

AGENDA

**COMMUNITY REDEVELOPMENT AGENCY
February 07, 2018 @ 12:30 PM
City Hall Council Chamber
120 East Main Street – Apopka, Florida 32703**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES:

1. CRA meeting September 27, 2017.

V. NEW BUSINESS:

1. Approve the following two new CRA programs and funding:
Residential Renovation Assistance Program
Community Oriented Policing Program

James Hitt

VIII. ADJOURNMENT

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

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

Minutes of the City of Apopka Community Redevelopment Agency (CRA), held September 27, 2017, in the City of Apopka Council Chambers.

CALL TO ORDER: Chair Kilsheimer called to order the Community Redevelopment Agency Board meeting on the Fiscal Year 2017-2018 final budget, as required by F.S. Chapter 189.

PLEDGE OF ALLEGIANCE: Chair Kilsheimer led in the Pledge of Allegiance.

ROLL CALL: Joseph E. Kilsheimer, Chairman
Billie L. Dean
Diane Velazquez
Doug Bankson
Kyle Becker
Steve White

ABSENT: Nikki Williams

APPROVAL OF MINUTES:

- 1. CRA workshop April 13, 2017.**
- 2. CRA meeting June 21, 2017.**

MOTION by Member Bankson, and seconded by Member Dean to approve the CRA minutes for April 13, 2017 and June 21, 2017. Motion carried unanimously with Chair Kilsheimer, and Members Dean, Velazquez, Bankson, Becker, and White voting aye.

NEW BUSINESS

1. Staff Report.

Jim Hitt, Community Development Director, said there were two items before the CRA for this meeting, Resolution No. 02, which is to appropriate funds remaining in the Redevelopment Trust Fund to the FY 2017-2018 Budget. The second item is Resolution 03, approving the CRA FY 2017-2018 Budget.

Mr. Hitt reviewed the items to include the 5th Street Parking lot, Station Street and 6th Street Promenade, 5th Street Trail, Station Street Project site design, planning, engineering, and pre-construction, and the Station Street Project for Station Street and 6th Street connections to the West Orange Trail at Forest Avenue, 5th Street Parking Lot design, Wayfinding signage for the CRA district, and CRA Assistance Programs. He explained the CRA Assistance Program is a residential fee assistance program that pays impact fees for new single-family homes of \$20,500 per home. The total CRA FY 2017-2018 Budget is \$1,988,275.

Mr. Hitt advised there will be funding coming in from the City and County for the Tax Increment Funding (TIF) and once this is received, the CRA should be able to institute additional programs to benefit the CRA District.

In response to Member Bankson inquiring what the total was in the fund, Mr. Hitt said there was approximately \$2.2 million.

In response to Member Becker asking why the carryover monies from a financial perspective were not accounted for on the resolution, Mr. Hitt stated the secondary resolution was a carry forward item and not accounted for in the previous budget year.

In response to Member Dean inquiring as to the amount of payment for the shares on the parking lot, Mr. Hitt said the amount was \$17,300 per share.

Discussion ensued regarding the 5th Street Parking Lot and the maintenance. Mr. Hitt said once you make this a public parking lot, everyone has the same right to park there. Mr. Irby advised that the City Attorney has opined that the city does not have the right to make repairs or improvements to the parking lot without ownership.

In response to Member Bankson regarding concerns about funding for affordable housing, Mr. Hitt advised there were 53 affordable housing units in the CRA District.

2. **CRA Resolution No. 2017-02 – Appropriation of funds to projects.** The title of the resolution was read by the City Clerk as follows:

RESOLUTION NO. 02

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF APOPKA, FLORIDA, APPROVING THE APPROPRIATION OF FUNDS REMAINING IN THE REDEVELOPMENT TRUST FUND TO CERTAIN PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair Kilsheimer opened the meeting to public comment.

Rod Love said he wanted comment on the minutes that were approved and to note that he had meetings with Jim Hitt and Glenn Irby that were very productive. He stated they spoke to inclusion and to a diversified CRA process and plan. He wanted to go on the record that in the minutes he talked about them doing a great job and he does think they are doing a great job, however, he is speaking in opposition with the Board moving forward in passing this budget. He declared he has requested since March, four times documented, to be placed on the CRA agenda of which the CRA board does not meet regularly. He said from a respect standpoint, he has not even been noticed of his being able to speak. He stated with community hearings, there was an issue regarding zoning a few weeks back with the development in Errol Estates. He said the City Commission welcomed the residents of that community to be heard and speak about what was taking place in the community and it had no fiscal impact. He stated this has fiscal impact and the community was not invited to come and hear what is taking place. He spoke about the amount spent on the parking lot and the presentation given to Orange County to pass the resolution of this CRA. He spoke of the discussions regarding the disrepair of the

parking lot and asked what happened to Code Enforcement regarding the condition of the parking lot. He said he had a packet for each member that tells how many times he has asked to be placed on the agenda, recommendations that have been made regarding projects for the CRA, and police innovations which is not just a project for law enforcement. He stated he has had conversations back and forth with the Attorney General's office relative to the CTEF program, as he has submitted a proposal that he has not heard back on from the CRA. He said the plan he submitted helped the police. He said he only gets four minutes and there is a lot more he has to present regarding CRA's and said the CRA plan that was updated from 1993 was only updated to state the same issues the original plan had. He declared the pain that is taking place in that community from a residential and law enforcement perspective has increased. He asked that the Board not support this appropriation.

Ray Shackelford said he echoes the concerns of Mr. Love and stated he truly believes that respect for fiscal integrity and people is essential for overall success. He stated he we learn to respect each other, we can achieve a lot. He applauded the Boards efforts to budget CRA funds, however, he said he was concerned and did not support a \$675,000 parking lot, including \$75,000 for design. He would prefer to see this money for impact fees for housing. He stated as they move forward to please reach out to the people within the CRA District.

Pastor Hezekiah Bradford said his major concern is with regards to the upgraded parking lot and funds for the design and then to allow the parking lot to be used for free. He stated he is a small business owner and had Member Bankson, Member Dean, and Member Velazquez visit to see that areas parking lot which was in disrepair. He said this could have been a lot less money spent in a blighted community that would have helped that area look good, but the business owners had to spend money there to make that parking lot look good. He asked why not spend more money in developing that community by utilizing the \$20,000 per person for impact fees. He declared this would make that community look better. He spoke of a Circle K in the area that needs to be upgraded, painted, and parking lot repairs. He suggested Code Enforcement look at this area.

Barbara McLeod said she is Bill McLeod's wife and Johnnie McLeod's daughter-in-law. She stated their business has been there for over 50 years. She said they have black topped the parking lot and fixed pot holes. She said they have had several AC units stolen and now they have cages over the units. She stated they have homeless people living at their back door and defecate by the back door which they have dealt with. She said they have paid taxes all of these years and have allowed people to use that parking lot for ever. She stated her husband goes to the office every Sunday morning and works for four hours, stating at times he cannot park in his own parking lot as it is full. People use the water of McLeod Law Firm to wash cars and this has been going on for over 30 years. She said she appreciates the CRA Plan and the Board considering this obligation. She spoke of the dangers in that area and said she was afraid of her husband's safety to go to his own office. She stated they were dedicated to this City and it was time to have safety in this parking lot.

No one else wishing to speak, Chair Kilsheimer closed the public comment.

Chair Kilsheimer said the legal issues regarding the parking lot and the idea of sending Code Enforcement there, the key issue with that is the fact that the legal ownership of the parking lot is mixed between the City and the private owners. The central reason why it is a good idea to redevelop this parking lot is that it now becomes a center piece and focal point for the restoration of this side of downtown Apopka. He stated the west side serves the residents of South Apopka and making the parking lot a more inviting place for businesses, they will see greater investment by businesses. He spoke of the possibilities of a Craft Brewery going in on Central Street and other investors looking at Station Street because of the parking lot improvements. He said his philosophy regarding expenditures of the Community Redevelopment Agency is to invest wisely in opportunities that will create chances for capital investment and create new jobs. He declared this will return money to the CRA through increased value in property tax collections.

