APOPKA CITY COUNCIL AGENDA

October 17, 2024 5:30 PM

Apopka City Hall Council Chambers

APOPKA CITY COUNCIL MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:
https://www.youtube.com/CityofApopkaFL

CALL TO ORDER

INVOCATION

PLEDGE

DISCUSSION

1. Review, Consideration, and Approval of Major Projects (Police, Fire, and Recreation Impact Fee Funds) to be included in the City's Five (5) Year Capital Improvement Program (CIP) For FY2025-FY2029
   Presented by: Blanche Sherman, Finance Director, , Department Directors, Henry Thomas and Shawn Ocasio with Raftelis

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: DISCUSSION
Item #: 1.
Meeting Date: October 17, 2024
Department: Administration

SUBJECT:
Review, Consideration, and Approval of Major Projects (Police, Fire, and Recreation Impact Fee Funds) to be included in the City's Five (5) Year Capital Improvement Program (CIP) For FY2025-FY2029

REQUEST:

SUMMARY:
Staff will present the following major projects contributing to the higher proposed impact fees related to the municipal impact fee study for consideration:

Police Department:

- Police Training Facility: $52.2 million
- Public Safety Administration Complex (police department allocation): $54.5 million

Fire Department:

- Public Safety Administration Complex (fire department allocation): $32.3 million
- Fire Station #7: $6.0 million

Parks and Recreation Department: (So the biggest items here were all related to needs outside the 5 year window and through buildout)

- Land Acquisition for LOS maintenance: $20.2 million
- Aquatic Facility / Pool: $20.0 million
- Additional Baseball / Softball Fields: $16.8 million
- Additional Soccer / Multipurpose Fields: $10.0 million
- Artificial Turf Field Conversions: $15.0 million

The following is a comparison of the existing and revised proposed Municipal Impact Fees:

Municipal Impact Fees:

Police:				
Description	Unit of Measure	Existing Fee	Proposed Impact Fee	% Increase (Decrease)
Single Family Per Unit		$ 747.00	$ 1,354.00	81%
Multifamily Per Unit		$ 747.00	$ 1,083.00	45%
Industrial/Warehousing	Per Square Foot	$ 0.07	$ 0.26	271%
Institutional/ Government	Per Square Foot	$ 0.54	$ 0.60	11%
Hotel/Motel	Per Room (325 sq. ft @ $.54)	$ 175.00	$2.43 per sq. ft.	351%
Office Buildings	Per Square Foot	$ 0.29	$ 2.44	741%
Retail (Retail and Food Service)	Per Square Foot	$ 1.00	$ 7.36	636%
Average/Catch All	Per Square Foot	$ 0.41	$ 3.00	632%

Fire:				
Description	Unit of Measure	Existing Fee	Proposed Impact Fee	% Increase (Decrease)
Single Family Per Unit		$ 708.00	$ 1,031.00	46%
Multifamily Per Unit		$ 708.00	$ 824.00	16%
Industrial/Warehousing	Per Square Foot	$ 0.07	$ 0.13	86%
Institutional/ Government	Per Square Foot	$ 0.87	$ 0.30	-66%
Hotel/Motel	Per Room (325 sq. ft @ $.87)	$ 282.00	$ 1.24	43%
Office Buildings	Per Square Foot	$ 0.49	$ 1.25	155%
Retail (Retail and Food Service)	Per Square Foot	$ 0.64	$ 3.78	491%
Average/Catch All	Per Square Foot	$ 0.44	$ 1.54	250%

Parks and Recreation:				
Description	Unit of Measure	Existing Fee	Proposed Impact Fee	% Increase (Decrease)
Single Family Per Unit		$ 1,060.00	$ 3,520.00	232%
Multifamily Per Unit		$ 1,060.00	$ 2,816.00	166%

The following are the single family residential fees now by type and project inclusion scenario:

Police:

- All in $1,354 per unit.
- Without Training Facility – $578 Per Unit
- Without Pub Safety and Training Facility – $215 per Unit (The decrease is because existing fees had included a portion of the public safety complex in the prior analysis, so to remove it entirely changes the whole balance, overall)

Fire:

