



APOPKA COMMUNITY REDEVELOPMENT AGENCY AGENDA

**August 24, 2026 5:00 PM
Apopka Community Center**

APPROVAL OF MINUTES

1. **Approval of CRA Meeting Minutes of 04-15-26.**

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related matters that are not on today's Agenda as business items or public hearings. If you are here to speak for a matter that requires a public hearing, please wait for that item to come up on the agenda. The Public Comment period will be held to a total of thirty (30) minutes. Each speaker will be given three (3) minutes to speak. If you are here for the Public Comment Period, please fill out a GREEN Intent to Speak Form and provide it to the City Clerk prior to the start of the meeting. When the Mayor calls for Public Comment Period, the City Clerk will read the submitted GREEN Intent to Speak Forms in the order they were received. Should a large number of citizens submit public comment period speaker cards, the speaking time per citizen may be reduced to a minimum of two (2) minutes per speaker, to give as many citizens an opportunity to speak as possible during the Public Comment Period. Groups of citizens who wish to speak on the same item or concern may elect a spokesperson to speak on their behalf, in which case an additional one (1) minute will be given to the spokesperson's time per citizen, up to six (6) minutes total. Citizens wishing to elect a spokesperson must be present during the public comment period, indicate the spokesperson on their Intent to Speak forms, and submit their forms together to the City Clerk. If you wish to speak on one of the business items or public hearing items, please fill out a WHITE Intent to Speak Form and provide it to the City Clerk prior to the start of the meeting. Once the item has been presented, the Mayor will call for Public Comment on that specific item. At that time, the City Clerk will read the submitted WHITE Intent to Speak Forms for the current item, in the order they were received. Each speaker will be given three (3) minutes to speak. Please refer to Resolution No. 2025-19 for further information regarding Public Participation Policy & Procedures for addressing the City Commission.

PRESENTATION

NEW BUSINESS

1. **5th Street Lighting Project**
2. **Approval of Request to Extend the Community Redevelopment Agency Term**
3. **Down Payment Assistance Program**

OLD BUSINESS

1. **Evaluation of Potential Property Acquisition - 161 East 6th Street**
2. **Purchase of property — 205 E 8th Street**
3. **Resolution No. 2026-01 - Appropriate existing Redevelopment Trust Funds to the next FY 2027 and Resolution No. 2026-02 - Adoption of CRA FY 2026/2027 Budget**

STAFF REPORT

1. **Design Standards**

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 Commission Chambers or exit the City Commission 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 April 15, 2026 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
- Attorney Patrick Brackins

APPROVAL OF MINUTES

1. CRA meeting minutes of January 21, 2026.

MOTION by Member Drago and seconded by Member Anderson to approve the CRA minutes of January 21, 2026 as presented.

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

PUBLIC COMMENT

No one present for public comment.

PRESENTATION

1. Introduction of Inderjeet Singh, Indian Bistro Restaurant
Presented by: Antranette Forbes, Economic Development Director

NEW BUSINESS (ACTION ITEMS)

1. Purchase of 205 East 8th Street
Presented by: Antranette Forbes, Economic Development Director

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

- **Matthew Hutchinson** – In support of resource center and offered help.

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

MOTION by Member Smith and seconded by Member Anderson to make an offer to Duke Energy for the purchase of the property on 8th street.

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

2. Update to Existing Assistance Programs
Presented by: Antranette Forbes, Economic Development Director

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

MOTION by Member Anderson and seconded by Member Smith to approve the three changes to be made to the existing Assistance Programs.

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

MOTION by Member Drago and seconded by Member Anderson to approve the changes to be made to the existing BMAP.

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

3. Community Redevelopment Agency (CRA) Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2025 from Mauldin and Jenkins, LLC.
Presented by: Blanche Sherman, Finance Director

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

OLD BUSINESS

1. Discussion of New, Proposed Incentive Programs

Chairman Nelson opened public comment period. 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 the proposed Demolition Grant incentive program.

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

MOTION by Member Drago and seconded by Member Anderson to table the proposed Design, Engineering and Architectural Services Assistance Grant incentive program.

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

MOTION by Member Drago and seconded by Member Smith to table the Special Project Grant incentive program.

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

ADJOURNMENT

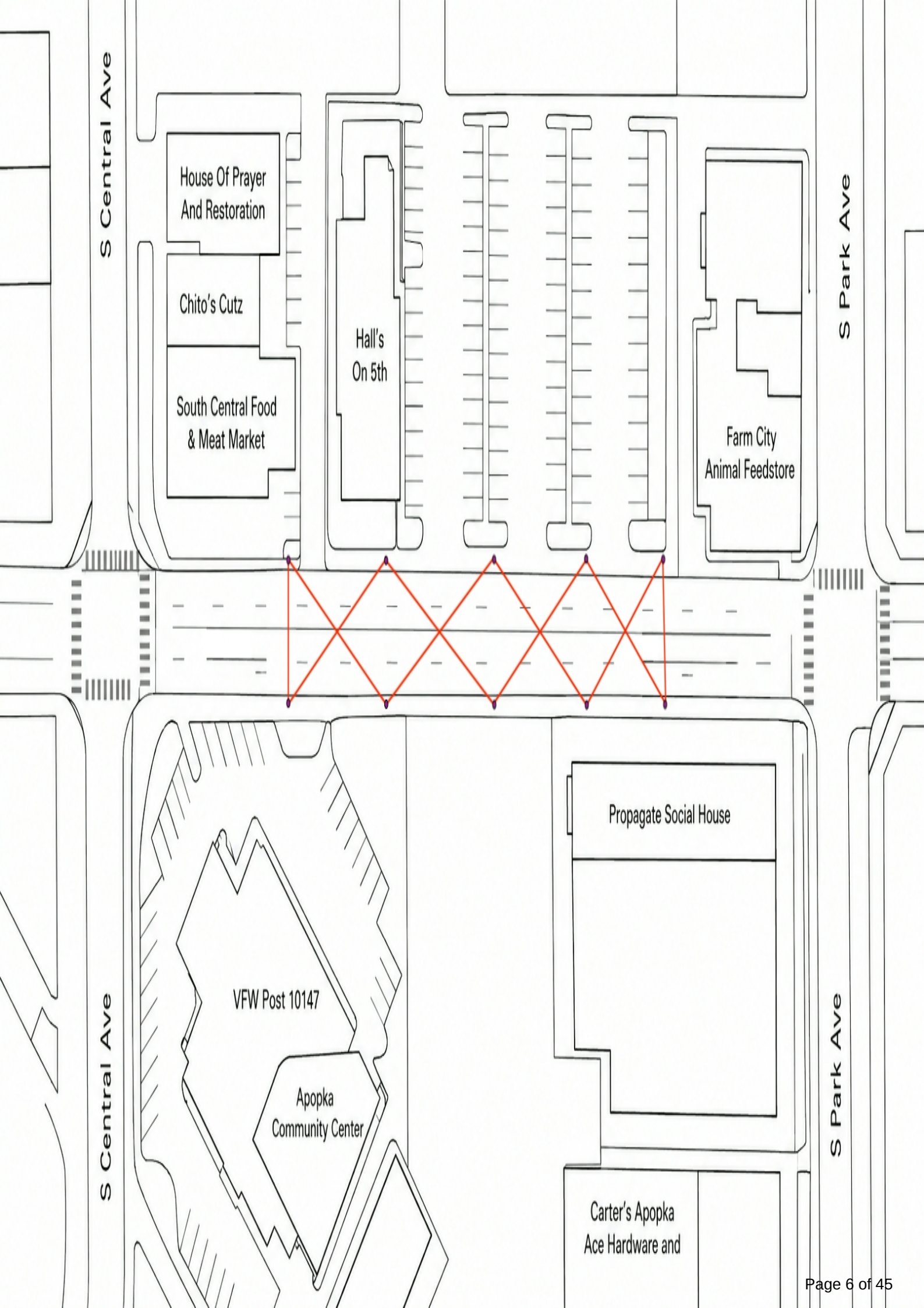
The meeting adjourned at 7:06 P.M.

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

Nick Nesta, Chairman

Attest: _____
Susan M. Bone, City Clerk

Prepared by: _____
Jodi Wrigley, Deputy City Clerk



S Central Ave

House Of Prayer
And Restoration

Chito's Cutz

South Central Food
& Meat Market

Hall's
On 5th

Farm City
Animal Feedstore

S Park Ave

S Central Ave

VFW Post 10147

Apopka
Community Center

Propagate Social House

Carter's Apopka
Ace Hardware and

S Park Ave



INTERNAL

Lighting Proposal

DE1 Contact: Gerald Rooks**Address:** 3300 Exchange Place Lake Mary, FL 32746**Phone:** 407-754-7114**Project Number** P-000238

August 14, 2026

Customer
City of Apopka 120 E. Main St Apopka, FL 32703

Site
E 5th St Between Park Ave & Central Ave Apopka, FL 32703 See attachments

General Project Scope
Furnish and Install per Design (10) 25' Concrete Poles for a mounting height of 20' for the Bistro Lights, Includes Banner Arms (950) Black suspended Bistro String Lights* 1.6W per light*, 3000 Kelvin. Includes annual service. (Optional) Audio - 4 Channel 1200W Amplifier, (12) Professional Mount Commercial grade Speakers

* Approximate values

Pricing					
Construction Payment (due upon acceptance)		Monthly Fee		Warranty Maintenance	Contract Term
Without Audio	\$70,000	\$55		Included	240 Months
Without Audio	\$50,000	\$208		Included	240 Months
Including Audio	\$103,000	\$58		Included	240 Months
Including Audio	\$50,000	\$474		Included	240 Months

All pricing is valid for thirty (30) days from the date of the proposal and subject to reconfirmation at time of award

Pricing can be adjusted to meet any preferred down payment

Duke Energy will call for locate of all public facilities. Any customer-owned utilities would need to be located and marked at customer expense

We look forward to working with you on this project.