Member Becker said he did see a long term strategy and value in purchasing of the parking lot if it indeed allows us to recognize the vision of a vibrant downtown. He declared a vibrant downtown of this entire area, inclusive of the CRA, as well as outlying areas will be beneficial for the community at large. He stated a couple of the points Mr. Love did make, he asked staff what is the process for addressing this Board officially outside of public comment, and when they first reconvened this Board, they discussed having advisory committees. He inquired what can be done to get those going so that they have a direct voice to this Board.

Mr. Hitt said regarding the initial request, there were four items Mr. Love proposed and he did respond to Mr. Love and it was conveyed that any items he would like to bring before the Board, there is an opportunity for a public comments at which time they can do that. He stated we typically do not convene a special CRA meeting for a particular person or proposal. He reiterated there is an opportunity for public comment. He said they are still looking into the second proposal by Mr. Love, this being community policing innovation and he had requested to be heard before the CRA Board on the 20th and there was not a meeting that day.

Member Dean said he supported Pastor Bradford's suggesting in using the CRA money to improve the south side of this City rather than putting this money in a parking lot.

Member Bankson said he could see the value in a long term project and this was a part of moving forward. He stated there will be benefits in jobs. He said he would appreciate agenda inclusion for having presentations so they can hear these ideas. He stated they did discuss having community committees so that there would be more input and allow a bigger feel of the community as a whole.

Chair Kilsheimer said he agreed they should have a Citizen Advisory Board for the CRA and that is a clear need. He also pointed out that at the current time, the Community Development Department has three planners, Mr. Hitt, Mr. Moon, and Ms. Richmond, being well understaffed. Three new people are starting after October and following their training, the idea of creating an advisory board for the CRA will be addressed

MOTION by Member Becker, and seconded by Member Velazquez to approve CRA Resolution 2017-02.

Member Becker said to make it abundantly clear, there needs to be another channel into this Board beside Public Comment.

Mr. Hitt suggested each member could appoint someone to that task force.

Motion carried by a 4-2 vote with Chair Kilsheimer, and Members Velazquez, Becker, and Bankson voting aye, and Members Dean and White voting nay.

3. **CRA Resolution No. 2017-03 – Adopt Annual budget Fiscal Year 2017-2018.** The title of the resolution was read by the City Clerk as follows:

RESOLUTION NO. 2017-03

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF APOPKA, FLORIDA, ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2017-2018.

Chair Kilsheimer opened the meeting to a public hearing.

Ray Shackelford reiterated he would have preferred the \$675,000 go to the impact fees for housing. He also applauded Member Becker, Member Bankson, and Member Dean for pushing input from the citizens. He said the only way they can move forward is by having respect for each other and the citizens. He stated they are here to serve the people and the best way to do this is by having their input. He said he looks forward to the establishment of a CRA Citizen Advisory Board.

Pastor Hezekiah Bradford said he had an opportunity in the past to work with Mr. Hitt and he was the community assistant advisor for the South Apopka project. He stated there was only one building during that time and it was the Bridges Center, stating there were few paved roads and no sidewalks or street lighting during that time. He spoke of the improvements made and during that time frame, 1991 -1994, stating they had an enterprise zone during that time and they spent money where it was needed. He suggested with this budget, they need to go out and see where money needs to be spent.

No one else wishing to speak, Chair Kilsheimer closed the public hearing.

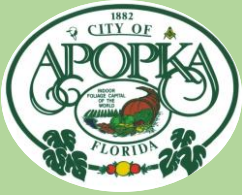
MOTION by Member Velazquez, and seconded by Member Becker to approve CRA Resolution No. 2017-03, establishing the FY 16/17 budget. Motion carried 5-1 with Chairman Kilsheimer, and Members Velazquez, Becker, Bankson, and White, voting aye, and Member Dean voting nay.

ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 5:22 p.m.

ATTEST

Joseph E. Kilsheimer, Chairman

Linda F. Goff, City Clerk



CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY



- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: BUDGET ITEMS

MEETING OF: February 7, 2018
 FROM: Community Development
 EXHIBITS: CRA FY Budget Line Items
 Res. allocating TIF funds for
 Fiscal Year 2017/2018

SUBJECT: BUDGET ITEMS FOR FY 2017-2018 IN ACCORDANCE WITH THE CRA REDEVELOPMENT PLAN 2017 ~ UPDATE

REQUEST: APPROVE TWO PROGRAMS AND FUNDING FOR THE BUDGET FY 2017-2018

SUMMARY: With the approval of the new *CRA Redevelopment Plan 2017~update*, staff is requesting approval of the budget items listed below for redevelopment in the CRA District. These programs are included in the CRA Plan and continue to further the economic and redevelopment goals of the redevelopment plan.

| Project | Description | Amount \$ | CRA Account Number |
|-------------------------------------|---|--------------|-----------------------|
| CRA ~ Assistance Programs | Residential Renovation Assistance Program (RRAP - Pays for exterior renovations for up to 75 residential homes, max. \$1,000 per structure) | 75,000 | 610-9950-515-4900 |
| Community Oriented Policing Program | Community Police Enhancement Program for the CRA District | 177,875 | 610-9950-515-4900 |
| CRA Budget Items | | | |

CRA Budget, FY 2017-2018: \$252,875

Other projects in accordance with the *CRA Redevelopment Plan 2017~Update* are planned to be introduced during the budget year for approval, as required by Florida Statutes.

FUNDING SOURCE:

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

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

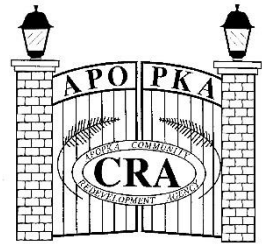
RECOMMENDATION ACTION:

Approve the CRA's two new programs as listed, from the CRA Redevelopment Trust Fund, totaling \$252,875.



City of Apopka – CRA
**RESIDENTIAL RENOVATION
ASSISTANCE PROGRAM**

Application



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

Office Use
Application No. _____

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

I. APPLICANT

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

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

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

III. PROPOSED PROJECT

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

B. Project General Description – Please provide the following:

Exact description of the work required for renovation to be paid for by the CRA:

Total Renovation cost requested to be paid by the CRA: \$ _____

IV. SATISFACTION OF GRANT CRITERIA

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

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

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

V. CERTIFICATION

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

Signature

Date

Print

STATE OF FLORIDA
COUNTY OF ORANGE

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

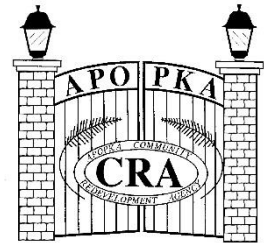
Notary *Signature* Notary Public

My Commission expires:

Print



City of Apopka – CRA
**RESIDENTIAL RENOVATION
ASSISTANCE PROGRAM**
Criteria



I. Intent

It is the intent of the Apopka Community Redevelopment Agency (the "CRA"), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to single-family residential homeowners of property located within the Community Redevelopment District that may need help renovating their home.

II. Program Description

The CRA's Residential Renovation Assistance Program provides a financial payment by the CRA for those costs associated with exterior home upkeep for single-family homes. This program would help pay for those renovations with up to \$1,000 per home. Program funding will be awarded only in the CRA's redevelopment area.

III. Eligibility

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

1. Location and Apopka CRA Redevelopment Plan

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

2. Applicants

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

3. Consistency with Governmental Regulations:

No outstanding Apopka Code Enforcement Compliance issues can exist on the site. This Program cannot be used to alleviate Code Enforcement issues. Eligible projects must demonstrate consistency with the City of Apopka's Comprehensive Plan, Land Development Code, applicable zoning, and is consistent with the CRA Redevelopment Plan, as evidenced by a review from the City's Community Development Department. The renovation must meet all requirements of Apopka's building and safety code requirements, Code Enforcement, Comprehensive Plan, Zoning & Land Development Code, the City of Apopka Development Design Guidelines, and the Florida Building Code – all upon completion of the project.

