation for the CRA was \$98,684,347. This represents a 79% increase over the base year and a 2.5% average annual rate of increase. This historical annual rate of increase represents a measure of the private sector investment in the CRA since 1993 that may be conservatively continued for the following years. The combined 2016 year contributions by the City and County were estimated at \$341,109. Based on the current valuation of the parcels located within the CRA and current City and County millage rates, and a 2.5% annual rate of increase, the anticipated tax increment revenue (TIF) estimates for 2024 is \$7,180,100. According to the establishing CRA documents, the CRA will sunset in 2024. However, the opportunity exists to extend the operational timeframe beyond that period. Accounting for the potential to extend the CRA's lifespan, **Table 10** shows the TIF projections out to 2040, which is estimated to generate a total of \$15,586,899 in TIF revenues.

Table 10: City of Apopka TIF Revenues and Projections

Year	Final Certification Taxable Value ¹	Increment at 100%	Increment at 95%	Apopka Millage Rate	Apopka Payment @ 95%	Orange Co. Millage Rate	Orange Co. Payment @ 95%	
1992 ²	\$55,015,108	-	-	-	-	-	-	
2016 ³	\$98,684,347	\$43,669,239	\$41,485,777	3.7876	\$157,132	4.4347	\$183,977	
2017	\$101,151,456	\$46,136,348	\$43,829,530	3.7876	\$166,009	4.4347	\$194,371	
2018	\$103,680,242	\$48,665,134	\$46,231,877	3.7876	\$175,108	4.4347	\$205,025	
2019	\$106,272,248	\$51,257,140	\$48,694,283	3.7876	\$184,434	4.4347	\$215,945	
2020	\$108,929,054	\$53,913,946	\$51,218,249	3.7876	\$193,994	4.4347	\$227,138	
2021	\$111,652,281	\$56,637,173	\$53,805,314	3.7876	\$203,793	4.4347	\$238,610	
2022	\$114,443,588	\$59,428,480	\$56,457,056	3.7876	\$213,837	4.4347	\$250,370	
2023	\$117,304,677	\$62,289,569	\$59,175,091	3.7876	\$224,132	4.4347	\$262,424	
2024 ⁴	\$120,237,294	\$65,222,186	\$61,961,077	3.7876	\$234,684	4.4347	\$274,779	
2025	\$123,243,227	\$68,228,119	\$64,816,713	3.7876	\$245,500	4.4347	\$287,443	
2026	\$126,324,307	\$71,309,199	\$67,743,739	3.7876	\$256,586	4.4347	\$300,423	
2027	\$129,482,415	\$74,467,307	\$70,743,942	3.7876	\$267,950	4.4347	\$313,728	
2028	\$132,719,475	\$77,704,367	\$73,819,149	3.7876	\$279,597	4.4347	\$327,366	
2029	\$136,037,462	\$81,022,354	\$76,971,237	3.7876	\$291,536	4.4347	\$341,344	
2030	\$139,438,399	\$84,423,291	\$80,202,126	3.7876	\$303,774	4.4347	\$355,672	
2031	\$142,924,359	\$87,909,251	\$83,513,788	3.7876	\$316,317	4.4347	\$370,359	
2032	\$146,497,468	\$91,482,360	\$86,908,242	3.7876	\$329,174	4.4347	\$385,412	
2033	\$150,159,904	\$95,144,796	\$90,387,557	3.7876	\$342,352	4.4347	\$400,842	
2034	\$153,913,902	\$98,898,794	\$93,953,854	3.7876	\$355,860	4.4347	\$416,657	
2035	\$157,761,750	\$102,746,642	\$97,609,310	3.7876	\$369,705	4.4347	\$432,868	
2036	\$161,705,793	\$106,690,685	\$101,356,151	3.7876	\$383,897	4.4347	\$449,484	
2037	\$165,748,438	\$110,733,330	\$105,196,664	3.7876	\$398,443	4.4347	\$466,516	
2038	\$169,892,149	\$114,877,041	\$109,133,189	3.7876	\$413,353	4.4347	\$483,973	
2039	\$174,139,453	\$119,124,345	\$113,168,128	3.7876	\$428,636	4.4347	\$501,867	
2040 ⁵	\$178,492,939	\$123,477,831	\$117,303,940	3.7876	\$444,300	4.4347	\$520,208	
Total Apopka Payments					\$7,180,100			
						Total Orange County Payments		\$8,406,799
TOTAL TIF PROJECTED REVENUES					\$15,586,899			

Sources: Orange County Property Appraiser; S&ME, 2017.

Notes:

¹ 2017 to 2040 values are based on a historical annual valuation increase averaged at 2.5% between 1992 and 2016.

² Base year taxable value.

³ Taxable value of all parcels within the CRA, based on 2016 parcel data from the Orange County Property Appraiser.

⁴ CRA sunsets in 2024.

⁵ Showing TIF that could be generated through a potential CRA extension to 2040.



Chapter 5: Public Participation

A key component to creating effective redevelopment strategies is public participation and community input. On April 13, 2017, the City of Apopka and the Apopka Community Redevelopment Agency hosted a community workshop, facilitated by S&ME. The purpose of the workshop was to gather public input from residents, business owners, government agencies, and stakeholders in Apopka and to identify community issues, concerns, and potential projects for inclusion in the updated Redevelopment Plan. Workshop participants were introduced to the CRA's history, past and existing conditions, accomplishments. A proposed list of preliminary programs and projects was presented for discussion.

The first portion of the Community Workshop was an education primer on Community Redevelopment Agencies. The Apopka City Attorney provided an educational briefing to the CRA Board and Workshop attendees that addressed the legal background for the establishment of the Community Redevelopment Act, the operational and reporting requirements of Community Redevelopment Agencies and items that are addressed through the strategies and objectives presented in Community Redevelopment Plans.

The second portion of the Workshop was a detailed presentation of the Apopka Community Redevelopment Plan update process, the existing conditions within the CRA, observed conditions of blight, proposed redevelopment strategies and proposed CRA programming and activities to address conditions of blight. The Apopka CRA Director discussed the long-range redevelopment objectives of the CRA and potential programming and activities.

Following the presentation a public comments and discussion session was held. Workshop participants presented questions and comments to the CRA Board and CRA staff. Public comments and topics of discussion addressed:

- Public Safety
- Public Participation
- Accessibility
- Small Business Assistance programming
- Residential Improvement programming
- New Residential and Mixed-Use development
- Park and Public Space Improvements

The comments and discussion items raised by the Public Workshop participants have been incorporated into the CRA programming, projects and activities contained in the Community Redevelopment Plan.

Chapter 6: General Recommendations

The purpose of this plan update was to revisit the vision adopted as part of the original redevelopment plan. This revisit and analysis has supplemented the widespread goals and objectives that were established in the original plan. The following Objectives and Strategies provide the underpinning guidance and parameters for future CRA projects and programming. The work of the CRA Plan shall only be carried out in a manner that is in accordance with and consistent with the intent of the CRA's Goals, Objectives and Strategies:

- Goal: To unify Apopka's physical form
 - Objective: To unify Apopka by enhancing and maintaining a consistent quality and "home town" appearance.
 - Administration Strategy – Update Design Guidelines for the CRA
 - Projects Strategy – Update the Comprehensive Plan and Land Development Codes, as needed.
 - Projects Strategy – Develop a land acquisition strategy and land lease strategy which enhances the downtown and effectuates this redevelopment plan
 - Infrastructure Strategy – Develop direction signage (wayfinding) and gateway features
 - Infrastructure Strategy – Continue to enhance the streetscape of CRA roadway
- Goal: To create a sense of vitality
 - Objective: Beautification.
 - Administration Strategy – Develop an awards program that recognizes beautification efforts
 - Economic Development Activities Strategy – Create a program which recognizes historical projects
 - Economic Development Activities Strategy – Create a Façade Improvement Grant Program
 - Infrastructure Strategy – Develop direction signage (wayfinding) and gateway features
 - Infrastructure Strategy – Develop new public spaces and parks and maintain and improve public spaces and parks within the CRA
 - Infrastructure Strategy – Continue to enhance the streetscape of CRA roadway
 - Objective: To advocate provisions for adequate housing in good condition and with complete facilities.
 - Projects Strategy – Update the City's historical survey.
 - Economic Development Activities Strategy - Implement a residential renovations incentive program
 - Land Development Regulations – Evaluate and update for compatible residential development.
 - Objective: To promote Public and Private Investment.
 - Projects Strategy – Update the Comprehensive Plan and Land Development Codes, as needed.



- Infrastructure Strategy – Develop master plans and programs for installation, replacement or upgrading of infrastructure such as roads, potable water, sanitary sewer, reclaimed water, electric, gas, and stormwater
 - Business Support Strategy – Evaluate and utilize, where appropriate, State, Regional and National regulatory and financial incentives.
 - Objective: To provide appropriate density supportive of redevelopment
 - Projects Strategy – Update the Comprehensive Plan and Land Development Codes, as needed.
 - Objective: To encourage Mixed Use Residential and Non-residential uses
 - Projects Strategy – Update the Comprehensive Plan and Land Development Codes, as needed.
- Goal: To promote the retention and growth of business and residential development
 - Objective: Advocate for the continuation of the CRA
 - Administration Strategy – Continue to advocate and lobby for legislative support of CRA’s.
 - Business Support Strategy – Continue the CRA’s business visitation and outreach program
 - Business Support Strategy – Coordinate with City of Apopka Police Department to evaluate the applicability and support of Community Oriented Policing programming and activities within the CRA.
 - Objective: Recognize development and redevelopment efforts in the CRA
 - Administration Strategy – Develop an awards program which recognizes development and redevelopment efforts
 - Objective: Promote existing businesses within the CRA
 - Projects Strategy – Develop a business retention plan
 - Economic Development Activities Strategy – Create a marketing/promotions strategy
 - Business Support Strategy – Evaluate and utilize where appropriate State, Regional and National regulatory and financial incentives.
 - Economic Development Activities Strategy – continue community-based efforts with project support and contracting for events
 - Business Support Strategy – Continue the CRA’s business visitation and outreach program
- Goal: Protect Existing Resources and Increase Resources
 - Objective: Provide for infrastructure to support business and residential
 - Projects Strategy – Prepare a master parking plan to identify available and potential parking to support the CRA
 - Infrastructure Strategy – Prepare a plan and implementation program for the Fifth Street parking lot
 - Infrastructure Strategy – Prepare a master plan for the Station Street public space (Downtown Area Triangle).

Physical, social, and demographic conditions have changed since the creation of the original plan and so has the public perception and preferences. The first part of this report outlined those changes. This section outlines a series of realistic and financially feasible implementation tasks and strategies that will assist the City and private development to achieve the primary goals and objectives of the CRA. The following issues played an important role in the design of the proposed vision plan for the CRA:

- Outdated regulations that encourage single-use developments and stand-alone buildings
- Site size and the lack of adequate space to meet Code requirements (parking, stormwater, etc.)
- Heavy traffic on U.S. 441, although the volumes have decreased over the last ten years.
- Historic character of the CRA/CBD
- The need to protect established residential neighborhoods from incompatible types of nonresidential uses
- The lack of pedestrian amenities
- The public desire to guide private development into creating a walkable and vibrant atmosphere
- Enhancement of the identity of the downtown
- Parking safety in downtown
- The need to retain existing and attract new businesses

The following sections detail the strategies enumerated above.

A. ADMINISTRATION

CRA LEGISLATIVE SUPPORT

The Community Redevelopment Agency supports the efforts to enhance and/or maintain the ability of CRA's to function as originally intended and in accordance with State law. Past and recent challenges to the CRA legislation as provided in Chapter 163, Part III, Florida Statutes, has been aimed at stripping CRA's from their ability to function as originally intended.

AWARD PROGRAM

Recognizing those businesses which have gone above and beyond the normal aspect of their actual business should be recognized. This recognition can be done through development an award or certificate program such as a "Golden Brick" award for outstanding redevelopment/renovation efforts; a "Community Contribution" award; a "Business or Economic Improvement Contribution" award; or, a Certificate of Appreciation. These awards could be applied to residential and non-residential projects.

DESIGN GUIDELINES UPDATE

With a new focus on mixed use, the City will need to revisit the adopted design guidelines to ensure consistency with the goals of this plan.

Although hampered by the Great Recession, the CRA area has started to show positive signs of redevelopment activity in the past few years. New buildings have been built consistent with the adopted design standards, existing sites have been improved, and public projects such as the West Orange Trail and bridge have brought positive changes to the area. However, new development has continued to follow the same suburban pattern of the seventies and eighties – self-contained developments with their own parking, buffers, stormwater and signage. The current City land use and Euclidian-type zoning regulations encourage the development of single uses in stand-alone buildings. If the CRA area is intended to become a vibrant area, housing a variety of uses and offering a wide range of housing opportunities, the regulations will need to be reviewed to address the issues outlined below.



The adopted development design guidelines have significantly improved the appearance of recent development within the CRA. However, the impact has not been very effective on the general urban form of the area. A form-based code is recommended to guide development into creating a more adequate urban form.

In addition, the City should consider going into a public-private partnership to develop a "model mixed-use project" - a pedestrian- oriented, mixed-use complex to grow from. Visibility and presence on US 441 is important but the focus of the project doesn't necessarily have to be on that road. It may be designed to be perpendicular to that street, drawing pedestrians into the areas behind the vehicular corridor.

Continued evaluation of opportunities to increase pedestrian amenities and features should be pursued by the CRA. The relocation of parking areas to the rear of buildings, improved landscaping, streetscape and improved pedestrian features coupled with the City's design guidelines will continue to improve the urban form of the Apopka CRA. If a successful pedestrian core can be developed, it typically spawns development similar in appearance. Specific streetscape and traffic recommendations are discussed in detail in the following sections.

Provision for a safe and pleasant environment for pedestrians and bicycles must be provided and maintained. Good planning and design of businesses and facilities can help with this requirement. Crime Prevention Through Environmental Design (CPTED) is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures or in the design of neighborhoods.

CPTED principles can be applied easily and inexpensively to buildings or during remodeling, and have been implemented in communities across the nation. The results have been impressive; in some CPTED communities, criminal activity has decreased by as much as 40 percent. CPTED design eliminates or reduces criminal behavior and at the same time encourages people to "keep an eye out" for each other and creates an effective environment that results in a safer more livable community.

There are separate guidelines for each of the strategies listed below, which, as a homeowner, builder or remodeler, can be applied to reduce the fear and incidence of crime and improve the quality of life.

There are four overlapping CPTED strategies.

1. Natural Surveillance - A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.

2. Territorial Reinforcement - Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and 'CPTED' fences.

3. Natural Access Control - A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.

4. Target Hardening - Accomplished by features that prohibit entry or access: window locks dead bolts for doors, interior door hinges.

LAND USE

As mentioned previously, the City needs to consider establishing a form-based code for the downtown area, which could function parallel to the zoning code. Both the Future Land Use Map, and the zoning map and



regulations should encourage, through development incentives or as a requirement, the appropriate mix of uses not just from parcel to parcel but also within single sites. A form-based code would take care of the creation of a mixed-use corridor while achieving the desired urban form. With a new focus on development type, rather than on separation of uses, the City will need to revisit Floor Area Ratios, setbacks, buffers, landscaping, densities and other dimensional requirements to ensure the success of these developments and the area as a whole.

The City should consider limiting or prohibiting new or expanded industrial uses in the downtown. The few industrial uses currently in the downtown may have been appropriate in the past, but with a focus on mixed commercial, office and residential uses, the industrial component needs to be minimized.

HEIGHT

The width of U.S. 441 and the need to frame the street may justify the increase of building height along this corridor. The maximum building height within the CRA is seventy-five (75) feet.

SETBACKS

Setbacks should be addressed based on urban form. A form-based code would determine building setbacks based on the use and location of a building within the district rather than based on the zoning classification.

DENSITY

The residential use component within the CRA will be very critical to maintain the vitality of the area. The zoning regulations need to be set up to address the combination of various types of uses on a single site. Density is a very sensitive issue because most people associate high density with depressed and congested areas, when in reality it can be designed minimizing the negative impacts. The City should reconsider current density caps to determine if they are adequate for the creation of a vibrant downtown. It is a well-known fact that the separation of uses and the density limits typical of Euclidian zoning codes have contributed to excessive consumption of land in America, and especially in Florida.

LOT SIZE

Another important consideration when trying to attract mixed-use development to the CRA is the adequacy of sites to accommodate the required facilities and improvements. As noted in the Existing Conditions section, most of the lots in the CRA are inadequate to fully satisfy the contemporary needs of commercial and office uses, or to accommodate mixed-use. The small size of some of the older lots in the CRA also preclude, or make more difficult, development and redevelopment activities. The City needs to prepare area-wide parking and stormwater plans to minimize the impact of parking lots and retention ponds on the urban form and walkability of the area (explained in more detail in the Infrastructure Section).

Similarly, the Apopka CRA should evaluate opportunities to land bank and to assemble sub-standard parcels into more easily developed parcels to encourage development and updating of the downtown. Parcels may be assembled or aggregated through purchase, the potential use of eminent domain, or through encouraging the private sector to assemble parcels. The CRA may wish to evaluate potential use of a 'self-assembly' incentive program by which the City/CRA may assist private property owners to assemble parcels into larger, more easily developed parcels. The incentives that may be provided by the City/ CRA to the private 'assembler' could include title research, mapping assistance, coordination with potential developers and surveying services. The assembler would be required to enter into a development agreement with the City/CRA that would outline the parcels being assembled and the assembler's intent to develop the property within 12 months.

HISTORIC PROPERTIES

The City should consider updating the survey of historic properties to identify structures that have become significant since the 1990 survey, and to prepare a list of those that would be eligible for becoming local or national historic landmarks.



CRA REPRESENTATION AND LEGISLATIVE SUPPORT

Representation for the CRA can be provided when and where needed for the promotion of events, projects, and uses within the CRA district.

B. PROJECTS

PARKING STUDY

The CRA will evaluate City’s downtown parking conditions and current regulations to identify parking needs and programming or regulatory revisions that may be needed within the CRA.

LAND ACQUISITION AND SELLING/LEASING OF PUBLIC LAND

Current and new projects may require the acquisition of property. Potential projects which may require additional projects may include but are not limited to: parking (5th Street Parking Lot), infrastructure, streetscape, trails, parks, incubator, etc. The CRA must also develop processes, standards, and controls for the selling or leasing of public lands.

BUSINESS RETENTION PLAN

Small businesses sometimes lack information or financial resources needed to grow or sustain themselves. The CRA promotes small business growth and expansion by providing information on incentive programs, grants, loans, and property availability. The CRA should also coordinate with merchant associations and the Chamber of Commerce to ensure that small businesses have knowledge of and access to support services such as training and job recruitment. It is important to determine if existing businesses are failing, and if so, for what reasons. It is important to analyze those reasons and be able to tailor programs to assist existing businesses in the CRA. This could also include a consumer survey and marketing analysis.

UPDATE HISTORICAL SURVEY

The City of Apopka conducted a historical resources survey in 1990. Most of the historical resources in the City are concentrated in the CRA area. Since the survey is over 25 years old, it would seem appropriate to update it.

DOWNTOWN APOPKA TRIANGLE (DAT)

Develop the Downtown Apopka Triangle (DAT) – along Station Street between Marvin C. Zanders Avenue and S Central Avenue – as a main focal point of Downtown Apopka and as part of a newly established Station Street District that focuses on arts and culture, entertainment, mixed-uses, and a pedestrian-friendly environment. The DAT may be supported by a parking garage and a trolley system and has the potential to become a base for a farmer’s market, community gardens, restaurants, and special events. A Station Street District master plan should be created to identify action steps and capital improvements.

C. ECONOMIC DEVELOPMENT ACTIVITIES

HISTORICAL PROPERTY RECOGNITION

Properties of local significance and national registry properties are a valuable asset to Apopka. Recognition of these properties may be accomplished in various ways such as the national registry (if eligible), community awards or presentations. A historical marker program can help identify historic properties and encourage their protection. Historical surveys are also a valuable means to document historical properties, and the CRA could support this process. The last historical survey was conducted in 1990. Historical property information may be made available through brochures, media special events, historical markers and education programs.



MARKETING/PROMOTIONS

The CRA shall work with the County and State agencies to provide sufficient funding for marketing including local and regional promotions. Special events and activities should be developed as part of a sound marketing and promotional strategy.

COMMUNITY BASED EFFORTS

This action item covers a number of areas which include the following:

- Support of community based organizations for the promotion of the CRA district.
- Involvement of the community during project development, depending on the project.
- Development of partnerships for landscaping and beautification projects. These can include painting programs, landscaping and lot clean up.

