



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR COUNCIL MEETING AGENDA

**\*\*LOCATION CHANGE\*\***

**Tuesday, September 02, 2025, at 7:30 PM**

**Denton Johnson Center 400 Ruffel St, Eatonville, FL 32751**

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

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- I. CALL TO ORDER AND VERIFICATION OF QUORUM**
- II. INVOCATION AND PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF THE AGENDA**
- IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- V. PUBLIC HEARING**
  - A. Approval of First Reading of Ordinance 2025-3 Rental Homes (Administration/Vice Mayor Washington)**
- VI. CONSENT AGENDA**
  - 1. Approval of Town Council Meeting Minutes – August 19, 2025 (Clerk Office)**
  - 2. Approval of Funding for the Lead Service Line Replacement Grant/Loan Agreement (Public Works)**
- VII. COUNCIL DECISIONS**
  - 3. Approval of Extending the Completion Date of HostDime Requirements (Councilwoman Randolph)**
  - 4. Approval of Resolution 2025-20 Transferring Ownership Property Owned By TOE to the CRA-504 Eaton Street (Administration/CRA)**
  - 5. Approval of Resolution 2025-24 – Accepting the Resignation of the Chief Administrative Officer (Councilwoman Randolph)**
  - 6. Approval To Purchase Bus And Van For The Town Community Policing And Recreation (Administration)**
- VIII. REPORTS**
  - CHIEF ADMINISTRATIVE OFFICER'S REPORT**
  - TOWN ATTORNEY'S REPORT**
  - TOWN COUNCIL REPORT/DISCUSSION ITEMS**
  - MAYOR'S REPORT**

### **IX. 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*

**TOWN OF EATONVILLE  
ORDINANCE #2025-3 (Formerly 2022-3)**

**AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA AMENDING CHAPTER 12, BUSINESSES, IN THE TOWN OF EATONVILLE CODE OF ORDINANCES, CONCERNING THE REGISTRATION AND OPERATION OF RENTAL HOMES; PROVIDING APPLICABILITY; PROVIDING FOR REGISTRATION, INSPECTIONS AND FEES; PROVIDING FOR REQUIRED POSTINGS AND NOTICE; PROVIDING FOR INTERPRETATION AND ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS, the Town of Eatonville, Florida makes the following findings;**

1. In recent years, many formerly private homes have been turned into residential rental units. Those rental units have oftentimes been rented to individuals who, because they have no ownership interest in the property have allowed the properties to deteriorate. In addition, problems have occurred because many tenants have no ownership interest in the real estate have not been concerned about following the Codes of the Town, including Codes which govern maintenance and safety of the property.
2. In many cases, the owners of the properties live long distance from the Town of Eatonville, Orange County, Florida. As a result, property maintenance of many rental units in the Town has been substandard.
3. The aforementioned findings have caused problems for other homeowners near the rental units.

**WHEREAS,** the Town Council of the Town of Eatonville finds that residential rental properties with the Town are not being properly maintained or managed, creating a potential nuisance for neighboring properties as well contributes to the Slum & blights conditions; and

**WHEREAS,** the Council desires to ensure that residential properties available as rentals are properly maintained and operated necessary to address the slum & blighted areas; and

**WHEREAS,** the Council finds that inadequately maintained and operated properties directly affect the surrounding neighborhoods and the Town as a whole, and that the regular collection and maintenance of accurate information about rental properties will aid in ensuring compliance with this Ordinance and the Code in general; and

**WHEREAS,** the Council, therefore, desires to establish a registration program to educate rental property owners, their managers and tenants, on compliance with various statutory and Code requirements relating to the short-term rental of residential property; and

**WHEREAS,** the intent of this Ordinance is to collect current and accurate information regarding rental properties and to encourage the appropriate management of those properties in order to protect the general health, safety and welfare of the residents and visitors to the Town of Eatonville.

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

**SECTION 1. Recitals.**

The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true, correct and reflective of the legislative intent underlying this Ordinance.

**SECTION 2.** Chapter 12 of the Code of Ordinances, Town of Eatonville, Florida, is hereby amended by creating Article 3, entitled “Rental Homes,” which shall read as follows:

**ARTICLE 3 RENTAL HOMES**

**Sec. 12-70. Applicability; Definitions.**

(a) The provisions of this Article shall apply to “**RENTAL HOMES**” which include any dwelling or group of dwelling units, as defined below, including those units in a single-family unit, condominium, cooperative, or mobile home dwelling located in the Town that is, at any time, available for rent or lease for a period of no less than 180 days. This Article does not apply to motels or hotels as defined below. As used in this sub-section, the term “available for rent or lease” means that the dwelling is actually being offered for rent or lease or is rented or leased for a specified period of time.

(b) All owners of properties subject to the provisions of this Article shall, prior to offering their property for rent or lease to the public, register each dwelling with the Town and apply for a rental housing business license.

(c) In addition to their tenants, the owner of all applicable properties subject to this Article shall at all times be ultimately responsible for compliance with the terms of this Article, and the failure of any tenants or agents of the owner to comply will be deemed noncompliance by the owner.

(d) Definitions. As used herein, unless the context affirmatively indicates to the contrary, the following terms are defined to mean:

**CODES-** any code or Ordinance adopted, enacted and/or in effect in and for the Town of Eatonville, Orange County, Florida concerning fitness for habitation or the construction, maintenance, operation, occupancy, use or appearance of any premises or residential rental unit. Included within, but not limited by this definition are the following which are in effect as the date of the enactment of this Ordinance; the Uniform Construction Code, the International Property Maintenance Code, International Plumbing Code, International Fire Prevention Code, International Electrical Code, the International Building Code and any duly enacted amendment or supplement to any of the above and any new enactment falling within this definition.

**CODE ENFORCEMENT OFFICER-** the duly appointed Code Enforcement Officer(s) having charge of the Office of Code Enforcement of the Town of Eatonville and any assistants or agents.

**COMMON AREA-** any open area within a structure shared by occupants or that the occupants have the right to share including, but not limited to, kitchens, bathrooms, living rooms, dining rooms, attics, basements and any room used for parties, social events or the congregation of people, except bedrooms.

**DWELLING UNIT-** One (1) or more rooms used for living and sleeping and occupied by one (1) family.

**EXTERIOR AREA-** The outside façade of a building, including but not limited to any porch, yard, lawn, landscaping, sidewalks, setbacks, curbs, and all open area contiguous to a building owned by the same person or persons or part of the same real estate parcel.

**FAMILY-** An individual, or an individual with children, or a couple and their children, or a group of no more than three (3) UNRELATED PERSONS living together in a dwelling unit.

**HOTEL-** A room or rooms in any building or structure kept, used, maintained, advertised or held out to the public to be an Inn, hotel, apartment hotel, lodging house, boarding house, rooming house, tourist house, dormitory or a place where sleeping, rooming, office, conference or exhibition accommodations are furnished for lease or rent, whether with or without meals.

**BOARDING HOUSE, ROOMING HOUSE, LODGING HOUSE-** A building arranged or used for lodging with or without meals for compensation by individuals who are not members of the family.

**FULL TIME RESIDENT-** any person who physically inhabits a bona fide residence within the boundaries of Eatonville, Orange County, Florida at the time of application to register a Residential Rental Unit and who continues to physically inhabit this residence at all times during the active registration of that Residential Unit. Documentation to be considered in establishing proof of current residency in the Town is:

1. Proof of a valid Florida issued Driver's License or Florida issued identification card indicating an address located within the boundaries of the Town of Eatonville.
2. Proof of a valid Florida Voter Registration Card indicating an address located within the boundaries of the Town of Eatonville.
3. Proof of a valid Florida vehicle registration in the name of the applicant and indicating an address located within the boundaries of the Town of Eatonville.
4. Other documentation may be taken into consideration to verify proof of Florida residency.

**LANDLORD-** any person, agent, operator, firm, corporation, partnership, association, property management group, or fiduciary having legal, equitable or other interest in any real property; or recorded in the official records of the State, County, or Municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of such person's estate. When used in this Ordinance in a clause prohibiting any activity or imposing a penalty, the term, as applied to partnerships and associations, shall mean each partner, and as applied to corporations, the officers there, (Same as "OWNER").

**LOCAL AGENT-** an adult individual designated by the owner of a residential rental unit who shall be the agent of the owner for service of process and receiving of notices and demands for the owner under this Ordinance. Every owner who is not a Full-Time Resident of the Town, and/or who does not live within forty (40) miles of the location of the Residential Rental Unit, measured in a straight line from the rental unit to the bona fide residence of the applicant, shall designate a local agent who shall reside in an area that is within forty (40) miles of the location of the Residential Rental Unit, distance measured as above. If the owner is a corporation, a local agent shall be required if an officer of the corporation does not reside within the above reference area. The officer shall perform the same function as a local agent. If the owner is a partnership, a local agent shall be required if a partner does not reside within the above referenced area. Said partner shall perform the same function as a local agent. The local agent shall be the agent of the owner for service of process and receiving of notices and demands, as well as for performing the obligations of the owner under this Ordinance. The identity, address and telephone number(s) of a person who is



designated as local agent hereunder shall be provided by the owner to the Town and the owner shall keep all such information current and updated as it changes.

**OCCUPANT**- an individual who resides in a rental unit, whether or not he or she is the owner thereof (same as “TENANT”).

**OWNER**- any person, agent, operator, firm, corporation, partnership, association, property management group, or fiduciary having legal, equitable or other interest in any real property; or recorded in the official records of the State, County or Municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of such person’s estate. When used in this Ordinance in a clause prohibiting any activity or imposing a penalty, the term, as applied to partnerships and associations, shall mean each partner, and as applied to corporations, the officers thereof. (Same as “LANDLORD”).

**OWNER-OCCUPIED RENTAL UNIT**- a rental unit in which the owner resides on a regular permanent basis.

**PERSON**- a natural person, partnership, corporation, unincorporated association, limited partnership, trust or any other entity.

**PREMISES**- any parcel of real property in the Town, including the land and all buildings and appurtenant structures or appurtenant elements on which one or more rental units are located.

**QUALIFIED RESIDENTIAL RENTAL UNIT**- A residential rental unit which as met the requirements of this article and for which the annual fee has been paid.

**RELATED PERSONS**- the term “related” shall be restricted to the following relationships; spouse, parent, child, sister, brother, grand-child, grand-parent, or any of these same relationships in a “step” or “in-law” situation.

**RENTAL OCCUPANCY LICENSE**- the license issued to the owner of residential rental units under this Ordinance which is required for the lawful rental and occupancy of residential units.

**RESIDENTIAL RENTAL UNIT**- any structure within the Town of Eatonville that is occupied by someone other than the owner of the real estate as determined by the most current deed for the property. Each apartment within a building is a separate dwelling unit requiring a license.

**ROOMING UNIT**- includes each and every bedroom within a structure such as a boarding house, a fraternity, a sorority, a motel, a hotel, a hospital, a nursing home, a dormitory, a tourist house, seasonal labor housing, or other similar buildings.

**Sec. 12-71. Registration, Inspections, and Fees.**

- (a) Rental Property Registration. Every owner of a residential rental unit, on a registration application form issued by the Town, shall register with the Code Enforcement Officer in accordance with the following:

- (1) All owners of residential units must register the units with the Code Enforcement Officer within the thirty (30) days after the effective date of this Ordinance.

- (2) The registration and licensing of all rental residential properties and the designation of a local agent shall occur on or before February 1 of each year.

(3) Any individual, entity or firm which converts any structure to a residential rental unit or units shall register the residential rental unit or units with the Code Enforcement Officer of the Town of Eatonville within thirty (30) days of the completion of the conversion of the unit or units or within five (5) days of the date within which a tenant or tenants occupies the unit or units, whichever time period is sooner.

(4) In the event of a transfer of ownership, legal or equitable, of a property covered by this Ordinance it shall be the responsibility of both the transferring owner(s) and the new owner(s) to notify the Town of said transfer not more than five (5) days from the date of said transfer of ownership. If the property continues as a Rental Unit following the transfer, the new owner(s) shall register and license the property and comply with all the requirements of this Ordinance within ten (10) days of the date of transfer of ownership, either legal or equitable. In the event that notification and the required registration update is not given within the times set forth above, any Rental Occupancy License previously issued shall become null and void immediately upon the expiration of the allowed time period and the new owner(s) shall be subject to the requirement for inspections as set forth in this Ordinance.

(5) The owner of a residential rental unit must update the registration information on record with the Code Enforcement Officer within ten (10) days of any change to the information set forth in paragraph 6 below.

(6) Registration information shall be provided by all owners and shall include the following:

- a. The names, addresses, and telephone numbers of all the owner(s) of the rental unit.
- b. The name of the Local Agent. If the local agent is a business, both the name of the business and the name of the designated individual responsible for the rental unit shall be provided.
- c. The property address and number of units
- d. The type of rental unit.
- e. The number of Dwelling Units in each Rental Unit.
- f. Maximum occupancy per unit.
- g. Actual number of occupants
- h. Names and addresses of current adult tenants and the number of minor children who reside in the Dwelling Unit.

(7) Any owner of a residential rental unit shall notify the Town within ten (10) days of a new tenant occupying, renting or residing in the owner's residential rental unit.

- (b) Rental Property Inspection. Within 15 working days after receipt of a complete application satisfying the requirements above and the application fee, the Town shall inspect the residential rental property and units to determine compliance with all applicable provisions of the Town's Code, including the property maintenance code, and shall issue the license or provide the applicant with written notice of any defects which must be remedied before a license shall issue.

- (1) This section shall not be interpreted as authorizing the Town to conduct an inspection of any residential rental unit without first obtaining either consent to entry for purposes of inspection by a person having lawful possession and control of the premises or obtaining an inspection warrant pursuant to state law. This provision shall not be interpreted as authorizing the Town to conduct an inspection of any tenant-occupied rental unit without obtaining either the consent of the tenant or other person in possession, or an inspection warrant.
- (2) Each residential rental property and unit regulated by this article shall be reinspected every 24 months, contingent upon Town resources and the number of units to be inspected. The Town shall maintain a reinspection schedule for currently licensed units. In addition, any currently licensed unit or property may be inspected upon reasonable notice. The property owners or their agents shall notify tenants of planned inspections of their residential rental units.

- (3) A tenant may request an inspection of the residential rental property or unit in which he or she currently resides if violations of the International Property Maintenance Code are suspected.
- (4) The Town Council may establish fees for inspections provided under this Article by resolution.

