



**Community Redevelopment Agency
September 23, 2024
Council Chambers
6:30 PM**



- I. Call to Order
- II. Public Period
- III. Consent Agenda
 - 1. Community Redevelopment Agency Meeting Minutes of November 13, 2023.
 - 2. CRA Goals, Objectives and Standards.
 - 3. Resolution No. 21-2024: Amending Fiscal Year 2024 Budget.
- IV. Decision
 - 1. Resolution No. 22-2024: Fiscal Year 2025 CRA Annual Budget.
- V. Adjournment

More than one member of the City Council may be present and speak at this meeting.

Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.

MEETING DATE		AGENDA
September 23, 2024		Section: Consent Agenda
Department/Office : Community Development	AGENDA REPORT	Item #: 2.
Subject: CRA Goals, Objectives and Standards.		
Requested Action or Motion: Approve the proposed Goals, Objectives and Standards for the CRA in compliance with the Florida Department of Commerce Special District Handbook		
Summary Explanation & Background: In July 2024, the Florida Department of Commerce's Community Development Division revised the Florida Special District Handbook. Beginning October 1, 2024, the Department requires any special district, in our case, the Maitland Community Redevelopment Agency (CRA) must establish goals and objectives for each program and activity undertaken by the special district and establish performance measures and standards to determine if the special district's goals and objectives are being achieved. In addition, by December 1, 2025, and by each December 1 thereafter, each special district must publish an annual report on the special district's official website describing the performance measures and standards used, the goals and objectives achieved and the goals or objectives the special district failed to achieve, if any. City staff reviewed the CRA Community Redevelopment Plan and are proposing the following Goals, Objectives and Performance Standards to meet the newly added requirements of the Florida Special District Handbook: Goal 1.0 The City will promote reinvestment in the Community Redevelopment Area (CRA) corridor with a more concentrated mix of government, office, residential and commercial uses to foster a vibrant downtown area with focus on four main areas: transportation, streetscape, infrastructure, and civic improvements. Objective 1.1 The City, when possible, will work with developers to encourage projects that include reinvestment within the four main focus areas. Standards 1.1.1 The City will incorporate projects in its Capital Improvement Program (CIP) that supports reinvestment in the CRA. 1.1.2 Beginning October 2025, the CRA (Downtown District) will incorporate within the CRA annual report, a section of projects in process (developer or city initiated) that relate to the four main areas. Goal 2.0 Through reinvestment within the Downtown District, the City will continue to foster the increase of property values within the CRA.		

Objective

2.1 The City will monitor CRA property valuations to ensure continued growth and develop strategies to address any valuation decrease, if applicable.

Standards

2.1.1 Beginning October 2025, the City will post the most up-to-date CRA Valuation History Chart on the City's website.

2.1.2 The City will develop a GIS tool to demonstrate property valuation changes over time.

Goal 3.0

The City will provide a more efficient use of land through development/re-development strategies to increase investment in the CRA.

Objective

3.1 As part of the City Evaluation and Appraisal Report (EAR) based Amendments, due September 2025, the City will examine potential amendments to the CDP and LDC that would encourage continued private investment and development within the CRA.

Standards

3.1.1 By September 2025, the City will make a decision on the proposed elimination of density/intensity incentive programs, which have created barriers to development/redevelopment.

3.1.2 By September 2025, the City will make a decision on the proposed elimination of variable density/intensity based upon lot size to provide uniform density/intensity in CRA.

3.1.3 By September 2025, the City will make a decision on the proposed increase to the maximum density and intensity to encourage development/redevelopment and create consistent standards throughout the CRA.

Staff recommends the Community Redevelopment Agency (CRA) approve the proposed Goals, Objectives and Standards for the CRA in compliance with the Florida Department of Commerce Special District Handbook revised in July 2024.

Fiscal Impact:

None

Exhibits:

Commission/Board: Community Redevelopment Agency

Contact Person: Dan Matthys 407-539-6211

Reviewed by City Attorney
Cliff Shepard

MEETING DATE		AGENDA
September 23, 2024		Section: Consent Agenda
Department/Office : Finance Department	AGENDA REPORT	Item #: 3.
Subject: Resolution No. 21-2024: Amending Fiscal Year 2024 Budget.		
Requested Action or Motion: Move to adopt Resolution No. 21-2024 amending the Fiscal Year 2024 CRA expenditure budget reduction of \$1,500,000.		
Summary Explanation & Background: When the FY 2024 budget was proposed and adopted, a portion of the original transfer / advance repayment of \$2,674,700 was designated for construction of South Keller Road. Due to design considerations for the expansion and improvements to stormwater infrastructure, FY 25 funding constraints and mobility considerations, the project has been moved to the FY 2027 Capital Improvements Plan.		
Fiscal Impact: Decreases CRA expenditure appropriation by \$1,500,000.		
Exhibits: 1. Resolution No. 21-2024 - Fiscal Year 2024 Budget Amendment		
Commission/Board: Community Redevelopment Agency		
Contact Person: Mark Reggentin 407-539-6220		
Reviewed by City Attorney N/A		

MEETING DATE		AGENDA
September 23, 2024		Section: Decision
Department/Office : Administration	AGENDA REPORT	Item #: 1.
Subject: Resolution No. 22-2024: Fiscal Year 2025 CRA Annual Budget.		
Requested Action or Motion: Move to approve Resolution No. 22-2024 adopting the Community Redevelopment Agency Annual Budget for Fiscal Year 2025, as presented.		
Summary Explanation & Background: The CRA Budget for FY 25 shall be \$2,194,000, including an operating budget of \$1,194,000 and repayment of Advance to City of \$1,000,000.		
Fiscal Impact: CRA budget for FY 2025 of \$2,194,000; which includes repayment of \$1,000,000 in interfund advances.		
Exhibits: 1. Resolution No. 22-2024 - Fiscal Year 2025 Budget		
Commission/Board: Community Redevelopment Agency		
Contact Person: Mark Reggentin 407-539-6220		
Reviewed by City Attorney N/A		