FAÇADE IMPROVEMENT GRANTS

Matching grants for facade improvements could be managed and/or funded by the CRA. Funds may be combined with other grants when possible. Adherence with proper building and zoning codes must be completed when and where required.

RESIDENTIAL RENOVATION INCENTIVE PROGRAM

The CRA should consider incentivizing the repair and renovation of residential structures through a grant program. There could be matching grants or vouchers for rehabilitation, exterior painting, and/or consulting services such as general contractors, structural engineers, or architects.

RESIDENTIAL UTILITY ASSISTANCE PROGRAM

A new single-family construction program of infill lots to assist with impact fees, helping to create affordable housing.

LAND DEVELOPMENT REGULATIONS

The City of Apopka should evaluate and update its Land Development Regulations to encourage the development of compatible residential uses within the CRA.

D. INFRASTRUCTURE

Infrastructure improvements are vital to supporting the public and private reinvestment efforts in a redevelopment area. Improvements to roadways, stormwater facilities, water systems, and sanitary sewer systems, as well as other neighborhood improvements and the relocation of overhead utility lines to underground are all designed to serve as a catalyst for community redevelopment.

Continued maintenance, replacement and upgrade of utilities will be needed in the future. The roads in the CRA are adequate, however future needs may require additional construction (crosswalks), maintenance (repaving and restriping), or traffic calming devices to help manage traffic and maintain pedestrian safety. Main Street was repaved in 2016. The provision in the CRA Plan for these items is needed to continue services in the CRA district.

SIGNAGE

Signage helps provide people with a variety of information including the location of the downtown, parking, shopping, recreational uses (West Orange Trail), governmental (City Hall, Police, etc.), and even events within the CRA district. A coordinated and visually recognizable system of directional signage needs to be developed and used throughout the district to provide a sense of place and belonging within the district. Use of sign design, colors and location can aid in this type of system.



GATEWAYS

Gateways serve as grand entrances to an area and create a sense of place and arrival. They can be as simple as a corner town clock or as elaborate as a drive-through archway. A change in pavement color and texture, as well as a change in landscaping will set gateways and key intersections apart. Vertical elements like tall palms or decorative columns energize a space and add dramatic interest.

The intersection of U.S. 441 and S.R. 436 holds great potential for making a memorable gateway. Large letters spelling "APOPKA" could be attached to the guardrails, similar to those found on the I-4 and Conroy Road overpass. The City name could be illuminated, as well as City and County Seals on the supports. The application guidelines and a Community Identification Structures and Landscape (CISL) booklet may be obtained from FDOT.

There is a small City of Apopka sign at the south end of Park Avenue. If this sign were larger and framed by attractive landscaping it would make a nice entrance feature. This sign could then be repeated at other entry points and become a recognized symbol of the Apopka CRA.

PARKS AND PUBLIC SPACES

The CRA shall support maintenance of existing public spaces and park within the CRA and identify opportunities to develop, install or construct new public space and parks within the CRA.

STREETSCAPES

One of the most effective means for unifying and improving the appearance of downtown is the use of streetscape improvements. Streetscape improvements include decorative street lighting, street furniture (benches, trash receptacles, bike racks), unified signage, sidewalk improvements, underground utilities, and landscaping, among others. The changes can often be dramatic; sending a message to the community that redevelopment has begun and will be successful. Streetscape enhancements also establish an overall design theme to guide other renovation efforts. Murals, public art, historic signs, and the use of brick pavers are other popular and effective aesthetic enhancements.

The various streetscape improvement projects should be planned and coordinated as part of a master plan. Accordingly, the CRA shall retain an urban planning/design firm to investigate options and prepare a Master Streetscape Plan.

EAST 6TH STREET PROMENADE

According to the Grow Apopka Vision 2025 report, “the East 6th Street Promenade, which connects Martin’s Pond (City Center) to South Park Avenue, would potentially include narrowing roads, traffic calming, up-graded street lighting with banners, street furniture, and landscaping for shading. The Promenade would assist in connecting the Station Street project to the West Orange Trail.

5TH STREET PARKING LOT

The goals would be to open the Fifth Street parking to the public with the City acquiring private interests in the property. The lot would be resurfaced and landscaped. Before resurfacing, base and sub-base components could be installed which would permit structured parking the future. The parking lot would complement and support the Station Street project and its availability to the public would be provided as part of a wayfinding program.

DOWNTOWN APOPKA TRIANGLE (DAT) & STATION STREET DISTRICT

Implement the Station Street District master plan to direct the acquisition, funding, and capital improvements of projects. Local rights-of-way might be vacated to create a larger common space (approximately 3.5 acres of space). Fourth Street may be re-routed and the new configuration of common property would allow



potentially for the provision of additional public parking. Station Street should be linked to the West Orange Trail through the downtown.

E. BUSINESS SUPPORT

IMPACT FEE ASSISTANCE GRANT

Grants may be awarded based on investment in brick and mortar improvements or job creation. The grants would off-set all or a portion of the impact fee assessment. Also, assistance may be rendered by allowing a business/developer to pay the impact fees over an extended period of time with little or no interest.

COOPERATIVE ADVERTISING & PROMOTION

One possibility to promote the businesses within the CRA can be done through cooperative advertising. An organization can team with a sponsor or groups of businesses can pool their efforts and funds to produce advertising together, instead of separately. Visitors and Convention Bureau or Tourist Development Council, athletic and special event promoters, and the Economic Development Commission should all be sought as possible partners for various CRA related activities. Advertising shall be designed specifically to promote redevelopment activities within the CRA.

COMMUNITY ORIENTED POLICING PROGRAMS

The CRA, in close coordination with the Apopka Police Department, should evaluate the opportunity and utility of establishing a Community Oriented Policing program within the CRA.

BUILDING CODE COMPLIANCE AND BUILDING FEE REFUND PROGRAMS

The CRA should investigate establishing funding for assisting businesses, homeowners, and developers with the cost of bringing buildings into compliance with current codes. The incentives would include off-setting all or a portion of the improvements to bring a building into compliance.

Assistance through refunding building permit fees should be investigated. In either case, standards and requirements should be established to implement these programs.

PUBLIC-PRIVATE PARTNERSHIPS (P3)

The City of Apopka shall examine opportunities for public-private partnerships to encourage the redevelopment of compatible residential and non-residential uses within the CRA.

LOANS & GRANTS

CRA Loan Pool - Development of a local loan pool for the CRA district can be completed with the support of local banks. These funds would be sponsored and approved through each sponsoring bank for renovations. Loan pools can provide low interest funding for business redevelopment or improvements. Loan pools may be developed for commercial and housing use, depending on the direction from the CRA.

FEDERAL AND STATE PROGRAMS

The City of Apopka and the CRA shall examine the opportunities to utilize existing state, regional, and federal regulatory and financial incentive programs, such as brownfield grant funding and state programs, to encourage redevelopment within the CRA.



Chapter 7: Conceptual Master Plan and Recommendations

Portions of three primary streets were targeted for streetscape analysis and recommendations. A section of Main Street (U.S. 441), Central Avenue and 5th Street were studied. The streetscape recommendations included in the following pages could be applied to other streets of similar widths and similar urban form.

Figure 12 presents a potential streetscape treatment for a section of Main Street (US 441) at the intersections of Hawthorne Avenue and 1st Street. Figure 13 shows a potential streetscape treatment for 5th Street from Central Avenue to Park Avenue.

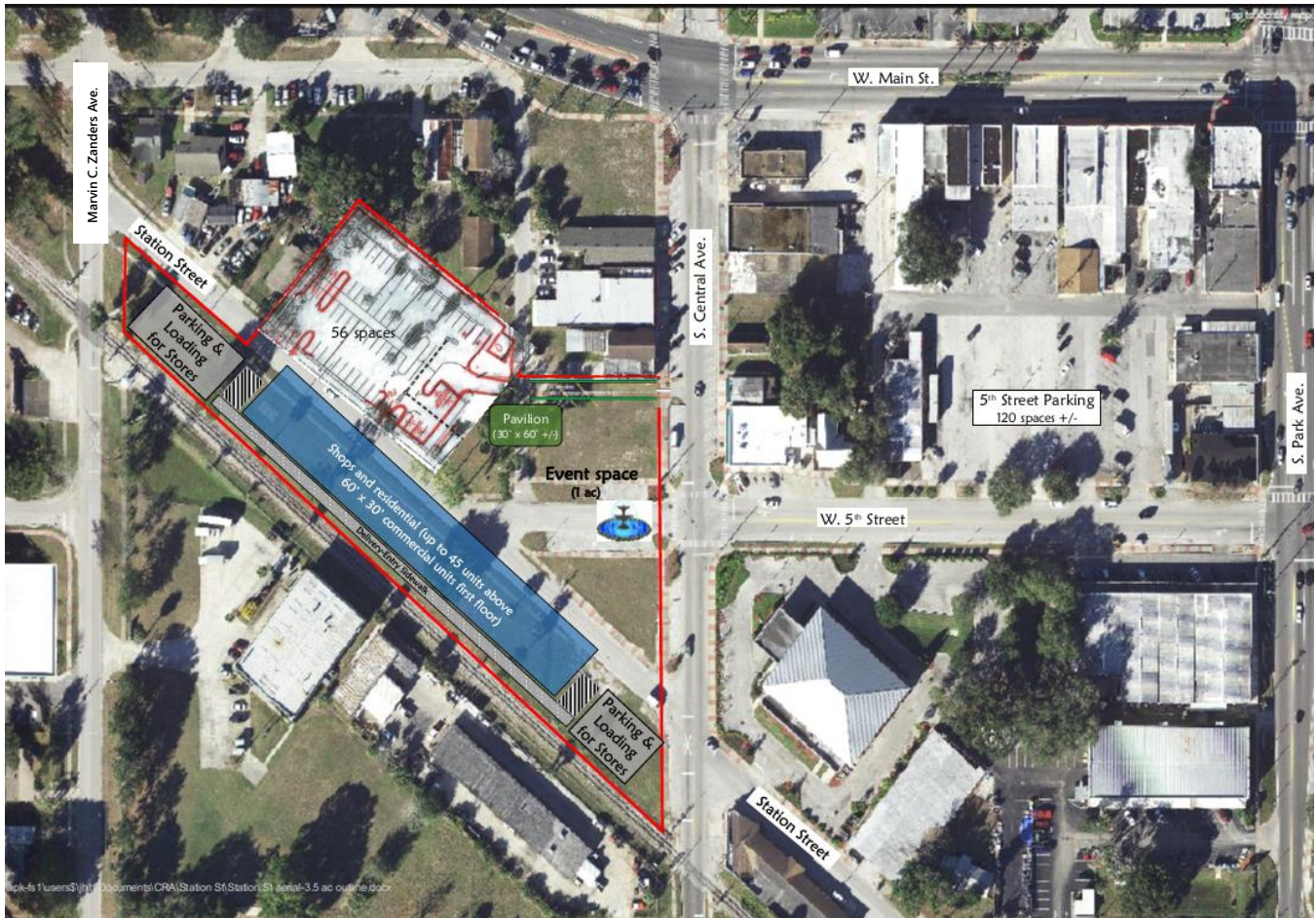
Figure 10 presents a conceptual recommendation for portions Main Street, 5th Street and Central Avenue. Figure 11 presents an alternative conceptual plan for the 5th Street and Central Avenue intersection and introduces the Downtown Apopka Triangle concept.

Figure 10: Main Street, 5th Street, and Central Avenue Redevelopment Concept Alternative



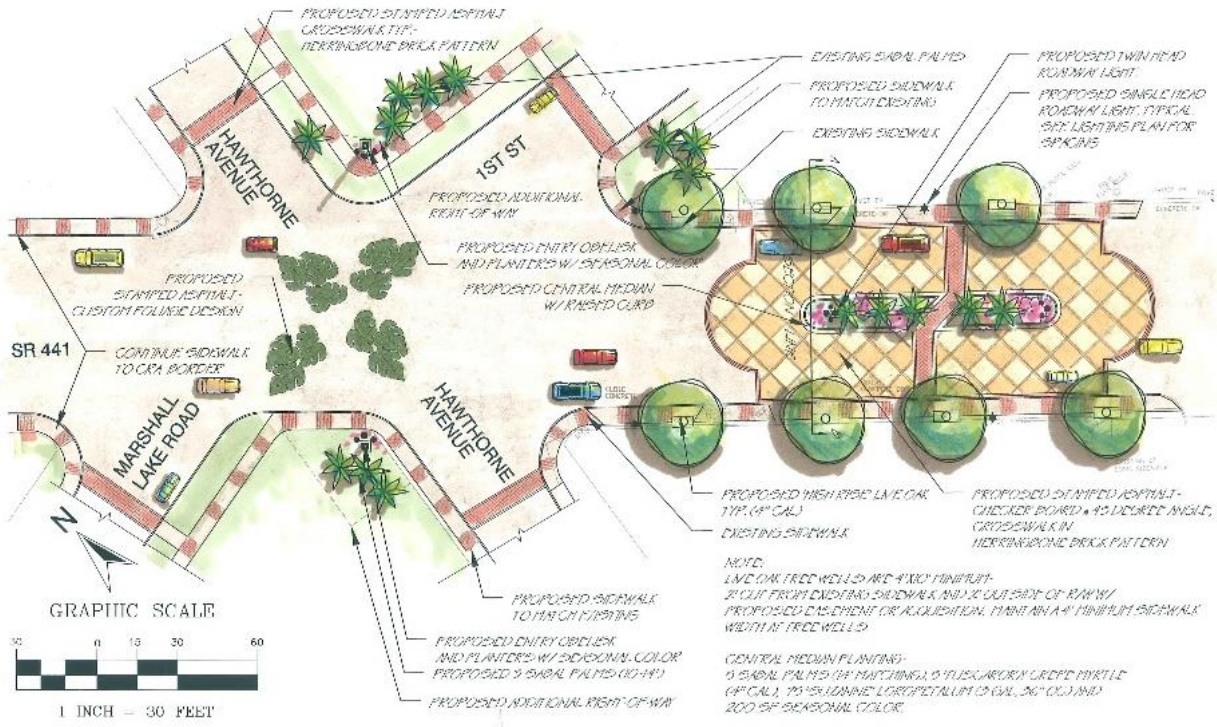
Sources: Land Design Innovations 2007; S&ME.

Figure 11: 5th Street and Central Avenue Redevelopment Concept Alternative (Downtown Apopka Triangle)



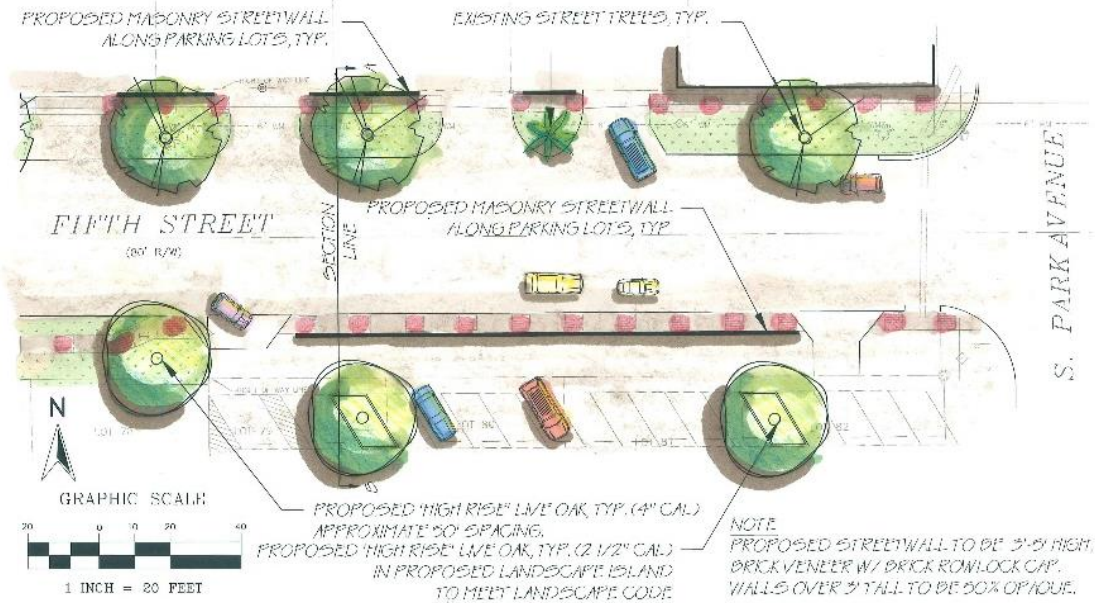
Source: City of Apopka, 2017.

Figure 12: Main Street and Hawthorne Avenue Streetscape



Sources: Land Design Innovations, 2007; S&ME, 2017.

Figure 13: 5th Street and Park Avenue Streetscape



Sources: Land Design Innovations, 2007; S&ME, 2017.

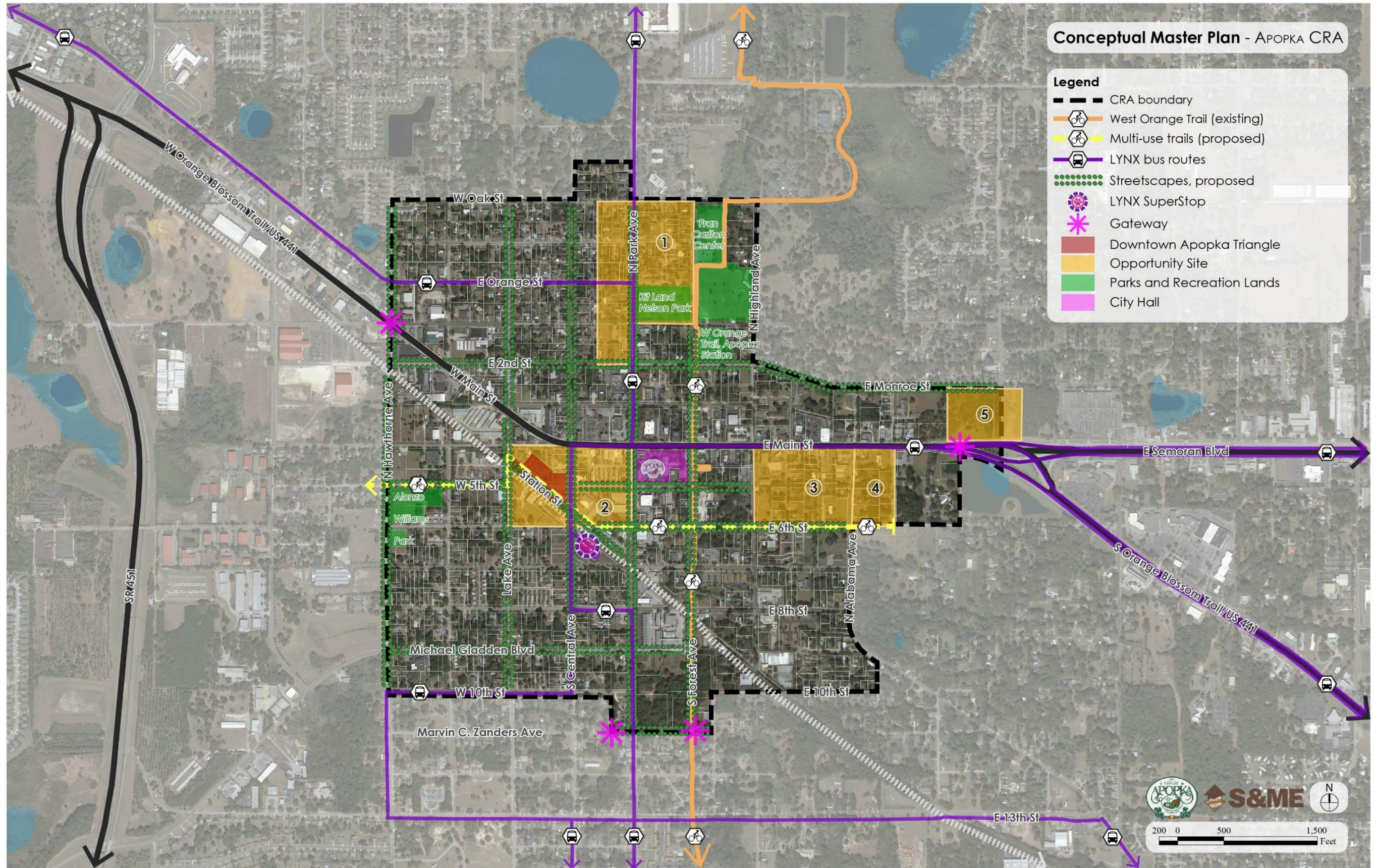


NEIGHBORHOOD IMPACT STATEMENT

The proposed projects and programs are not anticipated to impact or require relocation of any low or moderate income housing areas within the CRA district. Each of the proposed projects, catalyst projects and other development within the CRA district will be evaluated for potential impacts upon the surrounding areas addressing traffic circulation, environmental impacts, availability of community facilities, effects on school populations and other potential impacts upon the physical and social quality of life during the planning and design phase of each project. Any potential negative impacts will be mitigated to the maximum extent possible.



