

AGENDA

APOPKA CITY COUNCIL WORKSHOP

November 30, 2016 @ 1:30 PM

City Hall Council Chamber

120 East Main Street – Apopka, Florida 32703

CALL TO ORDER

DISCUSSION

This workshop gives the opportunity for the City Council to review and discuss any questions or concerns on the following agenda items:

- | | | |
|-----------|-------------------------|-----------------------------------|
| <u>1.</u> | COPS Grant presentation | Police Chief McKinley |
| <u>2.</u> | John Land Statues | Glenn A. Irby |
| <u>3.</u> | Recreation Master Plan | David Burgoon |
| <u>4.</u> | Recreation Impact Fees | Public Resources Management Group |

ADJOURNMENT

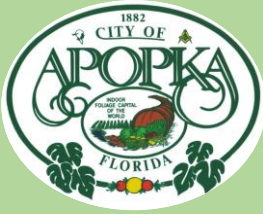
Workshop meetings are opportunities for City Council to discuss specific issues among themselves and with Staff in an open meeting and to provide policy guidance to staff on items which are not ready for official action. The public is always welcome to attend, and is welcome to provide comments regarding Workshop items to the Council and Staff outside a meeting. Public comment will not be heard during a Workshop meeting, but public comment on Workshop items are welcome at the very next regular City Council meeting following a Workshop meeting. [Resolution 2016-16: Public Participation Policy & Procedures]

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. COPS Grant presentation.

Police Chief McKinley



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: WORKSHOP

MEETING OF: November 30, 2016
 FROM: Police Department
 EXHIBITS:

SUBJECT: COPS HIRING PROGRAM GRANT

SUMMARY:

The Apopka Police Department through the Office of Community Oriented Policing Services (COPS Office) has been awarded a grant for 5 officer positions under the 2016 COPS Hiring Program (CHP). The estimated amount of federal funds to be awarded to the Police Department over the three-year award period is \$625,000. The local cash match for the grant will be \$339,800 over the three-year period. The CHP award funding may be used to hire the new officers on or after the official award start date of September 1, 2016. CHP award recipients must retain all sworn officer positions funded under the 2016 CHP award for a minimum of 12 months following the 36-month federal funding period. The retained CHP-funded position(s) should be added to the law enforcement budget with local funds, over and above the number of locally-funded positions that would have existed in the absence of the award.

Future acceptance of this grant at a later City Council meeting date, will afford the City the opportunity to put five more police officers on the street with less of a budgetary impact on the City.

During the budget workshop on November 30, 2016, the funding for this fiscal year’s local match will be discussed.

DISTRIBUTION

- | | | |
|--------------------------------|------------------|--------------------------|
| Mayor Kilsheimer | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

Backup material for agenda item:

2. John Land Statues Glenn A. Irby



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: WORKSHOP

MEETING OF: November 30, 2016
FROM: Administration
EXHIBITS:

SUBJECT: JOHN LAND STATUES

SUMMARY:

As you are aware, two statues of John Land are being prepared for placement on city property. One will be placed in Kit Land Nelson Park and the other will be situated on the front lawn of City Hall. Staff now needs direction on site placement of the City Hall statue. Staff asked the artist to visit the area for suggestions. One site is in front of the flags directly in front of City Hall and close to Main Street. The other is on the western side of City Hall, but very visible to Main Street. Staff believes the site on the west side will be easier to work with as the base is formed and poured. A claw truck used for removal of the sod in the area and needed concrete truck can easily access this area better than the site in front of the flag pole area. The other site near the flag poles will place the statue along the Main Street corridor where traffic will begin moving at an accelerated pace. The western site will see much slower traffic in both directions and people will likely see the statue better.

The second bit of direction staff needs has to do with the shape of the base. It can be round or square. As you know, the John Land Apopka Community Trust is selling bricks to be placed around the base in a design yet to be determined. While the bricks can be placed around either shaped base, the square base would be easier to work with.

Since this is being presented at a workshop, a formal vote cannot be taken. Staff is only asking for a consensus on these two topics. When we know a time closer to delivery of the park statue, you will be asked for more direction.

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

Backup material for agenda item:

3. Recreation Master Plan.

David Burgoon



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: WORKSHOP

MEETING OF: November 30, 2016
 FROM: Recreation
 EXHIBITS: Proposal

SUBJECT: RECREATION MASTER PLAN

SUMMARY:

Staff has prepared the Parks & Recreation Master Plan for consideration by the city council. The purpose of the Master Plan is to establish long range goals and objectives for creating and enhancing recreation programs in our community as well as establishing standards and guiding policies to guide the city in the acquisition development and management of Apopka’s Park & Recreation facilities.

Policy 3.3 of the Apopka Comprehensive Plan Recreation Element requires that the City prepare a Parks Master Plan to address future recreation needs and park availability to neighborhood residents. In addition, city residents identified in the Grow Apopka 2025 communitywide visioning workshops the need to improve the park and recreational offerings within the city over time. A Parks & Recreation Master Plan Public Advisory Committee was established to provide public input in the master plan process, help define goals for Apopka’s recreational amenities and offer recommendations for improving existing facilities and identifying future needs.

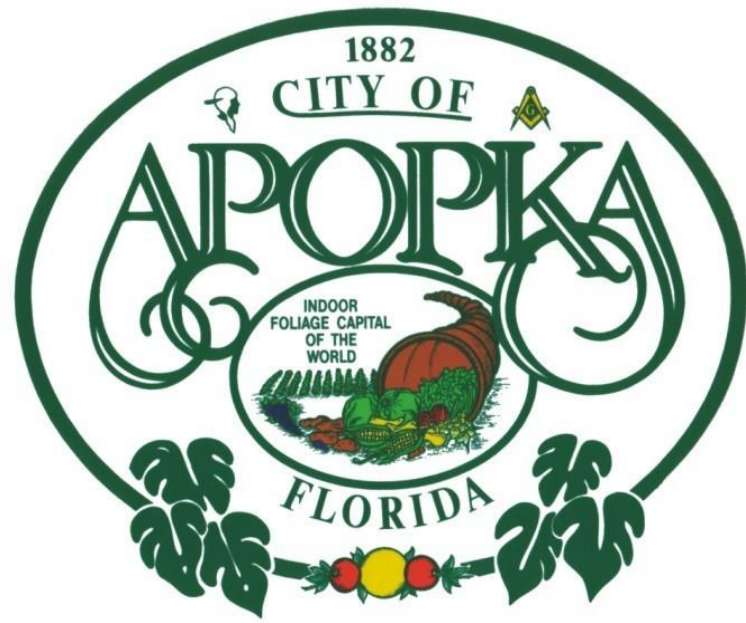
The 11-member committee met over a five-month period to provide input to staff. This input was used to craft the final recommendations of the Recreation Master Plan. The committee included the following members:

- | | | |
|--------------------------|--------------|--------------------|
| Jerome Miller, Chair | Bill Spiegel | Larry Zwieg |
| Christine Bornstein | Tenita Reid | Anita Boyd |
| Eli Rivera | Justin Gomez | Matthew Hutchinson |
| Danyiel Hunter-Yarbrough | Bryan Richey | |

Committee members and city staff based final recommendations on future park needs based on the City’s adopted level of service of three (3) acres of park/open space per 1,000 residents, policies addressed within the Recreation Element of the Comprehensive Plan, input expressed by residents at the Public Advisory Committee meetings and visioning workshops, as well as the desire to ensure all residents of Apopka have access to recreation amenities.

DISTRIBUTION

- | | | |
|--------------------------------|------------------|--------------------------|
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| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |



City of Apopka Parks & Recreation Master Plan



IT STARTS IN
PARKS



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Adopt-A-Park Program (Program Development Underway)

Get Active Apopka (Program Development Underway)

Playful Apopka Designation (Future Application for Designation)



Acknowledgements

Apopka City Council

| | |
|-------------------|--------|
| Joseph Kilsheimer | Mayor |
| Billie Dean | Seat 1 |
| Diane Velazquez | Seat 2 |
| Doug Bankson | Seat 3 |
| Kyle Becker | Seat 4 |



Apopka Parks & Recreation Master Plan Community Advisory Committee

Capt. Jerome Miller, Chairperson
Christine Bornstein
Anita Boyd
Justin Gomez
Danyiel Hunter-Yarbrough
Matthew Hutchinson
Tenita Reid
Bryan Richey
Eli Rivera
Bill Spiegel
Larry Zwieg

Apopka City Staff

| | |
|--------------------------------|---|
| David Burgoon, CPRP | Recreation Director |
| Shakenya Harris-Jackson, Ed.D. | Grant & Neighborhood Services Coordinator |
| Lorena Potter | Recreation Operations Manager |
| Robert Sargent | Public Information Officer |
| Kyle Wilkes, AICP | Planner II |

Project Overview

City of Apopka Staff was directed by the city administration to develop a comprehensive Parks & Recreation Master Plan as required under the Parks & Recreation Element of the Apopka 2030 Comprehensive Plan. The objective of this master plan is to inventory existing parks, identify current deficiencies and future recreation needs, develop a trails element to address parks connectivity and offer recommendations for future recreational opportunities in Apopka.

This master plan is part of a larger public input and visioning process by the City of Apopka that celebrates the city's heritage, yet positions the city for the future growth. The master plan was developed to meet other objectives as well. They include:

- Inventory of existing city parks as well as county, state, school and privately-owned recreation facilities.
- Identify strengths, weaknesses and opportunities for each city-owned neighborhood, community, and regional parks/special use facilities.
- Assess the city's ability to meet current and future level of service (LOS) standards to ensure available recreational facilities are adequate to meet future growth.
- Public input that solicits community desires as it relates to existing facility improvements and future recreational opportunities.
- Develop a separate Trails Element that promotes park linkages through multimodal transportation, and fosters bicycle/pedestrian safety through education and engineering improvements.

The intent of this master plan is to offer a strategy for inventory, assessment and improvement of recreational offerings to promote wellness among Apopkans and promote Apopka as a regional recreation destination.

Public Input & Community Advisory Committee

An integral part of any master planning process is to define a vision, goals and recommendations that echo the desires of the community and its residents. The Mayor created a Parks & Recreation Master Plan Community Advisory Committee comprised of two members appointed by each member of City Council, as well as a chairperson, to craft an overall vision for the future of parks and recreation in Apopka. This diverse committee of 11 members, listed in the Acknowledgments section of this report, provided input to staff in crafting a master plan vision statement and Parks & Recreation mission statement.

The committee also met over a timeframe of five months for seven meetings and crafted recommendations for utilizing and improving existing park facilities, and they identified future recreational amenities that would help position Apopka as a leader in community health and outdoor recreation.

The following executive summary provides a synopsis of this report's findings and strategies to achieve these objectives.



Recreation Mission Statement:

To provide a variety of safe, wholesome, innovative, and diverse recreation programs, activities and facilities to enrich the quality of life for citizens and visitors of Apopka, through quality leadership, fiscal stability, and responsible planning.



Master Plan Vision Statement:

Our vision is to provide recreational facilities and programs that are inclusive, affordable, diverse, and nurture a healthy lifestyle. We will embrace and build upon the city's history and natural assets as a leader in recreation and outdoor activities. We will offer services that enhance quality of life. We will promote the equitable distribution of resources throughout the Apopka community.

Executive Summary & Recommendations

Master Plan Recommendations

General Recommendations & Recommendations for All Parks Improved landscaping and beautification

- Increase the number of benches, picnic and grilling options
- Use consistent signage, benches/tables and other facilities to create a “sense of place” and “brand” for Apopka parks.
- Use materials that echo and promote the theme of Apopka as a leader in outdoor recreation.
- Improve landscaping and beautification

Park Specific Recommendations – Neighborhood Parks



Alonzo Williams Park

- Resurface basketball courts and possibly provide shade
- Convert baseball diamonds into multi-use fields
- New signage with park rules
- Playground renovation
- Expand building to create community center Picnic Pavilion
- Improve parking
- Provide pedestrian crossings to park
- Security lighting and cameras

Park Specific Recommendations – Neighborhood Parks - Continued

Buchan Pond

- Improve some foliage to improve lake views
- Lake access
- Picnic pavilion
- Lake boardwalk

Dream Lake Park

- New benches and tables
- Replace grill
- Access to water
- Water fountain
- Improve parking area
- Lake boardwalk

Lake Avenue Park

- New playground
- Picnic pavilion (20'x40')
- New grills

Former Little League Complex

- Scenario 1: Convert baseball diamonds to multi-purpose fields
- Scenario 2: Convert to a multi-use park with skate/BMX park, new playground & optional location for splash pad.

Park Specific Recommendations – Community Parks

Apopka Athletic Complex

- Upgrade current fields
- Address and remedy drainage issues
- Landscaping
- Facility repair
- Upgrade playground
- Hire employees to staff park & building

Doctor's Dog Park

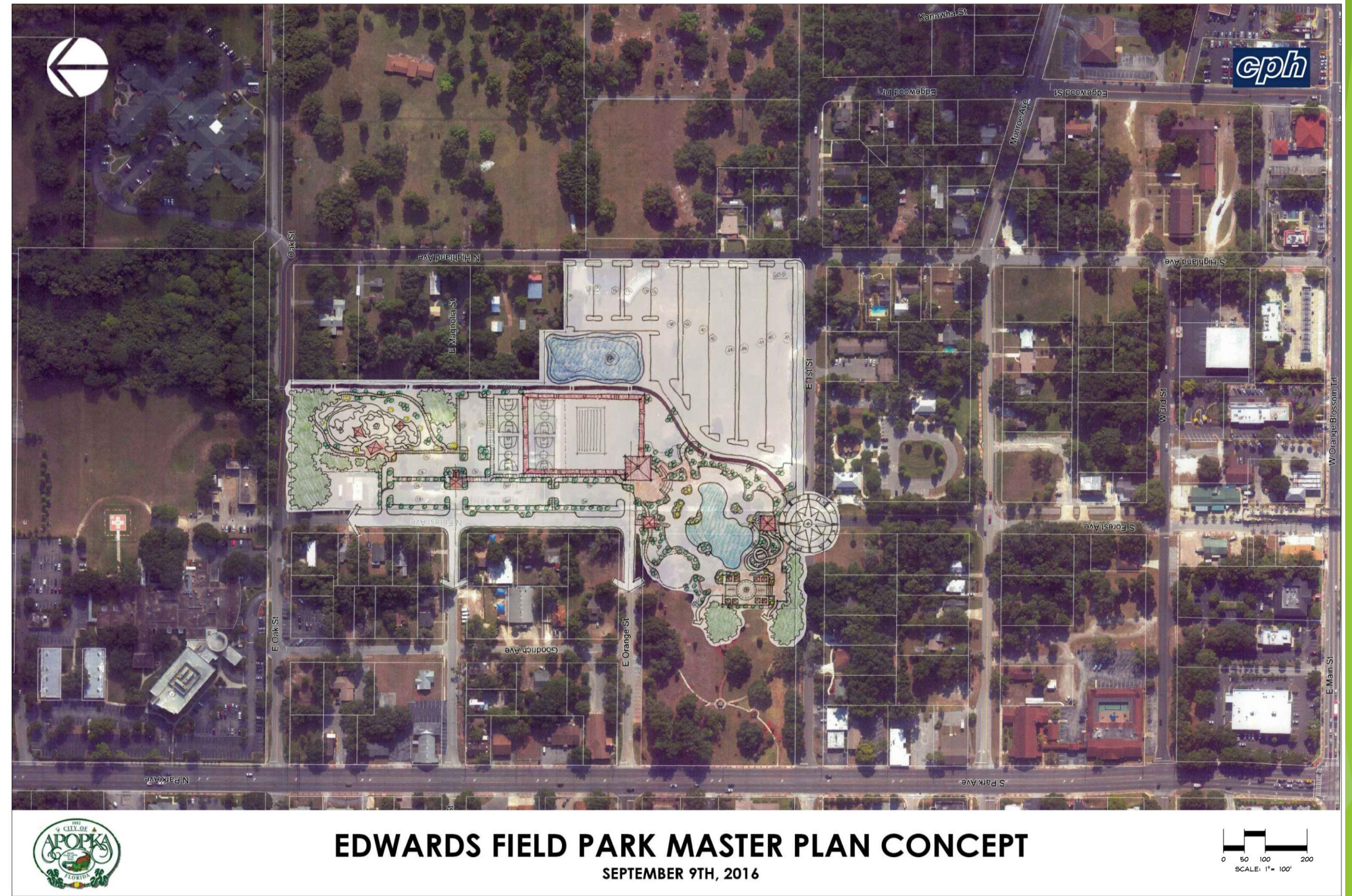
- Information/community board in the parking area
- Additional bench seating
- Flashing pedestrian crossing beacon between park and the parking area
- More dog obstacles



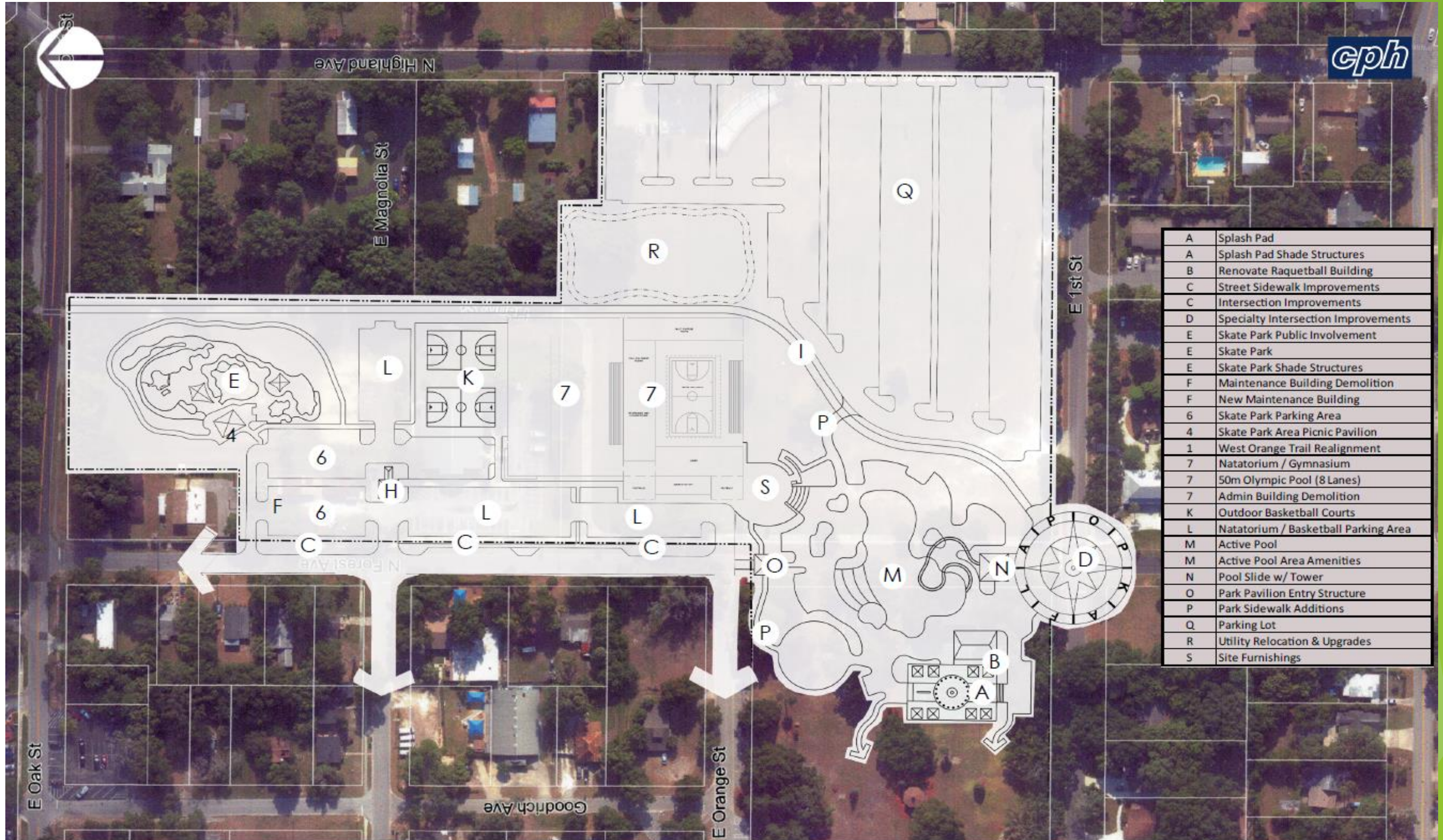
Park Specific Recommendations – Community Parks Continued:

