



HISTORIC TOWN OF EATONVILLE, FLORIDA

****SPECIAL COMMUNITY REDEVELOPMENT AGENCY AGENDA- 2ND AMENDED**

Thursday, July 24, 2025, at 5:00 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

II. ROLL CALL

III. INVOCATION AND PLEDGE OF ALLEGIANCE

IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)

V. BOARD DECISION

1. Approval of Resolution CRA -2025-26 approving the Lease Purchase Agreement for 140 S. West Street Property for the purpose of Senior Wellness Center (**Administration**)
2. Approval of Resolution CRA-2025-27 approval of Affordable and Market rate home plans for CRA owned infill lots (**Administration**)
3. Approval of Resolution CRA-2025-28 changing the Paint, Plant and Pave program to the Code Compliance Program (**Administration**)

VI. 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
SPECIAL CRA MEETING
JULY 24, 2025, AT 5:00 PM
Cover Sheet

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

ITEM TITLE: Approval of Resolution 2025-26 TOE CRA Lease Purchase Agreement for property located at 140 S. West St.

BOARD OF DIRECTORS ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: TOE CRA
CONSENT AGENDA		Exhibits <ul style="list-style-type: none">Lease Purchase Agreement
BOARD DECISION	YES	
ADMINISTRATIVE		

REQUEST: The Executive Director is requesting that the Board of Directors authorize the lease purchase of property located at 140 S. West St. by approving Resolution 2025-26

SUMMARY: The TOE CRA has expressed the desire to acquire property located at 140 S. West St. whose parcel I.D. # is 36-21-29-3660-03-010 and legal descriptions is HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3. The CRA Attorney has prepared such lease purchase agreement and its terms and conditions. By entering into this agreement, the Board of Directors will provide a much needed facility for the Seniors of the Town of Eatonville which will address Senior Programming and community partnerships with the Winter Park Health Foundation and other community partners. The facility will also provide wellness services and programming for our senior population. The current zoning of property is R-2 and recreational uses meet the required zoning requirements. A loan/line of credit is being sought through the Florida Community Loan Fund to complete the purchase and renovation needed.

RECOMMENDATION: Approval of Resolution 2025-26 CRA Lease Purchase Agreement for Property located at 140 S. West St.

FISCAL & EFFICIENCY DATA: \$100 for lease period of 90 days and purchase price of \$650,000.00 to be completed through either a line of credit or loan to include renovation cost. All revenues from the housing programs will be used to retire any outstanding debt related to acquisition and renovations.

The Eatonville Senior Wellness Center Community Impact Statement

Introduction

"The Eatonville Senior Wellness Center" is a vital community resource that will address the growing needs of older adults in the Historic Town of Eatonville and surrounding area. The Eatonville Senior Wellness Center will aim to combat social isolation by providing a welcoming space for seniors to connect with peers, participate in engaging activities, and access vital resources. Our partnerships with local healthcare providers ensure seniors have access to preventative health screenings and information. As the leasehold tenant, the Town of Eatonville Recreation Department will offer transportation assistance to social events and daily programming. These efforts contribute to a more vibrant and age-friendly community by reducing social isolation, improving senior health outcomes, and enhancing the overall quality of life for older adults. We are committed to expanding our programs and services to meet the evolving needs of our community and to foster a more inclusive and supportive environment for all seniors.

The Eatonville Senior Wellness Center will play a critical role in fostering the well-being and independence of older adults within a community. By offering a range of services and activities, this center will create vibrant hub that enhance the quality of life for seniors and their families within the Town of Eatonville.

Key Areas of Impact

- **Social Connection and Reduced Isolation:** The Eatonville Senior Wellness Center will provide a welcoming environment where older adults can connect with peers, form friendships, and participate in a variety of social activities, including group outings, clubs, and events. These interactions are crucial for combating social isolation and loneliness, which have been linked to negative health outcomes. Research indicates that participation in social programs at senior centers can lead to significant improvements in self-reported mental health among seniors.
- **Health and Wellness:** The Eatonville Senior Wellness Center will offer health and wellness programs tailored to the needs of older adults, such as exercise classes (yoga, Tai Chi, dance, strength training), health screenings, nutrition counseling, and workshops on managing chronic conditions. These initiatives help seniors maintain physical activity levels, improve balance and flexibility, and reduce the risk of falls and other health complications. Additionally, the Eatonville Senior Wellness Center may provide access to resources like health screenings, referrals to local organizations offering senior services, or even on-site mobile clinics.
- **Lifelong Learning and Mental Stimulation:** The Eatonville Senior Wellness Center will offer diverse educational programs and workshops covering various topics, including computer literacy, arts and crafts, language learning, and managing chronic conditions.
- **These opportunities promote mental stimulation, keep the brain engaged, and provide avenues for seniors to acquire new skills and interests.**
- **Purpose and Community Engagement:** The Eatonville Senior Wellness Center will encourage seniors to volunteer, fostering a sense of purpose and allowing them to contribute their skills and experiences to the community. Volunteering can lead to higher levels of life satisfaction among seniors and helps build connections within the community. Senior centers also offer opportunities for civic engagement, enabling older adults to participate in local governance and advocate for issues affecting their generation.