Map 7: Conceptual Master Plan



OPPORTUNITY SITES

The Opportunity Sites, shown on the Conceptual Master Plan, present key, strategic areas within the Apopka CRA for redevelopment. The location, existing land uses, future land uses, and zoning designations of each site create unique opportunities for redevelopment into a wide range of uses, including mixed-uses, neighborhood residential uses, and supporting commercial uses. The Opportunity Sites 1 through 5 are described below in more detail.

OPPORTUNITY SITE 1

Opportunity Site 1 is located in the northern part of the CRA south of W Oak Street. The site is bound on the north by East Oak Street, Central Avenue to the west, W Orange Trail to the east, and E 2nd Street to the south. The site is comprised of 63 parcels, covering a total parcel area – excluding right-of-ways – of 27.65 acres. The site is bisected by Park Avenue, which connects to Main Street and runs adjacent to City Hall. Kit Land Nelson Park is located within the opportunity site and both the Fran Carlton Center and the West Orange Trail are located adjacent to the site's its eastern edge. The Florida Hospital Apopka is situated to the north of the opportunity site. Eight (8) parcels within the opportunity site are vacant and the majority of the surrounding existing and future land uses are Single Family Residential and Low Density Residential, respectively. These amenities and conditions make it an attractive site for redevelopment into office, multi-family, supporting retail, and mixed uses.



- Location: South of East Oak Street, North of E 2nd Street, West of W Orange Trail, and East of Central Avenue.
- Current Use: Single-family residential, multi-family residential, retail, office, other commercial services, institutional, recreation, utilities, and vacant lands.
- Zoning: Residential Single-Family R-1AA, Professional Office/Institutional PO/I, Retail Commercial C-1, and Parks and Recreation.
- Future Land Use: Low Density Residential, Office, Parks/Recreation.

OPPORTUNITY SITE 2

Opportunity Site 2 is located within the Downtown Development Overlay District on the south side of US 441 between East 6th Street and MA Board Street. The site is bound on the East by South Park Avenue (aka Clarcona Road) and on the West by Marvin C. Zanders Avenue. The overall 17.87 acre Opportunity site is comprised of 49 parcels and is bisected by CSX Rail line and includes the Apopka Community Center VFW Post and a wide range of retail and commercial services along US 441, South Park Avenue and Central Avenue. The center of this Opportunity Site is the site of the CRA’s proposed Downtown Apopka Triangle mixed-use redevelopment project. The south end of this Opportunity Site fronts East 6th Street and will front the cross-town bicycle trail. This site would be an ideal location for a more urban development pattern mixed-use development with an increased intensity commercial development that would benefit from the site’s central downtown location, proximity to the Downtown Apopka Triangle project, proximity to the Lynx Super Stop and location on the East 6th Street cross-town bicycle trail.



- Location: South of US 441 and North of East 6th Street bounded on the East by South Park Avenue (aka Clarcona Road) Avenue and on the West by Marvin C Zanders Avenue.
- Current Use: Single family residential, office, retail, vacant, public lands, institutional (Community Center VFW), industrial, railroad.
- Zoning: Retail Commercial C-1, General Commercial C-2, Wholesale Commercial C-3.
- Future Land Use: Commercial.

OPPORTUNITY SITE 3

Opportunity Site 3 is located on the south side of US 441 between East 6th Street and US 441 to the West of Opportunity Site #4 on the eastern side of Apopka adjacent to the Central Businesses District. This 16.67 acre site is comprised of 35 parcels and is bisected by Midland Avenue and partially bisected by Oakland Avenue. US 441 frontage is developed with a commercial and retail uses. The south end of this Opportunity Site fronts East 6th Street and will be the eastern terminus of a cross-town bicycle trail. This site would be an ideal potential location for a mixed-use planned development, neighborhood-scale commercial development and/or residential development that would benefit from the site’s proximity to downtown and location on the East 6th Street cross-town bicycle trail.



- Location: South of US 441 and North of East 6th Street bounded on the East by Alabama Avenue and on the West by South Highland Avenue.
- Current Use: Single family residential, commercial, vacant, institutional (Church).
- Zoning: General Commercial C-2, Retail Commercial C-1, Residential Single Family R-1AA, Residential Multiple Family R-3.
- Future Land Use: Low Density Residential, Commercial.

OPPORTUNITY SITE 4

Opportunity Site 4 is located on the south side of US 441 between East 6th Street and US 441 on the eastern side of Apopka. This 7.68 acre site is comprised of 10 parcels. US 441 frontage is developed with a Burger King and a convenience store/gas station. 3 of the 10 parcels are vacant (1.57 acres), while the remaining 7 parcels (6.11 acres) are developed with single-family residential and the aforementioned commercial development along US 441 frontage. The south end of this Opportunity Site fronts East 6th Street and will be the eastern terminus of a cross-town bicycle trail providing quick access to the West Orange Trail. This site would be an ideal potential location for a mixed-use, neighborhood-scale commercial development and/or residential development that would benefit from the site’s proximity to downtown and location on the East 6th Street cross-town bicycle trail.

- Location: South of US 441 and North of East 6th Street bounded on the East by South McGee Avenue and on the West by Alabama Avenue.
- Current Use: Single family residential, commercial, vacant.
- Zoning: General Commercial C-2, Retail Commercial C-1, Planned Unit Development PUD, Residential Single Family R-1AA.
- Future Land Use: Low Density Residential, Commercial.

OPPORTUNITY SITE 5

Opportunity Site 5 Opportunity Site #5 is located at the intersection of SR 436 and US 441 on the eastern gateway of Apopka. This 6.42 acre City-owned parcel is located on the City's main commercial corridor with over 40,000 daily traffic trips. This site would be an ideal potential location for a mixed-use development that would benefit from the site's street visibility high daily traffic volumes.

- Location: US 441 and SR 436.
- Current Use: Vacant.
- Zoning: Residential Multiple Family R-3, Retail Commercial C-1.
- Future Land Use: Mixed Use, Commercial.



Chapter 8: Implementation Plan

The following narrative tables outline a twenty-three year implementation strategy for this Redevelopment Plan.

Strategies, Action Items, Program, & Projects	Timeframe			
	Short	Medium	Long	Extended
	2017-2021	2022-2026	2027-2030	2031-2040
Administration				
Design Guidelines Update	✓			
Awards Program	✓	✓	✓	✓
CRA Legislative Support	✓	✓	✓	✓
Projects				
Parking Study	✓			
Land Acquisition for projects		✓	✓	✓
Business Retention Plan	✓			
Update Historical Survey	✓			
Downtown Apopka Triangle	✓			
Economic Development Activities				
Historical Projects Recognition	✓	✓	✓	✓
Marketing/Promotions	✓	✓	✓	✓
Community-based Efforts - Project support, contracting for events	✓	✓	✓	✓
Façade improvement Grants - P3 partnership program	✓	✓	✓	✓
Residential Renovation Incentive Program	✓	✓	✓	✓
Residential Utility Program	✓	✓	✓	✓
Land Development Regulations	✓		✓	
Infrastructure				
Directional Signage and Gateways	✓			
Parks and Public Spaces	✓	✓	✓	✓
Streetscape	✓	✓	✓	✓
Roads, Water, Sewer, Electrical	✓	✓	✓	✓
Fifth Street Parking Lot	✓	✓		
Station Street Public Space Master Planning (DAT)	✓	✓		
Business Support				
Impact Fee Assistance Grant	✓	✓	✓	✓
Co-op Advertising and Promotion	✓	✓	✓	✓
Community Oriented Policing Programs	✓	✓	✓	✓
Building Code Compliance Grant	✓	✓	✓	✓
Building Fee Refund Program	✓	✓	✓	✓
Public-Private Partnerships (P3)	✓	✓	✓	✓
State, Regional, National Regulatory and Financial Incentives	✓	✓	✓	✓

Chapter 9: Consistency with Florida Statutes

The aforementioned projects, programs and implementation plan is consistent with applicable state laws (FS Chapter 163.362) regarding the contents of Community Redevelopment Plans. The Community Redevelopment Plan contains:

- Legal Description of the community redevelopment area (see Appendices).
- The approximate amount of open space and street layout (Chapter 7, Conceptual Master Plan and Recommendations; Chapter 2, Existing Conditions).
- Limitations on type, size, height, number and proposed use of buildings (Chapter 2, Existing Conditions)
- Approximate number of dwelling units (Chapter 2, Existing Conditions).
- Property intended for use as public parks, recreation areas, streets, public utilities and public improvements (Chapter 7, Conceptual Master Plan and Recommendations).
- Anticipated impact on residents (Chapter 7, Conceptual Master Plan and Recommendations).
- Identified publicly funded capital projects within CRA (Chapter 8, Implementation Plan).
- Adequate safeguards that the work of the redevelopment plan will be carried out pursuant to the plan (Chapter 5, General Recommendations).
- Provisions for retention of controls and the establishment of any restrictions or covenants running with the land or sold or leased for private use for such periods of time and under such conditions as the governing board deems necessary to effectuate the redevelopment purpose (Chapter 5, General Recommendations).
- Provides assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area (Chapter 7, Conceptual Master Plan and Recommendations).

Note: The original term of the Apopka CRA shall expire on January 1, 2024, unless extended by appropriate action of the City of Apopka and Orange County, in accordance with Florida Statutes.



Appendix A: CRA Boundary Legal Description

**CITY OF APOPKA
COMMUNITY REDEVELOPMENT AREA**

DESCRIPTION

Beginning at the intersection of the Northerly Right-of-Way line of Tenth Street with the Easterly Right-of-Way line of Hawthorne Avenue; Run thence Northerly along said Easterly line to the Northerly Right-of-Way line of Ninth Street; Run thence Westerly at right angles from the Easterly line of Hawthorne Avenue to the Westerly Right-of-Way line of Hawthorne Avenue; Run thence Northerly along said Westerly line to the Southeast corner of lot 16, Block "B" of Bradshaw and Thompson's Addition to Apopka as recorded in Plat Book "B", page 25 of the Public Records of Orange County, Florida; Run thence Easterly at right angles to the Easterly Right-of-Way line of Hawthorne Avenue; Run thence Northerly along said Easterly line to the Southerly Right-of-Way line of Oak Street; Run thence Easterly along said southerly line to the Easterly Right-of-Way line of Central Avenue; Run thence Northerly along said Easterly line to the Northwest corner of Lot 95 of Lakeside Homes as recorded in Plat Book "B", page 69 of the Public Records of Orange County, Florida; Run thence Easterly along the northerly line of said Lot 95 and Lot 94 of said Plat and a projection Easterly thereof to the Easterly Right-of-Way line of Park Avenue; Run thence Southerly along said Easterly line to the Northerly Right-of-Way line of Oak Street; Run thence Easterly along said Northerly Line to the West line of the East 1/2 of the Northwest 1/4 of Section 10, Township 21 South, Range 28 East, Orange County, Florida; Run thence Southerly along said West line and the Easterly Right-of-Way line of Highland Avenue to the Northerly Right-of-Way line of Monroe Avenue; Run thence Easterly along said Northerly line to the East line of the West 1/2 of the Southeast 1/4 of Section 10; Run thence Southerly along said East line to the Northerly Right-of-Way line of State Road (S.R.) 436; Run thence Westerly along said northerly line to the Northerly projection of the Westerly line of Lots 2 and 3 Block "B" of L.F. Tilden's Addition to Apopka City as recorded in Plat Book "A", page 140 of the Public Records of Orange County, Florida; Run thence Southerly along said Westerly line and a projection Northerly and Southerly thereof to the Southerly Right-of-Way line of Sixth Street; Run thence Westerly along said Southerly line to the Easterly Right-of-Way line of Alabama Street; Run thence Southerly and Easterly along said Easterly line to the Easterly Right-of-Way line of McGee Street; Run thence Southerly along said Easterly line to the Northerly Right-of-Way line of Tenth Street; Run thence Westerly along, said Northerly line and a line 30.00 feet Northerly, measured at right angles, from the South Line of the North 1/2 of the Southwest 1/4 of Section 15, Township 21 South, Range 28 East, to the Westerly Right-of-Way line of Robinson Avenue; Run thence Southerly along said Westerly line to the Northerly Right-of-Way line of Eleventh Street; Run thence Westerly along said Northerly line to the Easterly Right-of-Way line of Park Avenue; Run Thence Southerly along said line to the Easterly projection of the Southerly line of lot 12 Block "J" of the Town of Apopka as recorded in Plat Book "A", page 109 of the Public Records of Orange County, Florida; Run thence Westerly along said projection and the Southerly line of said Lot 12 to the Westerly line of Lot 12; Run thence Northerly along said Westerly line and the Westerly line of Lot 6 Block "J" and a projection Northerly thereof to the Northerly Right-of-Way line of Tenth Street; Run thence Westerly along said Northerly line to the Point Of Beginning.

Containing 633 acres of land more or less.



Appendix B: Community Workshop



COMMUNITY WORKSHOP – APRIL 13, 2017

On April 13, 2017, the City of Apopka and the Apopka Community Redevelopment Agency hosted a community workshop, facilitated by S&ME. The purpose of the workshop was to gather public input from residents, business owners, government agencies, and stakeholders in Apopka and to identify community issues, concerns, and potential projects for inclusion in the updated Redevelopment Plan. Workshop participants were introduced to the CRA's history, past and existing conditions, accomplishments. A proposed list of preliminary programs and projects was presented for discussion.

The first portion of the Community Workshop was an education primer on Community Redevelopment Agencies. The Apopka City Attorney provided an educational briefing to the CRA Board and Workshop attendees that addressed the legal background for the establishment of the Community Redevelopment Act, the operational and reporting requirements of Community Redevelopment Agencies and items that are addressed through the strategies and objectives presented in Community Redevelopment Plans.

The second portion of the Workshop was a detailed presentation of the Apopka Community Redevelopment Plan update process, the existing conditions within the CRA, observed conditions of blight, proposed redevelopment strategies and proposed CRA programming and activities to address conditions of blight. The Apopka CRA Director discussed the long-range redevelopment objectives of the CRA and potential programming and activities.

Following the presentation a public comments and discussion session was held. Workshop participants presented questions and comments to the CRA Board and CRA staff. Public comments and topics of discussion addressed:

- Public Safety
- Public Participation
- Accessibility
- Small Business Assistance programming
- Residential Improvement programming
- New Residential and Mixed-Use development
- Park and Public Space Improvements



Appendix C: Establishing Documents

ORDINANCE NO. 783

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, ESTABLISHING A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR THE ADMINISTRATION OF THE COMMUNITY REDEVELOPMENT TRUST FUND; ESTABLISHING THE BASE YEAR FOR DETERMINING ASSESSED VALUES OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA FOR TAX INCREMENT PURPOSES; PROVIDING FOR ANNUAL APPROPRIATION OF THE TAX INCREMENT BY ALL TAXING AUTHORITIES IN THE COMMUNITY REDEVELOPMENT AREA; APPOINTING THE GOVERNING BODY OF THE COMMUNITY REDEVELOPMENT AGENCY AS THE TRUSTEE OF THE COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 93-M-38 and Resolution No. 93-M-39 adopted by the Board of County Commissioners of Orange County, Florida (the "County Commission") on June 22, 1993, and by Resolution No. 9316 adopted by the City Council of the City of Apopka, Florida (the "City Council") on June 28, 1993, it was determined that one or more slum or blighted areas exist or areas which lack affordable housing exists within the City of Apopka, Florida (the "City"), and that rehabilitation, conservation, or redevelopment, or combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City and County; and

WHEREAS, by Resolution No. 9316 adopted by the City Council on June 28, 1993, the City Council created the Apopka Community Redevelopment Agency (the "Agency") and declared the City Council as the Agency pursuant to Section 163.356 and 163.357, Florida Statutes; and

WHEREAS, by Resolution No. 9316 adopted by the City Council on June 28, 1993, the City Council adopted the Apopka Community Redevelopment Plan (the "Plan") for the Community Redevelopment Area as fully described in the Resolution and in Exhibit A attached hereto and made a part hereof (the "Community Redevelopment Area"); and

WHEREAS, in order to plan and implement community redevelopment within the Community Redevelopment Area it is necessary that a Redevelopment Trust Fund be established and created for said area as provided for in Section 163.387, Florida Statutes (the "Act"); and

WHEREAS, notice to each taxing authority and public notice of the City's intention to adopt an ordinance creating a Redevelopment Trust Fund has been given, in accordance with Section 163.346 and 166.041(3), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Apopka, Florida, as follows:

SECTION 1. There is hereby established and created, in accordance with the provision of the Act, a Community Redevelopment Trust Fund (the "Fund") for the Community Redevelopment Area, which fund shall be utilized and expended for the purpose of and in accordance with the Plan, including any amendments or modifications thereto approved by the Community Redevelopment Agency including any "community redevelopment" (as that term is defined in Section 163.340, Florida Statutes) under this Plan.

SECTION 2. The moneys to be allocated to and deposited into the Fund shall be used to finance "community redevelopment" within the Community Redevelopment Area, which shall be appropriated when authorized by the Agency. The Agency shall utilize the funds and revenues paid into and earned by the Fund for community redevelopment purposes as provided in the Plan and as permitted by



law. The Fund shall exist for the duration of the "community redevelopment" undertaken by the Agency pursuant to the Plan and the extent permitted by the Act. Moneys shall be held in the Fund and the Fund shall be administered by the City for and on behalf of the Agency, and disbursed from the Fund as provided by the Act, this Ordinance or when authorized by the Agency.

SECTION 3. The money held in the Fund shall be continuously secured in the same manner as state and municipal deposits are authorized to be secured by the laws of the state of Florida. The Funds may be invested according to the Act and Florida Statutes. The cash required to be accounted for in the Trust Fund described in this Act may be deposited in a single bank account, provided that adequate accounting records are maintained to reflect and control the restricted allocation of cash on deposit therein for the various purposes of such funds and accounts as herein provided.

SECTION 4. There shall be paid into the Fund each year by each of the "taxing authorities" (as that term is defined in Section 163.340, Florida Statutes) levying ad valorem taxes within the Community Redevelopment Area, and shall be that amount equal to 95 percent of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with Section 5 of this Ordinance and the Act, based on the base year established in Section 4 of this Ordinance (such annual amount being hereafter referred to as the "tax increment").

SECTION 5. The most recently approved tax role prior to the effective date of this Ordinance used in connection with the taxation of real property in the Community Redevelopment Area shall be the real property assessment roll of Orange County, Florida, reflecting the valuation of real property for purposes of ad valorem taxation as of January 1, 1992 (the "base year value") and submitted to the Department of Revenue pursuant to Section 193.1142, Florida Statutes, and all deposits into the Fund shall be in the amount of tax increment calculated as provided in Section 5 hereof based upon increases in valuation of taxable real property from the base year value.

SECTION 6. The tax increment shall be determined annually by each taxing authority and shall be that amount equal to 95 percent of the difference between:

- (a) The amount of ad valorem taxes levied each year by all taxing authorities, exclusive of any amount from any debt service millage, on taxable real property located within the geographic boundaries of the Community Redevelopment Area; and
- (b) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or all taxing authorities, upon the total of the assessed value of the taxable real property in the Community Redevelopment Area as shown upon the assessment roll used in connection with the taxation of such property by all taxing authorities, prior to the effective date of the Ordinance.

SECTION 7. All taxing authorities shall annually appropriate to and cause to be deposited in the Fund the tax increment determined pursuant to the Act and Section 5 of this Ordinance at the beginning of each fiscal year thereof as provided in the Act. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Fund shall commence immediately upon the effective date of this Ordinance and continue the extent permitted by the Act until all loans, advances and indebtedness, if any, and interest thereon, incurred by the Agency as a result of community redevelopment in the Community Redevelopment Area have been paid.

ORDINANCE NO. 783

PAGE 3

SECTION 8. The Fund shall be established and maintained as a separate trust fund by the City pursuant to the Act and this Ordinance, and other directives of the governing body of the Agency as may from time to time be adopted, whereby the Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Plan.

SECTION 9. The chief financial officer of the City of Apopka, Florida (the "Trustee"), on behalf of the City and the Agency, shall be the trustee of the Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investment, and proper application of all moneys paid into or expended from the Fund in accordance with Agency authorization and with state and local laws. Disbursement of moneys shall be made upon presentation of adequate supporting documentation in the reasonable opinion of the Trustee.

SECTION 10. Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

SECTION 11. If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder of this Ordinance, which shall remain in full force and effect.

SECTION 12. The Clerk to the City Council is hereby authorized to send a certified copy of this Ordinance to each of the taxing authorities and to the Property Appraiser of Orange County, Florida.

