



## **APOPKA COMMUNITY REDEVELOPMENT AGENCY AGENDA**

**April 23, 2025 6:00 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**

### **APPROVAL OF MINUTES**

### **PUBLIC COMMENT PERIOD**

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

### **PRESENTATION**

1. Discussion and Direction on possible updated CRA projects

### **NEW BUSINESS**

### **OLD BUSINESS**

### **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 Community Redevelopment Agency 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 Community Redevelopment Agency meeting shall be the voluntary offering of a private person, to and for the benefit of the Community Redevelopment Agency meeting. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Community Redevelopment Agency meeting 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 Community Redevelopment Agency 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

## COMMUNITY REDEVELOPMENT AGENCY STAFF REPORT

**Section:** PRESENTATION

**Item #:** 1.

**Meeting Date:** April 23, 2025

**Department:** Community Development

**SUBJECT:**

Discussion and Direction on possible updated CRA projects

**REQUEST:**

CRA Board to provide direction on updated CRA projects based on potential changes to Florida Statutes related to CRA's.

**SUMMARY:**

Two bills were filed during the 2025 Florida Legislative Session that could significantly impact Community Redevelopment Agencies (CRAs) – House Bill 991 and Senate Bill 1242. These bills propose the following:

- **Termination of CRAs:** Any CRA in existence as of July 1, 2025, would be required to terminate either at the expiration of its charter or by September 30, 2045, whichever occurs first.
- **Prohibition on New Projects and Debt:** Starting October 1, 2025, CRAs would be prohibited from initiating new projects or issuing new debt.
- **Outstanding Bonds:** CRAs with outstanding bonds as of July 1, 2025, may continue operations until those bonds mature, with a final closure deadline set for September 30, 2045.
- **Bond Maturity and Extension:** After September 30, 2045, the maturity dates of any outstanding bonds cannot be extended, and any new finding of necessity must be issued solely for fulfilling bond obligations.
- **Ban on New CRAs:** No new CRAs may be established on or after July 1, 2025. However, existing CRAs prior to this date may continue to operate under the current regulations.

The following is a list of updated possible projects that would need to be budgeted for prior to October 1, 2025, in the event House Bill 991 becomes law. They are outlined as follows:

1. Completion of the Downtown Apopka Trail to Alabama Avenue
2. Apopka Trail - Central Avenue portion
3. City Hall Park
4. Apopka Action Sports Park upgrades
5. Alonzo Williams Park Amenity upgrades
6. Edwards Field Amenity upgrades
7. Signal and pedestrian upgrades: 5th and Central Avenue (design) 5th and Park (construction)
8. Property acquisition: Expansion of Alonzo Williams Park (Quest property acquisition)
9. Property acquisition: Expansion of Kit Land Nelson Park
10. 5th Street gas lamps
11. 8th Street and Highland Avenue homes and neighborhood park

At the April 16, 2025 meeting, the CRA Board decided to continue the meeting to April 23, 2025 to allow additional input from residents on programs they would like to see funded in the CRA. At the April 16, 2025 meeting, the CRA Board decided to remove the Edwards Field upgrades and to replace with additional funds in the Residential Renovation Assistance Program (RRAP).

**FUNDING SOURCE:**

N/A

**RECOMMENDED MOTION:**

CRA Board to provide discussion and direction in regards to updated CRA projects.

**ATTACHMENTS:**

1. House Bill 991
2. CRA Budget reallocation

1                                   A bill to be entitled  
 2           An act relating to community redevelopment agencies;  
 3           amending s. 163.3755, F.S.; providing for the  
 4           termination of community redevelopment agencies on a  
 5           specified date; removing an exception; prohibiting  
 6           community redevelopment agencies from performing  
 7           certain actions on or after a specified date; defining  
 8           the term "new project"; revising provisions relating  
 9           to any outstanding bonds of a community redevelopment  
 10          agency; prohibiting the creation of community  
 11          redevelopment agencies on or after a specified date;  
 12          authorizing existing agencies to continue to operate;  
 13          providing an effective date.

14  
 15 Be It Enacted by the Legislature of the State of Florida:

16  
 17           **Section 1. Section 163.3755, Florida Statutes, is amended**  
 18 **to read:**

19           163.3755 Termination of community redevelopment agencies;  
 20 prohibition on future creation.—

21           (1) A community redevelopment agency in existence on July  
 22 1, 2025 ~~October 1, 2019~~, shall terminate on the expiration date  
 23 provided in the agency's charter on July 1, 2025 ~~October 1,~~  
 24 ~~2019~~, or on September 30, 2045 ~~September 30, 2039~~, whichever is  
 25 earlier, ~~unless the governing body of the county or municipality~~

26 ~~that created the community redevelopment agency approves its~~  
 27 ~~continued existence by a majority vote of the members of the~~  
 28 ~~governing body.~~

29 (2) A community redevelopment agency may not initiate any  
 30 new projects or issue any new debt on or after October 1, 2025.  
 31 For purposes of this subsection, the term "new project" means  
 32 any project for which there is no appropriation in the community  
 33 redevelopment agency's budget for the fiscal year ending on  
 34 September 30, 2025, or for which the community redevelopment  
 35 agency has not retained appropriated funds pursuant to s.  
 36 163.387(7)(d) for the fiscal year ending on September 30, 2025.