**CITY OF APOPKA
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NO. 2026-01**



A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF APOPKA, FLORIDA, REQUESTING THE EXTENSION OF THE CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY; AFFIRMING THE CONTINUING NEED FOR COMMUNITY REDEVELOPMENT ACTIVITIES; DIRECTING THE TRANSMITTAL OF THIS RESOLUTION TO ORANGE COUNTY; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Apopka established the Community Redevelopment Agency (CRA) pursuant to Part III, Chapter 163, Florida Statutes, to address conditions of slum and blight within the designated redevelopment area; and

WHEREAS, the CRA has successfully implemented numerous redevelopment initiatives, including public infrastructure improvements, redevelopment incentive programs, commercial façade enhancements, residential rehabilitation, public safety improvements, and economic development projects that have advanced the goals of the adopted Community Redevelopment Plan; and

WHEREAS, although significant progress has been made, redevelopment activities remain necessary to eliminate conditions of slum and blight, complete ongoing capital projects, encourage private investment, improve housing conditions, and continue implementation of the adopted Redevelopment Plan; and

WHEREAS, the CRA Board finds that extending the duration of the Community Redevelopment Agency is in the best interest of the City and its residents and is necessary to continue achieving the public purposes established in Part III, Chapter 163, Florida Statutes; and

WHEREAS, Section 163.3755, Florida Statutes, authorizes the extension of community redevelopment agencies upon approval by the governing bodies of the taxing authorities.

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

Section 1. The foregoing recitals are hereby adopted and incorporated herein.

Section 2. The Board of Directors hereby approves the extension of the City of Apopka Community Redevelopment Agency and finds that continued redevelopment activities remain necessary to carry out the purposes of the Community Redevelopment Plan.

Section 3. The CRA Board authorizes and directs staff to transmit this Resolution, with all supporting documentation, to the City Commission for approval and subsequent transmittal to Orange County.

Section 4. If any section or provision of this Resolution is determined to be invalid, the remaining provisions shall remain in full force and effect.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

PASSED AND ADOPTED this 11^h day of August, 2026, by the Community Redevelopment Agency of the City of Apopka, Florida.

Nicolas L. Nesta, III, Chairman
City of Apopka, Florida

ATTEST:

Susan Bone, City Clerk



CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY

DOWN PAYMENT ASSISTANCE PROGRAM

GUIDELINES, POLICIES, AND PROCEDURES

Program Overview

The Community Redevelopment Agency's (CRA) Downpayment Assistance Program offers home buyers in the City of Apopka's CRA District up to twenty-five percent (25%) of the purchase price of an improved property, up to a maximum of thirty thousand dollars (\$30,000.00) in down payment assistance in the form of a deferred, non-amortizing, zero percent interest second mortgage.

Program Eligibility and Activities

A recipient of assistance would be required to establish the purchased property as their primary permanent residence and remain on the property as a homesteader for five (5) years. If a recipient sells, transfers, rents, or leases the property within five (5) years of the date of purchase, the recipient would be required to repay to the CRA a portion of the total down payment assistance received prorated at the rate of twenty percent (20%) for each year or part thereof remaining in the recipient's five (5) year homestead commitment.

Homebuyers who purchase a vacant lot with the intent to build a new home or homebuyers who purchase a home that requires significant rehabilitation are eligible to receive a down payment assistance incentive; however, that financial assistance from the CRA will only be disbursed after the home has been constructed or the home has been fully renovated. The CRA is willing to provide a letter of commitment to an approved Applicant's lending institution. Award funds can only be applied to the principal mortgage. Property for purchase must be a single-family home.

Applicants are eligible to finance the balance to purchase the homestead by personal funds or by mortgage loan. If a mortgage loan is obtained to purchase the property, the CRA requires the mortgage to be a conventional fixed-rate, FHA or VA mortgage. Applicants may not use an interest-only or adjustable-rate mortgage (ARM) to finance the balance of the purchase of the homestead. New construction, existing structures, and homes requiring renovation are all eligible. This program cannot be combined with other CRA or city housing programs. Approval of funding incentives is based on budget availability and will be considered on a first-come, first-served basis.

Grant Process

An Applicant must complete the purchase of the home within (A) six (6) months from the date the Agency approves the assistance request for the purchase of an existing home; or (B) within one (1) year from the date the Agency approves the assistance request for the building of a new home or completion of rehabilitation of a home, or the funding will expire. Additional one-time extensions may be granted by the CRA Board under special and unique circumstances.

Every Applicant must provide the following information to CRA Staff:

1. A completed application form.
2. Photographs of the existing house (if any).
3. Schematic drawings illustrating the proposed new house (if building).
4. Pictures with project description outlined (if renovating).
5. Completion Certification of Home Buyers Education Program(s) from a HUD-approved housing counseling agency.

Disbursement of Funds

Funds used to purchase existing homes will be disbursed at the closing of the property or the closing of the permanent loan on the completion of the project for new home builds.

The Applicant must provide the following information prior to disbursement:

1. A copy of the Contract to Purchase, Loan Commitment, or Agreement with Builder.
2. Written notification from the Applicant that the closing is scheduled (at least seven (7) days in advance).
3. A proposed Closing Disclosure or HUD-1 Settlement Statement (at least seven (7) days in advance).
4. Verification of income for all titleholders. The Program does not impose income-based eligibility requirements. Income information collected through the application process will be used solely for program reporting, demographic analysis, and data collection purposes.

Recipients of assistance should be prepared to provide to the CRA, at the Agency's request, financial documents that are related to the purchase, construction project, or rehabilitation project, including applicable contractor and subcontractor releases of lien, receipts or bills for materials purchased, invoices from contractors and subcontractors, and canceled checks, bank statements or satisfied invoices showing payments made to contractors and subcontractors, where applicable.

In addition, at closing and before disbursement, the Applicant will be required to sign a mortgage document in favor of the City of Apopka Community Redevelopment Agency to secure performance of the minimum five (5) year homestead requirement.

The Community Redevelopment Agency staff will administer the Down Payment Assistance program and applications will be accepted on a rolling basis. Funding for this program is based on budget availability and will be considered on a first-come, first-served basis. Application submission does not guarantee approval. Applications will be reviewed for completeness and compliance with program criteria to determine eligibility for grant funding. Applications that do not comply with the program criteria and conditions will not be eligible for funding. Downpayment Assistance will not be provided in the event the applicant receives cash.



**APOPKA COMMUNITY REDEVELOPMENT AGENCY
DOWN PAYMENT ASSISTANCE PROGRAM APPLICATION**

APPLICANT INFORMATION

Applicant Name(s): _____

Mailing Address: _____

Phone: _____ Email: _____

Living Status ☐ Renter ☐ Current Homeowner ☐ Other _____

First-time Home Buyer ☐ Yes ☐ No If no, previous number of homes owned: _____

Total cost of home: \$ _____ Amount of Funding Requested: \$ _____

PROPERTY INFORMATION

Home/Lot Address: _____

Parcel ID: _____

Property legal description: _____

Is property located within CRA boundaries? ☐ Yes ☐ No

Current Property Taxes Delinquent? ☐ Yes ☐ No

Does the Property have existing liens or judgments: ☐ Yes ☐ No

Lien or Judgment information: _____

Property listed as Homestead: ☐ Yes or ☐ No Type of Mortgage Loan: _____

Lender/Financial Institute Name: _____

Agent Name: _____ Contact Number: _____

Email Address: _____

Applicants may not use an interest-only or adjustable-rate mortgage (ARM) to finance the balance of the purchase of the homestead. Incomplete Application Submission will not be Reviewed for Approval.

APOPKA COMMUNITY REDEVELOPMENT AGENCY
DOWN PAYMENT ASSISTANCE PROGRAM APPLICATION (continued)

Applicant Name(s): _____

1. Is financial funding available for the Home Purchase? ☐ Yes or ☐ No (Please submit financial approval documentation with the application for review.)
2. Will this property be the primary residence? ☐ Yes or ☐ No
3. Is homeownership viable without CRA funding? ☐ Yes or ☐ No
4. Home Buyers Training Program within the last twelve Months? ☐ Yes or ☐ No

Name of company that provided Training: _____

Title Company Information Name: _____

Agent Name: _____ Contact Number: _____

Email Address: _____ Website: _____

Program Documents for Submission

- ✓ Site/Property Photos Renderings/Concept Images
- ✓ Copy of the Contract to Purchase, Loan Commitment, or Agreement with the Builder
- ✓ Closing Disclosure or HUD-1 Settlement Statement (minimum ten (10) days in advance)
- ✓ Home Buyers Training Certification
- ✓ Loan Pre-Approval Letter (If Applicable)

Note: If payment assistance is approved, the Applicant will be required to sign a mortgage document in favor of the City of Apopka Community Redevelopment Agency to secure performance of the minimum five (5) year homestead exemption.

Applicant Signature: _____ Date: _____

Funding for incentives is based on budget availability and will be considered on a first-come, first-served basis.

APPLICANT ACKNOWLEDGEMENT FORM

The undersigned Applicant(s) hereby acknowledge, understand, and agree to the following terms and conditions associated with participation in the Community Redevelopment Agency (CRA) Down Payment Assistance Program:

1. PROGRAM FUNDING AVAILABILITY

I understand that participation in the Program is subject to the availability of funds and approval by the CRA. Funding is awarded on a first-come, first-served basis and is contingent upon budget availability. Submission of an application does not guarantee funding or approval.

2. COMPLETION DEADLINES

I understand that I must complete the purchase of the home within:

A. Six (6) months from the date the CRA approves the assistance request for the purchase of an existing home; or

B. One (1) year from the date the CRA approves the assistance request for the construction of a new home or the completion of rehabilitation of a home.

Failure to complete the purchase within the applicable timeframe shall result in expiration of the funding award unless an extension has been approved by the CRA.

One (1) extension of up to thirty (30) calendar days may be granted at the sole discretion of the CRA. Requests for extensions must be submitted in writing no less than five (5) business days prior to the expiration date of the funding commitment.

3. OWNER-OCCUPANCY AND HOMESTEAD REQUIREMENT

I understand and acknowledge that, as a condition of receiving assistance under this Program, I must establish the assisted property as my primary permanent residence and maintain homestead status on the property for a period of five (5) consecutive years following the date of purchase.

I further acknowledge that the property may not be used as a rental property, investment property, vacation home, or secondary residence during the five-year affordability period. The CRA may require documentation demonstrating continued homestead status and owner occupancy during this period.

4. REPAYMENT REQUIREMENT

I understand and agree that if, within five (5) years of the date of purchase, I voluntarily or involuntarily sell, transfer, convey, rent, lease, assign, or otherwise cease to occupy the property as my primary homesteaded residence, I shall be required to repay a prorated portion of the down payment assistance provided by the CRA.

