

## **APOPKA COMMUNITY REDEVELOPMENT AGENCY AGENDA**

**November 5, 2025 5:00 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**

1. **Approval of CRA Meeting Minutes of 08-20-25.**

### **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. 2025-19 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

### **PRESENTATION**

1. **Retail Recruitment Strategy by Retail Strategies LLC**  
Presented by: Antranette Forbes, Economic Development Director
2. **Update on CRA Assistance Programs**  
Presented by: Antranette Forbes, Economic Development Director

### **NEW BUSINESS**

1. **CRA logo redesign**
2. **Resolution No. 2025-07**
3. **Use of Contingency Funding - Purchase of Playground Equipment**

### **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 MINUTES

Minutes of the City of Apopka Community Redevelopment Agency (CRA) Meeting held on August 20, 2025 at 6:00 PM, in the City of Apopka Council Chambers.

### CALL TO ORDER

### ROLL CALL:

- Chairman Bryan Nelson
- Member Diane Velazquez
- Member Nick Nesta
- Member Alexander Smith
- Member Nadia Anderson
- Member John Drago
- Member Nikki Williams
- Attorney Clifford Shepard

### APPROVAL OF MINUTES

1. CRA meeting minutes of July 16, 2025.

**MOTION by Member Drago and seconded by Member Smith to approve the CRA minutes of July 16, 2025 as presented.**

**Motion carried unanimously with Chair Nelson, and Members Velazquez, Nesta, Smith, Anderson, Drago and Williams voting aye.**

### PUBLIC COMMENT

**Chairman Nelson** opened the Public Period. Public comment was given as follows:

- **Unnamed Resident** – Meeting notices and times.

There being no one else who wished to speak, **Chairman Nelson** closed the Public Period.

### PRESENTATION

### NEW BUSINESS (ACTION ITEMS)

1. **Resolution No. 2025-04 - Acknowledging the Requirements of House Bill 7013**  
Presented by: Antranette Forbes, Economic Development Director.

**Chairman Nelson** opened public comment period. There being no one who wished to speak, **Chairman Nelson** closed the Public Period.

**MOTION by Member Velazquez and seconded by Member Anderson to approve Resolution No. 2025-04.**

**Motion carried unanimously with Chair Nelson, and Members Velazquez, Nesta, Smith, Anderson, Drago and Williams voting aye.**

- 2. Resolution No. 2025-05 - Appropriate existing Redevelopment Trust Funds to the next FY 2026 and Resolution No. 2025-06 - Adoption of CRA FY 2025/2026 budget**  
Presented by: Blanche Sherman, Finance Director

**Chairman Nelson** opened public comment period. Public comment was given as follows:

- **Unnamed Resident** – Property acquisition, use of CRA funds.

There being no one else who wished to speak, **Chairman Nelson** closed the Public Period.

**MOTION by Member Drago and seconded by Member Smith to approve Resolution No. 2025-05.**

**Motion carried unanimously with Chair Nelson, and Members Velazquez, Nesta, Smith, Anderson, Drago and Williams voting aye.**

**Chairman Nelson** opened public comment period. There being no one who wished to speak, **Chairman Nelson** closed the Public Period.

**MOTION by Member Drago and seconded by Member Velazquez to approve Resolution No. 2025-06.**

**Motion carried unanimously with Chair Nelson, and Members Velazquez, Nesta, Smith, Anderson, Drago and Williams voting aye.**

## **OLD BUSINESS**

- 1. Residential Facade Repair Grant Program review and discussion**  
Presented by: Clifford Shepard, Attorney

**Chairman Nelson** opened the public comment period.

- **Rod Olson** – Dispute Management
- **Unnamed Resident** – Ineligible Item Inquiry
- **Unnamed Resident** – Transparency, Advertisement
- **Unnamed Resident** – Contractor List
- **Unnamed Resident** – Removal of GAAP

There being no one else who wished to speak, **Chairman Nelson** closed the public comment period.

**MOTION by Member Drago and seconded by Member Velazquez to approve the amendments as discussed.**

**Motion carried unanimously with Chair Nelson, and Members Velazquez, Nesta, Smith, Anderson, Drago and Williams voting aye.**

**ADJOURNMENT**

The meeting adjourned at 7:11 P.M.

*All video recordings of City Council Meetings are always posted on the City of Apopka's YouTube page, for viewing.*

\_\_\_\_\_  
Bryan Nelson, Chair

Attest: \_\_\_\_\_  
Susan M. Bone, City Clerk

Prepared by: \_\_\_\_\_  
Carolina Baez, Administrative Specialist



## Apopka, FL

### Retail Recruitment Update Report



**Garet  
Smitherman**  
*Portfolio Director*



**Drew  
Kaufmann**  
*Retail  
Development  
Manager*

## Overview

Our focused efforts in calendar year 2025 has centered around connecting with local brokers, developers, and property owners. Building these relationships and staying current on real estate availability within the market positions us to be effective and timely with our recruitment outreach.

The outreach to date has resulted in confirmed market interest from multiple retailers. Albeit at varying levels of site selection and timelines.

The retail brands contacted represent a variety of retail categories. This variety of interest creates the opportunity to not only recruit a wide range of brands offering different products and services but also the opportunity for recruitment to a variety of property types, an encouraging indicator for the overall outlook of retail investment in the Fairfield trade area.

As we continue our outreach on behalf of Apopka to target brand key decision makers, we expect to see results in the form of new commercial investment in the market.

## Key Metrics

- **Retailer Interest:** High 1, Medium 5
- **Retailers Contacted During Period:** 43
- **Trade Show Representation:** Participation in ICSC Las Vegas, Retail Live! Orlando, ICSC Florida on behalf of Apopka, FL
- **Upcoming Trade Shows:** Retail Live! Nashville, ICSC Southeast



## Apopka, FL

### Approach, Outreach, & Interest

Our market discovery and research has guided our recruitment outreach strategy to identify specific retail categories of opportunity, such as restaurants, grocery, clothing/accessories, and miscellaneous retail, through peer trade area and GAP analyses.

Several retail brands and entities have shown varying levels of interest in the Apopka market during our recruitment efforts. Our proactive outreach and collaboration with key decision-makers have helped bring these opportunities to the table and will continue to as we expand our recruitment efforts throughout the coming months.

████████████████████ was contacted and presented with a site on Rock Springs Road. Their broker was interested, and we connected him directly with the developers. They are in the process of working through a deal.

████████████████████ corporate real estate director was contacted and connected us to their Florida team. They advised that they have a new multi-unit franchisee for the Orlando MSA and welcomed our assistance with identifying quality sites within the Apopka trade area.

██████████ is a dessert focused brand offering soft-serve, ice cream cakes, and other chilled desserts. They have 30 locations in Florida but only two in the Orlando MSA. We connected with their team recently and are sharing sites for their review.

████████████████████ offers not only smoothies and beverages, but also bowls and bites, and has 15 locations in Florida. They are under the Go-To-Foods umbrella which welcomed our assistance in identifying sites of opportunity for their expansion.

████████████████████ was one of our initial primary target brands and is under the Go-To-Foods umbrella. They currently have no Florida locations, and we are making a case to their team to encourage them to identify and place a franchisee for the territory.

████████████████████ is another Go-To-Foods brand that is currently reworking their Orlando franchisee territory and advised they would appreciate our assistance once that process is complete to identify markets and trade areas of interest for new franchisees.





## Apopka, FL

### Full-Service Restaurant Opportunities & Outreach

██████████ (Olive Garden, Longhorn Steakhouse, Yard House, Ruth's Chris, etc.) is a group that we immediately began to consider for the Apopka market to further chip away at the desire for full-service restaurants. As one of the most active full-service restaurant groups, they present a great opportunity. We have been advised of negotiations for a site taking place in the Apopka market for one of their brands.

██████████ represents a great opportunity to bring a new to market brand that also checks off the more upscale full-service restaurant offerings. With the majority of their locations in Virginia, we connected with their Florida broker who advised what they are needing to consider a specific site which includes 4,500 sf with a patio. Their build-out costs around \$3M, and as such we were advised the need for heavy tenant improvement allowances from any property owner.

██████████, with only a handful of locations in Georgia and one on the way in Orlando, represents another opportunity to fill the void in the Apopka market with an upscale full-service restaurant. They need 3,000 sf and require a patio also. With multiple commercial developments coming on-line in Apopka we are providing options for their team to consider and awaiting feedback.