- All in $1,031
- Without Station #7 - $899 Per Unit
- Without Station #7 and Public Safety Complex - $325 per Unit (The decrease is because existing fees had included a portion of the public safety complex in the prior analysis, so to remove it entirely changes the whole balance, overall)

Parks:

- All in $3,520 per unit.
- Without Turf Conversions - $3,068 per Unit
- Without Turf and Pool - $2,465 per Unit

- Without Turf, Pool, and Gym - $2,239 per Unit
- Without Turf, Pool, Gym, and Multipurpose Fields - $1,937 per Unit
- Without Turf, Pool, Gym, Multipurpose Fields, and Baseball Fields - $1,431 per Unit
- Without Turf, Pool, Gym, Multipurpose Fields, Baseball Fields, and Land Acquisitions - $822 per unit (Note: this may impact LOS and therefore may not be a real option).

FUNDING SOURCE:

RECOMMENDED MOTION:

ATTACHMENTS:

1. Major Capital Improvement Programs_Police, Fire, Park & Recreation_FY2025 to FY2029 CIP Five Year Plan

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CIP
(2025-2029)
Five Year Plan Workshop

October 17, 2024

Police Department:

Funding Source: Impact Fees

Major projects contributing to the higher proposed impact fees related to the municipal impact fee study:

- **Police Training Facility: $52.2 million**
- **Public Safety Administration Complex (police department allocation): $54.5 million**

Police Department: Impact Fee History

- The City did not begin collecting Public Safety Impact Fees until 2016.
- Between 2000 and 2016, approximately 8,056 homes were built without these fees being collected. Based on the current rates, this resulted in a missed opportunity of over $6 million in revenue.
- This figure does not account for additional lost potential impact fees from industrial, office, hotel, and retail developments during the same period.
- The failure to collect these fees has contributed to a significant shortfall in funding, which could have been used to help finance the facilities currently required by the police department.

Police Training Facility: Approximate cost $52.2 million

Police Department: Current Training Struggles

- The Gilliam Training Center has become too small due to the increased staffing needs of both the police and fire departments.
- The fire department has expanded its training programs, requiring more space both inside and outside the facility.
- With growing residential areas near the firearms range, use of the range is generally restricted to Monday through Friday, 8:00 a.m. to 5:00 p.m., which limits the ability to conduct low-light or night shooting. When this type of training is necessary, it must be done off-site at Shoot Straight, if available.
- Additionally, the department has been unable to locate a law enforcement vehicle operation facility for emergency vehicle training. This type of training, critical for ensuring officers can safely and effectively operate vehicles during emergency responses, should ideally be conducted at every two years to reduce accidents and liability.

