



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR COUNCIL MEETING AGENDA

Tuesday, July 07, 2026, at 7:30 PM

Town Hall - 307 E Kennedy Blvd

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

- I. CALL TO ORDER AND VERIFICATION OF QUORUM
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. APPROVAL OF THE AGENDA
- IV. PRESENTATIONS AND RECOGNITION
  - A. Proclamation - H.E.L.P. CDC's 30 Years of Service to Eatonville (Clerk Office)
  - B. Presentation of the Town of Eatonville Staff Reports from the Departments Heads or their Appointed Designee (Administration)
  - C. Presentation of HostDime With Updates on Construction (Administration)
- V. CITIZEN PARTICIPATION (Three minutes strictly enforced)
- VI. PUBLIC HEARING
  - D. Approval of **1ST Reading** of Ordinance 2026-5 (Formerly 2026-2) Certified Recovery Residences Ordinance. (Clerk Office)
- VII. CONSENT AGENDA
  1. Approval of Town Council Meeting Minutes (Clerk Office)
- VIII. COUNCIL DISCUSSIONS
  2. Discussion of Resolution 2026-32 – Establishing Community Engagement Concerning the Host Dime AI/Data Center Located in the Town of Eatonville (Councilwoman Randolph)
- IX. COUNCIL DECISIONS
  3. Approval of Resolution 2026-33 – appointing a Development Review Committee to Review Large Scale Development and Master Plan for Compliance on All Related projects Deemed by the Town of Eatonville Council (Councilwoman Randolph)
  4. Approval of Resolution 2026-38 Affirming The Town's Commitment To Government Transparency And Expressing Support For The Legal Action Taken To Enforce The Florida Sunshine Law And Protect The Historic Hungerford Property (Councilwoman Randolph)
- X. REPORTS
  - CHIEF ADMINISTRATIVE OFFICER'S REPORT
  - INTERIM TOWN ATTORNEY'S REPORT
  - TOWN COUNCIL REPORT/DISCUSSION ITEMS
  - MAYOR'S REPORT
- XI. ADJOURNMENT

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

**\*\*PUBLIC NOTICE\*\***

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



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

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

**ITEM TITLE:** Proclamation - H.E.L.P. CDC's 30 Years of Service to Eatonville (Clerk Office)

**TOWN COUNCIL ACTION:**

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

**REQUEST:** Request the reading of Proclamation for H.E.L.P. CDC's 30 Years of Service to Eatonville.

**SUMMARY:** The town council desires to recognize H.E.L.P. CDC's 30 years of service to families and residents across Eatonville, the Central Florida region, and surrounding communities through housing and financial counseling and support.

**RECOMMENDATION:** Recommend the reading of Proclamation for H.E.L.P. CDC's 30 Years of Service to Eatonville.

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



# RESOLUTION

Office of the Mayor  
Town of Eatonville, Florida

## H.E.L.P. Community Development Corporation

Recognized For 30 Years of Service to Families and Residents  
Across Eatonville, the Central Florida Region, and Surrounding Communities

**WHEREAS**, H.E.L.P. Community Development Corporation (H.E.L.P. CDC) incorporated on June 18, 1996, as a faith-based, nonprofit organization and HUD-approved housing counseling agency, that brings to this partnership extensive experience in delivering comprehensive housing counseling services tailored to the needs of renters, home buyers, and homeowners; and

**WHEREAS**, H.E.L.P. CDC provides a wide range of services, including but not limited to, pre and post-purchase counseling, foreclosure intervention and prevention, reverse mortgage counseling for senior homeowners, financial education, and heirs' property protection and intervention; and also facilitate educational programs and workshops that act as a driving force for economic development and homeownership; and

**WHEREAS**, H.E.L.P. CDC is dedicated to supporting low- and moderate-income households in achieving sustainable homeownership ensuring the highest standards of expertise and guidance in support of the clients' housing needs; and

**WHEREAS**, H.E.L.P. CDC adopts a holistic approach to assess a client's situation and collaboratively creates a detailed, step-by-step plan aimed at helping individuals achieve their dreams; and

**WHEREAS**, H.E.L.P. CDC continues to work alongside community partners, residents, and local leaders to expand access to housing counseling, strengthening financial stability, and support pathways toward secure, thriving households

**WHEREAS**, the Town of Eatonville, recognizes **H.E.L.P. Community Development Corporation** for 30<sup>th</sup> years of commitment to its mission to preserving homeownership and generational wealth for the families who make this town what it is.