4. Eligible Projects and Costs

Unless otherwise approved by the CRA, the following Single-Family renovation materials are applicable to this program. Material limits are to be applied for reasonable amounts to get the renovation completed. Labor can be included if a licensed professional is required by building codes. Items (or similar) that may be included with this program:

- Paint (up to 5 gallons max.)
- Caulk
- Paint brushes
- Masking or paint tape
- Paint rollers and handle
- Plants and mulch
- Rain gutters
- House address numbers
- Lighting
- Fence repair

5. Coordination with the **CRA Community Police Enhancement (CPE)** program is required unless otherwise approved for funding. The CPE officer will coordinate for material funding through local providers in the RRAP.

Contact COP:

CRA Community Police Enhancement Program
City of Apopka, Police Dept.
112 E. 6th Street
Apopka, Florida 32703
407-703-1771
www.apopka.net

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

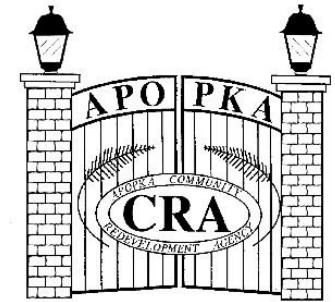
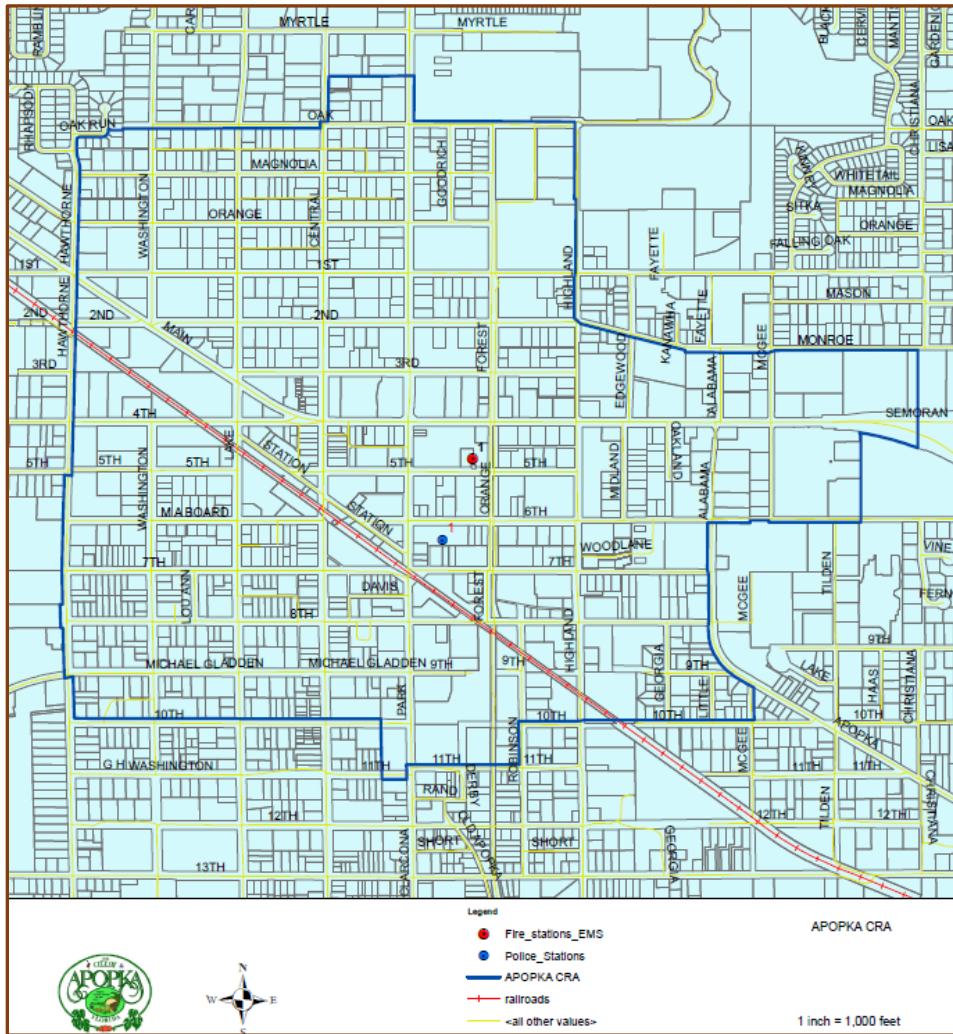
* For more information about the Apopka Residential Renovation Assistance Program, please contact:

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

The CRA Assistance Programs are available to property owners only in the CRA Area as shown in the map below. Any questions, please contact the City as shown below.

City of Apopka Community Redevelopment Agency

~ CRA ~ Assistance Programs



- Façade Renovation
- Building Code
- Residential Fees
- Residential Renovation

The Apopka CRA was created in 1993 by Resolution No. 9316 and Ordinance No. 783 to facilitate a comprehensive and coordinated revitalization of the designated CRA area. In 2017 the Plan was updated by Resolution No. 2017-10 to include several new projects and programs to address changes in building stock, market conditions, demographics, technological advances and many other challenges. The CRA covers 633 acres. This brochure provides a summary of the Assistance Programs that have been approved by the CRA Board in accordance with the CRA Redevelopment Plan 2017~Update and Florida Statutes Chapter 163 Part III.

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



The CRA Assistance Programs may require matching \$ funds by the applicant. Applications and the criteria for each program are available on the City of Apopka's web site at:

<http://www.apopka.net/284/Community-Redevelopment>

FRAP ~ Façade Renovation Assistance Program:

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

BCAP ~ Building Code Assistance Program:

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

RFAP ~ Residential Fee Assistance Program:

Provides payment of applicable Impact Fees for new, owner occupied single-family residential home construction. Covers the basic impact fees for: Transportation, Orange County School, Recreation, Fire, Police, Potable Water and Sewer. Up to \$20,451 +/- . No match

