



CITY OF MAITLAND
COMMUNITY
REDEVELOPMENT
AGENCY

ANNUAL REPORT



20
24

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I. Introduction

The purpose of this document is to satisfy the annual statutory reporting requirements in accordance with Section 163.371(2) of the Florida Statutes for the City of Maitland Community Redevelopment Agency (CRA), a dependent special district. This Annual Report for the City of Maitland's CRA presents a summary of the CRA's activities during 2024. More specifically, financial information provided in this report falls within the period from October 1, 2023 to September 30, 2024. Detailed information contained in this report includes the Maitland CRA profile and location, implementation of the downtown redevelopment plan, current and future projects, financial statements, compliance information, and CRA contact information.

II. Profile and Location

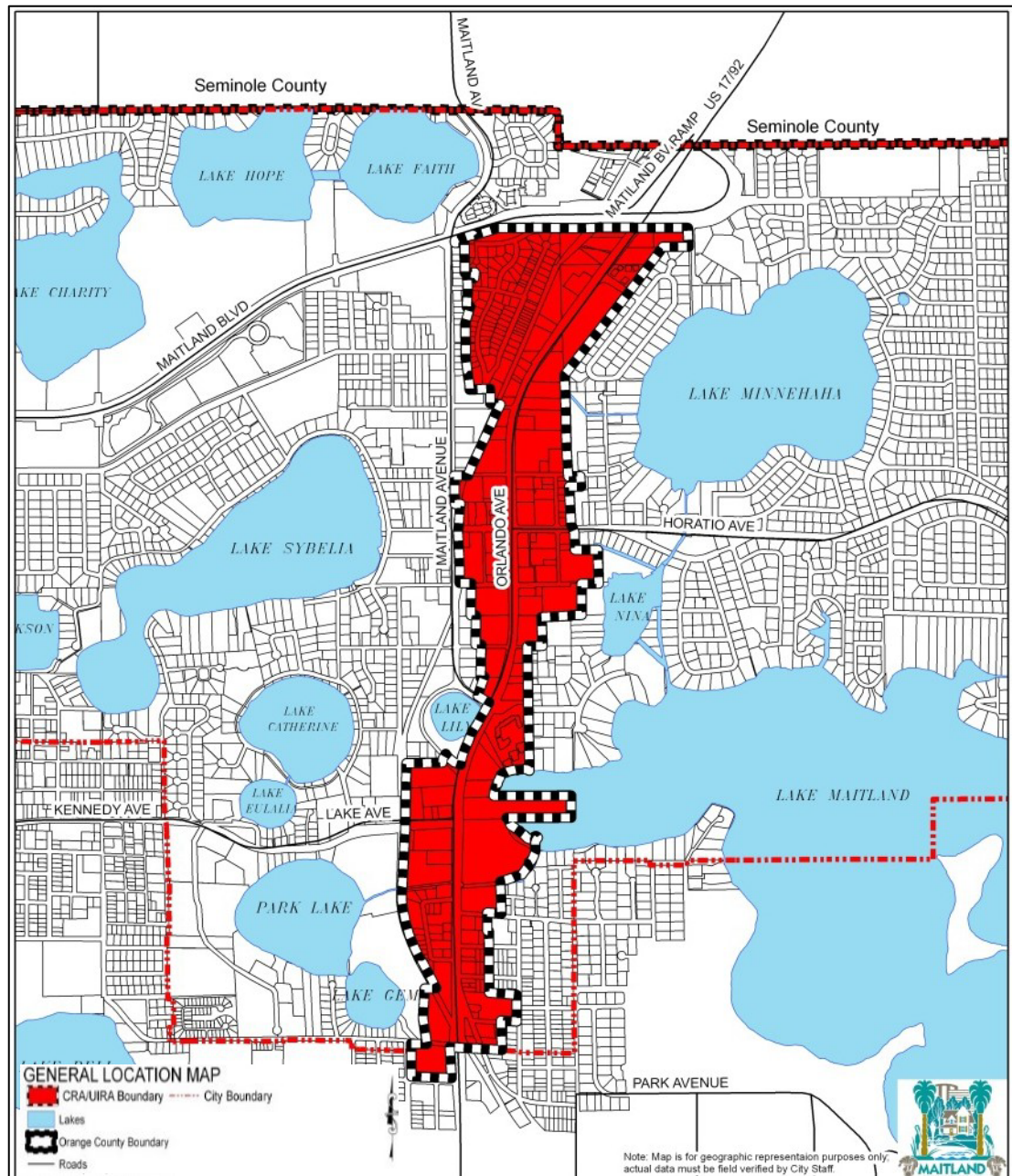
In 1997, the City adopted the Downtown Maitland Master Plan. This plan outlined strategies to improve the physical infrastructure of the City and address community and neighborhood concerns. Under that plan, the City invested over \$2,000,000 in public transportation improvements, installation of entryway features into the community and limited redevelopment activity along its primary commercial corridor, US 17-92.