**NOW THEREFORE, BE IT RESOLVED**, that the Town of Eatonville, Orange County, Florida, along with Mayor Ruthi Critton, Vice Mayor Angela Thomas, Council Members LaDwyana Jordan, Tarus Mack, and Wanda Randolph recognizes H.E.L.P. Community Development Corporation's service to the Town of Eatonville, the Central Florida Region, and other surrounding Communities.

**ATTEST:**

\_\_\_\_\_  
VERONICA L. KING, Town Clerk

*IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Eatonville, Florida to be affixed this 7<sup>th</sup> day of February 2026.*

\_\_\_\_\_  
RUTHI CRITTON, Mayor



**HISTORIC TOWN OF EATONVILLE,  
FLORIDA**

**TOWN COUNCIL MEETING**

**JULY 7, 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:** Presentation of the Town of Eatonville Staff Reports from the Departments Heads or their Appointed Designee (**Administration**)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>	YES	<b>Department: ADMINISTRATION</b>
<b>PUBLIC HEARING 1<sup>ST</sup> / 2<sup>ND</sup> READING</b>		<b>Exhibits:</b> <ul style="list-style-type: none"><li>N/A</li></ul>
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Staff request that the town council hear Presentation of the Town of Eatonville Staff Reports from the Departments Heads or their Appointed Designee providing updates from their respective departments.

**SUMMARY:**

Mr. Marlin Daniels, the Chief Administrative Officer has asked Department Directors to be prepared to report out on the respective.

**RECOMMENDATION:** Staff request that the town council hear Presentation of the Town of Eatonville Staff Reports from the Departments Heads or their Appointed Designee updates for their respective departments.

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



**HISTORIC TOWN OF EATONVILLE, FLORIDA**  
**TOWN COUNCIL MEETING**  
**JULY 7, 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:** Presentation of HostDime With Updates on Construction  
(Administration)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>	YES	<b>Department:</b> ADMINISTRATION
<b>PUBLIC HEARING 1<sup>ST</sup> / 2<sup>ND</sup> READING</b>		<b>Exhibits:</b> • N/A
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Staff request that the town council hear presentation from HostDime providing updates on the status on construction and opening.

**SUMMARY:**

Mr. Marlin Daniels, the Chief Administrative Officer has asked a representative from HostDime to present before the town council providing updates on the status on construction and opening and to answer any questions they may have.

**RECOMMENDATION:** Staff request that the town council hear presentation from HostDime providing updates on the status on construction and opening..

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



05/05/2026

## How Data Centers Use Water, and Why Cooling Design Matters



Data center water usage has become a growing concern for communities where new infrastructure is being built. As more AI, cloud, streaming, and enterprise workloads move into data centers, people want to understand what that growth means for the places they live. How much power will it use? How much water will it use? What does responsible growth actually look like?

When it comes to water, the conversation often gets flattened into one assumption: data centers use massive amounts of water. Some do. Some don't. The difference comes down to

## Water Withdrawal vs. Water Consumption

To understand how data centers actually affect local water supplies, it helps to understand the difference between water withdrawal and water consumption.

Water withdrawal is the amount of water taken from a source, such as a municipal system. Water consumption is the portion that is actually used up and not returned, typically through evaporation. A system can move large amounts of water through it without consuming much of it, and what impacts local water supply long-term is consumption.

When people hear that data centers “use water,” they are usually thinking about consumption. But not every cooling system is designed to consume water in the same way.

## Why Data Centers Use Water

Servers generate a ton of heat, and every application, transaction, and workload runs on physical infrastructure that must stay within safe operating temperatures. If cooling fails, performance drops, hardware can be damaged, and critical services can be disrupted.

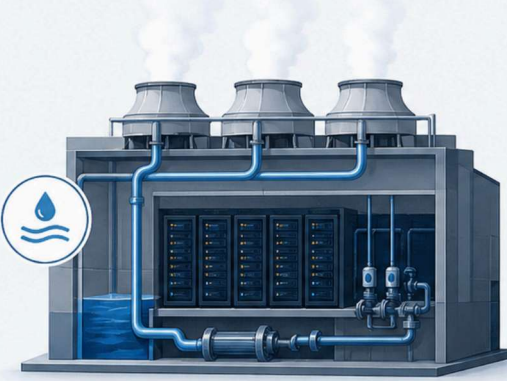
Water is often used because it is an efficient way to transfer heat. Many large data centers rely on evaporative cooling systems, where water absorbs heat and then evaporates as part of the heat rejection process. That design can be efficient from an energy standpoint, but it also means water is continuously consumed during normal operation. That is where most of the headlines come from.