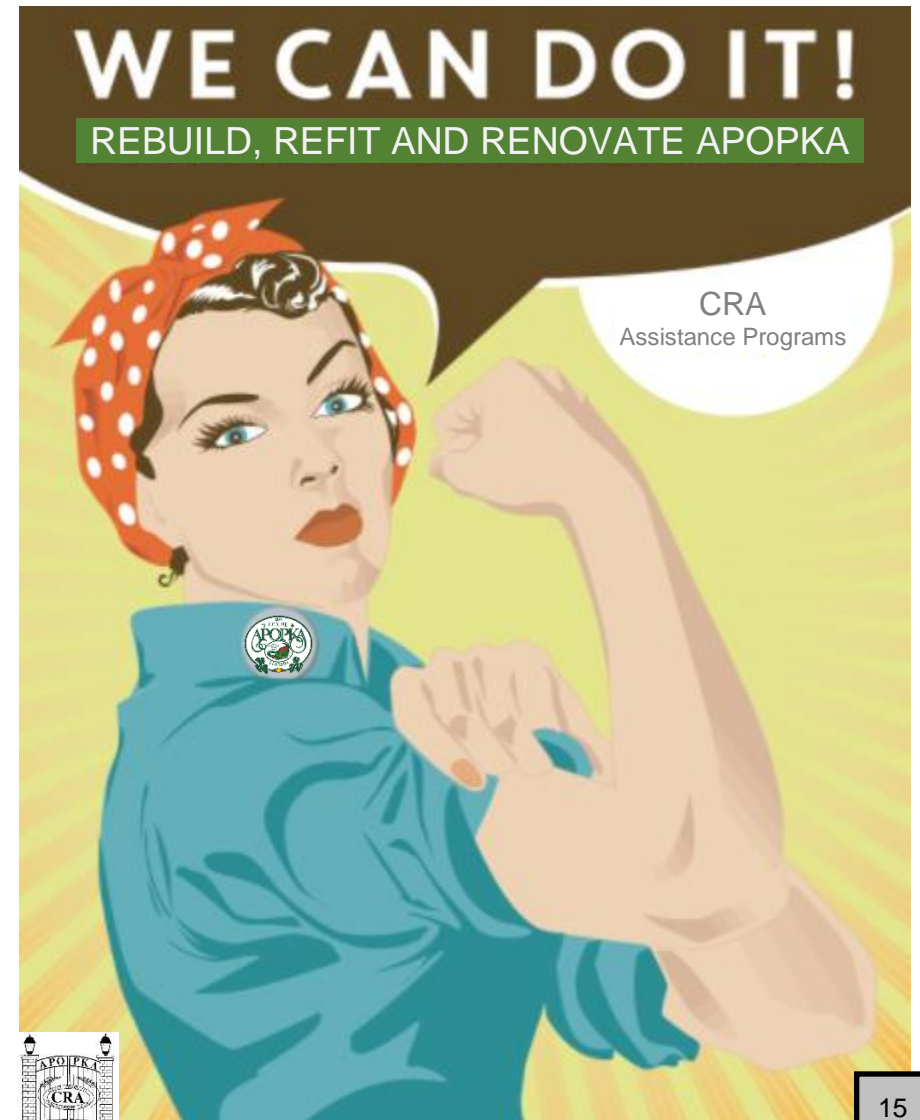
RRAP ~ Residential Renovation Assistance Program:

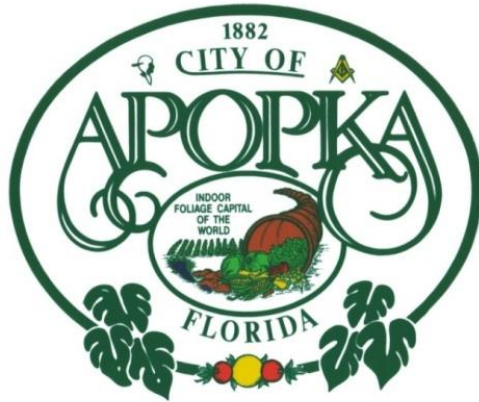
Works in conjunction with the Community Police Enhancement Program (CPE) to support exterior renovation of existing single-family homes (owner or renter occupied). Covers supplies such as: paint, paint brushes, rollers/handle, caulk, tarpons, painters tape, house lights, rain gutters, house numbers, plants/mulch, etc. Up to \$1,000. No match

Other assistance programs are under development for the CRA area and may include funding assistance to help cover impact

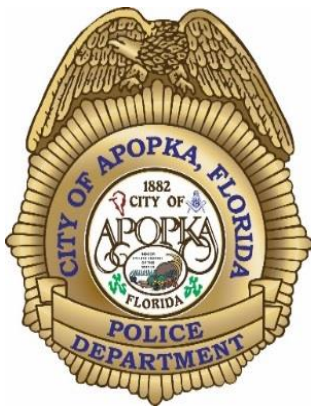
fees and building permit fees for new businesses, changes in use, expanding businesses, and other business enhancements. The assistance programs help provide enhancement of economic opportunity and new business activity in the core downtown area, which heart of Apopka.

New jobs and growth for the downtown, residents and businesses in the CRA area.





CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY COMMUNITY OUTREACH PROGRAM



Submitted by:
Joe Kilsheimer
Mayor, City of Apopka
and
Michael McKinley
Chief of Police

Prepared By:
Jerome Miller
Captain
Apopka Police Department

INTRODUCTION

In 1969, the State of Florida enacted legislation enabling local governments to create community redevelopment areas and Community Redevelopment Agencies (CRAs) to oversee redevelopment activities in these areas. The City of Apopka's (City) Community Redevelopment Agency (CRA) is a public entity created by the City under provisions found in the Florida Statutes (Florida State Statute 163, Part III) to implement community redevelopment activities. It is governed by a board of directors and has been in place since 1993. The CRA District (District), including rights-of-way, covers 633 acres in the City's historic downtown area, as well as north and south of U.S. Highway 441. The Apopka Community Redevelopment Agency Plan was updated and adopted in June 2017.

A CRA is created when the governing body finds one or more areas, within the city, that are "blighted" and have a need to rehabilitate, conserve, and redevelop that area. After the CRA is created, the CRA Board (Board), along with the agency, is required to prepare and adopt a redevelopment plan. This plan includes a detailed description of the boundaries for a redevelopment area.

The mission of the Apopka Community Redevelopment Agency (CRA) is to improve the commercial and residential viability, livability, demographics, market conditions, technological advances, and many other challenges within the District. This task is accomplished by creating projects and activities which encourage business owners and residents to enhance and improve the CRA through the implementation of activities that promote sustainable economic and social growth.

The heart of Apopka's downtown encompasses the CRA, which includes residences, businesses, and historical sites. The CRA encourages public and private investments to encourage economic growth and improve the quality of life for all in the redevelopment area.



SECTION 1 ~ APOPKA CRA BACKGROUND / HISTORY

What is a CRA?

A Community Redevelopment Agency (CRA) is a dependent special district established pursuant to State law by local government. The CRA's purpose is to enhance and create viability and livability within the established district. The CRA encourages public and private investments to inspire economic growth and improve the quality of life within the redevelopment area. The City of Apopka Community Redevelopment District (District) was established in 1993. Between the inception of the CRA plan and 2005, many projects were completed, to include:

- State CDBG Grants, totaling \$1.5 million, used to complete streetscapes on Main Street, Park Avenue, and the original façade program
- Template for the sidewalk replacement program
- Street lighting was completed on various streets within the District

In addition to the above-listed projects, support for economic business development has continued to expand in the District.

In 2017, a Community Redevelopment Plan was submitted and approved. This plan afforded a wide range of diverse opportunities for reinvestments into the District. Some of these projects are:

- Acquisition and renovation of the 5th Street parking lot (included in the original 1993 plan)
- Station Street Shopping Plaza (DAT-Downtown Apopka Triangle) focal event location with shops, residential units, parking, and an events plaza with a pavilion
- Residential Fee Assistance Program (assistance for affordable housing by paying down impact fees)
- 6th Street promenade with a multi-use trail starting at Central Avenue, to the West Orange Trail
- Multi-use trail connecting Station Street Shopping Plaza to Alonzo Williams Park
- Reinstatement of the façade Renovation Program for commercial buildings
- Building Code Assistance Program (for ADA and interior code improvements)
- Wayfinding Signage

The District plan includes a number of redevelopment investments within the community and a component for the development of a community oriented policing program to identify and reduce the incidence of crime and negative social issues within the District. Not only should economic incentives be prominent, but also a plan to improve the sense of community, livability, and walkability of the District as well.

SECTION 2 ~ COMMUNITY PROFILE

The Apopka Community Redevelopment Area is located within the heart of downtown Apopka, Florida, and contains more than 1,014 parcels. This area includes downtown Apopka along U.S. Highway 441 and extends from the S.R. 436 / U.S. 441 intersection on the east to Hawthorne Avenue on the west, and from 11th Street on the south to Oak Street to the north encompassing an area of about 633 acres.

As of 2017, the population of the District was 2,259 (about 4.6 percent of the total population of the City of Apopka). The median age for the District is 33.4 years, compared to the rest of the City at 36.2 years. As of 2017, there were 878 dwelling units in the District.

Residential and commercial uses are the dominant land uses within the CRA District, with residential being approximately one-half of the total District land use by parcel. Single family residence parcels represent 513 of the 1,014 parcels within the District. Other uses are relatively evenly distributed among the remaining parcels (retail, office, institutional, public, and others).