██████████ has 7 locations in Florida and was recently consolidated into a larger hospitality management group, R&R Brands, which operates a handful of full-service restaurants including Santa Fe Cattle Compay, Party Fowl, and Walk-On's. Their leadership consists of veteran executives from Walk-On's among other restaurant operators. They are reigniting the Cody's brand by opening up new franchising the 1<sup>st</sup> of January for the first time in decades.

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Many full-service restaurant groups are focusing their expansion efforts on backfill opportunities in existing restaurant spaces where available, limiting their upfront costs to open and expand into new markets when they can retrofit existing space as opposed to building from the ground up.

The multiple commercial developments in the works within the market allows for options and varying considerations on which location(s) individual brands prefer.





## Apopka, FL

### Additional Outreach

**Additional national retail brand outreach for Apopka trade area, awaiting response of market interest and opinion of provided site options:**



**A small number of contacted brands informed us that Apopka is not a current target market.**



As we continue to further understand the positions of target national retail brands on the outlook of the Apopka trade area via their feedback to our outreach, we will adjust our approach as needed to further positively influence brand decision makers on the value of the Apopka market.

Our outlook remains optimistic being just shy of the one-year mark in our partnership. Our initial discovery and outreach phase during year 1 has positioned us to continue conversations with entities that have shown interest in year 2 and move us closer toward accomplishing our goals for the Apopka, FL market and trade area.





# Apopka, FL

## Kalibrate – Market Pulse

Our recent **exclusive partnership with Kalibrate** opens the door to new software and data access, including Market Pulse Reports.

The **Market Pulse Report** provides powerful, data-driven insights into how retailers are performing in your community and surrounding areas. One of the most valuable tools in this report is the **Index Score**, which benchmarks each site's performance relative to others in the same chain or market. Scores are graded on a bell curve from **A (excellent)** to **F (poor)** — allowing us to clearly see which locations are outperforming and why.

### Index Methodology:

**Grade A:** Index of 2.00 or above (excellent performance)

**Grade B:** Index between 1.25 and 1.99 (above average)

**Grade C:** Index between 0.75 and 1.24 (average performance)

**Grade D:** Index between 0.33 and 0.74 (below average)

**Grade F:** Index below 0.33 (poor performance)

These scores are determined using regression models and statistical analysis, incorporating factors such as customer foot traffic, demographic alignment, and competitor positioning.

McDonald's: 233 E Main St, Apopka, FL

Information

233 E Main St  
Apopka, FL 32703

Location 28.67365, -81.50652 Market Orlando et al, FL

Channel Restaurant - QSR/Fast Food

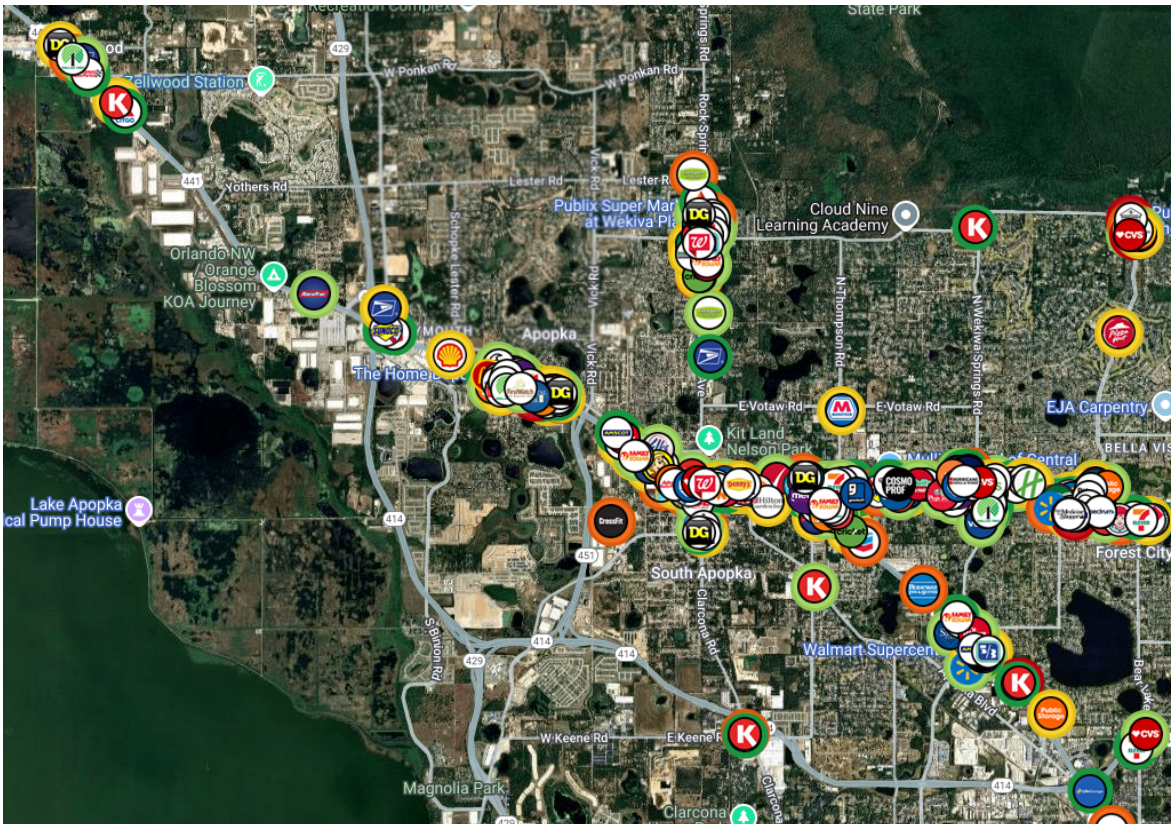
Grade & Index

	Previous 52 weeks		Week 53 to 104	
	Grade	Index	Grade	Index
vs Entire Chain	B	1.54	B	1.48
vs Entire Channel	A	6.44	A	6.06
vs Chain in Market	C	0.78	C	0.78
vs Channel in Market	A	3.67	A	3.39
Estimated Visits, Annual	1,174,294		1,116,106	



# Apopka, FL

## Kalibrate – Market Pulse



### How This Supports Retail Recruitment:

**Prove Market Viability:** High-performing grades (A and B) demonstrate that similar retailers are already thriving in or near your community — giving new brands confidence that your market supports success.

**Benchmark Against Competitors:** We identify where peer brands are underperforming nearby and show how your community offers stronger demographics or site characteristics.

**Uncover Strategic Patterns:** By analyzing top-performing locations, we can pinpoint what’s driving success — whether it’s visibility, access, or customer mix — and apply those insights to your recruitment strategy.

**Strengthen the Pitch with Data:** Retailers expect evidence. These index scores and the models behind them provide a credible, data-backed case for why your market is a strong opportunity. This isn’t just market research — it’s a recruitment tool. By showcasing the strength of existing retailers in your market, we help validate your community as a worthy candidate for expansion. Our goal is to move retailer conversations from *interest* to *action*.



## Apopka, FL

### 7 takeaways from ICSC 2025

#### 1. **Experiential is evolving, again.**

It's not just about moments anymore, it's about routines. Brands that create consistent engagement are winning.

#### 2. **Fitness and wellness are leveling up.**

More strategic site selection. Better brand narratives. Stronger leases. This category isn't fringe, it's front and center.

#### 3. **Landlords are curating, not just leasing.**

Long-term value is the priority. Who drives traffic and lifts the mix? That's the new qualifier.

#### 4. **Cotenancy is everything.**

Smart brands care deeply about who's next to them, and what that means for conversion, brand perception, and lifetime value.

#### 5. **Speed is the new advantage.**

The market wants efficiency. Fast timelines, fewer delays, tighter execution. Those who can move fast, win.

#### 6. **TI and concessions are back in play.**

Landlords are stepping up to land the right tenants, offering more in tenant improvement, free rent, and marketing support when the story is strong and the brand adds value.

#### 7. **Relationships still drive the industry.**

Tech helps, but trust is built in person. Walkthroughs, coffees, and real dialogue still matter most.

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Overall, the mood was very positive with little sign of weakness being shown by industry representatives. Supply imbalances were a big topic, with most retailers struggling to find quality real estate at reasonable prices.

The fallout of several bankrupt anchor retailers has not yet occurred among retailers looking for 1,000-8,000 sf. This is leading to more anchor space availability and less small shop space being available.





## Apopka, FL

### Next Steps

We are very proud to have positively influenced retailers who are currently at various levels of site selection and market interest in the trade area.