## Not All Cooling Systems Use Water the Same Way


Cooling design is where the real difference happens. Some data centers use evaporative cooling, where water is intentionally lost through evaporation every day as part of normal operation. In large deployments, that can add up to millions of gallons per year. Others use reclaimed or non-potable water to reduce strain on drinking water supplies, or liquid and immersion cooling for high-density workloads.

And some, like **HostDime’s upcoming SuperNova facility**, use air-cooled chillers connected to closed-loop chilled water systems. In a closed-loop system, water circulates through piping and heat exchangers without being intentionally evaporated. Once the system is filled, the same water is reused continuously. Makeup water may be needed over time, but only in small amounts for maintenance, leaks, or system servicing.



### TYPICAL EVAPORATIVE-COOLED DATA CENTER





**10M-100M+**   
GALLONS ANNUALLY


  
Cooling water consumed through evaporation

**vs.**

**NEAR 0**   
GALLONS ANNUALLY

  
Cooling water consumed  
Air-cooled chillers + closed-loop water system

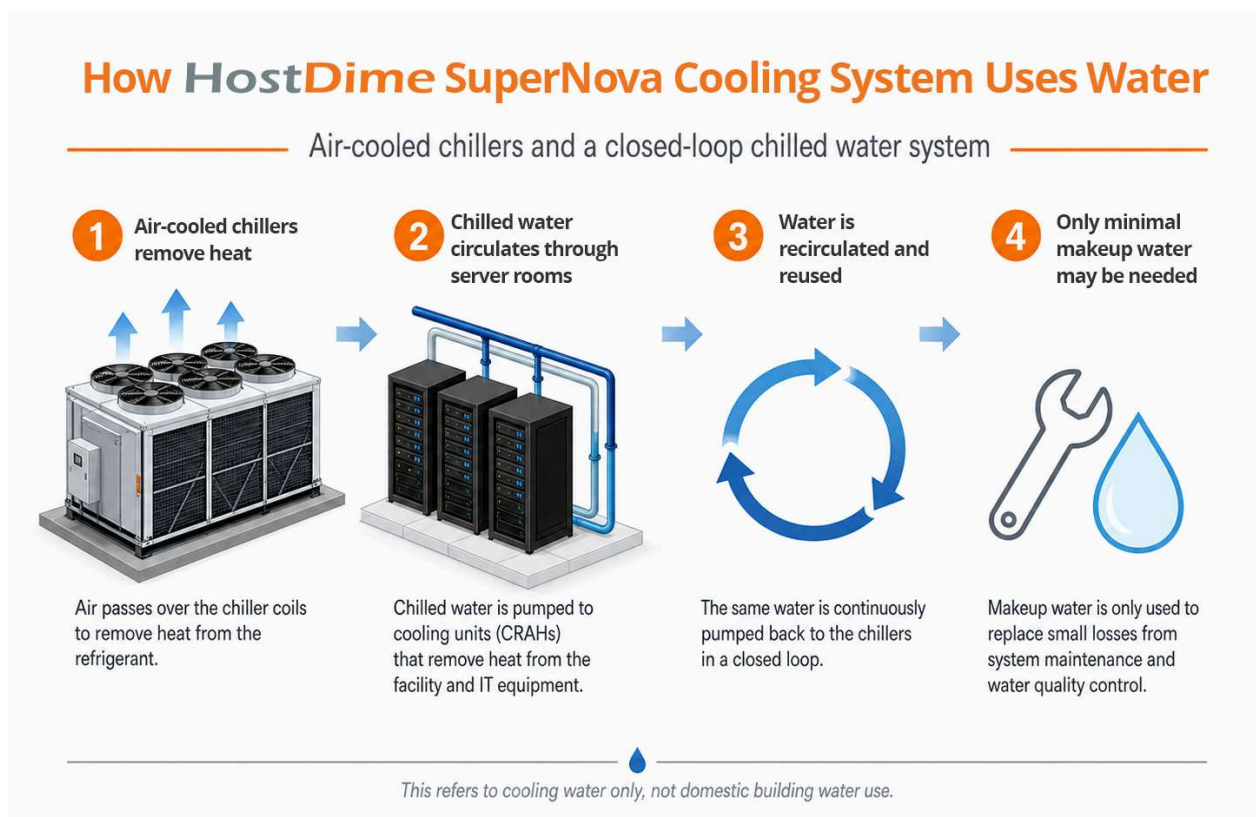
 \*Cooling system only. Minimal makeup water may be needed for maintenance or leaks.