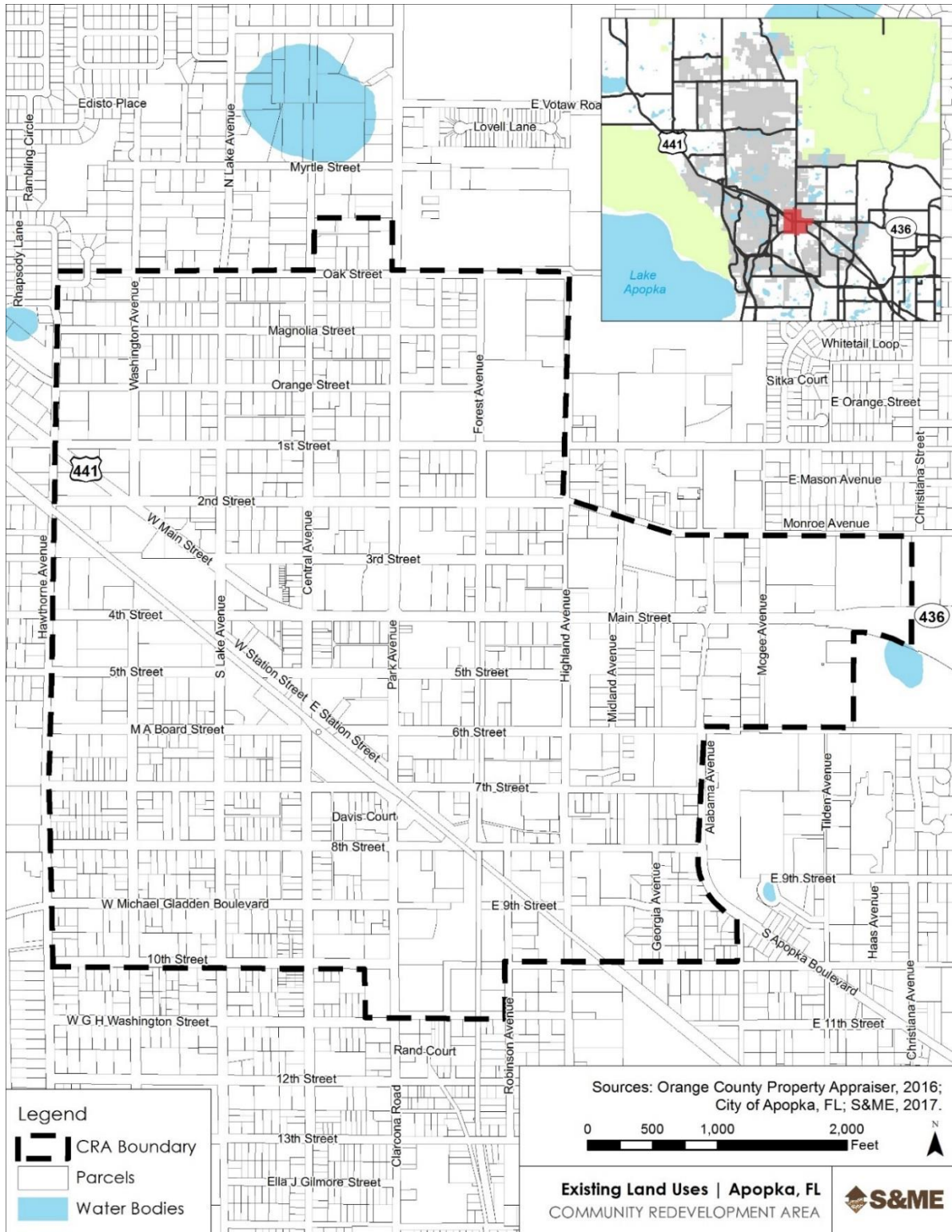
Among the non-residential uses excluding commercial land uses, government lands make up the majority, covering 13% of the CRA acreage and comprising 4.9% of all parcels. Vacant lands are the second highest number of parcels, accounting for 18% of all parcels, but only covering 13% of the CRA acreage.

Table 2.1 EXISTING LAND USE

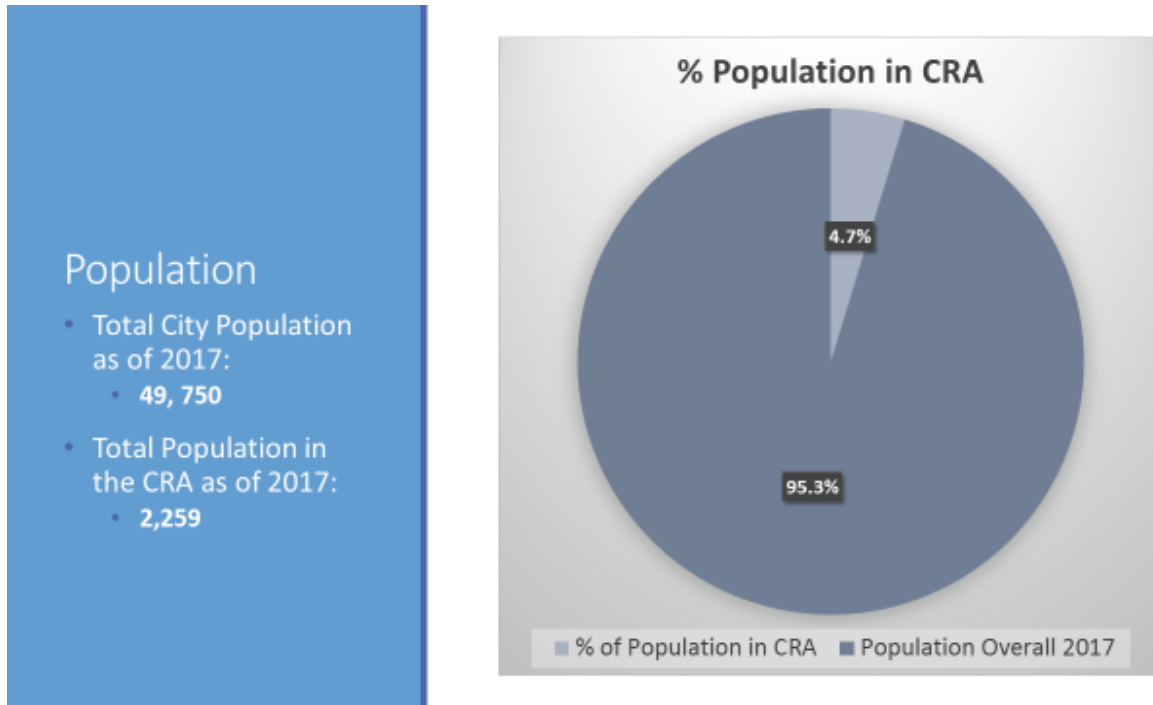
| | Acreage | % | # of Parcels |
|--|--------------|---------------|--------------|
| Residential: Single family | 136.2 | 28.0% | 456 |
| Residential: Multi-family | 27.4 | 5.6% | 57 |
| Commercial: Retail | 37.5 | 7.7% | 88 |
| Commercial: Office | 24.5 | 5.0% | 51 |
| Commercial: Services | 24.8 | 5.1% | 45 |
| Industrial: Light manufacturing, Lumber yard | 3.8 | 0.8% | 4 |
| Industrial: Warehouse, Nursery | 39.2 | 8.1% | 29 |
| Institutional | 46.6 | 9.6% | 33 |
| Public: Government lands | 61.5 | 12.7% | 50 |
| Recreation | 11.8 | 2.4% | 10 |
| Stormwater | 1.2 | 0.3% | 2 |
| Utilities | 2.1 | 0.4% | 4 |
| Vacant | 63.3 | 13.0% | 183 |
| Railroad, Central Assessed | 6.2 | 1.3% | 2 |
| Total | 486.1 | 100.0% | 1,014 |