## **Sec. 12-72. General Provisions.**

All owners of dwellings registered as provided herein shall comply with the following:

(1) Local Agent. Each applicant for registration shall at the time of application designate a designated contact for the purpose of addressing the concerns of the tenants or responding to complaints by the Town or other persons regarding the conduct of the occupants of a dwelling subject to regulation pursuant to this Article. When an entity is designated, the registration shall include the name of a specific contact person(s); provided, that in all events, there shall be a designated person available for contact by the Town for each hour or each day, seven days per week. The designated contact shall respond to concerns regarding potential violations of this Article within one (1) hour of receiving a contact call from the Town. The designated contact shall promptly make at least three (3) attempts following the receipt of a complaint from the Town to contact the tenants and resolve the complaint. The designated contact is also responsible for documenting the complaint; the date and time of receipt of the complaint from the Town; the date and time of attempts to contact the tenant(s) and the result of the contact; the nature of the response by the tenant(s); and forwarding that documentation to the Chief Administrative Officer within one (1) hour of their response to the initial complaint.

(2) Occupancy Limits:

a. In no case shall the maximum total occupancy for any dwelling exceed the limits permitted by the Florida Fire Prevention Code or Florida Building Code.

b. In addition to the foregoing, the maximum tenancy occupancy load of any unit shall not exceed two (2) persons for each bedroom, as “bedroom” is defined under the Florida Building Code, in the rental, plus two (2) persons.

c. Before the hours of 7 AM, or after 10 PM, on any day, the occupancy load of the unit may not exceed the maximum allowed number of tenants.

(3) Record Keeping. The owner of each dwelling shall maintain a registry of all tenant(s), their address, telephone number, and e-mail address, and the make, model, year, and tag number of their motor vehicle(s) located at the dwelling. The owner shall maintain this information for each tenant for a minimum of two (2) years. The owner or designated contact shall make the information regarding the current tenant(s) available to the Town within one (1) hour of a request by the Chief Administrative Officer.

(4) Vehicles and Parking. Tenants or guests of any registered unit shall not:

a. Engage in any prohibited parking activities as provided by the Town of Eatonville Code of Ordinances.

b. Park any boat or boat trailer in a residential zoning district, unless fully enclosed in a structure so that it cannot be seen from any abutting property, public way, or waterway. As used in the foregoing sentence, the term “residential zoning district” shall include properties zoned Residential Single Family (RSF) or Residential Multiple Family 6 units per acre (RMF-6).

c. Utilize recreation vehicles for sleeping or overnight accommodations at any property regulated by this Article.

(5) Refuse. As provided by Section 30-26 of the Town of Eatonville Code of Ordinances, refuse, trash, and recycling may not be left out by the curb on a public right-of-way for pick-up until 6 PM on the evening before the scheduled trash or recycling pick-up day with all trash, refuse, or recycling

containers removed thereafter by 6 PM on the evening of the day of refuse, trash, or recycling pickup, as applicable.

(6) Advertisement. It shall be unlawful to offer or advertise any rental home for rent or lease in the Town without that unit first being registered as provided in the Article. Where advertised, the registration number provided by the Town must appear on all forms of advertisement and on the landing or “home” page for the dwelling when advertised over the internet. Alternatively, the registration number of a designated contact or property manager can appear in lieu of the individual property registration numbers.

(7) Compliance with Other Regulatory Authorities. Properties subject to this Article must meet all applicable requirements of state law. To the extent provided by general law, violation of any state law relating to the subject matters contained in the Article shall also constitute a violation of this subsection; provided that no penalty under this Article shall be greater than that authorized by state law for violation of the state law provision.

(8) Hazardous Building Declaration. In the event that a building has been declared unfit for human habitation and the owner has not remedied the defects within a prescribed reasonable time, the building may be declared a hazardous building and treated consistent with the provisions of Florida statutes. The Chief Administrative Officer or designee will post the date the rental home shall be vacated and no person shall reside in, occupy or cause to be occupied that rental home until the Town Manager or Town Council permits it.

(9) Evacuation. All rental properties shall be evacuated as required upon the posting of a nonresident evacuation order issued by the Town, County, or State.

(10) Compliance Order. Whenever the Chief Administrative Officer or designee determines that any building or portion thereof, or premises surrounding any of these, fails to meet the provisions of this chapter, a compliance order setting forth the violations of this chapter and ordering the owner, occupant, operator, agent, or designated contact to correct such violations shall be issued.

(11) Tenant Screening. Landlord shall perform all of the following screening requirements for all tenants prior to move-in:

- A. Criminal Background Check. Landlord shall obtain a criminal history for each tenant and each occupant of the premises who is 18 years or older, including information from the Florida Sex Offender Registry, to verify whether the tenant or occupants over 18 years of age are registered sex offenders. Landlord shall keep all criminal histories on file for the full term of the lease.
- B. Income/Employment Verification. Landlord shall obtain income/employment verification from every prospective tenant.
- C. Rental References. Landlord shall obtain and verify contact information for all previous landlords within the last three years.
- D. Application. Landlord shall require each prospective tenant to complete a Rental Application, which shall include the tenant’s social security number and date of birth. Landlord shall keep the Application on file for the full term of the lease.

### **Sec. 12-73. Required Postings and Notice.**

(a) Each registered dwelling shall have a clearly visible and legible notice conspicuously posted within the dwelling, containing the following information:

- (1) The designated contact for the unit and a telephone number where the designated contact may be reached on a 24-hour basis.
- (2) The occupancy limits, total and overnight, for the dwelling.
- (3) The maximum number of vehicles allowed to be parked on the property and the location of on-site parking spaces.
- (4) The trash and recycling pick-up day(s).
- (5) A notice that no fireworks shall be set off and a statement that violators will be prosecuted.

(6) A summary of the Town's noise ordinance.

(b) The information set forth in sub-section (a) must be kept current at all times by the dwelling owner. All tenants must be provided a Code of Conduct summary of the remaining general provisions of this Article including the penalties for violation as set forth in Section 1 of the Town of Eatonville Code of Ordinances, and a copy of the current Town registration.

#### **Sec. 12-74. Interpretation; Enforcement.**

(a) Interpretation. All questions of interpretation, or application, of the provisions of this Article shall first be presented to the Chief Administrative Officer. In interpreting or determining the application of the provisions of this Article, the Chief Administrative Officer shall be guided first by the plain meaning of the words and terms in the code and second by the intent expressed therein. Thereafter, the Town Council shall have the authority to hear and decide appeals from the decision or interpretation of the Chief Administrative Officer.

(b) Enforcement. Any violation of the provisions of this Article may be prosecuted and shall be punishable by, including but not limited to: (i) code enforcement board prosecution for a fine of up to \$500 per violation, per day for continuing repeated violations; (ii) by civil citation up to \$500 per offense; (iii) by the seeking of injunctive relief through the courts, or; (iv) any combination thereof. Each day of renting a dwelling without having a registration certificate issued pursuant to this Article shall constitute a separate and distinct violation of this Article. Tenants and owners may be prosecuted concurrently.

(c) Basis for Sanctions. The Town may, by code enforcement board prosecution, revoke, suspend, deny, or decline to renew any license issued under this Article for part or all of a rental home upon any of the following grounds:

1. Leasing Without A License: Leasing rental homes without a license or units subject to license suspension or revocation;
2. Violation of Codes: Violation of the Town Ordinance Code, Building Code, or Fire Code;
3. Hazardous or Uninhabitable Units: Leasing units that are deemed hazardous or uninhabitable or units within a building that is deemed hazardous or uninhabitable;
4. Commission of a Felony: Commission of a felony related to the licensed activity by the property owner or manager;
5. Consideration of Suspension or Revocation: At any time during a license period, if a rental property does not meet or exceed the criteria established for the current license, the license may be brought forth to the Town Council for consideration of license suspension or revocation;
6. Updated Application Information: Failure to provide updated application information during the license period;
7. False Statements: False statements on any application or other information or report required by this Article to be given by the applicant or licensee;
8. Fees: Failure to pay any application, inspection, penalty, reinspection or reinstatement fee required either by this Article or Town Council resolution;
9. Correction of Deficiencies: Failure to correct deficiencies in the time specified in a compliance order;
10. Inspection: Failure to allow a court-authorized inspection of a rental home;
11. Violation of Statute: Violation of an owner's duties under Florida statutes.
12. Written Tenant Application and Lease Agreement Required: The licensee must screen all potential tenants using a written tenant application. The licensee must use a written lease agreement for all tenants. The licensee must have all tenants execute a Florida crime free housing lease addendum, the form for which being on file with the Town. The written tenant application must include sufficient information so that the licensee can conduct appropriate criminal background checks on prospective tenants. The written tenant application and written lease agreement and the Florida crime free

housing lease addendum for each tenant must be part of the licensee’s files. Upon request the licensee must show proof, satisfactory to the Town and consistent with data privacy laws, that the licensee is maintaining the documents required by this Article. Failures to use, maintain, or provide these documents to the Town upon request is a violation of this Article.

- 13. Codes Violations: Nothing in this article shall preclude or prohibit the Code Enforcement Officer or other Town designee from identifying any code violations or inspecting any property according to the terms of any of the referenced codes at any time, whether or not the particular premises is scheduled for periodic inspection under the terms of this article.
  
- 14. Violations and Penalties:
  - A. The failure of any owner to effect corrections as provided in this article shall be considered a violation of the Town’s Residential Rental Property Ordinance and the procedures and penalties prescribed therein shall be applicable.
  - B. The Town of Eatonville may enforce this Ordinance in equity or through injunctive relief in addition to or in lieu of such civil action before the District Judge. The remedies provided by this subsection are not exclusive and the Town and its Code Enforcement Officer may invoke such other remedies available under this Ordinance or the applicable codes, Ordinances or Statutes, including where appropriate, condemnation proceedings or declaration of premises as unfit for habitation; or suspension, revocation or non-renewal of the license issued hereunder.
  - C. In the instance of repeated violations of this Ordinance, whether for the same or similar offenses or for various offenses, the Town may, upon the owner being found to have committed the violations in a civil enforcement action before the Code Enforcement Board, revoke the Occupancy License, in addition to any other remedies provided in this Ordinance. Said revocation shall be effective for a period of up to one year, at which time a new application for registration may be submitted and shall be reviewed in accordance with the provisions of this Ordinance. Three license revocations attributed to an owner shall result in a permanent revocation.

In case of continuing code violations of Rental or rental homes without a license, a separate violation occurs each day that the property owner or license holder is in violation of this Article.

- (d) Penalties. Any owner, landlord or tenant of a unit found to be in violation of any provision of this Code shall pay a fine of not less than \$100.00 and not to exceed \$300.00 for each and every offense.
- (e) Fines as imposed through this Ordinance shall be collected as allowable by law.
- (f) In addition to the fines set forth herein, the Town of Eatonville shall be entitled to reasonable attorney’s fees incurred in enforcing this Ordinance. The said fees shall be added to any penalties set forth above.

	Fine Per Unit
First Violation	\$100.00
Second Violation	\$300.00
Third or more within a 12 month period	\$500.00
Renting without a license after 30 days’ notice shall be subject to <u>\$500.00</u> fine per unit and also be a misdemeanor offense.	

## Miscellaneous Provisions

- A. Delivery of Notification shall be as follows:
1. All notices shall be sent to the owner or designated local agent, if applicable by certified mail. In the event that the notice is returned by the postal authorities marked “refused” then it shall be deemed to have been delivered to and received by the addressee.
  2. In the event that the notice is returned by the postal authorities marked “unclaimed” then the notice shall be sent to the owner and/or local agent at the addresses stated on the most current license application for the subject premises by regular first-class mail, postage pre-paid. If such notice is not returned by the postal authorities within five (5) days of its deposition in the U.S. Mail then it shall be deemed to have been delivered to and received by the addressee on the fifth day following its deposit in the U.S. Mail and all time periods set forth above shall thereupon be calculated from said fifth day.
  3. In the event that the notice sent via first class mail is returned by the postal authorities then the Code Enforcement Officer shall post the notice on an entry door of the premises. The notice shall be deemed as delivered to and received by the owner forty-eight (48) hours following the posting.
  4. There shall be a rebuttable presumption that any notice required to be given to the owner under this Ordinance shall have been received by such owner if the notice was given to the owner in the manner provided by this Ordinance.
  5. A claimed lack of knowledge by the owner of any violation hereunder cited shall be no defense to license non-renewal, suspension or revocation proceedings as long as all notices prerequisite to institution of such proceedings have been given and deemed received in accordance with the applicable provisions of this Ordinance.

### **SECTION 3. CODIFICATION.**

It is the intention of the Town Council, and it is hereby ordained that the amendments to the Town of Eatonville Code of Ordinances made by this Ordinance shall be codified, and that the sections of this Ordinance may be renumbered and re-lettered as necessary, and that the word “Ordinance” may be changed to “Section”, “Article”, or other appropriate word.

### **SECTION 4. CONFLICTS.**

All Ordinances or parts of Ordinances and all Resolutions or parts of Resolutions in conflict with the provisions of this Ordinance are hereby superseded and resolved to the extent of any conflict in favor of the provisions of this Ordinance.

### **SECTION 5. SEVERABILITY.**

(a) If any term, section, clause, sentence, or phrase of this Ordinance is for any reason held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the other or remaining terms, sections, clauses, sentences, or phrases, portions of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, illegal, or unenforceable term, provision, clause, sentence, or section did not exist.

(b) That in interpreting this Ordinance, underlined words indicate additions to existing text, and ~~stricken through~~ words include deletions from existing text. Asterisks ( \* \* \* ) indicate a deletion from

the Ordinance of text, which exists in the Code of Ordinances. It is intended that the text in the Code of Ordinances denoted by the asterisks and not set forth in this Ordinance remain unchanged from the language existing prior to adoption of this Ordinance.

**SECTION 6. EFFECTIVE DATE:**

This Ordinance shall become effective on \_\_\_\_\_, 20\_\_\_\_, following its adoption by the Town Council.