Kit Land Nelson / Edwards Field / Fran Carlton Center

- Incorporate Kit Land Nelson, Edwards Field & Fran Carlton Center to create a “central park” for Apopka
- Modernization of children’s play area
- Install bike racks
- Fitness stations along trail
- Addition of picnic facilities
- Renovation of tennis courts
- Gymnasium / fitness center / aquatics center with conference space to replace Fran Carlton
- Splash Pad
- Skate Park



Kit Land Nelson / Edwards Field / Fran Carlton Center Continued:

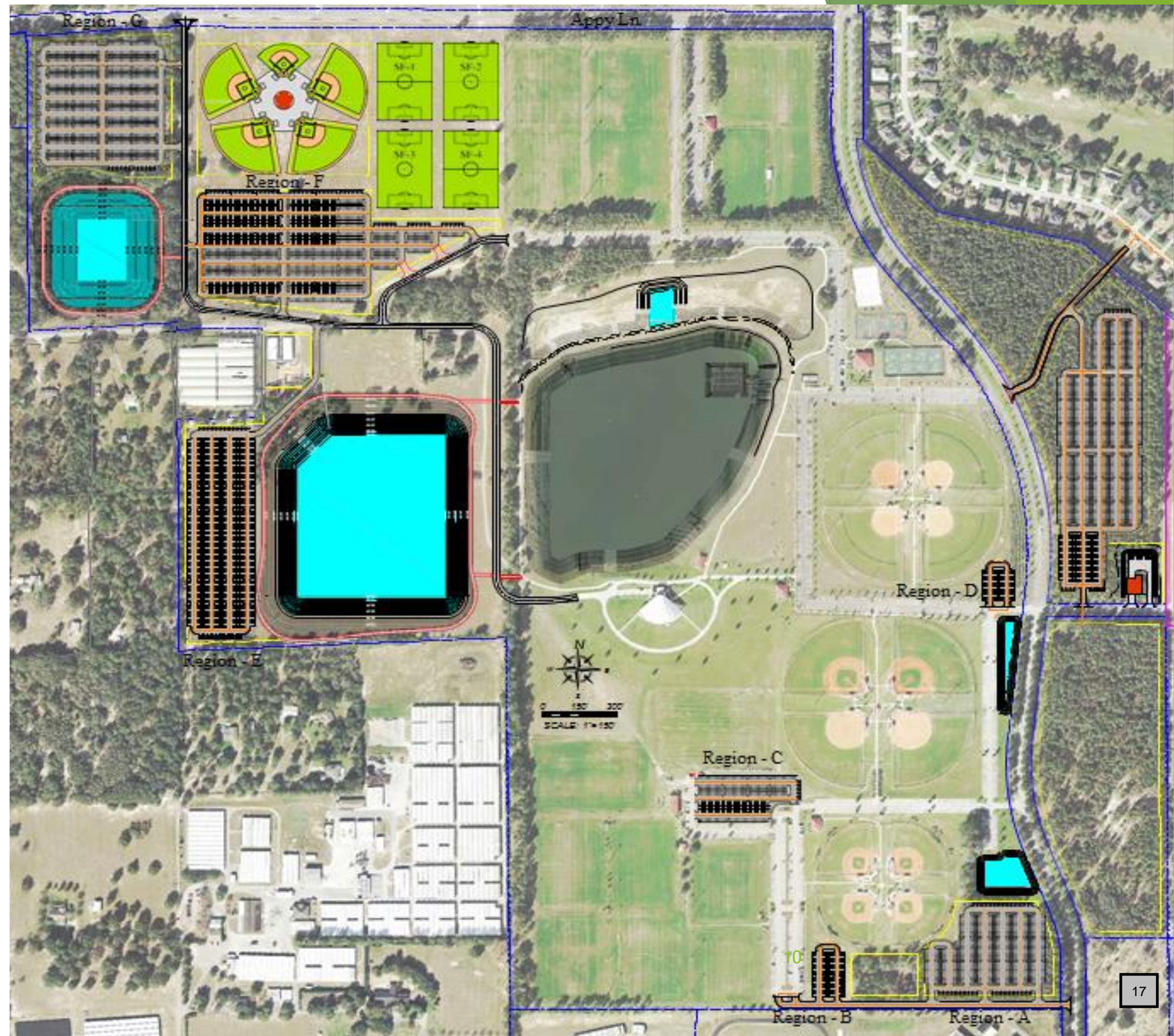


EDWARDS FIELD PARK MASTER PLAN CONCEPT

OCTOBER 19TH, 2016

Northwest Recreation Complex

- Restrooms at each baseball quad.
- Two batting cages and one bullpen for each side of baseball diamond.
- Shelter and water for soccer/lacrosse fields.
- Add lights to fields
- Scoreboards for each field.
- Walking trail with benches and lighting around new retention pond area.
- Additional parking
- New access road around existing playground.
- Upgrade existing playground
- New playground to serve the north end of the complex.
- Renovation of existing tennis courts.



Section II: Existing Parks Analysis

Existing Parks Analysis

Apopka’s existing recreation facilities were analyzed by both city staff as well as the Parks & Recreation Master Plan Public Advisory Committee to assess the strengths, weaknesses and opportunities for each facility to ensure it met the recreational needs of residents, and each site was maximized for its best use. Apopkans have access to numerous state, county, school and private/neighborhood parks within the city limits, only those public parks owned and maintained by the City of Apopka were evaluated for the purposes of this master plan.

The city owns and operates nine (9) park facilities currently. Together, these facilities go toward meeting the city’s required parks/recreation level of service (LOS). This level of service is used to determine the needed acreage of park land based on the city’s population. Currently, the City’s adopted level of service for parks is 3 acres per 1,000 city residents.

The table below shows the acreage of neighborhood and community parks, total city park acreage and the LOS acreage surplus/deficiency based upon the city’s current population estimate of 47,084. Based on this current population level, the city requires 141.3 acres of park land.

City Park Acreage

| Park Type | Acreage |
|----------------------------|---------|
| Neighborhood | 11.84 |
| Community | 305.81 |
| Special Use | 38.2 |
| Total Acreage | 355.85 |
| LOS Acreage Surplus/Defic. | + 92.26 |

The existing facilities analysis looked beyond the mere allocation of acreage for recreational purposes and examined each current facility to address what amenities were provided at each park, what general purpose or target audience each park served and the strengths and weaknesses of each facility to determine what factors could be built upon and what needed improvement at each location.

A park typology was created to group parks by type based on the scale of the park, the number of residents/geographic area served and the amenities offered. Existing city recreation facilities were categorized into a recreation typology based on the following classifications: Neighborhood Parks, Community Parks, Urban Open Space & Special Use Facilities. The typology is explained below, and based upon the criteria adopted as part of the Apopka Comprehensive Plan’s Recreation & Open Space Element.

Neighborhood Parks:

Neighborhood parks are generally smaller in size and serve a population of a neighborhood. They should be accessible by pedestrians and bicyclists and, therefore, should have multi-modal connectivity within a ¼ and ½ -mile radius and serve a population of around 5,000 residents.

These parks provide easy access for children and adults to multi-purpose fields courts and fields, playgrounds, and open/passive recreation space.

Community Parks:

Community parks serve a larger population and have a larger service area, generally accessible by multiple areas or an entire region (with a radius of three miles or more) and a population of 10,000. They are located near major roadways or intersections to provide for maximum accessibility to those drawn from a larger geographic area. Community Parks provide amenities such as swimming pools, recreation buildings and indoor facilities, in addition to multi-purpose fields and courts.

Parks Analysis Introduction (Cont'd)

Urban Open Space:

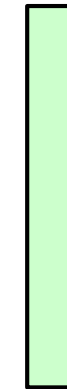
Urban open space are natural areas located within developed or urbanized areas. They provide environmental amenities and natural buffers to urban uses such as residential and commercial development. The size of these open spaces can vary depending on the type of open space provide, which can include linear and pocket parks, traffic circle parks, plazas or pedestrian malls, squares or promenades.

Special Use Facilities:

City staff created an additional type for those facilities that are city-owned by not used exclusively for recreational purposes, but could host recreation programs or expand current recreation offerings such as fitness classes, cultural and family events, or other civic events.

Each park is color coded by its park typology as shown to the right. The following park offerings and attributes were assessed in the evaluation process:

- Open Space Canopy
- Trees Lake/Water Access
- Playground/ Swings
- Baseball/Softball Fields
- Other Athletic Fields (Multi-Purpose)
- Information Kiosk
- Benches/Seating
- Picnic Tables
- Buildings Park Signage
- Paved Parking
- Handicap Accessible
- Lighting
- Restrooms
- Water Fountains
- Flagpole



Neighborhood



Community



Urban Open



Special Use

Parks Inventory: City, County, State, School & Privately-Owned Parks & Recreational Facilities in Apopka

City Owned and Serviced Parks and Facilities

Alonzo Williams Park
 Apopka Athletic Complex/ Buchan Pond
 Apopka Blue Sink
 Apopka Little League Complex (former)
 Binion Road Property
 Connelly Property
 Doctors' Dog Park
 Dream Lake Park
 Edwards' Field Complex
 Fran Carlton Center
 Golden Gem Road Property
 Highland Manor
 Kit Land Nelson Park
 Lust Road Property (SJRMD)
 Lake Avenue Park
 McBride Estate
 Museum of Apopkans
 Northwest Recreation Complex
 VFW Community Center

County Owned and Serviced Parks and Facilities

John Bridges Center
 Kelly Park (Rock Springs)
 Magnolia Park
 Roosevelt Nichols Park
 Tom Staley Historical Park
 West Orange Trail/Apopka Station
 Wheatley Park

State Owned and Serviced Parks and Facilities

Lake Apopka Restoration Area
 Wekiva Springs State Park

OCPS School Facilities for Potential Community Use

Apopka Elementary School
 Apopka Memorial Middle School
 Apopka High School/9th Grade Center
 Clay Springs Elementary School
 Dream Lake Elementary School
 Lakeville Elementary School
 Lovell Elementary School
 Phyllis Wheatley Elementary School
 Piedmont Lakes Middle School
 Rock Springs Elementary School
 Wekiva High School
 Wolf Lake Elementary School
 Wolf Lake Middle School

Privately Owned Parks and Facilities within Residential Areas

Bluegrass Estates
 Cambridge Commons
 Cedar Glen
 Charter Oaks
 Chelsea park
 Chandler Estates
 Country Landing
 Courtyards Coach Homes (Errol)
 Davis Place
 Dunhill Estates
 Emerson Park
 Errol Estates

Golfside Village
 Hawthorne Oaks

Privately Owned Parks and Facilities within Residential Areas (Cont'd)

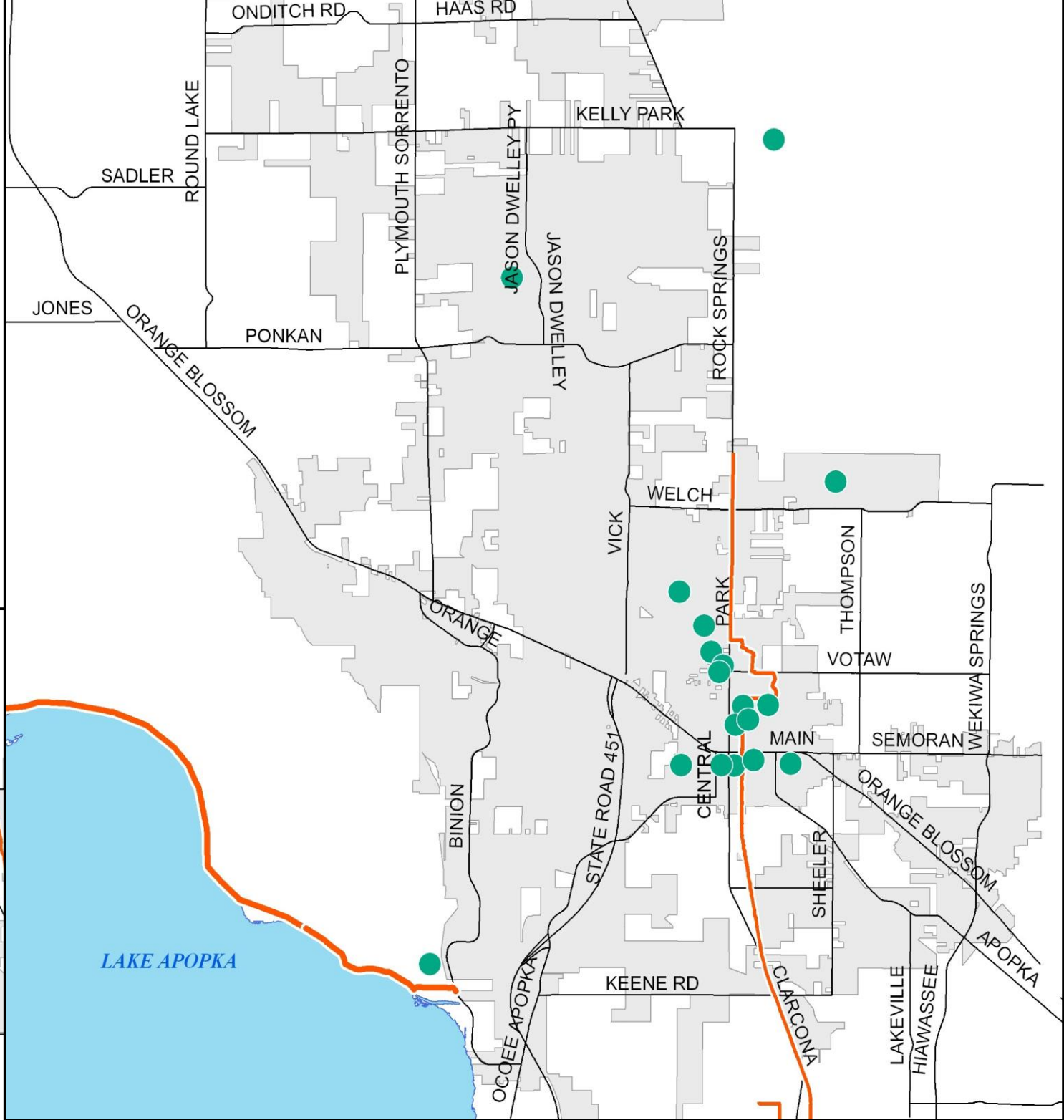
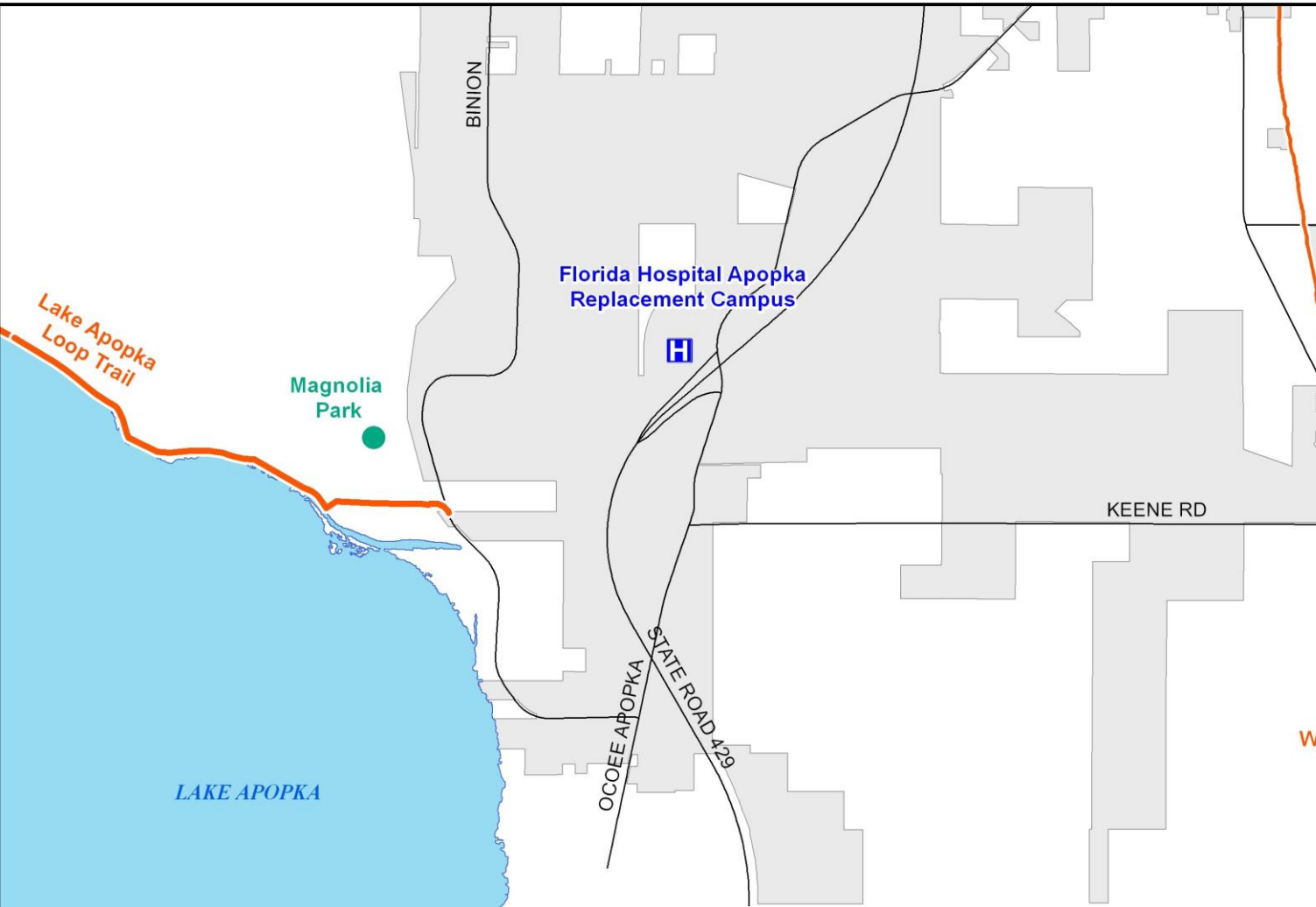
Lake Alden
 Lake Doe Cove Phase I
 Lake Heiniger
 Lake Pleasant Estates
 Magnolia Oaks Ridge
 Magnolia Park
 Margarett Crescent
 Maudehelen Phases I & II
 Meadow Oaks
 Muirfield Estates
 Oaks of Wekiva
 Piedmont Lakes
 Pines of Wekiva
 Plymouth Harbor
 Plymouth Landing
 Rock Springs Ridge
 Sheeler Oaks
 Schopke Estates
 Spring Harbor
 Spring Ridge
 Stanton Ridge
 The Meadows of Apopka
 Wekiva Run
 Vick's Landing Phase I
 Votaw Village