In May of 2002, the City Council authorized staff to begin working on a more aggressive redevelopment plan, utilizing a Community Redevelopment Agency (CRA). Subsequently, City staff held discussions with Orange County government staff and elected officials to evaluate the potential merits of this strategy.

After several public hearings and meetings discussing the topic, the Maitland CRA was established by Resolution of the Maitland City Council on May 27, 2003 as authorized by Section 163.340, Florida Statutes. The creation of the Maitland CRA was based on the City commitment to more aggressively improve the economic vitality and vibrancy of the City.

The overall CRA district and general location is displayed as Figure 1. The original Downtown Maitland Revitalization Plan (DMRP) was adopted in August of 2003, and subsequently updated and readopted in July of 2017.

Figure 1: Location Map of CRA



III. Downtown Master Plan Implementation

The goal of the CRA, as set forth in the initial redevelopment plan was to promote reinvestment in the corridor and provide new neighborhood/community centers with a more concentrated mixed use of government, office, residential and commercial activity similar to a small downtown area. There were four focus areas: transportation, streetscape, infrastructure, and civic improvements.

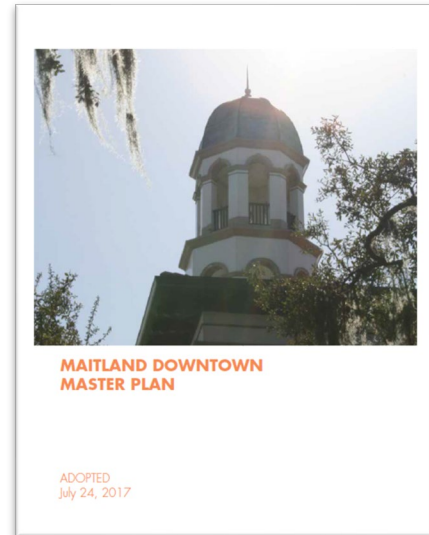
Transportation

One of the first projects completed by the CRA was the Maitland Boulevard Off-Ramp project. This project eliminated cut through traffic in the Greenwood Gardens neighborhood by creating a direct off ramp from Maitland Boulevard to U.S. Highway 17-92. Next, the City completed Sybelia Parkway, which allows traffic to by-pass the congested intersection of Horatio Avenue and U.S. 17-92 and in 2012 completed the Horatio Avenue intersection improvements. The Horatio Avenue and 17-92 project created additional stacking lanes for vehicles turning onto eastbound Horatio and reduced lanes on Horatio between 17-92 and Maitland Avenue. All of these improvements were recommended as part of the Maitland Area Transportation Study and included in the transportation element of the revitalization plan. The Maitland SunRail station opened in 2014, and three private redevelopment projects, totaling 737 housing units, have opened up adjacent to or within walking distance of the station.



Streetscape

The City included streetscape requirements in the land development code and as each of the private and public redevelopment projects have been completed, the downtown streetscape has been upgraded and the overhead electric utilities have been relocated



underground. Three of the redevelopment projects included public space amenities within the required streetscape.