37 (3)(2)(a) Notwithstanding subsection (1) If the governing  
 38 ~~body of the county or municipality that created the community~~  
 39 ~~redevelopment agency does not approve its continued existence by~~  
 40 ~~a majority vote of the governing body members, a community~~  
 41 ~~redevelopment agency with outstanding bonds as of July 1, 2025~~  
 42 ~~October 1, 2019, that do not mature until after the termination~~  
 43 ~~date of the agency or September 30, 2045 ~~September 30, 2039,~~~~  
 44 ~~whichever is earlier, remains in existence until the date the~~  
 45 ~~bonds mature.~~

46 (b) A community redevelopment agency operating under this  
 47 subsection on or after September 30, 2045 ~~September 30, 2039,~~  
 48 may not extend the maturity date of any outstanding bonds.

49 (c) The county or municipality that created the community  
 50 redevelopment agency must issue an amended community

51 redevelopment plan ~~a new finding of necessity~~ limited to timely  
52 meeting the remaining bond obligations of the community  
53 redevelopment agency.

54 (4) A community redevelopment agency may not be created on  
55 or after July 1, 2025. A community redevelopment agency in  
56 existence before July 1, 2025, may continue to operate as  
57 provided in this part.

58 **Section 2.** This act shall take effect July 1, 2025.

