



HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR COUNCIL MEETING AGENDA

Tuesday, June 02, 2026, at 7:30 PM

Town Hall - 307 E Kennedy Blvd

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

- I. **CALL TO ORDER AND VERIFICATION OF QUORUM**
- II. **INVOCATION AND PLEDGE OF ALLEGIANCE**
- III. **APPROVAL OF THE AGENDA**
- IV. **PRESENTATIONS AND RECOGNITION**
 - A. Proclamation** - Florida Water Professionals Month and Emergency Responder Status (**Clerk Office**)
- V. **CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- VI. **PUBLIC HEARING**
 - B.** Approval of **2nd Reading** of Ordinance 2026-3 Dissolving the Board of Adjustment Board and Transferring Powers to the Planning Board. (**Administration**)
 - C.** Approval of **2nd Reading** of Ordinance 2026-2 Certified Recovery Residences Ordinance. (**Administration**)
 - D.** Approval of the **1st Reading** of Ordinance 2026-4 Establishing Water and Sewer Impact Fee (**Administration**)
- VII. **CONSENT AGENDA**
 - 1.** Approval of the FY 2026 budget amendment for the reallocation of a designated portion of the Deputy Chief's salary within the FY 2026 budget. (**Police Department**)
- VIII. **COUNCIL DECISIONS**
 - 2.** Approval of Resolution 2026-27 Hiring Greg Jackson As The Interim General Town Attorney for the Town of Eatonville (**Councilwoman Jordan**)
 - 3.** Approval of Resolution 2026-30 Appointing/Confirming Individuals to the Community Redevelopment Agency (TOECRA) (**Clerk Office**)
 - 4.** Approval of Resolution 2026-31 – Authorizing Funding A Request For Proposal (RFP) For Development Consulting and Advisory Services for the Town of Eatonville (**Councilwoman Randolph**)
 - 5.** Approval of Resolution 2026-32 Establishing Community Engagement for the AI/Data Centers (**Councilwoman Randolph**)
- IX. **REPORTS**
 - CHIEF ADMINISTRATIVE OFFICER'S REPORT**
 - TOWN ATTORNEY'S REPORT**
 - TOWN COUNCIL REPORT/DISCUSSION ITEMS**
 - MAYOR'S REPORT**
- X. **ADJOURNMENT**

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
JUNE 2, 2026, AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Proclamation - Florida Water Professionals Month and Emergency Responder Status (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <ul style="list-style-type: none">• Request Letter• Proclamation
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request the reading of Proclamation for Florida Water Professionals Month and Emergency Responder Status.

SUMMARY: The Florida Water & Pollution Control Operators Association (FWPCOA) was organized in 1940 as a non-profit trade organization to promote the sustainability of Florida's water utility industry that works to protect our citizens' health and preserve our state's water resources. The FWPCOA offers water and wastewater treatment plant operator and water distribution system operator training courses for state licensing requirements, eight voluntary certification programs, and continuing education programs for license renewal.

The Town of Eatonville has been invited to join in the support efforts of water professionals in the community by executing a proclamation recognizing this important event.

RECOMMENDATION: Recommend the reading of Proclamation for Florida Water Professionals Month and Emergency Responder Status.

FISCAL & EFFICIENCY DATA: N/A



Florida Water & Pollution Control Operators Association

A Non-Profit Association Serving Water and Wastewater Professionals in the State of Florida

The Honorable Ruthi Critton, Mayor
Town of Eatonville
307 E. Kennedy Blvd.
Eatonville, FL 32751

May 26, 2026

RE: Proclamation request for Florida Water Professionals Month and Emergency Responder Status

Dear Mayor Critton:

The Florida Water & Pollution Control Operators Association (FWPCOA) was organized in 1940 as a non-profit trade organization to promote the sustainability of Florida's water utility industry that works to protect our citizens' health and preserve our state's water resources. The FWPCOA offers water and wastewater treatment plant operator and water distribution system operator training courses for state licensing requirements, eight voluntary certification programs, and continuing education programs for license renewal.

Our state's water industry employees work around the clock, 365 days every year, to ensure that safe drinking water is accessible to all Floridians and that our environment and natural resources are protected. The FWPCOA has celebrated "Florida Water Professionals Month" to recognize their hard work and dedication. This year, the FWPCOA seeks to increase community awareness by designating the month of August as "Florida Water Professionals Month."

Like other states, Florida depends on a network of aging underground pipes. The Florida Section of the American Society of Civil Engineers' most recent report card graded our Drinking Water Infrastructure a C and our Wastewater Infrastructure a C. This assessment highlights the importance of recognizing and supporting Florida's water professionals more than ever—out of sight need not be out of mind. In addition to recognizing our water professionals this August, the State of Florida elevated water professionals to Essential First Responder Status with the rights and responsibilities implied. This status becomes critical during natural disasters when water professionals are expected to keep vital, safe drinking water and wastewater systems operating. We ask that the Town of Eatonville consider recognizing operators as essential first responders.

We invite you and the Town of Eatonville to join us in supporting the efforts of water professionals in your community. You can help by executing a proclamation recognizing this important event. I am enclosing a sample proclamation for your reference. Please send your executed proclamation to my address, stated below, so that we can recognize the Town of Eatonville participation in this year's awareness month. If you would like an officer from our association to accept the proclamation at your commission meeting, please get in touch with regional director Jonathan Torres at 561-223-5455. Thank you in advance for your anticipated participation.

Sincerely,

Jonathan Torres

Jonathan Torres
State Publicity Chair
PO Box 33119
Palm Beach Gardens, FL 33420-3119



Florida Water & Pollution Control Operators Association

A Non-Profit Association Serving Water and Wastewater Professionals in the State of Florida

Florida Water Professionals Month

WHEREAS, the Florida Water & Pollution Control Operators Association, organized in 1940, is a non-profit trade organization that promotes the sustainability of Florida’s water utility industry through workforce development to protect the health of Florida’s citizens and to preserve the state’s water resources; and

WHEREAS, this organization offers water and wastewater treatment plant operator and water distribution operator training courses required for the state of Florida’s operator licenses, eight voluntary certification programs, and continuing education programs for operator license renewal; and

WHEREAS, this organization, in recognizing the importance of the Florida Statutes and Administrative Code that regulate the water industry, acts as liaison between the Florida Department of Environmental Protection and industry personnel and

WHEREAS, the Florida Water & Pollution Control Operators Association recognizes all who have played a significant part in operating and maintaining drinking water, wastewater, and stormwater systems in Florida by celebrating *Florida Water Professionals Month*, which applauds their constant efforts to protect our health and environment.

WHEREAS water professionals are essential first responders, as defined by Florida Statute 403.865 (b), during storms and other catastrophic events, working to ensure safe drinking water and safe disposal of wastewater for our communities.

NOW, THEREFORE, I, *Ruthi Critton* by the authority vested in me as Mayor of the Town of Eatonville, Florida, hereby proclaim

August 2026

as

“Florida Water Professionals Month”

in the Town of Eatonville and extend greetings and best wishes to all observing *Florida Water Professionals Month*.

IN WITNESS WHEREOF, I have hereunder set my hand this 2nd day of June 2026.

Ruthi Critton, Mayor



HISTORIC TOWN OF EATONVILLE, FLORIDA TOWN COUNCIL MEETING

JUNE 2, 2026, AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of 2nd Reading of Ordinance 2026-3 Dissolving the Board of Adjustment Board and Transferring Powers to the Planning Board. (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: <ul style="list-style-type: none"> Ordinance 2026-3 Dissolving the Board of Adjustment
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request approval of the **second reading** of Ordinance 2026-3 Dissolving the Board of Adjustment Board and Transferring Powers to the Planning Board.

SUMMARY: The Town does not currently have an active Board of Adjustment board due to inefficient board members. Under the current Land Development Code, the Board of Adjustment’s powers and duties include hearing and deciding various appeals and variances. This Ordinance is being presented to consider dissolving the Board of Adjustment Board and transferring these powers to the Planning Board. This will ensure that any appeals and variances can be heard and decided in a timely manner.

This Ordinance was presented to the Planning and Zoning board on Thursday, March 12th. The board voted 3/1 in favor of this ordinance.

The first reading took place on May 5, 2026, with 4/0 favorable vote.

RECOMMENDATION: Recommend approval of the **first reading** of Ordinance 2026-3 Dissolving the Board of Adjustment Board and Transferring Powers to the Planning Board.

FISCAL & EFFICIENCY DATA:N/A

ORDINANCE NO. 2026-3

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, DISSOLVING THE BOARD OF ADJUSTMENT ESTABLISHED BY CHAPTER 44, ARTICLE III, DIVISION 3 OF THE LAND DEVELOPMENT CODE AND TRANSFERRING POWERS OF THE BOARD OF ADJUSTMENT TO THE PLANNING BOARD BY AMENDING CHAPTER 44, ARTICLE III, DIVISION 2; REMOVING REFERENCES TO BOARD OF ADJUSTMENT IN THE LAND DEVELOPMENT CODE AND REPLACING WITH PLANNING BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council finds that the dissolution of the Board of Adjustment and transfer of its power to the Planning Board will enhance and improve the Town’s decision making process by providing for more efficient processing of requests and reducing the duplication of efforts regarding decisions; and

WHEREAS, transferring powers will create consistency in planning and zoning by implementing a more uniform and consistent application of policies and procedures; and

WHEREAS, the Town Council recognizes dissolving the Board of Adjustment will ensure resources are more efficiently managed, including but not limited to reducing expenses; and

WHEREAS, the Planning Board considered this Ordinance on March 12, 2026, and recommended that the Town Council adopt this Ordinance; and

WHEREAS, the Town Council finds that the adoption of this Ordinance is necessary for the preservation of the public peace, health, safety, and welfare of the citizens of Eatonville, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, AS FOLLOWS:

[Words in ~~strike through~~ type are deletions; words in underline type are additions; asterisks (* * * *) indicate an omission from the existing text which is intended to remain unchanged.]

SECTION 1. Recitals. The recitals set forth above are hereby adopted as the legislative findings of the Town Council of the Town of Eatonville, Florida.