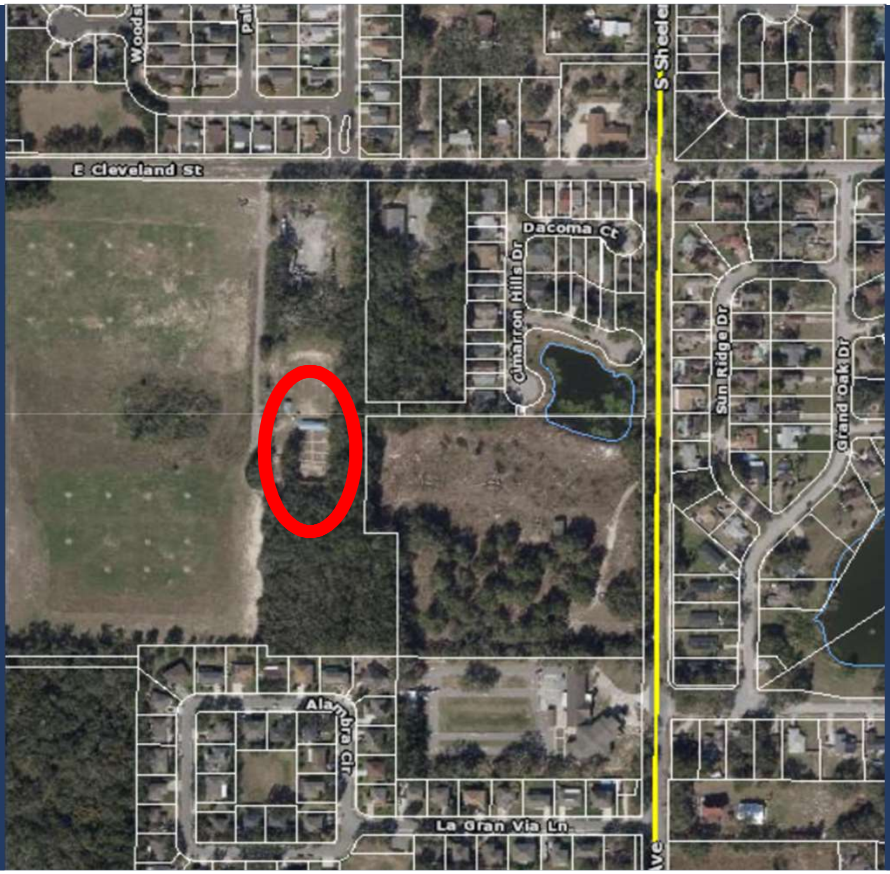
Police Department: Struggles Continued

- Due to the growth of both the police and fire departments, the classroom space at the Gilliam Training Center has become insufficient for their increased training needs.
- The limited space also impacts defensive tactics training, which was previously conducted in the classroom.
- The current simulator used for training is outdated and one-dimensional, lacking advanced training scenarios such as de-escalation techniques and active shooter responses, which are essential in modern law enforcement.
- Having a dedicated training center would allow both departments to conduct all necessary training without the police department relying on the availability of external agency facilities.

This is the current view of firearms range.

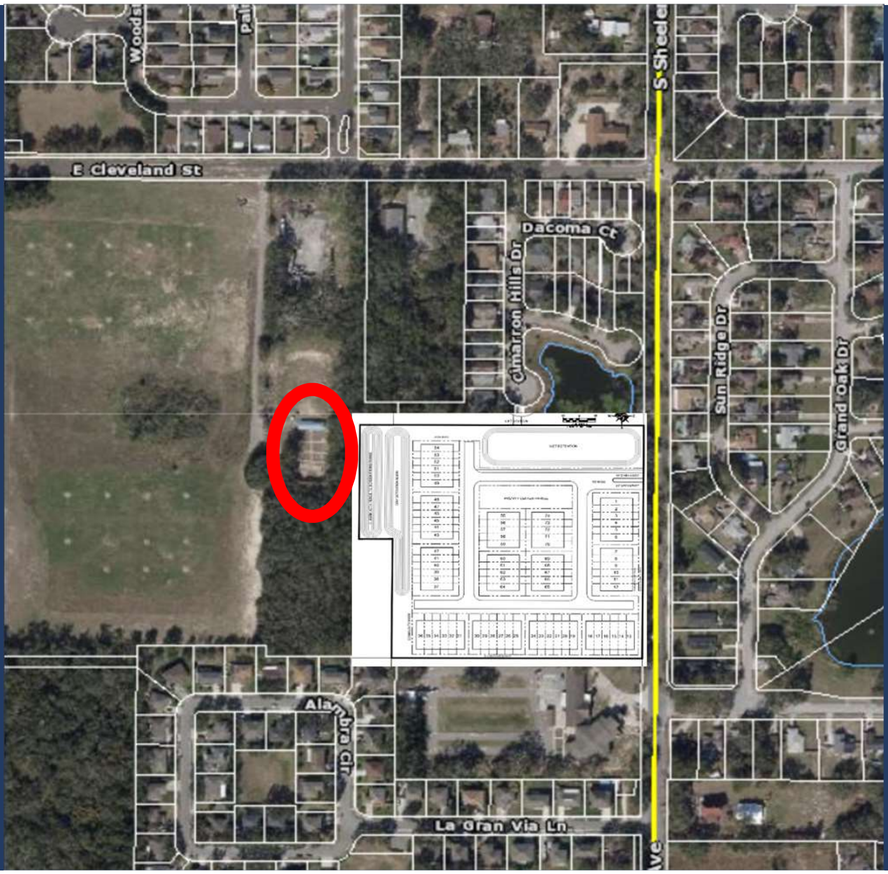
Subdivisions have been constructed to the north, south and east of the Range.

To the east lies the water treatment plant.



This slide highlights the planned development directly east of the firearms range.

The rear of some of the homes will be located approximately 242 feet from our first shooting lane.