The result is a fundamentally different water profile. Some facilities can consume millions of gallons each year, while others are designed to consume virtually none for cooling.

# HostDime's Approach to Data Center Water Usage

HostDime's SuperNova data center in Central Florida was designed with this distinction in mind. The facility uses air-cooled chillers connected to a closed-loop chilled water system. Instead of relying on evaporative cooling towers, heat is rejected through air-cooled equipment, while chilled water circulates internally to cool the IT environment.

Once the system is filled, that water remains in circulation. It is not consumed during normal operation. Ongoing water use is limited to minimal makeup water for maintenance, leaks, or service-related adjustments.



As part of this **purpose-built data center design**, the system includes approximately 2,750 gallons of water storage distributed across three closed-loop tanks, one per chiller. This design allows the system to continue circulating chilled water during a power outage. With pumps supported by backup power, the stored water helps maintain cooling to the server rooms even if primary systems are interrupted.

So the question is not simply whether a data center uses water, but whether that water is being consumed or recirculated. For SuperNova, the cooling system is designed to recirculate water rather than continuously lose it through evaporation.

## Why This Matters for Central Florida

**The Orlando area is the fastest growing metro area in the United States.** More people are moving here, more businesses are expanding, and more digital services need to be delivered locally. That growth requires infrastructure, and that infrastructure needs to be designed responsibly. Communities should understand not just what is being built, but how it operates and what impact it has on shared resources. Water is a meaningful part of that conversation.

A data center that consumes millions of gallons per year for cooling presents a very different profile than one built around a closed-loop, air-cooled system. They may look similar from the outside, but their long-term impact on local water resources is not the same.

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### Florida Data Center Spring 2026 Update

HostDime



Watch on

## Cooling Design is the Answer

Every piece of infrastructure carries some footprint, and HostDime isn't claiming otherwise. What SuperNova reflects is a deliberate choice to design systems that minimize water consumption from the start, not as an afterthought, but as a core engineering decision. In a region where water resources and community trust both matter, that choice is part of what it means to build responsibly.

## Earth Day Every Day at HostDime

HostDime



Watch on

DATA CENTERS / ORLANDO

Previous

← Cloud vs Bare Metal Cost: The Hidden Price of Public Cloud

Next

HostDime Developing Next-Gen, Purpose-Built Data Centers at the Global Edge →

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**TOWN COUNCIL MEETING**  
**JULY 7, 2026, AT 7:30 PM**  
**Cover Sheet**

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

**ITEM TITLE:** Approval of 1<sup>ST</sup> Reading of Ordinance 2026-5 (Formerly 2026-2) Certified Recovery Residences Ordinance. (Clerk Office)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>		<b>Department:</b> LEGISLATIVE (CLERK OFFICE)
<b>PUBLIC HEARING</b> <b>1<sup>ST</sup> / 2<sup>ND</sup> READING</b>	YES	<b>Exhibits:</b>  <ul style="list-style-type: none"> <li>Ordinance 2026-5 (Formerly 2026-2) Certified Recovery Residences Ordinance</li> </ul>
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request approval of the **first reading** of Ordinance 2026-5 (Formerly 2026-2) Certified Recovery Residences Ordinance.

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

This Ordinance was presented to the Planning and Zoning board on Thursday, March 12<sup>th</sup>. The board voted 4/0 in favor of this ordinance. It was also presented to the Town Council for a first reading (5-5-26) and second reading (6-2-26) with a 5/0 favorable vote for the adoption of Certified Recovery Residences Ordinance.

The Town of Eatonville Council desires to introduce and vote on a corrective ordinance through this Ordinance (Formerly 2026-2) for a reassignment of an index number at two public hearings, with all required public notices. The new assigned index number is Ordinance 2026-5.

**RECOMMENDATION:** Recommend approval of the **first reading** of Ordinance 2026-5 (Formerly 2026-2) Certified Recovery Residences Ordinance.

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

**ORDINANCE NO. 2026-5 (AMENDED INDEX -Formerly 2026-2)**

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

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

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

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

**WHEREAS**, the Town of Eatonville Planning and Zoning Board held a public hearing, with all required public notice, on **March 12**, to provide recommendations to the Town Council on this Ordinance to amend the Land Development Code and recommend that the Town Council adopt the Ordinance; and

**WHEREAS**, the Town of Eatonville Council held two public hearings, with all required public notices, on **May 5, 2026, and June 2, 2026**, to approve the former presented Ordinance 2026-2 to amend the Land Development Code and recommend that the Town Council adopt the Ordinance; and

**WHEREAS**, the Town of Eatonville Council desires to introduce and vote on a corrective ordinance through this Ordinance (Formerly 2026-2) for a reassignment of an index number at two public hearings, with all required public notices, on \_\_\_\_\_, and \_\_\_\_\_. The new assigned index number is Ordinance 2026-5.

