

Pine Hills Local Government
Neighborhood Improvement District
Fiscal Year 2025 Annual Report

Prepared by Orange County Planning, Environmental, and Development
Services Department, Neighborhood Services Division

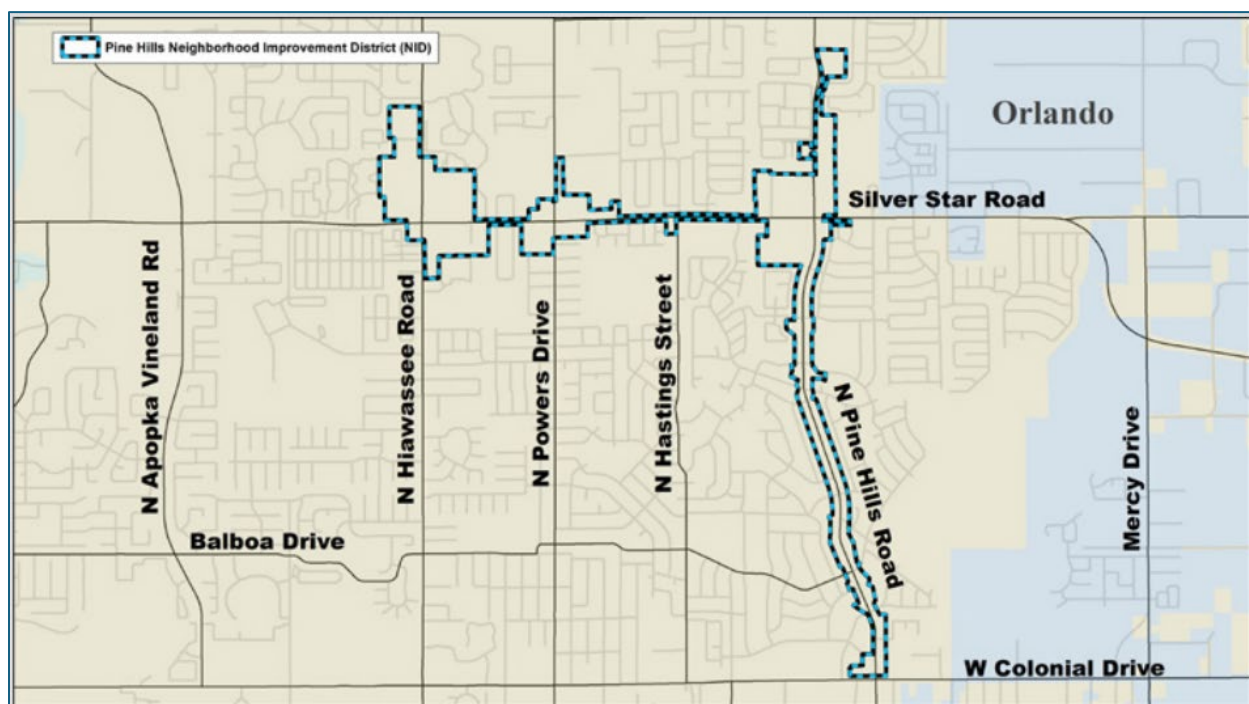
November 2025

Background

Florida Statutes Section 189.0694 requires special districts to publish an annual report and post it on the web by December 1st of each year. This report covers the period October 1, 2024, through September 30, 2025, for the Pine Hills Local Government Neighborhood Improvement District (NID). The report describes the district's achievements toward its goals and objectives using a range of qualitative, one-time, and quantitative performance measures and performance standards.

The Orange County Mayor and Board of County Commissioners created the Pine Hills Neighborhood Improvement District on December 20, 2011, for the purpose of providing a consistent voice to promote the redevelopment and business interests of the Pine Hills community, and to improve the reputation of a historically high-crime neighborhood.

The district conducts programs and activities related to crime prevention and public safety, economic development and business support, infrastructure improvement, and community engagement and beautification within the service area. The services are primarily facilitated by the district and conducted by Orange County governmental departments.



NID Neighborhood Improvement Plan Goals

The NID's Neighborhood Improvement Plan (NID Plan) establishes six (6) goals, each with supportive objectives and measurements:

NID Plan Goal 1: Effectively organize businesses, citizens, property owners and other key stakeholders to support the NID.