SECTION 14. This Ordinance shall take effect immediately upon its approval and adoption by the Apopka City Council.

READ FIRST TIME: June 16, 1993

READ SECOND TIME
AND ADOPTED: June 28, 1993


John H. Land, Mayor

ATTEST:


~~Connie W. Major, City Clerk~~
Libby Tyler, Deputy City Clerk

APPROVED AS TO FORM:


Frank Kruppenbacher, Esq.,
City Attorney

DULY ADVERTISED FOR PUBLIC HEARING ON: June 18, 1993

CRAORD



Ordinance No. 783

EXHIBIT A

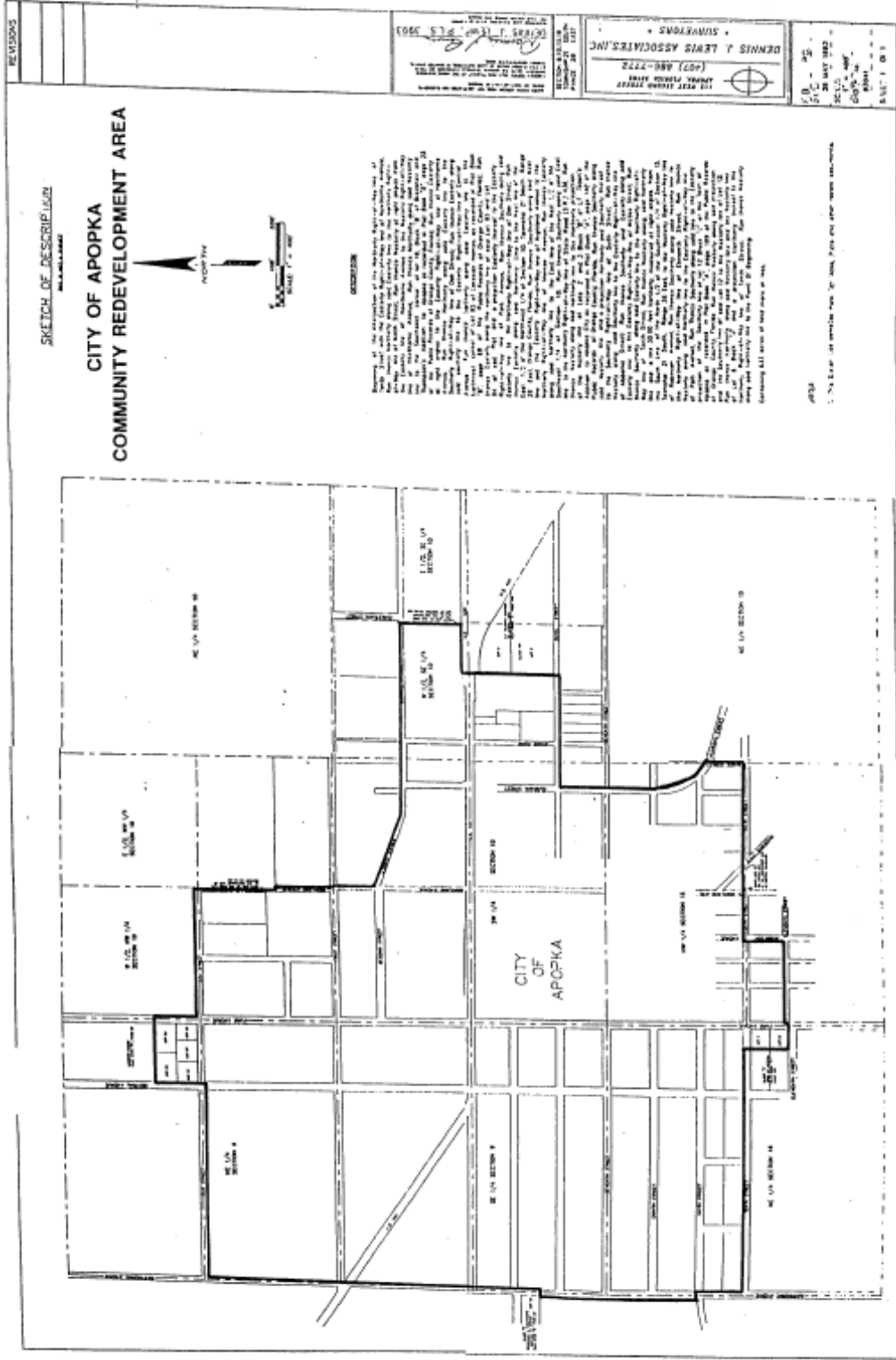
CITY OF APOPKA
COMMUNITY REDEVELOPMENT AREADESCRIPTION

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Containing 633 acres of land more or less.

Ordinance No. 783

EXHIBIT A



RESOLUTION NO. 9316

A RESOLUTION OF THE CITY OF APOPKA, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; AFFIRMING THE FINDING THAT SLUM OR BLIGHTED AREAS EXIST, OR AREAS WHICH LACK AFFORDABLE HOUSING EXIST, IN THE CITY, AND DESIGNATING SUCH AREA APPROPRIATE FOR REDEVELOPMENT; FINDING THAT THE REHABILITATION, CONSERVATION OR REDEVELOPMENT OF SUCH AREA IS NECESSARY IN THE PUBLIC INTEREST; FINDING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO FUNCTION IN THE CITY, AND CREATING THE AGENCY; DECLARING THE CITY COUNCIL AS THE COMMUNITY REDEVELOPMENT AGENCY; ADOPTING A COMMUNITY REDEVELOPMENT PLAN FOR THE DESIGNATED AREA, AND AUTHORIZING AND DIRECTING THE COMMUNITY REDEVELOPMENT AGENCY TO IMPLEMENT THE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community redevelopment act of 1969 of Chapter 163, Part III, Florida Statutes, empowers counties and municipalities to undertake community redevelopment in order to eliminate, remedy or prevent slum and blighted areas and to provide affordable housing; and

WHEREAS, Orange County has adopted a home rule charter, the Orange County Commission delegated by Resolution No. 93-M-38 and Resolution No. 93-M-39, on June 22, 1993, the powers conferred upon the county to the City of Apopka, as provided for in Section 163.410, Florida Statutes; and

WHEREAS, notice to each taxing authority and public notice of the city's intention to adopt a resolution adopting the proposed Finding of Necessity study, creating a Community Redevelopment Agency and declaring the City Council as the Community Redevelopment Agency, has been given, as provided for in Section 163.346 and 166.041(3), Florida Statutes; and

WHEREAS, the City of Apopka has completed the "Finding of Necessity" study determining one or more blighted areas, or areas which lack affordable housing exist, and establishes the Community Redevelopment Area; and

WHEREAS, the City of Apopka has determined that there is a need for a Community Redevelopment Agency, and establishing the agency, and declaring the City Council as the Community Redevelopment Agency, as provided for in Sections 163.356 and 163.357, Florida Statutes; and

WHEREAS, a Community Redevelopment Plan has been completed, pursuant to Sections 163.360 and 163.362, Florida Statutes; and

WHEREAS, to the extent permitted by law, it is also the intent of the City of Apopka and Orange County that, for the purposes of determining the tax increment revenues to be deposited into a Community Redevelopment Trust Fund, the most recent assessment roll be used in connection with the taxation of the property, pursuant to Section 163.387, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apopka, Florida, as follows:

Section 1: Authority. This resolution is adopted pursuant to the provisions of Chapter 163, Part III, Florida Statutes, and pursuant to the delegated authority contained in Resolution No. 93-M-38 and Resolution No. 93-M-39 adopted by the Board of County Commissioners of Orange County, Florida, on June 22, 1993.

RESOLUTION NO. 9316

PAGE 2

Section 2: Definitions. The definitions of terms contained in Section 163.340, Florida Statutes, are hereby adopted by reference whenever such terms are used in this resolution. The term "Redevelopment Area" means the area within the territorial boundaries of the City of Apopka, Florida (the "City"), as described in Exhibit A and as outlined on the map described as Exhibit B, both entitled "City of Apopka Community Redevelopment Area."

Section 3. Findings. It is hereby found and determined as follows:

A. The Redevelopment Area is a slum or blighted area which substantially impairs the sound growth of the city and is a threat to the public health, safety, morals and welfare of the residents of the city; and the existence of slum or blighted further creates an economic and social liability by hindering industrial, commercial, office, or residential development, reducing employment opportunity, retarding construction and improvement of housing accommodations, aggravating traffic problems, and substantially hampering the elimination of traffic hazards and the improvement of traffic facilities, causing an excessive proportion of public expenditure for crime prevention and other forms of public services, and depressing the tax base.

B. In the Redevelopment Area there exists a shortage of housing affordable to residents of low or moderate income, including the elderly.

C. A combination of rehabilitation, conservation and redevelopment of the Redevelopment Area is necessary in the interest of the public health, safety, morals and welfare of the residents of the city to eliminate, remedy and prevent conditions of slum and blight; and to provide affordable housing to residents of low or moderate income, including the elderly.

D. The findings of slum or blight, and shortage of affordable housing, in Paragraphs A and B above, are hereby adopted and supported by (1) the City of Apopka "Finding of Necessity" dated May, 1993, prepared by Glenn Acomb Associates Inc., a copy of which is on file in the office of the Clerk of the City of Apopka; (2) and such other evidence as presented at prior public hearings, work sessions and council meetings.

E. There exists a need for a Community Redevelopment Agency to function in the City to carry out the community redevelopment purposes provided for in Chapter 163, Part III, Florida Statutes.

F. Notice of the proposed adoption of this resolution has been published and mailed in accordance with Sections 163.346 and 166.041(3), Florida Statutes.

Section 4. Creation of Community Redevelopment Agency

A. There is hereby created a community redevelopment agency known as the "Apopka Community Redevelopment Agency", to function within the Redevelopment Area of the City.

B. The Apopka Community Redevelopment Agency shall consist of the Mayor and the four (4) council members of the city together with two (2) additional members, one (1) appointed by the Board of County Commissioners of Orange County, Florida, and one (1) appointed by the City Council of the City of Apopka, Florida.

C. The City Council of the City of Apopka hereby declares itself to be the Apopka Community Redevelopment Agency and shall, together with the members appointed by the City Council and the Board of County Commissioners of Orange County, Florida, act as the members of the Apopka Community Redevelopment Agency.



RESOLUTION NO. 9316

PAGE 3

D. The City Council finds and declares that the members of the Apopka Community Redevelopment Agency constitute the head of a legal entity, separate, distinct, and independent from the City Council of the City of Apopka.

E. The Mayor of the City shall serve as chairman of the Apopka Community Redevelopment Agency.

F. Subject to those prior approvals by the city required by Chapter 163, Part III, Florida Statutes, the City Council is hereby authorized to direct the Apopka Community Redevelopment Agency to exercise the redevelopment powers delegated to the city by the Board of County Commissioners of Orange County, Florida.

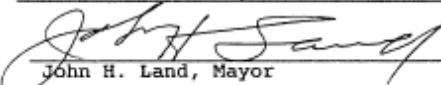
Section 5. Designation of Community Redevelopment Area. The Community Redevelopment Area is hereby designated as appropriate for community redevelopment, as provided for in Chapter 163, Part III, Florida Statutes.

Section 6. Community Redevelopment Plan. The Apopka Community Redevelopment Plan, dated June, 1993, prepared by Glenn Acomb Associates Inc., a copy of which is on file in the office of the City Clerk of the City of Apopka, is hereby adopted for the Community Redevelopment Area, pursuant to Chapter 163, Part III, Florida Statutes.


Section 7. Effective Date. This resolution shall take effect immediately upon its approval and adoption by the Apopka City Council.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this 28th day of June, 1993.


ADOPTION: June 28, 1993


John H. Land, Mayor

ATTEST:


~~Connie V. Major, City Clerk~~
Libby Tyler, Deputy City Clerk

Approved as to form:


Frank Kruppenbacher, Esq.,
City Attorney

Duly Advertised on: June 18, 1993

CRARES1

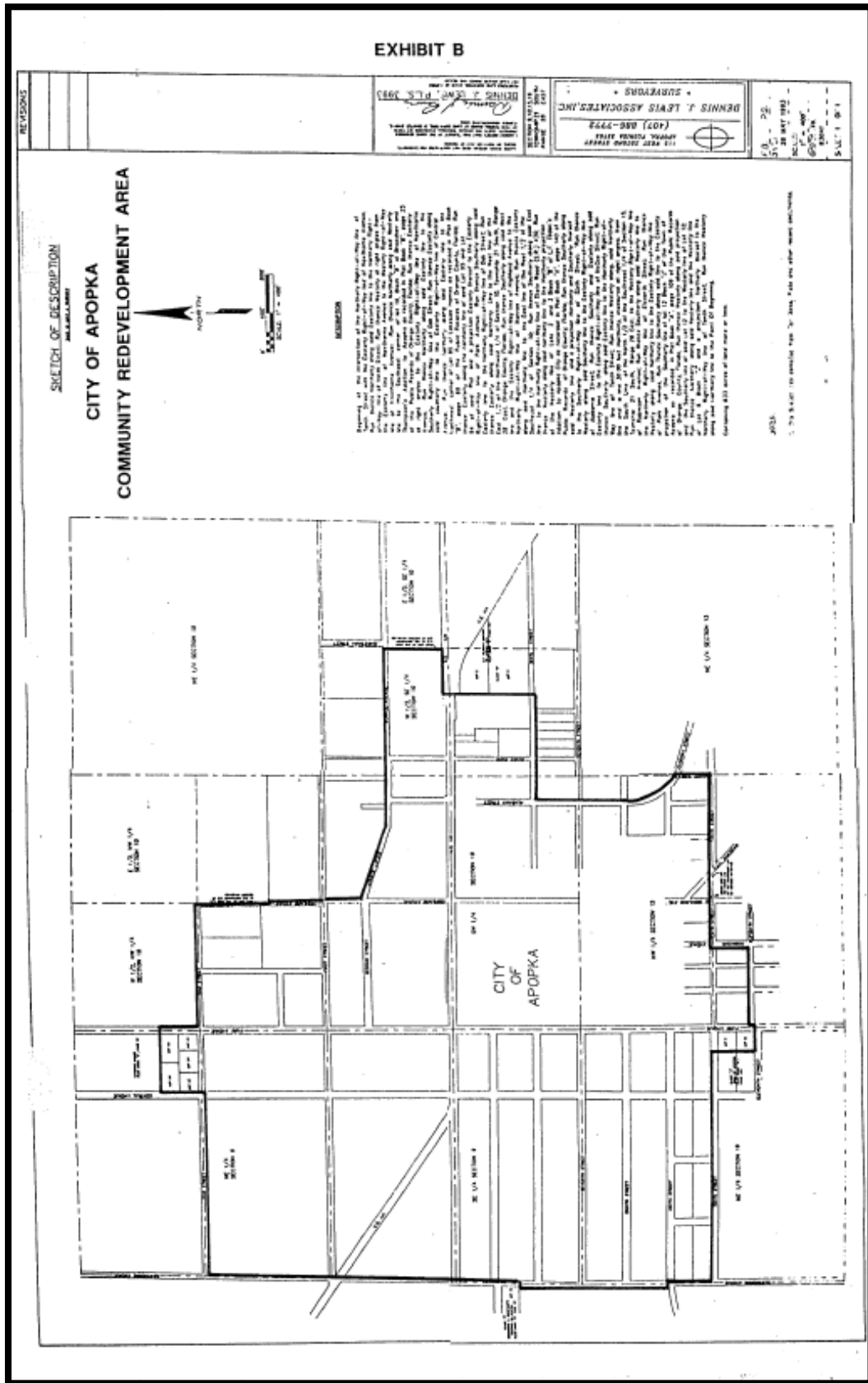
EXHIBIT A

CITY OF APOPKA
COMMUNITY REDEVELOPMENT AREADESCRIPTION

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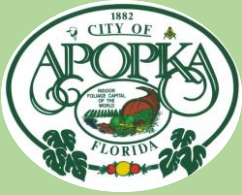
Containing 633 acres of land more or less.





Backup material for agenda item:

2. Budget Items for FY 2017 in accordance with the CRA Redevelopment Plan 2017 ~ Update James Hitt



CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY



CONSENT AGENDA
 PUBLIC HEARING
 SPECIAL REPORTS
 OTHER: BUDGET ITEMS

MEETING OF: June 21, 2017
 FROM: Community Development
 EXHIBITS: 5th Street Parking Lot map
 Station Street concept map
 3 Assistance Programs

SUBJECT: BUDGET ITEMS FOR FY 2017 IN ACCORDANCE WITH THE CRA REDEVELOPMENT PLAN 2017 ~ UPDATE

REQUEST: APPROVE THE BUDGET ITEMS FOR THE REMAINDER OF THE FY 2017 AND CARRY OVER AS NEEDED TO FY 2018

SUMMARY: With the approval of the new CRA Redevelopment Plan 2017~update, staff is requesting approval of the budget items listed below to help jump-start the redevelopment in the CRA District.

Project	Description	Amount \$	CRA Account Number
5 th Street Parking lot	Purchase – cost based on appraisal and closing costs. \$200,000 already budgeted \$280,000 total	80,000	610-9950-515-6200
	Design and site estimates for renovation. (\$50,000 remaining) \$75,000 total	25,000	610-9950-515-3100
Station Street Project (DAT)	Site design, planning, engineering and pre-construction in preparation for a Request for Proposal	200,000	610-9950-515-3400
CRA ~ Assistance Programs	Residential Fee Assistance Program (RFAP) (Pays impact fees for new single-family homes, up to \$20,500 each)	61,500	610-9950-515-4900
	Façade Renovation Assistance Program (FRAP) (Pays for exterior commercial renovations, i.e. paint, windows, doors, stone work, awning, ADA access, etc.) \$5,000 max with a 25% match	25,000	610-9950-515-4900
	Building Code Assistance Program (BCAP) (Pays for interior commercial renovations, i.e. air conditioning, wiring, plumbing, ADA access, etc.) \$5,000 max with a 25% match	25,000	610-9950-515-4900

DISTRIBUTION

Mayor Kilsheimer
 Commissioners
 City Administrator
 Community Development Director

Finance Director
 HR Director
 IT Director
 Police Chief

Public Services Director
 Recreation Director
 City Clerk
 Fire Chief

FUNDING SOURCE:

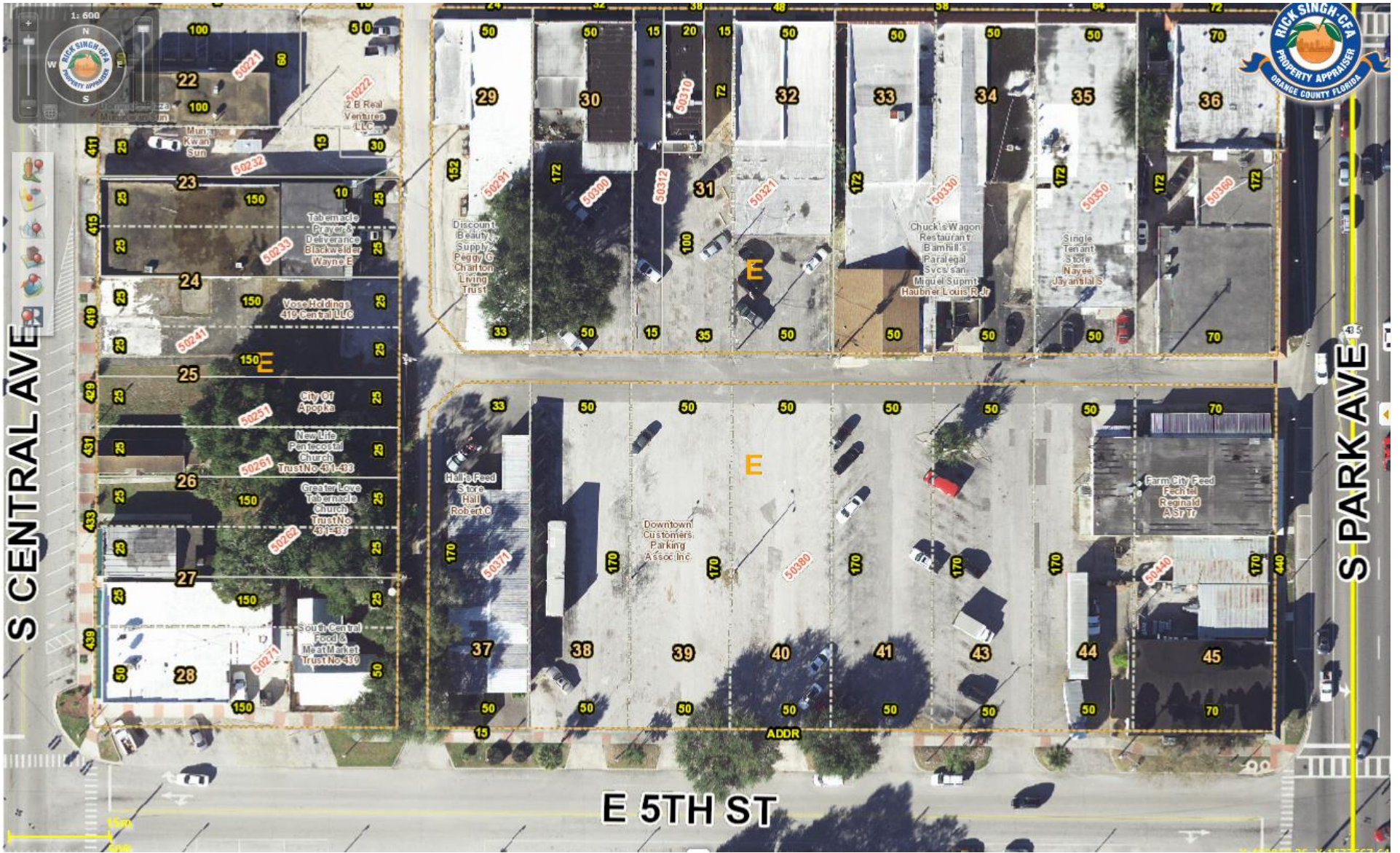
The CRA Redevelopment Trust Fund, established by Ordinance No. 783 on June 16, 1993 utilizing Tax Increment Funding (TIF).