**First reading held this \_\_\_\_\_ day of \_\_\_\_\_, 2022**

	<b>AYE</b>	<b>NAYE</b>	<b>ABSENT</b>
Mayor Angie Gardner	_____	_____	_____
Vice Mayor Rodney Daniels	_____	_____	_____
Councilman Marlin Daniels	_____	_____	_____
Councilman Theo Washington	_____	_____	_____
Councilwoman Wanda Randolph	_____	_____	_____

**Second and final Reading held this \_\_\_\_\_ day of \_\_\_\_\_ 2022.**

	<b>AYE</b>	<b>NAYE</b>	<b>ABSENT</b>
Mayor Angie Gardner	_____	_____	_____
Vice Mayor Rodney Daniels	_____	_____	_____
Councilman Marlin Daniels	_____	_____	_____
Councilman Theo Washington	_____	_____	_____
Councilwoman Wanda Randolph	_____	_____	_____

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2022. A.D.**

**TOWN OF EATONVILLE, FLORIDA**

By: \_\_\_\_\_  
Angie Gardner, Mayor

**Attest:**

By: \_\_\_\_\_  
Veronica King, Town Clerk

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Town Attorney, Cliff Shepard





# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### AUGUST 19, 2025, 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 Town Council Meeting Minutes – August 5, 2025,  
(Clerk Office)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>		<b>Department:</b> LEGISLATIVE (CLERK OFFICE)
<b>PUBLIC HEARING 1<sup>ST</sup> / 2<sup>ND</sup> READING</b>		<b>Exhibits:</b>  - Council Meeting Minutes, August 5, 2025, 7:30 p.m.
<b>CONSENT AGENDA</b>	YES	
<b>COUNCIL DECISION</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Approval of meeting minutes for the Town Council Meeting held on August 5, 2025, at 7:30 p.m.

**SUMMARY:** The Town Council Meeting was held on the 1<sup>st</sup> Tuesday, August 5, 2025, at 7:30 p.m. Minutes were transcribed from the audio archive for approval for the public records.

**RECOMMENDATION:** Approval of August 5, 2025, Town Council meeting minutes.

**FISCAL & EFFICIENCY DATA:** N/A



# Meeting Minutes for Council Meeting 8-19-25

**\*\*Forthcoming prior to  
the day of the meeting**



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

SEPTEMBER 2, 2025, AT 07:30 PM

### Cover Sheet

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

**ITEM TITLE:** Approval of Funding for the Lead Service Line Replacement Grant/Loan Agreement (**Public Works**)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>		<b>Department:</b> PUBLIC WORKS
<b>INTRODUCTIONS</b>		<b>Exhibits:</b> <ul style="list-style-type: none"> <li>Authorization letter from FDEP (Email) (<i>**Refer to Workshop Support Documents</i>)</li> </ul>
<b>CONSENT AGENDA</b>	YES	
<b>COUNCIL DISCUSSION</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request for the Town Council to Approve Funding for the Lead Service Line Replacement Grant/Loan Agreement.

**SUMMARY:**

Public Works applied for funding for lead service line replacement. The attached exhibit shows what was approved.

**RECOMMENDATION:** Recommendation is for the Town Council to Approve Funding for the Lead Service Line Replacement Grant/Loan Agreement.

**FISCAL & EFFICIENCY DATA:** N/A



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### SEPTEMBER 2, 2025, 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 Extending the Completion Date of HostDime Requirements  
(Councilwoman Randolph)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>		<b>Department:</b> LEGISLATIVE/COUNCILWOMAN RANDOLPH
<b>PUBLIC HEARING 1<sup>ST</sup> / 2<sup>ND</sup> READING</b>		<b>Exhibits:</b>  - Amendment 3
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>	YES	
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request approval to extend the completion date of HostDime requirements.

**SUMMARY:** The Town Council granted an extension for the completion of the HostDime Facility sometime earlier this year. Another completion date was extended until July 31, 2025, but has not yet been completed due to excessive project delays and mishaps as explained by Mr. Vivar. At the Town Council meeting held on July 15, 2025, CAO Demetris Pressley stated that an agreed upon fine of \$250.00 per day will be assessed until the completion and satisfaction of the required final inspections are met for occupancy.

**RECOMMENDATION:** Approval of extension of completion and requirements of the inspection no later than December 31, 2025, in order to provide consideration to timely complete the project. Therefore, the Town Council is to show diligence in working with HostDime as one of the major business entities in our town to establish good business relations.

- Development Agreement Executed May 25, 2016
- Amendment No. 1 to Development Agreement Between The Town of Eatonville and Hostdime.Com, Inc was effective as of January 16, 2024.
- Amendment No. 2 To Development Agreement Between The Town of Eatonville and Hostdime.Com, Inc. effective as of February 4, 2025

Tabled during Council Meeting on August 19, 2025

**FISCAL & EFFICIENCY DATA:** N/A

AMENDMENT NO. 3  
TO DEVELOPMENT AGREEMENT  
BETWEEN  
THE TOWN OF EATONVILLE  
AND HOSTDIME.COM, INC.  
Effective as of ~~August 19~~ September 2, 2025

AMENDMENT NO. 3 TO DEVELOPMENT AGREEMENT

THE DEVELOPMENT AGREEMENT dated May 26, 2016, as amended by Amendment No. 1 dated January 19, 2024 (the “Agreement”) and No. 2 dated February 04, 2025 (the “Agreement”), by and between the TOWN OF EATONVILLE, a municipal corporation chartered and operating under the laws of the State of Florida (the “Town”), and HOSTDIME.COM, INC. (“HostDime”), is hereby amended as follows:

## RECITALS:

WHEREAS, Section 8 of the Agreement, as amended, provides that HostDime shall be required to complete construction of the Project, receive a final certificate of occupancy for the Project, and commence operations at the Project by July 31, 2025 (the “Operations Start Date”); and

WHEREAS, the Town previously granted an extension of the Operations Start Date to October 29, 2020, and subsequently granted an extension of the Operations Start Date in Amendment No. 1 to June 30, 2024; and subsequently granted an extension of the Operations Start Date in Amendment No. 2 to July 31, 2025 and

WHEREAS, Section 3(a)(i) of the Agreement provides that the Town shall reimburse HostDime up to \$200,000.00 of verifiable third party costs and expenses incurred by HostDime in connection with the design and construction of the such potable water and sanitary sewer infrastructure; and

WHEREAS, the Town has reimbursed HostDime \$200,000.00 in accordance with Section 3(a)(i) of the Agreement; and

WHEREAS, the current Project schedule provides for a substantial completion date of September 30, 2025, and HostDime has requested an extension to the Operations Start Date; and

WHEREAS, the Town has previously granted extension requests by HostDime and the Town has not invoked the Forced Sale option contained in Section 8 of the Agreement; and

WHEREAS, the parties agree that time is of the essence for completion of the Project for the benefit of the Town, its residents, and HostDime; and

WHEREAS, this Amendment has been prepared and reviewed by the Town and HostDime, and the Town and HostDime desire to execute this Amendment No. 3 to effectuate development of the Project.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Section 8 of the Agreement shall be amended as follows:

The Operations Start Date shall be extended to December 31, 2025. As consideration for the extension, in the event HostDime does not obtain a final certificate of occupancy on or before December 31, 2025, HostDime agrees to reimburse the Town \$500.00 per day for each day thereafter as liquidated damages for the delay until it obtains a final certificate of occupancy from the Town. Any such accrued liquidated damages amount shall be paid to the Town before issuance of the final certificate of occupancy, unless any of the delay was caused by the Town, in which case the amount to be paid as liquidated damages before issuance of the final certificate of occupancy will be reduced by \$500.00 per day for each day of delay caused by the Town during this extension. In no event shall the Town owe any amount to HostDime as a result of this amendment.

2. Governing Law. It is agreed that this Amendment shall be governed by, construed, and enforced in accordance with the laws of the State of Florida.

3. Partial Invalidity. The invalidity of any portion of this Amendment will not and shall not be deemed to affect the validity of any other provision. If any provision of this Amendment is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties after the expungement of the invalid provision.

4. Binding Effect. This Amendment shall be binding upon and insure to the benefit of each party's respective successors and assigns.

5. Interpretation. The parties acknowledge each to the other that both they and their counsel have reviewed and revised this Amendment and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Amendment.

6. Counterparts. This Amendment may be executed in any number of counterparts, each of which so executed shall be deemed an original; such counterparts shall together constitute but one agreement.

IN WITNESS WHEREOF, each party to the Agreement has caused it to be executed as of the Effective Date first set forth above.

Witness:

\_\_\_\_\_

Print Name: \_\_\_\_\_

TOWN OF EATONVILLE, FLORIDA

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

HOSTDIME.COM, INC.

Witness:

By: \_\_\_\_\_



\_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### SEPTEMBER 2, 2025, 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 2025-20 Transferring Ownership Property Owned TOE to the CRA

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>		<b>Department:</b>
<b>PUBLIC HEARING 1<sup>ST</sup> / 2<sup>ND</sup> READING</b>		<b>Exhibits:</b> <ul style="list-style-type: none"> <li>• Resolution 2025-20</li> <li>• Property Summary</li> <li>• Property Map</li> </ul>
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>	YES	
<b>ADMINISTRATIVE</b>		

**REQUEST:** The Town Council authorize the transfer of ownership of parcel located at 504 Eaton Street to the TOE CRA by quick claim deed for the purpose of developing single family housing.

**SUMMARY:** The TOE CRA has expressed the desire to develop property located at 504 Eaton Street whose parcel I.D. # is 36-21-29-2376-03-240 and legal descriptions is EATONVILLE LAWRENCE D/25 LOT 24 BLK 3. This property will be used to develop new single-family housing. The benefit to the town is as follows: vacant property will be on the tax roll; water& sewer revenue collection; reduce department maintenance cost; impact fee collection and most importantly allowing a new family to be part of the community

Tabled during council meeting on 8-19-25. Being brought back to council for reconsideration for approval.

**RECOMMENDATION:** Approval of Resolution 2025-20 Transferring Ownership Property Owned TOE to the CRA

**FISCAL & EFFICIENCY DATA:** None

## Resolution 2025-20

**A RESOLUTION OF THE TOWN OF EATONVILLE TOWN COUNCIL AUTHORIZING THE TRANSFER OF OWNERSHIP OF PROPERTY LOCATED AT 504 EATON STREET, EATONVILLE, FLORIDA 32751 TO THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY BY QUICK CLAIM DEED AND AUTHORIZING THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY THE AUTHORITY TO DEVELOP A SINGLE FAMILY HOME ON PARCEL ID IS 36-21-29-2376-03-240 WITH THE LEGAL DESCRIPTION OF EATONVILLE LAWRENCE D/25 LOT 24 BLK 3 , PROVIDING FOR CONFLICT AND EFFECTIVE DATE**

**WHEREAS** the Town Council has adopted the Town of Eatonville CRA Plan which addresses the removal of slum and blight as identified in the Blight Study; and

**WHEREAS** the Town Council acknowledges Florida Statute 163.357 1 (b) which states the members of the governing body shall be the members of the agency, but such members constitute the head of a legal entity, separate, distinct, and independent from the governing body of the county or municipality. If the governing body declares itself to be an agency which already exists, the new agency is subject to all of the responsibilities and liabilities imposed or incurred by the existing agency.

**WHEREAS** the Town Council acknowledges Florida Statute 163.358 4 the power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(4) and the power to assume the responsibility to bear loss as provided in s. 163.370(4).

**WHEREAS** the Town Council authorize the transfer of property ownership to the Eatonville Community Redevelopment Agency for the purpose of developing single family home; and

**WHEREAS** the Town Council authorizes the Town of Eatonville Community Redevelopment Agency the right to develop property located at 504 Eaton Street, Eatonville, Florida 32751, whose Parcel ID is 36-21-29-2376-03-240 and legal description is EATONVILLE LAWRENCE D/25 LOT 24 BLK 3; and

**WHEREAS** the Town Council of the Town of Eatonville supports the development of infill housing both market rate and affordable/attainable; and

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

**SECTION ONE: AMENDMENTS.** The Town Council of the Town of Eatonville shall reserve the right to provide for amendments to this resolution as needed to accomplish the goals and objective of the Town of Eatonville CRA Plan.

**SECTION TWO: AUTHORIZATION:** The Town Council of the Town of Eatonville authorizes the transfer of title to Town of Eatonville Community Redevelopment Agency. It includes all property located at 504 Eaton Street, Eatonville, Florida 32751 minus the lift station area which shall be parceled out from this authorization and , whose Parcel ID is 36-21-29-2376-03-240 and legal description is EATONVILLE LAWRENCE D/25 LOT 24 BLK 3. Town Council further authorizes the development of single family housing consistent with the zoning regulations.

**SECTION THREE: CONFLICTS:** All Resolutions of the Town of Eatonville Town Council 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 2<sup>nd</sup> day of September 2025.

---

Angie Gardner, Mayor

**ATTEST:**

---

Veronica King, Town Clerk

# Property Record - 36-21-29-2376-03-240

Orange County Property Appraiser •  
http://www.ocpafl.org

## Property Summary as of 08/08/2025

### Property Name

504 Eaton St

### Names

Town Of Eatonville

### Municipality

EVL - Eatonville

### Property Use

8900 - Municipal (Other)

### Mailing Address

Po Box 2163  
Eatonville, FL 32751-2009

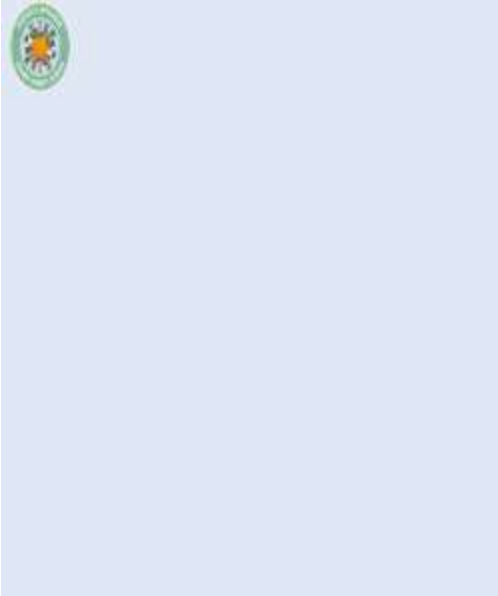
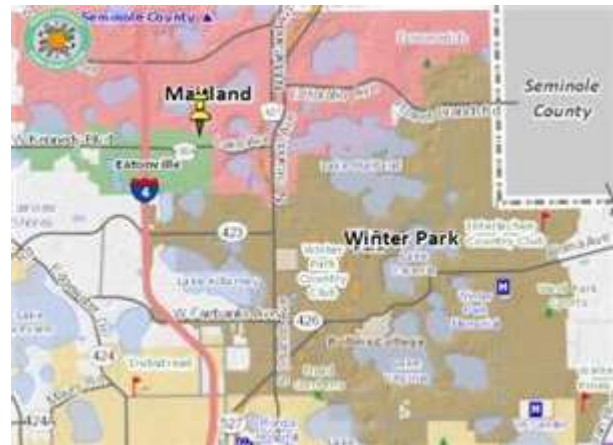
### Physical Address

504 Eaton St  
Maitland, FL 32751

OR  
OR  
Code  
For  
Mobile  
Phone











504 EATON ST, EATONVILLE, FL 32751 5/20/2021 12:35 PM






## Value and Taxes

**Historical Value and Tax Benefits**

Section VII. Item #4.