Privately Owned Parks and Facilities within Residential Areas (Cont'd)

Wekiva Park
 Wekiva Preserve
 Wekiva Springs Reserve
 Wekiva Springs Reserve (Phase II)
 Wekiva Village
 Townhomes Whispering
 Winds Woodfield Oaks

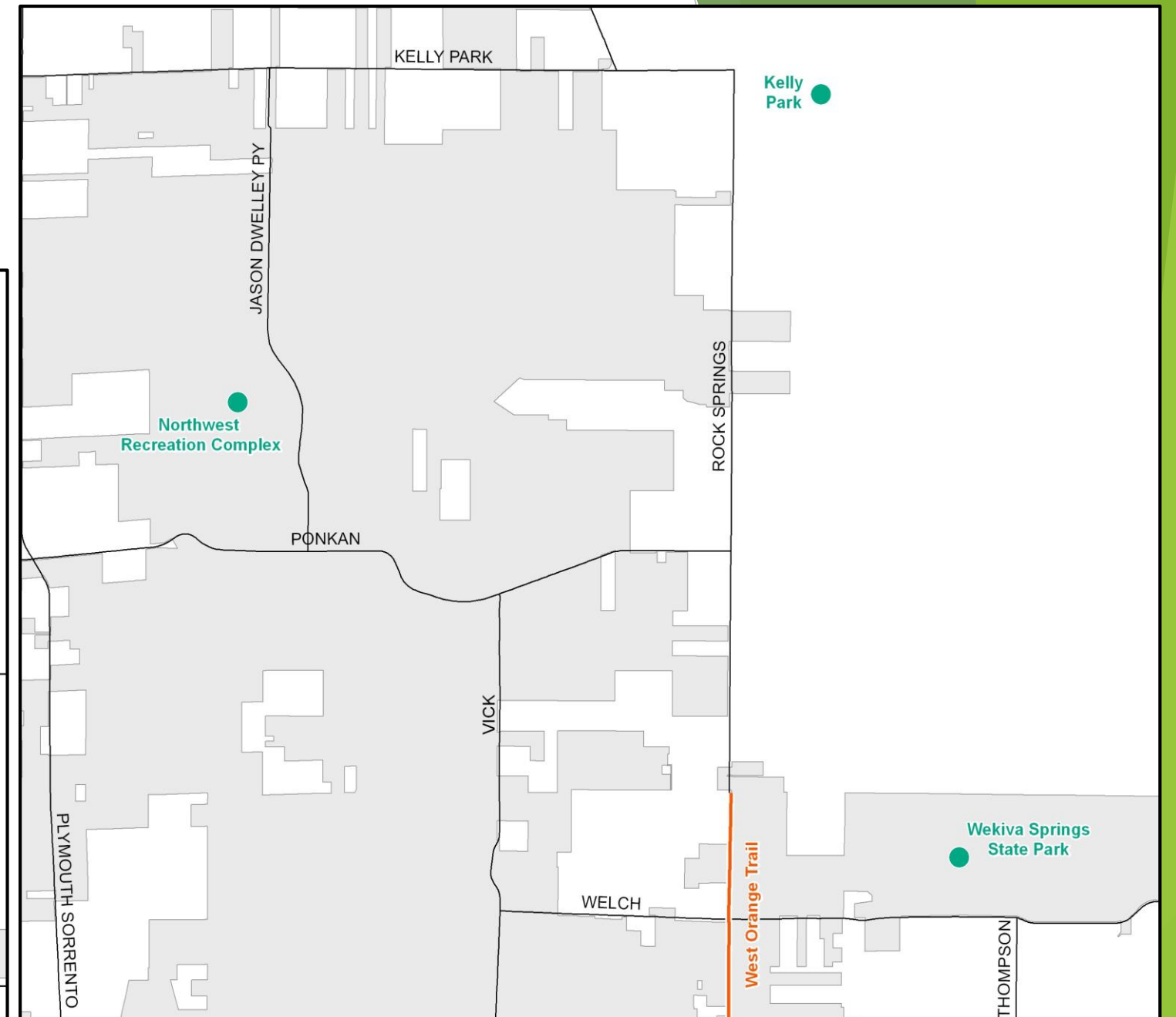
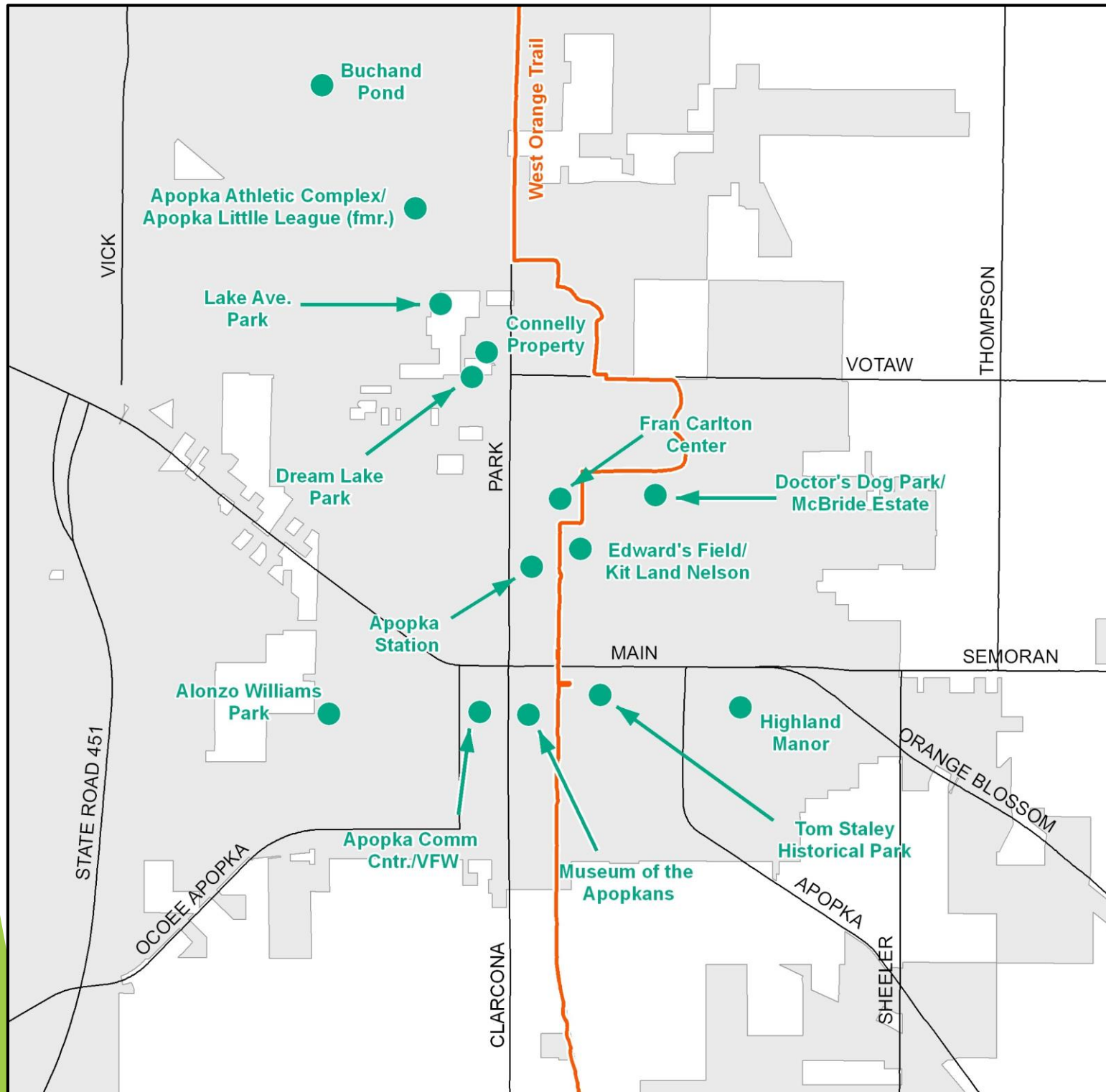
Apopka Area City, County & State Parks

Lake Apopka Area Parks & Recreational Facilities



Citywide Parks & Recreational Facilities

Central Apopka Parks & Recreational Facilities



Northern Apopka Parks & Recreational Facilities

Apopka Area Parks Existing Facilities Matrix

| | Open Space | Canopy Trees | Lake/Water Access | Playground | Swings | Baseball/Softball | Other Athletic Fields | Informational | Benches/Kiosk | Picnic/Seating | Buildings | Park Signage | Sidewalks | Paved Parking | Unpaved Parking | Handicap Accessible | Lighting | Restrooms | Water | Flagpole |
|----------------------------------|------------|--------------|-------------------|------------|--------|-------------------|-----------------------|---------------|---------------|----------------|-----------|--------------|-----------|---------------|-----------------|---------------------|----------|-----------|-------|----------|
| Neighborhood Parks | | | | | | | | | | | | | | | | | | | | |
| Alonzo Williams Park | | | ◆ | | | ◆ | | | | ◆ | ◆ | ◆ | | ◆ | | ◆ | ◆ | ◆ | | |
| Dream Lake Park | | ◆ | | | | | | | | | ◆ | | | | | | | | | |
| Lake Avenue Park | | ◆ | ◆ | | | | | | | | | | | | | | | | | |
| Community Parks | | | | | | | | | | | | | | | | | | | | |
| Apopka Athletic Complex/Buchan | ◆ | ◆ | | | | ◆ | | ◆ | | ◆ | | | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ |
| Doctor's Dog Park | ◆ | ◆ | | | | | | ◆ | | | ◆ | ◆ | | ◆ | | | | | ◆ | |
| Edward's Field | ◆ | ◆ | | | | | | ◆ | | | ◆ | ◆ | | ◆ | | | | | | |
| Fran Carlton Center | ◆ | | | | | | | ◆ | | | | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ |
| Kit Land Nelson Park | | | | | | | | | | | | | | | | | | | ◆ | ◆ |
| Northwest Recreation Complex | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ |
| Special Use Facilities | | | | | | | | | | | | | | | | | | | | |
| Apopka Blue Sink | ◆ | ◆ | ◆ | | | | | | | | | | | | | | | | | |
| Apopka Little League Complex | | ◆ | | | | | | | | | | | | | | | | | | |
| Binion Road Property | ◆ | ◆ | | | | | | | | | | | | | | | | | | |
| Connelly Property | ◆ | ◆ | ◆ | | | | | | | ◆ | | ◆ | | | | | | ◆ | ◆ | |
| Golden Gem Road Property | ◆ | ◆ | | | | | | | | | | | | | | | | | | |
| Higland Manor | ◆ | ◆ | ◆ | | | | | | | ◆ | ◆ | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ | |
| Lust Road Property | ◆ | ◆ | | | | | | | | ◆ | | | | | | | | | | |
| McBride Estate | ◆ | ◆ | | | | | | | | ◆ | | | | | | | ◆ | ◆ | ◆ | |
| Museum of the Apopkans | | | | | | | | ◆ | | ◆ | ◆ | ◆ | ◆ | | ◆ | ◆ | | | | |
| VFW/Community Center | | | | | | | | ◆ | | ◆ | ◆ | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ |
| Orange County Parks | | | | | | | | | | | | | | | | | | | | |
| John Bridges Center | ◆ | ◆ | | ◆ | ◆ | | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ |
| Kelly Park (Rock Springs) | ◆ | ◆ | ◆ | ◆ | ◆ | | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ |
| Magnolia Park | ◆ | ◆ | ◆ | ◆ | | | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ |
| Tom Staley Historical Park | ◆ | ◆ | | | | | | ◆ | | | ◆ | ◆ | ◆ | | ◆ | | | | | |
| West Orange Trail/Apopka Station | ◆ | ◆ | | ◆ | | | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | | | ◆ | ◆ | ◆ | ◆ |
| Wheatley Park | ◆ | | | ◆ | | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | ◆ | | ◆ | ◆ | ◆ | ◆ |
| State Parks | | | | | | | | | | | | | | | | | | | | |
| Lake Apopka Restoration Area | ◆ | ◆ | ◆ | | | | | | | | | | | | ◆ | | | | | |
| Wekiva Springs State Park | ◆ | ◆ | ◆ | ◆ | | | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ |

Alonzo Williams Park

Address: 515 S. Hawthorne Avenue

Acreage: 3.09 Acres

Designation: Neighborhood Park

Description:

This park has a community center with two small meeting rooms, and grounds with a large multi-purpose field and basketball courts and a playground. Although the park is fenced, it is open for community use.

Existing Amenities:

Natural Amenity: There are several mature oak trees between the playground and field area and toward the rear of the property.

Playground: Two playground components with multiple climbing and sliding options. A metal framed swing set with 3 belt swings and 1 toddler swing—play surface is engineered wood mulch.

Athletic Fields: There is a large multi-purpose grass field. There is an outdoor basketball court with 4 hoops.

Parking: Gravel parking is available near the operations building. There is a vacant lot across the street that is used as grass parking.

Buildings: There is a 1,640 square foot operations building which houses restrooms, 2 multi purpose rooms, office and storage space, and a functional kitchen.

Signage: There is a sign near the operations building identifying the location as the Alonzo Williams Park. Additional signing for No smoking, No alcohol and lighting procedures.

Sidewalks: There are sidewalks along both Hawthorne and M.A Board Streets.

Specialty Paving: There is a curb cut near the playing fields.

Handicap Accessible: No



Alonzo Williams Park cont'd

Existing Amenities:

Benches/Seating: There is a picnic table under the porch of the operations building as well as two other picnic tables and grills near the playground. There is also bench seating near the playground. There are two sets of bleachers near the multi-purpose field and two sets of bleachers near the basketball courts.

Lighting: Field lighting for the basketball courts and the multi-purpose field.

Receptacles: Two trash receptacles in each dug-out. Additional two per softball field. There are four trash receptacles in the playground area.

Restrooms: There are single stall male & female restrooms located in the operations building.

Water: There is a drinking fountain in the operations building. There are also fountains outside near the playground and basketball courts. Hose access at the operations building for additional water needs.

Flagpole: There is a flagpole on the property.

Advantages:

The location of the complex is convenient for children to walk from the adjacent neighborhoods.

Challenges:

Operations building is old and made of concrete block with no insulation. The office is very small and does not have adequate storage. There is frequent vandalism at the site. Staff at this facility need to be comfortable in the area and accepted by the community.

Recommendations:

- Resurface basketball courts and provide shade.
- Convert baseball diamonds into multi-use fields.
- New signage with park rules, items not permitted, etc.
- Playground renovation
- Expand building to create community center. Picnic Pavilion
- Re-grade and improve existing parking.
- Provide pedestrian crossings to park. Security lighting and cameras
- Splash pad



Existing Facilities Analysis

Apopka Athletic Complex

Address 797 Wells Avenue

Acreage 13.06 Acres

Designation: Community Park

Description:

The Apopka Athletic complex is an active park complex with 13.06 acres. It is located off Wells Street near the Apopka High School 9th Grade Center. Access to the park is from Wells Street with parking at the 9th grade center side of the complex. There is pedestrian access from Wells and the Apopka High School and 9th grade center via sidewalk and there is additional pedestrian access from the playground side of the complex via a sidewalk which connects to the Pines of Wekiva Residential subdivision from Lancer Oak Drive. There is a current contract for use of the softball fields and concession area by the Apopka's Future Rebels girls softball organization.

Existing Amenities:

Natural Amenity: There is a tree lined green space which adjoins the complex on the east side between the softball fields and the Buchan Pond Recreation Area.

Playground: Two playground components with multiple climbing and sliding options. A wood frame swing set with 2 toddler swings and another wood framed swing with two belt swings—play surface is playground sand.

Athletic Fields: There are two softball fields with fenced dug-outs and 2 multi-purpose grass fields. There are also batting cages constructed between the two softball fields.

Parking: Paved parking is available on the west side of the complex as it adjoins the Apopka 9th Grade Center. There is some grass parking available on the southeastern side of the complex near the Buchan Pond area. There is a driveway with limited parking for the operations building.

Buildings: There is a 2,100 square foot operations building which houses restrooms and a concession area as well as office and storage space. There are fenced dug-outs on the two softball fields.



Apopka Athletic Complex cont'd

Existing Amenities (Cont'd):

Signage: There is a sign near the operations building identifying the location as the Apopka Athletic Complex. Additional signing for No smoking, No alcohol and lighting procedures.

Sidewalks: At front of property on Wells and along the paved parking area to the west near the 9th grade center. Sidewalks also surround the perimeter of the building and extend in front of the bleachers at each softball field.

Specialty Paving: Curb cuts near the bleacher areas at the front of the complex.

Handicap Accessible: No

Benches/Seating: There are benches in the softball dug-outs and 2 sets of bleachers for each softball field.

Lighting: Field lighting for the softball fields and the multi-purpose fields.

Receptacles: Two trash receptacles in each dug-out Additional two per softball field. There are for trash receptacles in the playground area.

Restrooms: There are multi-stall male & female restrooms located in the operations building.

Water: There is a drinking fountain with potable water near the operations building. There is hose access at the operations building for additional water needs.

Advantages: The location of the complex is convenient for children to walk from Apopka High School, 9th grade center and from the adjacent neighborhoods. Proximity to the school(s) offer unique opportunities for joint use.

Challenges: The facility is currently not staffed and thus there are no city-run athletic programs at this location. Lack of daily supervision affords an environment that invites vandalism. Playground is over 15 years old and requires updating; the wooden framed swing-sets do not meet current standards and should be removed. There is no accessible parking or access to playground. Playground location is a great distance from the parking areas.