Repayment shall be calculated based upon the percentage of the five-year affordability period remaining at the time of the sale, transfer, rental, lease, or loss of homestead status. The repayment amount shall be determined as follows:

- Year 1: 100% repayment of assistance received
- Year 2: 80% repayment of assistance received
- Year 3: 60% repayment of assistance received
- Year 4: 40% repayment of assistance received
- Year 5: 20% repayment of assistance received

Upon successful completion of the five-year homestead requirement, no repayment obligation shall remain, and the assistance shall be deemed fully forgiven.

The CRA may secure this repayment obligation through a mortgage, promissory note, restrictive covenant, or other legal instrument deemed necessary to protect the public investment and ensure compliance with Program requirements.

5. HOMEBUYER EDUCATION REQUIREMENT

I understand that all applicants must successfully complete a Homebuyer Education Course provided by a HUD-approved housing counseling agency prior to closing and prior to the disbursement of assistance funds.

6. ADDITIONAL DOCUMENTATION

I understand that the CRA may require additional documentation, information, or verification at any time during the application review process. Failure to provide requested documentation may result in denial, suspension, or withdrawal of funding consideration.

7. FUNDING LIMITATIONS

I acknowledge that the CRA's financial obligation is limited to the approved award amount. Any costs associated with the purchase, construction, rehabilitation, closing, financing, inspections, appraisals, title work, insurance, taxes, fees, or other expenses that exceed the approved assistance amount shall be the sole responsibility of the Applicant.

The CRA shall not be responsible for any cost overruns, additional expenses, lender requirements, or financial obligations exceeding the approved award amount.

8. RELEASE, WAIVER, AND INDEMNIFICATION

To the fullest extent permitted by law, the Applicant agrees to release, waive, discharge, indemnify, defend, and hold harmless the Community Redevelopment Agency, the City, and their respective elected officials, board members, officers, employees, agents, volunteers, and representatives from and against any and all claims, demands, causes of action, damages, losses, liabilities, costs, expenses, or attorney's fees arising out of or related to participation in the Program, the purchase or construction of a home, contractor performance, lender actions, property conditions, inspections, title matters, or any other matter associated with the Program.

Nothing contained herein shall be construed as a waiver of sovereign immunity or any protections afforded under Florida law.

9. MARKETING, PHOTOGRAPHY, AND PUBLIC INFORMATION AUTHORIZATION

I acknowledge that the CRA may use information related to my participation in the Program for educational, promotional, reporting, and marketing purposes.

I grant permission to the CRA and its authorized representatives to photograph, videotape, record, interview, and otherwise document my participation in the Program and to use my name, likeness, image, property photographs, project details, testimonials, statements, and related materials in print publications, reports, presentations, websites, social media platforms, news releases, grant applications, signage, and other promotional or informational materials without compensation.

I further acknowledge that the CRA may install temporary project signage identifying participation in the Program and may reference the project as part of its redevelopment, housing, and economic development initiatives.

10. NO GUARANTEE OF APPROVAL

I understand that meeting eligibility requirements does not guarantee funding. The CRA reserves the right to approve, deny, suspend, modify, or discontinue the Program at any time, subject to applicable laws and available funding.

11. LICENSED CONTRACTORS

All work for which payment is requested must be performed by a Florida licensed and insured contractor, prior to payment processing. Work/labor performed by the property owner, relative or tenant, even if a licensed contractor, will not be funded for work done on an owner's own property.

12. CERTIFICATION

I certify that all information provided in connection with my application is true, complete, and accurate to the best of my knowledge. I understand that providing false, misleading, or incomplete information may result in denial of assistance, cancellation of funding, repayment obligations, and/or disqualification from future CRA programs.

By signing below, I acknowledge that I have read, understand, and agree to all terms and conditions contained herein.

Applicant's Certification:

I have read and understand this application. I hereby submit this application, together with the attached photos, plans, and additional supporting documentation for the proposed project. I understand that the City of Apopka's Community Redevelopment Agency, must approve the application.

I further understand that if I accept the award, I will comply with all of the requirements contained therein. No funding will be awarded until a completed application has been approved by the CRA and the required items from the checklists have been submitted and proof of payment of eligible expenses have been submitted, to CRA/City satisfaction.

At the discretion of the CRA, I agree to place a program sign on my property for the duration of the project. I also agree to participate in any program marketing including but not limited to photos, social media posts, testimonials, etc.

I understand that grant funds will not be disbursed until the project is completed as approved and copies of all paid invoices/receipts are provided. I understand the project must be completed within one year of grant approval, or the approval and funding shall expire unless appropriate grant extension approvals are secured.

Applicant Print Name

Applicant Signature

Applicant Print Name

Applicant Signature



120 E. Main Street
APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

To: CRA Chair and Board Members

From: Antranette Forbes, Economic Development Director

Thru: Radley Williams, Interim Chief Administrative Officer

Subject: Evaluation of Potential Property Acquisition – 161 E 6 Street, Apopka

The April 15th CRA Board Meeting, referenced a previous discussion surrounding the potential purchase of 161 E 6 Street, requesting a staff recommendation.

BACKGROUND

The subject property, located at 161 E. 6th Street within the Community Redevelopment Area (CRA), is currently vacant and listed for sale at \$299,000. The 2025 Tax Assessed Value (TAV) is \$110,286. The site is designated Mixed-Use (zoning) with a Commercial Future Land Use (FLU), allowing for a variety of redevelopment opportunities.

As discussed in prior meetings (July 16, 2025), the property is currently wooded and will require tree mitigation prior to development. The site's Floor Area Ratio (FAR) permits approximately 25% building coverage, equating to an estimated 8,000 square feet of buildable area. The CRA Master Plan identifies land acquisition as a strategic objective, making this site a potential candidate for public investment.

Additionally, the property is located within an Opportunity Zone.

ANALYSIS

Option 1: Surface Parking (Museum Support Use)

One of the primary concepts discussed is the development of a surface parking lot to support the nearby museum and surrounding downtown uses.

Benefits:

- Addresses potential parking demand for the museum and downtown area
- Activates a currently vacant parcel
- Lower complexity and faster implementation compared to vertical development

Considerations:

- Estimated construction costs range from approximately \$12-\$16 per square foot for stormwater, lighting and landscaping depending on permitting and site constraints. This does not include design, lighting, and tree mitigation.
- A lease or partnership agreement with the Apopka Historical Society would be necessary to define use and responsibilities
- Determination of responsibility for ongoing operations and maintenance (City, Historical Society or shared agreement) including associated costs and revenue sharing from paid parking options
- Opportunity to provide shared parking for nearby businesses, events, and future redevelopment

While this option provides immediate utility, it may not represent the highest and best long-term use of the property.

Alternative Redevelopment Opportunities

1. Mixed-Use / Commercial Development

The site could accommodate small-scale commercial or mixed-use development, consistent with zoning and FLU. This option supports long-term tax base growth and economic activity.

2. Cultural / Community Expansion

Expansion of museum-related uses or development of a public plaza or interpretive space could enhance placemaking and strengthen the cultural identity of the area.

3. Public-Private Partnership (PPP)

The CRA could acquire and position the property for a future catalytic redevelopment project in partnership with a private developer.

4. Interim Use Strategy

Development as a temporary parking lot with a long-term redevelopment strategy allows for immediate activation while preserving flexibility for future higher-value use. Specifically, a temporary parking could include wheel stops and pervious pavers.

This would allow convertible future use. For this use, the cost range between \$1.50 to \$3.50 per sq ft for gravel with wheel stops and \$6 to \$12 per sq ft for pervious pavers. A detailed breakdown was provided by the City Engineer and included as an exhibit to this memorandum.

KEY CONSIDERATIONS

- **Acquisition Cost:** The listing price significantly exceeds the current assessed value; a

formal appraisal is recommended.

- **Tree Mitigation:** Site clearing costs may impact overall feasibility
- **Parking Demand:** Additional analysis is needed to confirm demand beyond the museum.
- **Operations & Maintenance:** Long-term responsibility must be clearly defined.
- **Opportunity Zone:** While surface parking alone may not fully leverage Opportunity Zone benefits, it may support future redevelopment.

NEXT STEPS

If directed by the Board, staff will proceed with:

1. Obtaining a formal appraisal
2. Conducting a preliminary site and cost analysis, including tree mitigation
3. Evaluating parking demand for the museum and surrounding uses
4. Initiating discussions with the Apopka Historical Society regarding potential partnership or lease
5. Identifying potential funding sources and redevelopment strategies
6. Allocate purchase price onto the current budget

CONCLUSION

The acquisition of 161 E. 6th Street presents an opportunity to advance CRA redevelopment goals through either immediate activation (parking) or long-term redevelopment. A phased approach—utilizing the site for interim parking while planning for future higher-intensity development—may provide the greatest overall benefit.

Staff seeks Board direction on how to proceed.

ESTIMATED COSTS OF PARKING LOT CONSTRUCTION

Size of Parking Lot on a 0.422-acre (18,380 sq ft) Parcel

A typical paved parking lot requires space not only for parking stalls but also:

- Drive aisles (usually 24 ft)
- Perimeter buffers
- Landscaping (often 10–20% depending on code)
- Site circulation

A realistic net area available for parking (after circulation/landscaping) is usually 65–75% of the parcel.

Estimated usable area for parking:

- $18,380 \text{ sq ft} \times 0.70 \approx 12,866 \text{ sq ft}$

Parking capacity estimate:

- Standard parking stall (including share of drive aisles): **300–330 sq ft per stall**
- $12,866 \text{ sq ft} / \sim 320 \text{ sq ft per stall} \approx 40 \text{ parking spaces}$ (± 3 spaces)

Rule of thumb: You can fit approximately 38–42 parking spaces on a parcel of this size.

Estimated Construction Costs (Permanent Parking Lot)

Costs vary based on soil conditions, drainage, asphalt thickness, and ADA/site requirements. As of the latest general industry data:

Typical asphalt parking lot cost:

- **\$5 to \$9 per sq ft** (base + asphalt + striping)

For asphalt parking lot of 18,380 sq ft:

- **Low end: \$91,900**
- **High end: \$165,420**

If you include stormwater improvements, lighting, and landscaping, overall project costs can reach **\$12–\$16 per sq ft** depending on permitting and site constraints.