SECTION 2. Repeal. Chapter 44, “Board of Adjustment,” of the Town Code is hereby repealed as follows:

ARTICLE III. – BOARDS, COMMITTEES, COMMISSIONS

* * * *

~~DIVISION 3 — BOARD OF ADJUSTMENT~~

~~Sec. 44-108 — Established.~~

~~Pursuant to the provisions of the applicable state statutes, as amended, a board of adjustment, hereinafter referred to as the board of adjustment, is hereby established in the town.~~

~~Sec. 44-109 — Appointment.~~

~~The board of adjustment shall consist of five residents who shall be appointed by the town council. In addition to the regular members of the board of adjustment, the town council shall be authorized to appoint two alternate members. Said alternate members may be called upon to sit upon said board of adjustment in the temporary absence or disability of any regular member, or may act when a member is otherwise disqualified in a particular case, and during such participation, shall have the rights and responsibilities of a regular member. No member or alternate member of the board of adjustment shall be a paid or elected official or employee of the town.~~

~~Sec. 44-110 — Term of Office; removal for cause; vacancies.~~

- ~~(a) The term of office shall be for three years and shall be staggered so that not more than two terms expire within any one year by applying the procedure for appointing planning board members referenced in division 2 of this article. Alternate members shall be appointed for a term of three years.~~
- ~~(b) Members of the board of adjustment shall be removable for cause after filing of written charges, a public hearing, and a majority vote of the town council.~~
- ~~(c) Appointments to fill vacancies shall be for the unexpired term or term of the member whose term becomes vacant. Such appointments to fill vacancies shall be made in the same manner as the original appointment and shall be made within 30 days after the vacancy occurs.~~

~~Sec. 44-111 — Procedures.~~

- ~~(a) The board of adjustment shall establish rules and regulations for its own operation consistent with the provisions of applicable state statute and this chapter.~~
- ~~(b) The board of adjustment shall elect a chairperson and vice chairperson. The chairperson shall be the presiding member of the board of adjustment and the vice-chairperson shall be the presiding member in the chairperson's absence or disqualification. The board of adjustment shall appoint a secretary who may be a member of the board of adjustment or an employee of the town. The terms of all officers~~

~~elected and appointed shall be for one year with eligibility for reelection or reappointment.~~

- ~~(c) The board of adjustment shall meet at regular intervals, at the call of the chairperson, at the written request of three or more regular members or within 30 days after receipt of a matter to be acted upon by the board of adjustment. Three members of the board of adjustment shall constitute a quorum.~~
- ~~(d) The chairperson, or in his absence the acting chairperson, may administer oaths and compel the attendance of witnesses.~~
- ~~(e) All meetings of the board of adjustment shall be public. A record of all its resolutions, transactions, findings and determinations shall be made, which shall be a public record on file with the office of the town clerk.~~

Sec. 44-112—Decisions.

~~The concurring vote of a majority of the members of the board of adjustment shall be necessary to reverse any order, requirement, decision, or determination of the planning director or to decide in favor of the appellant in respect to any matter upon which it is required to pass under the terms of this chapter or to effect any variations of this chapter.~~

Sec. 44-113—Powers and Duties.

~~The board of adjustment shall have the following powers and duties:~~

- ~~(1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the planning director in the enforcement of this chapter.~~
- ~~(2) To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship.~~

Sec. 44-114—Appeals.

~~Appeals to the board of adjustment may be taken by any person aggrieved by any officer, board or commission of the town affected by any decision of the administrative official under any provision of this chapter.~~

- ~~(1) *Staying of work on premises.* An appeal to the board of adjustment stays all work on the premises and all proceedings in furtherance of the action appealed, unless the official from whom the appeal was taken shall certify to the board of adjustment, by reason of acts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by a restraining~~

~~order which may be granted by the board of adjustment to a court of record on application, on notice of the officer from whom the appeal is taken and on due cause shown.~~

~~(2) Procedure~~

~~a. Any person appealing any decision of an administrative official shall make such appeal within 30 days after rendition of the order. Requirement, decision or determination appealed from in writing to the board of adjustment and file the same, and ten copies thereof, with supporting facts and data with the planning director. This does not, however, restrict the filing of a request for a variance by any person at any time as provided for elsewhere in this article.~~

~~b. Upon receipt of the appeal, the planning director shall forthwith examine such appeal or request application and endorse his recommendation thereon together with all documents, plans, papers or other materials constituting the record upon which the action appealed was taken and transmit same to the board of adjustment. Concurrently, the planning director shall transmit a copy of said appeal together with all documents, plans, papers, or other materials constituting the record to the town attorney for his review and opinion. The town attorney shall present his opinion to the board of adjustment with respect to two items as follows:~~

- ~~1. As to whether the appeal is, in fact, an appeal and within the province of the board of adjustment.~~
- ~~2. The merits of the appeal proper if requested by the board of adjustment.~~

~~(3) Hearing of appeal. Before rendering a decision upon an appeal, the board of adjustment shall hold a public hearing. The board of adjustment shall fix a reasonable time of day for the hearing, give public notice thereof, as well as due notice to the parties involved. Upon the hearing, any party may appear in person or by agent or by attorney.~~

~~Sec. 44-115. Variances.~~

~~(a) The board of adjustment shall authorize upon appeal such variance from the terms of this article as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this article would result in unnecessary and undue hardship. In order to authorize any variance from the terms of this article, the board of adjustment must and shall find:~~

- ~~(1) That the variance is in fact, a variance as set forth within this article and within the province of the board of adjustment upon the opinion of the town attorney.~~
 - ~~(2) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district.~~
 - ~~(3) That the special conditions and circumstances do not result from the actions of the applicant.~~
 - ~~(4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this article to other lands, buildings, or structures in the same zoning district.~~
 - ~~(5) That literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this article and would work unnecessary and undue hardship on the applicant.~~
 - ~~(6) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.~~
 - ~~(7) That the granting of the variance will be in harmony with the general intent and purpose of this article, and that such variance will not be detrimental to the public welfare.~~
- ~~(b) In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with this article. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this article. The board of adjustment may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances shall the board of adjustment grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this article on the zoning district. No nonconforming use of neighboring lands, structures or buildings in the same zoning districts shall be considered grounds for the authorization of a variance.~~

~~Sec. 44-116. Judicial remedy by circuit court.~~

~~Any person jointly or severally aggrieved by any decision of the board of adjustment or any officer, department, board of commission of the town may apply to the circuit court in the judicial circuit where the board of adjustment is located for judicial relief within 30 days after rendition of the decision by the board of adjustment. The proceedings in the circuit court shall consist either by trial de novo, which shall be governed by the state rules of civil procedure, and~~

~~by petition for writ or certiorari which shall be governed by the state appellate rules. The election of remedies shall lie with the appellant.~~

SECTION 3. Amendment. Chapter 44, “Planning Board”, of the Town Code is hereby amended as follows:

ARTICLE III. – BOARDS, COMMITTEES, COMMISSIONS

* * * *

DIVISION 2 – PLANNING BOARD

Sec. 44-81. – Duties.

* * * *

(7) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the planning director in the enforcement of this chapter.

(8) To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship.

~~(7)~~ (9) To perform such other duties as may from time to time be assigned to the planning board by the town council. Those duties and responsibilities shall be performed in the same manner and with the same procedures except where changed herein or in future acts of the town council.

Sec. 44-83. - Appeals.

Appeals to the planning board may be taken by any person aggrieved by any officer, board or commission of the town affected by any decision of the administrative official under any provision of this chapter.

(1) Staying of work on premises. An appeal to the planning board stays all work on the premises and all proceedings in furtherance of the action appealed, unless the official from whom the appeal was taken shall certify to the planning board, by reason of acts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by a restraining order which may be granted by the planning board to a court of record on application, on notice of the officer from whom the appeal is taken and on due cause shown.

(2) Procedure

a. Any person appealing any decision of an administrative official shall make such appeal within 30 days after rendition of the order. Requirement, decision or

determination appealed from in writing to the planning board and file the same, and ten copies thereof, with supporting facts and data with the planning director. This does not, however, restrict the filing of a request for a variance by any person at any time as provided for elsewhere in this article.

b. Upon receipt of the appeal, the planning director shall forthwith examine such appeal or request application and endorse his recommendation thereon together with all documents, plans, papers or other materials constituting the record upon which the action appealed was taken and transmit same to the planning board. Concurrently, the planning director shall transmit a copy of said appeal together with all documents, plans, papers, or other materials constituting the record to the town attorney for his review and opinion. The town attorney shall present his opinion to the planning board with respect to two items as follows:

1. As to whether the appeal is, in fact, an appeal and within the province of the planning board.

2. The merits of the appeal proper if requested by the planning board.

(3) Hearing of appeal. Before rendering a decision upon an appeal, the planning board shall hold a public hearing. The planning board shall fix a reasonable time of day for the hearing, give public notice thereof, as well as due notice to the parties involved. Upon the hearing, any party may appear in person or by agent or by attorney.

Sec. 44-84. – Variances.

(a) The planning board shall authorize upon appeal such variance from the terms of this article as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this article would result in unnecessary and undue hardship. In order to authorize any variance from the terms of this article, the planning board must and shall find:

(1) That the variance is in fact, a variance as set forth within this article and within the province of the planning board upon the opinion of the town attorney.

(2) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district.

(3) That the special conditions and circumstances do not result from the actions of the applicant.

- (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this article to other lands, buildings, or structures in the same zoning district.
- (5) That literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this article and would work unnecessary and undue hardship on the applicant.
- (6) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- (7) That the granting of the variance will be in harmony with the general intent and purpose of this article, and that such variance will not be detrimental to the public welfare.
- (b) In granting any variance, the planning board may prescribe appropriate conditions and safeguards in conformity with this article. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this article. The planning board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances shall the planning board grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this article on the zoning district. No nonconforming use of neighboring lands, structures or buildings in the same zoning districts shall be considered grounds for the authorization of a variance.

Sec. 44-85. – Judicial remedy by circuit court.

Any person jointly or severally aggrieved by any decision of the planning board or any officer, department, board of commission of the town may apply to the circuit court in the judicial circuit where the planning board is located for judicial relief within 30 days after rendition of the decision by the planning board. The proceedings in the circuit court shall consist either by trial de novo, which shall be governed by the state rules of civil procedure, and by petition for writ or certiorari which shall be governed by the state appellate rules. The election of remedies shall lie with the appellant.

SECTION 4. Other References in Land Development Code to Board of Adjustment.
Other references in the Land Development Code to the Board of Adjustment shall be amended as follows:

Sec. 42-4. – Definitions.