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	 	\$55,000	+	\$0	+	\$0 = \$55,000 (0%)
2023	 	\$55,000	+	\$0	+	\$0 = \$55,000 (198%)
2022	 	\$18,480	+	\$0	+	\$0 = \$18,480 (10%)
2021	 	\$16,800	+	\$0	+	\$0 = \$16,800
						<b>\$195</b>

Tax Year Benefits		Other Exemptions	Tax Savings
2024	 	\$261	<b>\$1,031</b>
2023	 	\$237	<b>\$1,029</b>
2022	 	\$215	<b>\$347</b>
2021	 	\$195	<b>\$320</b>

**2024 Taxable Value and Certified Taxes**

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$55,000	\$261	\$0	3.2160 (1.36%)	<b>\$0.00</b>	0 %
Public Schools: By Local Board	\$55,000	\$261	\$0	3.2480 (0.00%)	<b>\$0.00</b>	0 %
Orange County (General)	\$261	\$261	\$0	4.4347 (0.00%)	<b>\$0.00</b>	0 %
Town Of Eatonville	\$261	\$261	\$0	7.2938 (0.00%)	<b>\$0.00</b>	0 %
Library - Operating Budget	\$261	\$261	\$0	0.3748 (0.00%)	<b>\$0.00</b>	0 %
St Johns Water Management District	\$261	\$261	\$0	0.1793 (0.00%)	<b>\$0.00</b>	0 %
				<b>18.7466</b>	<b>\$0.00</b>	

**2024 Non-Ad Valorem Assessments**

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

**Tax Savings**

2025 Estimated Gross Tax Total:	\$0.00
Your property taxes without exemptions would be	\$1,082.62
Your ad-valorem property tax with exemptions is	– \$0.00
Providing You A Savings Of	= \$1,082.62

**Property Features****Property Description**

EATONVILLE LAWRENCE D/25 LOT 24 BLK 3

**Total Land Area**

10,229 sqft (+/-)

0.23 acres (+/-)

GIS Calculated

Section VII. Item #4.

## Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8900 - Municipal (Other)	EVL-R-2	1 Units	working...	working...	working...	working...

## Buildings

## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

## Sales

### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

## Services for Location

### TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

## Schools

### Edgewater (High School)

<b>Principal</b>	Heather Haas Kreider
<b>Office Phone</b>	407.835.4900
<b>Grades</b>	2023:

### Maitland (Middle School)

<b>Principal</b>	Aski Melik Brown
<b>Office Phone</b>	407.623.1462
<b>Grades</b>	2023:

### Hungerford (Elementary)

<b>Principal</b>	Letecia Harris
<b>Office Phone</b>	407.623.1430
<b>Grades</b>	2023:

## Utilities/Services

<b>Electric</b>	Duke Energy
<b>Water</b>	Eatonville
<b>Recycling (Friday)</b>	Orange County
<b>Trash (Thursday)</b>	Orange County
<b>Yard Waste (Friday)</b>	Orange County

**Elected Officials**

County Commissioner	Christine Moore
State Senate	Geraldine F. "Geri" Thompson
State Representative	Anna Eskamani
US Representative	Maxwell Alejandro Frost
School Board Representative	Stephanie Vanos
Orange County Property Appraiser	Amy Mercado



<b>OCPA Web Map</b>	Major Roads	Proposed Road	Residential	Commercial/Industrial Vacant Land	Parks	Lot Number
Florida Turnpike	Public Roads	Brick Road	Agriculture	Agricultural Cattle	Lakes and Rivers	Parcel Number
Interstate 4	Gated Roads	Block Line	Commercial/Institutional	Hydro	Building	Parcel Address
Toll Road	Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	Block Number	Parcel Dimensions



**FINAL REPORT  
GEOPHYSICAL INVESTIGATION  
EATON STREET SITE  
EATONVILLE, FLORIDA**

Prepared for DRB Homes  
Winter Park, FL

Prepared by GeoView, Inc.  
St. Petersburg, FL



December 5, 2006

Mr. Mike Johnson  
DRB Homes  
2715 West Fairbanks Avenue, Suite 203  
Winter Park, FL 32789

**Subject: Transmittal of Report for Geophysical Investigation  
Eaton Street Site, Eatonville, Florida  
GeoView Project Number 3500**

Dear Mr. Johnson,

GeoView, Inc. (GeoView) is pleased to submit the report that summarizes and presents the results of the geophysical investigation conducted at the Eaton Street Site in Eatonville, Florida. The purpose of the investigation was to identify possible gravesites within the boundaries of the project site. GeoView appreciates the opportunity to have assisted you on this project. If you have any questions or comments about the report, please contact us.

**GEOVIEW, INC.**

A handwritten signature in black ink, appearing to read "Christopher Taylor".

Christopher Taylor, P.G.  
Vice President

A handwritten signature in black ink, appearing to read "Michael J. Wightman".

Michael J. Wightman, P.G.  
President

Florida Professional Geologist Number 1423

*A Geophysical Services Company*

4610 Central Avenue  
St. Petersburg, FL 33771

Tel.: (727) 209-2334  
Fax: (727) 328-2477

## **1.0 Introduction**

A geophysical investigation was conducted at the Eaton Street Site located at 510 Eaton Street in Eatonville, Florida. The investigation was conducted on two adjacent lots. The lots were each approximately 50 by 120 feet in size. The total survey area was approximately 100 by 120 feet. The purpose of the investigation was to help identify the existence, and if found, the location of any marked and unmarked gravesites within the areas of investigation. The investigation was conducted on November 29<sup>th</sup>, 2006.

At the time of the GeoView site investigation, the majority of the site was clear and accessible to the investigation. A small area within the southern portion of the site was inaccessible to the investigation due to the presence of wood debris and vegetation.

## **2.0 Description of Geophysical Investigation**

The GPR survey was conducted within the accessible portions of the site along a series of parallel transects spaced 2 foot (ft) apart (Figure 1). The GPR data was collected with a Mala radar system using a 500-megahertz antenna with a time range setting of 50 to 70 nano-seconds. This time range setting provided information to an estimated depth of 6 to 8 ft below land surface (bls).

A total of 51 GPR transects (radar grams) were initially collected at the site. The two-dimensional radar grams were then analyzed to create three-dimensional time (depth) slices of the site. Anomalies identified on the GPR depth slices were resurveyed with additional GPR transects to accurately determine the location of any suspect GPR anomalies. Hand augers were performed at each significant anomaly to determine if the origin of the GPR anomaly. A description of the GPR technique and the methods employed for archeological studies is provided in Appendix 2.1.

## **3.0 Identification of Possible Graves Using GPR**

The features observed on GPR data that are most commonly associated with graves are:

- The occurrence of parabolic shaped GPR reflectors that are present within a laterally limited area. Depth of such GPR reflectors typically range from 3 to 6 ft bls. A parabolic-GPR signal response is typically associated with a buried object. In the case of graves, the parabolic-shaped reflectors are usually created when the GPR antenna is pulled perpendicular to the long axis of a grave.

- In the case where gravesite remains have been deteriorated, grave shafts can sometimes be determined by the presence of discontinuities in otherwise continuous soil horizons (represented by near-horizontal GPR reflectors). It is necessary to perform multiple closely-spaced GPR transects across the suspect areas when characterizing such anomalies. If an area with discontinuous soil horizons has a rectilinear shape then it is possible that a grave is present at that location.
- On the GPR depth slices, graves can be identified as an area of increased in the amplitude of the GPR signal response at the particular depth intervals of interest.

The probability that a GPR anomaly is associated with a grave is increased as the number of previously discussed attributes is observed on the radar grams. It is not possible based on the GPR data alone to determine if a GPR anomaly is associated with a grave.

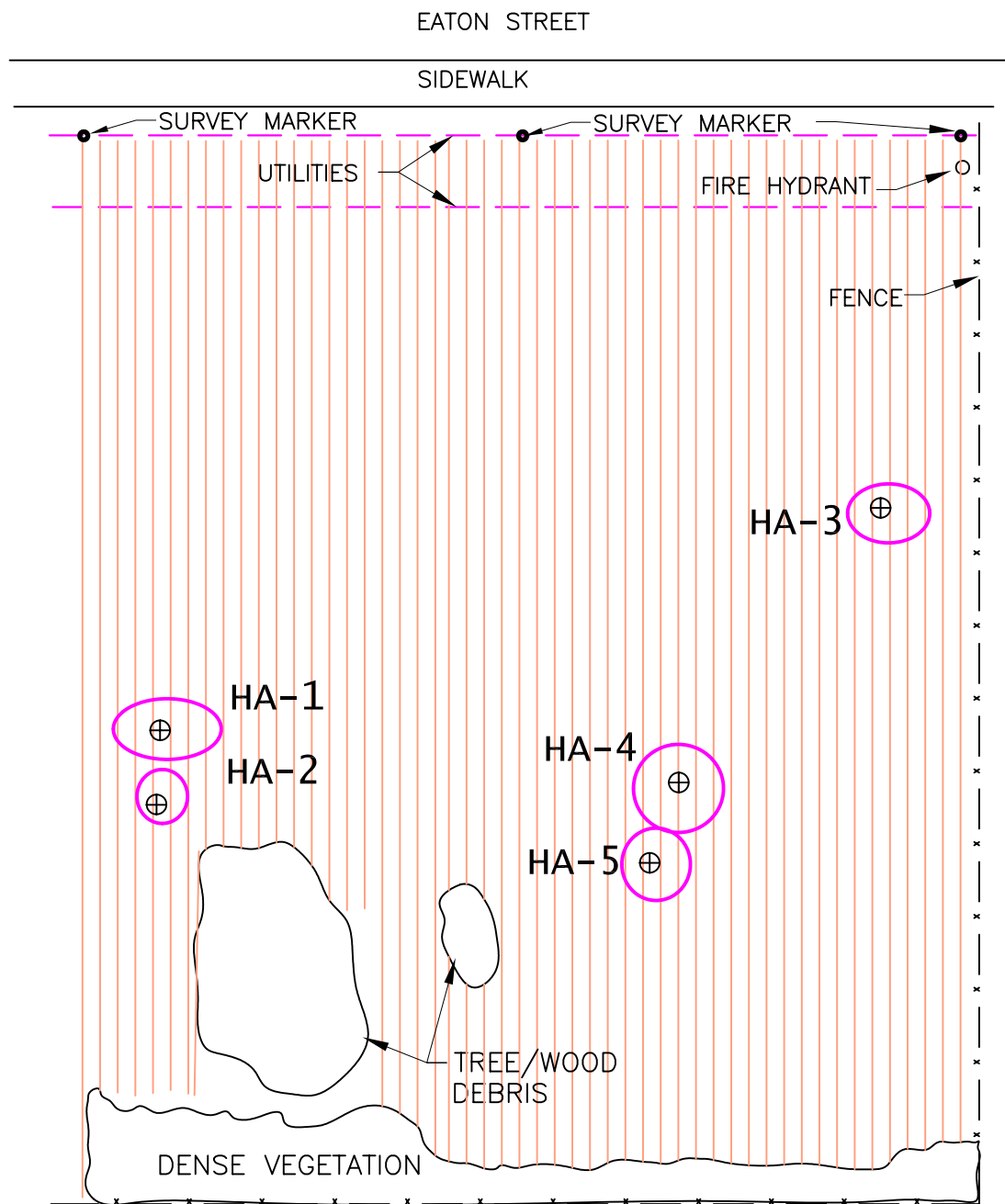
#### **4.0 Survey Results**

No suspected gravesites were identified within the boundaries of the project site. Five GPR anomalies were identified during the GPR investigation. These anomalies were identified using both the two-dimensional radar grams and the three-dimensional time slices. The locations of these five GPR anomalies are shown on Figure 1 as GPR anomalies. Hand augers were performed within each of these anomalies. The results from the hand augers revealed that wood debris, roots, and other miscellaneous debris caused the GPR anomalies. The hand augers did not show the presence of any possible indications of gravesites. Four of the GPR depth slices are presented as Figures 2, 3, 4 and 5 and represent depth slices from approximately 1 to 2, 3 to 4, 5 to 6, and 7 to 8 ft bls, respectively. The locations of the GPR anomalies and Hand Augers are overlaid upon the depth slices to illustrate what was categorized as a GPR anomaly.

A discussion of the limitations of the GPR technique in geological characterization studies is provided in Appendix 2.