Estimated Costs for a Temporary Parking Lot

Temporary lots with pervious pavers, gravel, or wheel stops are far cheaper:

Option A – Gravel with Wheel Stops (most common temporary solution):

- **\$1.50 to \$3.50 per sq ft**

Option B – Pervious Pavers (semi-permanent but still considered “temporary”):

- **\$6 to \$12 per sq ft** (material-dependent)

Wheel stops:

- Installed cost: **\$70–\$120 each**

For a temporary gravel lot of 18,380 sq ft:

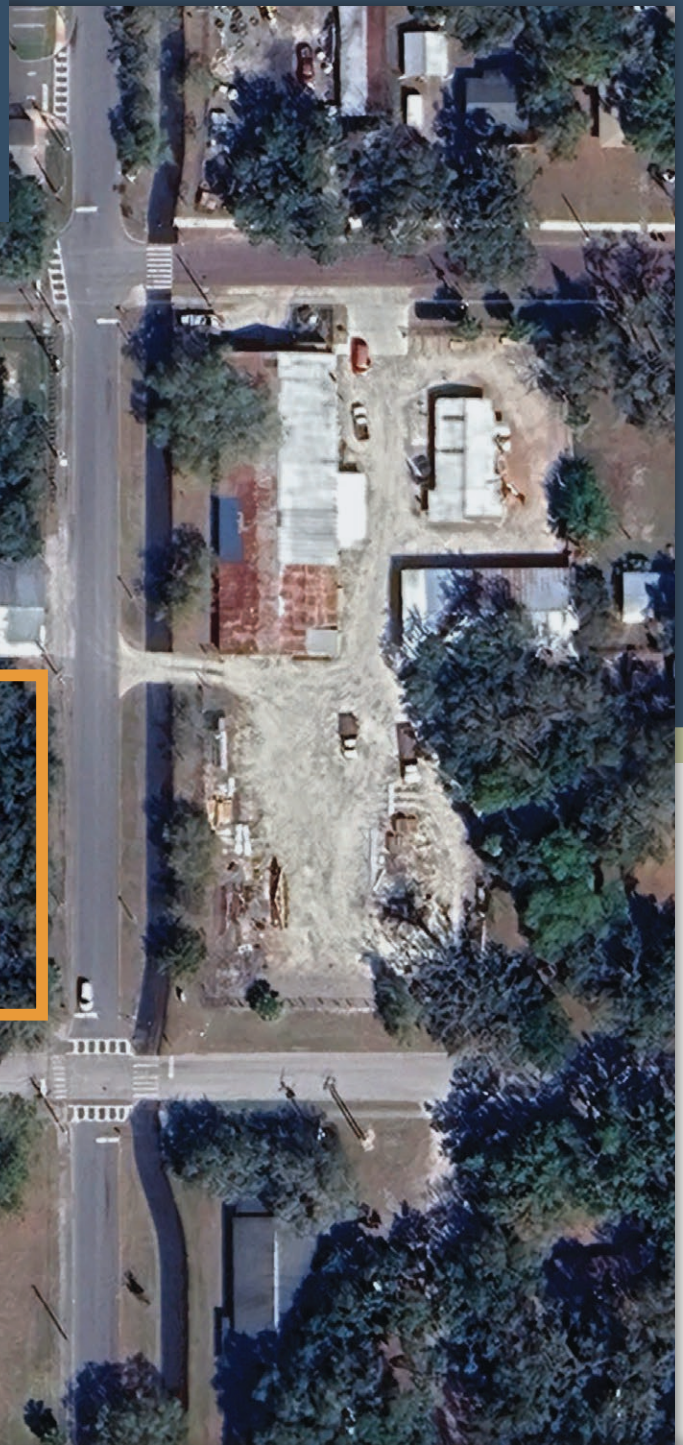
- **Low end: \$27,500**
- **High end: \$64,300**

Summary

- **Parcel size:** 18,380 sq ft
- **Estimated parking capacity:** $\approx$ 40 spaces
- **Permanent asphalt lot:** \$5–\$9 per sq ft (base estimate)
- **Temporary gravel + wheel stops:** \$1.5–\$3.5 per sq ft
- **Pervious paver temporary lot:** \$6–\$12 per sq ft



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



Downtown Apopka Potential Commercial/Residential Site

0.42 ± acre

PROPERTY DETAILS

- Size: 0.42 ± ac
- Location: 161 E 6th St.
Apopka, FL 32703
- Price: \$299,000
- Zoning: MU-D
Downtown Mixed Use
- FLU: RH
Residential High
- Utilities: Available
- Frontage: 102 ft. on
E. 6th St. & 180 ft. on
Forest Ave.

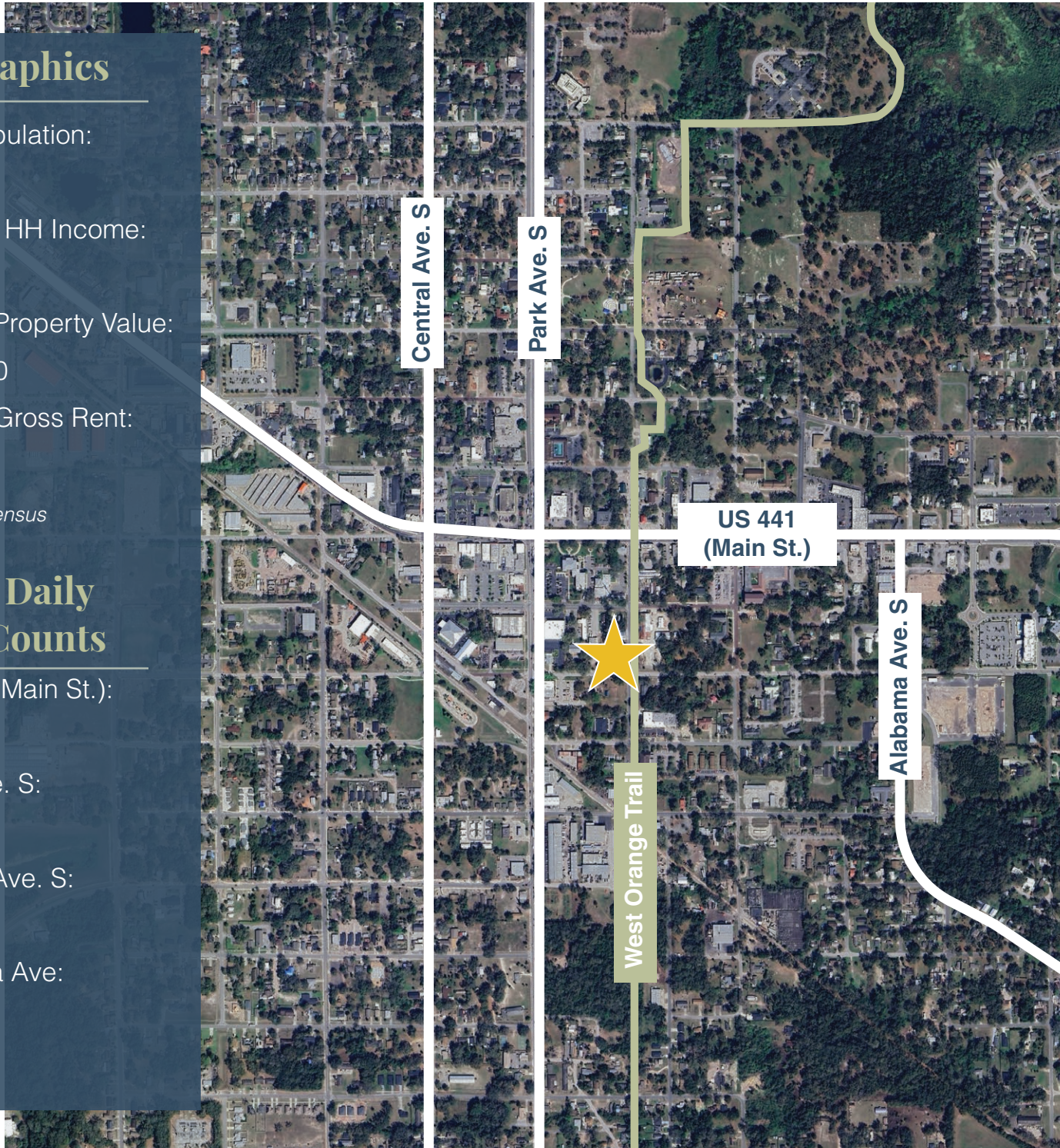
Demographics

- Total Population:
59,113
- Average HH Income:
\$95,703
- Median Property Value:
\$364,300
- Median Gross Rent:
\$2,009

Apopka, US Census

Average Daily Traffic Counts

- US 441 (Main St.):
40,500
- Park Ave. S:
11,100
- Central Ave. S:
8,000
- Alabama Ave:
18,700