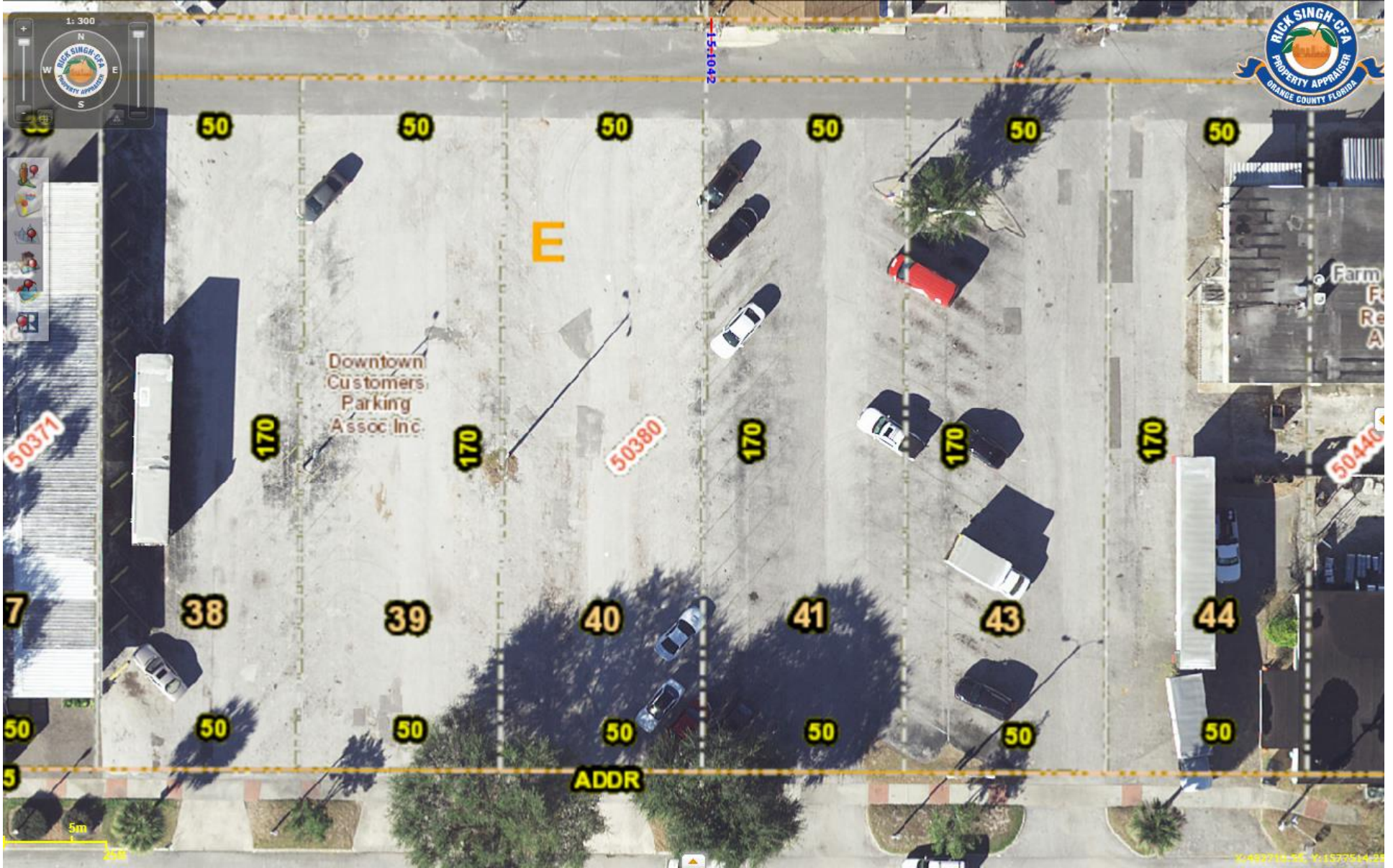
RECOMMENDATION ACTION:

Approve additional funding for existing (\$250,000) and new budget (\$415,500) items from the CRA Redevelopment Trust Fund, totaling \$666,500 and provide for carry-over of funds in FY 2018 as needed.

Fifth Street Parking Lot









\\apk-fs1\users\$\jhitt\Documents\CRA\5th St Parking Lot\Fifth Street Parking Lot -maps2.docx



City of Apopka – CRA
FAÇADE RENOVATION ASSISTANCE PROGRAM
Application



This application, along with all required information should be submitted to:
James Hitt, Community Development Director
City of Apopka, Community Development Department
120 E. Main Street, 2nd floor
Apopka, Florida 32703

Office Use
Application No. _____

This Program is for non-residential structures only. The Apopka CRA review and approval will be conducted by City staff and the applicant will be notified of the next step for approval. No work should be done until final approval is completed and a Notice to Proceed is issued. This application and all attachments to it constitute public records. Call 407-703-1712 if you have any questions about the Façade Renovation Assistance Program.

I. APPLICANT

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

II. PROPERTY OWNER (If same as applicant, go to Section III)

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

III. PROPOSED PROJECT

Project/Business Name: _____

Address: _____

A. Is the project within the CRA project area of the City of Apopka? Yes _____ No _____

B. Project General Description. Please provide the following:

1. Color photographs clearly showing existing condition of the facade, neighboring buildings, and rear entrances. Historic photos if available.
2. Paint color samples for all colors planned. (if applicable)
3. Awning fabric and color sample. (If applicable)
4. Attach site plan and/or sketch plans and specifications detailing the scope of work.
5. Licensed Contractors – Three (3) written quotes to be used for projects up to \$25,000. Similar quotes for like items is required.

C. Cost of Required Structural/Code Improvements, if any (attach itemized list and cost estimates).

D. Total cost of Exterior Improvements (attach itemized list and cost estimates).

E. Dollar amount requested: \$ _____

F. Applicant cost (minimum 25% of Dollar amount requested): \$ _____

G. Percent of total financial commitment by applicant (Applicant cost ÷ Total cost) for planned improvements. _____%

IV. SATISFACTION OF GRANT CRITERIA

Explain in written detail on a separate sheet: how your proposal meets each one of the listed criteria set forth in the Façade Renovation Assistance Program criteria. By filing this application, the Applicant agrees and understands that this grant is given at the sole discretion of the Apopka CRA and these criteria are used solely to evaluate Applicant's project and do not create an entitlement to funding.

ANY COST FOR WORK PREVIOUSLY COMPLETED PRIOR TO AN APPROVED APPLICATION CANNOT BE REIMBURSED UNDER ANY CIRCUMSTANCE. DO NOT START ANY PHYSICAL RENOVATIONS UNTIL AFTER FINAL APPROVAL BY THE CITY/CRA, COMPLETION OF THE CONTRACT WITH THE CITY & NOTICE TO PROCEED HAS BEEN ISSUED.

In addition, any grant funding award is on a first come, first served basis. Application funding shall be in accordance with the established FRAP Criteria, City *Land Development Codes* and the approved *Development Design Guidelines* for the City.

V. CERTIFICATION

Applicant hereby certifies under penalty of perjury, that all information provided is complete, current, accurate and truthful.

Signature

Date

Print

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____
By _____ who is personally known to me or has produced
_____ as identification and who did (did not) take an oath.

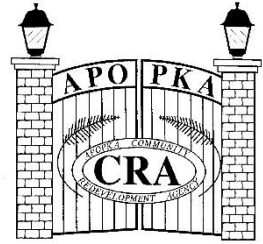
Notary *Signature*

Notary Public
My Commission expires:

Print



City of Apopka – CRA
FAÇADE RENOVATION ASSISTANCE PROGRAM
Criteria



Façade (fuh-sahd, fa-): 1. Architecture. a. the front of a building, especially an imposing or decorative one. b. any side of a building facing a public way or space and finished accordingly.

Renovation (re-nə-'vā-shən): 1. to make fresh and sound again, as though new; clean up, replace worn and broken parts in, repair, etc. 2. To refresh; revive.

Assistance (uh-sis-tuh ns): the act of assisting; help; aid; support.

Program (prō- , gram, -grəm): 1. a plan of action to accomplish a specified end. 2. a plan or schedule of activities, procedures, etc., to be followed.

I. Intent

It is the intent of the Apopka Community Redevelopment Agency (the "CRA"), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to owners or tenants of property located within the Community Redevelopment Area in order to further the purposes of the Downtown Redevelopment Plan by improving the visual and aesthetic appearance of structures located in that area. Such assistance for external aesthetic improvements will be in the form of a financial reimbursement program to qualified owners or tenants who apply to the City/CRA for such assistance. The purpose of these guidelines is to establish the policies and procedures to be followed by the City in considering applications.

II. Program Description

The CRA's Façade Renovation Assistance Program provides a financial reimbursement grant to pay eligible costs incurred by a qualified owner or tenant in making exterior facade improvements. Such exterior improvements may include structural, sign, facade visual treatments (paint, stucco, windows, etc.), awnings, building code and especially historical theme improvements which reflect Apopka history. Grants will be awarded only in the CRA's redevelopment area.

III. Eligibility

Program applications will be considered only if they meet all of the following eligibility criteria.

1. Location and Apopka CRA Redevelopment Plan

The project must be located within the Apopka CRA's Redevelopment Area, as presented in the adopted *CRA Redevelopment Plan 2017~update*, adopted June 21, 2017. The requested rehabilitation must also further the Apopka CRA Redevelopment Plan, inclusive of any subsequent amendments.

2. Applicants

Owners or tenants of real property within the Apopka CRA Redevelopment Area as described in the new 2017 Redevelopment Plan. Property must be considered non-residential (e.g. commercial, retail or office) unless it is a mixed use (residential being a clear secondary use) according to the Apopka Comprehensive Plan and Zoning. Applicants for this program must be able to demonstrate financial capability to complete the project and long term commitment to maintain the property in the condition to which it will be renovated.

Nonprofit and/or religious entities may be eligible. Please see #4, D.

3. Consistency with Governmental Regulations: Apopka Code Enforcement Compliance; Apopka Comprehensive Plan; Zoning & Apopka Land Development Code; Architectural Standards for the City of Apopka; CRA Redevelopment Plan, and; Florida Building Code.

Eligible projects must demonstrate consistency with the City of Apopka's Comprehensive Plan, Land Development Code, applicable zoning, and is consistent with the CRA Redevelopment Plan, as evidenced by a review from the City's Community Development Department. The renovation must meet all requirements of Apopka's building and safety code requirements, Code Enforcement, Comprehensive Plan, Zoning & Land Development Code, the City of Apopka Development Design Guidelines, and the Florida Building Code – all upon completion of the project. Any project must have a Business tax Receipt, be a permitted use, or have a Special Exception to operate.

4. Eligible Projects and Costs

A) It is the intent of this grant program to refund a portion of the applicant's cost for exterior cosmetic, non-structural improvements to a structure that will increase aesthetic appeal. Exterior improvements to existing property within the CRA project area must improve the appearance of the exterior of the non-residential building. All new construction not substantially contributing to the aesthetic improvement will be excluded from this program. Any other grants from other City/City programs may not be combined for the same materials or work. Handicap access must be available.

The following are examples of eligible improvements:

- i) Refurbishing of an exterior wall, including repainting, repairs, re-siding or similar cosmetic improvements;
- ii) Exterior windows and/or doors, including:
 - (a) Installation of new or replacement windows and/or doors;
 - (b) Repair or refurbishing of existing windows and/or doors; or
 - (c) Similar cosmetic improvements;
- iii) Signs, including the removal of old signs and the design production and installation of new signs. One monument sign or building sign may be eligible but at least half the Program funding must be used for the façade itself.
- iv) Demolition of exterior cosmetic features necessary to install new exterior cosmetic improvements;
- v) Awnings or canopies over windows or walkways and other decorative improvements, including shutters; and
- vi) Re-shingling or re-surfacing of the roof or mansard, provided that the re-shingling or re-surfacing contributes to the aesthetics of the façade.

- vii) A building on a corner or having a rear facade facing a major street, and containing a single business, may be considered to have two facades, and may combine funding over all, not to exceed \$10,000 (\$5,000 each side). Each façade must be separated for grant funding, and funds and receipts cannot be combined.
 - viii) Buildings with multiple units under one roof may combine grant funds provided that units have separate entrances, and have been previously subdivided or partitioned such that:
 1. There are separate primary entrances for each business.
 2. Each of the businesses has separate and distinct business tax receipts and sales tax licenses.
 3. Permanent interior walls must have been in place to be considered as multiple facades, under one roof.
- B) Specifically exempted from the grant monies are the following:
- i) Parking lot paving or resurfacing;
 - ii) Landscaping and/or irrigation;
 - iii) Off building signage (i.e. any signs not attached to the building, mansard or canvas type awnings);
 - iv) All structural improvements not substantially contributing to the aesthetic improvement of the property, including load-bearing walls or other similar structural components; and
 - v) Other improvements required for the re-occupation of the property by the City's adopted Standard Building Code.
 - vi) Any internal improvements
 - vii) Building permits.
- C) The applicant must contribute at least 25% over and above the cost of the requested funding amount.
- The grant amount shall in no event exceed \$5,000.00 per facade or storefront (see A.vii above), and shall not exceed the total cost of all improvements. The applicant must pay for any additional costs over and above the maximum grant amount, and any applicant estimated costs, in order to complete any desired Final bills submitted to the City for reimbursement. In the event actual project costs designated to be paid for by the FIGP come in lower than the estimated contract costs, the grant shall meet, not exceed those actual costs, no matter any additional applicant costs. All bills (marked paid in full), or release of lean must be submitted for reimbursement to the city as proof of payment by the applicant.
- D) Any building owned by a nonprofit and/or religious entity for services or meetings that do not pay property taxes shall only be eligible for Facade Renovation Assistance Program funding up to \$5,000. The applicant must contribute at least 50% over and above the cost of the requested grant amount.
- E) Any applicant not meeting the FRAP criteria may request further consideration for an exception from by the CRA, depending on the intent of the renovation.

5. Documentation

The grant application must be completed and submitted to the City with the following additional items:

- a. Photographs of the existing building and the proposed project area.
- b. Schematic drawings illustrating all proposed work, or pictures with project description outlined. Include a description of materials and methods to be used, depending on the proposed project (i.e. sign replacement, new awnings, stucco, signage, new brick, brick re-pointing, etc.)
- c. Material samples or color swatches should be provided for approval.
- d. Cost estimates for each aspect of the project.

Example:

Awnings:	\$3,590.00
Paint:	900.00
Sign(s):	<u>2,230.00</u>
TOTAL:	\$6,720.00

6. Application and Grant Availability

The applicant is advised that this grant is given at the sole discretion of the City of Apopka and CRA, and these criteria are used as a base to evaluate the Applicant's project, and does not create entitlement to funding. The application shall be reviewed by the Apopka Planning & Zoning Department for completeness and eligibility prior to any approvals.

- All grant funds are subject to availability as authorized by, and at the sole discretion of the CRA. A maximum of two applications within a three (3) year (City fiscal year), provided the two applications do not exceed the \$5,000 per front for both requests, and that the grants would not be available for the same item.
- CRA Assistance Program funds are NOT available for repeat or replacement of the same work that was previously funded as part of a CRA Assistance Program.

Please note: All projects must be completed within 120 days (4 months) or by the contracted date after receiving approval from the City of Apopka and CRA staff and any required City building permits. All work must be completed by the completion date assigned according to the contract. Incomplete projects may require reimbursement to the CRA, according to contract requirements.

7. Disbursement of Funds

The City of Apopka must approve in concept, proposed improvements. Applications for improvements will be reviewed for completeness and if they are eligible, the applicant will be notified. At the time the grant is awarded, funds will be dispersed as follows:

- a. Applicant may receive monthly payments based on submittal of paid receipts. Maximum payout is 75% of the Program amount until final CO or approval is completed. Building permits may be required for work to be done, and the applicant must check with the Building Official to determine permit needs.
- b. In the event building permits are not required for such assistance Program approved renovations, approval may be granted by the City or it's representative to proceed; and/or

- c. Applicant will be eligible for the remaining portion of the grant at the time of approved final inspection by, or issuance of final approval from the City of Apopka and the CRA for the completed project. Verification of payments being made to a vendor or contractor must be presented, (canceled checks, paid invoice from vendors, i.e. the awning contractor, etc.) prior to issuing final grant payment.
- d. All grant requirements must meet all requirements and City of Apopka codes.
- e. Applicant will be notified in writing as to approval or denial.
- f. Final bills submitted to the City for reimbursement. In the event actual project costs designated to be paid for by the FRAP come in lower than the estimated contract costs, the grant shall meet, not exceed those actual costs, no matter any additional applicant costs. All bills (marked paid in full), or release of lean must be submitted for reimbursement to the City as proof of payment by the applicant.

ANY COST FOR WORK PREVIOUSLY COMPLETED PRIOR TO AN APPROVED APPLICATION CANNOT BE REIMBURSED UNDER ANY CIRCUMSTANCE. DO NOT START ANY PHYSICAL RENOVATIONS UNTIL AFTER FINAL APPROVAL BY THE CITY, COMPLETION OF THE CONTRACT WITH THE CITY & NOTICE TO PROCEED HAS BEEN ISSUED. BUILDING PERMITS MAY BE REQUIRED.

* For more information about the Apopka Facade Renovation Assistance Program, please contact:

James Hitt, RA-FRA, Community Development Dir.
City of Apopka
120 E. Main Street, 2nd floor
Apopka, Florida 32703
407-703-1712
jhitt@apopka.net
www.apopka.net

REDEVELOPMENT DEFINITIONS

Alteration. Any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure, or change in the appearance of any building or structure.

Applicant. Owner(s) or lessee(s) of property, or their agent(s), or person(s) who have contracted to purchase property contingent upon their ability to acquire necessary permits under this Land Development Code, or the agent(s) of such persons.

Awning. A roof-like cover that is attached to and projects from the wall of a building for the purpose of shielding from the elements.

Community Redevelopment Agency (CRA). The public body created to designate redevelopment project areas, supervise and coordinate planning for a project area and implement the Community Redevelopment Plan, (City Council or appointed by) according to Florida Statutes, Chapter 163, Part III.

Redevelopment Plan. Plan for revitalizing and redevelopment of land within the project area in order to eliminate blight.

CRA District. That area designated by the Redevelopment Plan of the Community Redevelopment Agency which is considered in need of redevelopment.

Design. Includes the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments of grades thereof; location and size of all required easements and rights-of-ways; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building and other such specific physical requirements.

Architectural Standards. Criteria developed by the City to identify design concerns, and to help property owners ensure that new construction and rehabilitation respect the character of designated buildings or districts.

Design Review. The process of ascertaining whether modifications to structures, sites, or districts meet the standards of appropriateness established by the CRA.

Facade. The face or elevation(s) of a building.

Infill Development. Development that occurs on up to 4 contiguous lots scattered within areas that are already largely developed or urbanized. Generally, these sites are vacant because they were once considered of insufficient size for development, because an existing building located on the site was demolished or because there were other, more desirable site for development.

Preservation. The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic properties.

Reconstruction. The authentic reproduction of a building or site that once existed, but disappeared or was demolished.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

Renovation. Modernization of an old or historic building that may produce inappropriate alterations or elimination of important features or details.

Restoration. The creation of an authentic reproduction beginning with existing parts of an original object or building, and to return the appearance to an earlier condition.