Recommendations:

- Upgrade current fields
- Address and remedy drainage issues
- Landscaping
- Facility repair
- Upgrade playground
- Hire employees to staff park & building

Existing Facilities Analysis

Buchan Pond

Address 797 Wells Avenue

Acreage: Included in AAC Acreage

Designation: Neighborhood Park

Description: Buchan Pond is a water front property that is part of the Apopka Athletic complex.

Existing Amenities:

Natural Amenity: There is walk up access to Buchan Pond for fishing from the shore. There are several; mature oak trees and also some added landscaping with Palms on the property.

Parking: There is grass parking and some handicap parking that is paved.

Buildings: None

Signage: There is no signage on the property

Sidewalks: There is a sidewalk on Wells Avenue and an additional sidewalk on the property that runs between two large trees.

Specialty Paving: No

Handicap Accessible: There is accessible parking—however there is no paved access from the parking to the amenities.

Benches/Seating: There is one picnic table, one charcoal grill, and one bench.

Lighting: None

Receptacles: None, however there is a trash dumpster between the pond and the AAC Operations building.

Restrooms: None, closest are at AAC Operations building.

Water: The closest access to potable water is at AAC Operations building

Flagpole: None



Buchan Pond cont'd

Advantages:

The location of the park is convenient for children to walk from Apopka High School, 9th grade center and from the adjacent neighborhoods. Proximity to the school(s) offer unique opportunities for joint use. The lake access offers opportunities for environmental studies and/or programs.

Challenges:

Lack of adequate parking and handicap accessibility. Maintenance of the vegetation along the lakefront to keep the area from becoming overgrown. Vandalism and the tendency of kids to use the area as a “hang-out” discourage families from utilizing the area.

Recommendations

- Improve some foliage to improve lake views
- Lake access
- Picnic pavilion
- Lake Boardwalk



Existing Facilities Analysis

Blue Sink

Address Access From Sand Wedge Loop

Acreage

Designation: Special Use (not designated for public use at this time)

Description: Apopka Blue sink is located on a conservation area just outside the urban area of the City of Apopka. This area is co-managed by the St. Johns Water Management and the City of Apopka.

Existing Amenities: The Apopka Blue Sink is a sink hole cave that gives access to a network of underground caves and natural springs.

Natural Amenity:

Playground: None

Athletic Fields: None

Parking: None

Buildings: None

Signage: None

Sidewalks: None

Specialty Paving: None

Handicap Accessible: None

Benches/Seating: None

Lighting: None

Receptacles: None

Restrooms: None

Water: None

Flagpole: None



Advantages: The Apopka Blue Sink is an excellent example of the pristine underground springs and natural caves found in the area. Its connection to the Rock springs and Wekiva systems offers unique opportunities to for ecological study.

Challenges: The system should only be accessed by experienced divers and as such is not open to public use. There is no easy access or amenities on the property. Dumping of refuse in the sink has been an ongoing problem. Fortunately, our partnership with the St. John's River Management district and assistance from the Cambrian Foundation has helped to maintain this valuable natural treasure.

Recommendations:

No Recommendations at this time

Existing Facilities Analysis

(Former) Apopka Little League Complex

Address 305 W. Grossenbacher

Acreage: Drive 6 acres

Designation: Neighborhood Park

Description: This former little league complex is located at the corner of Park Avenue and Martin Street. There is a operations building with restrooms and concession area, however, this has not been used for several years. The field fencing has been removed and there is now a large grassy area.

Existing Amenities:

Natural Amenity: Large Oak tree in the South west corner of the property near Martin Street.. Landscaping at the corner of Park and Martin Streets and along the roadside near Park Avenue.

Parking: There is some paved parking on the north side of the facility near the water treatment plant. On the Martin Street side, there is no paved parking, patrons park on the grass near the road.

Buildings: Old Little League Operations building and a garage.

Signage: There is no signage on the property

Sidewalks: There is no sidewalk on Grossenbacher Ave. There is a sidewalk on Martin Street, and from Martin Street to the Operations building.

Specialty Paving: 2 curb cuts on Martin Street.

Handicap Accessible: No

Benches/Seating: None

Lighting: Field lights

Receptacles: None

Restrooms: In former Little League Operations building



Existing Facilities Analysis

(Former) Apopka Little League Complex cont'd

Existing Amenities:

Water: Access to water at former little league Operations building

Flagpole: None

Advantages:

The location of the complex is convenient for children to walk from Dream Lake Elementary School, Apopka Memorial Middle School, and from the adjacent neighborhoods. It is also within a reasonable walking distance from Apopka High School and the 9th grade center.

Proximity to the school(s) offer unique opportunities for joint use.

Challenges:

There is not adequate parking for the facility and no handicap access. The former Little League Operations building has been empty for several years and has been vandalized several times, resulting in interior damage and now the building is boarded up. The building would need a lot of repair before it could be used again. Also, there is a water treatment facility that backs up to the old fields area.

Recommendations:

Scenario 1: Convert baseball diamonds to multi-purpose fields

Scenario 2: Convert to a multi-use park with skate/BMX park, new playground & optional location for splash pad.



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Existing Facilities Analysis

Connelly Property

Address 368 North Park Avenue

Acreage 2.70 Acres

Designation: Special Use (not designated for public use at this time)

Description: The Connelly property is a beautiful lakefront parcel that is adjacent to the current Dream Lake Park and across the street from Apopka Memorial Middle school. There is a 3 bedroom 2.5 bath home with attached 2 car garage on the lot.

Existing Amenities:

Natural Amenity: Mature oak trees and other vegetation. The property is lakefront on Dream Lake.

Playground: None

Athletic Fields: None

Parking: Driveway and 2 car garage

Buildings: Three bedroom, 2.5 bath home with fireplace and 2 car garage, total living space is 2374 sq. ft. with total under roof of 3873 sq. ft.

Signage: None

Sidewalks: There is sidewalk on Park Avenue and on Laurel Street

Specialty Paving: None

Handicap Accessible:

None **Benches/Seating:**

None **Lighting:** None

Receptacles: None

Restrooms: Residential restrooms in the house.

Water: Access inside the house and at exterior hose attachments

Flagpole: None



Existing Facilities Analysis

Connelly Property Cont'd

Advantages: The property is a beautifully maintained lakefront residence, close to Dream Lake elementary and Apopka Memorial Middle School.

Challenges: The city currently mows and maintains the property, but it is not used for any purpose. The existing home would need renovation to bring it up to code for public use.

Recommendations:

Expand Dream Lake park to this area and add the following:

- Boardwalk with a dock
- Playground
- Pavilion



Existing Facilities Analysis

Doctor's Dog Park

Address 21 N. Highland Avenue

Acreage 5.0

Designation: Community Park

Description:

Doctor Dog Park is an off-leash park for dog owners of Apopka and visitors to our area. It currently has three separate fenced areas: an all dog area for dogs of any size, a small dog area for small and toy breed dogs and puppies 4 months and older, and a reserve park which is intentionally left empty. The use of the parks is rotated to avoid wear and tear on the grass due to digging and other activity.

Existing Amenities:

Natural Amenity: There are several mature oak trees in each park. There is also other vegetation and landscaping has been added at the entrance for aesthetics.

Parking: Gravel parking is located across the street from the dog park near the Edwards Field stadium. There is a designated street crossing area for dogs and their owners.

Buildings: None

Signage: There is a sign at the entrance identifying the location as Doctors' Dog Park and there are additional signs with dog park rules and lighting procedures.

Sidewalks: There is a sidewalk along Highland Avenue in front of the Park.

Specialty Paving: No

Handicap Accessible: No

Benches/Seating: There are benches within each park for patrons.

Lighting: None

Receptacles: There are two trash receptacles in each park as well as dog waste bag stations with disposal receptacles.

Restrooms: None



Water: There is a water fountain in each section of the park with access for both patrons and their pets. There is also a paved "dog wash" station in one park, with plans to include in the others.

Existing Facilities Analysis

Doctor's Dog Park cont'd

Existing Amenities (Cont'd):

Flagpole: None

Advantages: The park is centrally located and has easy access from Highland Avenue. The ability to rotate which area of the park are open is a plus and helps to maintain the grass. The patrons like the water access which allows them to bath their dogs at the park and also allows them to cool off in summer months. The addition of the concrete pad keeps the water area from becoming a mud hole.

Challenges: Handicap access is problematic—especially with parking located across the street and two gate access to enter each park. Also, since parks are grassy areas, wheelchair accessibility is difficult. Patrons leave personal items such as kiddie pools, toys, towels and bowls throughout the park.

Recommendations:

- Add an information/community board in the parking area
- Additional bench seating
- Flashing pedestrian crossing beacon between park and the parking area



Dream Lake Park

Address 364 North Park Avenue

Acreage 1.09 Acres

Designation: Neighborhood Park

Description:

Dream Lake Park is a passive park with lakefront access to Dream Lake. Patrons can fish from the bank or picnic on the grounds.

Existing Amenities:

Natural Amenity: Lakefront access to Dream Lake. Mature oak trees shade the park, there is also other native vegetation throughout the park and at the lake shore.

Playground: None

Athletic Fields: None

Parking: There is a gravel parking area with access from Park Avenue. There are four curb stops to designate parking areas, but there is space to park about eight vehicles, depending on size.

Buildings: None

Signage: There is no sign designating the park name. There are signs with rules: “No vehicles beyond this point.” and “No swimming, boat launching. Fishing from bank on- ly.”

Sidewalks: There is a sidewalk on Park Avenue fronting the park.

Specialty Paving: Curb cut to parking area.

Handicap Accessible: No

Benches/Seating: There are three concrete picnic tables and one bench.



Dream Lake Park cont'd

Existing Amenities (Cont'd):

Lighting: None

Receptacles: There is one trash receptacle in the park.

Restrooms: None

Water: None

Flagpole: None

Kiosk: There is a wooden information kiosk located near the front of the park.

Advantages:

The park is beautiful, with a pristine view of the lake and several mature trees. The lake attracts wildlife, including a variety of birds. Picnic tables make it possible for families to enjoy a picnic lunch in a natural setting.

Challenges:

Proximity to Park Avenue causes a lot of traffic noise which detracts from the parks ambiance. The narrow distance between the street and the Lake make increasing the park- ing area difficult.

Recommendations:

- New benches and tables
- Replace grill and provide access to water
- Water fountain
- Improve parking area
- Lake boardwalk



Edward's Field Complex

Address 242 East First Street

Acreage 8

Designation: Community Park

Description:

The Edwards Field Complex was formerly a baseball field and several multi-purpose fields. A section of Forest Avenue that ran between Kit Land Nelson Park and Edwards Field was grassed in and trees were planted in Edwards Field in an effort to expand the Kit Land Nelson Park. There is a historic grandstand on the property and the Fran Carlton Center is housed on the Edwards Field acreage. Edwards Field is the site for the Apopka Fair and is used for parking at several events held in the Kit Land Nelson Park such as the Art & Foliage Festival, Hometown Halloween in the Park, Winter Wonderland, and the monthly Food Truck Round Ups. A portion of the West Orange Trail runs through the Edwards Field Complex. The parking lot for the Doctors' Dog Park is also located on the Highland side of the Edwards' Field Complex.

Existing Amenities:

Natural Amenity: Large open field area with several mature Oak trees .

Playground: No

Athletic Fields: There is a large grassy area which can be used as a multi-purpose field and the former baseball field area.

Parking: The entire south side of the field is generally used as unpaved parking.

Buildings: Historic Grandstand

Signage: There is a sign designating the park as Edwards Field.

Sidewalks: There is sidewalk access from First Street and Highland and there is access from the West Orange Trail on the west and north sides of the complex.

Specialty Paving: No

Handicap Accessible: Yes, but no designated parking.

Benches/Seating: None



Edward's Field Complex cont'd

Existing Amenities (Cont'd):

Lighting: There are light poles on the field, but they are not functional.

Receptacles: There are trash receptacles along the sidewalk on First Street and along the West Orange Trail.

Receptacles: There are electrical outlets at the west side of the field along the west orange trail for vendor use during community events.

Restrooms: There are non-functioning restrooms located under the grandstand area of Edwards Field. There are restrooms located at the Fran Carlton Center and at the West Orange Trail Apopka Station.

Water: There is water access at the west side of the park near the west Orange Trail.

Flagpole: No

Advantages: Large open space which can be utilized for many purposes including summer camp activities and overflow for large community events, or to expand the existing Kit Land Nelson Park. The grandstand is a historical element in the community.

Challenges: The grandstand is in disrepair with termite and water damage in the storage area. The restrooms under the grandstand are not functional. The area will always be utilized for parking, because there is not adequate paved parking for community events, this prevents development of the field for other purposes.

Recommendations:

- Incorporate Kit Land Nelson, Edwards Field & Fran Carlton Center to create a "central park" for Apopka
- Gymnasium / fitness center / aquatics center with conference space to replace Fran Carlton



Existing Facilities Analysis

Fran Carlton Center

Address 11 North Forest Avenue

Acreage Included in the Edwards Field Acreage

Designation: Community Center

Description:

The Fran Carlton Center is a 7000 square foot community center with 5 offices, 1 activity room with a divider, 6 storage closets within the meeting rooms, restrooms and a full kitchen.

Existing Amenities:

Natural Amenity: Landscaping at front and sides of building

Playground: None, however there are nearby playgrounds at KLNP and the West Orange Trail Apopka Station.

Athletic Fields: None, however there is a large grassy area that can be used as a multi-purpose field in the adjacent Edwards' Field Complex.

Parking: There is a paved parking lot in front of the building with 36 regular and 2 handicap spaces.

Buildings: Fran Carlton Center, adjacent grounds complex with an office and two garage/storage areas.

Signage: There is a sign at the front of the parking lot designating the building as the Fran Carlton Center. The name of the facility is also on the front face of the building.

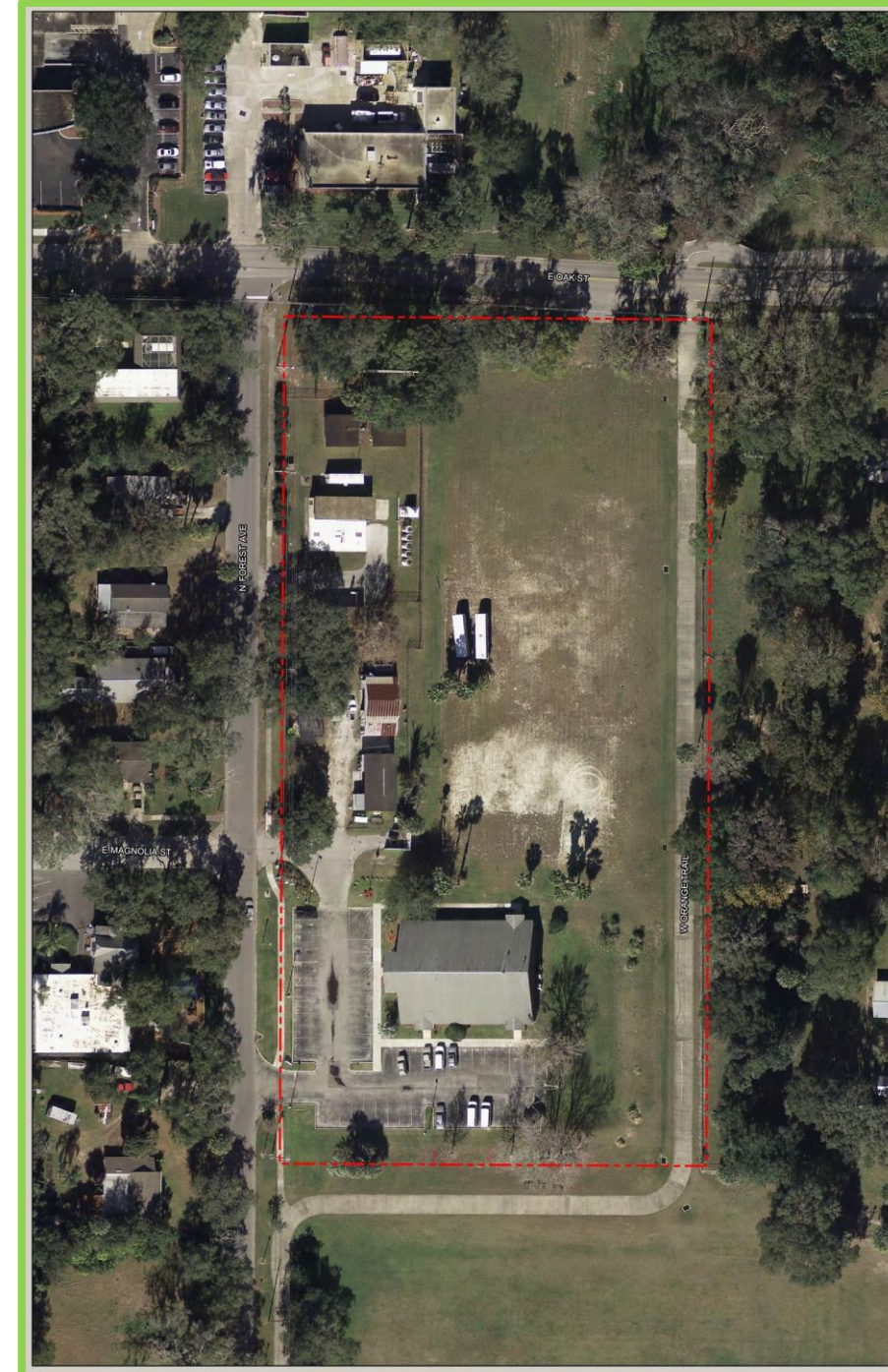
Sidewalks: There is sidewalk along Forest Avenue in front of the building.

Specialty Paving: There is a wheel chair ramp and designated fire zone.

Handicap Accessible: Yes, there is designated accessible parking and a wheel chair ramp for building access.

Benches/Seating: There are benches in front of the building. The interior furnishings include lobby furniture and 200 folding chairs and 25 folding tables for community and private event use.

Signage: There is a sign near the operations building identifying the location as the Fran Carlton Center. Additional signing for No smoking, No alcohol and lighting procedures.



Existing Facilities Analysis

Fran Carlton Center cont'd

Existing Amenities (Cont'd):

Lighting: There are exterior light at the front and side entrances of the building as well as parking lot and street lights.

Receptacles: There are trash receptacles at each entrance/exit and throughout the facility.

Restrooms: Ladies' and men's' with 3 stalls each (includes 1 accessible each).

Water: There is a water fountain in the building near the restrooms. There are exterior hose spigots at both sides and the rear of the building.

Flagpole: There is a flagpole to the left of the front entrance of the building.

Advantages: The building is multifunctional, with large meeting rooms and a convenient central Apopka location. Mirrored walls make it ideal for dance and fitness programs. The proximity to the Kit Land Nelson Park allows it to be a back-up for community events in case of inclement weather. It offers a rental locations for private functions at a reasonable rate.