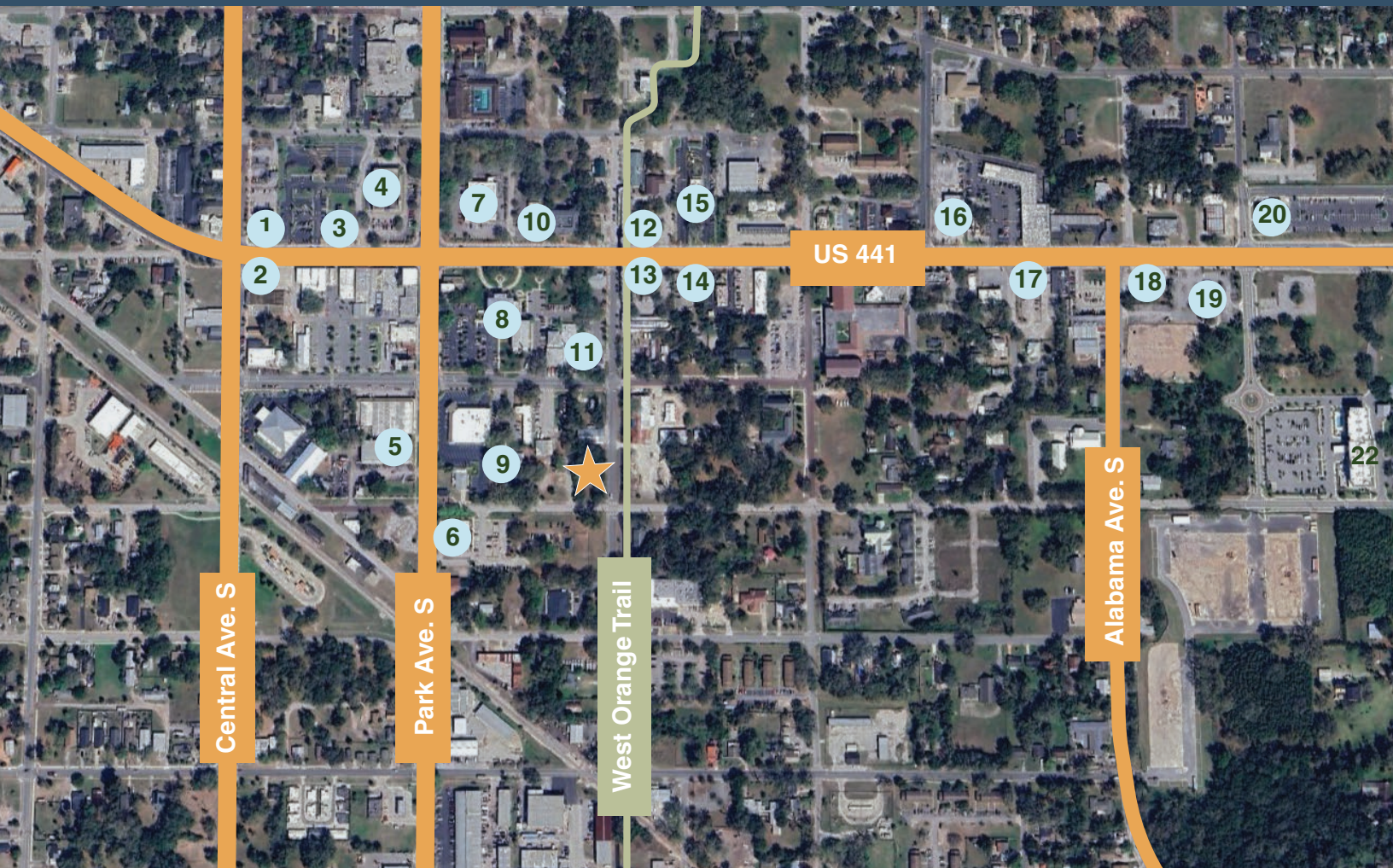


PROPERTY HIGHLIGHTS

0.42± acres located at the northwest corner of E. 6th Street and Forest Avenue in downtown Apopka, Florida. This site is positioned just 2 blocks south of Main Street (US Hwy 441) and one block east of Park Avenue in the heart of the city. Adjacent properties include the City Hall, Fire & Rescue and municipal facilities as well as the Museum of Apopkans. The site is centrally located and provides walk-ability to area retail, entertainment and services. Great location for commercial uses including office, retail and also residential uses.

Legend

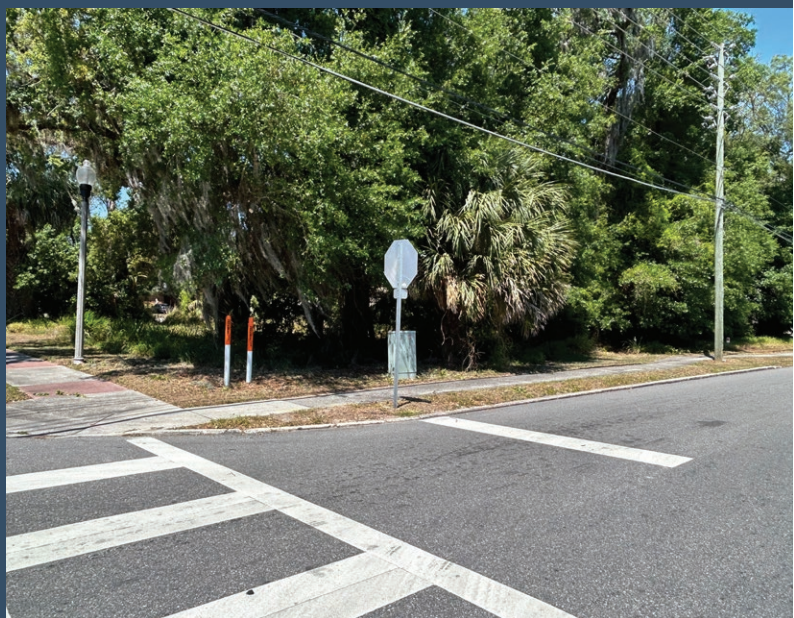
- | | | | | | |
|---|----------------------------|----|-------------------------------|----|--------------------|
| 1 | Chase Bank | 9 | Museum of the Apopkans | 16 | Denny's |
| 2 | Domino's Pizza | 10 | Wendy's | 17 | Popeye's |
| 3 | Bank of America | 11 | Apopka Fire Station 1 | 18 | Mobil |
| 4 | CVS | 12 | Take 5 Oil Change | 19 | Burger King |
| 5 | Ace Hardware | 13 | Dunkin' | 20 | Miller's Ale House |
| 6 | Apopka Police Dept. | 14 | Waffle House | | |
| 7 | Walgreens | 15 | McDonald's | | |
| 8 | Apopka City Hall | | | | |



LOCATION



STREET VIEW





120 E. Main Street
APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

To: CRA Chair and Board Members

From: Antranette Forbes, Economic Development Director

Thru: Radley Williams, Interim Chief Administrative Officer

Subject: Property Acquisition – 205 E 8th Street, Apopka

The property located at 205 E. 8th Street is situated within the CRA District and has been identified as a strategic opportunity to advance the Agency's redevelopment objectives. During a previous meeting, the CRA Board directed staff to initiate negotiations with the property owner, Duke Energy Florida, regarding a potential acquisition.

The 19,557 sq. ft, 0.45-acre site is currently vacant land, has a future land use of industrial.

Acquisition of the property would provide the CRA with an opportunity to support future public-purpose redevelopment initiatives consistent with the adopted Community Redevelopment Plan. Preliminary discussions have contemplated the property's potential use as a future homelessness resource center or other community-serving redevelopment project, subject to future Board direction, partnerships, funding availability, and all applicable land use approvals.

Should the acquisition move forward, staff will complete all customary due diligence activities, including review of title, survey, environmental conditions (if warranted), appraisal, legal documentation, and any other evaluations necessary to protect the Agency's interests. Completion of the acquisition would preserve the property for future redevelopment while allowing the CRA Board to determine the property's ultimate use through a separate public process.

The listed price is \$156,000.



CONTRACT FOR SALE AND PURCHASE OF REAL ESTATE

THIS CONTRACT is made by and between **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY**, with its principal place of business at 299 First Avenue North, St. Petersburg, Florida 33701 (herein called "SELLER" or "Duke Energy") and the City of Apopka, a Florida municipal corporation, with its principal place of business at 120 East Main Street, Apopka, Florida, 32703 (herein called "PURCHASER" or "City of Apopka"). When used herein, the term "Effective Date" shall mean the date this Contract is last executed by Duke Energy and City of Apopka.

WITNESSETH

That SELLER, for and in consideration of the sum of TEN THOUSAND DOLLARS (\$10,000.00), as earnest money (the "Earnest Deposit", which term shall include any accrued interest) and as part payment to SELLER, has contracted and agreed to sell to the PURCHASER, the following described real estate situated in the County of Orange, State of Florida, to wit:

The Property being conveyed is as described in **EXHIBIT "A,"** attached hereto and made a part hereof;

Tax Parcel Number: 15-21-28-7540-00-010

The parties hereto agree to sell and to purchase the above described real estate (the "Property") subject to and upon the following terms and conditions:

1. PURCHASE PRICE: Total purchase price shall be \$ **156,000.00**, paid as follows:

EARNEST DEPOSIT, as acknowledged above	\$ 10,000.00
BALANCE AT CLOSING	\$ 146,000.00

2. ESCROW AGENT: _____ shall act as escrow agent and shall hold said Earnest Deposit in a non-interest bearing trust account until closing of this transaction. Said Earnest Deposit payment will be paid to the escrow agent within fifteen (15) business days of the Effective Date. In addition, _____ shall serve as the closing agent and shall issue the title insurance commitment and policy referenced hereinafter.

3. TITLE INSURANCE: Within thirty (30) days of the Effective Date, PURCHASER shall purchase a commitment for title insurance on the Property in the amount of the total purchase price. If the title commitment shall disclose any defect or limitation on title other than easements and restrictions of record acceptable to PURCHASER, PURCHASER shall give notice to SELLER. SELLER shall have thirty (30) days after such notice of such defect or limitation to remedy the title in a manner satisfactory to PURCHASER. If such defect or defects are not corrected to PURCHASER's satisfaction so that there is merchantable title or should SELLER be unable or refuse to remedy the title, then PURCHASER shall

have the option to either, terminate this Contract by notifying SELLER and have the Earnest Deposit immediately refunded to it, whereupon the Parties hereto shall be relieved from all obligations hereunder, or accept the title "as-is".

4. CLOSING DATE: Provided all contingencies set forth herein have been met, satisfied or waived by PURCHASER, and unless this Contract is sooner terminated, it is agreed that this transaction shall be closed and PURCHASER shall pay the balance within thirty (30) days from the date that PURCHASER completes its Inspection pursuant to paragraph 10 (the "Closing Date").
5. CLOSING DOCUMENTS: At closing, SELLER and PURCHASER shall execute a special warranty deed in recordable form conveying title to the Property to PURCHASER. The parties shall also execute and deliver any other documents reasonably necessary to complete this transaction. Upon closing, PURCHASER shall be furnished an owner's title insurance policy in the amount of the purchase price. Possession will be given as of the date of closing and a proration made as of the date of closing on the taxes for the year of closing.
6. DEFAULT: In event of default by the PURCHASER of any of its obligations hereunder, SELLER shall have the right to terminate this contract and the PURCHASER shall forfeit said Earnest Deposit and the same shall be retained by the SELLER as agreed damages as SELLER's sole and exclusive remedy for such default.
7. CONTINGENCIES: None.
8. WARRANTIES: SELLER warrants and represents that (i) it is the sole and legal owner of the Property, (ii) that it has the legal authority to convey the Property, (iii) that SELLER has undisputed possession of the Property and that, to its knowledge and belief, there is no other person or entity in possession or who has any possessory right in the Property or right of use or right to access for ingress or egress, (iv) that no litigation or governmental proceeding is pending, or threatened against, or involves the Property or SELLER, which might adversely affect the Property and/or the ability of SELLER to perform its obligations under this Contract, and (v) SELLER knows of no defects in the fee simple title to the Property.
9. SURVEY: The Property described shall be surveyed at PURCHASER's expense, and the description obtained from said survey shall be utilized in the deed of conveyance. A copy of the survey shall be provided by PURCHASER to the closing agent and title company.
10. DUE DILIGENCE: At any time prior to the expiration of a period of one hundred twenty (120) days following the Effective Date (the "Inspection Period"), PURCHASER and its agents shall have the right and privilege to enter upon the Property, at their own risk and expense, to inspect, examine, survey and perform such tests, inspections, studies or other evaluations of the Property as PURCHASER may deem necessary (the "Inspection") including wetland delineations, habitat evaluations, threatened and endangered plant and animal species surveys, site planning, engineering surveys, land use reviews, cultural resource assessments and other feasibility studies at the discretion of PURCHASER. PURCHASER may consult with any governmental agencies having jurisdiction over approvals or permits relating to the Property including, but not limited to, the Florida Department of Environmental Protection and US Army Corps of Engineers. PURCHASER shall have the right, which may be exercised by delivering written notice to SELLER at any time during the Inspection Period, to terminate this Contract for any reason that PURCHASER deems appropriate in its sole discretion. Upon delivery of written notice of termination to SELLER during the Inspection Period, this Contract shall terminate, the parties hereto will have no further rights or obligations hereunder, and PURCHASER shall be entitled to receive return of the Escrow Deposit from the escrow agent. If the Inspection reveals that the Property has environmental contamination,