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

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

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

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

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

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

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

(3) Application Procedure. A request for reasonable accommodation shall be made to the Planning Director of the Planning and Zoning Department. An application for reasonable accommodation must, at a minimum, provide the following:

- a. Name and contact information of the Applicant or the Applicant's authorized representative;
- b. Property address and parcel identification number of where the reasonable accommodation is being requested. If the Applicant is not the owner of the property, then the contact information for the owner and an owner's authorization form is also required;
- c. A description of the accommodation and the specific regulation(s) and/or procedures from which the accommodation is sought;
- d. Reasons the accommodation may be necessary for the Applicant or those who are being provided services;
- e. A description of the qualifying disability or handicap;
- f. A certification signed by the Applicant stating: I CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS REQUEST IS TRUE AND CORRECT. I UNDERSTAND THAT IF I KNOWINGLY PROVIDE FALSE INFORMATION WITH THIS REQUEST, MY REQUEST SHALL BECOME NULL AND VOID;
- g. A verification of disability status form executed by someone with personal knowledge of the Applicant's, or those who are being provided services', disability, such as a medical or social services professional;
- h. Any additional information or documentation the Applicant feels is necessary to supplement the request for reasonable accommodation.
- i. Signature of the Applicant and date.

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

(4) Review. Within 60 days of receiving a completed application, the Planning Director of the Planning and Zoning Department, or designee, shall review the request for reasonable accommodation and make a determination consistent with the FHA and/or ADA, after considering all of the following:

- a. Whether the Applicant has established that they are protected under the FHA and/or ADA by demonstrating that they or those being provided recovery services, are handicapped or disabled, as defined in the FHA and/or ADA. To do this, the following must be shown:
  - 1. A physical or mental impairment which substantially limits one (1) or more major life activities;

- 2. That they are regarded as having such impairment; and
  - 3. A record of having such impairment.
- b. Whether the requested accommodation is reasonable and necessary to afford the Applicant an equal opportunity to use and enjoy the dwelling, building or structure, or provides accessibility in another manner.
  - c. Whether the requested accommodation would impose an undue financial or administrative burden on the Town.
  - d. Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the Town.

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

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

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

- (6) Appeals. Applicant shall have 30 days from the date of the Planning Director of the Planning and Zoning Department, or designee's, written determination to appeal the determination or any conditions included therein, to the City Council. Appeals must be made in writing and include the name of the Applicant, address and contact information, a written summary of the reason for the appeal, and an explanation of why the determination or condition is in error. Appeals shall be submitted to the City Council. The City Council shall issue a final decision on the appeal within 45 days of submitting the appeal to City Council.

(7) No Fee. There shall be no fee imposed by the Town for the reasonable accommodation request process outlined in this section.

(8) Stay of Enforcement. While a request for reasonable accommodation, or its appeal, is pending, the Town will not enforce any applicable land use and zoning ordinances, rules, regulations, policies, and procedures against the Applicant.

(9) Expiration of Approvals. Approval of requests for reasonable accommodation shall expire within one hundred eighty (180) days if not implemented.

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

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

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

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

\* \* \*

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

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

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

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

**Upon motion duly made and carried,** the foregoing ordinance was approved upon its first reading on \_\_\_\_\_, 2026.

**Upon motion duly made and carried,** the foregoing ordinance was approved upon its second reading on \_\_\_\_\_, 2026.

**TOWN OF EATONVILLE**

\_\_\_\_\_  
Ruthi Critton, Mayor

Attest:

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

Approved as to form:

\_\_\_\_\_  
Greg Jackson, Interim Town Attorney



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

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

**ITEM TITLE:** Approval of Town Council Meeting Minutes (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: <i>**To be provided on or before meeting</i></b>  <b>COUNCIL MEETING MINUTES:</b> <ul style="list-style-type: none"> <li><i>To Be Determined</i></li> </ul>
<b>CONSENT AGENDA</b>	YES	
<b>COUNCIL DECISION</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request approval of meeting minutes for the Town Council Meetings

**SUMMARY:** The Town Council Meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays at 7:30 p.m. and are transcribed from the audio archive for approval for public records. Special meetings may be held on various dates and are also transcribed for approval for public records.