**Retail recruitment is a marathon not a sprint and we know these decision makers can be further influenced by positive momentum in the market such as the continuing increase of additional rooftops, residential subdivisions, and commercial developments. Leveraging this momentum and property sales is a catalyzing factor that shows market conditions are ripe for additional opportunity in the form of retail investment.**

We believe our efforts and groundwork will generate further return on your investment in the form of new retail investment in time.

#### Next Steps:

- **Continue outreach, engagement and periodic follow-ups with brand decision makers, property owners, local brokers, and developers.** Attend regional retail trade shows in the Southeast (ICSC Atlanta, Retail! Live Nashville) for opportunities to connect in person with developers, brokers, franchisees, and tenant representatives.
- **Provide, promote, and update marketing materials with demographic and market data growth to strengthen Apopka's appeal** to expanding prospective retailers. Showcase steady growth in the trade area if applicable.
- **Explore local incentive opportunities to encourage retail development** from investors, developers, and retailers. Consider grant offerings, P3 mixed-use and retail development partnerships, and other offerings to create a receptive business-centric environment.
- **Engage with local brokers, property owners, developers and retailers** to establish an environment of economic development cohesion with a focus on accomplishing common goals.
- **Stay up-to-date with retail sector trends and insights** to help identify and understand opportunities with specific expanding categories and brands that align with Apopka's trade area conditions and real estate availability.
- **Attend ICSC Orlando and ICSC Southeast** on behalf of Apopka, Page 13 of 29





# Apopka, FL

## Market Guide 2025

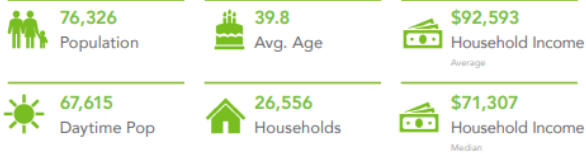
### City Contact Information

**Michelle Boylan**  
Economic Development Director  
mboylan@apopka.net  
407.703.1798 office  
386.732.9789 cell  
apopka.gov/economicdevelopment

**Garet Smitherman**  
Portfolio Director  
gsmitherman@retailstrategies.com  
205.381.0387

**Drew Kaufmann**  
Retail Development Manager  
dkaufmann@retailstrategies.com  
205.914.6605

### Demographics (10 minute drive time)



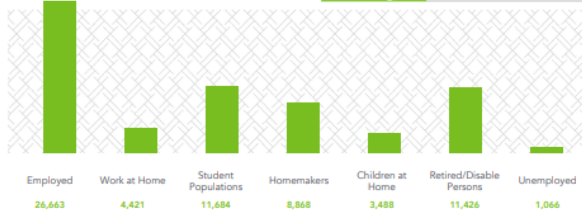
### Peer Analysis

The Peer Analysis, developed by Retail Strategies and Tetrad, identifies retail areas with similar demographics and retail characteristics. It uses data from a 5 or 10 minute drive time from major comparable retail corridors across the country.

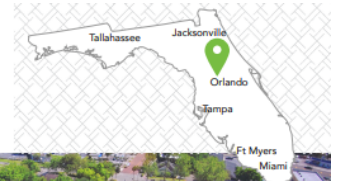
### Peer Trade Areas

Tarpon Springs, FL	41232 US Highway 19 N
Gibsonton, FL	9205 Gibsonton Dr
Jacksonville, FL	12100 Lem Turner Rd
Palm Harbor, FL	35404 US Highway 19 N
Brandon, FL	1208 E Brandon Blvd
Jacksonville, FL	12100 Lem Turner Rd, Unit 100
Lakeland, FL	5800 US Highway 98 N
St. Petersburg, FL	10237 Bay Pines Blvd

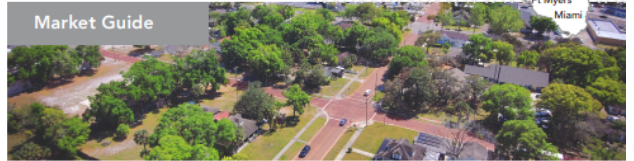
### Daytime Population (10 minute drive time)



## Apopka, Florida



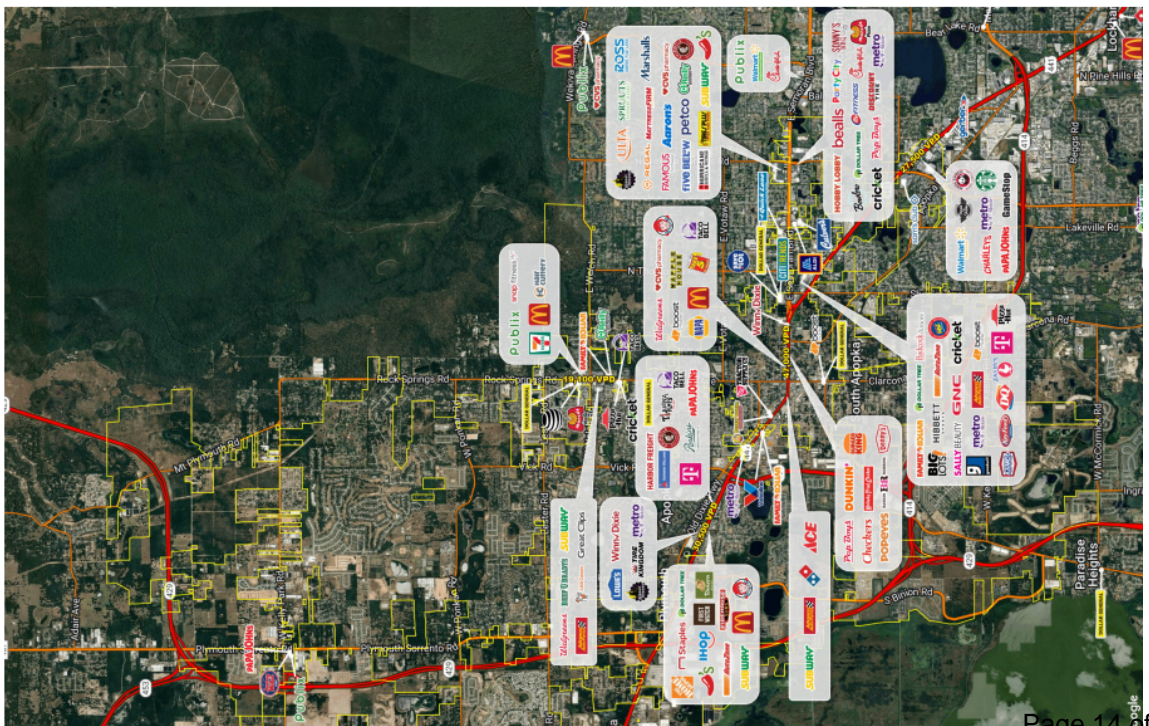
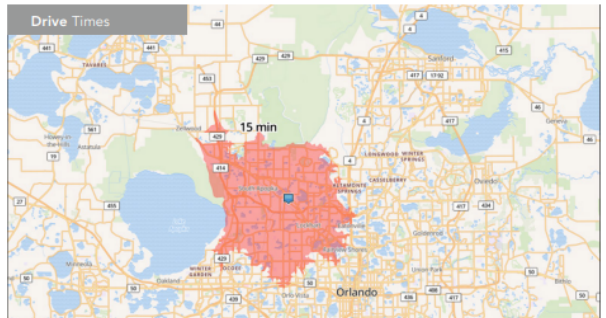
### Market Guide



### Trade Area Demographics

Distance	3 Miles	5 Miles	10 Miles	5 Minutes	10 Minutes	15 Minutes
2024 Est. Pop	77,149	230,959	701,724	2,499	76,326	262,196
Daytime Pop	65,299	210,700	822,116	8,032	67,615	233,706
Median HH Income	\$70,467	\$68,596	\$73,914	\$65,790	\$71,037	\$67,923
Households	27,621	84,526	271,094	885	26,556	93,744

### Drive Times



# Apopka, Florida



**Gareth Smitherman**  
Portfolio Director  
Email: [gsmitherman@retailstrategies.com](mailto:gsmitherman@retailstrategies.com)



**Drew Kaufmann**  
Retail Development Manager  
Email: [dkaufmann@retailstrategies.com](mailto:dkaufmann@retailstrategies.com)



retail strategies



## City of Apopka COMMUNITY REDEVELOPMENT AGENCY STAFF REPORT

**Section:** NEW BUSINESS

**Item #:** 1.

**Meeting Date:** November 5, 2025

**Department:** Economic Development

**SUBJECT:**

CRA logo redesign

**ACTION ITEM INFORMATION:**

**REQUEST:**

CRA Board to review logo redesign

**SUMMARY:**

The existing CRA logo appears to have been used since 1994 based on the research of CRA staff. It is a gate that says "Apopka CRA". CRA staff has worked with City Media staff to develop a new logo for the CRA. The proposed logo is a variation of the City's Economic Development logo. The fern symbolizes Apopka's rich history as the indoor foliage capital of the world. The primary colors, yellow and green, align with the City of Apopka's branding, representing growth, vitality, and community connection.