Challenges: The facility is beginning to show wear, including a settling of the structure on the north side causing a large crack in the exterior. The divider is not completely sound proof, so sometimes one class or meeting will interfere with another. Meeting hall can only be divided into two rooms, while it would be beneficial to be able to sub-divide these into smaller spaces. The seniors view this as their center and wish that it were open for seniors activities Monday through Friday; current staffing is only Tuesday & Wednesday and during special programs. When there is a large function at the center, the parking is not adequate, forcing patrons to park in the adjacent Edwards' Field. Since the volleyball courts and decking were removed from the north side of the facility, the space there is not utilized. There is no access to ice for the outside rental groups.

Recommendations:

- Incorporate Kit Land Nelson, Edwards Field & Fran Carlton Center to create a "central park" for Apopka
- Fitness stations along trail
- Gymnasium / fitness center / aquatics center with conference space to replace Fran Carlton
- Splash Pad
- Skate Park



Existing Facilities Analysis

Golden Gem Road Property

Address 3513 Golden Gem Road

Acreage 61.90

Designation: Special Use (not designated for public use at this time)

Description: The Golden Gem Road property is undeveloped land in the Northwest area of Apopka. There are currently no buildings or amenities on the parcel.

Existing Amenities: The area is heavily wooded with mature oak trees and other vegetation. The rural location and undeveloped land make it a perfect home for Florida wildlife including gopher tortoises, fox, and wild turkeys.

Natural Amenity: Oak trees, native plants and wildlife.

Playground: None

Athletic Fields: None **Parking:**

None **Buildings:** None **Signage:**

None **Sidewalks:** None **Specialty**

Paving: None

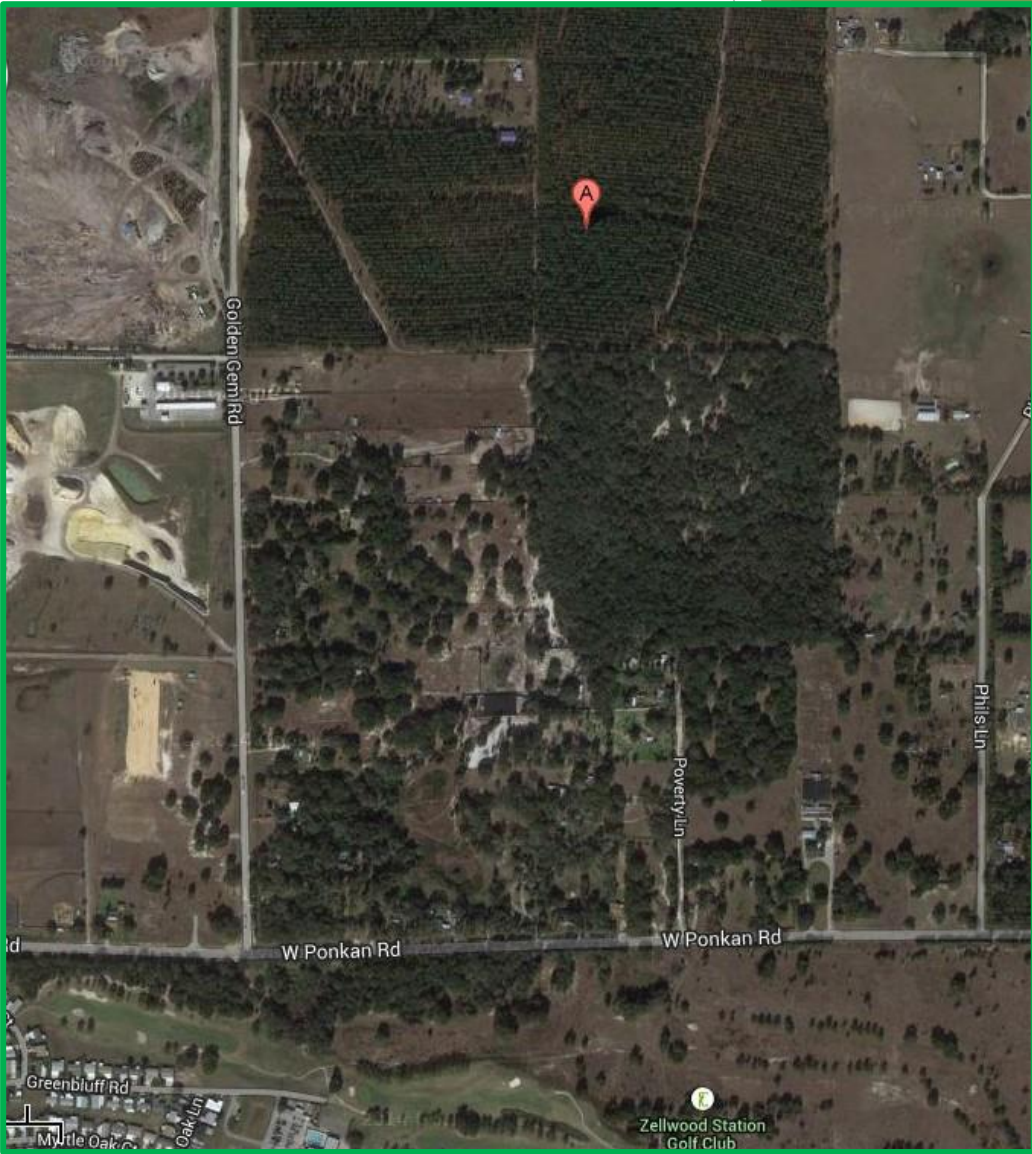
Handicap Accessible: None

Benches/Seating: None

Lighting: None **Receptacles:**

None **Restrooms:** None

Water: None **Flagpole**



Advantages: Large parcel close to existing Apopka facilities. The natural wooded aspect would make it a nice area to add trails and wildlife viewing opportunities.

Challenges : The area will need to be cleared (at least partially) and electrical, plumbing, etc. would need to be added

Recommendations: None at this time

Existing Facilities Analysis

Highland Manor

Address 604 East Main Street

Acreage 11.41 Acres

Designation: Special use (Restaurant, Private Event Location)

Existing Amenities:

Natural Amenity: Mature Oaks and lake on property.

Playground: None

Athletic Fields: None

Parking: 124 paved parking spaces

Buildings: Main house/ restaurant is a 4,000 sq. ft. structure with a bar, banquet room and full commercial kitchen. There are also smaller buildings on the property that have been used as retail and office space.

Signage: There is a sign at US HWY 441 Designating the Property as Highland Manor.

Sidewalks: There are sidewalks on 441 and within the property leading up to the restaurant.

Specialty Paving:

Handicap Accessible: There is handicap accessible parking and an entrance ramp to the restaurant.

Benches/Seating: None outside of the buildings.

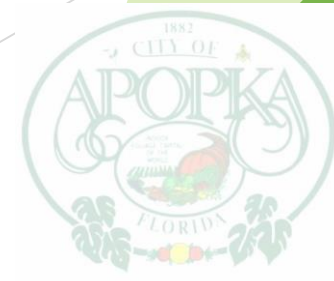
Lighting: Exterior lighting on building and there are lights on property.

Receptacles: There are receptacles inside and around the outside of the restaurant building.

Restrooms: Men's & Ladies' full service multi stall restrooms are In the main restau- rant building.

Water: There is exterior water access at the restaurant, near the back kitchen en- trance

Flagpole: none



Highland Manor cont'd

Advantages: The property is a beautiful Victorian house and grounds at the intersection of Hwy 441 and 436—the site of the proposed downtown center. It is an ideal venue for special occasions such as weddings and other celebrations.

Challenges: None of the restaurants which have been at this location in the past 10 years have been very successful financially—leaving the City to shoulder the expense of maintaining the property without a steady revenue stream to offset the costs of the property's up-keep. Dubsdread is currently managing the property as a venue for special occasions only.

Recommendations: No Recommendations at this time



Existing Facilities Analysis

Kit Land Nelson Park

Address 10 South Forest Avenue

Acreage 5.1 Acres

Designation: Community park

► **Description:** Kit Land Nelson Park is a 5 acre facility located off of Park Avenue between First Street and Orange Street. It features several picnic areas, a gazebo, tennis courts, racquetball courts and playground.

► **Existing Amenities:**

► **Natural Amenity:** Mature Oak , Cyprus and crepe myrtle trees along with orna-

► mental shrubbery and other decorative landscaping.

► **Playground:** Dynamo space net climbing structure and a swing set with 3 belt seats and one toddler seat.

► **Athletic Fields:** There are two tennis courts and two indoor racquetball courts. located in the southeast corner of the park..

► **Parking:** 31 paved parking spaces, additional grass parking is available at adjacent

► Edward's Field.

► **Buildings:** Racquetball courts, tennis courts, gazebo

► **Signage:** There is a sign designating the area as Kit Land Nelson Park, there are ad- ditional signs with lightning procedures, no alcohol or pets, no smoking near play- ground, and playground rules.

► **Sidewalks:** There are sidewalks on Orange Street, First Street, and Park Avenue. The West Orange Trail runs at the back of the park between Edward's Field and the park. There are also sidewalks through-out the park and up to the gazebo.

► **Specialty Paving:** There are 2 curb cuts on Orange Street and one on First Street. There is a brick sidewalk leading up to the gazebo steps.

Handicap Accessible: : Yes, there are 4 handicap accessible parking spaces and side- walks run throughout the park.

Benches/Seating: There are 15 picnic tables and 6 benches throughout the park.

Lighting: There are light poles throughout the park and lighting on the tennis courts. Gazebo has lighting also.



Kit Land Nelson Park cont'd

Existing Facilities (Cont'd):

Receptacles: There are 15 trash receptacles throughout the park.

Restrooms: None, the closest restrooms are at the Fran Carlton Center or the West Orange Trail Apopka Station.

Water: There are water connections throughout the park and a water fountain is near the tennis courts.

Flagpole: Yes

Advantages: Kit Land Nelson Park is conveniently located near downtown Apopka and US HWY 441. The open space and tree-lined walkways make it a nice location for city events and for citizens to spend time picnicking with their families. The park is within walking distance of several residential areas.

Challenges: There are no restrooms in the park, so port-o-lets have to be rented for any special events in the park. Several Mature Oak trees were damaged and removed after the hurricanes of 2004.

Recommendations:

- Incorporate Kit Land Nelson, Edwards Field & Fran Carlton Center to create a “central park” for Apopka
- Modernization of children’s play area
- Install bike racks
- Fitness stations along trail
- Addition of picnic facilities
- Renovation of tennis courts
- Splash Pad



Existing Facilities Analysis

Lake Avenue Park

Address 439 North Lake Avenue

Acreage 1.15

Designation: Neighborhood Park

Description: Lake Avenue Park is a small neighborhood park with picnic tables and swings.

Existing Amenities:

Natural Amenity: Large mature Oak trees

Playground: A metal a frame wing set with 4 belt swings and a wood framed swing set with 2 toddler swings.

Athletic Fields: None

Parking: Grass parking at street front off Lake Avenue

Buildings: None

Signage: There are three signs on the fence, playground rules, no animals in the park and no tobacco products within 100 ft. of the playground area.

Sidewalks: The sidewalk is on the opposite side of Lake Avenue.

Specialty Paving: None

Handicap Accessible: No

Benches/Seating: There are two concrete picnic tables with benches

Lighting: None

Receptacles: None

Restrooms: None

Water: None **Flagpole:** None

Advantages: This park is conveniently located within walking distance of several residential neighborhoods and two local schools.

Challenges: There are no restrooms on the property and there is no water access. Fence at the front of property is damaged and needs to be repaired or replaced.

Recommendations

- New playground
- Addition of seating areas
- Picnic Pavilion with grills



Existing Facilities Analysis

McBride Estate

Address 21 North Highland Avenue

Acreage 21.75 acres (5 currently used for Doctors' Dog Park)

Designation: Special Use (Not currently designated for public use)

Description: The McBride Estate consists of a two story house with 5 bedrooms and three baths, and a two car garage . The house is situated on acreage located behind the Doctor's Dog Park and to the North of the Edgewood/Greenwood Cemetery .

Existing Amenities:

Natural Amenity: Large majestic oak trees, former rose garden other decorative plants and shrubbery; approximately half of the acreage is naturally wooded area with abundant wildlife including turkeys, fox squirrels, owls, opossums and armadillos.

Playground: None

Athletic Fields: None

Parking: Two car garage and driveway

Buildings: 2748 sq. ft. home built in 1974. Two outbuildings/sheds that are used for storage

Signage: None

Sidewalks: Sidewalk along Highland Avenue

Specialty Paving: None **Handicap**

Accessible: No **Benches/Seating:**

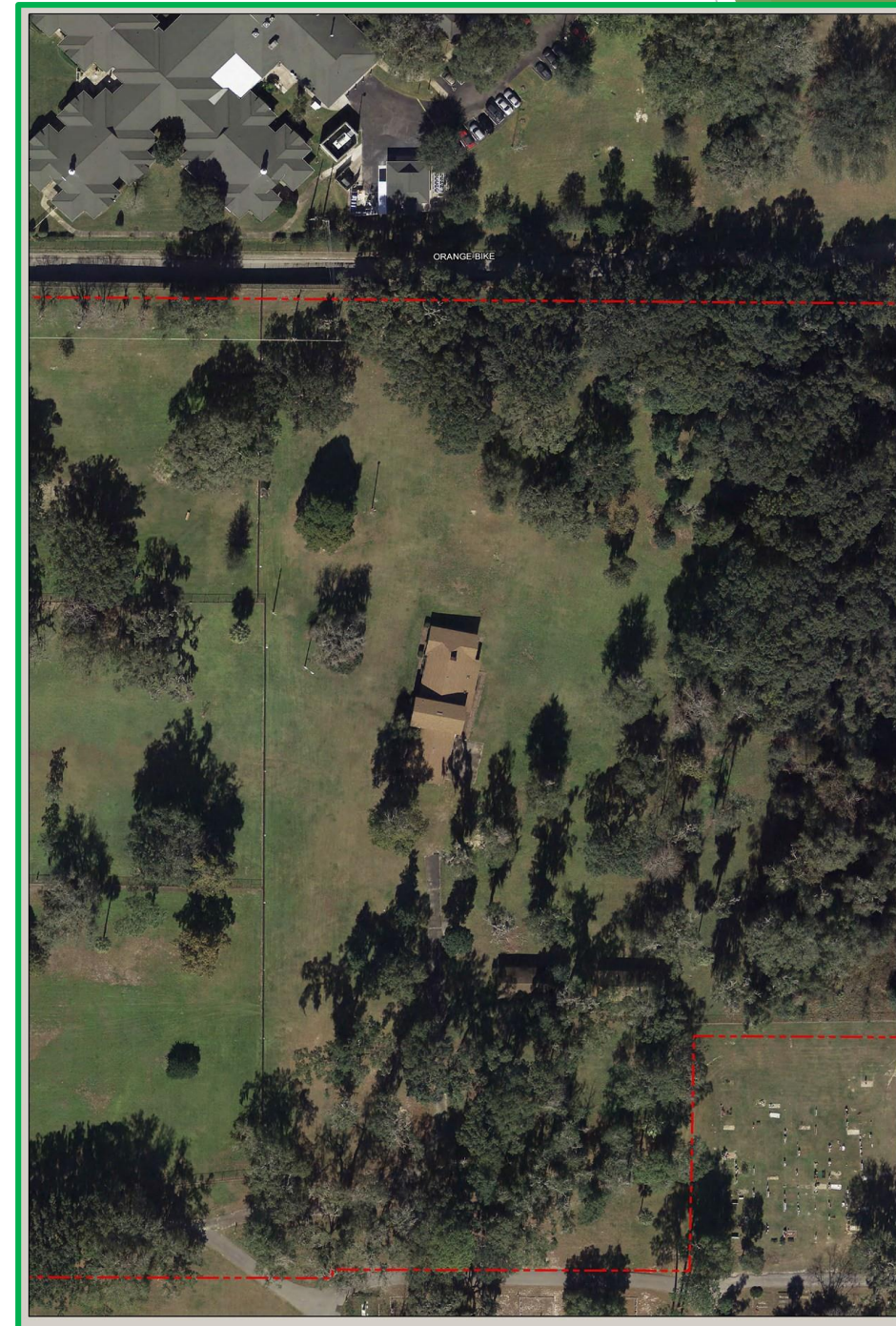
None **Lighting:** None

Receptacles: None

Restrooms: Three restrooms in

the house **Water:** Water access at

the house **Flagpole:** None



Existing Facilities Analysis

McBride Estate cont'd

Advantages: The grounds of the property are spacious with many lovely trees and shrubs, the location is close to downtown Apopka adjoins the Doctor's Dog Park and the Edgewood/Greenwood Cemetery.

Challenges: The house and out buildings are old and have only been used for storage for several years. The house does not meet code for public use. The location behind the dog park and near the cemetery makes entry to the property difficult—there is a single lane drive to get in and out of the property. There is no parking or handicap accessibility.



Existing Facilities Analysis

Museum of the Apopkans

Address 122 East Fifth Street (OCPA lists at 121 East 6th Street)

Acreage .42 acres

Designation: **Special Use** (Public Museum)

Description: The museum is a log cabin structure built in 2000, contains exhibits depicting the history of Apopka and Northwest Orange County and is run by the Apopka Historical Society with support from city staff. The museum is currently open Tuesday through Friday from noon to 5 PM. There are no admittance fees; donations are accepted.

Existing Amenities:

Natural Amenity: Landscaped grounds with trees, plants and shrubbery.

Playground: None

Athletic Fields: None

Parking: Shared paved parking with the Apopka Annex, there is additional paved parking at the rear of the museum on 6th street and some grass/ gravel parking to the south side of the museum with entrance from 6th street.