Police Department: Training Facility Needs

Police Training Facility:

- Indoor Firearms Range
- Law Enforcement Vehicle Operations Facility
- Advanced Training Simulator and Virtual Training Simulation
- Canine Training Facility
- Defensive Tactic Training Room
- SWAT Training Course
- Training Class Rooms
- Fitness Course
- Training Staff Offices

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Public Safety Administration Complex
Police department allocation: $54.5 million

Police Department: Public Safety Complex

The current police department building, which was converted from an old furniture store over 30 years ago, is no longer suitable to accommodate the department's growth and operational needs.

- **Over the past 14 years, the department has added 52 sworn officers, bringing the total to 128 on board sworn personnel, with an authorized number of 142, and 15 civilian staff. Every available office space is fully utilized.**
- **With the City's continued rapid growth, the department is expected to expand further, yet there is no remaining space to accommodate additional personnel or resources.**
- **The building has been tented and treated for termites at least twice, and the full extent of the structural damage caused by termites remains unknown.**
- **Ongoing issues with a leaking roof and air conditioning problems continue to disrupt operations, underscoring the need for a more modern and spacious facility.**

Police Department: Public Safety Complex Continued

The current Communications Center is facing significant challenges and limitations that affect its ability to support the growing needs of the City and the departments it serves:

- **The center is fully built out, leaving no space to add additional dispatch consoles or 911 call-taker positions.**
- **It currently handles dispatch services for the Apopka, Maitland, and Eatonville Police Departments, as well as the Apopka Fire Department.**
- **The equipment and technology in the communications center are outdated, which may affect operational efficiency and response times.**
- **Parking is insufficient for both the firemen assigned to Station One and the dispatch personnel.**
- **As the City and police department continue to grow, additional staffing will be required, which cannot be accommodated in the current facility.**
- **There is no dedicated breakroom or lunch area for employees, forcing them to take breaks and eat in the communications center, adding to the strain on working conditions.**

Fire Department:

Funding Source: Impact Fees

Major projects contributing to the higher proposed impact fees related to the municipal impact fee study:

- **Public Safety Administration Complex (Fire Department allocation): $32.3 million**
- **Fire Station #7: $6.0 million**

Fire Department: Impact Fee History

- The City did not begin collecting Public Safety Impact Fees until 2016.
- Between 2000 and 2016, approximately 8,056 homes were built without fire impact fees collected. Based on the current rates, this resulted in a missed opportunity of over $6 million in revenue.
- This figure does not account for additional lost potential impact fees from industrial, office, hotel, and retail developments during the same period.
- The failure to collect these fees has contributed to a significant shortfall in funding, which could have been used to help finance the facilities currently required by the fire department.

Public Safety Administration Complex
Fire Department allocation: $32.3 million

Fire Department: Public Safety Complex

The current Fire Department building was dedicated as the Emergency Operating Center Police and Fire Station in 1966, over 58 years ago. The building can no longer accommodate the department's growth and operational needs.

- **In 2006, Fire Station One received an addition of a second-story for personnel sleeping quarters and a remodel to the downstairs. Over the past 18 years, the department has expanded beyond the capacity of our current facility.**
- **The existing facility does not accommodate the current Fire Department or future workforce.**
- **The aging infrastructure does not support the demands of a modern-day Fire Department.**
- **Parking is shared with the Health Clinic, Finance, IT, and Dispatch. The number of parking spaces is insufficient for the Fire Department’s needs at shift change.**

Fire Department: Public Safety Complex Continued

The current Fire Station One and Fire Administration are facing significant challenges and limitations that affect its ability to support the growing needs of the City :

- **Fire Station One has no more room for expansion. Fire Administration currently has multiple staff members sharing offices. With a lack of storage, some offices also serve dual roles and store equipment.**
- **Our current Fire Station One is not just a station but a home to our specialized units, which play a crucial role in supporting services throughout the City and backing up surrounding stations.**
- **The apparatus bays have been modified to maximum height to fit current apparatuses. We are unable to have drive-through bays for added safety. Some of our vehicles do not fit due to the height and spacing available at our current station.**
- **There are NFPA recommendations for fire stations that cannot be achieved with our current limitations.**

Fire Department Station #7: Approximate cost $6.0 million

Fire Department: Station # 7

- Fire Station # 7 is a must as the City continues to grow and expand.
- Apopka Fire Department is a full-service Fire Department. We respond to all calls involving fires, medical emergencies, hazardous materials, and other emergency events in the City.
- Under the contract agreement terms, the department provides aid to the Station 29 contract area of Orange County and mutual aid to Lake and Orange County.
- When an emergency occurs, the Fire Department’s role is to arrive on the scene as quickly and safely as possible to provide assistance.
- Service demands continue to increase as more new homes and commercial buildings are built and the density and population of a specific area increase.