CRA staff is asking for direction from the CRA Board as to whether the proposed logo can be used on all new CRA materials going forward.

**FUNDING SOURCE:**

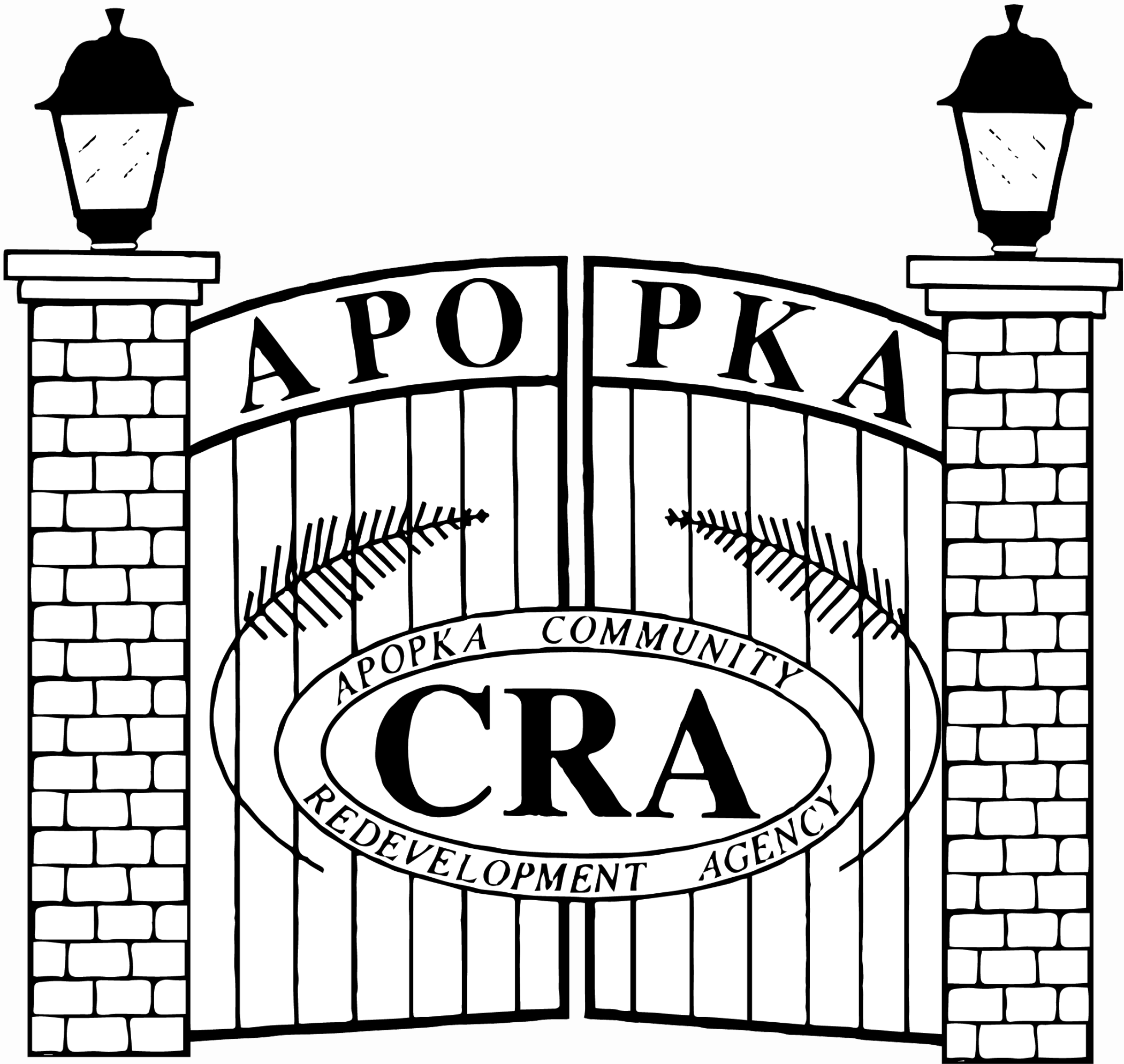
N/A

**RECOMMENDED MOTION:**

CRA Board to provide direction as to whether the proposed new CRA logo can be used on all new CRA materials going forward.

**ATTACHMENTS:**

1. Current Apopka Community Redevelopment Agency Gate Logo
2. Proposed Apopka Community Redevelopment Agency Branding Guide

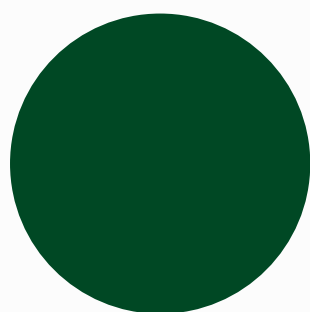


# APOPKA COMMUNITY REDEVELOPMENT AGENCY BRANDING GUIDE

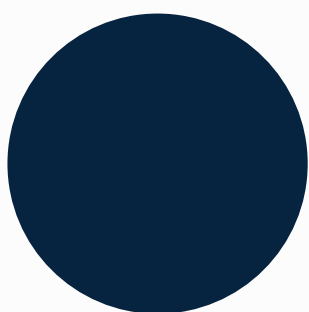


Official Hashtags #CityofApopkaFL #ApopkaCommunityRedevelopmentAgency #ApopkaCRA

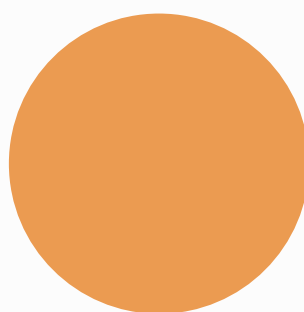
Official Fonts JOSEFIN SANS BOLD Futura Merriweather Poppins



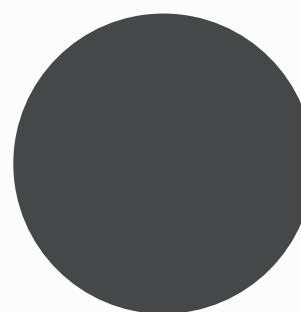
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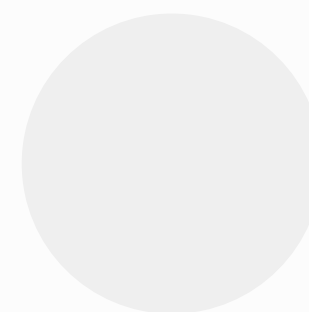
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#D99C52



#212121



#F2F2F2



**CITY OF APOPKA  
COMMUNITY REDEVELOPMENT AGENCY  
RESOLUTION NO. 2025-07**



**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF APOPKA, FLORIDA, ADOPTING THE FISCAL YEAR 2026 COMMUNITY REDEVELOPMENT AGENCY WORK PLAN IN COMPLIANCE WITH HOUSE BILL 7013 AND SECTION 163.371, FLORIDA STATUTES; PROVIDING FOR GOALS, OBJECTIVES, PERFORMANCE MEASURES, AND STANDARDS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Community Redevelopment Act of 1969, as codified in Part III, Chapter 163, Florida Statutes, authorizes the creation of community redevelopment agencies to carry out redevelopment activities within a designated community redevelopment area; and

**WHEREAS**, House Bill 7013 (2025) amended Section 163.371, Florida Statutes, to require community redevelopment agencies to adopt performance measures and establish clear goals, objectives, and standards for accountability; and

**WHEREAS**, the Apopka Community Redevelopment Agency has prepared a 2026 CRA Work Plan that establishes measurable goals and objectives, including performance metrics for economic growth, property improvements, public safety, infrastructure, public spaces, and transparency; and

**WHEREAS**, the CRA Board finds that adoption of this Work Plan is necessary to ensure compliance with state law, to guide investment decisions, and to support accountability to the residents and businesses of the Apopka CRA District.