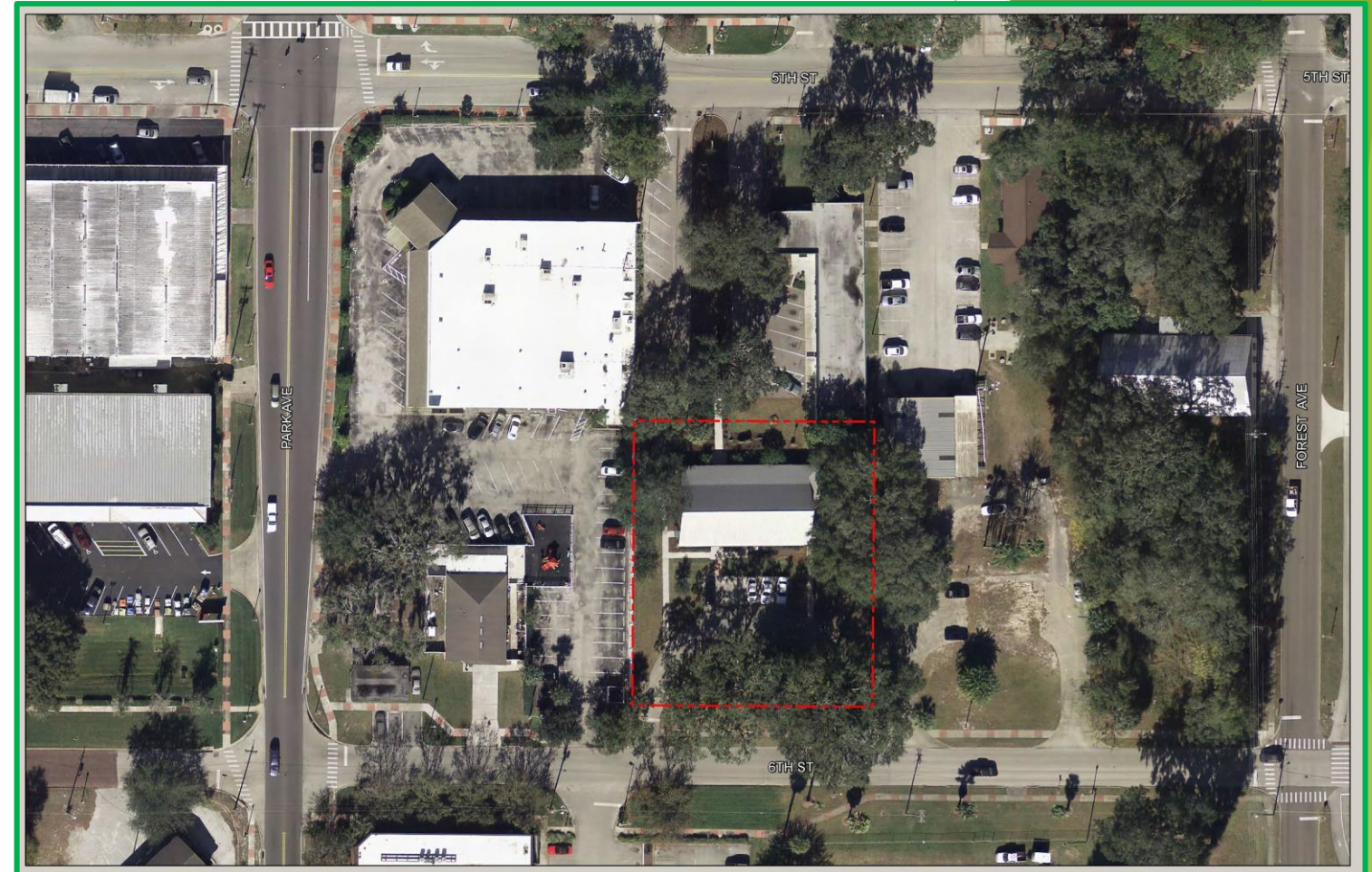
Buildings: 3200 sq. ft. log cabin with display areas, meeting room/library and kitchen.

Signage: There is a sign at the front entrance designating the property as the Museum of Apopkans and a small sign at the front of the Apopka annex near 5th street with museum hours and special event messages.

Sidewalks: There is a sidewalk from the paved parking area to the museum entrance.

Specialty Paving: There is a paved area to the left side of the museum with bricks engraved with sponsors names.

Handicap Accessible: Yes, one handicap accessible spot at the Utility billing annex.



Existing Facilities Analysis

Museum of the Apopkans cont'd

Existing Amenities (Cont'd)

Benches/Seating: There are 3 benches on the front porch, 1 on the east side of the building, one on the 6th St. side of the building and 4 on the paved area near the side doors.

Lighting: There are four light poles in the annex/museum parking area

Receptacles: There is one outdoor trash receptacle near the benches on the brick paved area

Restrooms: Single stall men's and ladies' restrooms access is inside the museum

Water: There is a water fountain inside the museum, no water access to the exterior of the structure.

Flagpole: Yes

Advantages: The museum is in close proximity to City Hall and the Apopka annex. The historical society maintains the exhibits and the finances of the museum. There are many interesting displays and artifacts depicting early life in Apopka and Northwest Orange County.

Challenges: The log cabin construction of the museum is not ideal for housing exhibits—it is difficult to maintain accurate temperature and lighting conditions for the artifacts. There is no space for expansion and many items are not displayed due to limited space. There is no signage on major highways indicating the museum's location. There is no room for the museum to host any traveling exhibits. There is no paid staff curator or manager of the museum to take charge of the exhibits, coordinate the volunteers, or search out funding or grant opportunities..



Existing Facilities Analysis

Northwest Recreation Complex

Address 3710 Jason Dwelley Parkway

Acreage 182.70

Designation: Community Park

Description: The Northwest Recreation complex is a large athletic complex facility with multiple athletic fields, tennis courts, basketball courts, a playground, walking trail and picnic pavilions. The Apopka amphitheater is located in the center of this complex and there are also office buildings for The Apopka recreation Department, Apopka Little League and Pop Warner Football.

Existing Amenities:

Natural Amenity: There are pine and magnolia trees throughout the park and a lake at the center of the park near the amphitheater. The lake attracts a variety of wild life and birds to the area including fox squirrels, bald eagles, sand hill cranes and osprey.

Playground: There is a large playground area with 3 differing multi-level play structures with climbing features and slides. There are two swing sets one with 4 belt seats and a tot swing with two toddler seats. There is also a rock climbing wall play feature.

Athletic Fields: There are 4 softball fields, 8 baseball fields, 16 soccer /multipurpose fields 1 designated football field, 4 tennis courts, 3 basketball courts 4 sand volleyball courts and a jogging/ walking trail.

Parking: There are 1085 paved parking spaces.

Buildings: There is a 7,702 sq. ft. operations building, 2 smaller office/concession buildings, 3 maintenance/ equipment buildings and a small storage shed. The Apopka Amphitheater is also located at the center of this complex.

Signage: There is a sign designating the park as Fields of Fame; Northwest Recreation Complex. There are also directional signs through-out the park.



Northwest Recreation Complex cont'd

Existing Amenities:

Specialty Paving: There are curb cutouts at several locations throughout the park and the walking/jogging trail around the lake is paved.

Handicap Accessible: Yes, there is handicap accessible parking in each area of the park and paved access to all baseball & softball fields, tennis courts, basketball courts, amphi-theater and walking trail. There is not paved access to the playgrounds and the soccer fields.

Benches/Seating: There are 2 pavilions on the playground area, one has 6 picnic tables and the other has 3. There is a pavilion with 4 tables in the soccer area, there is another pavilion with 1 table near the volleyball courts and a pavilion with 3 tables near the lake. There is a large pavilion with 10 picnic tables near the lake by the amphitheater. There are benches near the path around the lake, player benches on each soccer field, basketball court & tennis court, there are also bleachers at all of the softball and baseball fields and at the Pop Warner Football Field.

Lighting: There is lighting on all of the playing fields and courts. There are also light poles around the lake and in the parking lots.

Receptacles: There are trash & recycling receptacles at all of the pavilions, ball fields, tennis & basketball courts, soccer/football fields and at the exterior of all office buildings and concession areas. There are 3 dumpsters on the property.

Restrooms: There are multi-stall men's and women's restrooms at each of the office buildings and at the maintenance building near the soccer fields. There are also freestanding restroom facilities near the walking trail around the lake and at the entrance and concession area of the amphitheater.

Water: There are water fountains at the exterior of each of the office buildings and at all of the other restroom locations. There are hose attachments at each building and outside between the maintenance building and the soccer fields.

Flagpole: Yes



Existing Facilities Analysis

Northwest Recreation Complex cont'd

Advantages: This is a large facility with many different opportunities for outdoor recreation. The park is beautifully landscaped and has a nice lake with a walking trail. This park is home to a large soccer program run by the city's recreation department as well as active Little League and Pop Warner programs which utilize most of the playing fields. The park is also host to many base- ball and softball tournaments and also provides fields for travel leagues in soccer and lacrosse.

Tennis and volleyball courts, along with the playground and picnic pavilions offer something for everyone. There is additional acreage owned by the city that can be used for future expansion.

Challenges: The park is about a 15 minute drive from downtown Apopka, and while there are directional signs and the park is always busy, there are still a lot of residents who don't know where the park is located and have never visited it. The vast acreage of the park, hours of operations and many programs happening simultaneously make adequate staffing a challenge. The fixtures often suffer lightning damage. The amphitheater roof is difficult to maintain and needs annual cleaning, it is also subject to wind damage. Constant play on the fields make it difficult to maintain the integrity and appearance of the turf. While there are several restrooms throughout the complex, the vast size of the park makes it a long walk to the restrooms from several areas, including the center quads of baseball and softball fields and the playground. There is no water or electrical access in the quads of baseball and softball fields, this is difficult during large tournaments or special events such as the Easter Egg Hunt where a sound system is required. Although the park is large and has several fields, there are always outside groups wanting to rent fields for play., and they sometimes there are not enough fields available.

Recommendations:

- Small building at each baseball quad with restrooms/storage/water
- Two batting cages and one bullpen for each side of baseball diamond
- Shelter and water for soccer/lacrosse fields
- Lighting for soccer/lacrosse fields
- Scoreboards for each field
- Walking trail with benches and lighting around new retention pond area
- Separate parking area for amphitheater (500 parking spots)

Recommendations cont'd:

- Access road around existing playground to relieve traffic congestion.
- Upgrade existing playground
- Install a new playground to serve the north end of the complex.
- Additional parking for playground area(s)
- Renovation of existing tennis courts



Existing Facilities Analysis

VFW Community Center

Address: 519 South Central Avenue

Acreage: 1.72 Acres

Designation: Special Use (Community Center/VFW Post 10147)

Description: The VFW/Community Center is a large multi-purpose venue with a full commercial kitchen and dividable meeting space. It is used by VFW Post 10147, a voting location during elections, for some city functions and meetings and is also available to rent for private functions.

Existing Amenities:

Natural Amenity: Landscaping at the entrance and sides of building.

Playground: None

Athletic Fields: None

Parking: 54 paved parking spaces with additional parking located across 5th Street between Hall's Feed Store and Farm City Feed Store.

Buildings: 15665 sq. ft. Community Center

Signage: There is signage on the face of the building designating it as the Apopka Community Center/VFW Post 10147

Sidewalks: There is sidewalk on 5th street and on Central Avenue

Specialty Paving:

Handicap Accessible:

Yes

Benches/Seating: No exterior seating

Lighting: Street lights on both 5th Street and Central Avenue.

Receptacles:

Restrooms: There are multi-stall men's and women's restrooms inside the building.

Water: There is a water fountain inside the building and water access to the exterior rear of the building.

Flagpole: Yes



Existing Facilities Analysis

VFW Community Center cont'd

Advantages: This is a large facility for meetings and events, with a full commercial kitchen and bar. There is also a small stage and sound equipment. The VFW members coordinate the rental of the facility to the public and staff the events as needed.

Challenges: The City is able to use the facility for city meetings and functions, but there is careful coordination because of VFW programs and events. At public meetings and large events, there is not adequate parking and patrons must park across the street at the feed store parking lot. During elections,, traffic gets congested and people often park along the street.



Section III: Level of Service Assessment & Future Facility needs

Recreation Level of Service Standards

- Level of Service standards are set by Policy 1.1 of the Recreation & Open Space Element in the City's current Comprehensive Plan.
- Level of Service is the number of park acres needed per 1,000 city residents to satisfy recreation needs.
- The adopted LOS standard is 3.0 acres per 1,000 residents.
- Current population: 45,587; LOS = 136.76 acres
- Current park acreage: 233.56; 96.8 acres above LOS
- **Important to note:** 78 percent of the City's park acreage is at the NW Recreation Complex.

Apopka Population & Future Growth

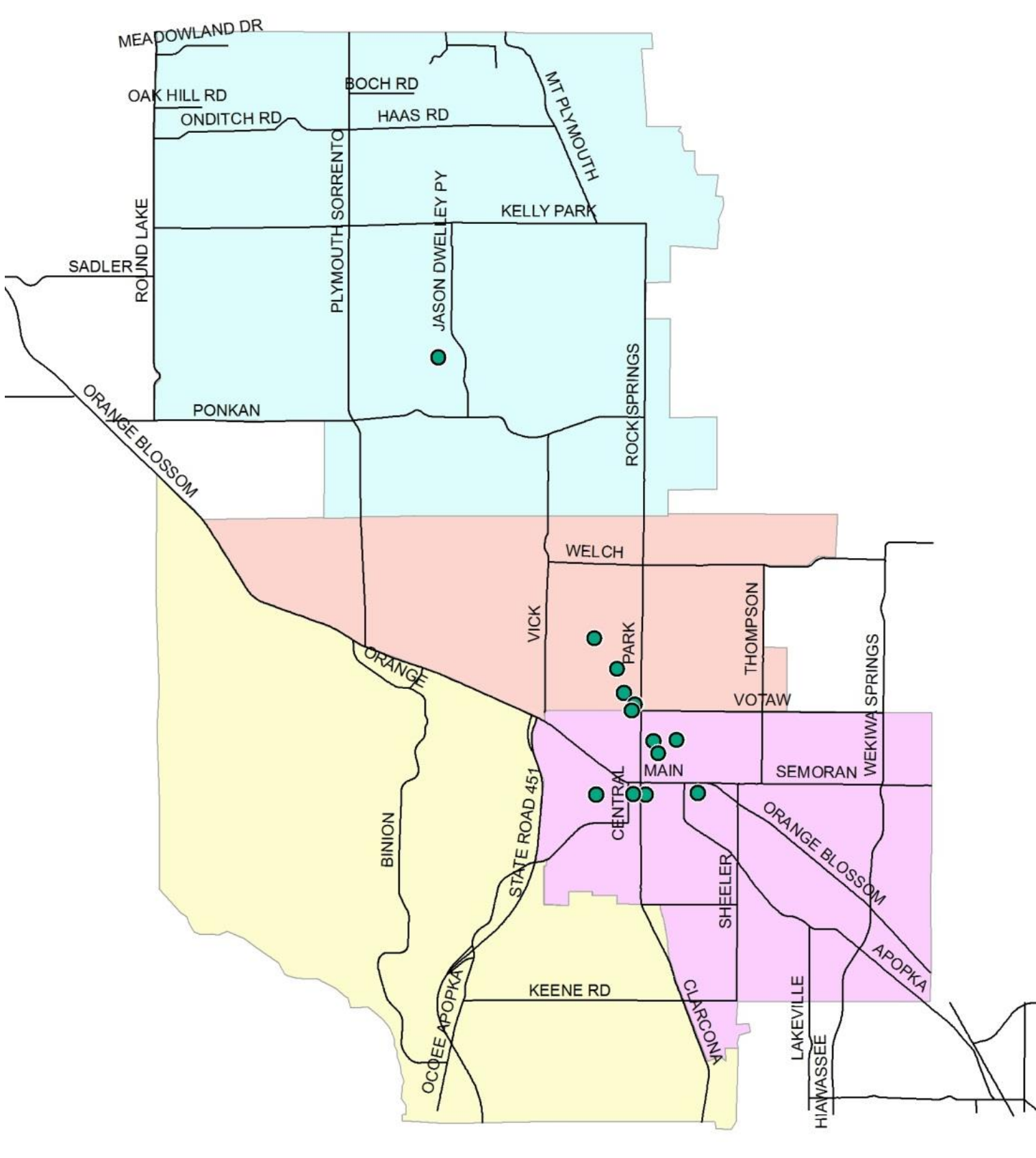
| Year | Population (Projected) | Needed Parks Acreage | Surplus/ Deficiency |
|---------|------------------------|----------------------|---------------------|
| Current | 45,587 | 136.76 | 96.8 |
| 2020 | 52,019 | 156.057 | 77.503 |
| 2025 | 57,981 | 173.943 | 59.617 |
| 2040 | 80,286 | 240.858 | (7.298) |

Park Acreage By Visioning Quadrant Area

Park Acreage By Visioning Quadrant Area

| LOS Area | Acreage |
|-----------|---------|
| North | 206.49* |
| Central | 23.98 |
| Downtown | 3.09 |
| Southwest | 0.00 |

*Does not include undeveloped NWRC property.



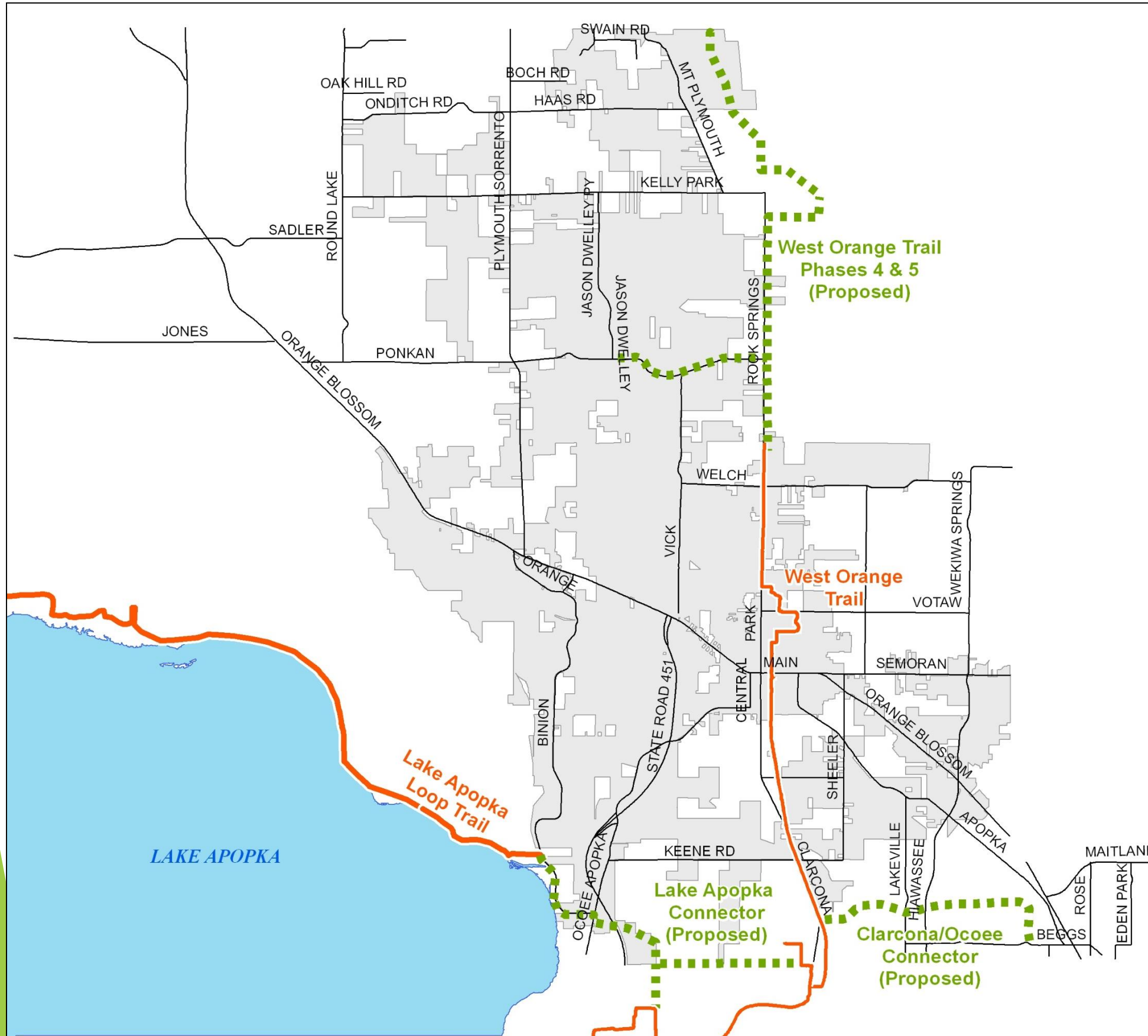
Future Park Recommendations

- ▶ Ensure each area of the city meets minimum Level of Service standards set forth in the Comprehensive Plan.
- ▶ Identify future neighborhood and regional park needs in newer, high-growth areas of the city:
 - ▶ Additional recreational opportunities to tie in with the proposed Apopka City Center project
 - ▶ Ocoee-Apopka Road area (East Shore Village)
 - ▶ Northern area/Kelly Park Crossings
- ▶ Identify potential park property near the Lake Apopka North Shore to further capitalize on eco-tourism and airboat opportunities.
- ▶ Repurpose Connelly House and expand Dream Lake Park.
- ▶ Expand the Northwest Recreation Complex and redesign for better functionality and future need

Trails: Apopka On the Move

56

Existing & Proposed Trails



Legend

Existing Trails



Proposed Trails



West Orange Trail

Description:

The West Orange Trail is a 22-mile multi-purpose trail maintained by Orange County and enjoyed by bicyclists, joggers, walkers and others that traverses Orange County and many of its towns, including Apopka. The trail spans from the Killarney Station south of Winter Garden to Welch Road in Apopka.