- **ONGOING – Objective #1: *Establish/maintain an active network of community partners that include businesses, property owners, community stakeholders and government***
- **ONGOING – Objective #2: *Create opportunities for businesses, citizens and key stakeholders to actively participate in all NID activities, events, meetings, programs and projects.***
- **ONGOING – Objective #3: *Actively engage businesses, property owners, citizens and other key stakeholders to educate them about the facts regarding the tax referendum.***
- **FY2025 ACCOMPLISHMENTS**
 - Monthly Advisory Committee meetings
 - District Commissioner, Orange County Sheriff's Office and Code Compliance collaborations
 - Partnerships with Chase Bank, Truist Bank, Central Florida Urban League, Neighborhood Center for Families, Operation New Hope, Cornerstone Connections, 26 Health, Coca-Cola, and Orange County Community Action
 - Community resource fair, partnerships with hiring entities, and creating training opportunities within the Pine Hills NID

NID Plan Goal 2: Improve the public image and marketability of Pine Hills while enhancing economic development opportunities within the district and community.

- **ONGOING – Objective #1: *Develop and actively promote the next phase of marketing and branding for Pine Hills.***
- **ONGOING – Objective #2: *Document and report out positive and constructive change as it occurs within the community and tell the story of the work-in-progress.***
- **ONGOING – Objective #3: *Actively promote Pine Hills for investment and redevelopment.***

- **LONG TERM – Objective #4: *Promote policies and programs that encourage property owners, developers and builders to invest in the community and, where appropriate, redevelop existing properties.***
- **FY2025 ACCOMPLISHMENTS**
 - Positive news reports (WKMG News 6 & OCFL Newsroom)
 - E-Newsletter enhancements
 - Pine Hills Gateway Features installation and maintenance
 - Consistent branding of the Pine Hills Neighborhood Improvement District logo on all materials

NID Plan Goal 3: Improve public safety and security within the district.

- **LONG TERM – Objective #1: *Actively work in coordination with the Orange County Sheriff's Office to develop and implement new outreach programs that strengthen relationships between law enforcement and the business community and create a working partnership to combat public safety and security problems in the district.***
- **ONGOING – Objective #2: *Work in conjunction with Orange County Sheriff's Office to develop and implement a public safety strategy that is designed to significantly increase public safety opportunities within the district.***
- **FY2025 ACCOMPLISHMENTS**
 - Pine Hills Road Pedestrian Safety Project Phase 2 substantially complete
 - Off-duty deputies funded for extra patrol and presence at community events

NID Plan Goal 4: Develop attractive and functional community corridors.

- **ONGOING/NEARING COMPLETION – Objective #1: *Develop and implement master plans for the Pine Hills Road and Silver Star Road corridors.***
- **ONGOING – Objective #2: *Review all county land use and development policies to determine their suitability for sustaining vibrant, attractive and functional corridors.***
- **LONG TERM – Objective #3: *Make recommendations for appropriate policy changes to ensure the sustainability of vibrant, attractive and functional corridors and encourage streamlining of the development process.***
- **ONGOING/NEAR COMPLETION – Objective #4: *Invest in public infrastructure to improve and enhance aesthetics within the district.***

- **ONGOING- Objective #5: *Encourage property owners to improve and enhance aesthetics of private properties by creating streamlined opportunities that facilitate such investment within the district.***
- **ONGOING – Objective #6: *Enhance effective and efficient code enforcement within the community.***
- **FY2025 ACCOMPLISHMENTS**
 - Pine Hills Road Pedestrian Safety Project landscape, hardscape, and signage (project underway)
 - Litter clean-up events (April 2025 and November 2025)
 - Pine Hills Trail tree planting (November 2024)

NID Plan Goal 5: Establish effective multi-modal connections.

- **SHORT TERM – Objective #1: *Develop and implement a multi-modal transportation strategy for the district.***
- **ONGOING – Objective #2: *Invest in public infrastructure to improve and enhance multi-modal mobility including access and signage within the district.***
- **FY2025 ACCOMPLISHMENTS**
 - Orange County contributed \$1 million toward LYNX Transfer Center (opened August 2025)
 - Pine Hills Trail extended through LYNX Transfer Center site
 - Pine Hills Road Pedestrian Safety Project includes raised median, dedicated left turn lanes, dedicated bike lanes and shared-use path address pedestrian and bicycle safety

NID Plan Goal 6: Develop a vibrant mixed-use Town Center for Pine Hills.