**NOW, THEREFORE, BE IT RESOLVED** by the Community Redevelopment Agency of the City of Apopka, Florida, as follows:

Section 1. The City Council hereby acknowledges the requirements of House Bill 7013 (2024)—codified as Chapter 2024-136—and its mandate under Florida Statute § 189.0694 regarding adoption of performance-related provisions for special districts.

Section 2. The City of Apopka, on behalf of its Community Redevelopment Agency, will establish CRA goals, objectives, performance measures, and standards by October 1, 2025, consistent with § 189.0694.

Section 3. The CRA will publish its first annual performance report by December 1, 2025, and annually thereafter. The report will include: a description of goals and objectives achieved, the performance measures and standards used to assess performance, and any goals or objectives not met.

Section 4. The CRA staff is directed to prepare and include the required performance documentation in the annual CRA reporting and post it publicly as required by statute.

Section 5. Any prior resolutions or parts thereof in conflict with this Resolution are hereby superseded to the extent of such conflict.

Section 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17<sup>th</sup> day of September, 2025, by the Community Redevelopment Agency of the City of Apopka, Florida.

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Bryan Nelson, Chairman  
City of Apopka, Florida

ATTEST:

Susan Bone, City Clerk



# APOPKA COMMUNITY REDEVELOPMENT AGENCY

## CRA Work Plan – FY2026

*(In compliance with HB 7013, F.S. §163.371)*

Goals & Objectives	Performance Measures	Standards / Targets (FY2026)	Budget Reference
<b>1. Promote Economic Growth &amp; Business Development</b>	<ul style="list-style-type: none"> <li>- Number of businesses assisted through BRE efforts incl. programming, outreach/visits, projects.</li> <li>- Total assessed value increase</li> </ul>	<ul style="list-style-type: none"> <li>- Assist at least 50 businesses</li> <li>- +5% annually</li> </ul>	N/A
<b>2. Enhance Community Image &amp; Property Improvements</b>	<ul style="list-style-type: none"> <li>- Number of FRAP projects completed</li> <li>- Number of RRAP projects completed</li> <li>- Square footage improved</li> </ul>	<ul style="list-style-type: none"> <li>- Complete <b>3+ commercial façades</b></li> <li>- Complete <b>20+ residential projects</b></li> <li>- 50,000+ sq. ft. improved</li> </ul>	FRAP – \$100,000 RRAP – \$900,000
<b>3. Improve Public Safety &amp; Community Well-Being</b>	<ul style="list-style-type: none"> <li>- Number of community policing initiatives</li> <li>- Measurable reduction in crime in CRA boundaries</li> </ul>	<ul style="list-style-type: none"> <li>- Implement <b>a new initiative</b> (bicycle registration, citizen patrol, etc.)</li> <li>- <b>3% reduction</b> in reported crime</li> </ul>	Community Policing – \$100,000
<b>4. Strengthen Infrastructure &amp; Building Code Compliance</b>	<ul style="list-style-type: none"> <li>- Number of infrastructure projects completed or under design</li> <li>- % of assisted projects achieving ADA/code compliance</li> </ul>	<ul style="list-style-type: none"> <li>- 1-2 projects annually</li> <li>- Achieve <b>100% compliance</b> post-project</li> </ul>	- Downtown Streetscape Enhancements - \$1M  - 5 <sup>th</sup> & Central Ave pedestrian upgrades
<b>5. Expand Public Spaces &amp; Infrastructure</b>	<ul style="list-style-type: none"> <li>- Linear feet of sidewalks and trails constructed</li> <li>- Number of park/street enhancements</li> </ul>	<ul style="list-style-type: none"> <li>- Complete <b>Downtown Apopka Trail</b> (1.3M)</li> </ul>	Downtown Trail – \$1.33M Parks/Lighting – \$250K+



Goals & Objectives	Performance Measures	Standards / Targets (FY2026)	Budget Reference
	<ul style="list-style-type: none"> <li>-Installation of signal and pedestrian upgrades at 5<sup>th</sup> and Central Avenue</li> <li>--Installation of historic markers</li> </ul>	<ul style="list-style-type: none"> <li>- Complete Alonzo Williams Parks</li> <li>- Complete Edward’s Field – ADA Parking Addition</li> <li>-Downtown Streetscape enhancements</li> <li>- Install 3 historic markers</li> </ul>	<ul style="list-style-type: none"> <li>5<sup>th</sup> &amp; Central Ped. Upgrades – \$1.43M</li> <li>Historic markers --\$15,000</li> </ul>
<p><b>6. Ensure Transparency &amp; Accountability</b></p>	<ul style="list-style-type: none"> <li>- Audit completion with no findings</li> <li>- Public posting of budget, work plan, annual report</li> </ul>	<ul style="list-style-type: none"> <li>- 100% compliance with <b>§163.371, F.S.</b></li> <li>- Publish <b>FY2026 annual report by March 31, 2027</b></li> <li>- Publish PY 2025 work plan</li> </ul>	<ul style="list-style-type: none"> <li>Audit – \$5,500</li> <li>Membership/Training – \$1,620</li> </ul>



## City of Apopka COMMUNITY REDEVELOPMENT AGENCY STAFF REPORT

**Section:** NEW BUSINESS

**Item #:** 3.

**Meeting Date:** November 5, 2025

**Department:** Economic Development

**SUBJECT:**

Use of Contingency Funding - Purchase of Playground Equipment

**ACTION ITEM INFORMATION:**

**REQUEST:**

Approval of use of contingency funds to purchase playground equipment

**SUMMARY:**

The City has been presented with a unique opportunity by our contracted playground equipment vendor to purchase high-quality playground components that were recently on display at EPCOT. The equipment is being offered at a significantly discounted rate compared to standard pricing. However, the purchase will be made in accordance with the terms of the piggyback agreement with REP Services, Incorporated.

This opportunity allows the CRA to enhance park amenities within the redevelopment area while maximizing budget efficiency. The display equipment has been gently used for demonstration purposes only and remains in excellent condition. Purchasing this equipment would provide immediate value, allowing for the improvement or expansion of playground facilities within the CRA district ahead of schedule and at a reduced cost.