Advantages

The 14-foot wide paved trail serves prominently in Apopka's recreational amenities, opportunity to connect easily to city parks, as well as travel to nearby communities and destinations., including:

- Downtown Apopka
- Doctors Dog Park
- Fran Carlton Center
- Museum of the Apopkans
- Kit Land Nelson Park & Edwards Field

Apopka Station

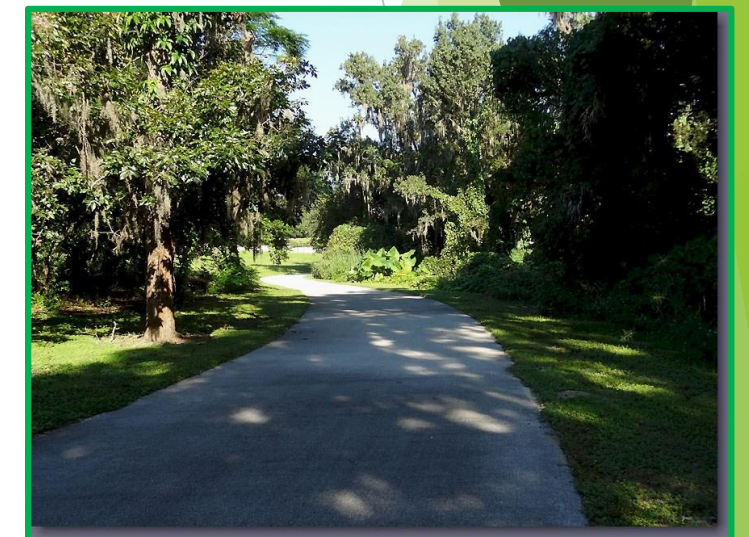
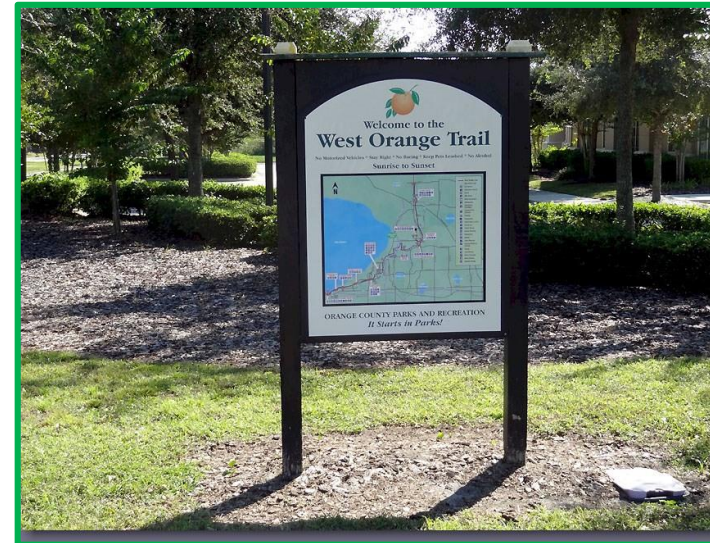
The Apopka Station on the West Orange Trail is a county park and the Apopka trailhead for the West Orange Trail located in the center of Apopka's historic downtown core, linking points southward to downtown Apopka, the nearby proposed Apopka Town Center, Kit Land Nelson Park to other the West Orange Trail's northern terminus. Apopka Station has a playground, open space and water/restroom facilities.

Opportunities:

Phase 4 of the project will extend the trail north from Welch Road to Kelly Park, giving Apopkans and other trail enthusiasts the opportunity to reach to reach Kelly Park as well as Wekiva Springs State Park. Phase 5 will connect West Orange Trail to Lake County and the statewide Coast-to-Coast Connector trail.

Challenges:

The West Orange Trail ends currently at Welch Road, limiting access to Kelly Park and Wekiva Springs State Park.



Lake Apopka Loop Trail & Lake Apopka Connector

Description:

The Lake Apopka Loop Trail, maintained by the Saint John's Water Management District, is a 15-mile multi-use trail through the Lake Apopka North Shore Restoration Area, from Magnolia Park west to Clay Island.

Amenities:

The Loop Trail eastern trailhead is located at Magnolia Park, providing trail users access to picnic, fitness, sports, camping and other outdoor activities. The trail gives hikers and cyclists views of Lake Apopka, and many opportunities for bird watching and enjoying wild-life and the natural beauty of the area.

Opportunities :

Future phases include an expansion westward from Clay Island to Lake County, as well as a planned proposed Lake Apopka Loop Connector, linking the Loop Trail at Magnolia Park to the West Orange Trail.

The Loop Trail and proposed connector trail are located near the southern end of the Ocoee-Apopka Road Small Area Study. These trails offer the opportunity to connect this emerging gateway area of the city to future recreational facilities in the study area, and a linkage from this emerging gateway area of the city to downtown Apopka.

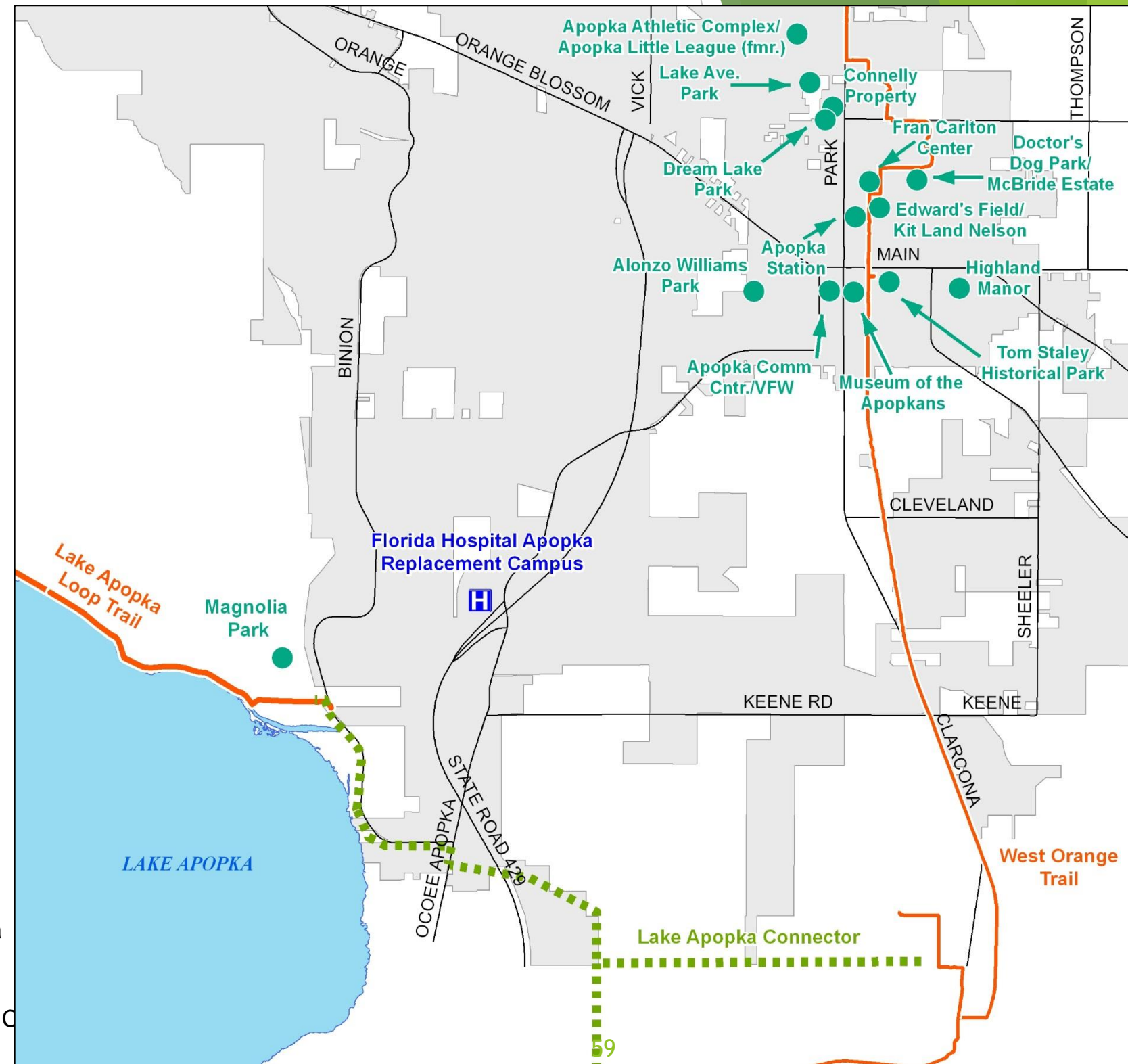
Challenges:

The Lake Apopka Loop Trail provides little connectivity at the time, due to limited recreational opportunities in the southwest portion of the city.

Recommendations:

Ensure adequate trail and sidewalk connectivity is made from future developments within the Ocoee-Apopka Road Small Area Study to the Lake Apopka Loop Trail and Lake Apopka Connector.

Identify and plan for bicycle and pedestrian connectivity between the Lake Apopka Loop and the Ocoee-Apopka Road study area.



Trail Recommendations

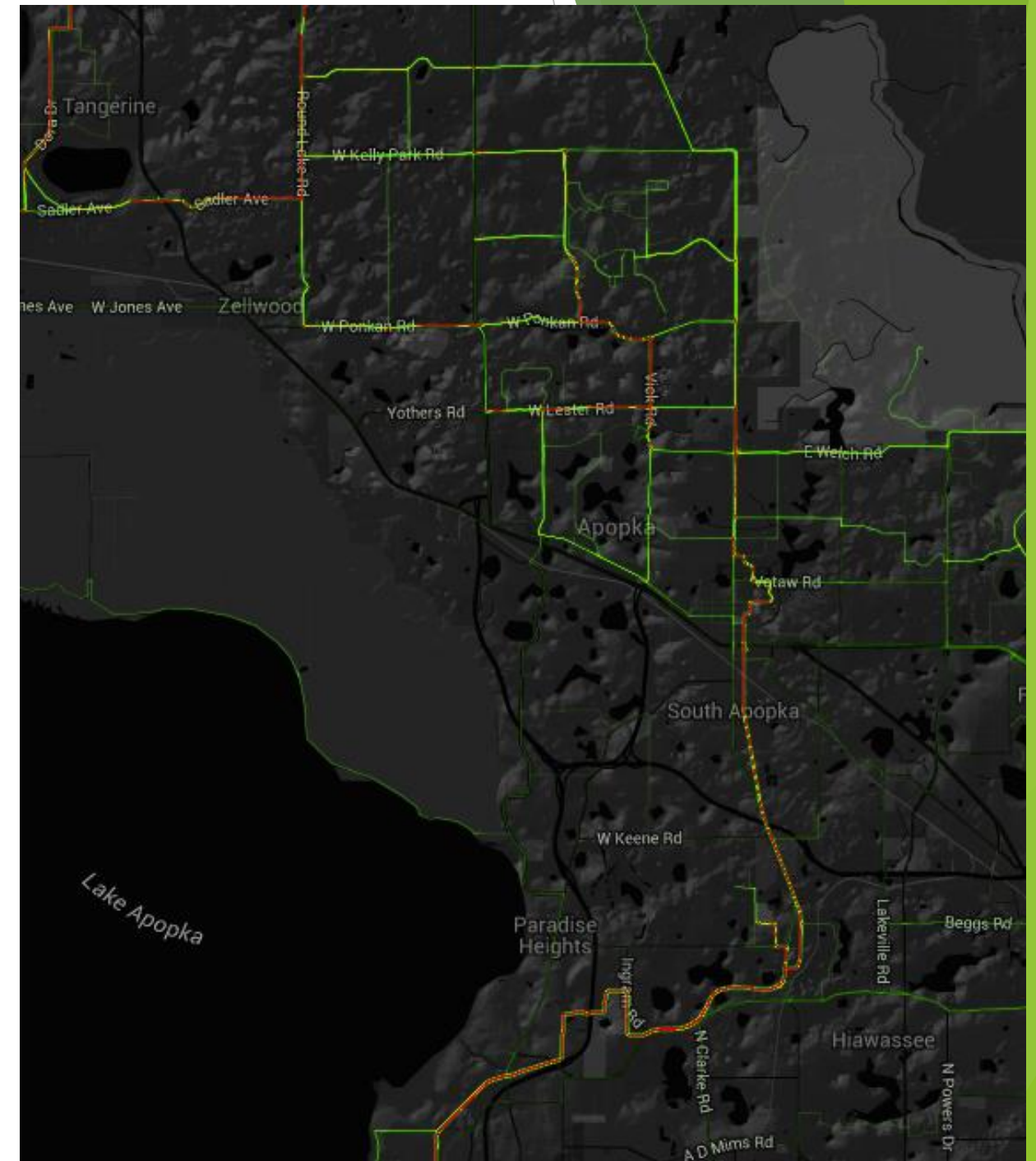
- ▶ Install a multi-use trail along the west side of Jason Dwelley Pkwy to provide pedestrian and bicycle access to the Northwest Recreation Center.
- ▶ Identify trail corridors that can connect the Ocoee-Apopka Road area to the Lake Apopka Loop Trail & the West Orange Trail

New Trails:

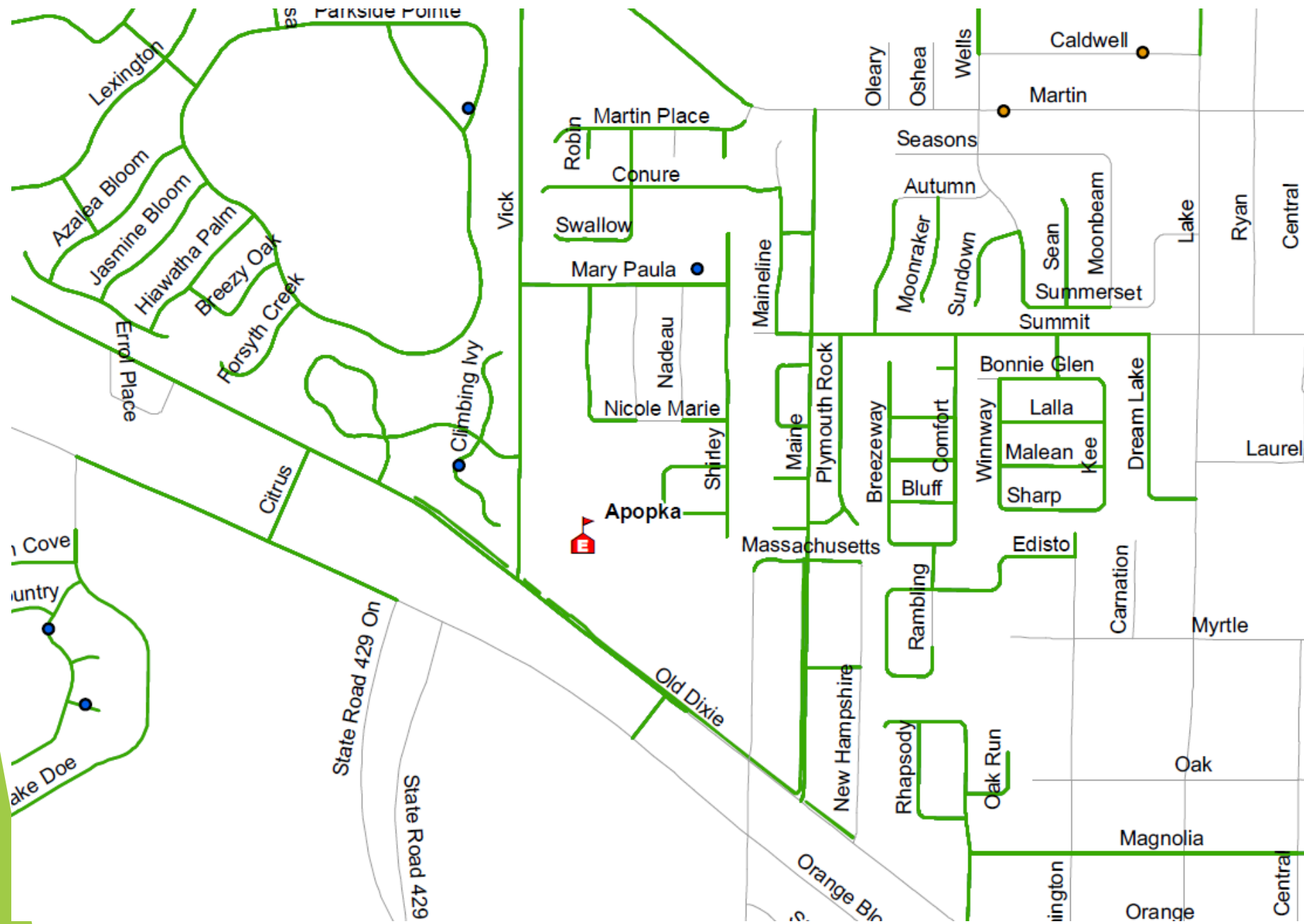
- ▶ *Welch Road – Rock Springs Rd to Wekiwa Springs State Park*
- ▶ *Ponkan Road – Rocks Springs Rd to Northwest Recreation Center*
- ▶ *Multi-Use Trail or Sidewalk – Central to Wheatley Elementary School*

New Bike Lanes:

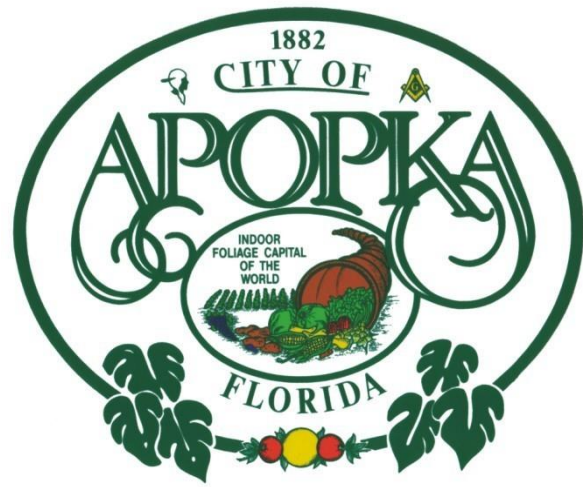
- ▶ *Ensure new or improved roadways have on-road bike lanes which meet current standards.*



Trail Recommendations (Cont'd)



- ▶ Develop a sidewalks map layer that identifies existing sidewalks and gaps.
- ▶ Develop a methodology that prioritizes sidewalk funding/connectivity between parks, schools and other walkable destinations.
- ▶ Research future growth patterns to identify needs for future trails & on-street bike paths.