Infrastructure

In addition to transportation infrastructure, the CRA has funded sewer, water and stormwater infrastructure upgrades. The Sybelia Parkway project included the installation of a regional stormwater pond and master lift station for the downtown. This regional stormwater pond, funded by grants and the CRA Revenue Bonds Series 2005, allows private development projects to connect to the pond by paying their prorated share of the capital cost of the pond and on-going maintenance. Through this reporting period, six private development projects have connected to the pond including Maitland City Centre, Publix, Uptown Maitland East, 400 North, Montessori School, and Northbridge. The pond has the capacity to treat 52 acres of impervious surface area and is 67% utilized. Prior to construction of the pond, Lake Minnehaha was being impacted by stormwater run-off from U.S. Highway 17-92. Those 8 acres of stormwater run-off are now captured and treated in the pond prior to discharge into the chain of lakes. Master lift station number 42 was also funded by the CRA Revenue Bonds Series 2005 and was designed to increase sewer transmission capacity for the new downtown developments and to divert sewage away from neighborhood lift stations. The diversion project is currently underway and is being funded by State Revolving Fund Loans and the City's Utilities Fund.

In 2021, the City replaced more than a mile of decades-old and undersized pipes along the west side of U.S. Highway 17-92 between Maitland Boulevard and south of Horatio Avenue in the heart of the Downtown that are essential to Maitland's public water service in this area. Funding was provided by the City's Utility Fund and the State of Florida Revolving Fund.

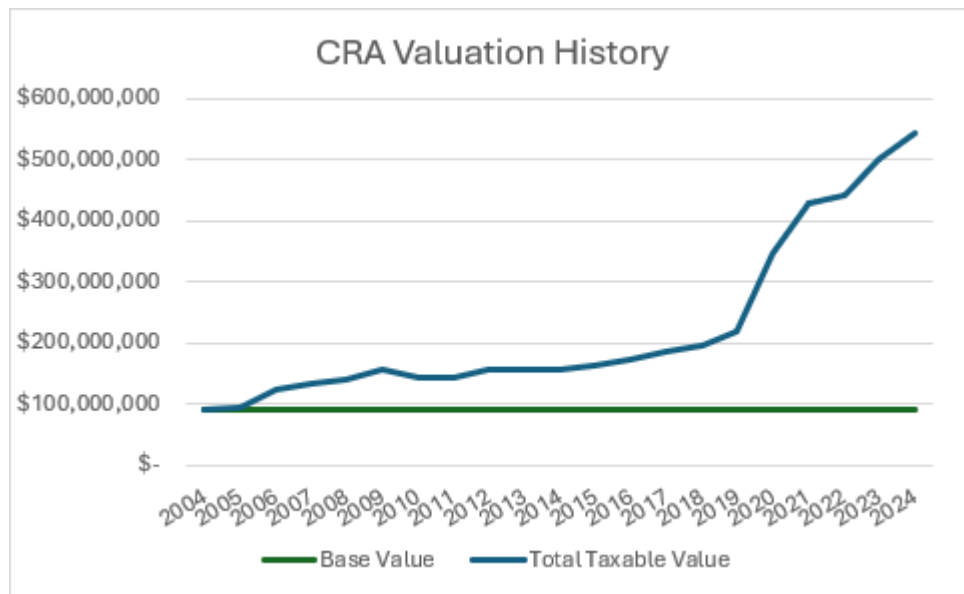
Civic Improvements

The City constructed a new City Hall and Fire Station in the downtown, replacing aging and obsolete public facilities. These projects were funded with the Limited General Obligation Bonds Series 2005. In addition, as part of the Maitland City Centre development, the City re-constructed Independence Lane as a "festival street" which will serve as the spine of the downtown core area. Amenities include brick pavers, benches, rain gardens, and decorative lighting. Independence Square in the heart of the downtown core reinvented the old City Hall site into a downtown park and event space. This project was funded through the Parks Trust Fund. Progress continues on the expansion of Independence Lane an additional city block to the north.