## **APPENDIX 1**

### **FIGURES**



EXPLANATION

- PATH OF GPR TRANSECT LINES
- APPROXIMATE LOCATION OF GPR ANOMALY
- HA-1 LOCATION OF HAND AUGER WITH DESIGNATION

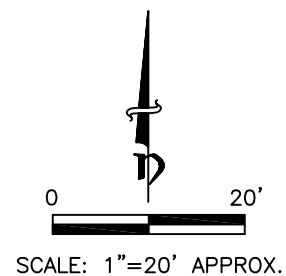
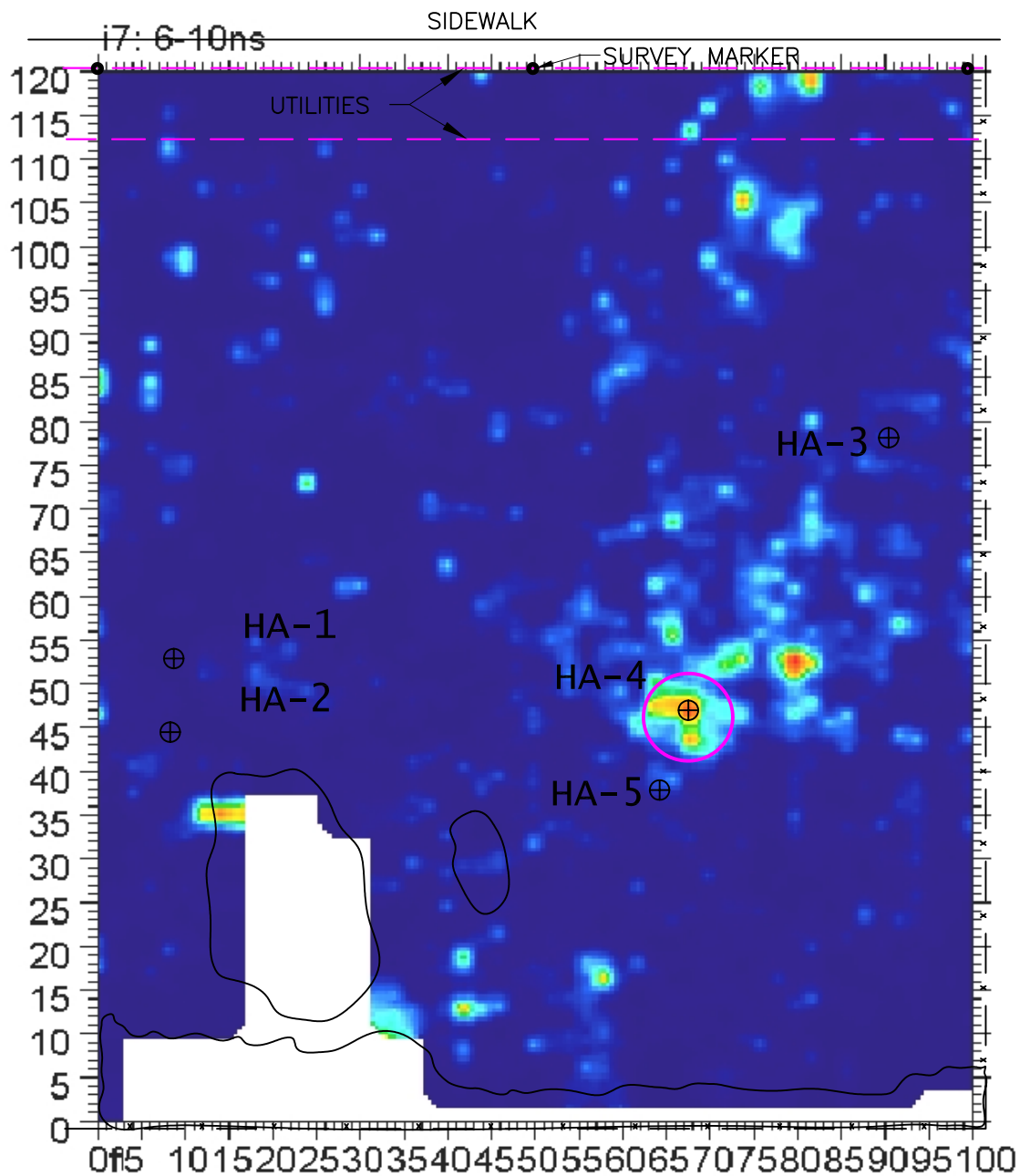


FIGURE 1  
SITE MAP  
SHOWING RESULTS  
OF GEOPHYSICAL  
INVESTIGATION

EATON STREET SITE  
EATONVILLE, FLORIDA

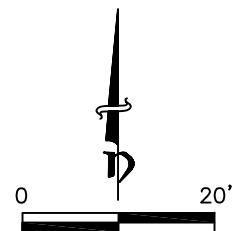
DRB HOMES  
WINTER PARK, FLORIDA

PROJECT:  
3500  
DATE:  
12/05/2006



EXPLANATION

- APPROXIMATE LOCATION OF GPR ANOMALY
- HA-1 ⊕ LOCATION OF HAND AUGER WITH DESIGNATION



SCALE: 1"=20' APPROX.



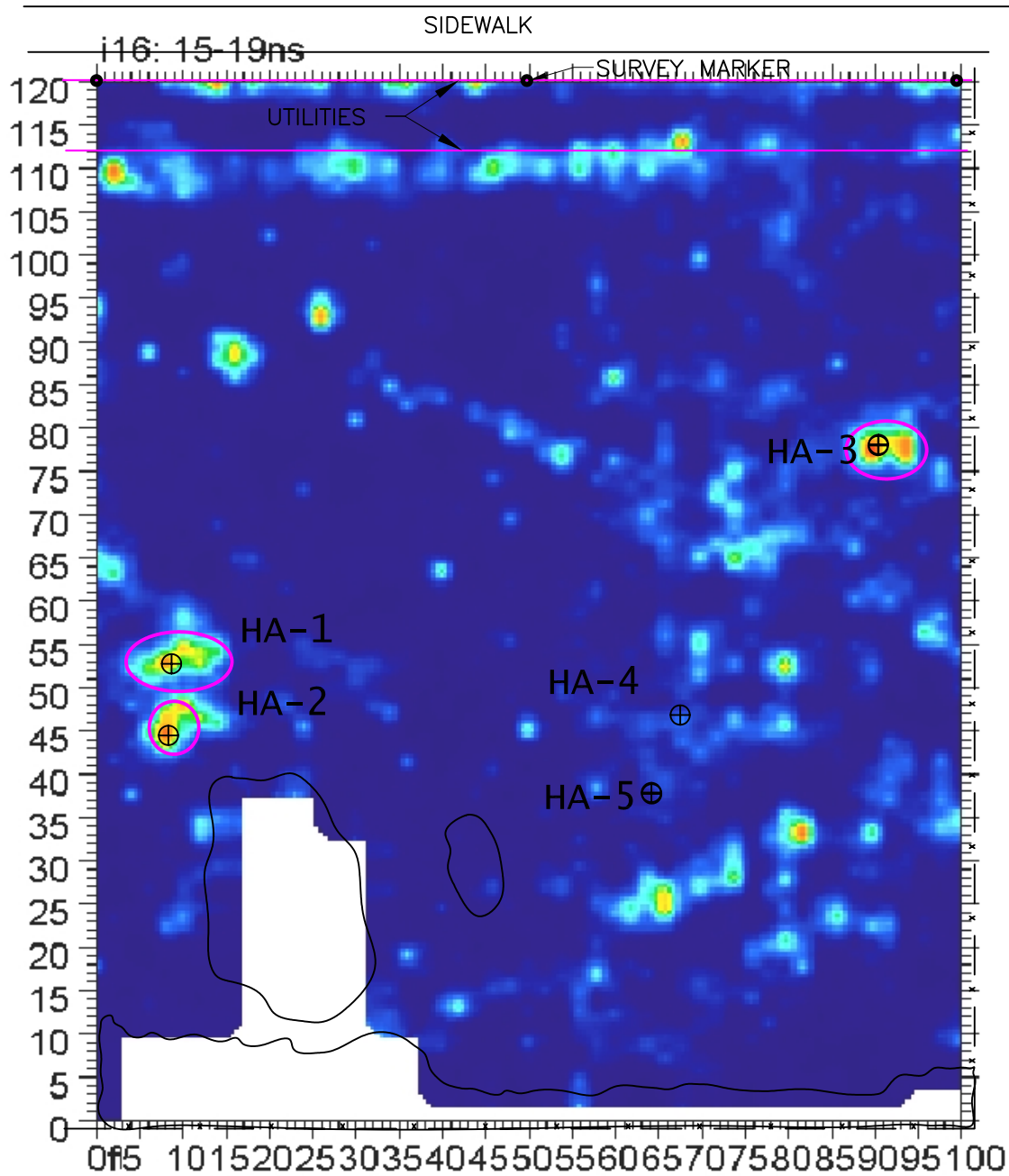
FIGURE 2  
GPR TIMES SLICE OF  
APPROXIMATELY  
1 TO 2 FEET BLS

EATON STREET SITE  
EATONVILLE, FLORIDA

DRB HOMES  
WINTER PARK, FLORIDA

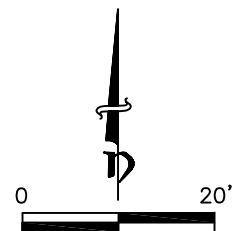
PROJECT:  
3500  
DATE:  
12/05/2006





EXPLANATION

- APPROXIMATE LOCATION OF GPR ANOMALY
- HA-1 ⊕ LOCATION OF HAND AUGER WITH DESIGNATION



SCALE: 1"=20' APPROX.

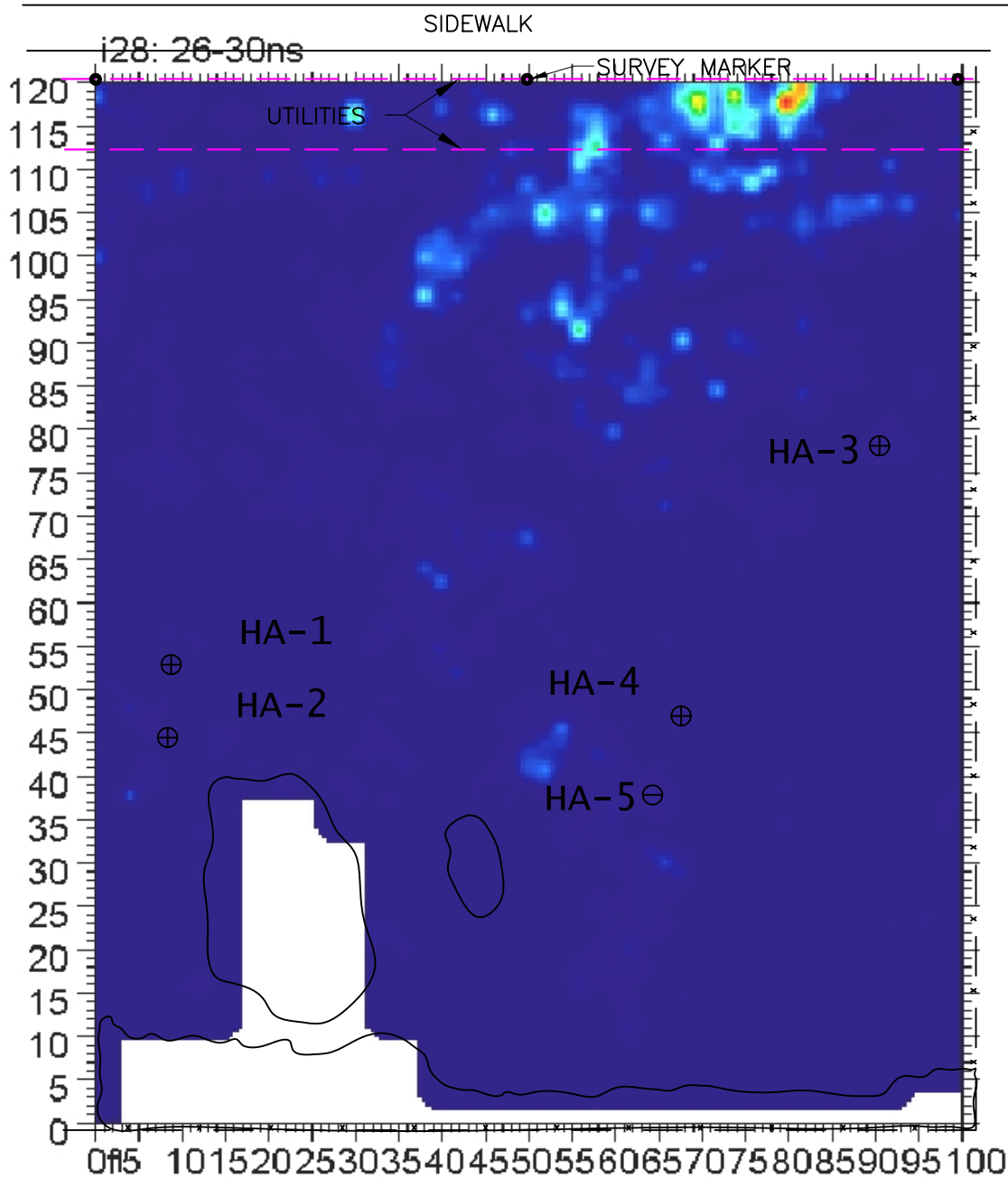


FIGURE 3  
GPR TIMES SLICE OF  
APPROXIMATELY  
3 TO 4 FEET BLS



EATON STREET SITE  
EATONVILLE, FLORIDA

DRB HOMES  
WINTER PARK, FLORIDA

PROJECT:  
3500  
DATE:  
12/05/2006



EXPLANATION

-  APPROXIMATE LOCATION OF GPR ANOMALY
- HA-1  LOCATION OF HAND AUGER WITH DESIGNATION

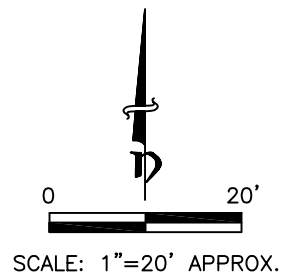
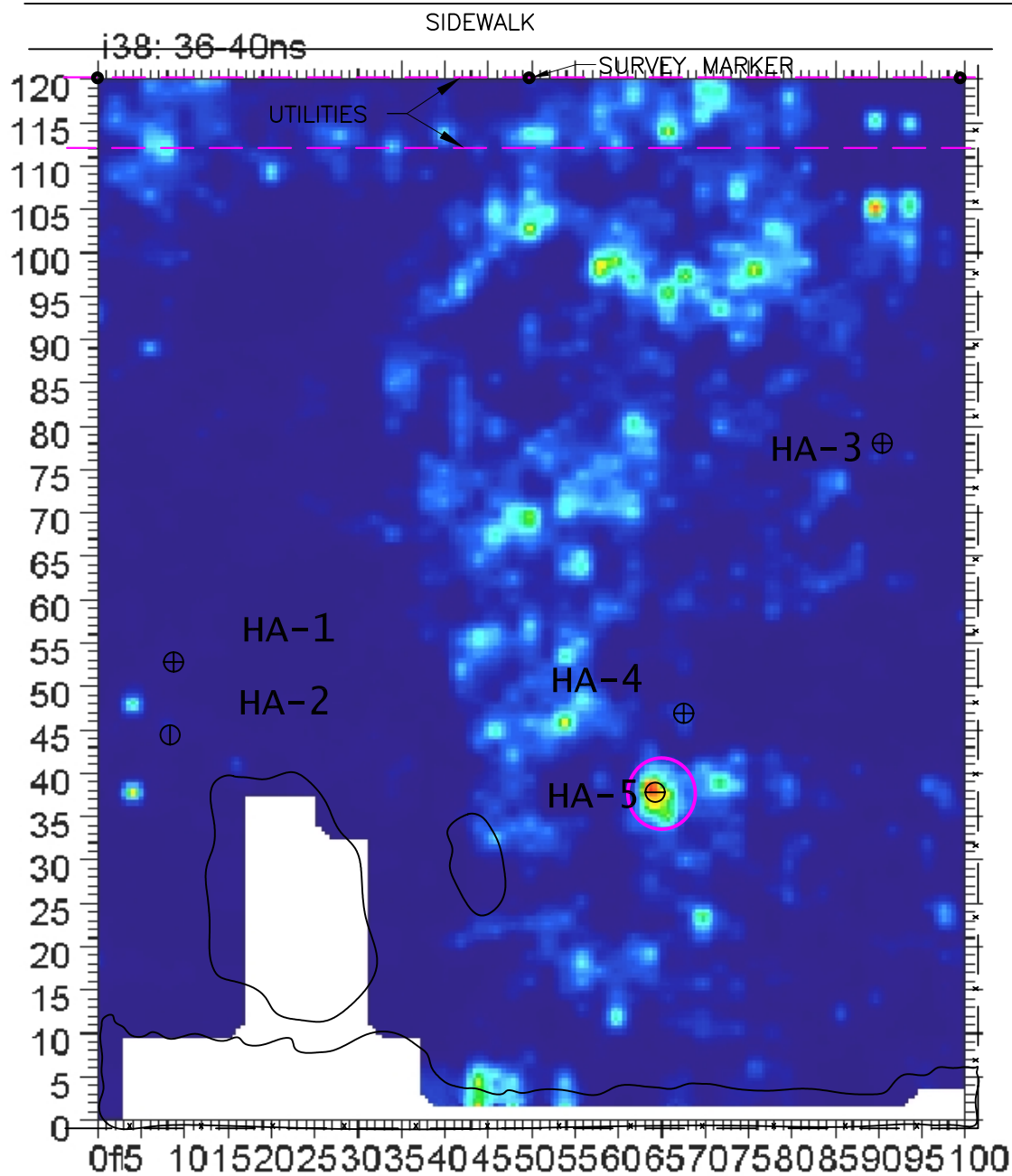


FIGURE 4  
GPR TIMES SLICE OF  
APPROXIMATELY  
5 TO 6 FEET BLS

EATON STREET SITE  
EATONVILLE, FLORIDA

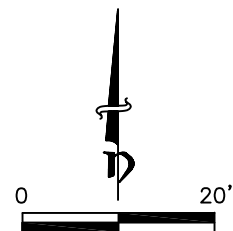
DRB HOMES  
WINTER PARK, FLORIDA

PROJECT:  
3500  
DATE:  
12/05/2006



EXPLANATION

- APPROXIMATE LOCATION OF GPR ANOMALY
- HA-1 ⊕ LOCATION OF HAND AUGER WITH DESIGNATION



SCALE: 1"=20' APPROX.