- **LONG TERM – Objective #1: *Develop and implement a master plan for the four quadrants of the Silver Star Road and Pine Hills intersection and develop into a sustainable mixed-use town center environment***
- **LONG TERM – Objective #2: *Review all county land use and development policies to determine their sustainability for sustaining a vibrant mixed-use town center.***
- **LONG TERM – Objective #3: *Make recommendations for appropriate policy changes to ensure the sustainability of a vibrant mixed-use town center and encourage streamlining of the development process.***

- **FY2025 ACCOMPLISHMENTS**

- The Orange County Planning Division created high-quality architectural renderings showing the Town Center and various street views for community engagement and promotion

Quantitative NID Goals

Until now, the NID has reported progress toward Plan goals using qualitative measures and one-time achievements as outlined above. The State of Florida OPPAGA Performance Review dated August 4, 2025, recommended the NID track additional **quantitative** measurements and standards that demonstrate periodic progress made toward achieving goals and objectives.

The following section establishes a set of quantitative goals, objectives, performance measures and standards for the NID that complement the Plan goals that can be readily reported and tracked over time.

NID GOAL 1: Develop an attractive neighborhood and business environment.

OBJECTIVE: Attract new businesses and encourage expansion of existing businesses.

PERFORMANCE MEASUREMENTS: Permits and Business Tax Receipts issued within the NID.

PERFORMANCE STANDARDS: Total permits and Business Tax Receipts issued in the last fiscal year equal to or greater than the FY2022-FY2024 three-year average.

Permits indicate investment in the buildings located within the NID. Permitting activity over the last fiscal year (FY2025) shows significantly increased investment compared to the three-year average (FY2022-2024). Plumbing Permits are noteworthy and reflect the septic to sewer project along North Pine Hills Road.

Business Tax Receipts (BTR) are essentially a local business license. The number of issued BTR indicate new businesses operating in the NID over the past year. The BTR three-year average (FY2022-2024) is 13, and the NID had 30 issued in Fiscal Year 2025.

FY2025 RESULT: MET THE STANDARDS

Permits in Pine Hills Neighborhood Improvement District

PERMIT CATEGORY	FY2022	FY2023	FY2024	FY2025	3-YEAR AVG FY22-24
Structure Permit	117	103	122	202	114
Business Tax Receipt	1	9	30	30	13
Total	118	112	152	232	127
PERMIT TYPE					
Commercial Permit	15	20	14	13	16
Demolition Permit	2	0	3	4	2
Electrical Permit	25	17	20	28	21
Fence/Wall Permit	1	4	2	0	2
Gas Permit	3	0	0	1	1
Low Voltage Alarm Registration	2	1	7	0	3
Mechanical Permit	10	8	12	16	10
Plumbing Permit	14	7	5	92	9
Residential Permit	1	1	0	1	1
Roof Permit	11	17	22	14	17
Sign Permit	9	7	11	6	9
Solar Permit	0	2	0	0	1
Tent Permit	2	2	2	3	2
Use Permit	21	17	24	24	21
Zoning Permits/Business Tax Receipt	1	9	30	30	13
Total	117	112	152	232	127

Orange County Report GMG053

NID GOAL 2: Preserve property values in the NID.

OBJECTIVE: Identify areas with blighting influences, illegal dumping, graffiti, develop programs to eradicate.

PERFORMANCE MEASUREMENT 2A: Code violations in the NID.

PERFORMANCE STANDARD 2A: Total code violation incidents reported in the last fiscal year were less than or equal to the FY2022-FY2024 three-year average.

The NID monitors code violation incidents and works with inspectors and property owners to resolve issues affecting property maintenance. The number of incidents depends in part on residents, property and business owners filing complaints for investigation.

Code violation incidents in Fiscal Year 2025 closely matched the FY2022-2025 three-year average (161 versus 159). Junk car incidents were notably greater than the three-year average while On-site sign incidents were less than the three-year average.

FY2025 RESULT: MET THE STANDARD

Code Violation Incidents in Pine Hills Neighborhood Improvement District

TYPE	FY2022	FY2023	FY2024	FY2025	3-YEAR AVG FY22-24
Chapter 9 Property Maintenance	8	23	32	21	21
Chapter 28 Nuisance	35	75	90	67	67
Chapter 31.5 Signage	30	19	23	18	24
Chapter 38 Zoning	42	41	57	55	47
Other Type	2	0	0	0	1
Total	117	158	202	161	159
INCIDENT TYPE					
Citation Warning	2	0	0	0	1
Housing Ch. 9	8	23	32	21	21
Junk Cars Ch. 28	1	2	8	10	4
Lot Cleaning Ch. 28	34	73	82	57	63
Graffiti Ch. 31.5	0	0	0	2	0
Off Site Sign Ch. 31.5	5	3	14	11	7
On Site Sign Ch. 31.5	25	16	9	5	17
Zoning Ch. 38	42	41	57	55	47
Total	117	158	202	161	159

Orange County Report GMG052

PERFORMANCE MEASUREMENT 2B: Total value of property within the NID.**PERFORMANCE STANDARD 2B:** Total value increases each year.