- **Support for Caregivers:** The Eatonville Senior Wellness Center can also benefit caregivers by offering respite services, support groups, and resources that provide a much-needed break and connect them with others facing similar experiences.
- **Economic Impact:** Beyond the social and health benefits, senior centers can also have a positive economic impact on the community. They can generate revenue for local businesses through partnerships with healthcare providers and suppliers, purchase of supplies, and through local spending by residents and their families.

Conclusion

The Eatonville Senior Wellness Center is much more than simply gathering places for older adults. The Eatonville Senior Wellness Center will serve as essential community hub that offer a comprehensive range of services and activities designed to support the holistic well-being of seniors. By promoting social connection, fostering health and wellness, providing opportunities for lifelong learning and community engagement, and offering support services, senior centers contribute significantly to building vibrant, inclusive, and age-friendly communities.

Resolution 2025-26

A RESOLUTION OF THE TOWN OF EATONVILLE BOARD OF DIRECTORS AUTHORIZING THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY THE AUTHORITY TO COMPLETE THE LEASE PURCHASE AGREEMENT FOR PROPERTY LOCATED AT 140 S. WEST STREET, EATONVILLE, FLORIDA 32751 WHOSE PARCEL ID IS 36-21-29-3660-03-010, AND LEGAL DESCRIPTION IS HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3, PROVIDING FOR CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS the Board of Director shas adopted the Town of Eatonville CRA Plan which addresses the removal of slum and blight as identified in the Blight Study; and

WHEREAS the Board of Directors 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 Board of Directors 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 Board of Directors desires to confirm its authority to approve the lease purchase of property by the Town of Eatonville Community Redevelopment Agency; and

WHEREAS the Board of Directors authorizes the Town of Eatonville Community Redevelopment Agency the right to lease purchase property located at 140 S. West Street, Eatonville, Florida 32751, whose Parcel ID is 36-21-29-3660-03-010 and legal description is HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3.; and

WHEREAS the Board of Directors of the Town of Eatonville supports the lease purchase price of \$100.00 annually for the lease and \$650,000.00 for purchase of said property subject to loan/line of credit approval; and

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

SECTION ONE: AMENDMENTS. The Board of Directors 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: Authorizes the Town of Eatonville Community Redevelopment Agency Executive Director to execute the lease purchase of property located at 140 S. West Street, Eatonville, Florida 32751, whose Parcel ID is 36-21-29-3660-03-010 and legal description is HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3.

SECTION THREE: CONFLICTS: All Resolutions of the Town of Eatonville Board of Directors 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 24TH day of JULY 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Designee

TOWN OF EATONVILLE
COMMUNITY REDEVELOPMENT AGENCY
LEASE PURCHASE AGREEMENT

This Lease Purchase Agreement (the “Agreement”) is made and entered into as of this ____ day of July 2025, by and between:

SELLER:
Distressed Solutions
c/o Lee Kearney
P.O. Box 20367
Tampa, FL 33622-0367
 (“Seller”)

AND

BUYER:
Town of Eatonville Community Redevelopment Agency (“TOECRA”)
c/o Michael Johnson, Executive Director
307 E. Kennedy Boulevard
Eatonville, FL 32751
 (“Buyer”)

RECITALS

WHEREAS Seller is the lawful owner of the property described herein and desires to lease property to Buyer with the intent to sell such property to Buyer under the terms and conditions stated herein and subject to an executed Florida Commercial Real Estate Purchase Agreement; and

WHEREAS Buyer is authorized under applicable law to enter into this Agreement and to lease and purchase the property for public purposes.

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

1. Property Description

The property subject to this Agreement is located at 140 S. West Street, Eatonville, Florida 32751[**Property Description: LOTS 1,2,3 AND 4, BLOCK 3, HOLDEN BROS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE(S) 85, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA**] and includes all improvements, fixtures, and appurtenances thereon (the “Property”).

2. Lease Term and Commencement

The lease term shall begin on July ____, 2025 (“Commencement Date”) and continue for a period of ____ month, ending on July ____, 2026, or until purchase of the Property, whichever period comes first, or unless sooner terminated or extended as provided herein.