* * * *

~~Board of adjustment means a body of the town created in section 44-108, authorized to hear and decide administrative appeals, and requests for variances from the strict application of this Land Development Code as herein provided for within this chapter.~~

* * * *

Variance means a relaxation granted by the ~~board of adjustment~~ planning board as provided for herein of the area or dimensional requirements or other provisions of this Land Development Code, but not including use regulations where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this Land Development Code would result in unnecessary and undue hardship.

* * * *

Sec. 44-149. – Voting.

(a) This is not a decision making body. It is an advisory group to the planning board, ~~board of adjustment~~ and town council. Each member will make written recommendations based solely on their area of expertise with this Land Development Code, town ordinances and resolutions, operating departmental policies, federal, state, county, and water management district rules and regulations and other written rules and regulations that may be applicable to a project. Action will be recommended based on consensus that all applicable town regulations are satisfied by the application for development approval.

* * * *

Sec. 44-177. – ~~Board of Adjustment~~ Planning Board to authorize; procedure.

(a) The ~~board of adjustment~~ planning board shall authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter the ~~board of adjustment~~ planning board must and shall find:

- (1) That the variance is, in fact, a variance as set forth within this chapter and within the province of the ~~board of adjustment~~ planning board upon the opinion of the town attorney.
- (2) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district.
- (3) That the special conditions and circumstances do not result from the actions of the applicant.
- (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same zoning district.

- (5) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- (6) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- (7) That the grant of the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be detrimental to the public welfare.

(b) In granting any variance, the ~~board of adjustment~~ planning board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. The ~~board of adjustment~~ planning board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances shall the ~~board of adjustment~~ planning board grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this chapter on this zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures or buildings in the same zoning districts shall be considered grounds for the authorization of a variance.

Sec. 44-178. – Judicial remedy by circuit court.

Any person jointly or severally, aggrieved by any decision of the ~~board of adjustment~~ planning board or any officer, department, board or commission of the town may apply to the circuit court in the judicial circuit where the ~~board of adjustment~~ planning board is located for judicial relief within 30 days after rendition of the decision by the ~~board of adjustment~~ planning board. The proceedings in the circuit court shall consist either by trial de novo, which shall be governed by the state rules of civil procedure, and by petition for writ or certiorari, which shall be governed by the state appellate rules. The election of remedies shall lie with the appellant.

* * * *

Sec. 44-252. – General sequence of steps.

All persons desiring to undertake any new construction, structural alteration, or changes in the use of a building or lot shall apply with the planning director for a building permit and certificate of occupancy or statement of zoning compliance by filling out the appropriate form and by submitting the required fee. The planning director will then either issue or refuse the building permit or refer the application form to the ~~planning board or board of adjustment~~. After the building permit has been received by the applicant, he may proceed to undertake the action permitted in the building permit. If the planning director finds that the action of the applicant has been taken in accordance with the building permit, he will then issue a certificate of occupancy or a statement of zoning compliance allowing the premises to be occupied and/or utilized.

* * * *

Sec. 44-283. – Required.

No building or structure shall be erected and no existing building shall be removed, altered, added to, or enlarged until a permit has been issued by the planning director. Except, upon a written order of the ~~board of adjustment~~ planning board, no building permit, certificate of occupancy or statement of zoning compliance shall be issued for any structure where the construction, addition, alteration or use would be in violation of any of the provisions of this Land Development Code.

Sec. 44-284. – Classes of permits.

Under the provisions of this chapter, the following classes of building permits exist and may be issued:

- (1) *Permitted use.* A building permit for a permitted use may be issued by the planning director on his own authority as provided by this chapter.
- (2) *Permitted uses with site plan review.* A building permit for a permitted use or approved special exception use requiring site plan review may be issued by the planning director upon the order of the planning board after their review in accordance with the provisions of this chapter. Said site plan, upon approval, shall become a part of the construction plans submitted for issuance of a building permit.
- (3) *Special exception uses.* A building permit for a special exception use may be issued by the planning director upon the order of the town council after the applicable procedures and provisions of this chapter are complied with.
- (4) *Building permit after an appeal or a request for a variance.* A building permit may be issued by the planning director upon the order of the ~~board of adjustment~~ planning board after the applicable procedures and provisions of this chapter have been complied with.

* * * *

Sec. 46-41. – General.

The ~~board of adjustment~~ planning board shall hear and decide on requests for appeals and requests for variances from the strict application of this chapter. Pursuant to F.S. § 553.73(5), the ~~board of adjustment~~ planning board shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code.

Sec. 46-42. – Appeals.

The ~~board of adjustment~~ planning board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement of this chapter. Any person aggrieved by the decision may appeal such decision to the circuit court, as provided by Florida Statutes.

Sec. 46-43. – Limitations on authority to grant variances.

The ~~board of adjustment~~ planning board shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in section 46-47 of this chapter, the conditions of issuance set forth in section 46-48 of this chapter, and the comments and recommendations of the floodplain administrator and the building official. The ~~board of adjustment~~ planning board has the right to attach such conditions as it deems necessary to further the purposes and objectives of this chapter.

* * * *

Sec. 46-47. – Considerations for issuance of variances.

In reviewing requests for variances, the ~~board of adjustment~~ planning board shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this chapter, and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the community;
- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

Sec. 46-48. – Conditions for issuance of variances.

Variances shall be issued only upon:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the

- site limit compliance with any provision of this chapter or the required elevation standards;
- (2) Determination by the ~~board of adjustment~~ planning board that:
- a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

* * * *

Sec. 50-44. – Right of appeal; hearings.

(a) Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Land Development Code or of any rule or regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the ~~board of adjustment~~ planning board. Such appeal must be filed in writing with the building official within 30 days from the date of service and must contain at least the following information:

- (1) Identification of the building or structure concerned by street address or legal description;
- (2) A statement identifying the legal interest of each appellant;
- (3) A statement identifying the specific order or section being appealed;
- (4) A statement detailing the issues on which the appellant desires to be heard; and
- (5) The legal signature of all appellants and their official mailing addresses.

(b) Upon receipt of an appeal, the ~~board of adjustment~~ planning board shall as soon as practicable fix a date, time and location for the hearing. The hearing date shall not be more than 30 days from the date the appeal was filed with the building official. Written notice of the time and location of the hearing shall be delivered personally or mailed to each appellant at the address on the appeal by certified mail, postage, prepaid and receipt requested. Failure of any person to appear at the hearing set in accordance with the provisions of this chapter shall constitute a waiver of his right to an administrative hearing on the notice. Except for a vacation order issued in accordance with section 303, Standard Housing Code, enforcement of any notice issued by the building official under the provisions of this Land Development Code shall be held in abeyance during the course of an appeal. A code enforcement hearing officer hearing, however, may be scheduled and noticed during this time period.

* * * *

Sec. 60-19. – Power of ~~board of adjustment~~ planning board.

The ~~board of adjustment~~ planning board may authorize upon appeal in specific cases any variance from the terms of this chapter that will not be contrary to the public interest where, owing to specific conditions, a literal enforcement of the provisions of this chapter would result in

unnecessary hardship. A variance from the terms of this chapter shall not be granted by the ~~board of adjustment~~ planning board unless and until the following requirements are met:

- (1) A written application for a variance is submitted demonstrating the following:
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.
 - b. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.
 - c. The special conditions and circumstances do not result from the actions of the applicant.
 - d. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district. No nonconforming use of neighboring land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
- (2) Notice of public hearing shall be given to the public by publishing a notice thereof in a newspaper of general circulation in the town at least 15 but not more than 30 days prior to the hearing.
- (3) The public hearing shall be held. Any party may appear in person, or by agent or attorney at the hearing.
- (4) The ~~board of adjustment~~ planning board shall make factual findings that the requirements of this chapter have been met by the applicant for a variance.
- (5) The ~~board of adjustment~~ planning board shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

* * * *

Sec. 60-85. – Nonconforming fences.

Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997 ~~except by review by the board of adjustment~~. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the planning department and without a building permit having been obtained, or if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be a subject to removal.

* * * *

Sec. 60-465. – Review of communication towers.

(a) *Site plan review.* All communication towers shall comply with the site plan review requirements of this Land Development Code. Any request to deviate from any of the requirements of this section shall require a variance approval from the ~~board of adjustment~~ planning board. In addition to the submittal requirements contained therein, the following information shall be required:

* * * *

Sec. 60-617. – Administrative actions, town council decisions.

Appeals of administrative actions shall be directed to the ~~board of adjustment~~ planning board pursuant to chapter 44, pertaining to administration. Decisions of the town council shall be appealed to the circuit court. Review of a development order or permit application for property containing or abutting wetlands shall not commence until conclusion of the appeal process.

* * * *

SECTION 5. Codification. It is the intent of the Town Council that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in codifying the provisions of this Ordinance.

SECTION 6. Conflicts. All Town ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, repealed.

SECTION 7. Severability. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unenforceable, unlawful, or unconstitutional by a court of competent jurisdiction, then all remaining provisions of this Ordinance shall remain in full force and effect.

SECTION 8. Effective Date. This Ordinance shall become effective upon its adoption.

Upon motion duly made and carried, the foregoing Ordinance was approved upon its first reading on May 5, 2026.

Upon motion duly made and carried, the foregoing Ordinance was approved upon its second reading on June 2, 2026.

TOWN OF EATONVILLE

Attest:

Ruthi Critton, Mayor

Veronica King, Town Clerk

Approved as to form:

Clifford B. Shepard, Town Attorney

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:
Town Of Eatonville - 104696
PO BOX 2163
EATONVILLE, FL 32751-6800

Bill To:
Town Of Eatonville - 104696
PO BOX 2163
EATONVILLE, FL 32751-6800

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of public hearing Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 22 May 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 22 May 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

73057

NOTICE OF PUBLIC HEARING (2 ND READING)
BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, NOTICE IS HEREBY GIVEN to hear the proposed Ordinance 2026-3 Dissolving The Board Of Adjustment Established By Chapter 44, Article III, Division 3 Of The Land Development Code And Transferring Powers Of The Board Of Adjustment To The Planning Board By Amending Chapter 44, Article III, Division 2; Removing References To Board Of Adjustment In The Land Development Code And Replacing With Planning Board at the second public hearing by the Town Council of the Town of Eatonville, Florida, on Tuesday, June 2, 2026 at 7:30 p.m., or as soon thereafter as this matter can be heard, at the Denton Johnson Center, located at 400 Ruffel St, Eatonville, FL 32751.