Overall

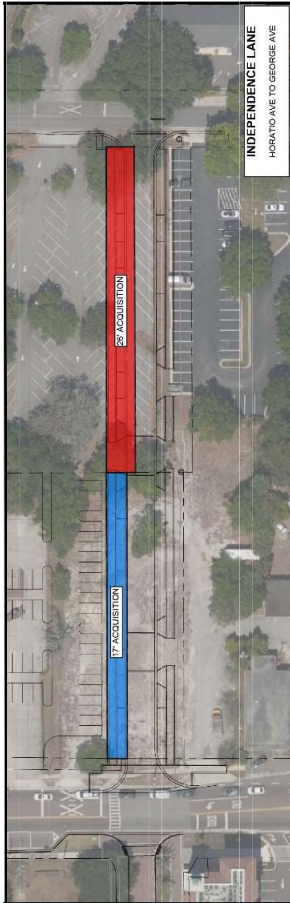
Since inception in 2003, the taxable value of the CRA has increased from \$90,165,791 dollars in fiscal year 2003 to \$543,861,901 in fiscal year 2024, a 504% increase in value since inception.



IV. Completed Redevelopment Projects Fiscal Year 2024

No CRA projects were completed in Fiscal Year 2024.

V. Current Projects – Fiscal Year 2025



North Independence Lane

A new extension of Independence Lane will encourage more development within Maitland's growing downtown center. Preliminary design was completed in FY 2024 that will convert mostly vacant land and portions of parking lots between Horatio Avenue and George Avenue west of N. Orlando Avenue into two lanes for vehicle traffic along a scenic, brick-paved roadway with on-street parking, landscaping and sidewalks.

Construction of North Independence Lane is expected to begin in FY 2025. The site construction permit application has been made and is under review by City staff.

The project will connect about 600 feet between Horatio Avenue and George Avenue north of the existing Independence Lane, which opened in 2018, situated between Packwood Avenue and Horatio Avenue.

CRA funds totaling \$744,533 were used in FY 2024 to purchase land necessary for the completion of this project.

VI. Financials

The financial activity for the CRA for the year ended September 30, 2024 is outlined in the following sections below. This information is excerpted from the City of Maitland's Comprehensive Annual Financial Reports (CAFR). CAFR's are available on the City's website and City Hall.

A. Revenues/Other Sources

For FY 2024, CRA Tax Increment Revenues increased by 20.8% over FY 2023. Below is a five year summary of the annual revenues and sources.

Fiscal Yr	City	County	Other	Total
2020	\$ 1,076,277	\$ 1,068,894	\$ 24,649	\$ 2,169,820
2021	\$ 1,384,582	\$ 1,289,148	\$ 3,009	\$ 2,677,055
2022	\$1,462,572	\$ 1,344,863	\$ 20,842	\$ 2,828,277
2023	\$1,691,659	\$1,508,252	\$130,464	\$3,330,375
2024	\$2,131,000	\$1,637,000	\$257,000	\$4,025,000

B. Expenditures/Other Uses

Below is a five year summary of annual expenditures and uses.

Fiscal Yr	Operating	Capital	Debt Svc.	Total
2020	\$ 9,370	\$ 0	\$ 845,858	\$ 855,228
2021	\$ 10,641	\$ 0	\$ 871,100	\$ 881,741
2022	\$ 10,947	\$ 0	\$ 895,086	\$ 906,033
2023	\$ 11,559	\$ 0	\$ 917,816	\$ 929,375
2024	\$11,511	\$744,533	\$944,290	\$1,700,334

VII. Additional Information

A. Compliance with F.S. 163.371 Reporting Requirements

- The CRA has published a digital map depicting the geographic boundaries and total acreage on the CRA webpage per F.S. 163.371(1). There has been no change to the acreage in FY 2024. The required information can be found on the agency's web page:
<https://itsmymaitland.com/DocumentCenter/View/123/Maitland-CRA-Map-JPG>
- The CRA has published a link on its website to the most recently audited Comprehensive Annual Financial Report. Beginning in FY 2020, the CRA issues annual audited financial statements. The most recent audit report was published on March 19, 2025.
- Performance Data:
 - Public Projects – No public projects were started or completed in FY 2024 with CRA funds.
 - Total Expenditures for FY 2024: \$1,700,334 (see Section VI for detail).
 - Original Assessed Real Property Values at Inception: \$ 90,165,791.
 - Total Assessed Real Property Values at 1/1/2024: \$ 543,861,901.
 - No funds were expended for affordable/low income/middle income residents in FY 2024.
 - Summary data on how the CRA has achieved its goals set forth in the redevelopment plan is located in Section III.

B. Contact Information

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Maitland, FL 32751