The total value of property within the NID indicates the collective value of its 321 parcels. The Orange County Property Appraiser values individual parcels based on current market conditions. Viewing the NID parcels together allows for an overall measure of value change and direction.

After a 28 percent property value increase from 2023 to 2024, the NID increased in value 4 percent from 2024 to 2025. The increase from 2024 to 2025 is close to the 3 percent change from 2022 to 2023. Future years values will better define the NID's value trend; however, the overall value change was positive over the past year.

FY2025 RESULT: MET THE STANDARD**Property Value of Pine Hills Neighborhood Improvement District**

YEAR	TOTAL MARKET VALUE	PERCENT CHANGE
2022	\$131,572,857	-
2023	\$135,055,565	3%
2024	\$173,041,936	28%
2025	\$179,575,999	4%

Orange County Property Appraiser

NID GOAL 3: A safe and secure business district.

OBJECTIVE: Reduce crime or the perception of crime in the NID to attract businesses and customers.

PERFORMANCE MEASUREMENT: Crimes within the NID.

PERFORMANCE STANDARD: Total Part 1 crimes decrease each year.

The negative perceptions about crime and public safety are a persistent problem for the Pine Hills community and hinder economic development opportunities throughout the area. The NID endeavors to change the negative public perceptions about the community by actively combatting criminal activity and reversing negative media coverage.

Part 1 crimes refer to violent or major crimes. The NID saw a decrease in Part 1 crimes between Fiscal Year 2024 and Fiscal Year 2025. The number of aggravated assault, commercial burglary, and residential burglary crimes dropped by half or more. Auto burglary and stolen vehicles increased and represent the most common crimes within the NID, along with commercial burglaries.

FY2025 RESULT: MET THE STANDARD**Crimes in Pine Hills Neighborhood Improvement District**

CRIME TYPE	FY2023	FY2024	FY2025
Aggravated Assault	18	27	12
Aggravated Battery	16	20	19
Auto Burglary	18	19	23
Commercial Burglary	16	58	23
Exposure of Sexual Organs		1	
Lewd Act		2	1
Homicide	3	2	1
Residential Burglary	9	12	5
Robbery Commercial		8	5
Robbery Strongarm	21	11	9
Robbery Weapons-Persons	4	4	3
Sexual Battery	4	4	3
Stolen Vehicle	12	17	21
Total	121	185	125

Orange County Sheriff's Office Crime Analysis Unit

NID GOAL 4: Provide a safe environment for pedestrians and bicyclists.

OBJECTIVE: Reduce or eliminate pedestrian and bicycle crashes in the NID.

PERFORMANCE MEASUREMENT: Pedestrian and bicycle crashes along the major roadways within the NID.

PERFORMANCE STANDARD: Pedestrian and bicycle crashes decrease each year.

The NID Neighborhood Improvement Plan identifies pedestrian safety as a major concern for the area. Pine Hills had three of the most dangerous intersections for pedestrians in Central Florida, including the intersection of Pine Hills Road and Silver Star Road. Development of the Pine Hills Trail and the Pine Hills Road Pedestrian Safety Project and among the initiatives to address pedestrian safety in the NID.

Pedestrian crashes remained constant from Fiscal Year 2024 to Fiscal Year 2025, and bicycle crashes increased by 3 within the NID. Crashes of all types decreased about 8 percent over the same period, resulting in pedestrian and bicycle crashes making up a greater share of crashes within the NID. Orange County will complete the Pine Hills Road Pedestrian Safety Project in Fiscal Year 2026, with the purpose of increasing pedestrian and bicyclist safety in the NID. Subsequent annual reports will document the project's effectiveness on reducing pedestrian and bicyclist crashes within the NID.

FY2025 RESULT: DID NOT MEET THE STANDARD

Crashes in Pine Hills Neighborhood Improvement District

CRASH TYPE	FY2023	FY2024	FY2025*
All	426	422	390
Pedestrian	14	16	16
Bicycle	4	10	13
Ped/Bike Share of All	4%	6%	7%

* Through 9/10/2025

Signal Four Analytics Version 3.7.1 (signal4analytics.com)

FY2025 Pine Hills NID Performance Summary

The Pine Hills Local Government Neighborhood Improvement District met most performance standards established for the District during Fiscal Year 2025. Bicycle crashes did not meet the standard; however, a safety project is underway to address pedestrian and bicyclist safety within the district. The NID continues to work toward the long-range goals established in the Neighborhood Improvement Plan and will report on their progress using qualitative measures and staff achievements.