FIGURE 5  
GPR TIMES SLICE OF  
APPROXIMATELY  
7 TO 8 FEET BLS

EATON STREET SITE  
EATONVILLE, FLORIDA

DRB HOMES  
WINTER PARK, FLORIDA

PROJECT:  
3500  
DATE:  
12/05/2006

## APPENDIX 2

### DESCRIPTION OF GEOPHYSICAL METHODS, SURVEY METHODOLOGIES AND LIMITATIONS

#### 2.1 Ground Penetrating Radar

Ground Penetrating Radar (GPR) consists of a set of integrated electronic components that transmits high frequency (200 to 1500 megahertz [MHz]) electromagnetic waves into the ground and records the energy reflected back to the ground surface. The GPR system consists of an antenna, which serves as both a transmitter and receiver, and a profiling recorder that both processes the incoming signal and provides a graphic display of the data. The GPR data can be reviewed as both printed hard copy output or recorded on the profiling recorder's hard drive for later review. GeoView uses a Mala GPR system. Archeological studies are typically conducted using a 500 MHz antenna.

A GPR survey provides a graphic cross-sectional view of subsurface conditions. This cross-sectional view is created from the reflections of repetitive short-duration electromagnetic (EM) waves that are generated as the antenna is pulled across the ground surface. The reflections occur at the subsurface contacts between materials with differing electrical properties. The electrical property contrast that causes the reflections is the dielectric permittivity that is directly related to conductivity of a material. The GPR method is commonly used to identify such targets as underground utilities, graves, underground storage tanks or drums, buried debris, voids or geological features.

The greater the electrical contrast between the surrounding earth materials and target of interest, the greater the amplitude of the reflected return signal. Unless the buried object is metal, only part of the signal energy will be reflected back to the antenna with the remaining portion of the signal continuing to propagate downward to be reflected by deeper features. If there is little or no electrical contrast between the target interest and surrounding earth materials it will be very difficult if not impossible to identify the object using GPR.

The depth of penetration of the GPR signal is very site specific and is controlled by two primary factors: subsurface soil conditions and selected antenna frequency. The GPR signal is attenuated (absorbed) as it passes through earth materials. As the energy of the GPR signal is diminished due to attenuation, the energy of the reflected waves is reduced, eventually to the level that the reflections can no longer be detected. The more conductive the earth materials, the greater the GPR signal attenuation, hence a reduction in signal penetration depth. In Florida,

the typical soil conditions that severely limit GPR signal penetration are near-surface clays and/or organic materials.

The depth of penetration of the GPR signal is also reduced as the antenna frequency is increased. However, as antenna frequency is increased the resolution of the GPR data is improved. Therefore, when designing a GPR survey a tradeoff is made between the required depth of penetration and desired resolution of the data. As a rule, the highest frequency antenna that will still provide the desired maximum depth of penetration should be used. For most gravesite studies, a mid-frequency (500 MHz) antenna is used.

A GPR survey is conducted along survey lines (transects) that are measured paths along which the GPR antenna is moved. Electronic marks are placed in the data by the operator at designated points along the GPR transects. These marks allow for a correlation between the GPR data and the position of the GPR antenna on the ground.

Depth estimates to the top of features are determined by dividing the time of travel of the GPR signal from the ground surface to the top of the feature by the velocity of the GPR signal. The velocity of the GPR signal is usually obtained from published tables of velocities for the type and condition (saturated vs. unsaturated) of soils underlying the site. The accuracy of GPR-derived depths typically ranges from 20 to 40 percent of the total depth.

#### Interpretation and Limitations of GPR data

The analysis and collection of GPR data is both a technical and interpretative skill. The technical aspects of the work are learned from both training and experience. Interpretative skills for archeological characterization studies are developed by having the opportunity to compare GPR data collected in numerous settings to the results from confirmatory excavations performed at the same locations.

The ability of GPR to collect interpretable information at a project site is limited by the attenuation (absorption) of the GPR signal by underlying soils. Once the GPR signal has been attenuated at a particular depth, information regarding deeper geological conditions will not be obtained. GPR data can only resolve subsurface features that have a sufficient electrical contrast between the features in question and surrounding earth materials. If an insufficient contrast is present, the subsurface feature will not be identified. GeoView can make no warranties or representations of geological conditions that may be present beyond the depth of investigation or resolving capability of the GPR equipment or in areas that were not accessible to the geophysical investigation.



Veronica King &lt;vking@townofeatonville.org&gt;

---

**Fw: Eatonville letter as discussed**

---

**MICHAEL JOHNSON** <email4maj31@yahoo.com>

Thu, Aug 21, 2025 at 9:06 AM

To: "agardner@townofeatonville.org" &lt;agardner@townofeatonville.org&gt;, "vking@townofeatonville.org" &lt;vking@townofeatonville.org&gt;, "dpressley@townofeatonville.org" &lt;dpressley@townofeatonville.org&gt;

Mayor Gardner,

Going through pass emails with former Mayor Anthony Grant referencing sonar testing for 504, 510,516 Eaton St. I will keep looking for the actual report

Michael A. Johnson

----- Forwarded Message -----

**From:** Anthony Grant <agrant@townofeatonville.org>**To:** MICHAEL JOHNSON <MICHAELJOHNSON@>**Sent:** Monday, March 12, 2007 at 09:03:16 AM EDT**Subject:** RE: Eatonville letter as discussed

Mike can you send me a formal letter on letter head?

---

**From:** MICHAEL JOHNSON [mailto:email4maj31@yahoo.com]**Sent:** Friday, March 09, 2007 4:28 PM**To:** Anthony Grant**Subject:** Fw: Eatonville letter as discussed

Per your request.

Michael A. Johnson

Broker/CEO

MJ Enterprises &amp; Associates Inc.

[2715 W. Fairbanks Ave. Ste 203](#)

Winter Park , Florida 32789

407-898-1078 Phone

407-472-1225 Fax

----- Forwarded Message -----

**From:** MICHAEL JOHNSON <email4maj31@yahoo.com>**To:** Anthony Grant <mayorgrant@townofeatonville.org>**Cc:** Ja Ja Wade <jwade@acecm.biz>**Sent:** Tuesday, March 6, 2007 10:30:04 AM**Subject:** Fw: Eatonville letter as discussed

Michael A. Johnson  
Broker/CEO  
MJ Enterprises & Associates Inc.  
[2715 W. Fairbanks Ave. Ste 203](#)  
Winter Park , Florida 32789  
407-898-1078 Phone  
407-472-1225 Fax

----- Forwarded Message -----

From: Charles Rowe <[email4rowe@yahoo.com](mailto:email4rowe@yahoo.com)>  
To: Michael Johnson <[email4maj31@yahoo.com](mailto:email4maj31@yahoo.com)>  
Sent: Tuesday, March 6, 2007 10:22:53 AM  
Subject: Eatonville letter as discussed

March 6, 2007

Anthony Grant, Mayor  
Town of Eatonville Florida

Honorable Mayor:

As you know much of the new home development that has taken place along Eaton and Clark Streets was made possible as a result of our construction activities. It has been our purpose to provide for decent, safe and affordable housing throughout Central Florida, but particularly the Town of Eatonville . We not only strive to provide new home buyers with the best possible product we also strive to develop communities through residential beatification and tax base creation. The projects that we have planned on Eaton Street , one of which is currently underway ( 510 Eaton St. ) is a testament to the respect that we have for the Town. The ground penetrating radar service and associated report, which was paid for by DRB Inc., was done to respect the history of our Town. It is our intention that whenever we propose to undertake a construction project that we work with the Town to insure that the History and character of the community is paramount.

We are interested in continuing our development activities and would like to work with the Town to create additional housing opportunities, increase the tax base and provide for aggregate community improvement and beautification. We are requesting that any city owned or controlled property that is suitable for residential construction be offered, to DRB Inc., for development. We are particularly interested in the Town owned property located on the South East corner of Eaton Street and West St . We are also interested in working with the Town, Code Enforcement and the CRA to identify lots and/parcels that could be acquired for the purpose of community improvement through residential construction.

We look forward to hearing from you,

Sincerely,

Charles A. Rowe

DRB Inc.

--

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.1.413 / Virus Database: 268.18.8/714 - Release Date: 3/8/2007

--

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.1.413 / Virus Database: 268.18.9/719 - Release Date: 3/12/2007





Veronica King &lt;vking@townofeatonville.org&gt;

## Final Report Geophysical Investigation Eaton Street Site

Clifford Shepard &lt;cshepard@shepardfirm.com&gt;

Thu, Aug 21, 2025 at 10:04 AM

To: Michael Johnson <mjohnson@townofeatonville.org>, Veronica King <vking@townofeatonville.org>, Demetris Pressley <dpressley@townofeatonville.org>, Greg Jackson <Flageneralcounsel@gmail.com>

Thanks, Mike!

I think it would be good for this report to distributed to all council members.

As I said at the meeting, even though this report seems to indicate there are no current gravesites on the property, that doesn't mean that people aren't emotionally impacted by the disposition of property that may have previously been a burial site. That issue will have to be left to each council member's discretion.

**CLIFFORD B. SHEPARD | ATTORNEY AT LAW**  
BOARD CERTIFIED - CITY, COUNTY & LOCAL GOVERNMENT LAW  
CERTIFIED CIRCUIT & APPELLATE MEDIATOR

**SHEPARD, SMITH,  
HAND & BRACKINS, P.A.**  
2300 MAITLAND CENTER PKWY, STE 100  
MAITLAND, FL 32751  
OFFICE: 407.622.1772 x101  
CELL: 407.765.1159  
FAX: 407.326.3349  
**SHEPARDFIRM.COM**



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The information transmitted is intended only for the person or entity to which it is addressed and contains confidential and/or privileged materials protected under the Attorney-Client Privilege. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

---

**From:** Michael Johnson <mjohnson@townofeatonville.org>

**Sent:** Thursday, August 21, 2025 9:28 AM

**To:** Veronica King <vking@townofeatonville.org>; Demetris Pressley <dpressley@townofeatonville.org>; Greg Jackson <Flageneralcounsel@gmail.com>; Clifford Shepard <cshepard@shepardfirm.com>

**Subject:** Final Report Geophysical Investigation Eaton Street Site

All,

[Quoted text hidden]



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### SEPTEMBER 2, 2025, 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 2025-24 – Accepting the Resignation of the Chief Administrative Officer (**Councilwoman Randolph**)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>		<b>Department:</b> LEGISLATIVE (RANDOLPH)
<b>PUBLIC HEARING 1<sup>ST</sup> / 2<sup>ND</sup> READING</b>		<b>Exhibits:</b>  - Resolution 2025-24
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>	YES	
<b>ADMINISTRATIVE</b>		

**REQUEST:** That the Town Council accept the resignation of Mr. Demetris Pressley, Chief Administrative Officer by Resolution 2025-24 and that Mr. Demetris Pressley provide an actual effective date.

**SUMMARY:** On Tuesday, August 19, 2025 at the Town of Eatonville Council meeting, Mr. Demetris Pressley made an announcement of his resignation as Chief Administrative Officer from the Town of Eatonville. However, Mr. Pressley did announce 45 days without an effective date.

**RECOMMENDATION:** Approval of Resolution 2025-24 to accept Mr. Demetris Pressley resignation from the Town of Eatonville and that Mr. Demetris Pressley provide an actual effective date.

**FISCAL & EFFICIENCY DATA:** N/A

**RESOLUTION #2025-24**

Section VII. Item #5.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, TO ACCEPT THE RESIGNATION OF THE CHIEF ADMINISTRATIVE OFFICER, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

**WHEREAS** all powers of the Town shall be vested in the Town Council, except as otherwise provided by law or in the town's Charter; and

**WHEREAS** the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the Town by law; and

**WHEREAS** according to the town's charter, the Mayor shall appoint a Chief Administrative Officer on the basis of education and experience in the accepted practices of local government management.

**WHEREAS** the Town Council shall confirm the recommended appointment by the Mayor for the position of the Chief Administrative Officer; and

**WHEREAS** the Mayor appointed with the confirmation of the Town Council Mr. Demetris Pressley as the Chief Administrative Officer on \_\_\_\_\_ ; and

**WHEREAS** on Tuesday, August 19, 2025, at the Town of Eatonville Council meeting, Mr. Demetris Pressley made an announcement of his resignation as Chief Administrative Officer from the Town of Eatonville; and

**WHEREAS** the Town Council wishes to accept the resignation of Mr. Demetris Pressley as the Chief Administrative Officer from the Town of Eatonville.