SELLER shall have the option within thirty (30) days after written notice of such contamination to either clean up the contamination or obtain an assessment of the cost and the estimated time to clean up the contamination, or elect not to proceed with the cleanup, whereupon the PURCHASER can make a determination on whether or not to obtain its own assessments of the costs and the estimated time to clean up the contamination. If the SELLER chooses not to clean up, PURCHASER shall have the option to terminate this Contract and receive a prompt refund of the Earnest Deposit and the Parties shall be relieved from all obligations under the Contract. Subsequent to the expiration of the Inspection Period Purchaser's Earnest Deposit shall become non-refundable.

As-Is/Where-Is(a) NO REPRESENTATIONS OR WARRANTIES. TO THE MAXIMUM EXTENT PERMITTED BY LAW, AND EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED FOR IN THIS AGREEMENT OR IN THE CLOSING DOCUMENTS, SELLER HAS NOT, DOES NOT AND WILL NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY. PURCHASER ACKNOWLEDGES THAT THE PROPERTY AND PERSONAL PROPERTY WILL BE CONVEYED TO PURCHASER IN ITS "AS-IS, WHERE-IS" CONDITION AND "WITH ALL FAULTS," EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH HEREIN. SELLER HAS NOT MADE AND WILL NOT MAKE AN INVESTIGATION OF THE PROPERTY. PURCHASER AGREES THAT SELLER HAS NO DUTY TO UNDERTAKE AN INVESTIGATION TO DISCOVER DEFECTS, CONDITIONS OR OTHER PHYSICAL MATTERS. THIS PARAGRAPH SURVIVES THE CLOSING.

(b) NO ENVIRONMENTAL REPRESENTATIONS. EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH HEREIN, SELLER HAS NOT, DOES NOT AND WILL NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH REGARD TO COMPLIANCE WITH ANY GOVERNMENTAL REQUIREMENT, INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS MATERIAL. EXCEPT AS TO SELLER'S REPRESENTATIONS AND WARRANTIES EXPRESSLY MADE IN THIS AGREEMENT, PURCHASER WAIVES AND RELEASES SELLER FROM ANY PRESENT OR FUTURE CLAIMS ARISING FROM OR RELATING TO THE PRESENCE OR ALLEGED PRESENCE OF HAZARDOUS MATERIAL IN, ON, UNDER OR ABOUT THE PROPERTY, INCLUDING ANY CLAIMS UNDER OR ON ACCOUNT OF (i) THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, AS THE SAME MAY HAVE BEEN OR MAY BE AMENDED FROM TIME TO TIME ("CERCLA"), AND SIMILAR STATE STATUTES, AND ANY REGULATIONS PROMULGATED THEREUNDER, OR (ii) ANY OTHER GOVERNMENTAL REQUIREMENT NOW OR HEREAFTER IN EFFECT THAT DEALS WITH OR OTHERWISE IN ANY MANNER RELATES TO, ENVIRONMENTAL MATTERS OF ANY KIND, OR (iii) THIS AGREEMENT OR THE COMMON LAW.

(c) DUE DILIGENCE ITEMS. EXCEPT AS SPECIFICALLY PROVIDED FOR IN THIS AGREEMENT OR IN THE CLOSING DOCUMENTS, SELLER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE TRUTH, ACCURACY OR COMPLETENESS OF ANY OF THE DUE DILIGENCE ITEMS SUPPLIED TO PURCHASER IN CONNECTION WITH PURCHASER'S INSPECTION OF THE PROPERTY (E.G., THAT SUCH DUE DILIGENCE MATERIALS ARE COMPLETE, ACCURATE OR THE FINAL VERSION THEREOF, OR THAT ALL SUCH DUE DILIGENCE ITEMS ARE IN SELLER'S POSSESSION). IT IS THE PARTIES' EXPRESS UNDERSTANDING AND AGREEMENT THAT SUCH DUE DILIGENCE ITEMS ARE PROVIDED ONLY FOR PURCHASER'S

CONVENIENCE IN MAKING ITS OWN EXAMINATION AND DETERMINATION AS TO WHETHER IT WISHES TO PURCHASE THE PROPERTY AND, IN DOING SO, PURCHASER SHALL RELY EXCLUSIVELY ON ITS OWN INDEPENDENT INVESTIGATION AND EVALUATION OF EVERY ASPECT OF THE PROPERTY AND NOT ON ANY DUE DILIGENCE ITEM SUPPLIED BY SELLER. PURCHASER EXPRESSLY DISCLAIMS ANY INTENT TO RELY ON ANY SUCH DUE DILIGENCE ITEM PROVIDED TO IT BY SELLER IN CONNECTION WITH ITS INSPECTION AND AGREES THAT IT SHALL RELY SOLELY ON ITS OWN INDEPENDENTLY DEVELOPED OR VERIFIED INFORMATION.

11. CLOSING COSTS: The items of the expense hereinafter set forth, designated by the letter "P" immediately following, shall be paid by PURCHASER; the items of expense hereinafter set forth designated by the letter "S" immediately following shall be paid by SELLER; items hereinafter set forth, which are unmarked, shall be borne equally by the Parties unless otherwise indicated.

Preparation of Deed	S	Cost of Preparation of:	
Revenue Stamps on Deed	P	Contract for Sale	S
Title Insurance	P	Recording of Deed	P
Settlement/Closing Fee	P	Survey	P

12. NOTICE: Any notice to PURCHASER or SELLER hereunder shall be sent to the address set forth below, in each case by (a) hand delivery, (b) registered or certified mail, return receipt requested, (c) by overnight delivery or next day courier service, or (d) facsimile transmittal prior to 5:00 p.m. eastern time on a regular business day, with written confirmation of completed transmission. Notice shall be deemed effective upon delivery.

If to SELLER:

Duke Energy Florida, LLC
Attn: Brian P. Gorham
3300 Exchange Place, NP4A
Lake Mary, FL 32746

If to PURCHASER:

City of Apopka
120 East Main Street
Apopka, Florida, 32703

13. MORTGAGE BOND INDENTURE: Subsequent to closing and in due course, SELLER shall obtain and deliver to PURCHASER a release of the Property in recordable form releasing the Property from the lien of SELLER's First Mortgage Bond Indenture. SELLER and PURCHASER agree that delivery of the release subsequent to closing shall not constitute a title defect under this Agreement. The provisions contained in this paragraph shall survive closing.
14. MISCELLANEOUS: This Contract may not be assigned by SELLER or PURCHASER. Time is an essential part of this Contract, and all covenants and agreements herein contained shall extend to and be obligatory upon the successors and assigns of the respective Parties. Whenever periods of time are specified herein in days, calendar days are intended. When the day, or the last day fixed by or under this Contract for taking any action falls on Saturday, Sunday, or a legal holiday observed within the State of Florida, the action may be taken on or the timeline extended to the next succeeding business day which is not a Saturday, Sunday, or a legal holiday. All of the terms and conditions stated herein shall be construed under and governed by the laws of the State of Florida.
15. RADON GAS: (If applicable.) Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time.

INTERNAL

Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. (Pursuant to §404.056(8), Florida Statutes.) Any knowledge of levels of radon that exceed federal and state guidelines should be disclosed and documentation of testing and levels submitted prior to closing.

16. OTHER AGREEMENTS: No other prior or present agreements or representations shall be binding upon any of the Parties hereto unless incorporated in this Contract. No modification or change in this Contract shall be valid or binding upon the Parties unless in writing, executed by the Parties to be bound thereby.
17. COUNTERPARTS: This Contract may be executed in one or more counterparts, all of which shall be considered one and the same contract, and shall become a binding contract when one or more counterparts have been signed by each of the parties and delivered to the other party.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed on the date appearing together with their signatures below.

SELLER :

Duke Energy Florida, LLC, a Florida
limited liability company

PURCHASER:

City of Apopka, a Florida municipal corporation

Signature

Signature

Print Name:_____

Print Name:_____

Title:_____

Title:_____

Date: _____

Date: _____

EXHIBIT "A"
(GENERAL DESCRIPTION OF PROPERTY)

Lot 1 of Robinson & Darby's Addition to Town of Apopka, according to map recorded on Page 40 of Plat Book "B", of the public records of Orange County, Florida.