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

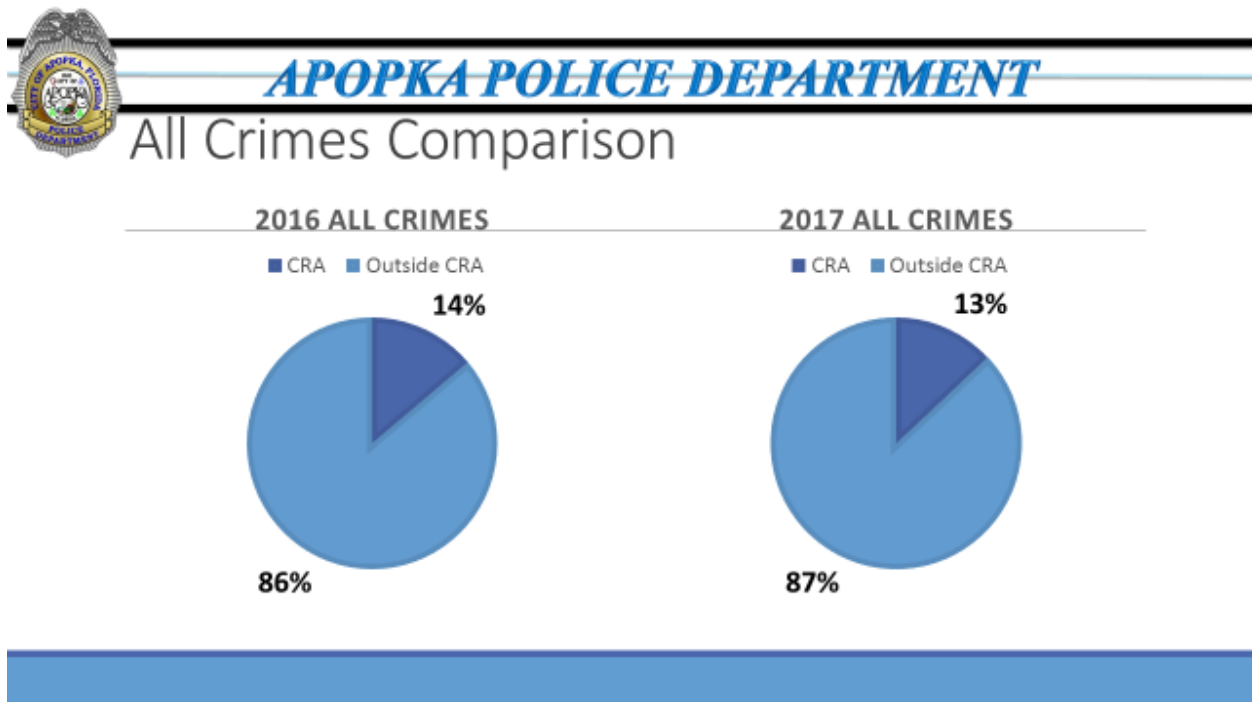
Map 2.1 CRA BOUNDARIES



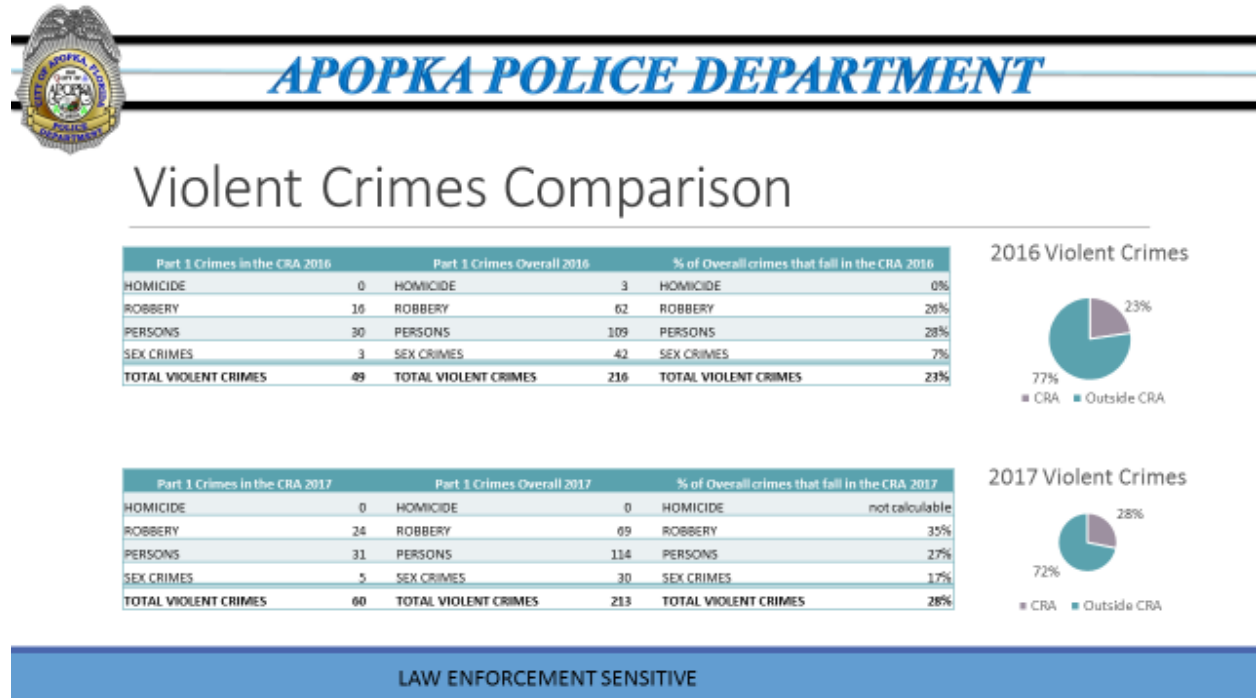
Graph 2.2 POPULATION IN THE CRA



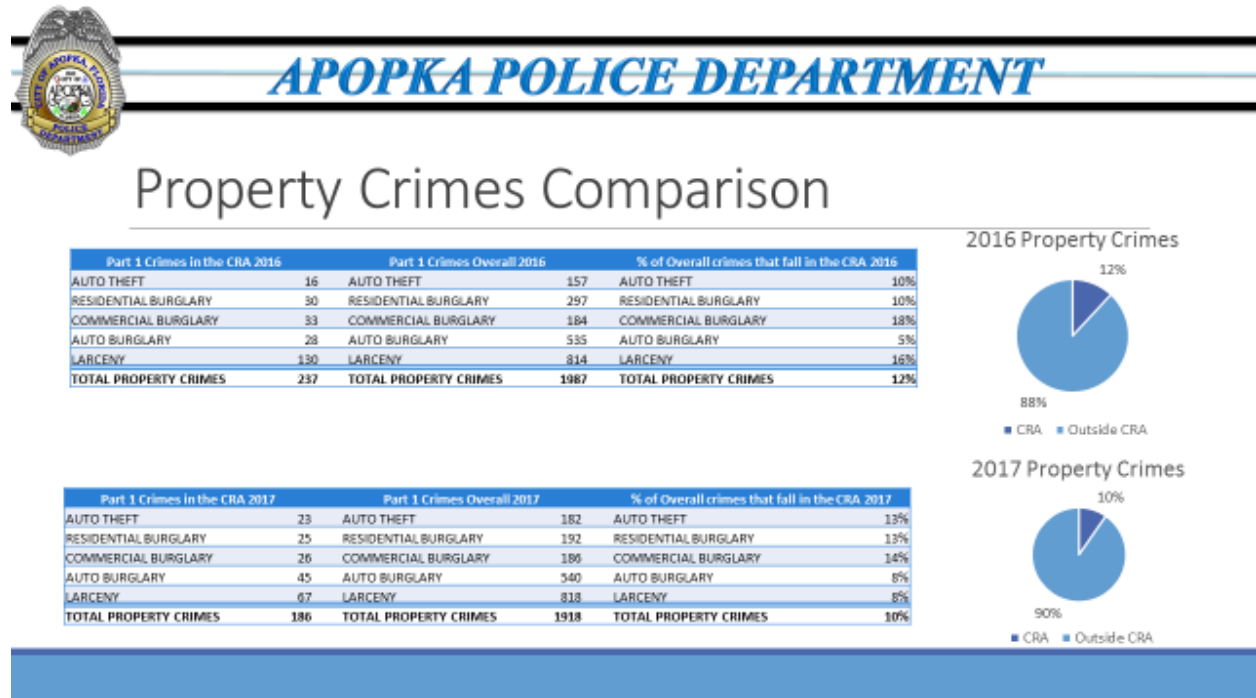
Graph 2.3 ALL CRIMES COMPARISON



Graph 2.4 VIOLENT CRIMES COMPARISON



Graph 2.5 PROPERTY CRIMES COMPARISON



The CRA, comprising approximately 4.6% of the population, is dealing with a disproportionately large percentage of the crime within the City of Apopka. The Apopka Police Department has invested resources within all areas of the City, including the CRA, and the amount of reported crime within the community has nominally dropped from 2016 to 2017. There is, however, a need to focus on crime, the fear of crime, and quality of life issues within the CRA boundaries to improve the standard of living within the community. This CRA Community Outreach proposal will inject resources into the CRA, from a variety of funding areas, designed to target the needs of those citizens living within the community.

SECTION 3 ~ PROGRAM PROPOSAL

It is proposed that the CRA promote crime prevention techniques to address blight and crime within the CRA District by funding an Apopka Police Officer that would be assigned to the CRA area, for the sole benefit of the District. Community redevelopment is not a new concept within law enforcement. Actually, there are many cities in Florida successfully utilizing law enforcement in their Community Redevelopment Plans.

Pinellas Park, for example, utilizes a small unit of community redevelopment police officers to establish relationships within the community. These officers, assigned to specific areas, are able to acquire information used to solve or prevent criminal activity. These strategically-placed



officers are also able to gather feedback and intelligence that can be used to deploy resources in the most efficient ways. Pinellas Park has information on their website, as well as a storefront that their Community Redevelopment Officers use to interact with the public in an informal setting.

Cities such as Boynton Beach, Lakeland, and Palmetto are also successfully utilizing community redevelopment agencies. The City of Boynton Beach is taking a proactive approach with their community's youth by starting a program called Restoring the Village. Their program aims to teach children respect, responsibility, and community involvement.

The City of Lakeland pointed out that having designated law enforcement officers in the community every day is a deterrent to crime in high targeted areas. Providing a safer environment helps both the community and private sector feel more confident about investing in the area. The City of Palmetto saw an increase in citizen cooperation within their CRA, which has led to resolving some of the city's most serious crimes.

This program proposes to provide a supervisory level Apopka Police Officer to be assigned to the CRA to be the liaison between the citizens of the community, the Police Department, the CRA Board, non-profit and faith based organizations, and the business community to facilitate resources, build trust, and help combat the environmental deficiencies that contribute to social disorganization, and thus an increase in crime and a decrease in feeling of safety (See "Apopka Community Redevelopment Plan, pp. 26-31). This proposal is focused upon the people within the community and their well-being, rather than the overall economic development of the CRA.

The Apopka community as a whole, and specifically the area encompassing the CRA, would benefit from the addition of an officer whose primary focus will be supporting the community, providing crime prevention education, and identifying crime prevention techniques for the benefit of the District. This officer's presence is intended to promote and maintain good community relationships, while performing all aspects of community problem solving through partnerships.

The mission is to create and maintain a cooperative and long-term partnership with those who own and operate businesses, live in, and/or visit the area. These goals will be obtained by implementing an innovative policing model with a strong emphasis on preventing crime through environmental design, community outreach, education, and problem solving.

The guiding statute for Community Redevelopment Agencies (Chapter 163 FSS) identifies the term “Blighted Area” and includes the definition of an area where the “Incidence of crime in the area is higher than in the remainder of the county or municipality” (FSS 163.340(8)(j)). Additionally, “Community redevelopment” means the CRA performs services for the “reduction or prevention of crime” (FSS 163.340(9)), and encourages the development and implementation of community policing activities. Although not included within the original Apopka CRA “Findings of Necessity”, crime prevention activities have been identified within the most current (2017) CRA Plan and Program Development.