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

**SECTION ONE: RESIGNATION:** the Town Council accepts the resignation of Mr. Demetris Pressley as Chief Administrative Officer from the Town of Eatonville effective on the actual date of \_\_\_\_\_ as determined in this resolution by the Chief Administrative Officer.

**SECTION TWO: CONFLICTS:** All Resolution or parts of Resolutions in conflict with any other Resolution or any of the provisions of this Resolution are hereby repealed.

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

**PASSED AND ADOPTED this 2<sup>nd</sup> day of September 2025.**

ATTEST:

\_\_\_\_\_  
Angie Gardner, Mayor

\_\_\_\_\_  
Veronica King, Town Clerk



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### SEPTEMBER 2, 2025, 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 To Purchase Bus And Van For The Town Community Policing And Recreation (**Administration**)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>		<b>Department:</b> ADMINISTRATION
<b>PUBLIC HEARING 1<sup>ST</sup> / 2<sup>ND</sup> READING</b>		<b>Exhibits:</b> <ul style="list-style-type: none"> <li>• ADA Compliant Bus (Policing Grant)</li> <li>• ADA Van (Recreation Dept.)</li> <li>• Exhibit Bill of Sales, W-9</li> <li>• Photos</li> </ul>
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>	YES	
<b>ADMINISTRATIVE</b>		

**REQUEST:** Staff respectfully request that the Town Council approve the purchase of a 2015 Ford ADA-compliant bus and a 2017 Ford ADA-compliant van.

**SUMMARY:** The 2015 Goshen Impulse bus will fulfill the requirement for an ADA-compliant vehicle under the Community Policing Grant. This wheelchair-accessible vehicle will provide safe and reliable transportation for residents participating in public safety education, youth mentoring, and other community policing programs and events.

The 2017 Ford van will support the Town's recreation and community services by providing transportation for the after-school program, senior services, and other Council-approved activities. Acquiring both vehicles at this time presents a favorable purchasing opportunity for the Town.

**RECOMMENDATION:** That the Town Council approve the purchase of the 2015 Ford ADA-compliant bus and the 2017 Ford ADA-compliant van.

**FISCAL & EFFICIENCY DATA:** Community Policing \$ 50,000 and remaining will come from the Recreation Department in the amount of \$10,000. Budgeted line items support these expenditures.

Form **W-9**  
(Rev. March 2024)  
Department of the Treasury  
Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.  
See Specific Instructions on page 3.

<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Master's Transportation, Inc.</b>	
<b>2</b> Business name/disregarded entity name, if different from above.	
<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. _____	
<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>800 Quik Trip Way</b>	<b>Requester's name and address (optional)</b>
<b>6</b> City, state, and ZIP code <b>Belton, Missouri 64012</b>	
<b>7</b> List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
4	7	-	0	7	5	4	8	3	9

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person <i>Victoria Keeney, Controller</i>	Date <i>1/9/2025</i>
------------------	---	----------------------

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



# Master's Transportation Inc.

# Sales Order/Bill of Sale

Master's Location: Master's KC

Date: 8/7/2025

Sold to Buyer: Town of Eatonville

Phone: (407) 623-1223

Email: [dWASHINGTON@townofeatonville.org](mailto:dWASHINGTON@townofeatonville.org)

Address: 307 East Kennedy Boulevard

City/State/Zip: Eatonville FL 32751

CODE	YEAR	MAKE/BODY	SIZE	MILEAGE	VIN	AMOUNT
FDA32867	2015	FORD GOSHEN	18	74813	1FDFE4FS1FDA32867	\$ 50,000.00
TR18-006	2017	Ford Ford	12	114486	1FBZX2CG9HKA18928	\$ 10,000.00
						\$
						\$

REBATES: \_\_\_\_\_ TOTAL REBATES: \$ \_\_\_\_\_  
 \_\_\_\_\_ TOTAL SELLING PRICE: \$ 60,000.00  
 Amount Amount Amount Amount

☒ All rebates and discounts have been applied

☐ After Market Seller's Warranty \$ \_\_\_\_\_

TRADE-UNIT(S): \_\_\_\_\_ (\$ \_\_\_\_\_) ESTIMATED TRADE-IN

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> TAX-EXEMPT - <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO </div>	<div style="display: flex; justify-content: space-between;"> <span>Year/Make</span> <span>VIN Number</span> </div> <div style="margin-top: 10px;"> DELIVERY: _____  DEL DATE: _____  FOB: _____ </div>
---	--

OPTIONAL ITEMS/SERVICE TO BE PERFORMED:

Vehicle pricing is contingent on both vehicles being purchased. Should the Town of Eatonville decide to purchase only one vehicle, that vehicle's price will return to retail pricing.

ESTIMATED TRADE-IN  
(\$ \_\_\_\_\_)

DELIVERY: \$ Cust. Pickup

OPTIONAL ITEMS: \$ \_\_\_\_\_

TAX: \$ \_\_\_\_\_

SUBTOTAL: \$ 60,000.00

DEPOSIT PAYMENT: \$ \_\_\_\_\_

TOTAL DUE: \$ 60,000.00

## BUYERS CERTIFICATION

I hereby certify that:

(1) The face and reverse sides of this contract sets forth all of the terms and conditions of the Sales Contract; there are no other contracts or provisions, oral or written, supplementary or in addition to the provisions expressly set forth in this contract; this contract cancels and supersedes all other understandings and agreements of the parties prior to the signing hereof and as of the date hereof, when signed by the dealer, comprises the complete agreement of the parties, AND

(2) I have read the terms and conditions of this contract and have received a true copy thereof; AND

(3) I guarantee that the title of my trade-in-vehicle(s) is not and never has been a salvage title. If a salvage title is delivered, the selling dealer may elect to void this sale and/or elect to collect damages- (including but not limited to dealer's expenses and lost profits) for the difference in value had my title not been salvage and/or branded