Property Record - 15-21-28-7540-00-010

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary

Property Name

205 E 8Th St

Names

Duke Energy Florida Inc

Municipality

APK - Apopka

Property Use

4000 - Ind Vacant Land

Mailing Address

Po Box 37996
Charlotte, NC 28237-7996

Physical Address

205 E 8Th St
Apopka, FL 32703

OR
OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025	✓ MKT	\$68,450	+ \$0	+ \$0 = \$68,450 (150%)		\$30,118 (10%)
2024	✓ MKT	\$27,380	+ \$0	+ \$0 = \$27,380 (0%)		\$27,380 (0%)
2023	✓ MKT	\$27,380	+ \$0	+ \$0 = \$27,380 (5.3%)		\$27,380 (5.3%)
2022	✓ MKT	\$26,011	+ \$0	+ \$0 = \$26,011		\$26,011

Tax Year Benefits

2025	✓ \$
2024	✓
2023	✓
2022	✓

Tax Savings

\$371
\$0
\$0
\$0

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$68,450	\$0	\$68,450	3.2010 (-0.47%)	\$219.11	30 %
Public Schools: By Local Board	\$68,450	\$0	\$68,450	3.2480 (0.00%)	\$222.33	30 %
Orange County (General)	\$30,118	\$0	\$30,118	4.4347 (0.00%)	\$133.56	18 %
City Of Apopka	\$30,118	\$0	\$30,118	4.6876 (0.00%)	\$141.18	19 %
Library - Operating Budget	\$30,118	\$0	\$30,118	0.3748 (0.00%)	\$11.29	2 %
St Johns Water Management District	\$30,118	\$0	\$30,118	0.1793 (0.00%)	\$5.40	1 %
				16.1254	\$732.87	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF APOPKA	APOPKA STORM - DRAINAGE - (407)703-1731	46.80	\$1.00	\$46.80
				\$46.80

Property Features

Property Description

ROBINSON & DERBYS ADD TO APOPKA B/40 LOT 1

Total Land Area

19,557 sqft (+/-) | 0.45 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
4000 - Ind Vacant Land	APK-MU-D	19557 Units	\$4.00	\$68,450	\$0.00	\$0

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							



City of Apopka COMMUNITY REDEVELOPMENT AGENCY STAFF REPORT

Section: OLD BUSINESS

Item #: 3.

Meeting Date: August 24, 2026

Department: Community Development

SUBJECT:

Resolution No. 2026-01 - Appropriate existing Redevelopment Trust Funds to the next FY 2027 and Resolution No. 2026-02 - Adoption of CRA FY 2026/2027 Budget

ACTION ITEM INFORMATION:

Approval of Resolution No. 2026-01 - Appropriate existing Redevelopment Trust Funds for the next FY 2027 and Resolution No. 2026-02 - Adoption of CRA FY 2026/2027 budget.

REQUEST:

Approval of Resolution No. 2026-01 - Appropriate existing Redevelopment Trust Funds to the next FY 2027 and Resolution No. 2026-02 - Adoption of CRA FY 2026/2027 budget.

SUMMARY:

In accordance with Florida Statutes Section 163, the Community Redevelopment Agency is required to appropriate the existing balance within the Redevelopment Trust Fund for the following fiscal year's budget. In addition, the Community Redevelopment Agency is required to adopt the annual budget for Fiscal Year 2026/2027.

The *CRA Redevelopment Plan 2017~update* provides the programs and projects that were approved by the CRA Board. Staff is requesting the continuation of various projects and programs and adding a few additional ones for the next budget year. These projects and programs continue to further the economic and redevelopment goals of the CRA.

CRA Trust Fund Balance As of FY 2026: \$6,127,366.

Resolution No. 2026-02 is required in accordance with Florida Statutes 163.387:

(7) On the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:

(d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan, whose project will be completed within 3 years from the date of such appropriation.

Resolution 2026-02 is for the approval of the CRA Budget for FY 2027. Total: \$7,845,031

FUNDING SOURCE:

The CRA Redevelopment Trust Fund, established by Ordinance No. 783 on June 16, 1993, uses Tax Increment Funding (TIF) from Orange County and the City of Apopka. All projects and programs are in accordance with Florida Statutes and the CRA Redevelopment Plan 2017~Update.

RECOMMENDED MOTION:

Adopt CRA Resolution Number 2026-01 Appropriate existing Redevelopment Trust Funds to the next FY 2027.
Adopt CRA Resolution Number 2026-02 Adoption of CRA FY 2026/2027 budget.

ATTACHMENTS:

1. Resolution No. 2026-01
2. CRA FY2026 Appropriation of Remaining Funds for FY2027 Resolution No. 2026-01
3. Resolution No. 2026-02
4. CRA FY2027 Proposed Budget Resolution No. 2026-02

**CITY OF APOPKA
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NO. 2026-01**



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; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Apopka created a redevelopment trust fund ("Trust Fund") for the Apopka Community Redevelopment Agency ("CRA") pursuant to Section 163.387, Florida Statutes; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, all tax increment revenues and other funds of the CRA are deposited into the Redevelopment Trust Fund and expended only for undertakings as described in the duly adopted Community Redevelopment Plan; and

WHEREAS, for Fiscal Year 2026 and prior the CRA budgeted and appropriated funds deposited in the Trust Fund to pay certain administrative and operating expenses as well as project and program expenses of the CRA; and

WHEREAS, certain funds remain in the Trust Fund as of September 30, 2026 after payment of all budgeted expenses; and

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

Section 1. As of September 30, 2026, the anticipated unexpended amount of \$6,127,366 remains in the Trust Fund.

Section 2. The Board of Directors desires to appropriate such funds to the specific redevelopment projects and programs in the amounts shown on the attached Exhibit "A" and encumber said funds for Fiscal Year 2026. Additional projects and programs will be introduced during FY 2025 as budget amendments in accordance with Florida Statutes and the adopted *CRA Redevelopment Plan 2017~update*.

Section 3. The CRA Executive Director, or designee, is authorized to take all necessary administrative actions to implement this Resolution, including the execution of contracts, agreements, and purchase orders, subject to applicable procurement requirements.

Section 4. Such funds are included within the approved Community Redevelopment Plan of the CRA.

PASSED AND ADOPTED this 24th day of August, 2026, by the Community Redevelopment Agency of the City of Apopka, Florida.

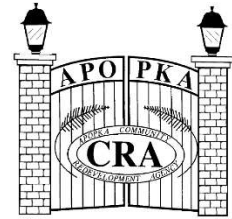
Nicholas L. Nesta III, Chairman
City of Apopka, Florida

ATTEST:

Susan Bone, City Clerk

Fund 610 - CRA FY2026 Budget Request													
Account String	Account Name	FY2026 Adopted Budget	FY2026 Budget Amendments (PO)		Pending Re-Allocations	Transfers	FY2026 Revised Budget	Expenditures to Date (June 30, 2026)	Estimated Additional Expenditures/Encumbrances for the Fiscal Year	FY2026 Estimated Carryover Appropriation	FY2027 Proposed Budget	FY2027 Proposed Budget with CarryOver	Description
			Amendments (PO)	FY2026 Amended Budget									
610-9950-515-3100	PROFESSIONAL SERVICES	\$ 100,000		\$ 100,000	\$ -	\$ 23,000	\$ 123,000	\$ 99,900	\$ 23,100	\$ -	\$ 195,000	\$ 195,000	Community Oriented Policing Program \$100,000; Master Plan Update \$75,000; \$Commercial Real Estate Database \$20,000
610-9950-515-3200	AUDIT SERVICES	5,500		5,500		500	6,000	6,000	-	-	7,000	7,000	Separate Annual Audit required by State
610-9950-515-3400	OTHER CONTRACTUAL SERVICES	50,000		50,000		(50,000)	-	-	-	-	-	-	Outsource the Administration of the RRAP New Program
610-9950-515-4000	TRAVEL & PER DIEM	850		850			850	-	850	-	2,850	2,850	FRA - Florida Redevelopment Association annual conference. 3 hotel nights, and misc. food
610-9950-515-4900	OTHER CURRENT CHARGES (BCAP)	45,000		45,000		(2,500)	42,500	5,440	-	37,060	95,000	132,060	Building Code Assistance Program (BCAP) ~ Pays for interior commercial renovations, i.e. air conditioning, wiring, plumbing, ADA access, etc. \$5,000 max with a 25% match
610-9950-515-4910	CRA (FRAP)	100,000		100,000		(23,500)	76,500	27,289	-	49,211	100,000	149,211	Facade Renovation Assistance Program FRAP) - Exterior renovations for commercial buildings, e.g. paint, windows, awnings, stone work, signage, fencing, ADA access, etc. Requires minimum 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)	10,000		10,000	(10,000)		-	-	-	-	-	-	Residential Fee Assistance Program (RFAP) ~ CRA redevelopment program for impact fee assistance on single family lots and multi-family (TH or Condo) owner-occupied developments. Budgeted for sliding scale and up to full Impact Fee refund based on fees from Building Permit. Maximum 10 units per project.
610-9950-515-4922	CRA (RRAP)	900,000		900,000		62,500	962,500	522,767	120,000	319,733	1,260,000	1,579,733	Residential Renovation Assistance Program (RRAP) ~ SF & MF renovation. May include: paint, lighting, windows, doors (energy efficient), gutters, house numbers, etc.
610-9950-515-4923	CRA (DPAP)	-		-	253,755		253,755	-	-	253,755	100,000	353,755	Down Payment Assistance Program
610-9950-515-4970	Design Engineering Services	-		-	-		-	-	-	-	-	-	Provides flexible funding for unique, high-impact projects that may not fall within traditional program categories but demonstrate significant potential to advance CRA goals, stimulate investment, or serve as catalyst developments.
610-9950-515-4980	Special Project Grant Program	-		-	-		-	-	-	-	-	-	Offers technical assistance and funding for early-stage planning activities, including architectural and engineering services, to help applicants evaluate feasibility, develop concepts, and prepare for permitting and construction.
610-9950-515-4950	Demolition Program	100,000		100,000		20,000	120,000	-	-	120,000	200,000	320,000	8th & Highland Maintenance Complex, and New Demolition Program that provides for the removal of blighted or obsolete structures, facilitating site readiness and encouraging redevelopment of underutilized properties.
610-9950-515-5400	BOOKS, PUBS, SUBS & MEMBERSHIP	1,170		1,170			1,170	1,170	-	-	1,171	1,171	\$175. Special District State Mandated Fee; \$995. FRA - Florida Redevelopment Association annual membership
610-9950-515-5500	TRAINING	450		450	-		450	-	450	-	3,450	3,450	FRA-Florida Redevelopment Association annual conference - registration
610-9950-515-6100	LAND	150,000		150,000	327,000		477,000	-	-	477,000	300,000	777,000	Land Acquisition - Duke Property Purchase, Environmental for the Duke Property & 161 East 6th Street, and new land in FY2027
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS		40,393	40,393		48,682	89,075	89,075	-	-	-	-	Alonzo Williams Park - Pavilion CRA
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	24,617	40,393	65,010		24,065	89,075	89,075	-	-	-	-	Apopka Action Sports Amenities (pavilion, water fountain, picnic tables, ADA parking space/sidewalk, artificial turf) - Skate Park & Pump Track Area
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	3,000		3,000			3,000	-	-	3,000	-	3,000	Edward's Field - New Bike Repair Stands (2)
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	50,000		50,000			50,000	-	-	50,000	-	50,000	Edward's Field - ADA Parking Addition
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	-	-	-	375,000	-	375,000	-	-	375,000	-	375,000	Edward's Field - Installation of pickleball & basketball, fencing
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	75,000		75,000			75,000	20,942	-	54,058	-	54,058	Alonzo Williams Park event power and water upgrades
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	-		-	1,051,646		1,051,646	-	-	1,051,646	-	1,051,646	Parking Lot at MA Board and Hawthorn
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	1,432,021		1,432,021	(1,350,646)	(81,375)	-	-	-	-	-	-	5 th and Central Avenue signal design, 5 th and Park Avenue Signal and Pedestrian Upgrades
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	15,000		15,000			15,000	-	-	15,000	-	15,000	Station Street Lighting
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	15,000		15,000			15,000	-	-	15,000	-	15,000	Historical Markers (3)
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	5,000		5,000			5,000	-	-	5,000	-	5,000	Facade Renovation Program
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	5,909		5,909			5,909	-	-	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	112,898		112,898			112,898	-	-	112,898	-	112,898	Sidewalks North-West
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	50,000	16,223	66,223		(15,527)	50,696	-	7,506	43,190	-	43,190	City Hall Downtown Park
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	103,755		103,755	(103,755)		-	-	-	-	-	-	Neighborhood Park at E. 8th Street and S. Highland Ave (Split Parcels - 4 for housing and Pocket Park)
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	1,332,953	1,458	1,334,411			1,334,411	-	27,398	1,307,013	-	1,307,013	Downtown Apopka Trail - Construction
610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS	1,000,000		1,000,000			1,000,000	-	-	1,000,000	-	1,000,000	Downtown streetscape enhancements – 5th Street, E. Station Street lighting, resurfacing
610-9950-515-6400	EQUIPMENT & MACHINERY	-		-		24,155	24,155	8,628	9,000	6,527	-	6,527	Equipment - City Hall Downtown Park & Downtown Streetscape Enhancements
610-9950-515-9300	CONTINGENCY	600,000		600,000	(523,000)	(10,000)	67,000	-	-	67,000	212,560	279,560	Contingency Funding
Total		\$ 6,328,123	\$ 98,467	\$ 6,426,590	\$ -	\$ -	\$ 6,426,590	\$ 870,286	\$ 188,304	\$ 5,368,000	\$ 2,477,031	\$ 7,845,031	
Less: Estimated Revenue		\$ (1,574,270)			\$ -	\$ -	\$ (1,574,270)				\$ (1,717,665)	\$ (1,717,665)	
Subtotal		\$ 4,753,853					\$ 4,852,320				\$ 759,366	\$ 6,127,366	
Additional CarryOver - FY2024		\$ (1,846,865)					\$ (1,846,865)				\$ -	\$ -	
Estimated CarryOver - FY2025		\$ (2,906,988)					\$ (3,005,455)				\$ (759,366)	\$ (759,366)	
Estimated CarryOver - FY2026											\$ -	\$ (5,368,000)	
Excess Funding		\$ -					\$ -				\$ -	\$ -	