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, DISSOLVING THE BOARD OF ADJUSTMENT ESTABLISHED BY CHAPTER 44, ARTICLE III, DIVISION 3 OF THE LAND DEVELOPMENT CODE AND TRANSFERRING POWERS OF THE BOARD OF ADJUSTMENT TO THE PLANNING BOARD BY AMENDING CHAPTER 44, ARTICLE III, DIVISION 2; REMOVING REFERENCES TO BOARD OF ADJUSTMENT IN THE LAND DEVELOPMENT CODE AND REPLACING WITH PLANNING BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed Ordinance 2026-3 Dissolving The Board Of Adjustment Established By Chapter 44, Article III, Division 3 Of The Land Development Code And Transferring Powers Of The Board Of Adjustment To The Planning Board By Amending Chapter 44, Article III, Division 2. These public hearings may be continued to one or more future dates.

Copies of the proposed Ordinance 2026-3 are available for public inspection at the Town Hall, located at 307 E. Kennedy Boulevard, Eatonville, Florida, during regular business hours, 8:00 a.m. - 5:00 p.m., Monday – Friday.

Any person requiring reasonable accommodation to participate in this meeting should contact the Office of the Town Clerk at (407) 623-8910 at least three days in advance so arrangements can be made. All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they 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.
73057 5/22/2026

73057



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
JUNE 2, 2026, AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of 2ND Reading of Ordinance 2026-2 Certified Recovery Residences Ordinance. (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: <ul style="list-style-type: none"> Ordinance 2026-2 Certified Recovery Residences Ordinance
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request approval of the second reading of Ordinance 2026-2 Certified Recovery Residences Ordinance.

SUMMARY: In accordance with Section 397.487, Florida Statutes, the planning department has reviewed the Land Development Code to establish a process for the review of reasonable accommodation requests for certified recovery residences and has determined that there is a requirement to amend the City’s Land Development Code in order to comply with Section 397.487, Florida Statutes.

This Ordinance was presented to the Planning and Zoning board on Thursday, March 12th. The board voted 4/0 in favor of this ordinance.

The first reading took place on May 5, 2026, with 4/0 favorable vote.

RECOMMENDATION: Recommend approval of the first reading of Ordinance 2026-2 Certified Recovery Residences Ordinance.

FISCAL & EFFICIENCY DATA:N/A

ORDINANCE NO. 2026-2

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING CHAPTER 60 TO ADD ARTICLE XX, ESTABLISHING A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTES SECTION 397.487; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 397.487(15)(a), Florida Statutes, mandates that by no later than January 1, 2026, each municipality and county in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, Section 397.487(15)(a), Florida Statutes, further mandates the inclusion within such ordinance of a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, Section 397.487(15)(b), Florida Statutes, provides that the regulation of the establishment of certified recovery residences must be consistent with the Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq.) and Title II of the Americans with Disabilities Act (42 U.S.C. §§ 12131 et seq.); and

WHEREAS, the Town of Eatonville Planning and Zoning Board held a public hearing, with all required public notice, on **May 5, 2026 and June 2, 2026** to provide recommendations to the Town Council on this Ordinance to amend the Land Development Code and recommend that the Town Council adopt the Ordinance; and

WHEREAS, adoption of this Ordinance ensures that the Town of Eatonville complies with Section 397.487(15), Florida Statutes, and that the best interest of the public health, safety, and welfare is served.

NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA:

(Note: additions indicated by underline; deletions indicated by ~~strikethrough~~; and text that shall remain unaltered that is not reproduced here is indicated by ellipses (***)

SECTION 1. The recitals set forth above are hereby adopted as the legislative findings of the Town Council of the Town of Eatonville, Florida.

SECTION 2. Chapter 60, Article XX, *Requests for Accommodations by Certified Recovery Residences*, of the Town of Eatonville Land Development Code, is hereby created to read as follows:

Sec. 60-862. - REQUESTS FOR ACCOMMODATIONS BY CERTIFIED RECOVERY RESIDENCES.

- (1) *Purpose and applicability.* The purpose of this section is to establish procedures for review and approval of reasonable accommodation requests to the Town’s land use and zoning ordinances, rules, regulations, policies, and procedures that may prohibit establishment of certified recovery residences pursuant to section 397.487, Florida Statutes. Facilitating reasonable accommodation requests ensures that individuals with a disability and/or handicap have equal opportunity to use and enjoy dwellings, buildings or structures, or to provide accessibility in another manner, as provided by the Federal Fair Housing Amendments Act (42 U.S.C. §§ 3601 et seq. (“FHA”) and Title II of the Americans with Disabilities Amendments Act (42 U.S.C. §§ 12131 et seq. (“ADA”). For purposes of this section, a “disabled” person is an individual who qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or qualifying entities) may request a reasonable accommodation with respect to the Town’s Land Development Code, Code of Ordinances, rules, regulations, policies, or procedures as provided by the FHA and the ADA pursuant to the procedures set out in this section.

- (2) *Applicant.* Any person who is disabled or a provider of services to disabled individuals qualifying for a reasonable accommodation, collectively referred to as “Applicant” in this subsection, may request a reasonable accommodation to the Town’s land use and zoning ordinances, rules, regulations, policies, and procedures that prohibit establishment of certified recovery residences. It is the responsibility of the Applicant to establish that they, or those who are being provided recovery services, are protected individuals under the FHA and/or ADA by demonstrating that the proposed accommodation is reasonable and necessary to afford the Applicant, or those who are being provided services, an equal opportunity to use and enjoy a residential dwelling.

- (3) *Application Procedure.* A request for reasonable accommodation shall be made to the Planning Director of the Planning and Zoning Department. An application for reasonable accommodation must, at a minimum, provide the following:
 - a. Name and contact information of the Applicant or the Applicant’s authorized representative;
 - b. Property address and parcel identification number of where the reasonable accommodation is being requested. If the Applicant is not the owner of the property, then the contact information for the owner and an owner’s authorization form is also required;

- c. A description of the accommodation and the specific regulation(s) and/or procedures from which the accommodation is sought;
- d. Reasons the accommodation may be necessary for the Applicant or those who are being provided services;
- e. A description of the qualifying disability or handicap;
- f. A certification signed by the Applicant stating: I CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS REQUEST IS TRUE AND CORRECT. I UNDERSTAND THAT IF I KNOWINGLY PROVIDE FALSE INFORMATION WITH THIS REQUEST, MY REQUEST SHALL BECOME NULL AND VOID;
- g. A verification of disability status form executed by someone with personal knowledge of the Applicant's, or those who are being provided services', disability, such as a medical or social services professional;
- h. Any additional information or documentation the Applicant feels is necessary to supplement the request for reasonable accommodation.
- i. Signature of the Applicant and date.

The Planning Director of the Planning and Zoning Department will date-stamp the application upon receipt and notify the Applicant, in writing, within 30 days if additional information is required. The Applicant must provide the additional information within 30 days. Failure of the Applicant to provide a response within 30 days will result in the application being denied, unless the Applicant requests an extension of time in writing.

- (4) Review. Within 60 days of receiving a completed application, the Planning Director of the Planning and Zoning Department, or designee, shall review the request for reasonable accommodation and make a determination consistent with the FHA and/or ADA, after considering all of the following:
 - a. Whether the Applicant has established that they are protected under the FHA and/or ADA by demonstrating that they or those being provided recovery services, are handicapped or disabled, as defined in the FHA and/or ADA. To do this, the following must be shown:
 - 1. A physical or mental impairment which substantially limits one (1) or more major life activities;
 - 2. That they are regarded as having such impairment; and
 - 3. A record of having such impairment.
 - b. Whether the requested accommodation is reasonable and necessary to afford the Applicant an equal opportunity to use and enjoy the dwelling, building or structure, or provides accessibility in another manner.
 - c. Whether the requested accommodation would impose an undue financial or administrative burden on the Town.
 - d. Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the Town.

If the Planning Director of the Planning and Zoning Department, or designee, finds that the requested accommodation will impose an undue financial or administrative burden on the Town or will require a fundamental alteration in the nature of the Town’s land use and zoning regulation, they may consider whether an alternative reasonable accommodation exists which would effectively meet the disability-related need. An alternative reasonable accommodation may be the requested accommodation with conditions. In conducting the review, the Planning Director of the Planning and Zoning Department, or designee, may make a site visit to the property where the reasonable accommodation is being requested.

- (5) Determination. Once review of the request is complete, the Planning Director of the Planning and Zoning Department, or designee, will make a determination in writing to:
 - a. Approve the reasonable accommodation request in whole or in part, with or without conditions; or
 - b. Deny the reasonable accommodation request, in accordance with state and federal law, and state the objective evidence-based reasons for denial and identify any deficiencies or actions necessary for reconsideration.

The written determination by the Planning Director of the Planning and Zoning Department, or designee, shall also include the Applicant’s right and method to appeal the determination. If the written determination is not issued within 60 days after receipt of the completed application, the reasonable accommodation request is deemed approved unless the parties agree in writing to a reasonable extension of time.

- (6) Appeals. Applicant shall have 30 days from the date of the Planning Director of the Planning and Zoning Department, or designee’s, written determination to appeal the determination or any conditions included therein, to the City Council. Appeals must be made in writing and include the name of the Applicant, address and contact information, a written summary of the reason for the appeal, and an explanation of why the determination or condition is in error. Appeals shall be submitted to the City Council. The City Council shall issue a final decision on the appeal within 45 days of submitting the appeal to City Council.
- (7) No Fee. There shall be no fee imposed by the Town for the reasonable accommodation request process outlined in this section.
- (8) Stay of Enforcement. While a request for reasonable accommodation, or its appeal, is pending, the Town will not enforce any applicable land use and zoning ordinances, rules, regulations, policies, and procedures against the Applicant.
- (9) Expiration of Approvals. Approval of requests for reasonable accommodation shall expire within one hundred eighty (180) days if not implemented.

(10) Revocation of Reasonable Accommodation. Any reasonable accommodation received shall be deemed revoked if the Applicant or the property upon which the accommodation is granted is found in violation of any conditions of the approval granting the reasonable accommodation by a court of law or by the code enforcement board hearing code enforcement cases. Failure to obtain state certification or a required state license, or failure to maintain state certification or a required state license or alternate certification permitted by this section, shall result in revocation of the reasonable accommodation and cessation of operations within sixty (60) days of termination of the license or certification.