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_















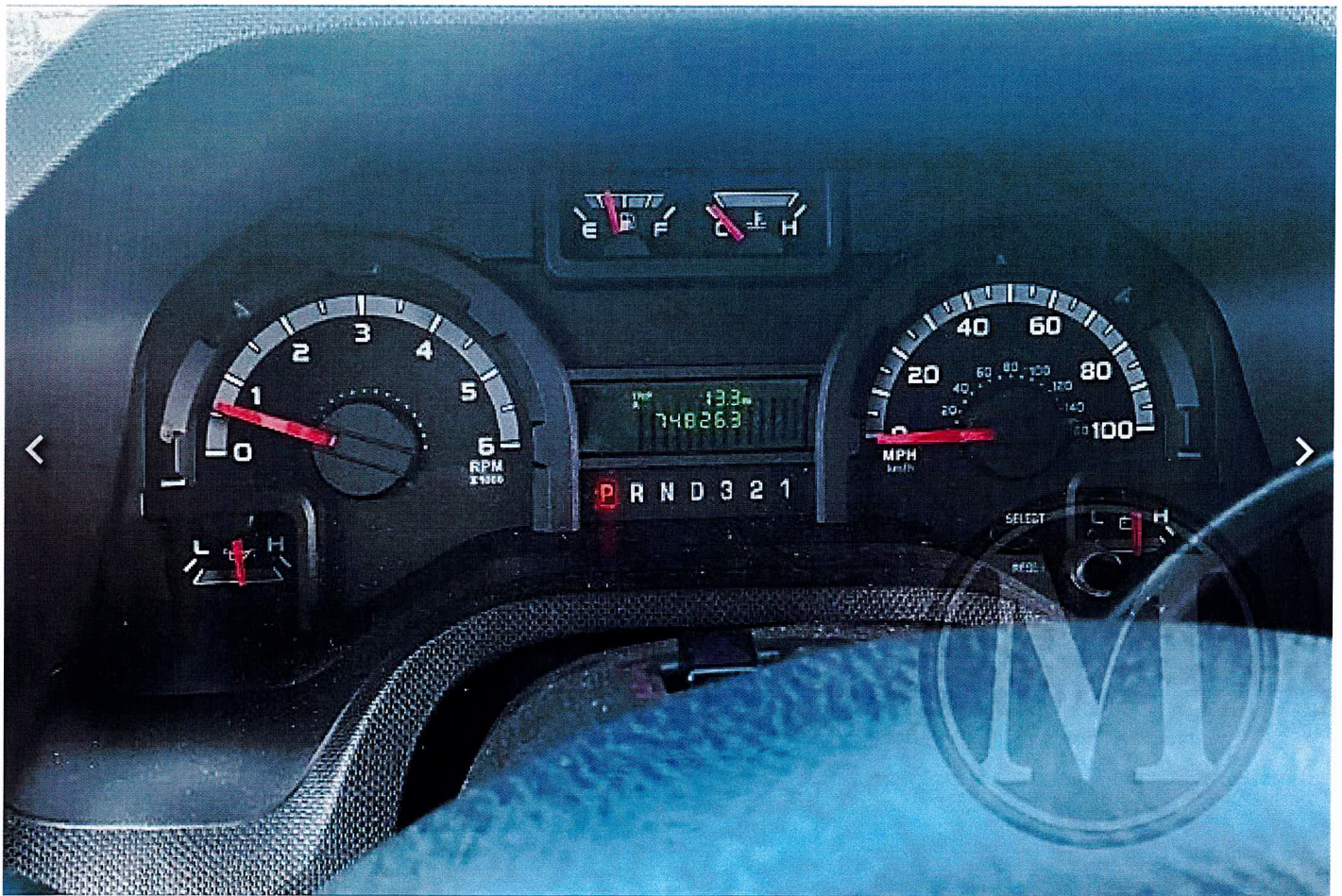
















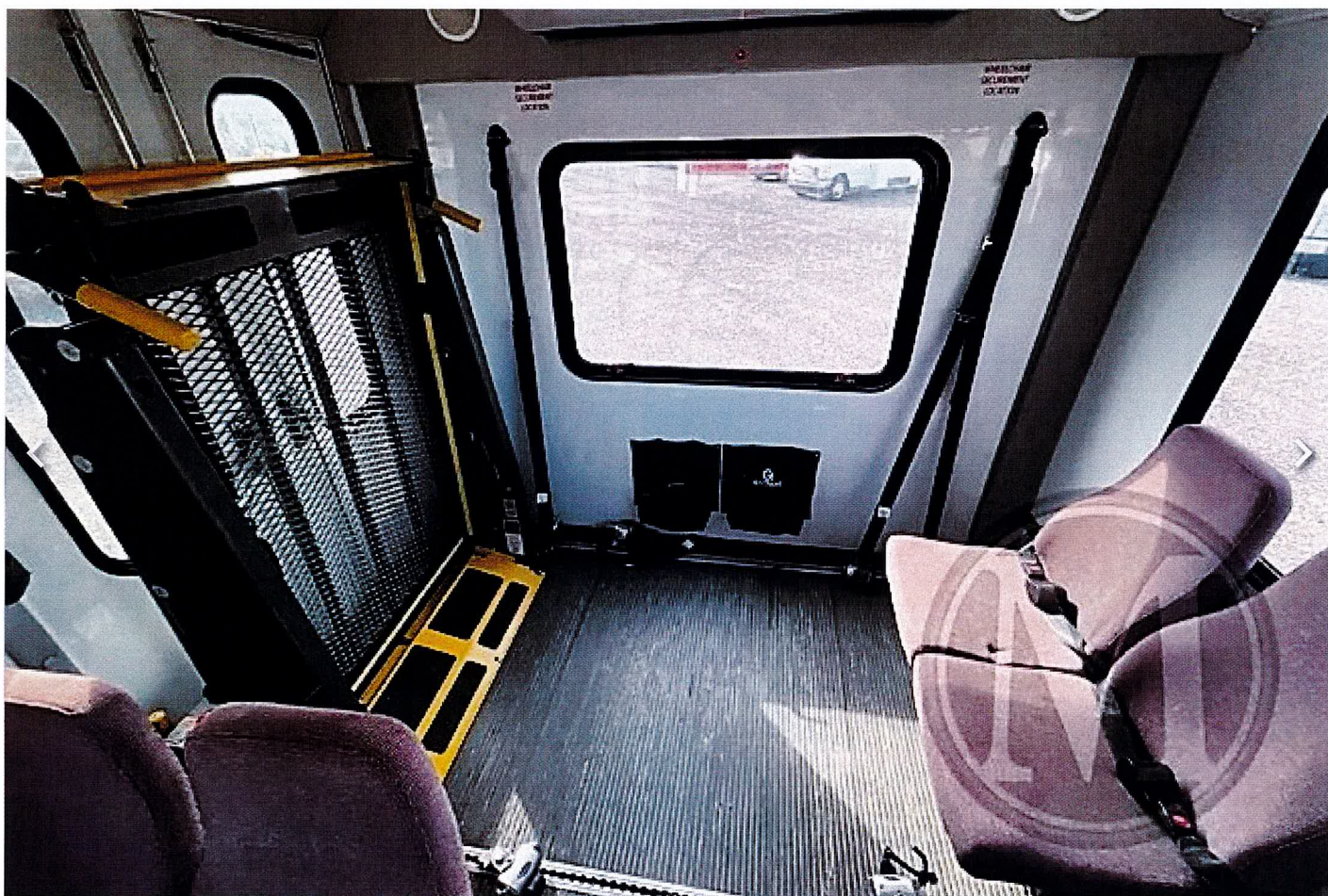




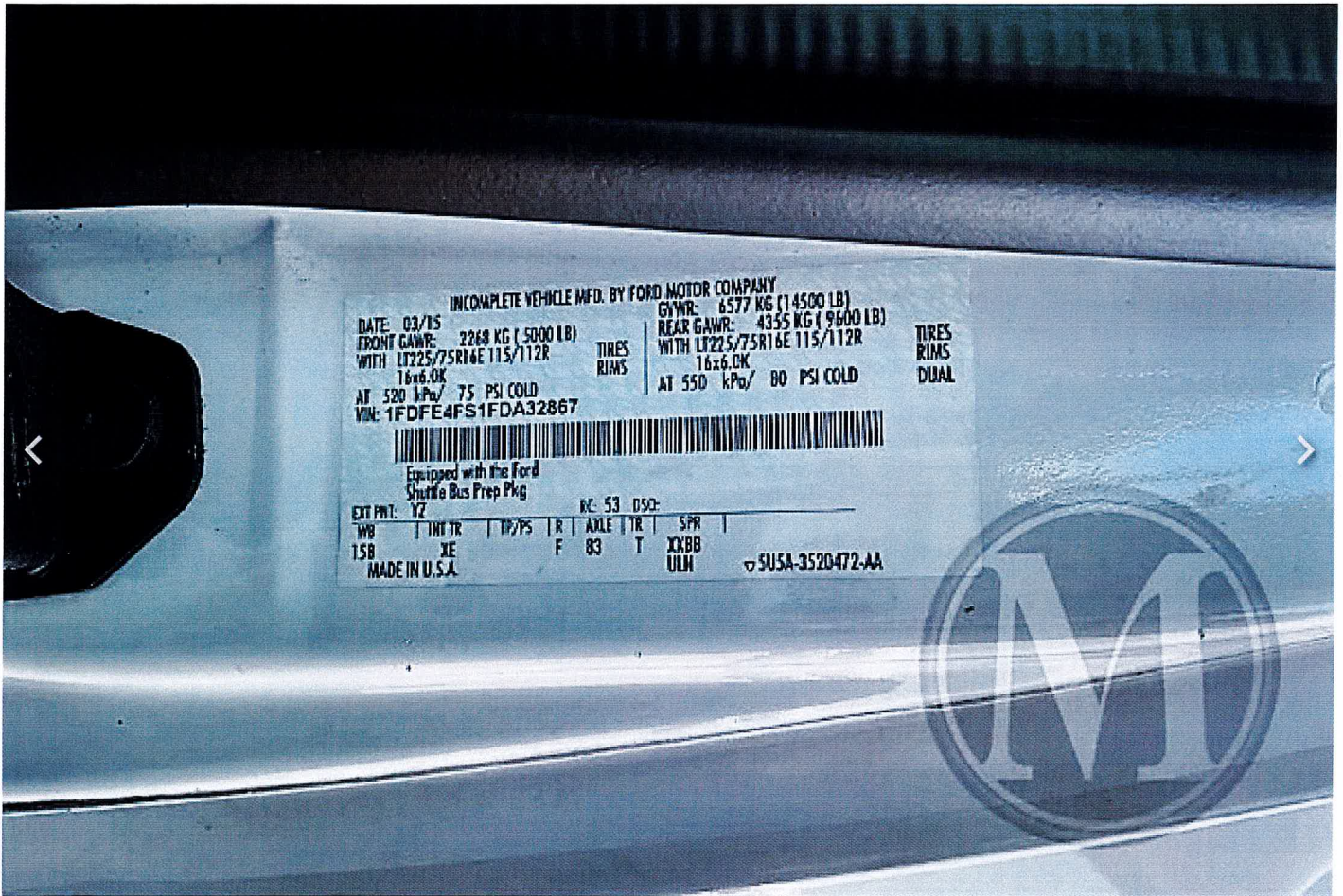
































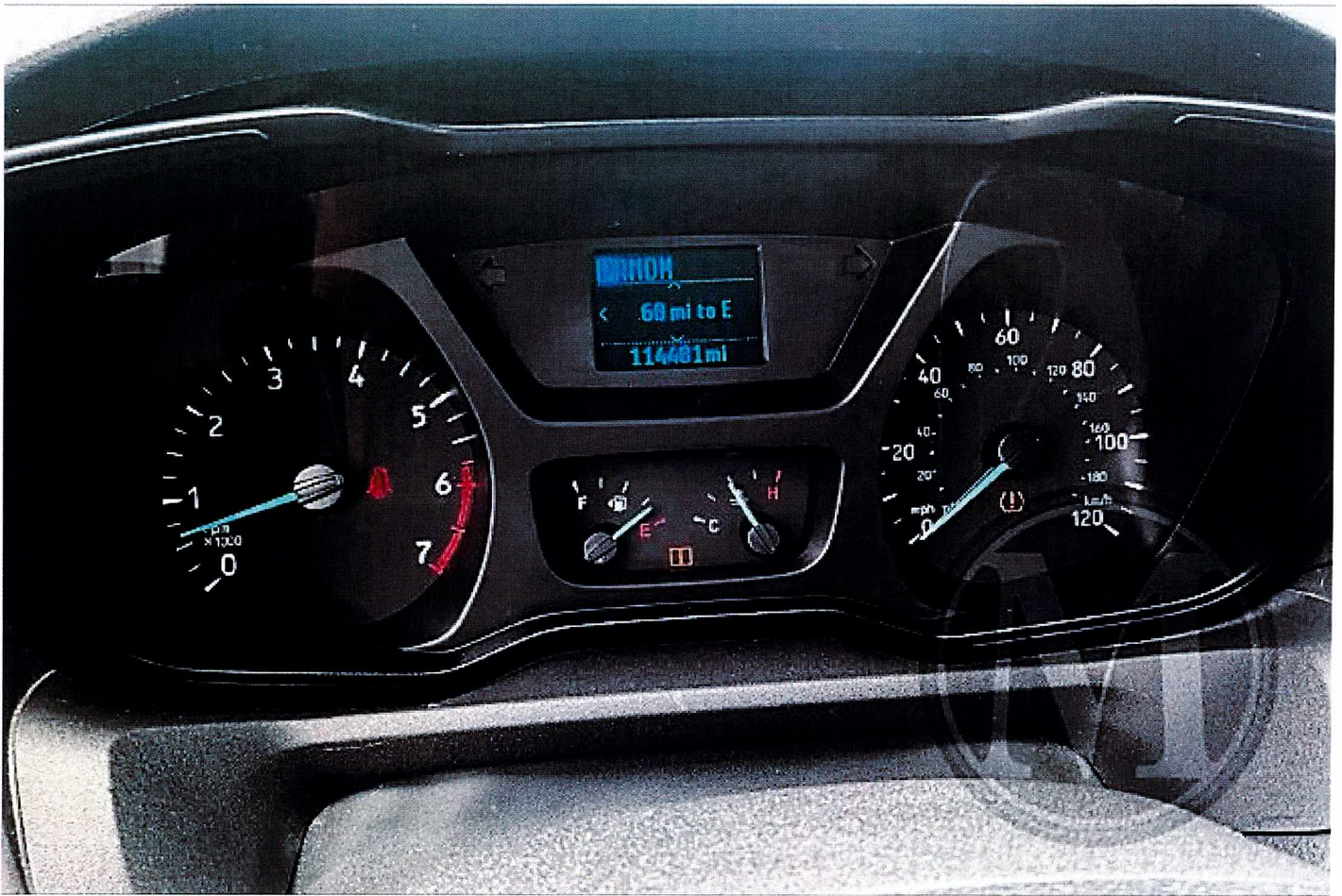


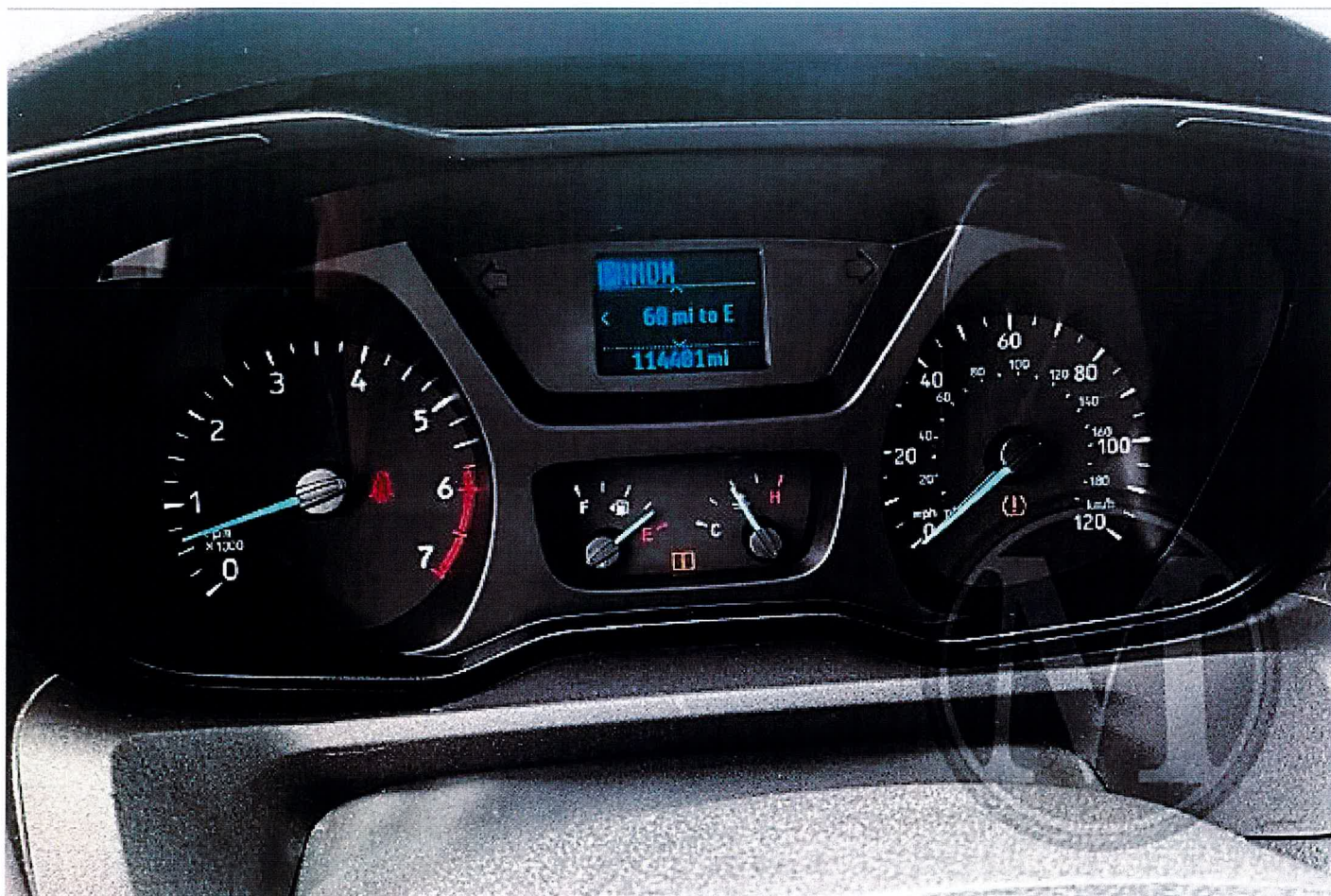




















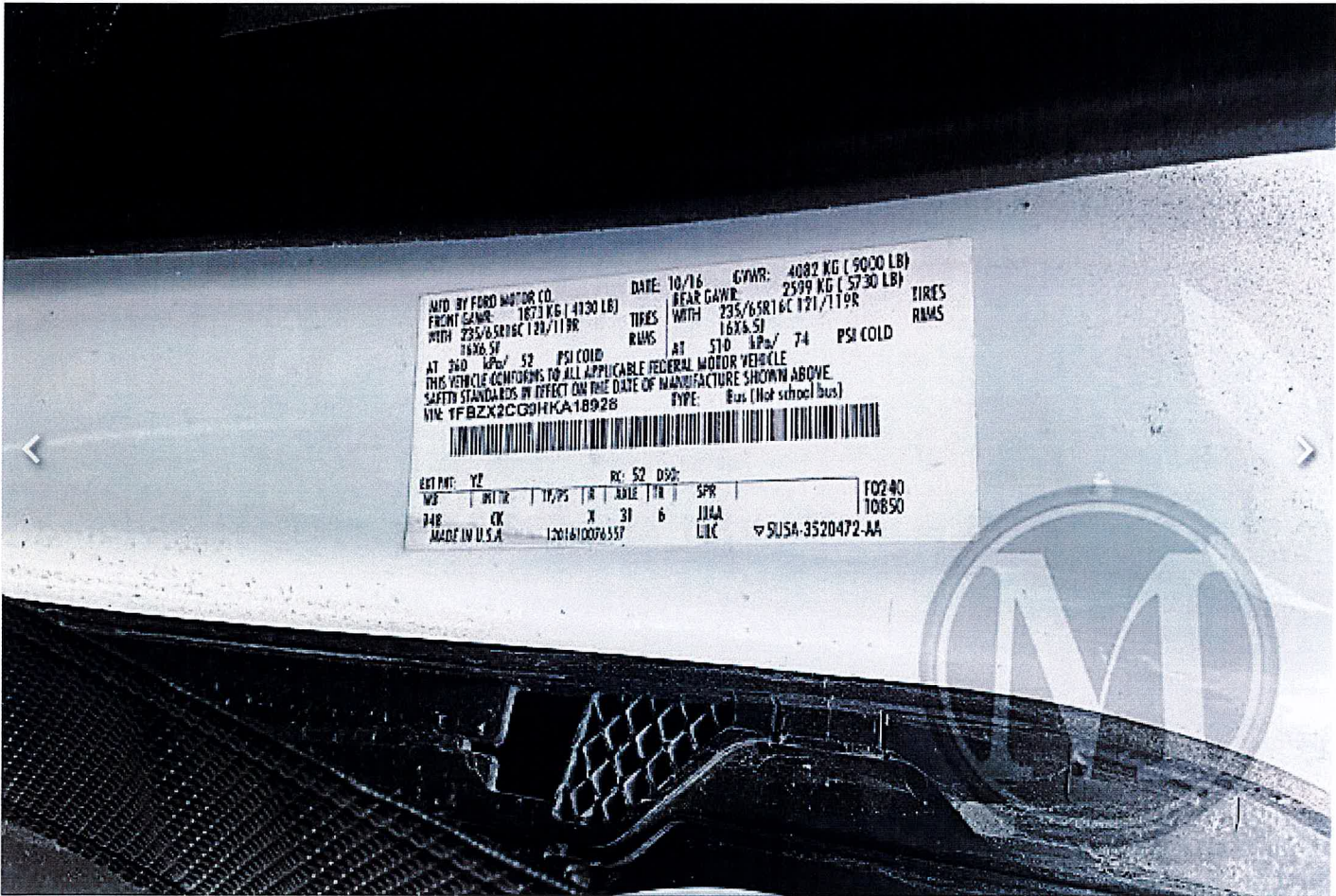












MADE BY FORD MOTOR CO. DATE: 10/16 GVWR: 4082 KG (9000 LB)  
FRONT GAWR: 1873 KG (4130 LB) REAR GAWR: 2599 KG (5730 LB)  
TIRES WITH 235/65R16C 121/119R  
RIMS WITH 16X6.5J  
AT 570 kPa/ 74 PSI COLD  
AT 260 kPa/ 52 PSI COLD  
THIS VEHICLE CONFORMS TO ALL APPLICABLE FEDERAL MOTOR VEHICLE  
SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE SHOWN ABOVE.  
VIN: 1FBZX2C09HKA18928 TYPE: Bus (Not school bus)

EXT PNT: Y2 RC: 52 D90  
WB 11/1R 11/PS R AXLE 1R SPR 10240  
148 CK X 31 6 J14A 10850  
MADE IN U.S.A. 1201610006337 505A-3520472-AA