Review Authority. The person, committee, commission, board or council responsible for the review and/or final action or approval on a land use entitlement.

Revitalization. The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

Streetscape. The distinguishing and pictorial character of a particular street as created by its width, degree of curvature and paving materials, design of the street furniture, landscape materials, lighting features, general view, and forms of surrounding buildings.



City of Apopka – CRA
BUILDING CODE ASSISTANCE PROGRAM
Application



This application, along with all required information should be submitted to:
James Hitt, Community Development Director
City of Apopka, Community Development Department
120 E. Main Street, 2nd floor
Apopka, Florida 32703

Office Use
Application No. _____

The BCAP is for non-residential structures only. The Apopka CRA review and approval will be conducted by City staff and the applicant will be notified of the next step for approval. This application and all attachments to it constitute public records.

I. APPLICANT

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

II. PROPERTY OWNER (If same as applicant, go to Section III)

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

III. PROPOSED PROJECT

Project/Business Name: _____

Address: _____

A. Is the project within the CRA project area of the City of Apopka? Yes _____ No _____

B. Project General Description. Please provide the following:

1. Exact description of the work required for building code compliance or upgrades to the structure or unit is needed.
2. Attach site plan and/or sketch plans and specifications detailing the scope of work.
3. Licensed Contractors – Three (3) written quotes to be used for projects up to \$25,000. Similar quotes for like items is required.

C. Cost of Required Structural/Code Improvements, if any (attach itemized list and cost estimates).

D. Total cost of Exterior Improvements (attach itemized list and cost estimates).

E. Dollar amount requested: \$ _____

F. Applicant cost (minimum 25% of Dollar amount requested): \$ _____

G. Percent of total financial commitment by applicant (Applicant cost ÷ Total cost) for planned improvements. _____ %

IV. SATISFACTION OF GRANT CRITERIA

Explain in written detail on a separate sheet: how your proposal meets each one of the listed criteria set forth in the Building Code Assistance Program criteria. By filing this application, the Applicant agrees and understands that this grant is given at the sole discretion of the Apopka CRA and these criteria are used solely to evaluate Applicant's project and do not create an entitlement to funding.

ANY COST FOR WORK PREVIOUSLY COMPLETED PRIOR TO AN APPROVED APPLICATION CANNOT BE REIMBURSED UNDER ANY CIRCUMSTANCE. DO NOT START ANY PHYSICAL RENOVATIONS UNTIL AFTER FINAL APPROVAL BY THE CITY/CRA, COMPLETION OF THE CONTRACT WITH THE CITY & NOTICE TO PROCEED HAS BEEN ISSUED.

In addition, any grant funding award is on a first come, first served basis. Application funding shall be in accordance with the established BCAP Criteria, City *Land Development Codes* and the approved *Development Design Guidelines* for the City.

V. CERTIFICATION

Applicant hereby certifies under penalty of perjury, that all information provided is complete, current, accurate and truthful.

Signature

Date

Print

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this _____ day of _____, 20__

By _____ who is personally known to me or has produced _____ as identification and who did (did not) take an oath.

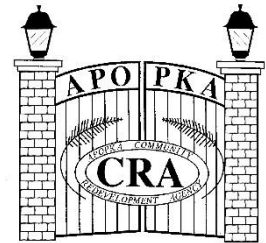
Notary *Signature*

Notary Public
My Commission expires:

Print



City of Apopka – CRA
BUILDING CODE ASSISTANCE PROGRAM
Criteria



I. Intent

It is the intent of the Apopka Community Redevelopment Agency (the "CRA"), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to owners or tenants of property located within the Community Redevelopment Area in order to further the purposes of the CRA Redevelopment Plan by improving the visual and aesthetic appearance of structures located in that area. Such assistance for external aesthetic improvements will be in the form of a financial reimbursement program to qualified owners or tenants who apply to the City/CRA for such assistance. The purpose of these guidelines is to establish the policies and procedures to be followed by the City in considering applications.

II. Program Description

The CRA's Building Code Assistance Program (BCAP) provides a financial grant or reimbursement to help pay eligible costs incurred by a qualified owner or tenant in making improvements that are required due to building code requirements. Code requirements may be from building, fire or City codes that could have prevented a new business from starting. Such improvements may include: fire alarms; air system handlers (heating/air conditioning units); fire walls (needed for various uses); handicap access, including bathroom facilities (ADA requirements); front doors; grease traps (restaurants); electrical; or other similar items. Grants will be awarded only in the CRA's redevelopment area. This program is for building code issues/items and is not utilized for simple replacement.

III. Eligibility

Program applications will be considered only if they meet all of the following eligibility criteria.

1. Location and Apopka CRA Redevelopment Plan

The project must be located within the Apopka CRA's Redevelopment Area, as presented in the adopted *CRA Redevelopment Plan 2017~update*, adopted June 21, 2017. The requested rehabilitation must also further the Apopka CRA Redevelopment Plan, inclusive of any subsequent amendments.

2. Applicants

Owners or tenants of real property within the Apopka CRA Redevelopment Area as described in the new 2017 Redevelopment Plan. Property must be considered non-residential (e.g. commercial, retail or office) unless it is a mixed use (residential being a clear secondary use) according to the Apopka Comprehensive Plan and Zoning. Applicants for this program must be able to demonstrate financial capability to complete the project and long term commitment to maintain the property in the condition to which it will be renovated.

Nonprofit and/or religious entities may be eligible. Please see #4, D.

3. **Consistency with Governmental Regulations:** Apopka Code Enforcement Compliance; Apopka Comprehensive Plan; Zoning & Apopka Land Development Code; Architectural Standards for the City of Apopka; CRA Redevelopment Plan, and; Florida Building Code.

Eligible projects must demonstrate consistency with the City of Apopka's Comprehensive Plan, Land Development Code, applicable zoning, and is consistent with the CRA Redevelopment Plan, as evidenced by a review from the City's Community Development Department. The renovation must meet all requirements of Apopka's building and safety code requirements, Code Enforcement, Comprehensive Plan, Zoning & Land Development Code, the City of Apopka Development Design Guidelines, and the Florida Building Code – all upon completion of the project. Any project must have a Business tax Receipt, be a permitted use, or have a Special Exception to operate.

4. **Eligible Projects and Costs**

- A) It is the intent of the Building Code Assistance Program to refund a portion of the applicant's cost for interior, exterior or structural improvements for non-residential structures that will enable an existing business or a new business to operate/open within the CRA district. Exterior code required improvements and interior code required improvements to existing property within the CRA project area would be eligible for non-residential building. All new construction not substantially contributing to building code improvements will be excluded from this program. Any other grants from other City/City programs may not be combined for the same materials or work. Handicap access must be available.

The following are examples of eligible improvements:

- i) Fire alarm systems required for the safe operation of businesses.
- ii) Fire walls as required by the Fire Marshall for particular types of businesses.
- iii) Air system handlers – heating and air conditioning systems.
- iv) Handicap access for front or back doors, bathrooms or internal movement renovations such as door widening,
- v) Electrical – can include rewiring, replacement, and electrical portions of signage.
- vi) Other improvements required for the re-occupation of the property by the Florida Building Code.
- vii) Other code items as may be presented and subsequently approved by the City for inclusion into the program.

- B) Specifically exempted from the grant monies are the following:

- i) Off building signage (i.e. any signs not attached to the building, mansard or canvas type awnings).
- ii) All structural improvements not substantially contributing to the improvement of the property, including load-bearing walls or other similar structural components; and
- iii) Building permits.

- C) The applicant must contribute at least 25% over and above the cost of the requested funding amount.

The grant amount shall in no event exceed \$5,000.00 per unit or building, and shall not exceed the total cost of all improvements. The applicant must pay for any additional costs over and above the maximum grant amount, and any applicant estimated costs, in order to complete any desired Final bills submitted to the City for reimbursement. In the event actual project costs designated to be paid for by the BCAP come in lower than the estimated contract costs, the grant shall meet, not exceed those actual costs, no matter any additional applicant costs. All bills (marked paid in full), or release of lean must be submitted for reimbursement to the city as proof of payment by the applicant.

Buildings that exceed 4,000 square feet may be eligible for an additional \$5,000.00 for code updates to the interior of the building. The additional funds can be applied for with the initial application for a total of \$10,000.00 and is still required to have a minimum 25% match by the applicant. Please contact the CRA Incentive coordinator.

- D) Any building owned by a nonprofit and/or religious entity for services or meetings that do not pay property taxes shall only be eligible for Building Code Assistance Program funding up to \$5,000. The applicant must contribute at least 50% over and above the cost of the requested grant amount.

5. Documentation

The grant application must be completed and submitted to the City with the following additional items:

- a. Photographs of the existing building and the proposed project area.
- b. Schematic drawings illustrating all proposed work, or pictures with project description outlined. Include a description of materials and methods to be used, depending on the proposed project (see 4. A.).
- c. Cost estimates for each aspect of the project.

Example:	Air/heat Handler:	\$3,590.00
	Front door:	900.00
	Grease trap:	<u>2,230.00</u>
	TOTAL:	\$6,720.00

6. Application and Grant Availability

The applicant is advised that this grant is given at the sole discretion of the City of Apopka and CRA, and these criteria are used as a base to evaluate the Applicant's project, and does not create entitlement to funding. The application shall be reviewed by the Apopka Community Development Department for completeness and eligibility prior to any approvals.

- All grant funds are subject to availability as authorized by, and at the sole discretion of the CRA. A maximum of two applications within a three (3) year (City fiscal year), provided the two applications do not exceed the \$5,000 per front for both requests, and that the grants would not be available for the same item.
- CRA Assistance Program funds are NOT available for repeat or replacement of the same work that was previously funded as part of a CRA Assistance Program.

Please note: All projects must be completed within 120 days (4 months) or by the contracted date after receiving approval from the City of Apopka and CRA staff and any required City building permits. All work must be completed by the completion date assigned according to the contract, unless prior approval for additional time is approved by the City. Incomplete projects may require reimbursement to the CRA, according to contract requirements.

7. Disbursement of Funds

The City of Apopka must approve in concept, proposed improvements. Applications for improvements will be reviewed for completeness and if they are eligible, the applicant will be notified. At the time the grant is awarded, funds will be dispersed as follows:

- a. Applicant may receive monthly payments based on submittal of paid receipts. Maximum payout is 75% of the Program amount until final CO or approval is completed. Building permits may be required for work to be done, and the applicant must check with the Building Official to determine permit needs.
- b. In the event building permits are not required for such assistance Program approved renovations, approval may be granted by the City or it's representative to proceed; and/or
- c. Applicant will be eligible for the remaining portion of the grant at the time of approved final inspection by, or issuance of final approval from the City of Apopka and the CRA for the completed project. Verification of payments being made to a vendor or contractor must be presented, (canceled checks, paid invoice from vendors, i.e. the awning contractor, etc.) prior to issuing final grant payment.
- d. All grant requirements must meet all requirements and City of Apopka codes.
- e. Applicant will be notified in writing as to approval or denial.
- f. Final bills submitted to the City for reimbursement. In the event actual project costs designated to be paid for by the BCAP come in lower than the estimated contract costs, the grant shall meet, not exceed those actual costs, no matter any additional applicant costs. All bills (marked paid in full), or release of lean must be submitted for reimbursement to the City as proof of payment by the applicant.

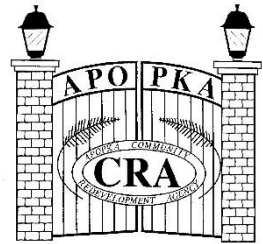
ANY COST FOR WORK PREVIOUSLY COMPLETED PRIOR TO AN APPROVED APPLICATION CANNOT BE REIMBURSED UNDER ANY CIRCUMSTANCE. DO NOT START ANY PHYSICAL RENOVATIONS UNTIL AFTER FINAL APPROVAL BY THE CITY, COMPLETION OF THE CONTRACT WITH THE CITY & NOTICE TO PROCEED HAS BEEN ISSUED. BUILDING PERMITS MAY BE REQUIRED.

* For more information about the Apopka Building Code Assistance Program, please contact:

James Hitt, RA-FRA, Community Development Dir.
City of Apopka
120 E. Main Street, 2nd floor
Apopka, Florida 32703
407-703-1712
jhitt@apopka.net
www.apopka.net



City of Apopka – CRA
RESIDENTIAL FEE ASSISTANCE PROGRAM
Application



This application, along with all required information should be submitted to:
James Hitt, Community Development Director
City of Apopka, Community Development Department
120 E. Main Street, 2nd floor
Apopka, Florida 32703

Office Use
Application No. _____

This Program is for Single-Family residential homes only, and must be owner occupied (not a rental). The Apopka CRA review and approval will be conducted by City staff and the applicant will be notified of the next step for approval. No work should be done until final approval is completed and a Notice to Proceed is issued.

This application and all attachments to it constitute public records. Call 407-703-1712 if you have any questions about the Residential Fee Assistance Program.

I. APPLICANT

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

II. PROPERTY OWNER (If same as applicant, go to Section III)

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

III. PROPOSED PROJECT

A. Is the project within the CRA project area of the City of Apopka? Yes _____ No _____

B. Project General Description – Please provide the following:

1. Exact description of the work required for Impact Fees to be paid for by the CRA. Specify the following:

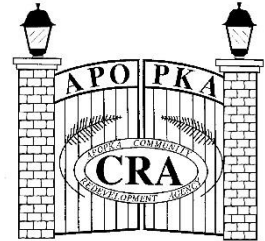
a. Location/address: _____

b. Square Feet: _____

c. Owner occupied (cannot be a rental): Yes _____ No _____



City of Apopka – CRA
RESIDENTIAL FEE ASSISTANCE PROGRAM
Criteria



I. Intent

It is the intent of the Apopka Community Redevelopment Agency (the "CRA"), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to new single-family residential homeowners of property located within the Community Redevelopment Area that may require impact fee payments. This program would eliminate or reduce the impact fees in the CRA Area to help attract new single-family residential homes that are owner occupied. Building permit fees or meter hook-ups are still required.

II. Program Description

The CRA's Residential Fee Assistance Program provides a financial payment by the CRA for those primary Impact Fees incurred for new single-family home development by a qualified owner, builder or developer. Such new homes must be owner occupied once final Certificate of Occupancy is granted, and may not be rental units. Program funding will be awarded only in the CRA's redevelopment area.

III. Eligibility

Program applications will be considered only if they meet all of the following eligibility criteria.

1. Location and Apopka CRA Redevelopment Plan

The project must be located within the Apopka CRA's Redevelopment Area, as presented in the adopted *CRA Redevelopment Plan 2017~update*, adopted June 21, 2017. The requested Impact Fee payments must also further the Apopka CRA Redevelopment Plan, inclusive of any subsequent amendments.

2. Applicants

Owners, builders or developers of real property within the Apopka CRA Redevelopment Area as described in the new 2017 Redevelopment Plan. Property must be considered residential according to the Apopka Comprehensive Plan and Zoning. Applicants for this program must be able to demonstrate financial capability to complete the project and long term commitment to maintain the property in the condition to which it will be developed.

3. Consistency with Governmental Regulations:

No outstanding Apopka Code Enforcement Compliance issues can exist on the site. Eligible projects must demonstrate consistency with the City of Apopka's Comprehensive Plan, Land Development Code, applicable zoning, and is consistent with the CRA Redevelopment Plan, as evidenced by a review from the City's Community Development Department. The renovation must meet all requirements of Apopka's building and safety code requirements, Code Enforcement, Comprehensive Plan, Zoning & Land Development Code, the City of Apopka Development Design Guidelines, and the Florida Building Code – all upon completion of the project.

4. Eligible Projects and Costs

Unless otherwise approved by the CRA, the following Single-Family Residential Impact fees are applicable to this program:

- Transportation Impact Fee
- Orange County School Impact Fee
- Recreation Impact Fee
- Fire Impact Fee
- Police Impact Fee
- Potable Water Impact Fee (no reclaim)
- Sewer Impact Fee

ANY COST FOR WORK PREVIOUSLY COMPLETED PRIOR TO AN APPROVED APPLICATION CANNOT BE REIMBURSED UNDER ANY CIRCUMSTANCE. DO NOT START ANY PHYSICAL CONSTRUCTION UNTIL AFTER FINAL APPROVAL BY THE CITY/CRA, AND ATTAINING THE PROPER BUILDING PERMITS, AND COMPLETION OF THE CONTRACT WITH THE CITY & NOTICE TO PROCEED HAS BEEN ISSUED.

* For more information about the Apopka Residential Fee Assistance Program, please contact:

James Hitt, RA-FRA, Community Development Dir.
City of Apopka
120 E. Main Street, 2nd floor
Apopka, Florida 32703
407-703-1712
jhitt@apopka.net
www.apopka.net

REDEVELOPMENT DEFINITIONS

Alteration. Any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure, or change in the appearance of any building or structure.

Applicant. Owner(s) or lessee(s) of property, or their agent(s), or person(s) who have contracted to purchase property contingent upon their ability to acquire necessary permits under this Land Development Code, or the agent(s) of such persons.

Awning. A roof-like cover that is attached to and projects from the wall of a building for the purpose of shielding from the elements.

Community Redevelopment Agency (CRA). The public body created to designate redevelopment project areas, supervise and coordinate planning for a project area and implement the Community Redevelopment Plan, (City Council or appointed by) according to Florida Statutes, Chapter 163, Part III.

Redevelopment Plan. Plan for revitalizing and redevelopment of land within the project area in order to eliminate blight.

CRA District. That area designated by the Redevelopment Plan of the Community Redevelopment Agency which is considered in need of redevelopment.

Design. Includes the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments of grades thereof; location and size of all required easements and rights-of-ways; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building and other such specific physical requirements.

Architectural Standards. Criteria developed by the City to identify design concerns, and to help property owners ensure that new construction and rehabilitation respect the character of designated buildings or districts.

Design Review. The process of ascertaining whether modifications to structures, sites, or districts meet the standards of appropriateness established by the CRA.

Facade. The face or elevation(s) of a building.

Infill Development. Development that occurs on up to 4 contiguous lots scattered within areas that are already largely developed or urbanized. Generally, these sites are vacant because they were once considered of insufficient size for development, because an existing building located on the site was demolished or because there were other, more desirable site for development.

Preservation. The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic properties.

Reconstruction. The authentic reproduction of a building or site that once existed, but disappeared or was demolished.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

Renovation. Modernization of an old or historic building that may produce inappropriate alterations or elimination of important features or details.

Restoration. The creation of an authentic reproduction beginning with existing parts of an original object or building, and to return the appearance to an earlier condition.

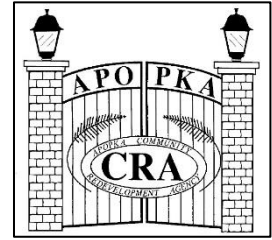
Review Authority. The person, committee, commission, board or council responsible for the review and/or final action or approval on a land use entitlement.

Revitalization. The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

Streetscape. The distinguishing and pictorial character of a particular street as created by its width, degree of curvature and paving materials, design of the street furniture, landscape materials, lighting features, general view, and forms of surrounding buildings.

CRA ~ Residential Fee Assistance Program (RFAP)

The cost of building a new home or renovating an existing home in the CRA area sometimes incur costs that end up discouraging new construction in this historical part of Apopka. These costs can include utility fees and various impact fees. In order to help promote new residential single-family construction, some of these typical fees for a single-family home could be mitigated with the RFAP program.



Impact Fee	\$ Cost	\$ Total Cost / Fee
<i>Transportation Impact Fee</i>	3,101.00/unit	<i>3,101.00</i>
<i>Potable Water Impact Fee (without reclaimed)</i>	1,276.00/unit	<i>1,276.00</i>
Potable Water Impact Fee (with reclaimed)	957.00/unit	957.00
Reclaimed Water Impact Fee	2,958.00/unit	2,958.00
<i>Sewer Impact Fee</i>	4,775.00/unit	<i>4,775.00</i>
<i>Orange County School Impact Fee (1-1-17)</i>	8,784.00/unit	<i>8,784.00</i>
<i>Recreation Impact Fee</i>	1,060.00/unit	<i>1,060.00</i>
<i>Fire/EMS Impact Fee</i>	708.00/unit	<i>708.00</i>
<i>Police Impact Fee</i>	747.00/unit	<i>747.00</i>
Miscellaneous Fees:		
<u>Deposits:</u> Residential		
Water	50.00	50.00
Reclaimed Water	50.00	50.00
Sewer	90.00	90.00
<u>Potable Water</u>		
¾" Single Service Meter (typical for SF)	350.00	<i>350.00</i>
1" " " "	412.00	412.00
Short Service Tap		
¾" & 1"	275.00	<i>275.00</i>
Long Service Tap		
¾" & 1"	836.00	836.00
<u>Reclaimed Water</u>		
¾" Single Service Meter (typical for SF)	350.00	350.00
Short Service Tap		
¾" & 1"	275.00	275.00
Long Service Tap		
¾" & 1"	836.00	836.00
<u>Backflow Fee</u>		
¾" Meter	220.00	<i>220.00</i>
1" Meter	260.00	260.00
<u>Sewer Tap Fee</u>		
Up to 25 feet	745.00	<i>745.00</i>
Over 25 feet, Per Foot	12.00/ft.	12.00/ft.