3. Lease Payments

Buyer shall pay to Seller an annual lease payment of \$100.00, due upon execution of this Agreement and thereafter due no later than twelve (12) months after commencement of the Agreement, unless the purchase of the Property is completed within the first 12 months after commencement of the Agreement. Lease payments shall be applied toward the purchase price as set forth in Section 5 below.

4. Use of Property

Buyer shall be permitted to occupy and use the Property for lawful public purposes consistent with its authority as a municipality agency. Prior to occupancy by Buyer, Seller agrees the property shall be placed in a habitable condition and that lawn maintenance shall be completed. However, should Seller fail to place the property in a habitable condition and resolve any lawn care issues, Buyer, at its own expense may complete or undergo such activities to place the property in a habitable condition and resolve any lawn care issues; the cost of said expense shall be reimbursed to Buyer by Seller five (5) days prior to closing or reflected as a reduction from the total purchase price at the time of closing. Seller shall also resolve any pending code violations, municipal fines and/or liens prior to closing. Buyer shall maintain the Property in good condition and comply with all applicable laws and regulations.

5. Purchase Option and Price

Seller hereby grants Buyer the exclusive option to purchase the Property at any time during the lease term. The purchase price shall be SIX HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS (\$650,000.00), less any lease payments credited toward the purchase price. Upon exercise of the option, Buyer shall notify Seller in writing at least 30 days prior to the intended closing date. At closing, Seller shall deliver to Buyer a warranty deed free and clear of all encumbrances, except those accepted by Buyer.

6. Title and Condition

Seller represents that it has good and marketable title to the Property. Buyer shall have the right to inspect title and obtain a title insurance commitment prior to closing. Buyer accepts the Property “as is,” subject to inspection and approval of condition within ____ days of execution of this Agreement.

7. Taxes and Insurance

Seller shall be responsible for real estate taxes, if applicable, until the Property is transferred to Buyer. Buyer shall maintain general liability insurance during the lease term naming Seller as an additional insured.

8. Default and Remedies

If Buyer fails to make timely lease payments or breaches this Agreement, Seller may terminate the lease upon 30 days’ written notice, provided Buyer fails to cure such default within 60 days of the breach. If Seller breaches this Agreement, Buyer may seek specific performance or terminate the Agreement.

9. Non-Appropriation Clause

This Agreement is subject to the appropriation of funds by the governing body of the municipality. In the event funds are not appropriated for payment in any fiscal year, Buyer may terminate this Agreement without penalty.

10. Miscellaneous

a. Entire Agreement

This Agreement, together with any exhibits or attachments, constitutes the entire understanding between the parties concerning the subject matter hereof and supersedes all prior or contemporaneous oral or written agreements, representations, or negotiations.

b. Amendments and Modifications

This Agreement may not be amended, modified, or supplemented except by a written instrument duly executed by both parties. No oral statements or prior written material not specifically incorporated shall be of any force or effect.

c. Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any legal action arising out of or related to this Agreement shall be brought exclusively in the state courts located in Orange County, Florida, and both parties hereby consent to such jurisdiction and venue.

d. Assignment and Subletting

Buyer may not assign this Agreement or sublet the Property, in whole or in part, without the prior written consent of Seller, which shall not be unreasonably withheld. Any unauthorized assignment or sublease shall be void and constitute a material breach of this Agreement.

e. Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remainder shall remain in full force and effect.

f. Force Majeure

Neither party shall be liable for any delay or failure in performance caused by acts of God, war, terrorism, natural disasters, governmental orders, strikes, or other events beyond their reasonable control, provided that prompt written notice is given and reasonable efforts are made to resume performance.

g. Notices

All notices required under this Agreement shall be in writing and deemed properly given when (i) delivered in person, (ii) sent by certified U.S. Mail, return receipt requested, or (iii) sent by recognized overnight courier service, to the addresses listed for each party on page 1 of this Agreement. Either party may change its notice address by providing written notice to the other party.

h. Waiver

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default.

The failure of either party to enforce any term or condition of this Agreement shall not constitute a waiver of the right to later enforce the same or any other term.

i. Counterparts and Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Electronic or PDF signatures shall be deemed fully binding as if original.

j. Relationship of the Parties

Nothing contained herein shall be deemed to create a joint venture, partnership, agency, or employment relationship between the parties. Each party shall act as an independent entity and shall have no authority to bind the other.

k. No Personal Liability

Notwithstanding anything to the contrary herein, no official, officer, employee, or agent of the Buyer shall be personally liable under this Agreement, and all obligations of the Buyer are limited to the extent of lawfully available appropriated funds.

l. Headings

Section headings are for reference only and do not affect the meaning of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Lease Purchase Agreement as of the day and year first written above.