(11) Confidential Information. Should the information provided by the Applicant to the Town include medical information or records, including records indicating the medical condition, diagnosis, or medical history of the disabled individual(s), such individual(s) may, at the time of submitting such medical information, request that the Town, to the extent allowed by law, treat such medical information as confidential information of the disabled individual(s).

(12) General Provisions. The following general provisions are applicable to all reasonable accommodation requests:

- a. The Applicant may apply for a reasonable accommodation on their own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by Applicant as a power of attorney.
- b. In the event that a reasonable accommodation is granted, the Applicant shall continue to comply with any and all other applicable building and/or permitting processes required by the Town’s Code of Ordinances and Land Development Code and all other state and federal laws.
- c. A reasonable accommodation is specific to the Applicant and does not run with the subject property.

* * *

SECTION 3. All Town ordinances or parts thereof in conflict herewith are, to the extent of such conflict, repealed.

SECTION 4. It is the intent of the Town Council of the Town of Eatonville that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in codifying the provisions of the Ordinance.

SECTION 5. If any section, subsection, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 6. This Ordinance shall become effective upon its adoption.

Upon motion duly made and carried, the foregoing ordinance was approved upon its first reading on May 5, 2026.

Upon motion duly made and carried, the foregoing ordinance was approved upon its second reading on June 2, 2026.

TOWN OF EATONVILLE

Ruthi Critton, Mayor

Attest:

Veronica King, Town Clerk

Approved as to form:

Clifford B. Shepard, Town Attorney

**Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

Sold To:

Town Of Eatonville - 104696
PO BOX 2163
EATONVILLE, FL 32751-6800

Bill To:

Town Of Eatonville - 104696
PO BOX 2163
EATONVILLE, FL 32751-6800

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of NOTICE OF PUBLIC HEARING Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 22 May 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

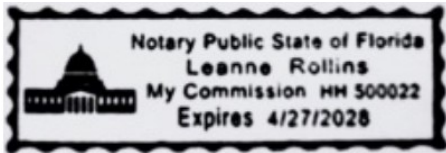
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 22 May 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

73048

NOTICE OF PUBLIC HEARING

BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, NOTICE IS HEREBY GIVEN to hear the proposed Ordinance 2026-2 Relating To The Land Development Code; Amending Chapter 60 To Add Article XX, Establishing A Process For The Review Of Reasonable Accommodation Requests For Certified Recovery Residences Pursuant To Florida Statutes Section 397.487 at the second public hearing by the Town Council of the Town of Eatonville, Florida, on Tuesday, June 2, 2026 at 7:30 p.m., or as soon thereafter as this matter can be heard, at the Denton Johnson Center, located at 400 Ruffel St, Eatonville, FL 32751.

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING CHAPTER 60 TO ADD ARTICLE XX, ESTABLISHING A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTES SECTION 397.487; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed Ordinance 2026-2 Amending Chapter 60 To Add Article XX, Establishing A Process For The Review Of Reasonable Accommodation Requests For Certified Recovery Residences Pursuant To Florida Statutes Section 397.487. These public hearings may be continued to one or more future dates.

Copies of the proposed Ordinance 2026-2 are available for public inspection at the Town Hall, located at 307 E. Kennedy Boulevard, Eatonville, Florida, during regular business hours, 8:00 a.m. - 5:00 p.m., Monday – Friday.

Any person requiring reasonable accommodation to participate in this meeting should contact the Office of the Town Clerk at (407) 623-8910 at least three days in advance so arrangements can be made. All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they 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.
73048 5/22/2026

73048



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
JUNE 2, 2026, AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of the First Reading of Ordinance 2026-4 Establishing Water and Sewer Impact Fee (**Administration**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: • Ordinance 2026-4
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request that the Town Council approve the **First Reading** of Ordinance 2026-4 establishing Water and Sewer Impact Fee.

SUMMARY: Study was prepared by the Florida Rural Water Association and is a membership benefit. Capacity fees or connection charges, are one-time charges assessed to new commercial and residential connections to reimburse utility systems for required infrastructure needed to maintain the utility system.

The first reading of this ordinance is being presented to the town council for consideration and establishing impact fees for water and sewer.

A discussion of this item was held on Tuesday, May 19, 2026. The first and second reading of the ordinance will be in the month of June.

RECOMMENDATION: Recommend that the Town Council approve the **First Reading** of Ordinance 2026-4 establishing Water and Sewer Impact Fee.

FISCAL & EFFICIENCY DATA:N/A

ORDINANCE NO. 2026-4

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING CHAPTER 43, "IMPACT FEES," OF THE TOWN LAND DEVELOPMENT CODE; ADOPTING THE TOWN OF EATONVILLE WATER AND WASTEWATER CAPACITY FEE STUDY, DATED MAY 13, 2026; CREATING ARTICLE VI, "WATER AND WASTEWATER CAPACITY FEES;" PROVIDING DEFINITIONS AND LEGISLATIVE FINDINGS; ESTABLISHING THE WATER CAPACITY FEE AND WASTEWATER CAPACITY FEE; PROVIDING FOR THE USE OF FEES COLLECTED; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Eatonville is experiencing growth and development, which necessitates the expansion and improvement of public facilities and services to accommodate the needs of the growing population; and

WHEREAS, the Town does not currently assess water or wastewater capacity fees for new connections to the Town's water or wastewater utility systems; and

WHEREAS, the Town retained the Florida Rural Water Association (the "FRWA") to conduct a water and wastewater capacity fee study (the "Capacity Fee Study"), attached hereto as **Exhibit A** and incorporated herein, to capture the costs associated with running its water and wastewater utility systems and protecting the Town's vital infrastructure; and

WHEREAS, on May 19, 2026, the FRWA presented the findings from the Capacity Fee Study to the Town Council at a public workshop and presented two Options for establishing both water and wastewater capacity fees to account for new growth in the Town and additional demands on the Town's water and sewer systems' infrastructure; and

WHEREAS, Option A, which uses the "Remaining Useful Life Basis" to determine the existing cost of operating the Town's water and sewer systems' infrastructure, recommends an evaluated water capacity fee of \$1,530.00 per Equivalent Residential Connection ("ERC") and an evaluated wastewater capacity fee of \$540.00 per ERC; and

WHEREAS, Option B, which uses the "Replacement Value Basis" to determine the true and sustainable cost of operating the Town's water and sewer systems' infrastructure, recommends an evaluated water capacity fee of \$4,620.00 per ERC and an evaluated wastewater capacity fee of \$2,440.00 per ERC; and

WHEREAS, the Town Council has determined it is in the best interests of the Town to adopt the recommendations of the Capacity Fee Study and implement "Option

Commented [HRN1]: A or B

WHEREAS, revenues will be deposited in restricted capacity fee trust accounts and used only for water/wastewater capacity, expansion, or growth-related capital improvements; and

WHEREAS, the Town Council finds that the proposed capacity fees were calculated based on the most recent and localized data collected and analyzed by the FRWA and are proportional and reasonably connected to the need for additional capital facilities and the growth in population generated by a new development; and

WHEREAS, adoption of the Capacity Fee Study and implementation of water and wastewater capacity fees consistent with the Study, as set forth herein, is in the best interest of the citizens of the Town of Eatonville.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE:

SECTION 1. Recitals and legislative findings. The above recitals and legislative findings are ratified and made a part of this Ordinance.

SECTION 2. Amendment. Chapter 43 – *Impact Fees* of the Town of Eatonville Land Development Code is hereby amended as follows:

*[Strikethroughs indicate deletions; Underlines indicate additions; asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.]*

ARTICLE I. – GENERALLY

Sec. 43-2. – Intent and purpose.

- (a) The intent of the town council is to ensure that its impact fee schedules reflect the most recent and localized data pertaining to growth patterns in the town and the cost of capital facilities necessary to provide police protection, parks and recreation, water and wastewater services, and general government and administrative services for new development.

ARTICLE VI. – WATER AND WASTEWATER CAPACITY FEES

Sec. 43-70. – Adoption of capacity fee study.

The Council hereby adopts and incorporates by reference the “Water & Wastewater Capacity Fee Report,” dated May 13, 2026, including the assumptions, conclusions, and findings therein. Copies of the study shall be on file and available for public inspection in the office of the town clerk.

Sec. 43-71. – Definitions applicable to water and wastewater capacity fees.

In addition to the general definitions contained in section 43-3, the following terms shall have the following meanings as used in this article:

ERC shall mean Equivalent Residential Connection.

Water facilities include water supply, treatment, storage, distribution, and disposal of treatment residuals.

Wastewater facilities include sewage collection, pumping (lift stations), and metering.

Sec. 43-72. – Legislative findings applicable to water and wastewater impact fees.

In addition to the general legislative findings contained in section 43-4, the Council hereby specifically ascertains, determines, and declares as follows:

- (a) The data set forth in the water and wastewater capacity fee study, which was employed in the calculation of the water and wastewater capacity fee rates adopted herein, is the most recent and localized data available for the water and wastewater facilities.
- (b) Development necessitated by the growth contemplated in the comprehensive plan and the water and wastewater capacity fee study will require improvements and additions to the water and wastewater facilities to accommodate the new development generated by such growth and maintain the standards of water and wastewater services provided by the town.
- (c) The Council specifically finds that the water and wastewater facilities benefit all residents and businesses within the town and, therefore, the water and wastewater capacity fees shall be imposed on all new connections, or additions to existing connections, to the water and wastewater utility systems located within the town in the amounts set forth in this article.

Sec. 43-73. – Imposition of water and wastewater capacity fees.

All new connections to the water and wastewater utility systems located within the town shall pay the following water and wastewater capacity fees:

- (a) The potable water capacity fee for applicants connecting within the town shall be \$ [redacted] per ERC.
- (b) The wastewater capacity fee for applicants connecting within the town shall be \$ [redacted] per ERC.

Commented [HRN2]: \$1,530.00/ERC or \$4,620.00/ERC

Commented [HRN3]: \$540.00/ERC or \$2,440.00/ERC

Sec. 43-74. – Use of water and wastewater capacity fees.