**FUNDING SOURCE:**

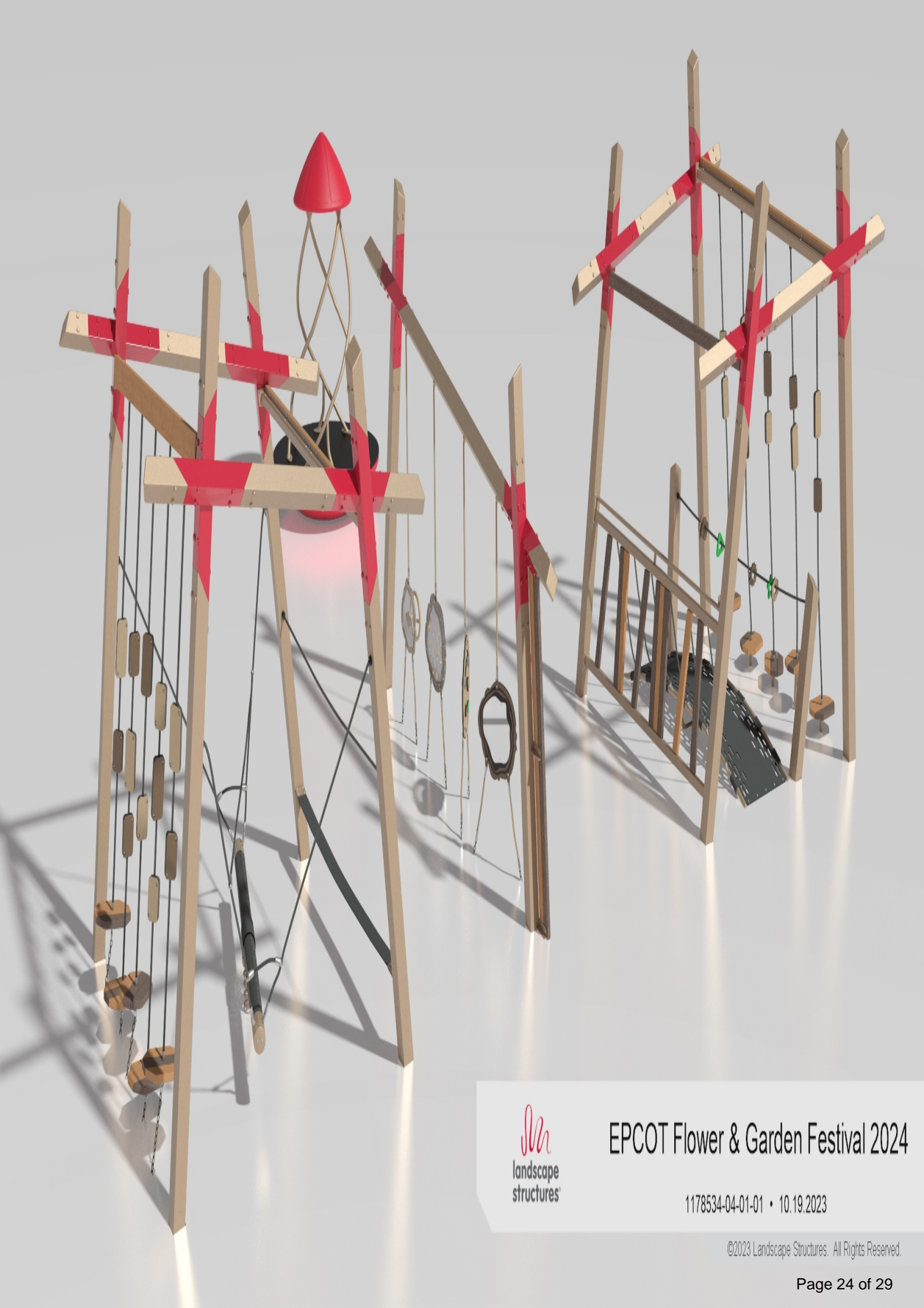
CRA Contingency Funds

**RECOMMENDED MOTION:**

Staff recommends that the CRA Board authorize the use of CRA Contingency Funds to purchase of the playground equipment, contingent upon confirmation that the items meet all safety and warranty standards and the City's Procurement Policy.

**ATTACHMENTS:**

1. 1178534-04-01-01
2. 1178534-04-01-02
3. 21406-1-1 2025.1-2D
4. 8th & Highland - Final Plat
5. Property appraiser screenshot



# EPCOT Flower & Garden Festival 2024

1178534-04-01-01 • 10.19.2023

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# EPCOT Flower & Garden Festival 2024

1178534-04-01-02 • 10.19.2023

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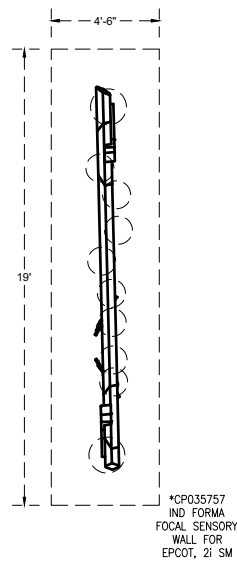
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# PG-1

## PLAY EQUIPMENT PLAN

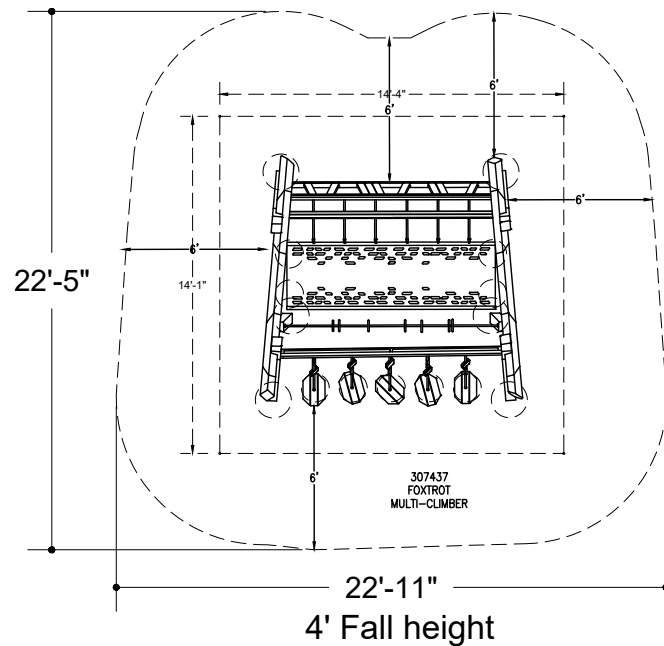
<b>TOTAL AREA:</b>
<b>FALL HEIGHT:</b>
<b>BORDER:</b>
<b>USER CAPACITY:</b>
<b>SURFACING:</b>
<b>SUBGRADE ELEV.:</b>

2-5 years old

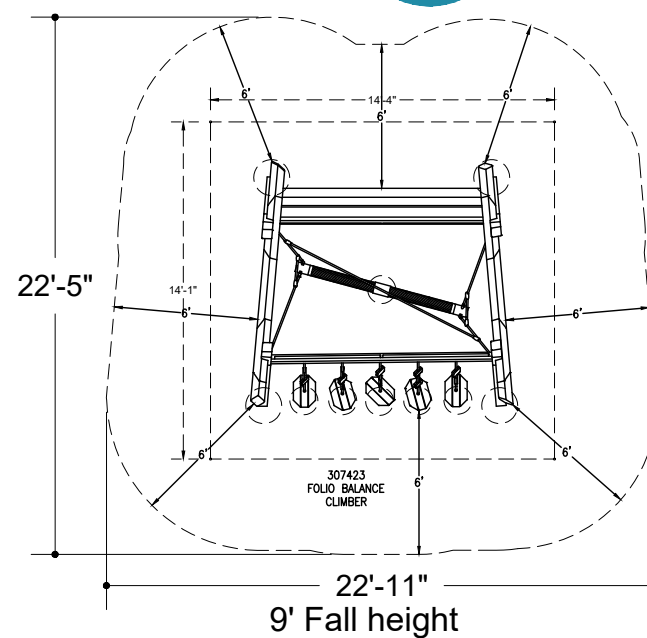


0' Fall height

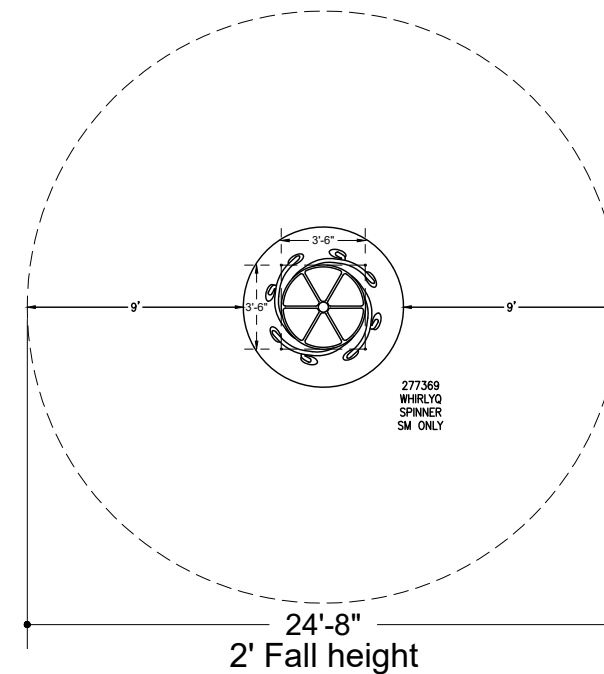
2-5 years old



5-12 years old

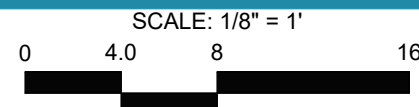


5-12 years old



# Forma Re-Use Project

Florida  
PROJECT: 21406-1-1 2025.1  
NOT FOR CONSTRUCTION



**REP SERVICES, INC.**  
Experts at Play & Outdoor Spaces

# 8TH STREET REPLAT

SHEET 1 OF 2  
(51289007)

**REPLAT OF A PORTION OF THE SOUTH 190 FEET OF LOT 6, AND THE SOUTH 190 FEET OF THE WEST 114.6 FEET OF LOT 7, AND THE LOT 7 (LESS THE WEST 45 FEET) AND LOT 7 (LESS SOUTH 190 FEET OF WEST 114.6 FEET) AND THE NORTH 20 FEET OF THE SOUTH 210 FEET OF LOT 6, OF T.C. DARBY'S ADDITION TO APOPKA CITY, IN PLAT BOOK B, PAGE 140, LYING IN SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.**