Program Recommendations



Promote local community groups or neighboring HOA's to help clean and maintain neighborhood parks in an Adopt-A-Park program.



Playful City USA communities utilize play as an innovative solution to address a number of challenges facing kids, families and communities. In turn, these communities retain a competitive advantage by creating healthier, more vibrant communities where families want to live and companies want to do business.

Local Playful Cities:

- Orlando
- Winter Park
- Ormond Beach
- Tampa



Create a 'Get Active Apopka' program that promotes healthy food, promotes recreation and a healthy lifestyle.

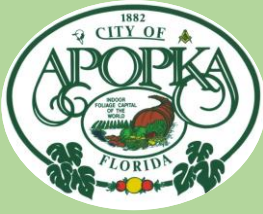
Website to serve as clearinghouse for recreation and healthy food locations.

Maps that promote safe walking areas of varying distances close to Apopka attractions.

Backup material for agenda item:

4. Recreation Impact Fees.

Public Resources Management Group



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: WORKSHOP

MEETING OF: November 30, 2016
 FROM: Administration
 EXHIBITS: Presentation

SUBJECT: PARKS AND RECREATION IMPACT FEES

SUMMARY:

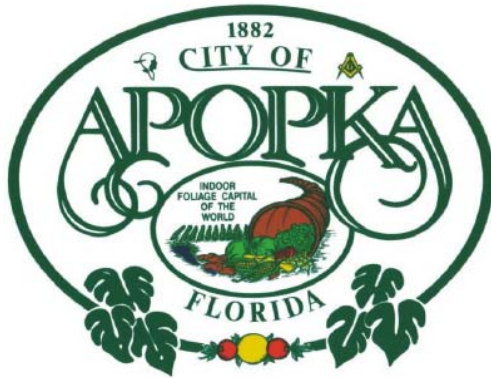
Earlier this year City Council directed staff to contract with Public Resources Management Group [PRMG} to perform impact fees studies for Fire, Police and Parks and Recreation. To date, studies for Fire and Police have been finalized and the City Attorney is currently working on completing ordinances that will enact the fees. PRMG has now completed their study related to Parks and Recreation and will present findings at this workshop. It is anticipated that PRMG will deliver a final draft copy of their study prior to the meeting date. Once it is received, staff will update the agenda and notify you as to the update. It is further anticipated the ordinance enacting all three new impacts will be ready for first reading on December 7, 2016. By Florida Statute the fees cannot become effective for 90 days after final ready, which is anticipated to be December 21, 2016.

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



Presentation to City of Apopka, Florida

MUNICIPAL IMPACT FEE STUDY

Presented: November 2016



PURPOSE OF THE STUDY

- ❖ Provide the Basis for Proposed Impact Fees for Municipal Services
 - Parks and Recreation Services

- ❖ City Currently Charges \$241.05 per Residential Unit and \$50.00 per Hotel/Motel Unit

- ❖ Fees In Place Since 1991
 - Review Was Performed In 2006 But Was Not Adopted By The City

BACKGROUND

The Basis for Impact Fees and Related Criteria Have Been Developed Under Florida Statutes and Case Law.

❖ Dual Rational Nexus

- Relate Capital Needs to Growth
- Relate Capital Expenditures to Growth

❖ Revenue-Producing Ordinance

❖ Maintain Separate Accounting

MAJOR OBJECTIVES AND CRITERIA

- ❖ Impact Fees Should be Based on the Capital Cost Requirements Anticipated for Providing Service to New Development
- ❖ Impact Fees Should be Based Upon Reasonable Level of Service Standards that Meet the Needs of the City
- ❖ Impact Fees Should Not be Used to Fund Deficiencies in Capital Needs of the City or Pay for Any Operating Costs

IMPACT FEE STUDY TASKS

- ❖ **Compile Service Area Forecast**
- ❖ **Identify Level of Service Standards**
- ❖ **Review Existing Assets and Future Capital Needs**
- ❖ **Develop Proposed Impact Fee Alternatives**
- ❖ **Review Impact Fee Ordinance**

FEE CALCULATION METHODOLOGY

- ❖ Identify Costs to Serve Future Growth
- ❖ Total Allocated Costs Divided by Projected Change in Units
 - Residential Housing Units
- ❖ Rate Calculated Per Unit of Growth
 - Residential Fee per Housing Unit

CITY SERVICE AREA FORECAST

Existing and Projected Population and Dwelling Units [1]

| <u>Year</u> | <u>Total Population</u> | <u>Total Dwelling Units</u> | <u>Average Persons Per Household</u> |
|-------------|-------------------------|-----------------------------|--------------------------------------|
| 2000 | 26,642 | 10,091 | 2.64 |
| 2010 | 41,542 | 15,707 | 2.64 |
| 2014 | 45,669 | 17,160 | 2.66 |
| 2016 | 47,695 | 17,921 | 2.66 |
| 2020 | 52,019 | 19,546 | 2.66 |
| 2021 | 53,160 | 19,975 | 2.66 |
| 2025 | 57,981 | 21,786 | 2.66 |
| 2040 | 80,286 | 30,167 | 2.66 |

[1] Based on the 2000 and 2010 U.S. Census and estimates for 2014 and 2040 as obtained from the Bureau of Economic and Business Research and Florida Housing Data Clearinghouse.

PARKS AND RECREATION SERVICES

- ❖ Existing Level of Service (LOS)
 - 3.0 Open-Space Acres per 1,000 Residents
 - City Currently Has Approximately 340 Acres of Open Space
 - Approx. 245.59 Acres of Developed Land
 - Approx. 94.01 Acres of Undeveloped Land
 - Current Surplus of Approximately 103 Compared to Required LOS (196 Acres if Including Undeveloped Land)
 - City Currently Provides 12 Different Facilities Which Include Outdoor Parks, Community Centers, Ballfields, etc.

PARKS AND RECREATION SERVICES

❖ Summary of Capital Costs

| | |
|---------------------------------|--------------------|
| ● Cost of Existing Facilities – | \$26,130,911 |
| ● Cost of Future Facilities – | <u>8,099,960</u> |
| ● Total Cost of Facilities – | 34,230,871 |
| ● Grants & Contributions – | <u>(2,254,392)</u> |
| ● Total Net Facilities Cost – | \$31,976,479 |

❖ Estimated Future Residential Units 2040 – 30,167

❖ Estimated Current Residential Units 2016 – 17,921

❖ Projected Growth in Residential Units – 12,246

- Percentage Allocable to New Growth – 40.59%

PARKS AND RECREATION SERVICES

❖ Summary of Capital Costs

- Total Net Facilities Cost – \$31,976,479
- % Allocable to Growth – 40.59%
- Cost of Allocable Facilities – \$12,980,579

❖ Proposed Impact Fee Calculation

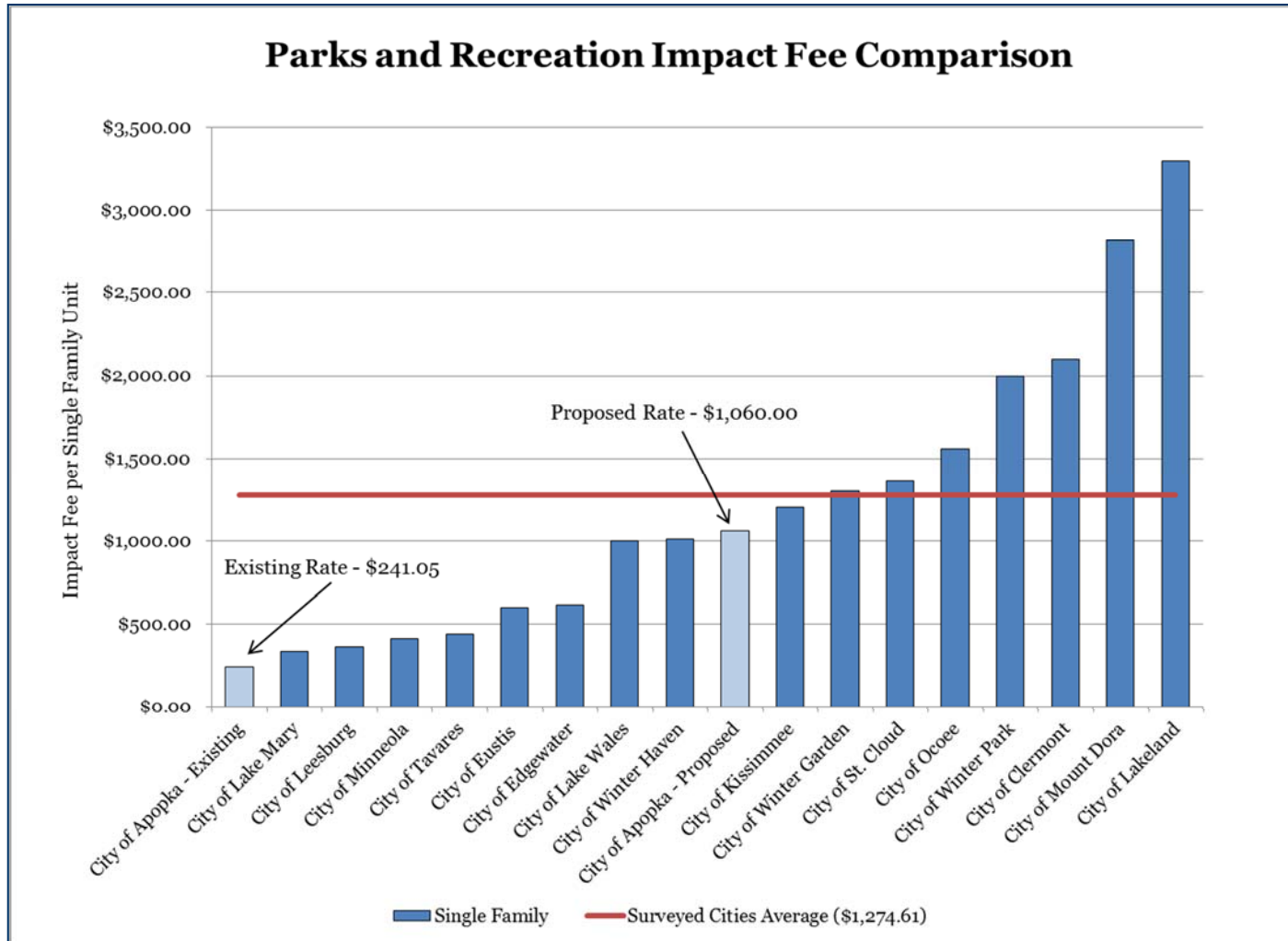
- Cost of Allocable Facilities – \$12,980,579
- Projected Growth in Units – 12,246
- Cost Per Unit – \$1,060.00

PARKS AND RECREATION SERVICES

Existing and Proposed Impact Fees

| <u>Existing Rates</u> | <u>Measure</u> | <u>Fee Amount</u> |
|--------------------------|----------------|-------------------|
| Residential Impact Fee | Dwelling | \$241.05 |
| Hotel / Motel Impact Fee | Unit | \$50.00 |
| <u>Proposed Rates</u> | | |
| Residential Impact Fee | Dwelling | \$1,060.00 |
| Hotel / Motel Impact Fee | N/A | N/A |
| Other Community Averages | Dwelling | \$1,274.61 |

PARKS AND RECREATION SERVICES



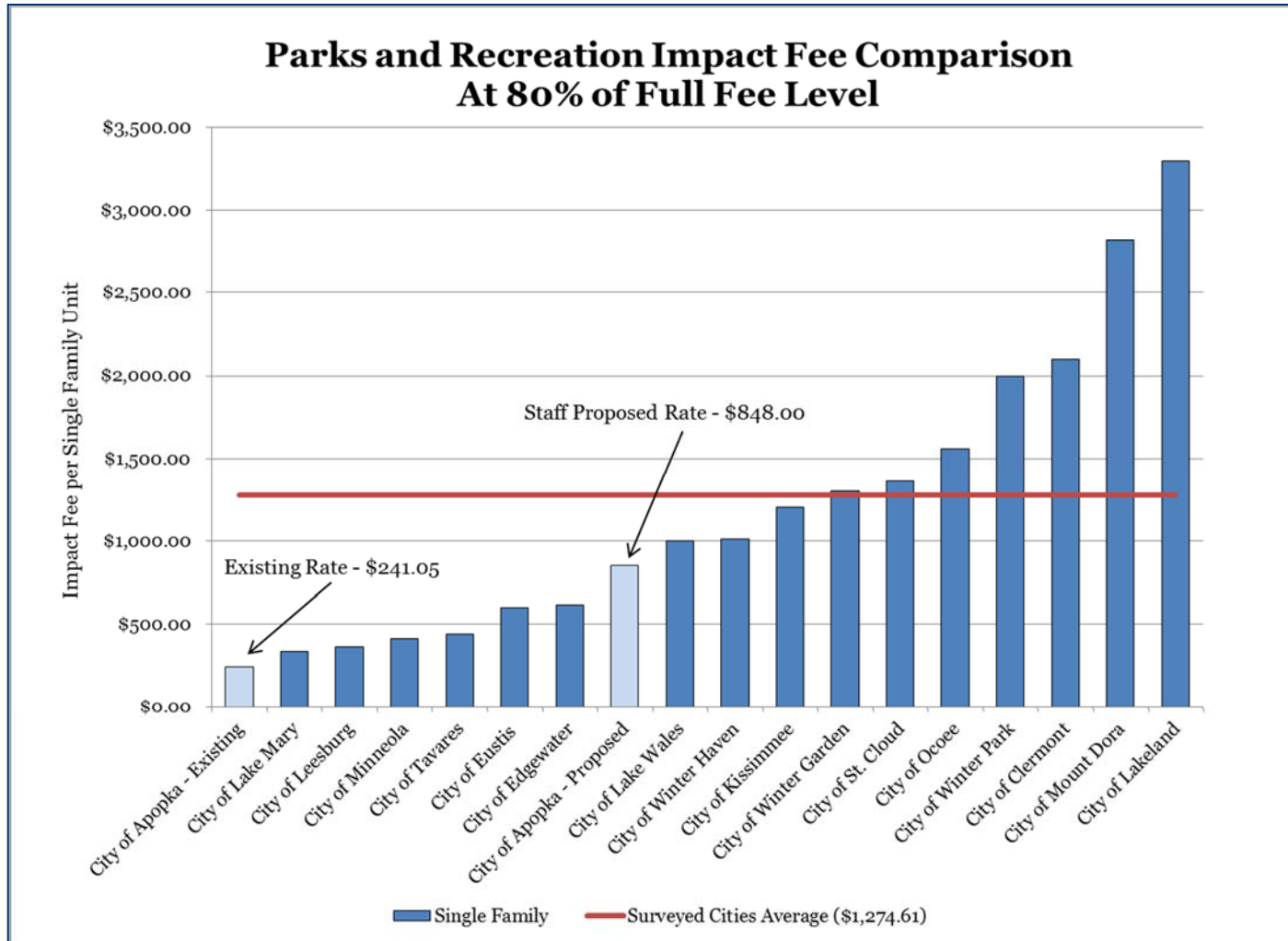
STAFF PROPOSED IMPACT FEE LEVELS

Existing and Proposed Residential Impact Fees

| <u>Residential</u> | <u>Measure</u> | <u>Fee Amount</u> |
|---|----------------|-------------------|
| Existing Impact Fee | Dwelling | \$241.05 |
| <u>Proposed Parks and Recreation Fee</u> | | |
| Full Impact Fee | Dwelling | \$1,060.00 |
| Staff Proposed Impact Fee [*] | Dwelling | \$848.00 |
| Other Community Averages | Dwelling | \$1,274.61 |

[*] Based on 80% of Full Fee Level being adopted. Fees can be incrementally phased-in to full level over time.

PARKS AND RECREATION SERVICES



SINGLE FAMILY ALL IN FEE COMPARISON

| Impact Fee Type | Orange County | Apopka Existing | Apopka Full Fee | Staff Proposed |
|------------------------|--------------------|-------------------|--------------------|--------------------|
| Police [1] | \$271.00 | N/A | \$747.00 | \$597.60 |
| Fire / EMS [1] | 270.00 | N/A | 708.00 | 566.40 |
| Parks & Recreation [1] | 971.00 | \$241.00 | 1,060.00 | 848.00 |
| Transportation [2] | 3,761.00 | 3,101.00 | 3,101.00 | 3,101.00 |
| Water (W/O RC) [2] | 1,791.00 | 1,276.00 | 1,276.00 | 1,276.00 |
| Wastewater [2] | <u>3,346.00</u> | <u>4,775.00</u> | <u>4,775.00</u> | <u>4,775.00</u> |
| Total | \$10,410.00 | \$9,393.00 | \$11,667.00 | \$11,164.00 |

[1] Proposed Fees for Police, Fire and Parks & Recreation shown at 80% of full amount.

[2] Fees shown remaining at existing level as recent studies were for Police, Fire, and Parks & Recreation only.



CONCLUSIONS

- ❖ **Impact Fees Are Necessary to Fund the Capital and Infrastructure Demands That New Development Places on the City**
- ❖ **Maintaining These Fees at Artificially Low Levels Has Placed, and Will Continue to Place, the Burden of Providing These Capital and Infrastructure Necessities on Current Residents As Opposed to the New Growth that Is Creating the Demand**

RECOMMENDATIONS

- ❖ **Adopt Proposed Impact Fees**
 - Consider Percentage of Proposed Fee
 - Consider Appeal Process / Dispute Resolution
- ❖ **Review Fees Periodically (Every 3-5 Years)**
 - Development Trends
 - Capital Needs
 - Cost Allocation Process
- ❖ **Maintain Separate Accounting for Collection and Usage of Fees**



Questions & Discussion