Account String	Account Name	FY2025 Original Budget Request	Estimated Carryover	FY2025 Adopted Budget	FY2025 Proposed Re-Allocation of Available Funding	FY2025 Adopted Budget - Proposed Reallocation	Description
<b>Revenues:</b>							
610-311-1000	Current Ad Valorem Taxes	\$ 573,070	\$ -	\$ 573,070	\$ -	\$ 573,070	Current Ad Valorem Taxes
610-311-1001	Ad Valorem Tax Increase for CRA	603,231	-	603,231	-	603,231	Ad Valorem Tax Increase for CRA
610-311-1000	Interest/Dividend on Investments	272,900	-	272,900	-	272,900	Interest/Dividend on Investments
610-389-0009	Carry-Over Appropriation (Budget)	-	3,021,828	3,021,828	-	3,021,828	Carry-Over Appropriation (Budget)
		<u>\$ 1,449,201</u>	<u>\$ 3,021,828</u>	<u>\$ 4,471,029</u>	<u>\$ -</u>	<u>\$ 4,471,029</u>	
<b>Expenditures:</b>							
610-9950-515-3100	Professional Services	\$ 65,000	\$ -	\$ 65,000	\$ (65,000)	\$ -	Wayfinding Signage
610-9950-515-3100	Professional Services	-	-	-	-	-	Marketing & Promotions
610-9950-515-3100	Professional Services	20,000	-	20,000	(20,000)	-	Historical Recognition
610-9950-515-3100	Professional Services	125,000	-	125,000	(40,000)	85,000	Community Oriented Policing Program
610-9950-515-3200	Audit Services	5,500	-	5,500	500	6,000	CRA Audit - Separate Require by State
610-9950-515-4000	Travel & Per Diem	850	-	850	101	951	FRA - Florida Redevelopment Association annual conference. 3 hotel nights, and misc. food
610-9950-515-4900	CRA BCAP	30,000	-	30,000	(24,634)	5,366	Building Code Assistance Program (BCAP) ~ Pays for interior commercial renovations, i.e. wiring, plumbing, ADA access, etc. \$5,000 max with a 25% match
610-9950-515-4910	CRA (FRAP)	100,000	-	100,000	(72,675)	27,325	Façade Renovation Assistance Program (FRAP) ~ Pays for exterior commercial renovations, i.e. paint, windows, doors, stone work, awning, ADA access, etc. \$15,000 max. /separate storefront, \$25,000 max. / corner – with a 25% match.
610-9950-515-4912	CRA (BPRP)	20,000	-	20,000	(20,000)	-	Building Permit Refund Assistance Program (BPRP) ~ Permit fees refunded after building certificate of occupancy for up to 50% of fees for targeted businesses. Max. \$5,000.
610-9950-515-4914	CRA (BIFAP)	20,000	-	20,000	(20,000)	-	Business Impact Fee Assistance Program (BIFAP) ~ Pays impact fees for new, expanding, or change of use businesses for up to 50% of fees and a max. \$5,000
610-9950-515-4920	CRA (RFAP)	300,000	-	300,000	(300,000)	-	Residential Fee Assistance Program (RFAP) ~ CRA redevelopment program for impact fee assistance on single family lots and multi-family owner-occupied developments. Budgeted for sliding scale and up to \$20,451 each.
610-9950-515-4922	CRA (RRAP)	10,000	-	10,000	(10,000)	-	Residential Renovation Assistance Program (RRAP) ~ SF & MF renovation. May include: CPTED review; paint, lighting, windows, doors (energy efficient), gutters, house numbers, etc. Max. \$1,000 Potential Home Renovation CDBG match.
610-9950-515-4950	Demolition	10,000	-	10,000	(10,000)	-	Demolition Program - Removal of dilapidated residential and commercial properties in the CRA District to make developable land available for new residential and commercial development
610-9950-515-4960	Downtown Benches, Cans, Etc.	25,000	-	25,000	(25,000)	-	Downtown Furniture - Benches, trash cans, bike racks, misc. furniture
610-9950-515-5400	Book, Pubs, Subs, & Membership	175	-	175	-	175	Special District State Mandated Fee
610-9950-515-5400	Book, Pubs, Subs, & Membership	995	-	995	-	995	FRA - Florida Redevelopment Association annual membership
610-9950-515-5500	Training	450	-	450	(450)	-	FRA-Florida Redevelopment Association annual conference - registration
610-9950-515-6100	Land	-	-	-	80,000	80,000	Land Acquisition - Expansion of Kit Land Nelson Park
610-9950-515-6100	Land	-	-	-	400,000	400,000	Land Acquisition - Quest Property Acquisition
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	83,713	83,713	Alonzo Williams Park Pavilion
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	135,000	135,000	Alonzo Williams Park Basket Ball Court Upgrades
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	242,600	242,600	Apopka Action Sports Amenities (pavilion, water fountain, picnic tables, ADA parking space/sidewalk, artificial turf)
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	150,000	150,000	Edward's Field - Pickle Ball Courts
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	305,000	305,000	Edward's Field - Fencing, Sodding, Beautification
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	77,658	77,658	Signal & Pedestrian Upgrades: 5th and Central
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	60,000	60,000	5th Street Gas Lamps & Installation
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	50,000	50,000	Paving & Parking (ADA) - Edward's Field
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	200,000	200,000	Edward's Field - Basketball Courts
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	3,000	3,000	Bike Repair Stand (2)
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	22,000	22,000	Water Fountain (4)
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	244,750	242,760	Pedestrian Crossing 5th & Park Construction
610-9950-515-6300	Improvements, Other Than Bldgs	-	150,000	150,000	(150,000)	-	Electrical AMP Boxes on S. Central Ave. and E. 5th Street, south of Main Street, north of Stations Street and west of Park Ave. ~ used
610-9950-515-6300	Improvements, Other Than Bldgs	-	-	-	5,909	5,909	Skate Park & Pump Track and parking north of the Fran Carlton Center / Edwards Field for new park amenity and park events.
610-9950-515-6300	Improvements, Other Than Bldgs	-	50,000	50,000	-	50,000	City Hall Downtown Park
610-9950-515-6300	Improvements, Other Than Bldgs	-	105,000	105,000	-	105,000	Neighborhood Park at E. 8th Street and S. Highland Ave
610-9950-515-6300	Improvements, Other Than Bldgs	-	250,000	250,000	(125,000)	125,000	Central Ave Trail Portion - Design
610-9950-515-6300	Improvements, Other Than Bldgs	716,231	2,416,828	3,133,059	(727,472)	2,405,587	Downtown Apopka Trail - Construction (funds held over from FY 2023).
610-9950-515-6300	Improvements, Other Than Bldgs	-	50,000	50,000	(50,000)	-	Cement Downtown Apopka Trail enhancement
		<u>\$ 1,449,201</u>	<u>\$ 3,021,828</u>	<u>\$ 4,471,029</u>	<u>\$ 400,000</u>	<u>\$ 4,869,039</u>	

Apopka Trail		3,010
\$	414,012	Downtown Apopka Trail - Phase 2 (1) - 6th Street
	926,117	Downtown Apopka Trail - Phase 2 (2) - 6th Street
	1,051,331	PO# 25-00811
	67	PO# 25-00811 - Change Order #1
	7,848	PO# 25-00811 - Change Order #2
	6,212	PO# 25-00811 - Change Order #3
<u>\$</u>	<u>2,405,587</u>	