**RECOMMENDATION:** Recommend approval of Town Council meeting minutes

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



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### JULY 7, 2026, AT 7:30 PM

### Cover Sheet

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

**ITEM TITLE:** Discussion of Resolution 2026-32 – Establishing Community Engagement concerning the Host Dime AI/Data Center located in the Town of Eatonville (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> <ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>		
<b>COUNCIL DISCUSSION</b>	YES	
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request that the Town Council establish Community engagements and information to the residents and business community about public safety about the Host Dime AI Data Center.

**SUMMARY:** On June 16, 2026, Resolution # 2026-32 was on the agenda to address public and environmental safety regarding the residents and business community for public engagements and information about the Host Dime AI/Data Center located in the Town of Eatonville along the I-4 Interstate Corridor. Councilwoman Wanda Randolph desire for the local developer and the administration disclose information to the community on the water consumption, electricity, noise issues that could cause a strain on the community and this request will continue until such time community engagements are held.

**RECOMMENDATION:** Recommend that this highly nationwide topic be addressed or provide an update report at each meeting on what has been done and when community engagements will be held with residents and the business community to include updates after the Host Dime AI/Data Center is operational.

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



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### JULY 7, 2026, AT 7:30 PM

### Cover Sheet

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

**ITEM TITLE:** Approval of Resolution 2026-33 – appointing a Development Review Committee to review Large Scale Development and Master Plan for compliance on all related projects deemed by the Town of Eatonville Council (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> <ul style="list-style-type: none"><li>Resolution 2026-33</li></ul>
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>	YES	
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request is for the Town Council approve Resolution 2026-33 appointing a Development Review Committee to review Large Scale Development and Master Plan for compliance on all related projects deemed by the Town of Eatonville Council.

**SUMMARY:** The Town of Eatonville Council recognize the needs for a thorough developmental and technical evaluation of experience professionals to ensure compliance with the Town of Eatonville Land Development Code, Zoning, Comprehensive Plan, and Master Plan applicable to local, state, and federal regulations. This committee will ensure that proposed building projects align with local laws, protect public safety, and coordinate essential services. This committee will bring together experts and various occupations such as planning, engineering, utilities, and evaluate project financial sustainability without compromising future generations. This DRC will report its findings to the town council.

This item was tabled at the Special Council Meeting held on June 8, 2026, and at the June 16, 2026, Regular Council Meeting. It is being brought back to council for a vote.

**RECOMMENDATION:** Recommendation is for the Town Council approve Resolution 2026-33 appointing a Development Review Committee to review Large Scale Development and Master Plan for compliance on all related projects deemed by the Town of Eatonville Council.

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

**RESOLUTION #2026 -33 - AMENDED**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA APPOINTING A DEVELOPMENT REVIEW COMMITTEE TO REVIEW LARGE SCALE DEVELOPMENT PLANS AND MASTER PLANS FOR COMPLIANCE WITH THE LAND DEVELOPMENT CODE, ZONING AND OTHER APPLICABLE DEVELOPMENT AND TECHNICAL STANDARDS PROVIDING FOR CONFLICT; FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Eatonville UNDERSTANDS THAT the Town is undergoing major development within the Town’s jurisdiction; and

**WHEREAS**, the Town Council recognizes the need for a thorough developmental and technical evaluation of experience Professionals to ensure compliance with the Town of Eatonville Land Development Code, applicable state and federal regulations, adopted engineering and design standards, environmental requirements, and all other relevant technical criteria; and

**WHEREAS**, the establishment of a Development Review Committee will facilitate a coordinated, multidisciplinary review of Large Scale Development and Master Plan and provide professional recommendations to the Town Council; and

**WHEREAS**, the Town Council finds that the appointment of such a committee is in the best interest of the Town and its residents.

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

**SECTION 1.** Creation of a Development Review Committee – The Town Council hereby establishes a volunteer Development Review Committee (DRC) for the proposed reviewing the proposed Developments and evaluating its compliance with the Town of Eatonville Land Development Code and all other applicable development, technical, environmental, engineering, zoning, and regulatory requirements.

**SECTION 2.** Composition of the Committee – The DRC shall ~~consist~~ recommend of the following professionals: Town Engineer, Town Planner Consultant, Town CAO, Engineering Firm, Local Planning Firm Town Public Works, Preserve Eatonville Community, Infrastructure Developer, Financial, Attorney, Eatonville Business Owner.