The officer assigned to the District will coordinate work hours and duties for the benefit of the District and the citizens who work, live, and visit the area. The concept is to foster a partnership and allow the officer to interact more with the community and be more accessible.



Many of the duties of the officer will revolve around educational efforts; such as hosting crime prevention classes, supporting community neighborhood watches, reviewing home and business security and safety plans, and welcoming new residents and businesses to the CRA. The Apopka Police Headquarters is located near the center of the District, and the District-assigned officer will be based out of that office. To focus on environmental design, the officer will have additional responsibilities of coordinating code enforcement actions with non-compliant residences and businesses, direct the actions of the assigned work crew to clear vacant lots, clean rights-of-way, remove debris, and reduce the areas of opportunity for the criminal element to foster.

Additionally, the CRA District is where many of our City’s homeless choose to reside. The CRA officer would coordinate with non-profits, faith-based institutions, businesses, and other charitable and community organizations to positively impact and assist our homeless population.

The primary focus of this program is to support the residents and improve the quality of life of those living within the District. As illustrated within the community profile section, residential land use is the dominant use within the District. All other uses make up the remaining half of the parcels. This program is intended to focus on the residential community within the District. To this end, the mandate of the program is for the officer to explore grant programs and other funding opportunities for the community, facilitate private and government improvements for the residents of the community, and to be a community activist working on behalf of the members of the District. The Police Department is looking to ensure this proposal becomes an integral piece of the mission

of the District, which is to improve the viability and livability of the District and create a lasting bond with community members. This furthers well established concepts of community policing.

Community outreach policing programs are typically meant to reduce crime and disorder, and to improve the quality of life within negatively impacted neighborhoods. The idea is to have the law enforcement officer partner with stakeholders to cultivate a team to organize activities that will address neighborhood challenges. The concept of ‘Crime Prevention’ benefits from two strategies: protecting communities from crime and reducing the fear of crime. CPTED (Crime Prevention Through Environmental Design) is based on the principle that proper design, paired with effective use of buildings and public spaces within neighborhoods, can lead to a reduction of crime, the fear of crime, and thus result in an improvement of the quality of life for citizens. CPTED is a community policing strategy that has established a link between the care and transparency of geographic areas with crime. Environmental design is based on the following principles that provide change and assist problem-solving approaches to crime prevention. As a method to further the concept of “Community Redevelopment”, the mission will include the implementation of the following crime prevention and reduction concepts:

- Natural Access Control:

Natural access is a design concept directed specifically at minimizing criminal opportunities by denying admission to crime targets. It creates a perception among criminals that there is a risk in choosing this area. Control is gained by designing sidewalks, building entrances, and neighborhood gateways that clearly indicate public routes, discouraging access to private areas with the use of structural elements.

- Natural Surveillance:

Natural surveillance aims to maximize visibility from the property or building. The manner in which windows, lighting, and landscaping are installed plays an important role in observing criminal behavior by stationary or passing individuals. Criminals would rather work in the dark, so natural surveillance maximizes the potential to diffuse crime by making criminal activity more noticeable.

- Territorial Reinforcement:

Territorial reinforcement works to distinguish a division between public and private space. It works to encourage and to display a sense of responsibility and investment in an area. Examples include: using sidewalk or pavement treatments, landscaping and porches help to distinguish between public and private use, and the installation of small picket-style fences, short walls, or hedges to run the perimeter of the property.