**DESCRIPTION**

The South 190 feet of Lot 6, and the South 190 feet of the West 114.6 feet of Lot 7, of T.C. Darby's Addition to Apopka City, according to the plat thereof as recorded in Plat Book 14, Page 160, in the Public Records of Orange County, Florida,

And

Lot 5 (less the West 45 feet) and Lot 7 (less South 190 feet of West 114.6 feet) and the North 20 feet of the South 210 feet of Lot 6, of T.C. Darby's Addition to Apopka city, according to the plat thereof as recorded in Plat Book B, Page 140, in the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 21 South, Range 28 East, lying in Orange County, Florida; thence South 89°28'09" East, a distance of 1337.66 feet along the North line of the Northwest 1/4 of the Northwest 1/4 to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence South 00°27'12" East, a distance of 420.03 feet along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence south 89°28'09" east, a distance of 40.01 feet along the Westerly extension of the North right of way line of E 8th Street, per Plat Book B, Page 140, in the Public Records of Orange County, Florida to the East right of way line of S Highland Avenue to the POINT OF BEGINNING; thence North 00°27'12" West, a distance of 210.00 feet along said East line; thence departing said East right of way line the following two (2) courses and distances; South 89°28'09" East, a distance of 145.40 feet; thence North 00°27'12" West, a distance of 30.00 feet to the North line of Lot 7 of said T.C. Darby's Addition To Apopka City; thence South 89°28'09" East, a distance of 139.64 feet along said North line; thence departing said North Line; North 00°27'12" West, a distance of 150.02 feet to the South line right of way line of E 7th Street, per Plat Book B, Page 140, in the Public Records of Orange County, Florida; thence South 89°28'09" East, a distance of 9.75 feet along said South right of way line to the Northwest corner of Lot 6, J.W. Wray's Sub-Div., according to the plat thereof as recorded in Plat Book L, Page 98, in the Public Records of Orange County, Florida; thence South 00°12'54" East, a distance of 390.00 feet along the West line of Lot 6 and Lot 7 of said J.W. Wray's Sub-Div. to the North right of way aforesaid E 8th Street; thence North 89°28'09" West, a distance of 293.16 feet along said North right of way line to the point of beginning.

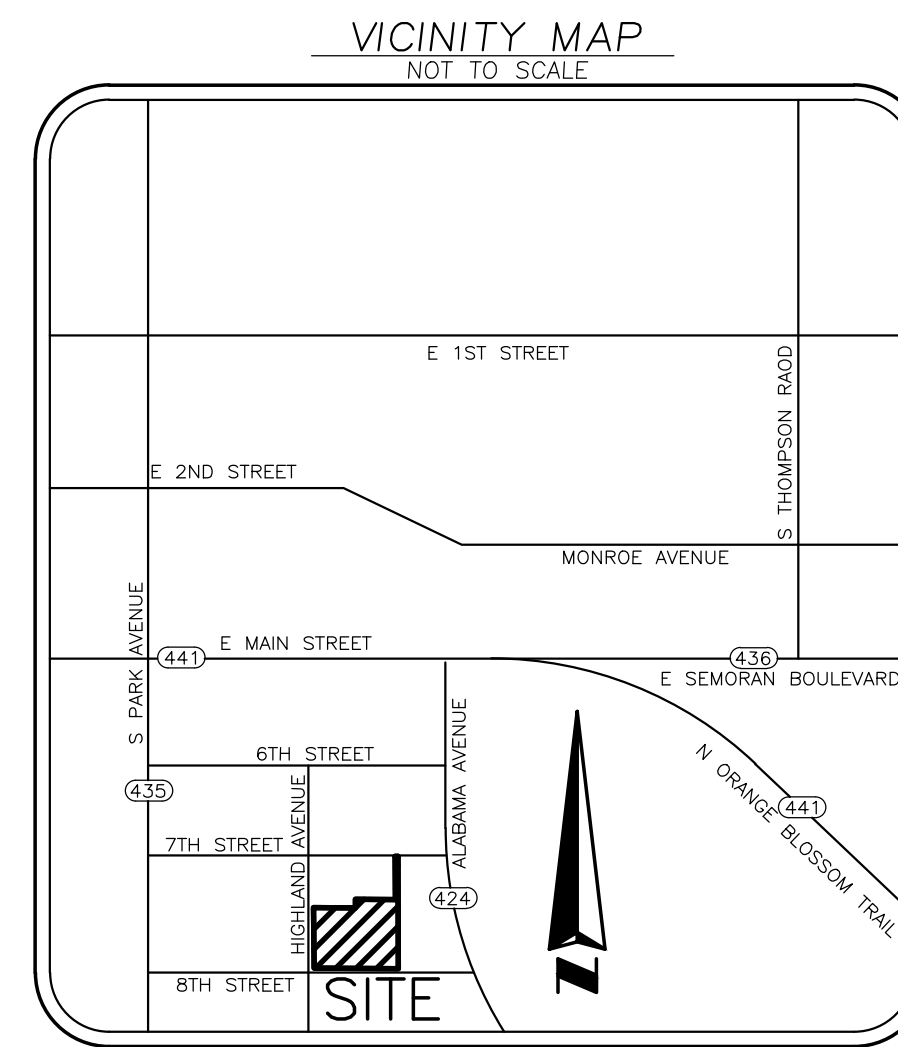
containing 67,520 square feet or 1.55 acres, more or less.

**8TH STREET PLAT, GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST BEING SOUTH 89°28'09" EAST.
2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT, EXCEPT FOR PLATTED EASEMENTS AS SHOWN HEREON.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT WITH THE PRIOR WRITTEN CONSENT OF ALL UTILITY SERVICE PROVIDERS.

**LEGEND & ABBREVIATIONS**

- L1 = LINE NUMBER
- LB = LICENSED BUSINESS
- CM = CONCRETE MONUMENT
- R/W = RIGHT OF WAY
- (OA) = OVERALL
- ⊙ = CENTERLINE
- CCR = CERTIFIED CORNER RECORD
- TYP. = TYPICAL
- ORB = OFFICIAL RECORDS BOOK
- ⊙ = CENTERLINE
- PRM = PERMANENT REFERENCE MONUMENT
- E.S.E. = ENVIRONMENTAL SWALE EASEMENT
- ▣ = FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108" UNLESS OTHERWISE NOTED
- = SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108," UNLESS OTHERWISE NOTED
- ⊙ = SET NAIL & DISK STAMPED "PCP LB 2108" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD AND CAP STAMPED "LB 2108" UNLESS OTHERWISE NOTED
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING



**SHEET INDEX**  
SHEET 1 COVER SHEET AND GENERAL NOTES  
SHEET 2 BOUNDARY AND LOTS

**PLAT BOOK** \_\_\_\_\_ **PAGE** \_\_\_\_\_

8TH STREET REPLAT  
DEDICATION

KNOW ALL BY THESE PRESENTS, That 8th Street Replat being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, below has caused these presents to be signed and attested to by the officers named below on 8th Street Replat.

By: \_\_\_\_\_  
Printed Name

Attest: \_\_\_\_\_  
Printed Name



Signed in the presence of:

By: \_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Printed Name

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ by 8th Street Replat, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

**NOTARY PUBLIC**

Printed Name \_\_\_\_\_

Notary public State of Florida

My Commission Expires \_\_\_\_\_

Commission Number \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR**

Pursuant to Section 177.081 Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter, provided however that my review does not include field verification of any of the coordinates or points of measurements shown on this plat.

Surveyor's Signature \_\_\_\_\_ Date \_\_\_\_\_

Surveyor's Name \_\_\_\_\_ Registration No. \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY CITY ENGINEER**

This is to certify that on \_\_\_\_\_, the foregoing plat was examined and approved by

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION**

This is to certify that on \_\_\_\_\_, the foregoing plat was examined by the Apopka Planning Commission of the City of Apopka

Chairman \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

This is to certify that on \_\_\_\_\_, the City Council of the City of Apopka approved the foregoing plat.