- (a) The Council hereby creates the “Water Capacity Fee Trust Account,” which shall be maintained separate and apart from all other town accounts.

- (1) All water capacity fees shall be deposited into the Water Capacity Fee Trust Account immediately upon receipt. The monies deposited into the Water Capacity Trust Fund must be used solely to provide capital improvements and infrastructure to the water system required to serve new growth and development. Funds on deposit in the Water Capacity Trust Fund will not be used for any expenditure that would be classified as a maintenance or repair expense.
- (2) Any water capacity fee proceeds on deposit which are not immediately necessary for expenditure may be held in an interest-bearing account or invested by the town. All income derived from such interest on investments will be deposited in the Water Capacity Fee Trust Account and used as provided herein.
- (b) The Council hereby creates the “Wastewater Capacity Fee Trust Account,” which shall be maintained separate and apart from all other town accounts.
 - (1) All wastewater capacity fees shall be deposited into the Wastewater Capacity Trust Account immediately upon receipt. The monies deposited into the Wastewater Capacity Trust Fund must be used solely to provide capital improvements and infrastructure to the wastewater system required to serve new growth and development. Funds on deposit in the Wastewater Capacity Trust Fund will not be used for any expenditure that would be classified as a maintenance or repair expense.
 - (2) Any wastewater capacity fee proceeds on deposit which are not immediately necessary for expenditure may be held in an interest-bearing account or invested by the town. All income derived from such interest on investments will be deposited in the Wastewater Capacity Fee Trust Account and used as provided herein.

Secs. 43-75. — 43-79. - Reserved.

* * * *

SECTION 3. Codification. It is the intent of the Town Council that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in codifying the provision of this Ordinance.

SECTION 4. Conflicts. All Town ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, repealed.

SECTION 5. Severability. Should any word, phrase, sentence, article, or section be held by applicable law or a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, article, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, articles, and sections shall remain in full force and effect.

SECTION 6. Effective date. This Ordinance shall become effective ninety (90) days from the date of its adoption, in accordance with § 163.31801, *Florida Statutes*.

Upon motion duly made and carried, the foregoing Ordinance was approved upon its first reading on the ____ day of _____ 2026.

Upon motion duly made and carried, the foregoing Ordinance was approved and adopted upon its second reading on the ____ day of _____ 2026.

TOWN OF EATONVILLE

Ruthi Critton, Mayor

ATTEST:

Veronica King, Town Clerk

EXHIBIT A

Florida Rural Water Association
Water & Wastewater Capacity Fee Report
Dated: May 13, 2026



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
JUNE 2, 2026, AT 07:00 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of the FY 2026 budget amendment for the reallocation of a designated portion of the Deputy Chief’s salary within the FY 2026 budget.
(Police Department)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: POLICE DEPARTMENT
PUBLIC HEARING 1ST / 2ND READING		Exhibits:
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: The staff requests the Town Council to approve the salary budget amendment for the reallocation of a designated portion of the salary of the Deputy Chief within the FY 2026 budget.

SUMMARY: The Eatonville Police Department Chief is presenting a salary budget amendment proposal to reallocate a designated portion of the Deputy Chief’s salary for FY 2026.

RECOMMENDATION: The staff recommends that the Town Council approve a budget amendment resolution to reallocate a designated portion of the Deputy Chief’s salary within the FY 2026 budget.

FISCAL & EFFICIENCY DATA: N/A

TOWN OF EATONVILLE
POLICE DEPARTMENT

FISCAL YEAR 2026 SALARY BUDGET AMENDMENT FOR THE REALLOCATION OF THE DEPUTY CHIEF'S SALARY

1	A	B	C	F	K	O	P	Q
2	DEPARTMENT	FISCAL	FISCAL	FY 2025	FY 2026	FY 2026	FY 2026	
3	CATEGORY	NUMBER	POSITION	APPROVED	APPROVED 10% & 5% CIVILIAN EMPLOYEES	PROPOSED SALARY INCREASE FOR OFFICERS WITH OVER 10 YEARS OF SERVICE	ALLOCATION OF THE \$ 69,000 DEPUTY SALARY	
4		EMPLOYEES	DESCRIPTION	BUDGET				
127	Regular Salaries & Wages							
128		1	Police Chief	\$ 80,018.00	\$ 88,019.80	\$ 88,019.80		
129		FROZEN	Deputy Chief (VACANT)	\$ 67,061.00	\$ 69,000.00	\$ -		
130	Over 10 years of service	1	Lieutenant 1	\$ 55,036.80	\$ 60,540.48	\$ 61,898.00	\$ 1,357.52	
131	Over 10 years of service	1	Lieutenant 2	\$ 47,028.80	\$ 51,731.68	\$ 57,780.00	\$ 6,048.32	
132	Over 10 years of service	1	Sergeant 1-	\$ 47,257.60	\$ 51,983.36	\$ 57,000.00	\$ 5,016.64	
133	Over 10 years of service	1	Corporal 1	\$ 49,337.60	\$ 54,271.36	\$ 55,771.36	\$ 1,500.00	
134	Over 10 years of service	1	Sergeant 2	\$ 44,512.00	\$ 48,963.20	\$ 51,630.92	\$ 2,667.72	
135	Over 10 years of service	1	Patrol Officer/SRO	\$ 44,512.00	\$ 48,963.20	\$ 51,463.20	\$ 2,500.00	
136	Over 10 years of service	1	Corporal 2	\$ 44,512.00	\$ 48,963.20	\$ 51,463.20	\$ 2,500.00	
137		1	Patrol Officer	\$ 44,512.00	\$ 48,963.20	\$ 50,000.00	\$ 1,036.80	
138		1	Patrol Officer	\$ 44,512.00	\$ 48,963.20	\$ 49,478.20	\$ 515.00	
139		1	Patrol Officer	\$ 44,512.00	\$ 48,963.20	\$ 50,000.00	\$ 1,036.80	
140		1	Patrol Officer	\$ 44,512.00	\$ 48,963.20	\$ 50,000.00	\$ 1,036.80	
141		1	Patrol Officer - Detective	\$ 44,512.00	\$ 48,963.20	\$ 50,000.00	\$ 1,036.80	
142		1	Patrol Officer	\$ 44,512.00	\$ 48,963.20	\$ 50,000.00	\$ 1,036.80	
143		1	Patrol Officer	\$ 44,512.00	\$ 48,963.20	\$ 50,000.00	\$ 1,036.80	
144	Over 10 years of service	1	Executive Assistant to the Chief-5%	\$ 52,805.00	\$ 55,445.25	\$ 57,945.25	\$ 2,500.00	
145		1	Records Clerk-position split & reclassified for segregation of duties per FDLE guidelines	\$ 37,428.00	\$ 39,299.40	\$ 40,000.00	\$ 700.60	
146		1	PT Records/Evidence Clerk position to Full-time Evidence Clerk-position split and reclassified for segregation of duties per FDLE guidelines.	\$ -	\$ 17,526.60	\$ 40,000.00	\$ 22,473.40	
147	Transferred from Planning Dept. to Police Dept.	1	Code Enforcement Officer 5%	-	\$ 40,428.02	\$ 40,428.02		
148			Contingency Fund from Deputy Chief frozen position. Surplus or unallocated funds left.	\$ -	\$ -		\$ 15,000.00	
150	SUB-TOTAL FULL-TIME SALARIES	19		\$ 881,092.80	\$ 1,017,877.95	\$ 1,002,877.95	\$ 69,000.00	
151								
152								
153	Part-time Wages	5	Reserve Officers	\$ 20,000.00	\$ 22,000.00	\$ 22,000.00		
154	Approved by Council	0.5	PT Code Enforcement - New Position		\$ -	\$ 25,000.00		
155		0.5	Crossing Guard 5%	\$ 16,536.00	\$ 17,362.80	\$ 17,362.80		
156		0.5	Crossing Guard 5%	\$ 16,536.00	\$ 17,362.80	\$ 17,362.80		
157	Overtime Wages		For Full-Time Officers Overtime	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00		
158	Incentive Pay			\$ 7,800.00	\$ 7,800.00	\$ 7,800.00		
159	Merit Incentive Pay							
160	TOTAL PART-TIME/OTHER PAY			\$ 95,872.00	\$ 99,525.60	\$ 124,525.60		
161								
162	SUB-TOTAL SALARIES			\$ 976,964.80	\$ 1,117,403.55	\$ 1,127,403.55		



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
JUNE 2, 2026, AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Resolution 2026-27 Hiring Greg Jackson As The Interim General Town Attorney for the Town of Eatonville
(Councilwoman Jordan)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <ul style="list-style-type: none">• Resolution 2026-27
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request approval of Resolution 2026-27 Hiring Greg Jackson As The Interim General Town Attorney for the Town of Eatonville.

SUMMARY: The Town Council is the governing body having all powers of the Town, except as otherwise provided by law or the Town Charter, and the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the Town by law. With this understanding, the Town Attorney is a charter officer appointed by the Town Council and serves as chief legal advisor to the Council, the Mayor, and all town departments, offices, and agencies and shall represent the Town in legal proceedings; and shall perform any other duties prescribed by state law, the Town Charter, or by ordinance; and.

By this resolution, the members of the Town Council desire to hire Greg Jackson As The Interim General Town Attorney for the Town of Eatonville. There was no action taken on this item previously presented on April 21, 2026.

Resolution is being brought back for reconsideration.

RECOMMENDATION: Recommend approval of Resolution 2026-27 Hiring Greg Jackson As The Interim General Town Attorney for the Town of Eatonville.

FISCAL & EFFICIENCY DATA:N/A

RESOLUTION 2026-27

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, TO HIRE GREG JACKSON AS THE INTERIM GENERAL TOWN ATTORNEY, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS The Town Council is the governing body having all powers of the Town, except as otherwise provided by law or the Town Charter, and the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the Town by law.

WHEREAS The Town Attorney is a charter officer and shall be appointed by the Town Council and may be removed by a simple majority vote of the Council;

WHEREAS The Town Attorney shall serve as chief legal advisor to the Council, the Mayor, and all town departments, offices, and agencies and shall represent the Town in legal proceedings; and shall perform any other duties prescribed by state law, the Town Charter, or by ordinance; and

WHEREAS members of the Town Council desire to hire Greg Jackson as the interim for the role of the Town’s General Town Counsel.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA:

SECTION ONE: HIRE INTERIM AS THE GENERAL TOWN ATTORNEY. The Town Council of the Town of Eatonville does hereby, effective immediately, upon the passing of this Resolution hire Greg Jackson as Interim General Town Attorney for the Town of Eatonville, until such time a permanent attorney for the town has been established.