**SECTION 3.** Duties and Responsible

- a. Conduct a comprehensive technical review of the proposed Development and Master Plan;
- b. Evaluate compliance with the Land Development Code, subdivision regulations, zoning requirements, infrastructure and utility standards, stormwater regulations, traffic and transportation requirements, emergency access standards and other applicable codes and Technical guidelines.
- c. Identify deficiencies, required modifications, or conditions of approval:
- d. Provide a written report and recommendation to the Town Council within 30 days.

**SECTION 4. APPOINTMENT TO COMMITTEE** – The Town Council ~~shall make~~ recommend the appointments to the Development Review Committee. Each council member will present his or her nominee for a vote at the town council meeting ~~to be held on Tuesday, June 2026~~ by the second meeting in July 2026. Members of the DRC shall serve at the pleasure of the Council. Suggested or recommendation as previous – Town Engineer, Town Planner Consultant, Town CAO, Engineering Firm, Local Planning Firm, Town Public Works, Preserve The Eatonville Community, Infrastructure Developer, Financial, Attorney

**SECTION 5 – AUTHORITY –** The Development Review Committee authorized to request additional studies, plans, or the revisions from the Town of Eatonville and the project developers, or their representatives as necessary to complete its review.

**SECTION 6. SUBMISSION –** Upon completion of its evaluation, the DRC shall submit its findings and recommendations to the Town Council for consideration and further action on the proposed Development and Maste Plan.

**SECTION 7. CONFLICTS:** All Resolution or parts of Resolutions in Conflict with any other Resolution or any of the provision of this Resolution are hereby Repealed.

**SECTION 8. SEVERABILITY:** If any section or portion of a section of this Resolution is found to be invalid, unlawful, or unconditional it shall not be held to invalidate or impair the validity, force or effect or any other section or part of this Resolution.

**SECTION 9. EFFECTIVE DATE** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED this 7<sup>th</sup> day of June 2026.**

**ATTEST:**

\_\_\_\_\_  
**RUTHI CRITTON, Mayor**

\_\_\_\_\_  
**VERONICA KING, Town Clerk**



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### JULY 7, 2026, AT 7:30 PM

### Cover Sheet

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

**ITEM TITLE:** Approval of resolution 2026-38 For Clarity Affirming The Town’s Commitment To Government Transparency And Expressing Support For The Legal Action Taken To Enforce The Florida Sunshine Law And Protect The Historic Hungerford Property (**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> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>	YES	
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request is for the Town Council to approve Resolution 2026-38 for support for Government Transparency against the Orange County Public School Board regarding the open meetings lawsuit filed by the Southern Poverty Law Center on behalf of the Association to Preserve The Eatonville Community, Inc.

**SUMMARY:** On June 16, 2026, Resolution 2026-37 was presented to the Town of Eatonville Town Council to commitment to Government Transparency to support the lawsuit on the behalf of the Association to Preserve Eatonville Community filed by the Southern Poverty Law Center. The Association to Preserve the Eatonville Community, Inc. represented by the Southern Poverty Law Center filed a lawsuit on April 1, 2026 alleges that the Orange County Public Schools Board over the planned site of the Hungerford property violated the Florida Sunshine Law by making decisions regarding the sale of the Hungerford property to Dr. Phillips Charities through closed door secret of Florida's Government in the Sunshine Law by failing to provide required public notice and open meetings in direct violation of the Florida's government in the Sunshine Law (Chapter 286, Florida Statutes) did not grant transparency concerning the disposal of town's land. The land was donated in 1899 by E.C. Hungerford for the education of black children currently owned by the Orange County Public School Board subsequently 160 years. However, under Florida Statutes 1001.43 and the State Board of Education administrative rules, the board may transfer or dispose of surplus land to other government units or private nonprofit agencies for public purposes such as the Town of Eatonville. The Orange County Public School Board circumvent the rules at some point by intentional not to include the Town of Eatonville respectfully in the process "sit at the

table." The Town Council alleges that the former Mayor Angie Gardner participated in the MOC and preliminary discussions without informing or gaining approval of the town council reflecting the views and decisions of the residents and council. On June 16, 2026, the council voted 2/3 unfavorably against Resolution (2026-37) proposed by Councilwoman Wanda D. Randolph, who sought to affirm the town's commitment to transparency and support for the ongoing legal action. Councilwoman Randolph contends that the resolution does not state a filing of a lawsuit or join in the lawsuit but for support and transparency. There was nothing in Resolution 2026-37 that stated that the council will join in a lawsuit or enter into a lawsuit because it has already been filed.