**CITY OF APOPKA
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NO. 2026-02**



**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY
(CRA) OF THE CITY OF APOPKA, FLORIDA, ADOPTING THE ANNUAL
BUDGET FOR FISCAL YEAR 2026/2027.**

WHEREAS, on October 1, 2026, the Community Redevelopment Agency of the City of Apopka will start a new budget for fiscal year 2026/2027; and

WHEREAS, the Community Redevelopment Agency Board of the City of Apopka wishes to adopt a final budget for that fiscal year; and

Estimated Revenues:

Ad Valorem Taxes	\$ 1,500,282
Interest	217,383
Funding from Reserves	<u>6,127,366</u>
Total Revenues and Reserves	\$ 7,845,031

Expenditures:

Professional Services	\$ 195,000
Audit Services	7,000
Travel & Per Diem	2,850
Other Charges (& Assistance Programs)	2,534,759
Books, Pubs & Subscriptions	1,171
Training	3,450
Land	300,000
Capital – Improvements	4,521,241
Contingency	<u>279,560</u>
Total Expenditures and Reserves	\$ 7,845,031

NOW, THEREFORE, BE IT RESOLVED by the Community Redevelopment Agency Board of the City of Apopka that the Final Budget for fiscal year 2026/2027 is hereby adopted.

PASSED AND ADOPTED this 24th day of August, 2026, by the Community Redevelopment Agency Board of the City of Apopka, Florida.

Nicholas L. Nesta, III, Chairman
City of Apopka, Florida

ATTEST:

Susan Bone, City Clerk

Community Redevelopment Agency Resolution No. 2026-02	FY2027 Proposed Budget	FY2026 Estimated CarryOver	FY2027 Proposed Budget with CarryOver
Estimated Revenues:			
Ad Valorem Taxes	\$ 1,500,282	\$ -	\$ 1,500,282
Interest	217,383	-	217,383
CARRY-OVER APPROPRIATIONS(BUDGET)	759,366 **	5,368,000 ***	6,127,366
Total Revenues and Reserves	\$ 2,477,031	\$ 5,368,000	\$ 7,845,031
Expenditures:			
Professional Services	\$ 195,000	\$ -	\$ 195,000
Audit Services	7,000	-	7,000
Travel & Per Diem	2,850	-	2,850
Other Charges (& Assistance Programs)	1,755,000	779,759	2,534,759
Books, Pubs, & Subscriptions	1,171	-	1,171
Training	3,450	-	3,450
Capital - Land	300,000	-	300,000
Capital - Improvements	-	4,521,241	4,521,241
Contingency	212,560	67,000	279,560
Total Expenditures	\$ 2,477,031	\$ 5,368,000	\$ 7,845,031
** FY2025 Additional CarryOver Funding			
*** FY2026 Additional CarryOver Funding			



120 E. Main Street
APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

To: CRA Chair and Board Members

From: Antranette Forbes, Economic Development Director

Thru: Radley Williams, Interim Chief Administrator Officer

Subject: Design Standards within the Community Redevelopment Area

At the Board's request, staff has reviewed the existing Community Redevelopment Plan regarding the adoption of design standards within the Community Redevelopment Area (CRA).

The 1993 Redevelopment Plan references the establishment of design guidelines as a tool to unify Apopka's physical form and improve the overall appearance of redevelopment within the CRA. Specifically, the Plan states:

"Design guidelines will identify standards for the improvement of non-residential property and are an important tool in describing the desired quality of improvement and appearance. Architectural styles of facades, building massing, color, materials, ornamentation, canopies, sidewalks, lighting, streetscape elements, and sign design should be addressed."

The Plan's references to design guidelines are limited to non-residential properties. Staff did not identify any language within the Redevelopment Plan that establishes design standards or design guidelines for residential structures.

ANALYSIS

While the Redevelopment Plan contemplates design guidelines for non-residential redevelopment, the Plan does not establish specific standards, implementation mechanisms, or enforcement procedures. Furthermore, the planning and development environment has evolved significantly since the adoption of the 1993 Redevelopment Plan.

Should the CRA Board desire the implementation of design standards, staff believes the effort should be approached strategically and in a manner that aligns with the overall vision and redevelopment objectives of the CRA.

Given the age of the current Redevelopment Plan, the development patterns that have occurred since its adoption, and recent changes in state law, staff recommends that design standards not

be developed as a standalone initiative. Rather, they should be considered as part of a broader evaluation and update of the CRA's planning framework.

CONSIDERATIONS

Several factors should be considered before pursuing design standards:

- Consistency with the Redevelopment Plan – Design standards should support and advance the goals and objectives established within the CRA Redevelopment Plan.
- Codification Requirements – Any design standards intended to be enforceable must ultimately be incorporated into the City's Land Development Code. Adoption by the CRA alone would not create a regulatory framework for implementation.
- State Legislative Requirements – Any proposed standards should be evaluated for consistency with applicable Florida law, including Senate Bill 180 and other legislation affecting local government land use and development regulations. Staff recommends consultation with the City Attorney throughout the process.
- Residential versus Non-Residential Standards – Because the current Redevelopment Plan only references design standards for non-residential properties, any consideration of residential design standards should be carefully evaluated and supported through the planning process.
- Professional Planning and Urban Design Expertise – Development of comprehensive design standards typically requires specialized planning, architectural, and urban design expertise and is often consultant-led.

NEXT STEPS

Should the Board wish to move forward with design standards, staff recommends the following phased approach:

Phase 1: Development of a CRA Color Palette

- Establish a CRA-specific color palette for use in CRA-funded projects, façade improvement programs, and placemaking initiatives.
- Provide immediate visual consistency while requiring minimal regulatory changes.

Phase 2: CRA Redevelopment Plan Update

- Engage a qualified consultant to conduct a comprehensive update of the CRA Redevelopment Plan.
- Evaluate existing conditions, redevelopment goals, urban design priorities, and community vision.
- Determine the appropriate scope and purpose of future design standards.

Phase 3: Creation of Design Standards

- Following completion of the Redevelopment Plan update, engage a qualified consultant to prepare design standards consistent with the updated vision for the CRA.
- Consider standards related to building design, façades, materials, colors, signage, lighting, landscaping, streetscape elements, pedestrian amenities, and site design.

Phase 4: Land Development Code Amendments

- Coordinate with City staff, the Planning Commission, City Commission, and the City Attorney to incorporate approved standards into the Land Development Code, as appropriate.

CONCLUSION

The CRA Redevelopment Plan acknowledges the value of design guidelines as a tool to improve the appearance and quality of non-residential redevelopment within the CRA. However, the Plan does not establish specific standards, implementation procedures, or provisions related to residential development.

To ensure a thoughtful, legally compliant, and effective approach, staff recommends beginning with the development of a CRA color palette, followed by a comprehensive update of the CRA Redevelopment Plan. Conversely, the color palette development may be included as part of the scope of work for the master plan update. Upon completion of the plan update, the CRA would be positioned to develop and implement design standards that reflect the community's vision, support redevelopment objectives, and comply with applicable state and local requirements.