Effective immediately, Attorney Greg Jackson, shall receive compensation for any work completed on or after June 2, 2026, until a permanent general town attorney has been hired.

SECTION TWO: CONFLICTS. All Resolutions of the Town of Eatonville or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION FOUR: SEVERABILITY. If any section or portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 2nd day of June 2026.

ATTEST:

RUTHI CRITTON, Mayor

VERONICA KING, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JUNE 2, 2026, AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Resolution 2026-30 Appointing/Confirming Individuals to the Community Redevelopment Agency (TOECRA) (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <ul style="list-style-type: none">• By Resolution 2026-30• Board Application (Novak)• Email of Expressed Interest (Novak)• Board Application (Washington)• Email of Expressed Interest (Washington)• Board Application (Rackard)• Email of Expressed Interest (Rackard)
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: Request that the town council approves of Resolution 2026-30 appointing/confirming individuals to the Community Redevelopment Agency as a TOECRA Director by Resolution.

SUMMARY: A letter of resignation was received in the Clerk’s Office on Tuesday, May 19, 2026, from Angela Johnson resulting in a vacancy on the Community Redevelopment Agency Board.

For the Town Council appointed seat for replacement of Angela Johnson, Ryan Novak, Theo Washington, and Dwayne Rackard have requested that their Board Application be considered when filling the newly vacant seat.

RECOMMENDATION: Recommend that the town council appoints individuals to the Community Redevelopment Agency as a Board Member by Resolution 2026-30.

FISCAL & EFFICIENCY DATA:N/A

RESOLUTION #Resolution 2026-30

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA APPOINTING INDIVIDUALS TO THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA), PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS TOECRA Board members are appointed by the Town Council of the Town of Eatonville; and

WHEREAS the TOECRA Board members are the governing body designed to carry out redevelopment activities that include reducing or eliminating blight, improving the economic health of an area, and encouraging public and private investments in a CRA district and to facilitate growth and development of the Town of Eatonville.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA AS FOLLOWS:

SECTION ONE: APPOINTMENTS: The below individuals shall be appointed as a CRA Director by Resolution which will serve as the required Certificate of Appointment by the Town Council to the Community Redevelopment Agency for a term of four years from June 2, 2026 – June 2, 2030.

The Town Council Appointment to the CRA: _____

SECTION TWO: REQUIREMENTS: Being a member of TOECRA Board requires time, outside study, and dedication to the functions prescribed for each member. Most times, the only reward is the self-knowledge that you are assisting in the very vital and important duties necessary to our Town. Some of the Town Boards require financial disclosure.

SECTION THREE: CONFLICTS: All Resolutions or parts of Resolutions in conflict with any other Resolution or any of the provisions of the Resolution is hereby repealed.

SECTION FOUR: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional, it shall be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution two

SECTION FIVE: EFFECTIVE DATE: This Resolution will take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 2nd day of JUNE 2026.

Ruthi Critton, Mayor

ATTEST:

Veronica King, Town Clerk

TOWN OF EATONVILLE, FLORIDA



BOARD APPOINTMENT INFORMATION FORM

APPLICATION FOR: CRA
BOARD

The Town Council of the Town of Eatonville is seeking citizens to serve on duly constituted Town Boards and Commission which have been established to assist and advise the Town Council on specific matters for consideration which have been assigned to the respective Commission/Boards. Please complete this application and attach a brief resume or any additional information which you feel will assist the Town Council in their selection. The application should be typed or clearly printed and filed with the Town Clerk.

- 1. Name: Ryan Novak Home Phone: 321 888 1345
- 2. Address: 206 Gabriel Ave, Eatonville FL 32751
- 3. Are you employed by the Town? Yes _____ No: X
- 4. Business Address: _____
- 5. Business Phone: _____ email: _____
- 6. Brief Resume' of Education and Experience: Computer Science
- 7. Are you a Resident of the Town? Yes: X No: _____
- 8. Are you a Registered Voter? Yes: X No: _____

MEMBERSHIP IN THE COMMUNITY ORGANIZATONS OR PROFESSIONAL GROUP: _____

- 9. Have you previously served on a Town Board? Yes: X No: _____
- 10. Please indicate other Town Council and/or Boards for which you wish to be considered for appointment by the Town Council: N/A

Please indicate briefly why you would like to be appointed to serve on a Board or Committee: As a five-year Eatonville resident and homeowner, I attend council and CRA meetings regularly and follow the agency's work closely. I want to contribute to Eatonville's long-term economic progress from inside the process.

Do you attend Council meetings on a regular basis? Yes: X No: _____

Thank you for your interest in serving the Historic Town of Eatonville. Please indicate below your first, second and third preference below. Please carefully consider your obligations before choosing which board you would like to serve. A description of each board is included in this application. Please note that in

addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meeting.

- Nuisance Abatement Board
- Board of Adjustment
- Code Enforcement Board
- CRA Advisory Committee

- Planning Board
- Historic Preservation Board
- Arts Advisory Committee

Would you be interested in serving on a Special Events Committee? Yes No

I am aware of the meeting dates and time of the Board/Committee I have applied and if appointed. I agree to serve on the Board/Committee which I have applied or would consider an alternate appointment to a second or third service preference.

Completed applications should be returned to the Office of the Town Clerk, P.O. Box 2163, Eatonville, Florida 32751

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT.

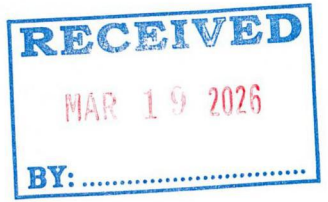
Signature of Applicant: [Handwritten Signature] Date: 3/17/2026

For Office Use Only

APPOINTED to: not appointed Date Appointed: _____
Term Expires: _____

All Boards must function in accordance with Florida Laws regarding **GOVERNMENT IN THE SUNSHINE.**

TOWN OF EATONVILLE, FLORIDA



BOARD APPOINTMENT INFORMATION FORM

APPLICATION FOR: CRA Board

The Town Council of the Town of Eatonville is seeking citizens to serve on duly constituted Town Boards and Commission which have been established to assist and advise the Town Council on specific matters for consideration which have been assigned to the respective Commission/Boards. Please complete this application and attach a brief resume or any additional information which you feel will assist the Town Council in their selection. The application should be typed or clearly printed and filed with the Town Clerk.

- 1. Name: Theo Washington Home Phone: 407 810 6905
- 2. Address: 140 Lincoln Blvd
- 3. Are you employed by the Town? Yes _____ No:
- 4. Business Address: ~~140~~
- 5. Business Phone: MJA email: lwash106@
- 6. Brief Resume' of Education and Experience: AS Degree
- 7. Are you a Resident of the Town? Yes: No: _____
- 8. Are you a Registered Voter? Yes: No: _____

MEMBERSHIP IN THE COMMUNITY ORGANIZATONS OR PROFESSIONAL GROUP: Not a the time

- 9. Have you previously served on a Town Board? Yes: No: _____
- 10. Please indicate other Town Council and/or Boards for which you wish to be considered for appointment by the Town Council: Town Council, or CRA Board

Please indicate briefly why you would like to be appointed to serve on a Board or Committee: my heart is for the Town of Eatonville like to stay engaged

Do you attend Council meetings on a regular basis? Yes: No: _____

Thank you for your interest in serving the Historic Town of Eatonville. Please indicate below your first, second and third preference below. Please carefully consider your obligations before choosing which board you would like to serve. A description of each board is included in this application. Please note that in

addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meeting.

- Nuisance Abatement Board
- Board of Adjustment
- Code Enforcement Board
- CRA Advisory Committee

- Planning Board
- Historic Preservation Board
- Arts Advisory Committee

Would you be interested in serving on a Special Events Committee? Yes No

I am aware of the meeting dates and time of the Board/Committee I have applied and if appointed. I agree to serve on the Board/Committee which I have applied or would consider an alternate appointment to a second or third service preference.

Completed applications should be returned to the Office of the Town Clerk, P.O. Box 2163, Eatonville, Florida 32751

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT.

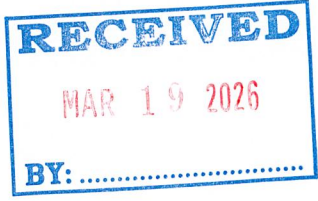
Signature of Applicant: *The West* Date: 3-19-2026

For Office Use Only

APPOINTED to: not appointed Date Appointed: _____
Term Expires: _____

All Boards must function in accordance with Florida Laws regarding GOVERNMENT IN THE SUNSHINE.

TOWN OF EATONVILLE, FLORIDA



BOARD APPOINTMENT INFORMATION FORM

APPLICATION FOR: CRA Board

The Town Council of the Town of Eatonville is seeking citizens to serve on duly constituted Town Boards and Commission which have been established to assist and advise the Town Council on specific matters for consideration which have been assigned to the respective Commission/Boards. Please complete this application and attach a brief resume or any additional information which you feel will assist the Town Council in their selection. The application should be typed or clearly printed and filed with the Town Clerk.

- 1. Name: Theo Washington Home Phone: 407810-6905
- 2. Address: 140 Lincoln Blvd
- 3. Are you employed by the Town? Yes _____ No:
- 4. Business Address: ~~407810~~
- 5. Business Phone: N/A email: twash1060
- 6. Brief Resume' of Education and Experience: AS Degree
- 7. Are you a Resident of the Town? Yes: No: _____
- 8. Are you a Registered Voter? Yes: No: _____

MEMBERSHIP IN THE COMMUNITY ORGANIZATONS OR PROFESSIONAL GROUP: NOT A THE TIME

- 9. Have you previously served on a Town Board? Yes: No: _____
- 10. Please indicate other Town Council and/or Boards for which you wish to be considered for appointment by the Town Council: Town Council, or CRA Board

Please indicate briefly why you would like to be appointed to serve on a Board or Committee: My heart is for the Town of Eatonville like to stay engaged

Do you attend Council meetings on a regular basis? Yes: No: _____

Thank you for your interest in serving the Historic Town of Eatonville. Please indicate below your first, second and third preference below. Please carefully consider your obligations before choosing which board you would like to serve. A description of each board is included in this application. Please note that in

addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meeting.