- Target Hardening:

Target hardening means making it physically more difficult to commit crimes by installing stronger locks to doors and windows, using laminated glass in business windows, and using a strong padlock on a shed door, etc.

Each of these CPTED concepts can be addressed by the CRA officer who will facilitate locating funding sources, to include CRA funding. Through a multi-faceted approach, the officer will promote the improvement of living conditions within the District.



In addition to the physical aspects of CPTED to improve the community, the assigned member of the Police Department will partner with the citizens to establish community priorities. This member will be the catalyst to leverage municipal resources, the District’s resources, faith-based resources, along with other members of the larger Apopka community and private partners to improve the challenges facing the residents of the District. In order to provide assistance and advice, the assigned officer will be the conduit between the city and the District in utilizing the CRA’s Residential Renovation Assistance Program, *RRAP*, and the CRA’s Business Code Assistance Program, *BCAP*, which are initiatives identified in the current CRA redevelopment plan. The RRAP is an assistance program that provides citizens a funding source to conduct repairs or renovations, such as painting, lighting, landscaping, target hardening, or other items, to residential structures within the district. The BCAP is an assistance program that provides businesses with a funding source to provide ADA accessibility or improve compliance with building codes to commercial structures within the district. Both programs improve the viability and livability of the district by enhancing the structures physically or aesthetically.

Renovation programs, such as the program proposed by the CRA redevelopment plan, economic development, and community maintenance programs are key to providing an orderly and clean environment. An area that is well maintained sends a signal that the area has a strong sense of cohesion, has social responsibility, and has control over their space. Conversely, a deteriorating environment leads to the impression the environment is unsafe, creates an area that is less enticing to communal activities, and creates an impression of less community control.

The proposed budget provides for programs that will create community involvement through the creation and application of neighborhood improvement boards, reduction of delinquency through investment into youth programs, the reduction of blight and disrepair through CRA grant funding, the use of dedicated common area work crews, and public/private partnerships providing involvement in renovation projects. This proposal enhances the community contract with the residents of the CRA and enhances the partnership among all the stakeholders.

As opposed to focusing on economic development, this program will focus on community involvement, social development, and residential improvements to form a positive partnership for community success.

SECTION 4 ~ BUDGET REQUEST

Table 4.1 BUDGET PROPOSAL

| Item | Costs | | Ext. Cost |
|--|----------|--|------------------|
| Police Salary | | | |
| Police Sergeant (wages) | \$81,948 | Average Sergeant Salary | \$ 81,948 |
| Police Sergeant (benefits) | \$36,867 | 45% Benefit Rate | \$ 36,867 |
| | | Total Officer Cost | \$118,815 |
| Subtotal | | CRA FUND (95%) | \$112,875 |
| | | GENERAL FUND (5%) | \$ 5,940 |
| Equipment | | | |
| Vehicle w/Equipment | \$38,106 | Ford 150 - Crew | \$ 38,106 |
| Vehicle Operating Costs | \$ 400 | Insurance, Fuel, Maintenance; per month (12) | \$ 4,800 |
| Uniforms/Equipment | \$16,000 | Body Armor, Firearm, Uniforms/Rain Gear, et.al | \$ 16,000 |
| | | Total Equipment Cost | \$ 58,906 |
| Subtotal | | LAW ENFORCEMENT TRUST FUND (100%) | \$ 58,906 |
| Environmental Safety Renovation | | | |
| Work Crew | \$65,000 | Contract with Department of Corrections | \$ 65,000 |
| Work Crew Equipment | \$60,000 | Van, Trailer, Weed Eaters, Edgers, Blowers, Trimmers, Clipper, Mower, Hand Tools | \$ 60,000 |
| | | Total Work Crew Costs | \$125,000 |
| Subtotal | | CRA FUND (50%) | \$ 65,000 |
| | | UTILITY FUND (50%) | \$ 60,000 |
| Community Outreach | | | |
| Community Initiatives | \$25,000 | Workshops, Educational Materials, Outreach Programs, Youth Services, Miscellaneous Supplies: (up to) | \$ 25,000 |
| Subtotal | | LAW ENFORCEMENT TRUST FUND (100%) | \$ 25,000 |
| Total Project | | | \$327,721 |

BUDGET NARRATIVE

The proposed program budget contributes to enhance public safety awareness and cooperation between the city, the community, and private partnerships in accordance with the existing Apopka CRA Redevelopment Plan, approved by the Community Redevelopment Agency Board.

The four funding sources proposed are from the CRA (\$177,875), Law Enforcement Trust Fund (\$83,906), and Utility Fund (\$60,000).

Categories of funding are:

Police Salary and Equipment: This category supplies the liaison between the community and the CRA. The liaison will be dedicated to the CRA community to:

- Coordinate youth programs and delinquency prevention activities
- Implement crime prevention activities and initiatives
- Facilitate neighborhood meetings
- Provide grant coordination and assistance
- Manage the direction of the work crews
- Liaise with private partnerships and faith-based organizations

Environmental Safety Renovation: This category supplies a dedicated work crew and equipment to implement Crime Prevention Through Environmental Design (CPTED) strategies under the direction of the police supervisor assigned to the CRA and in accordance with the goals of the Apopka CRA Redevelopment Plan. This crew will be dedicated to enhancing the common areas to reduce opportunity for crime and disorder along with supporting code enforcement renovation activities. As stated earlier in the proposal, a well maintained community leads to community pride while reducing the opportunity for crime and the fear of crime. In addition to public enhancement of common community areas, the CRA officer will coordinate 75, \$1,000 grants to be directly invested into the residential community. The grant funding will be obtained from CRA funds.

Community Outreach: This category supplies the funding for community outreach projects, to include overhead funding for crime prevention community meetings, youth activities to prevent delinquency, anti-crime and awareness literature, and other outreach initiatives.

Summary

In summary, the geographical area which has been designated as the Apopka Community Redevelopment Agency represents 4.6% of the population of the City, yet the area is affected by 17% of the overall crime committed in the City of Apopka from January to June 2017. That higher rate of crime has a direct negative impact on the citizens' quality of life and the opportunity for economic development within this area. The need for a facilitator between the community, the government, and private resources can be easily seen.

Having a designated law enforcement officer working within the area defined in the CRA will increase the bond between law enforcement and the community. This officer is expected to become the "go-to" person for community members and attend to community challenges beyond that of traditional law enforcement. The impact created by community policing is positive and necessary for establishing long-term relationships.



Problems don't get solved on their own and establishing a team approach has been historically successful, as established by Pinellas Park, Boynton Beach, Lakeland, and others. By identifying a responsible member who will be charged with ensuring partnerships are developed, the probability of success is enhanced. This position will not be primarily focused on criminal activity as much as it will be spotlighting novel solutions for improving the community. By improving the

community's livability, identifying challenges and solutions to them, assisting citizens in improving neighborhood areas, and incorporating CPTED techniques, everyone in the District will benefit and the larger Apopka community will improve.

Law enforcement, businesses, citizens, faith-based groups, non-profits, and government leadership each have an important role in improving the living conditions for all of Apopka and the surrounding community. Since the District has been created and has been identified as already having local issues, it is even more important that all of these components work together towards this common goal.

This designated full-time CRA officer, and associated initiatives, will enhance relationships with residents who are familiar with the community in ways that typical law enforcement or City representatives are not. The impact that the Apopka CRA and a CRA officer can make within the City of Apopka will be positive and indispensable. This is not purely an economic initiative program, but one that will result in economic and social progress.

Due to the level of inclusion within the community, an officer funded by the CRA, for the benefit of the CRA, would be a catalyst to effectively identify and remedy local issues. This program is proposed to be for one year, and may be extended by the CRA Board if deemed successful.

During the initial period, the Police Department will establish performance measures and document accomplishments to determine the value of this program, as well as its effects on the designated area. If it is determined the program is successful, the CRA Board or City Council will need to determine future funding.
