



AGENDA

September 28, 2016

**Immediately following Setting of the Final Millage for Fiscal Year 2016-2017
(Meeting held within City Council Meeting starting at 5:05 PM)
APOPKA CITY HALL COUNCIL CHAMBERS**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES:

1. CRA meeting July 20, 2016.

IV. NEW BUSINESS:

1. CRA Resolution No. 2016-01 – Adopt Annual Budget Fiscal Year 2016-2017 Pamela Barclay

V. ADJOURNMENT

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

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

Backup material for agenda item:

1. CRA meeting July 20, 2016.

Minutes of the City of Apopka Community Redevelopment Agency (CRA), held July 20, 2016, in the City of Apopka Council Chambers.

CALL TO ORDER: The CRA meeting was called to order by Chair Kilsheimer at 7:30 p.m.

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

NEW BUSINESS

1. City Center Development Agreement

Mark Reggentin, Community Development Director, said over the last several months the City has been in negotiations with Taurus Southern Investments to put together a Development Agreement for the City Center. This went out for proposal several months ago and one proposal was received from Taurus Investment Holdings, LLC. Based upon the stipulations within the proposal, they have been working to put together a development agreement. The initial part of the development agreement was a conceptual plan that shows a general layout of what could happen at the City Center. He affirmed that as time goes on and this moves to the development process that will be refined to different levels prior to it being put into place and construction permits issued. He stated that within the development agreement there is a provision for public open spaces to be complimentary to the commercial uses on the site. The agreement specifically address how the plan can be amended. It is anticipated this development will take place over time and as the market changes, needs of the development site can be changed. There are requirements for the developer to construct infrastructure to support the development and there are requirements for the City to construct public improvements that support the development. He affirmed this is a private/public partnership with Taurus. The City is looking at improvements to the roadway system surrounding the City Center development to include US 441, McGee, and Sixth Streets. The developer will be responsible for improvements interior to the site. In addition, the developer will do design and construction of public amenities that will be around the pond with the City funding those. He stated a concern that arose during this process was performance standards. Both the City and Taurus want this project to begin as soon as possible and based upon that, there was performance criteria placed within the agreement that requires within ten days following the approval of the agreement that they begin survey work and within eighteen months, they start vertical construction with the first piece of property, and within thirty-six months, they start construction with the second property. He affirmed the third phase is the public improvement side of the project. He pointed out that if the developer were to purchase property and not meet the standards, there is a reconveyance clause within the agreement. He declared that Taurus has agreed to put together a property owner association that will maintain the private improvements. He also explained that with regards to Highland Manor, within the agreement, the ideal situation is that it be included as part of the agreement, but this does not occur, Taurus will provide the City with a twelve month notice if they are not including it within their development scheme. At that time the City will have the option to determine whether to relocate the

house. He advised there is an extensive list of prohibited uses included within the agreement. Also, the design team for Taurus has put together some design standards as an addendum to the agreement. He advised the changes discussed at the July 13, 2016 workshop have been incorporated in this agreement, specifically to interior access to hotel rooms, as well as specific prohibitions for fast food restaurants.

Jeff McFadden, Manager, Taurus, said they have worked hard on working through this process, and they feel it will be good for the City, residents, and tenants. He introduced the Taurus Team; Kim McCann, Architect; Bob Lochran, Lochran Engineering; Jill Rose, Vice President of Bishop Beal Realty, responsible for leasing and sales; and John Keating, Attorney.

Kim McCann, Architect, reviewed a Power Point presentation and said the concept will evolve as tenants and businesses start to activate the space. She stated they try to outline a framework to start working within. One of the important aspects of the concept is the pedestrian quality of the City Center. There will be the incorporation of large sidewalks, slowing traffic devices, and anything that makes the person shopping and moving from store to store feel very safe. She stated another aspect is the inclusion of public parks such as linear parks and connective parks from one place to another creating the opportunity for street markets, festivals, and art shows. A big amenity already on the site is the lake that will allow outdoor dining and pedestrian access with the creation of a boardwalk around part of the lake. She explained they have created design guidelines for the project with high variation of different roofs, textures, awnings, so it will not be one cookie cutter feel. A copy of the presentation is on file.