Bryan Nelson, Mayor \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF COUNTY COMPTROLLER**

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records

on \_\_\_\_\_ as DOC# \_\_\_\_\_

County Comptroller in and for Orange County, Florida

BY \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Registered Land Surveyor & Mapper, does hereby certify that I completed the survey of the lands therein described and this Plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon and this plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

Signature \_\_\_\_\_ Dated \_\_\_\_\_  
Andrew Perry, PSM

Southeastern Surveying & Mapping Corporation  
6500 All American Boulevard  
Orlando, Florida 32810-4350 Registration No. 6124  
Certificate No. LB 2108

**NOTICE:**

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



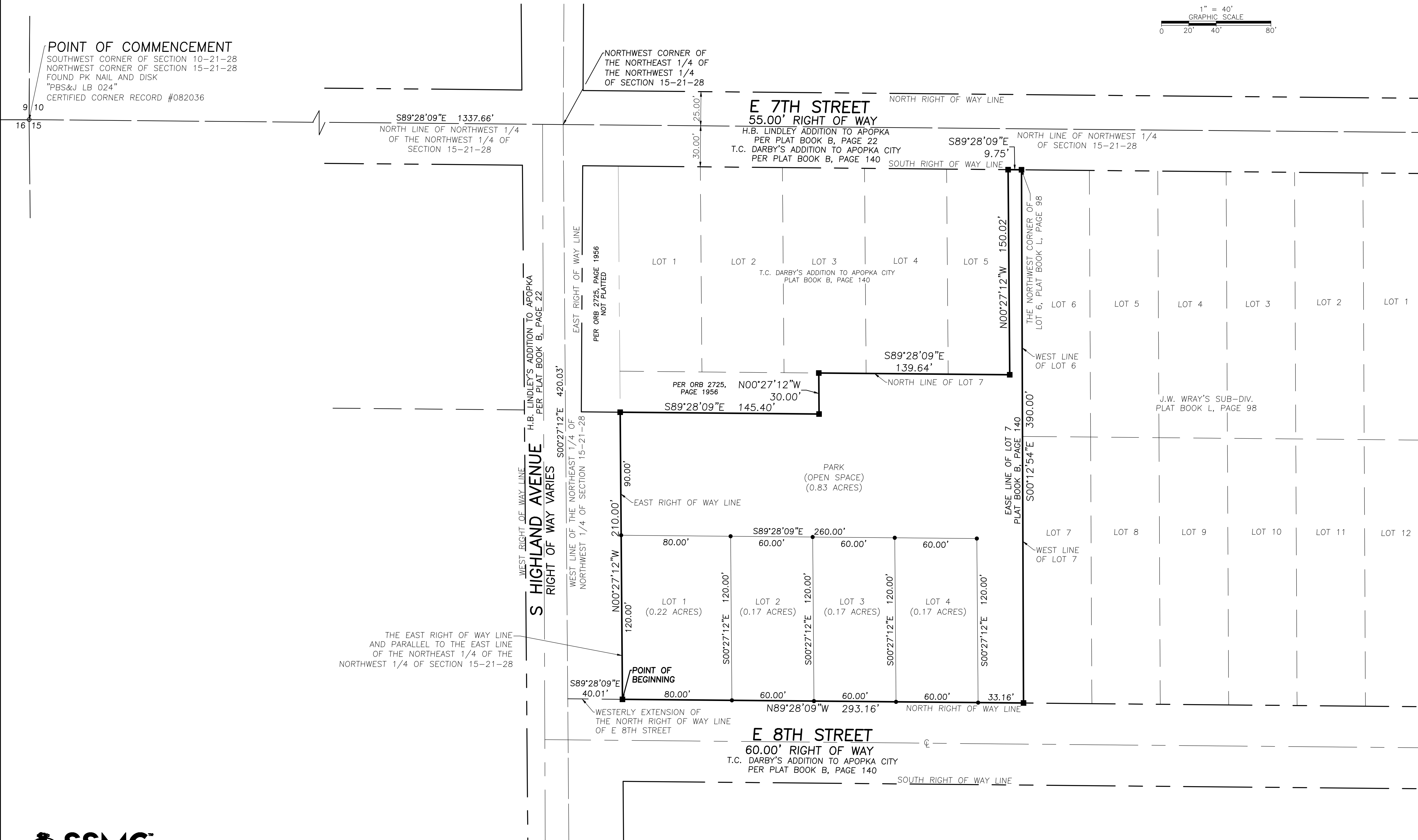
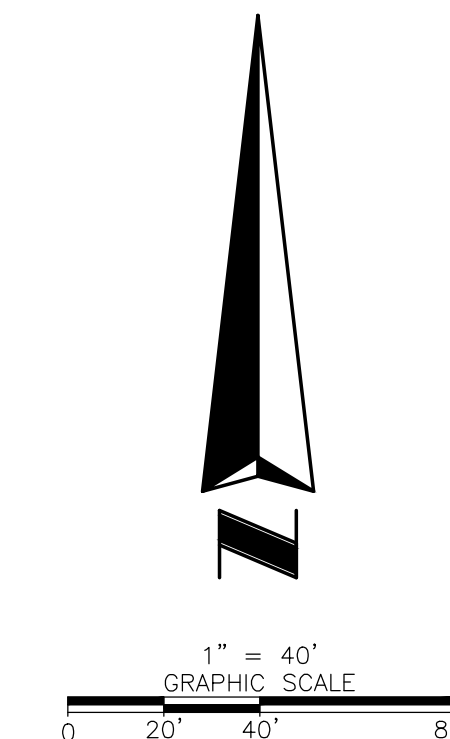
# 8TH STREET PLAT

SHEET 2 OF 2  
(51289007)

PLAT  
BOOK

PAGE

REPLAT OF A PORTION OF THE SOUTH 190 FEET OF LOT 6, AND THE SOUTH 190 FEET OF THE WEST 114.6 FEET OF LOT 7, AND THE LOT 7 (LESS THE WEST 45 FEET) AND LOT 7 (LESS SOUTH 190 FEET OF WEST 114.6 FEET) AND THE NORTH 20 FEET OF THE SOUTH 210 FEET OF LOT 6, OF T.C. DARBY'S ADDITION TO APOPKA CITY, IN PLAT BOOK B, PAGE 140, LYING IN SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.



**POINT OF COMMENCEMENT**  
SOUTHWEST CORNER OF SECTION 10-21-28  
NORTHWEST CORNER OF SECTION 15-21-28  
FOUND PK NAIL AND DISK  
"PBS&J LB 024"  
CERTIFIED CORNER RECORD #082036

NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15-21-28

**E 7TH STREET**  
55.00' RIGHT OF WAY

H.B. LINDLEY ADDITION TO APOPKA PER PLAT BOOK B, PAGE 22  
T.C. DARBY'S ADDITION TO APOPKA CITY PER PLAT BOOK B, PAGE 140

**S HIGHLAND AVENUE**  
RIGHT OF WAY VARIES

H.B. LINDLEY'S ADDITION TO APOPKA PER PLAT BOOK B, PAGE 22

**E 8TH STREET**  
60.00' RIGHT OF WAY

T.C. DARBY'S ADDITION TO APOPKA CITY PER PLAT BOOK B, PAGE 140



SOUTHEASTERN SURVEYING & MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Certificate No. LB-2108  
e-mail: info@southeasternsurveying.com



Address: S FOREST AVE

Identify

Print Current Parcel Record

Links Info Values

1

320 E 8TH ST APOPKA, FL 32703 9/23/2021 11:11 AM



Previous Year: [View Parcel Record](#)

Parcel ID: [15-21-28-0000-00-018](#)

Street Address: 320 E 8TH ST

Name 1: CITY OF APOPKA

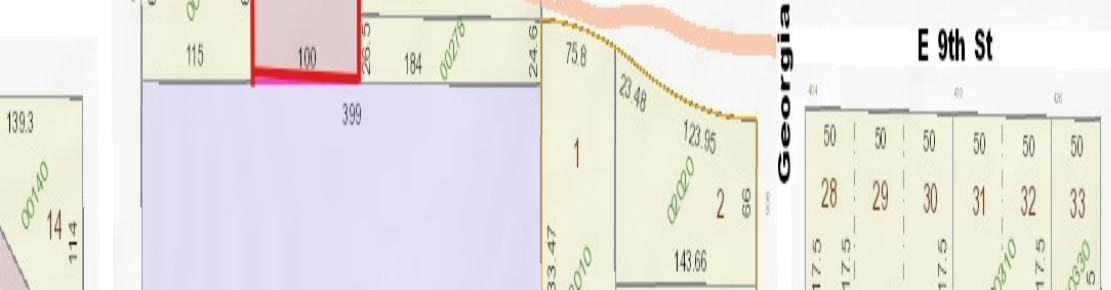
Name 2:

Mailing Address: 120 E MAIN ST

Address 2:

Address 3:

Address 4:



Page 29 of 29