The "typical" single-family impact fees are shown as *italicized*. These fees use the ¾' meters & lines, and do not include reclaimed water or deposits.

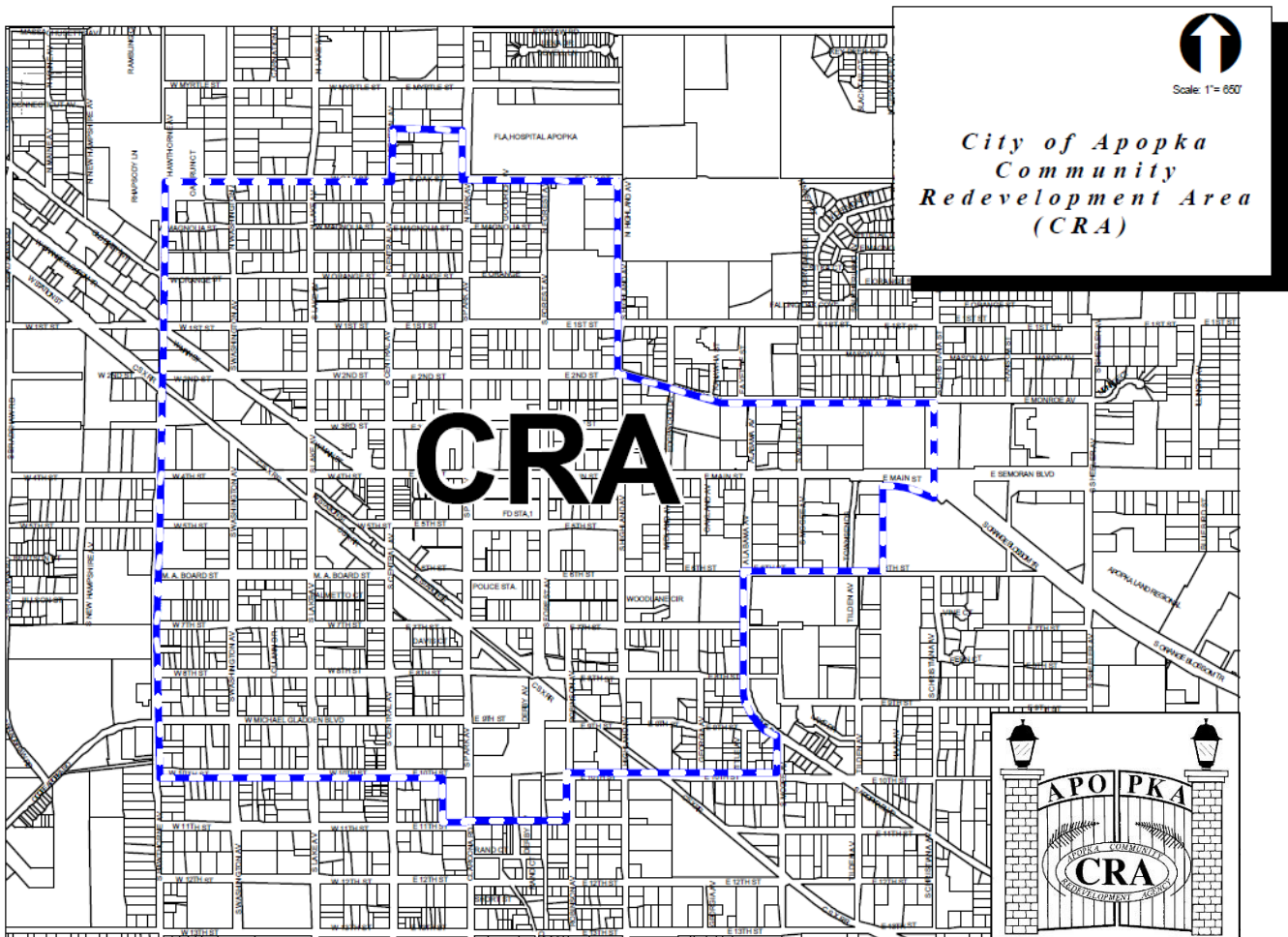
Total fees for a single-family home are: \$20,451.00

Proposed CRA funding would grant only those fees for a single-family residence (or less) as shown in the Impact Fee & Cost table. All other fees must be paid for by the applicant, owner, builder, developer or contractor as applicable. Larger meters, tap or reclaimed water fees would be incurred by those applying for the RFAP Program.

The CRA budget: \$103,000.00

This would cover about five (5) new homes per year, and the Program could be renewed in subsequent years as needed. Total estimated cost: \$102,255.00

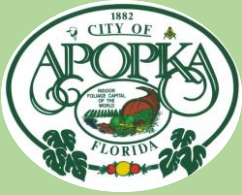
CRA Map – vacant lots in this area designated for single-family residential homes would be eligible for the RFAP Program.



Contact:
James Hitt
Community Development Director
City of Apopka
120 E. Main Street
Apopka, FL 32703
jhitt@Apopka.net
407-703-1712

Backup material for agenda item:

3. 5th Street Parking Lot sale by the Downtown Parking Association to the Community Redevelopment Agency (CRA) James Hitt



CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY



CONSENT AGENDA
 PUBLIC HEARING
 SPECIAL REPORTS
 OTHER:

MEETING OF: June 21, 2017
 FROM: Community Development
 EXHIBITS: Contract for Purchase of
 the 5th Street Parking Lot

SUBJECT: CONTRACT FOR PURCHASE OF THE 5TH STREET PARKING FOR WITH THE DOWNTOWN CUSTOMERS PARKING ASSOCIATION

REQUEST: APPROVE THE *CONTRACT FOR PURCHASE*

SUMMARY:

The 5th Street Parking Lot was part of the original CRA Community Redevelopment Plan from 1993. The Parking lot was part of the Parking Block Concept “In an effort to provide convenient and attractive parking for the commercial core.” Without this being completed, the primary redevelopment of the downtown and especially the core of the 633 acres CRA cannot occur. This parking lot is the heart of the redevelopment effort for investment.

In order for the CRA to invest in the redevelopment of this site and actually make it “attractive” for our commercial core, the CRA does need to own it. The Downtown Customers Parking Association, Inc. is the owner of the 0.992 acre site which is made up of 15 owner shares. The City of Apopka owns 5 of those shares.

The new CRA Redevelopment Plan 2017~update also recognizes that the 5th Street Parking Lot is the core to the downtown and the CRA, and is part of the redevelopment needs for the entire benefit of our downtown and the potential events and activities envisioned for the area, from the Station Street Project to the City Center, and the 6th Street Promenade in between.

An appraisal was completed in December 2016 that showed the property being valued at \$260,000. City staff had contacted the agents for the Downtown Customers Parking Association, Inc. about purchasing the lot from the other shares. In order to complete the transaction, approval by the City Council to sell Apopka’s shares and also contribute its five (5) shares toward the other 10 shares would make the transaction feasible.

The CRA would pay for the purchase and the closing for the transaction. The contract to purchase the 5th Street Parking Lot by the CRA is attached.

DISTRIBUTION

Mayor Kilsheimer
 Commissioners
 City Administrator
 Community Development Director

Finance Director
 HR Director
 IT Director
 Police Chief

Public Services Director
 Recreation Director
 City Clerk
 Fire Chief

FUNDING SOURCE:

The CRA Redevelopment Trust Fund, established by Ordinance No. 783 on June 16, 1993 utilizing Tax Increment Funding (TIF).

RECOMMENDATION ACTION:

Approve the Contract for Purchase in the amount of \$260,000 plus closing costs, with the Downtown Customers Parking Association, Inc. for the 5th Street Parking Lot, located on the north side of 5th Street, between S. Park Ave. and S. Central Ave.

McLEOD
LAW FIRM
Attorneys and Counselors at Law
Post Office Drawer 950
Apopka, Florida 32704-0950
www.mcleodlawfirm.com

Johnie A. McLeod
(1921 - 2003)

Raymond A. McLeod *
William J. McLeod *

June 5, 2017

* Circuit Mediator

Lou Haubner Realty, Inc.
140 East First Street
Apopka, Florida 32703

Attention: Louis R. Haubner, Jr. - President

Bank of America
33 East Main Street
Apopka, Florida 32703

City of Apopka
Post Office Box 1229
Apopka, Florida 32704-1229

Attention: Glenn Irby - City Manager

H & R Block
32 East Main
Apopka, Florida 32703

Attention: Robert G. Canfield - President

Jayantilal S. Nayee
400 Magnolia Lake Drive
Longwood, Florida 32779

Hall's Feed Store, Inc.
15 East Fifth Street
Apopka, Florida 32703

Attention: Robert C. Hall - President

48 East Main Street (32703)
Telephone: (407) 886-3300
Facsimile: (407) 886-0087
ramcleod@mcleodlawfirm.com
wjm@mcleodlawfirm.com

Letter to Shareholders
Re: Proposed sale to Apopka
June 5, 2017
Page Two

Milton Rannushit
439 South Central Avenue
Apopka, Florida 32703

Park Avenue Gold and Pawn, Inc.
72 East Main Street
Apopka, Florida 32703

Attention: Harry B. Oshman - President

Myrtle Blackwelder Trust
5 West Orange Street
Apopka, Florida 32703

Attention: Wayne Blackwelder

Re: Proposed sale of parking lot to City of Apopka

Dear Shareholders:

The Apopka Community Redevelopment Agency of the City of Apopka has submitted a formal Commercial Contract to purchase the customer parking lot / real property owned by Downtown Customers Parking Association, Inc. (the "Corporation") for the purchase price of \$260,000.00 (Two hundred sixty thousand and no/100 Dollars). Please review Section 22. Additional Terms as the City of Apopka, as owner of five (5) shares of the Corporation, offers to surrender / transfer its shares back to the Corporation waiving any right to receive a pro rata share of the sale price. Accordingly, as there are only been fifteen (15) shares issued by the Corporation, net proceeds will distributed between the ten (10) remaining shares.

Assuming the Commercial Contract is approved by a majority vote of the Corporation's shareholders, net proceeds would not be distributed to shareholders at closing as there are several corporate matters to addressed and resolve before distribution. Specifically, actions will be required to: (a) dissolve the Corporation with the State of Florida – Division of Corporations; (b) a final IRS tax return may be required to be filed; (c) my law firm is owed monies for advancing annual filing fees to the State of Florida – Division of Corporations; and, (d) Lou Haubner Realty, Inc. may be owed monies it advanced for Orange County real estate taxes.

Letter to Shareholders

Re: Proposed sale to Apopka

June 5, 2017

Page Three

The purpose of this letter is to advise all shareholders of the proposed Commercial Contract made to purchase as Apopka has agreed to improve the customer parking lot which will clearly benefit the Apopka community as a whole.

Finally attached is a formal Notice of Special Shareholder's Meeting of the Corporation scheduling a meeting for Thursday, June 22, 2017 at 4:00 p.m. at the McLeod Law Firm, 48 East Main Street, Apopka, Florida 32703, to discuss the proposed Commercial Contract and related matters. A written Proxy is also attached in the event you cannot attend the meeting.

Feel free to contact me to discuss any issues you may have and I remain,

Sincerely,

Downtown Customers Parking Association,
Inc.

/s/ WILLIAM J. McLEOD

By: William J. McLeod
Its: President

NOTICE OF SPECIAL MEETING OF SHAREHOLDERS
OF
DOWNTOWN CUSTOMERS PARKING ASSOCIATION, INC.

TO: All Shareholders

A special meeting of the Shareholders of DOWNTOWN CUSTOMERS PARKING ASSOCIATION, INC., a Florida corporation, will be held at the McLeod Law Firm, 48 East Main Street, Apopka, Florida 32703, on Thursday, June 22, 2017 at 4:00 p.m. to consider and vote on the following matters:

1. Proposed Commercial Contract submitted by Apopka Community Redevelopment Agency to the Corporation to sell the sole asset of the Corporation.
2. Reimbursement of advanced expenses for the Corporation.
3. Winding down of Corporation.
4. The transaction of such other business in connection with such proposals as may properly come before the meeting.

If you do not plan to or cannot attend, please complete, sign, date, and return the Proxy promptly so that your shares will be represented at the meeting.

/s/ WILLIAM J. McLEOD

By: William J. McLeod
Its: President

Dated: June 5, 2017

PROXY
for
DOWNTOWN CUSTOMERS PARKING ASSOCIATION, INC.

KNOW ALL PERSONS BY THESE PRESENTS that I, _____,
in my official capacity as a Shareholder of DOWNTOWN CUSTOMERS PARKING
ASSOCIATION, INC. a Florida corporation (“the Corporation”) do hereby appoint
_____ in his/her individual capacity as true and lawful attorney
with full power of substitution, for the undersigned and in his/her name, place and stead to vote and
act as a Shareholder of the Corporation for which the undersigned would be otherwise entitled to
vote at the Special Meeting of Shareholders of the Corporation scheduled to be held on Thursday,
June 22, 2017 at 4:00 p.m.

This Proxy will remain in effect until the conclusion of the Special Meeting of Shareholders
of the Corporation or any extension of that meeting, or if this Proxy is otherwise revoked by the
undersigned person.

Dated: June _____, 2017.

Shareholder

Print name of Shareholder

William McLeod

From: Andrew Hand [ahand@shepardfirm.com]
Sent: Thursday, June 1, 2017 12:06 PM
To: William McLeod
Cc: Raymond McLeod; Glenn Irby; James Hitt; Clifford Shepard
Subject: Apopka CRA/DCPA contract for purchase of parking lot area
Attachments: ApopkaCRA-DCPA RE Contract w Exhibit June 1 2017.pdf; Exhibit A - Legal Description.docx; Topographic Survey-5th St Parking Lot (003).pdf; Warranty Deeds.pdf

Bill,

Attached please find the contract for the CRA's purchase of the parking area from DCPA. Please let me know if you are comfortable executing and/or have any questions.

Prior deeds and survey are attached for informational purchases.

Best Regards,



ANDREW J. HAND
ATTORNEY AT LAW
BOARD CERTIFIED CITY, COUNTY
& LOCAL GOVERNMENT LAW
AHand@ShepardFirm.com
toll free 866.247.3008
office 407.622.1772
cell 407.463.7025
fax 407.622.1884
2300 MAITLAND CENTER PKWY, STE. 100
MAITLAND, FL 32751
SHEPARDFIRM.COM

DISCLAIMER:

The information transmitted is intended only for the person or entity to which it is addressed and contains confidential and/or privileged materials protected under the Attorney-Client Privilege. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

1* 1. PARTIES AND PROPERTY: Apopka Community Redevelopment Agency ("Buyer")
2* agrees to buy and Downtown Customers Parking Association, Inc. ("Seller")
3* agrees to sell the property as: Street Address: 5th Street Parking Lot, Apopka, Florida 32703
4* _____
5* Legal Description: Legal Description is attached hereto as Exhibit "A"
6* _____
7* and the following Personal Property: _____
8* _____
9 (all collectively referred to as the "Property") on the terms and conditions set forth below.

10* 2. PURCHASE PRICE: \$ 260,000.00
11* (a) Deposit held in escrow by Clifford B. Shepard, Shepard & Smith, P.A. \$ 10,000.00
12 ("Escrow Agent") (checks are subject to actual and final collection)
13* Escrow Agent's address: 2300 Maitland Ctr. Pkwy., Suite 100, Maitland Phone: 407-622-1772
14* (b) Additional deposit to be made to Escrow Agent within _____ days after Effective Date \$ _____
15* (c) Additional deposit to be made to Escrow Agent within _____ days after Effective Date \$ _____
16* (d) Total financing (see Paragraph 5) \$ _____
17* (e) Other _____ \$ _____
18 (f) All deposits will be credited to the purchase price at closing. Balance to close, subject
19* to adjustments and prorations, to be paid with locally drawn cashier's or official bank \$ 250,000.00
20 check(s) or wire transfer.

21 3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller
22 and Buyer and an executed copy delivered to all parties on or before June 22, 2017, this offer will be
23 withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3
24 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the
25 last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer.
26 Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5
27 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending
28 on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. Time is of the
29 essence in this Contract.

30 4. CLOSING DATE AND LOCATION:
31* (a) Closing Date: This transaction will be closed on September 7, 2017 (Closing Date), unless specifically
32 extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but
33 not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing
34 Date and Buyer is unable to obtain property insurance, Buyer may postpone closing up to 5 days after the
35 insurance underwriting suspension is lifted.

36* Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

37* (b) Location: Closing will take place in 2300 Maitland Ctr. Pkwy, #100, Maitland, FL County, Florida. (If left blank, closing
38 will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

39 **5. THIRD PARTY FINANCING:**

40* BUYER'S OBLIGATION: Within _____ days (5 days if left blank) after Effective Date, Buyer will apply for third party
41* financing in an amount not to exceed _____ % of the purchase price or \$ _____, with a fixed interest rate
42* not to exceed _____ % per year with an initial variable interest rate not to exceed _____ %, with points or commitment
43* or loan fees not to exceed _____ % of the principal amount, for a term of _____ years, and amortized over _____
44 years, with additional terms as follows:

45* _____
46 Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any
47* lender. Buyer will use good faith and reasonable diligence to (i) obtain Loan Approval within _____ days (45 days if
48 left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and
49 (iii) close the loan. Buyer will keep Seller and Broker fully informed about loan application status and authorizes the
50 mortgage broker and lender to disclose all such information to Seller and Broker. Buyer will notify Seller immediately
51 upon obtaining financing or being rejected by a lender. CANCELLATION: If Buyer, after using good faith and
52* reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, Buyer may within _____ days (3 days if left
53 blank) deliver written notice to Seller stating Buyer either waives this financing contingency or cancels this Contract.
54 If Buyer does neither, then Seller may cancel this Contract by delivering written notice to Buyer at any time
55 thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the
56 satisfaction, by closing, of those conditions of Loan Approval related to the Property. DEPOSIT(S) (for purposes
57 of Paragraph 5 only): If Buyer has used good faith and reasonable diligence but does not obtain Loan
58 Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the
59 lender fails or refuses to close on or before the Closing Date without fault on Buyer's part, the Deposit(s) shall be
60 returned to Buyer, whereupon both parties will be released from all further obligations under this Contract, except for
61 obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract
62 as set forth above or Buyer fails to use good faith or reasonable diligence as set forth above, Seller will be entitled to
63 retain the Deposit(s) if the transaction does not close.

64* 6. TITLE: Seller has the legal capacity to and will convey marketable title to the Property by statutory warranty
65* deed other _____, free of liens, easements and encumbrances of record or
66 known to Seller, but subject to property taxes for the year of closing; covenants, restrictions and public utility
67 easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be
68* subject) _____

69* _____
70 provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the
71* Property as a parking lot or structure

72 (a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent
73* and pay for the title search and closing services. Seller will, at (check one) Seller's Buyer's expense and
74* within 15 days after Effective Date or at least _____ days before Closing Date deliver to Buyer (check one)
75* (i.) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
76 discharged by Seller at or before Closing and, upon Buyer recording the deed, an owner's policy in the amount
77 of the purchase price for fee simple title subject only to exceptions stated above. If Buyer is paying for the
78 evidence of title and Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after
79 Effective Date.
80* (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an
81 existing firm. However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable
82 to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies
83 of all policy exceptions and an update in a format acceptable to Buyer from the policy effective date and
84 certified to Buyer or Buyer's closing agent together with copies of all documents recited in the prior policy and
85 in the update. If such an abstract or prior policy is not available to Seller then (i.) above will be the evidence of
86 title.

87 (b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to Seller
88 of title defects. Title will be deemed acceptable to Buyer if (1) Buyer fails to deliver proper notice of defects or

89* Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

90* (2) Buyer delivers proper written notice and Seller cures the defects within 30 days from receipt of the notice
91 ("Curative Period"). ~~If the defects are cured within the Curative Period, closing will occur within 10 days from receipt~~
92 ~~by Buyer of notice of such curing.~~ Seller may elect not to cure defects if Seller reasonably believes any defect
93 cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, Buyer will have
94 10 days from receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or
95 accept title subject to existing defects and close the transaction without reduction in purchase price.