Jill Rose, Vice President of Retail Services, Bishop Beal Realty and Development, said she was here to discuss the demographics, trade areas, and potential uses for the project. They looked at a trade area based upon traffic patterns, shopping habits, and commuting traffic to determine who would come here and why. She explained they determine who those people are, how old they are, what their average income is, and how they spend their money. She reported that they found there are approximately 138,000 people within the trade area, of which 70% own their home with 2.7 people per household. There is an average household income of \$74,000 and a median income of \$56,000. She said in terms of uses, they will target sit down casual restaurants, fast casual restaurants, special food users, outdoor seating, taverns, chef driven restaurants, etc. In addition, they will target anchor users including grocery, potential entertainment users, and service oriented users such as pet boutiques, spas, salons, giving a lifestyle City Center feel. She reported they have been quietly marketing the project and they have been very happy with received interest.

Bob Lochran, Lochran Engineering, said the overview on this project from the infrastructure access standpoint will have several points of improvement around the perimeter of the property. He advised a primary improvement will be a signalization addition at the intersection of McGee and Main Street, along with an extension of the left turn lane that currently exists. There will be improvements to East Sixth Street and improvements to McGee Street between East Sixth and Main Street. He reported there will be a relocation of the northbound U-turn on SR 441 just south of SR 436.

Commissioner Dean inquired what they planned for Highland Manor.

Mr. McFadden advised it is not incorporated in their plan at this time. At a minimum the City will have eighteen months to determine what to do with the house. As he stated at the last workshop, they are open to suggestions and ideas about what to do with the house. He affirmed with the current form and sprawling of associated buildings, it does not work. He stated he would not rule out a solution onsite, but they did not have one at this time. He affirmed they would need a user interested in it. He said they want a successful project.

Chairman Kilsheimer opened the meeting to public comment.

City Attorney Shepard explained that due to this issue overlapping with the Council meeting, all public comment will be taken at this time.

Suzanne Kidd prefaced her remarks with an assurance to the Council, Design Team, and fellow Apopkans that the critique has one motivation and that is to make sure the City Center, which she was excited about, is designed to a style and standard that rivals its competition and makes us proud for years to come. She stated she spent her thirty year professional life both studying and teaching design before settling in Apopka. She said that based upon her training and experience, she has serious reservations about the architectural design style that has been memorialized in the City Center Development Agreement. She stated the exclusive selection of Florida Vernacular style for Apopka's City Center alarms her greatly, stating how buildings look, their mass, scale, and design features, materials they are built from all combine to establish a sense of place and how connected we feel to them. She suggested there were other styles that would be more appropriate such as those in Winter Park Village, Winter Garden Village, and Dr. Phillips areas. She stated Florida Vernacular was not limited just to the Cracker style and suggested one of the other Vernacular styles would be more appropriate to satisfy Apopka's desire for a unique destination.

Gene Knight expressed concerns for having a drive thru, stating it would cause more traffic for pedestrians. He also stated he did not see services such as dental offices or insurance offices needed in this downtown area.

Ray Shackelford applauded Taurus for taking on this project stating it was a step in the right direction. He thanked the City for encouraging and promoting this project for families and young people. He stated there would be time for adjustments and making improvements.

Jim Fadal said in terms of the history of the City, there were minimum buildings that are architecturally significant and he agreed with Commissioner Dean on Highland Manor. He stated if the developer was open to ideas, was he expecting the City to present options and alternatives to that particular site. He expressed concern regarding the existing trees and not wiping them out with parking lots.

Charlotte Heart stated she was a new resident and very happy to be in Apopka. She said she spent two and a half years looking for the perfect place stating what she found was like a gem and it was very difficult to find such an area with great neighbors. She expressed concern with how busy it will be and the security of the area.

David Sein said his concerns were with regards to noise prevention and perhaps consider some noise abatement for their area prior to the start of what comes with construction, stating he lives just when you come off of 441 and Sixth Street. He also expressed concern regarding the safety of this area.

Francina Boykin said she was here as she has not heard mentioned anything in the plan as far as historical preservation or acknowledgement of the first settlers and homesteaders in the area. She said New Hope Missionary Baptist Church is one hundred and twenty-three years old, established in Sara Mead's Bottom in the early 1890's in the vicinity of the proposed Apopka City Center location. She stated an early settler, Reverend Morris Chissom, Sr., lived at the corner of McGee Avenue and Sixth Street having moved there in 1905 and refused to move from his home when an ordinance was passed forcing black citizens to move south of the Tavares/Orlando Atlantic railroad. She said Meads Bottom was the epic center for the early black settlers in Apopka. She stated it would be robbery if the developers of the proposed City Center not to consider a memorial for the first settlers of this community and their contributions of the early growth of Apopka. She asked consideration of a marker to be placed in memory of these individuals.