Fire Department: Station # 7 Continued

- The City will be experiencing rapid growth in the northwest with potential expansion of city limits.
- Development will impact our Fire Department’s services; we must be ready for it.
- Station 7 marks a crucial improvement for accommodating the expanding population on the City's northwest region.
- The need for a new fire station and emergency medical services to serve the northwest region is “undeniable,” with the area’s population growth and the need to reduce emergency response times.

Fire Department: Fire Station # 7

Coverage and Response Standards:

- **Provide Fire and Emergency Medical Services to the designated area.**
- **Adhere to industry standards and responses of NFPA 1710.**
- **Create space for future growth of the department.**
- **A new fire station is an investment in the safety and health of our community and its residents.**
- **The value we place in our fire zones is the value we place in our homes and areas.**

Parks and Recreation Department:

- **Land Acquisition for LOS maintenance: $20.2 million**
- **Aquatic Facility / Pool: $20.0 million**
- **Additional Baseball / Softball Fields: $16.8 million**
- **Additional Soccer / Multipurpose Fields: $10.0 million**
- **Artificial Turf Field Conversions: $15.0 million**

Parks and Recreation Department:

Land Acquisition for LOS maintenance: $20.2 million

- Typical park and recreation agency has 10.6 acres of parkland for every 1,000 residents *(2024 National Recreation & Park Association Agency Performance Review Report)*
    - Comprehensive Plan Level of Service (LOS) = 3 acres per 1,000 residents
    - *Proposed* Comprehensive Plan LOS update = 10 acres per 1,000 residents
    - Current LOS *(April 2024 population of 61,820)* = 7.8
- Majority of parkland is located in the northern area of the City = 307.69 out of 479.73 acres
- With continued growth and development, additional parkland will be required to achieve a LOS of 10 acres per 1,000 residents, with a focus on the southern area of the City to ensure residents have adequate access to park and recreation facilities.

Parks and Recreation Department:

Aquatic Facility / Pool: $20.0 million

- 2024 Population Per Facility National Average = 60,824 residents per Aquatic Facility
- Current Apopka Pool Inventory = 1 / National Avg (50,000-99,999) = 1 Aquatic Facility

- Current pool is located at Camp Wewa and is reaching the end of useful life
  - 184,742 gallon pool has a max capacity of 130 people and provides a basic camp pool
  - Not equipped for:
    - Recreational style swimming and educational programming
    - Mid to large scale aquatic athletic programming
    - Aquatic facility amenities: showers/bathrooms, pool operations office, bleachers/seating, adequate parking

Parks and Recreation Department:

Additional Athletic Fields Needed

- **Additional Baseball / Softball Fields: $16.8 million**
  - 2024 Population Per Facility National Average = 3,675 residents per diamond field
  - Current Apopka Field Inventory =14 / National Avg (50,000-99,999) = 16 **(Deficient 2 fields)**
- **Additional Soccer / Multipurpose Fields: $10.0 million**
  - 2024 Population Per Facility National Average = 4,070 residents per rectangular field
  - Current Apopka Field Inventory =17 / National Avg (50,000-99,999) = 16 **(Surplus 1 field)**
    - **Six additional fields to begin construction at Northwest Recreation Complex**
    - **Would cover an additional 28,490 new residents**

Parks and Recreation Department:

Artificial Turf Field Conversions: $15.0 million

- Increase year round playability of athletic fields throughout the City
  - Reduce number of rainouts due to weather
  - Reduce field maintenance closures
- Current budget estimate is $1.25 million per field (excluding lights)
- This would allow for up to an estimated maximum of 12 new artificial turf athletic fields to be installed (at current cost estimates)

Questions?

Thank you!

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