Another Resolution 2026-38 is being brought to the town council for a vote towards Clarity Affirming The Town's Commitment To Government Transparency And Expressing Support For The Legal Action Taken To Enforce The Florida Sunshine Law And Protect The Historic Hungerford Property

**RECOMMENDATION:** Recommendation is for the Town Council to approve Resolution 2026-38 for support for Government Transparency against the Orange County Public School Board regarding the open meetings lawsuit filed by the Southern Poverty Law Center on behalf of the Association to Preserve The Eatonville Community, Inc.

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

**RESOLUTION #2026-38**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, FOR CLARITY AFFIRMING THE TOWN’S COMMITMENT TO GOVERNMENT TRANSPARENCY AND EXPRESSING SUPPORT FOR THE LEGAL ACTION TAKEN TO ENFORCE ADHERENCE TO THE FLORIDA SUNSHINE LAW AND PROTECT THE HISTORIC HUNGERFORD PROPERTY, PROVIDING FOR CONFLICT; FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Eatonville is the oldest incorporated Black municipality in the United States, established with a rich legacy of self-determination, culture, and historic landmarks; and serves as a vital cultural symbol of heritage and self-determination; and

**WHEREAS**, the site of the former historic Robert Hungerford Normal and Industrial School has served as a cornerstone of the Eatonville community with historical and educational significance to its community for generations of Eatonville residents; and

**WHEREAS**, ensuring government entities—including the School Board of Orange County—adhere to Florida’s Sunshine Law (Section 286.011, Florida Statutes) is critical for protecting the public’s right to transparent decision-making and public participation in matters concerning the disposal of public land; and

**WHEREAS**, the Association to Preserve the Eatonville Community, Inc. (P.E.C) represented by the Southern Poverty Law Center (SPLC) filed a lawsuit alleges that the Orange County Public School Board over the planned sale of the Hungerford property violated the Florida Sunshine Law (Chapter 286, Florida Statutes) by making decisions regarding the sale of the Hungerford property to Dr. Phillips Charities through closed-door, secret negotiations without contemporaneous and public input of Florida’s Government in the Sunshine Law by failing to provide required public notice and open meetings in direct violation of the Florida’s Government in the Sunshine Law (Chapter 286, Florida Statutes); must be granted transparency and a meaningful voice in the decision-making process concerning the disposal of town land; and

**WHEREAS**, the Town Council of the Town of Eatonville finds it necessary to advocate for open government, community self-determination, and the strict enforcement of the state’s public meetings and public record laws to have a legal and moral right to contemporaneous access to all phases of decision-making regarding the future of the Hungerford land; and

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

**Section 1. Legislative Intent and Findings.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are made a part hereof.

**Section 2. Support for Government Transparency.** The Town of Eatonville Town Council hereby expresses its full moral and political support for the lawsuit filed by P.E.C. and the SPLC, supporting the enforcement of the Florida Sunshine Law and calling for transparency regarding the disposal of the Hungerford property and reaffirms its dedication to the principles of open government and condemns any closed-door negotiations that subvert the open meeting requirements of the Florida Sunshine Law regarding the \$14 million sale of the Robert Hungerford property to Dr. Phillips Charities.

**Section 3. Endorsement of SPLC Lawsuit.** The Town of Eatonville Town Council expresses its public support of the legal action initiated by the Association to Preserve the Eatonville Community, Inc., against the School Board of Orange County, to the extent that the legal action will: 1) invalidate any decisions made in violation of the Florida Sunshine Law; 2) ensure transparency in dealing with public property; 3) promote engagement in good faith for the betterment of public discourse; and 4) ensure the utter respect for the statutory and constitutional rights of the Eatonville community regarding the disposition of the Hungerford property.

**Section 4. Demand for Accountability.** The Town calls upon the Orange County School Board to ensure full transparency in its future operations and to work collaboratively with the Town of Eatonville regarding the Hungerford property to the extent public input will be paramount; and all governing and regulatory bodies dealing with Eatonville’s historic footprint will strictly honor the public process, including community stakeholders, in all phases of deliberation, to protect the educational and historical legacy of the Town of Eatonville.

**SECTION 5. CONFLICTS:** All Resolution or parts of Resolutions in Conflict with any other Resolutions or any of the provision of this Resolution are hereby Repealed.

**SECTION 6. SEVERABILITY:** If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this resolution.

**SECTION 7. EFFECTIVE DATE** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED by the Town Council of the Town of Eatonville, Florida, on this 7<sup>th</sup> day of July 2026.**

**ATTEST:**

\_\_\_\_\_  
**RUTHI CRITTON, Mayor**

\_\_\_\_\_  
**VERONICA KING, Town Clerk**