Laura Heiselman from the Chamber of Commerce stated the members of the Chamber of Commerce were excited about this development. She said they have had a long standing and very important relationship with Steve Gunter and the staff at Highland Manor and Dubsdread. She suggested a venue be considered to host special events. She inquired if part of the hotel mentioned might incorporate some sort of ballroom or facility available to members of the community for formal functions.

James Allen said he was married at Highland Manor and this was very close to him. He stated they have heard a lot of emotional presentations on buildings, old and new. He said buildings come and go, but he would like to follow-up and expressed concern regarding the trees stating some of these trees have been there for hundreds of years and if at all possible, asked these be preserved.

Rod Love said they have met with community leaders and faith based leaders in the community, having dialogue about the downtown center. He said they spoke at one of the council meetings voicing support for the downtown center stating it will transform Apopka in a positive way. He stated this was the right place and right time for this center, especially as it relates to economic development. He suggested if the opportunity presents itself that women's and minority businesses be utilized in this development.

No one else wishing to speak, Mayor Kilsheimer closed the public input.

Member White inquired if the elevation has been determined, to which Chairman Kilsheimer advised the elevation has not been determined, but being proposed was a design guideline that a particular user, working with the developer can choose from in order to meet their needs.

Mr. Reggentin stated it is flexible and the Development Agreement can be amended at any time as a mutual agreement between the City and the Developer. He advised this was the very first phase and

conceptual. It would have to go through a final development plan stage and those ideas are refined at each stage.

Chairman Kilsheimer thanked staff and Taurus for all of their hard work in this process. He said this is a big step for the City of Apopka and this land was purchased for the purpose of building a city center. He recommended support of the agreement as proposed.

MOTION by Commissioner Becker, and seconded by Commissioner Bankson to approve the Taurus Development Agreement. Motion carried unanimously with Chairman Kilsheimer, and Members Dean, Velazquez, Becker, Bankson, and White voting aye.

ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 8:47 p.m.

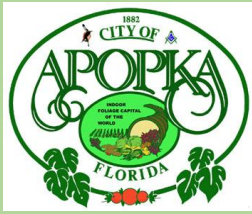
Joseph E. Kilsheimer, Chairman

ATTEST:

Linda F. Goff, City Clerk

Backup material for agenda item:

1. Approve Community Redevelopment Agency Resolution No. 01 - Fiscal Year 2016-2017 Budget



CITY OF APOPKA

COMMUNITY REDEVELOPMENT BOARD

___ CONSENT AGENDA
___ PUBLIC HEARING
___ SPECIAL REPORTS
x OTHER: Resolution No. 01

MEETING OF: September 28, 2016
FROM: Finance
EXHIBITS: FY17 CRA Budget

SUBJECT: RESOLUTION NO. 01 – ADOPTING THE ANNUAL BUDGET FOR THE APOPKA COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR FISCAL YEAR 2016-2017

Request: ADOPT RESOLUTION NO. 01

SUMMARY:

In accordance with Florida Statute section 189.016, the governing body of each special district shall adopt a budget by resolution each fiscal year. The total amount available from taxation and other sources, including balances brought forward from prior fiscal years must equal the total appropriations for expenditures and reserves. The total proposed budget for the City's CRA is balanced at \$2,285,439.

The proposed CRA Budget includes funding for the following:

- Update to the CRA Plan
- Land Acquisitions
- Infrastructure for the Downtown CRA area.

Once the FY2017 millage rate and budget are approved by City Council, the CRA budget will take effect.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Adopt Resolution No. 01

DISTRIBUTION

Mayor Kilsheimer
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

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

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AGENCY (CRA) OF THE CITY OF APOPKA, FLORIDA,
ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2016-2017.**

WHEREAS, on October 1, 2016, the Community Redevelopment Agency of the City of Apopka will start a new budget for fiscal year 2016-2017; 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	\$ 230,000
Interest	5,000
Funding from Reserves	<u>2,050,439</u>
Total Revenues and Reserves	\$ 2,285,439

Expenditures:	
Professional Services	\$ 75,000
Capital Outlay - Land	200,000
Capital Outlay – Infrastructure	<u>2,010,439</u>
Total Expenditures and Reserves	\$ 2,285,439

NOW, THEREFORE, BE IT RESOLVED by the Community Redevelopment Agency Board of the City of Apopka that the Final Budget for fiscal year 2016-2017 is hereby adopted.

PASSED AND ADOPTED this 28th day of September, 2016, by the Community Redevelopment Agency Board of the City of Apopka, Florida.

Joseph E. Kilsheimer, Chairman
City of Apopka, Florida

ATTEST:

Linda F. Goff, City Clerk