96 (c) Survey: (check applicable provisions below)

97* (i.) Seller will, within 60 days from Effective Date, deliver to Buyer copies of prior surveys, plans,
98 specifications, and engineering documents, if any, and the following documents relevant to this transaction:

99* _____
100 prepared for Seller or in Seller's possession, which show all currently existing structures. In the event this
101 transaction does not close, all documents provided by Seller will be returned to Seller within 10 days from the
102 date this Contract is terminated.

103* Buyer will, at Seller's Buyer's expense and within the time period allowed to deliver and examine title
104 evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals
105* encroachments on the Property or that the improvements encroach on the lands of another, Buyer will
106** accept the Property with existing encroachments such encroachments will constitute a title defect to be
107 cured within the Curative Period.

108 (d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

109 7. PROPERTY CONDITION: Seller will deliver the Property to Buyer at the time agreed in its present "as is"
110 condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition.
111 Seller makes no warranties other than marketability of title. In the event that the condition of the Property has
112 materially changed since the expiration of the Due Diligence Period, Buyer may elect to terminate the Contract and
113 receive a refund of any and all deposits paid, plus interest, if applicable. By accepting the Property "as is", Buyer
114 waives all claims against Seller for any defects in the Property. (Check (a) or (b))

115* (a) As Is: Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is"
116 condition.

117* (b) Due Diligence Period: Buyer will, at Buyer's expense and within 60 days from Effective Date ("Due
118 Diligence Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion, for Buyer's
119 intended use and development of the Property as specified in Paragraph 6. During the Due Diligence Period,
120 Buyer may conduct any tests, analyses, surveys and investigations ("Inspections") which Buyer deems necessary
121 to determine to Buyer's satisfaction the Property's engineering, architectural, environmental properties; zoning and
122 zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of
123 access to public roads, water, and other utilities; consistency with local, state and regional growth management and
124 comprehensive land use plans; availability of permits, government approvals and licenses; compliance with
125 American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections
126 that Buyer deems appropriate to determine the suitability of the Property for Buyer's intended use and
127 development. Buyer will deliver written notice to Seller prior to the expiration of the Due Diligence Period of
128 Buyer's determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice
129 requirement will constitute acceptance of the Property in its present "as is" condition. Seller grants to Buyer, its
130 agents, contractors and assigns, the right to enter the Property at any time during the Due Diligence Period for the
131 purpose of conducting Inspections; provided, however, that Buyer, its agents, contractors and assigns enter the
132 Property and conduct Inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses,
133 damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any
134 person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer will not engage
135 in any activity that could result in a mechanic's lien being filed against the Property without Seller's prior written
136 consent. In the event this transaction does not close, (1) Buyer will repair all damages to the Property resulting
137 from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and
138 (2) Buyer will, at Buyer's expense release to Seller all reports and other work generated as a result of the
139 Inspections. Should Buyer deliver timely notice that the Property is not acceptable, Seller agrees that Buyer's
140 deposit will be immediately returned to Buyer and the Contract terminated.

141 (c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the

142* Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

143 parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and
144 to ensure that all Property is on the premises.

145 **8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** Seller will continue to operate the Property and any
146 business conducted on the Property in the manner operated prior to Contract and will take no action that would
147 adversely impact the Property, tenants, lenders or business, if any. Any changes, such as renting vacant space, that
148* materially affect the Property or Buyer's intended use of the Property will be permitted only with Buyer's consent
149* without Buyer's consent.

150 **9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with
151 the norms where the Property is located.

152 (a) **Possession and Occupancy:** Seller will deliver possession and occupancy of the Property to Buyer at
153 closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks,
154 mailboxes, and security systems.

155 (b) **Costs:** Buyer will pay Buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing
156 statements and recording fees for the deed. Seller will pay Seller's attorneys' fees, taxes on the deed and
157 recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or
158 prior to closing and fails to do so, Buyer may use purchase proceeds to satisfy the encumbrances.

159 (c) **Documents:** Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable
160 service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each
161 service contractor from Seller advising each of them of the sale of the Property and, if applicable, the transfer of its
162 contract, and any assignable warranties or guarantees received or held by Seller from any manufacturer,
163 contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium
164 documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters; tenant
165 subordination, non-disturbance and attornment agreements (SNDAs) required by the Buyer or Buyer's lender;
166 assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in
167 ownership/rental agent. If any tenant refuses to execute an estoppels letter, Seller will certify that information
168 regarding the tenant's lease is correct. If Seller is an entity, Seller will deliver a resolution of its Board of Directors
169 authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and
170 setting forth facts showing the conveyance conforms to the requirements of local law. Seller will transfer security
171 deposits to Buyer. Buyer will provide the closing statement, mortgages and notes, security agreements, and
172 financing statements.

173 (d) **Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond
174 payments assumed by Buyer, interest, rents (based on actual collected rents), association dues, insurance
175 premiums acceptable to Buyer, and operating expenses will be prorated through the day before closing. If the
176 amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due
177 allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request
178 of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

179 (e) **Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date
180 will be paid by Seller. If a certified, confirmed, and ratified special assessment is payable in installments, Seller will
181 pay all installments due and payable on or before the Closing Date, with any installment for any period extending
182 beyond the Closing Date prorated, and Buyer will assume all installments that become due and payable after the
183 Closing Date. Buyer will be responsible for all assessments of any kind which become due and owing after Closing
184 Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially
185 completed as of the Closing Date but has not resulted in a lien before closing, Seller will pay the amount of the last
186 estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and
187 does not apply to condominium association special assessments.

188 (f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If Seller is a "foreign person" as defined by FIRPTA,
189 Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will
190 complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply
191 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or

192* Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

193 Social Security Numbers to the closing agent. If Buyer does not pay sufficient cash at closing to meet the
194 withholding requirement, Seller will deliver to Buyer at closing the additional cash necessary to satisfy the
195 requirement.

196 **10. ESCROW AGENT:** Seller and Buyer authorize Escrow Agent or Closing Agent (collectively "Agent") to
197 receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance
198 with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of
199 escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this Contract or gross
200 negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option,
201 (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent
202 jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of
203 the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action,
204 Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If
205 Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent
206 interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover
207 reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and
208 charged and awarded as court costs in favor of the prevailing party.

209 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged
210 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-
211 complying party specifying the non-compliance. The non-complying party will have ___ days (5 days if left blank) after
212 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

213 **12. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is
214 not met and Buyer has timely given any required notice regarding the condition having not been met, Buyer's deposit
215 will be returned in accordance with applicable Florida Laws and regulations.

216 **13. DEFAULT:**

217 (a) In the event the sale is not closed due to any default or failure on the part of Seller other than failure to make
218 the title marketable after diligent effort, Buyer may either (1) receive a refund of Buyer's deposit(s) or (2) seek
219 specific performance. If Buyer elects a deposit refund, Seller will be liable to Broker for the full amount of the
220 brokerage fee.

221 (b) In the event the sale is not closed due to any default or failure on the part of Buyer, Seller may either (1) retain
222 all deposit(s) paid or agreed to be paid by Buyer as agreed upon liquidated damages, consideration for the
223 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek
224 specific performance. If Seller retains the deposit, Seller will pay the Brokers named in Paragraph 20 fifty percent
225 of all forfeited deposits retained by Seller (to be split equally among the Brokers) up to the full amount of the
226 brokerage fee. If Buyer fails to timely place a deposit as required by this Contract, Seller may either (1) terminate
227 the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving
228 any remedy for Buyer's default.

229 **14. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the
230 prevailing party, which for purposes of this provision will include Buyer, Seller and Broker, will be awarded reasonable
231 attorneys' fees, costs, and expenses.

232 **15. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or
233 electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,
234 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
235 representing a party will be as effective as if given by or delivered to that party.

236 **16. DISCLOSURES:**

237 (a) **Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales
238 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial
239 real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net

240* Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

241 proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any
242 interest in real property. This lien right cannot be waived before the commission is earned.

243 (b) **Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special
244 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
245 liens, if any, shall be paid as set forth in Paragraph 9(e).

246 (c) **Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
247 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
248 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon
249 and radon testing may be obtained from your county public health unit.

250 (d) **Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by
251 Section 553.996, Florida Statutes.

252 **17. RISK OF LOSS:**

253 (a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, Seller will bear
254 the risk of loss and Buyer may cancel this Contract without liability and the deposit(s) will be returned to Buyer.
255 Alternatively, Buyer will have the option of purchasing the Property at the agreed upon purchase price and Seller
256 will credit the deductible, if any and transfer to Buyer at closing any insurance proceeds, or Seller's claim to any
257 insurance proceeds payable for the damage. Seller will cooperate with and assist Buyer in collecting any such
258 proceeds. Seller shall not settle any insurance claim for damage caused by casualty without the consent of the
259 Buyer.

260 (b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
261 right of eminent domain, or proceedings for such taking will be pending or threatened, Buyer may cancel this
262 Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of
263 purchasing what is left of the Property at the agreed upon purchase price and Seller will transfer to the Buyer at
264 closing the proceeds of any award, or Seller's claim to any award payable for the taking. Seller will cooperate with
265 and assist Buyer in collecting any such award.

266* **18. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise is
267 not assignable is assignable. If this Contract may be assigned, Buyer shall deliver a copy of the assignment
268 agreement to the Seller at least 5 days prior to Closing. The terms "Buyer," "Seller" and "Broker" may be singular or
269 plural. This Contract is binding upon Buyer, Seller and their heirs, personal representatives, successors and assigns
270 (if assignment is permitted).

271 **19. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between Buyer and Seller.
272 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
273 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
274 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
275 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract
276 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
277 construed under Florida law and will not be recorded in any public records.

278 **20. BROKERS:** Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to,
279 a licensed real estate Broker other than:

280* (a) **Seller's Broker:** N/A _____
281 (Company Name) (Licensee)

282* _____
283 (Address, Telephone, Fax, E-mail)

284* who is a single agent is a transaction broker has no brokerage relationship and who will be compensated
285* by Seller Buyer both parties pursuant to a listing agreement other (specify) _____
286* _____

287* Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

288* (b) Buyer's Broker: N/A
289 (Company Name) (Licensee)

290* _____
291 (Address, Telephone, Fax, E-mail)

292* who is a single agent is a transaction broker has no brokerage relationship and who will be compensated
293* by Seller's Broker Seller Buyer both parties pursuant to an MLS offer of compensation other (specify)

294* _____
295 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
296 inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to
297 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
298 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
299 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
300 Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of
301 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
302 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

303 21. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to
304 this Contract):

- | | | |
|--------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------|
| 305* <input type="checkbox"/> Arbitration | <input type="checkbox"/> Seller Warranty | <input type="checkbox"/> Existing Mortgage |
| 306* <input type="checkbox"/> Section 1031 Exchange | <input type="checkbox"/> Coastal Construction Control Line | <input type="checkbox"/> Buyer's Attorney Approval |
| 307* <input type="checkbox"/> Property Inspection and Repair | <input type="checkbox"/> Flood Area Hazard Zone | <input type="checkbox"/> Seller's Attorney Approval |
| 308* <input type="checkbox"/> Seller Representations | <input type="checkbox"/> Seller Financing | <input checked="" type="checkbox"/> Other <u>Commercial Other Terms Rider</u> |

309 22. ADDITIONAL TERMS:

310* The City of Apopka (City) will surrender to Downtown Customers Parking Association, Inc. (DCPA) all of its
311* shares in DCPA as a condition precedent to the closing contemplated by this Contract.

312* _____
313* Coterminous with closing, DCPA will cancel all of City's surrendered shares. Upon cancellation, the City shall
314* have no responsibility for any past, present, and/or future debts or bills incurred by DCPA. Further, the City
315* shall have no liability of any kind whatsoever for any actions taken by DCPA following cancellation.

316* _____
317* It is the intention of the Parties that after closing DCPA will wind up its affairs and apply to the Florida
318* Department of State, Division for Corporations for dissolution.

319* _____
320* _____

321 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE
322 ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL
323 FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE
324 PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE
325 EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR
326 REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER
327 ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL
328 REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER
329 REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF
330 THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS
331 AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE
332 AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

333* Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

334 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
335 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
336 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
337 to do so.

Apopka Community Redevelopment Agency

338* _____
339 (Signature of Buyer)

Date: _____

340* *Joe Kilsheimer*
341 (Typed or Printed Name of Buyer)

Tax ID No: _____

342* Title: *Chairman*

Telephone: *407-703-1700*

343* _____
344 (Signature of Buyer)

Date: _____

345* _____
346 (Typed or Printed Name of Buyer)

Tax ID No: _____

347* Title: _____

Telephone: _____

348* Buyer's Address for purpose of notice: *120 E Main Street, Apopka, Florida 32703*

349* Facsimile: _____

Email: _____

Downtown Customers Parking Association, Inc.

350* _____
351 (Signature of Seller)

Date: _____

352* *William J. McLeod*
353 (Typed or Printed Name of Seller)

Tax ID No: _____

354* Title: *President*

Telephone: *407-886-3300*

355* _____
356 (Signature of Seller)

Date: _____

357* _____
358 (Typed or Printed Name of Seller)

Tax ID No: _____

359* Title: _____

Telephone: _____

360* Seller's Address for purpose of notice: *48 E Main Street, Apopka, Florida 32703*

361* Facsimile: _____

Email: _____

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362* Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

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EXHIBIT "A"

LEGAL DESCRIPTION:

Lots 38, 39, and 40 (Less North 3 ft.) of Block "E" Town of Apopka, according to plat thereof, as recorded in Plat Book "A", Page 109, Public Records of Orange County, Florida.

All of Lots 41 and 43, less the North 3 feet thereof, Block E, of Apopka, according to the Plat thereof recorded in Plat Book A, page 109, Public Records of Orange County, Florida.

440722 RECORDED

AUG 24 3 10 PM '71

F.O.R. 2107 PG 151

409
pa

WARRANTY DEED
(FROM CORPORATION)

RAMCO FORM 33

This Warranty Deed Made and executed the 11th day of May A. D. 1971 by
THE STATE BANK OF APOPKA, a banking corporation 18,439.55

55.50
20.35

a corporation existing under the laws of FLORIDA and having its principal place of
business at APOPKA, FLORIDA
hereinafter called the grantor, to

DOWNTOWN CUSTOMERS PARKING ASSOCIATION, INC.

whose postoffice address is APOPKA, FLORIDA

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, ~~THE STATE BANK OF APOPKA~~ ~~Public Records of Orange~~
County, Florida, viz:

ORANGE COUNTY
0 6 9 3
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
AUG 24 '71
P.B. 10523
55.50

Lots 38; 39, and 40 (Less North 3 ft.) of Block "E"
Town of Apopka, according to plat thereof, as recorded
in Plat Book "A", Page 109, Public Records of Orange
County, Florida.

"If, within the ten year period from date of sale, the said property is
closed as a parking lot, the Grantor is to have the opportunity to
repurchase the property at \$18,439.55, plus 6% interest per annum,
or consent to proposed use of property".

JOHNIE A. McLEOD
Attorney at Law
Drawer 950
Apopka, Florida

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances

ORANGE COUNTY
0 4 8 0 1 4
FLORIDA
DEPT. OF REVENUE
AUG 24 '71
P.B. 10333
DOCUMENTARY SUR TAX
20.35

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers, thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST *Sarah O. White*
Cashier

THE STATE BANK OF APOPKA

Signed, sealed and delivered in the presence of:

Lincoln L. Jeter
Carlwood Lundberg

By *Edwin W. Fly*
President

RECORDED & RECORD VERIFIED

Ann... Clerk of
Circuit Court, Orange Co., Fla.

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments,
personally appeared **Edwin W. Fly and Sarah O. White**

well known to me to be the President and Cashier respectively of the corporation named as grantor.
In the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of June A. D. 1971

This instrument prepared by:

Address THIS INSTRUMENT WAS PREPARED BY:
JOHNIE A. McLEOD, Attorney at Law
P. O. DRAWER 950 APOPKA, FLORIDA 32066

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 6, 1974,
GENERAL INSURANCE UNDERWRITERS, INC.

359970 RECORDED SEP 3 10 55 AM '70

This Indenture, Made this 14th day of August, A. D. 1970.

Between ARTHUR F. JONES and CAROLYN C. JONES, his wife, of Daytona Beach, Volusia County, Florida, and CAROL FLOYD and NANNIE S. FLOYD, his wife of Umatilla, of the County of Lake and State of Florida
part ies of the first part, and DOWNTOWN CUSTOMERS PARKING ASSOCIATION, INC., whose mailing address is a Florida Corporation, whose mailing address is 64 East Main Street, Apopka, of the County of Orange and State of Florida

part y of the second part, Witnesseth, that the said part ies of the first part, for and in consideration of the sum of TEN (\$10.00) - - - - - Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part y of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of Orange and State of Florida, more particularly described as follows:

All of Lots 41 and 43, less the North 3 feet thereof, Block E, of Apopka, according to the Plat thereof recorded in Plat Book A, page 109, Public Records of Orange County, Florida.

45
165

This instrument was prepared by FRANK W. STEBBINS of Stebbins & Stebbins Attorneys at Law, P. O. Box 344, Apopka, Florida 32706. E-05645-617-12726

ORANGE COUNTY 047034 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE SEP-370 \$45.00

ORANGE COUNTY 029717 DOCUMENTARY SUR TAX FLORIDA SEP-370 \$16.50

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said part ies of the first part do covenant with the said part y of the second part that they are lawfully seized of, the said premises, that they are free from all encumbrances except Taxes for 1970, and that they have good right and lawful authority to sell the same; and the said part ies of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part ies of the first part ha ve hereunto set their hand s and seal s the day and year above written.

Signed, sealed and delivered in our presence:

Arthur F. Jones
Carolyn C. Jones
Carol Floyd
Nannie S. Floyd
As to Arthur F. Jones and wife
As to Carol Floyd and wife

State of *Florida*
 County of *Volusia*

O.R. 1981 PG 383

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ARTHUR F. JONES and CAROLYN C. JONES, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 14th day of ~~August~~ August, A. D. 1970.

[Signature]
 Notary Public,
 My commission expires
 NOTARY PUBLIC, STATE OF FLORIDA
 My Commission Expires Jan. 15, 1972
 (1972)

(CM)

Warranty Deed
 HANCER FORM #
 To
 ARTHUR F. JONES, et al.
 DOWNTOWN CUSTOMERS PARKING ASSOCIATION, INC.
 Date
 Abstract of Description

STATE OF FLORIDA
 COUNTY OF LAKE

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CAROL FLOYD and NANNIE S. FLOYD, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of August, A. D. 1970.

[Circular Notary Seal]

RECORDED & RECORD VERIFIED
[Signature] Clerk of
 Circuit Court, Orange Co., Fla.

[Signature]
 Notary Public, State of Florida
 My commission expires: Notary Public, State of Florida at Large
 My Commission Expires Jan. 15, 1972.
 Issued by American Fire & Casualty Co.

40/1

Satisfaction of Mortgage

Know All Men By These Presents: That We
(I, We)

Century Bank of Orange County FKA The State Bank of Apopka
the owner and holder of a certain mortgage deed executed by
Downtown Customers Parking Association, Inc., Apopka, Florida
to The State Bank of Apopka

A Florida Banking Corporation

bearing date the 11th. day of May, A.D. 1971, recorded in Official Records
Book 2107, page 152, in the office of the Clerk of the Circuit Court of Orange County,
State of Florida, securing a certain note in the principal sum of
Sixteen Thousand Five Hundred Ninety Five and 59/100
Dollars, and certain promises and obligations set forth in said mortgage deed, upon the property situate in said
State and County described as follows, to-wit:

Lots 38, 39, and 40 (Less North 3 ft.) of Block "E" Town of
Apopka, according to plat thereof, as recorded in Plat Book
"A", Page 109, Public Records of Orange County, Fla.

hereby acknowledge full payment and satisfaction of said note and mortgage deed, and surrender the
same as cancelled, and hereby direct the Clerk of the said Circuit Court to cancel the same of record.

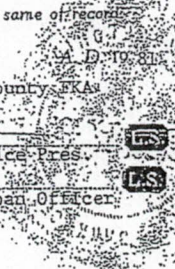
Witness Our hands and seal this 27th. day of February

Signed, Sealed and Delivered in Presence of:

Kenneth C. Dean
Margaret Chontos

Century Bank of Orange County, FKA
The State Bank of Apopka

R. J. McKenna Vice Pres.
Sandra S. Partin Loan Officer



STATE OF FLORIDA,
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

R. J. McKenna and Sandra S. Partin, Vice President & Loan Officer, respectively

to me known to be the person s described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of
February A.D. 19 81

RECORDED & RECORD VERIFIED

Thomas H. Baker
County Comptroller, Orange Co., Fla.
This instrument prepared by:
Address

This instrument Prepared by:
Kenneth C. Dean
Century Bank of Orange County
Drawer 1108
Apopka, Florida 32703