_____ Nuisance Abatement Board
_____ Board of Adjustment
_____ Code Enforcement Board
 CRA Advisory Committee

_____ Planning Board
_____ Historic Preservation Board
_____ Arts Advisory Committee

Would you be interested in serving on a Special Events Committee? _____ Yes No

I am aware of the meeting dates and time of the Board/Committee I have applied and if appointed. I agree to serve on the Board/Committee which I have applied or would consider an alternate appointment to a second or third service preference.

Completed applications should be returned to the Office of the Town Clerk, P.O. Box 2163, Eatonville, Florida 32751

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT.

Signature of Applicant: *Joe Wash* Date: 3-19-2026

For Office Use Only

APPOINTED to: _____ Date Appointed: _____
Term Expires: _____

All Boards must function in accordance with Florida Laws regarding **GOVERNMENT IN THE SUNSHINE**.

TOWN OF EATONVILLE, FLORIDA



BOARD APPOINTMENT INFORMATION FORM

APPLICATION FOR: CRA

The Town Council of the Town of Eatonville is seeking citizens to serve on duly constituted Town Boards and Commission which have been established to assist and advise the Town Council on specific matters for consideration which have been assigned to the respective Commission/Boards. Please complete this application and attach a brief resume or any additional information which you feel will assist the Town Council in their selection. The application should be typed or clearly printed and filed with the Town Clerk.

- 1. Name: Dwayne Rackard Home Phone: 407.914.0261
- 2. Address: 30 N. Calhoun Ave
- 3. Are you employed by the Town? Yes _____ No:
- 4. Business Address: SAME AS ABOVE
- 5. Business Phone: SAME AS ABOVE email: rackard3@gmail.com
- 6. Brief Resume' of Education and Experience: Seminole State, The Stone Academy
- 7. Are you a Resident of the Town? Yes: No: _____
- 8. Are you a Registered Voter? Yes: No: _____

MEMBERSHIP IN THE COMMUNITY ORGANIZATONS OR PROFESSIONAL GROUP: _____

- 9. Have you previously served on a Town Board? Yes: No: _____
- 10. Please indicate other Town Council and/or Boards for which you wish to be considered for appointment by the Town Council: _____

Please indicate briefly why you would like to be appointed to serve on a Board or Committee: Growing interest in our town's government. I feel my experience, knowledge and team building skills will help move this board in the right direction

Do you attend Council meetings on a regular basis? Yes: No: _____
IN PERSON OR YOUTUBE

Thank you for your interest in serving the Historic Town of Eatonville. Please indicate below your first, second and third preference below. Please carefully consider your obligations before choosing which board you would like to serve. A description of each board is included in this application. Please note that in

addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meeting.

- Nuisance Abatement Board
- Board of Adjustment
- Code Enforcement Board
- CRA Advisory Committee

- Planning Board
- Historic Preservation Board
- Arts Advisory Committee

Would you be interested in serving on a Special Events Committee? Yes No

I am aware of the meeting dates and time of the Board/Committee I have applied and if appointed. I agree to serve on the Board/Committee which I have applied or would consider an alternate appointment to a second or third service preference.

Completed applications should be returned to the Office of the Town Clerk, P.O. Box 2163, Eatonville, Florida 32751

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT.

Signature of Applicant: *Dwayne R. K...* Date: May 26, 2026

For Office Use Only

APPOINTED to: _____ Date Appointed: _____
Term Expires: _____

All Boards must function in accordance with Florida Laws regarding **GOVERNMENT IN THE SUNSHINE.**

Veronica King

From: Ryan Novak <contact@ryannovak.net>
Sent: Monday, May 18, 2026 11:39 AM
To: Veronica King
Subject: CRA Application

Hello Ms. King,

I just wanted to take a moment to reach out to let you know that I still have interest in a CRA appointment and you can keep my application on file if a seat - or alternate (if that's a thing for CRA) - becomes available.

--

Best regards,

Ryan Novak

Veronica King

From: Theodore Washington <twashi1060@aol.com>
Sent: Wednesday, May 20, 2026 4:35 PM
To: Veronica King
Subject: CRA BOARD

I will like to resubmit my CRA application for the vacancy to be for reconsideration.

[Sent from AOL on Android](#)

Veronica King

From: Dwayne Rackard <rackard3@gmail.com>
Sent: Tuesday, May 26, 2026 4:06 PM
To: Veronica King
Subject: CRA

Good evening Mrs. King,

I would like to be considered in the vacant CRA Board position. Also please advise if a new application is needed as my term on the Code Board has not expired yet.

Best Regards,
Dwayne Rackard
407.914.0261



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JUNE 2, 2026, AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Resolution 2026-31 – Authorizing Funding A Request For Proposal (RFP) For Development Consulting and Advisory Services for the Town of Eatonville (**Councilwoman Randolph**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (RANDOLPH)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <ul style="list-style-type: none">Resolution 2026-31
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request is for the Town Council approve Resolution 2026-31 Authorizing Funding A Request For Proposal (RFP) For Development Consulting and Advisory Services for the Town of Eatonville.

SUMMARY: On January 13, 2026, the Town of Eatonville acknowledged that the Orange County Public School Board agreed to sell the Historic Hungerford Property to the Dr. Phillips Foundation. The Town desires to seek partnership effort by entering into a Request For Proposal (RFP) for a Development Consultant Service Agreement, to provide development consulting and advisory services, regards to development of the Robert Hungerford Property and its related future development elsewhere.

RECOMMENDATION: Recommendation is for the Town Council approve Resolution 2026-31 Authorizing Funding A Request For Proposal (RFP) For Development Consulting and Advisory Services for the Town of Eatonville.

FISCAL & EFFICIENCY DATA: The Town’s financial obligation under this Resolution is subject to the availability of legally appropriate funds.

RESOLUTION NO. 2026-31

A RESOLUTION OF THE TOWN OF EATONVILLE TOWN COUNCIL AUTHORIZING FUNDING A REQUEST FOR PROPOSAL (RFP) FOR DEVELOPMENT CONSULTING AND ADVISORY SERVICES FOR THE TOWN OF EATONVILLE; PROVIDING FOR CONFLICT; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS the Town of Eatonville Town Council seeks to promote sound economic development, redevelopment, housing, and strategic planning initiatives within the Town; and

WHEREAS the Town of Eatonville Town Council seek a partnership effort by entering into a Request For Proposal (RFP) for a Development Consultant Service Agreement, to provide development consulting and advisory services, regards to development of the Robert Hungerford Property and its related future development elsewhere; and

WHEREAS the Town Council finds that the services provide a direct benefit to the Town of Eatonville and the propose estimated 100 acres and 17 acres of the Hungerford Property currently own by the Orange County Public School Board with a memorandum of understanding to sell the property to Dr. Phillips/Charities; and

WHEREAS the Town Council will ensure the development maximizes local tax revenue, zoning code, developer's site plans to ensure the Town's Land Development code, facilitate local engagements, and review the real estate proposal to ensure that commercial and residential projects align with the comprehensive plans and the community financial goals for sustainability for public benefit.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF EATONVILLE TOWN COUNCIL:

SECTION ONE: AUTHORIZATION. The Town Council of the Town of Eatonville hereby authorizes the Town to fund the cost of development consulting and advisory services provided pursuant to the applicable Development Consultant Service Agreement.

SECTION TWO: AMOUNT AND FUNDING. The Town's financial obligation under this Resolution is subject to the availability of legally appropriate funds.

SECTION THREE: ADMINISTRATION. The Town Chief Administrative Officer (CAO) is hereby authorized to take all actions necessary to implement this Resolution and subject communication to the Town Council regarding information, invoicing, and payment.

SECTION FOUR: CONFLICTS. All resolutions or parts thereof in conflict with the provisions of this Resolution are hereby repealed to the extent of such conflict.

SECTION FIVE: SEVERABILITY. If any section or portion of a section of this Resolution is found to be invalid, unlawful, or unconstitutional, such finding shall not affect the validity of the remaining portions of this Resolution.

SECTION SIX: EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 2ND day of JUNE 2026.

Ruthi Critton, Mayor

ATTEST:

Veronica King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
JUNE 2, 2026, AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Resolution 2026-32 Establishing Community Engagement for the AI/Data Centers (**Councilwoman Randolph**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (RANDOLPH)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <ul style="list-style-type: none">Resolution 2026-32
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request that the town council approves of Resolution 2026-32 Establishing Community Engagement for the AI/Data Centers; to inform the residents and business community through public engagements and information.

SUMMARY: Data Centers/AI are growing throughout the country but needs public input from the Town of Eatonville residents. The town council desire for the local developer to publicly disclose the facilities consumption of electricity, water, noise, and visual blight to the community that could cause a strain on the local community. The need for community engagement is to ensure that information is provided to the residents in a forum that will address their safety and environment concerns.

RECOMMENDATION: Recommend that the town council approves of Resolution 2026-32 Establishing Community Engagement for the AI/Data Centers; to inform the residents and business community through public engagements and information.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION 2026-32

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, ESTABLISHING COMMUNITY ENGAGEMENT FOR THE AI/DATA CENTERS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS The Town Council is the governing body having all powers of the Town, except as otherwise provided by law or the Town Charter, and the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the Town by law.

WHEREAS The Town Council recognizes the need for local developers to publicly disclose facilities consumption of electricity, water, noise, and visual blight within the community that could cause concerns and strain on the local community when developing AI/Data Centers;

WHEREAS The Town Council wishes for businesses and residents to be informed about the impacts to the Town of Eatonville resulting from the development of the AI/Data Centers within the community; and

WHEREAS The Town Council wishes to establish community engagement for the development of the AI/Data Centers.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA:

SECTION ONE: ESTABLISH. The Town Council of the Town of Eatonville does hereby is effective immediately, upon the passing of this Resolution direct staff to ensure that local developers publicly disclose the facilities consumption of electricity, water, noise, and visual blight to the community through community engagement; ensuring that information is provided to the residents in a forum that will address their safety and environment concerns

SECTION TWO: CONFLICTS. All Resolutions of the Town of Eatonville or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION FOUR: SEVERABILITY. If any section of portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 2nd day of June 2026.

ATTEST:

RUTHI CRITTON, Mayor

VERONICA KING, Town Clerk