SELLER:

DISTRESSED SOLUTIONS, LLC

By: _____

Name: Lee Kearney, Authorized Representative

Date: _____

BUYER:

TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY

By: _____

Name: Michael Johnson, Executive Director

Date: _____

Approved as to form:

TOECRA, General Counsel

Date: _____



HISTORIC TOWN OF EATONVILLE, FLORIDA
SPECIAL CRA MEETING
JULY 24, 2025, AT 5:00 PM
Cover Sheet

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

ITEM TITLE: Approval of Resolution 2025-27 TOE CRA approving the house plans for property located at 119 S. West St. (4 Parcels) and Toni St.

BOARD OF DIRECTORS ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: TOE CRA
CONSENT AGENDA		Exhibits <ul style="list-style-type: none">House Plans Toni St.House Plans S. West St.
BOARD DECISION	YES	
ADMINISTRATIVE		

REQUEST: The Executive Director is requesting that the Board of Directors approve the house plans to be built on the 4 parcels located at 119 S. West St. and on the 2 parcels located on Toni St.

SUMMARY: The TOE CRA acquired properties located at 119 S. West St. and 225 W. Kennedy Blvd (1 commercial parcel and 2 residential parcels located on Toni St.) The Executive director is seeking to development each parcel with 4 affordable homes located on the West St. property and to market rate homes located on the Toni St. property. Through our MOU with HELP CDC a tentative approval in the amount \$990,000.00 is being recommended for OCBCC approval pending final review by the housing department. These funds will be used for construction of the affordable units. The \$200,000.00 Infill funds allocated by the BOD in the budget will be used to develop the Toni St parcels. This site will be ready for permitting early August 2025 with a completion date of 120 days from issuance of permit.

RECOMMENDATION: Approval of Resolution CRA 2025-27 approving housing plans for each project

FISCAL & EFFICIENCY DATA: \$200,000.00 from Infill loan program as budgeted. Affordable Homes to sold for \$345,000.00 which is the maximum Orange County sale price. Market rate units will be based on the appraised value of each home.

Resolution 2025-27

A RESOLUTION OF THE TOWN OF EATONVILLE BOARD OF DIRECTORS AUTHORIZING THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY HOUSING PLANS FOR THE 4 PARCELS LOCATED AT 119 WEST STREET AND THE 2 PARCELS OF PROPERTY LOCATED ON TONI STREET PROVIDING FOR CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS the Board of Director shas adopted the Town of Eatonville CRA Plan which addresses the removal of slum and blight as identified in the Blight Study; and

WHEREAS the Board of Directors 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 Board of Directors 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 Board of Directors acknowledges 1997 CRA Plan Goal 4 Create an Attractive and Viable Sense of Place; housing is an objective which the agency should seek to implement; and

WHEREAS the Board of Directors authorizes and acknowledges through the MOU with HELP CDC neighborhood revitalization is an objective of the partnership and developing the 4 parcels located on West Street for the purpose of affordable housing accomplishes the intent of the MOU; and

WHEREAS the Board of Directors approve and supports the housing floor plans and elevations submitted to HELP CDC and to OCBCC CHOD application process and housing plans submitted for market rate housing; and

WHEREAS the Board of Directors support both affordable and market rate housing within the CRA District and understand both the West Street project and the Toni Street project accomplishes the market mix which improves the vacant infill properties and increases the tax base of the CRA District; and

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

SECTION ONE: HOUSING PLANS . The Board of Directors approves the proposed housing plans and authorizes the Executive Director to carry all necessary steps to develop all CRA owned infill properties per residential zoning requirements (see exhibits A & B).

SECTION TWO: AUTHORIZATION: Authorizes the Town of Eatonville Community Redevelopment Agency Executive Director to develop such CRA Owned Properties for infill purposes which is consistent with the CRA Plan and Florida Statute 163 Part III.

SECTION THREE: CONFLICTS: All Resolutions of the Town of Eatonville Board of Directors 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 24TH day of JULY 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Designee



INNATE DESIGN LLC

REVISIONS

1. 7/21/2025

CIENT:

MICHAEL JOHNSON
TONI STREET

DESIGNER:

Nathan Williams
283 Cranes Road Blvd #111
Alt Strms, Florida 32701
natedesigner@gmail.com

ENGINEER:

Joseph Simmons, III
P.E. #52101
7619 Gramercy drive
Orlando, Florida 32818
joesimmons3@gmail.com

2	
TITLE	
DATE	7/21/2025
SCALE	

SHEET

A-2

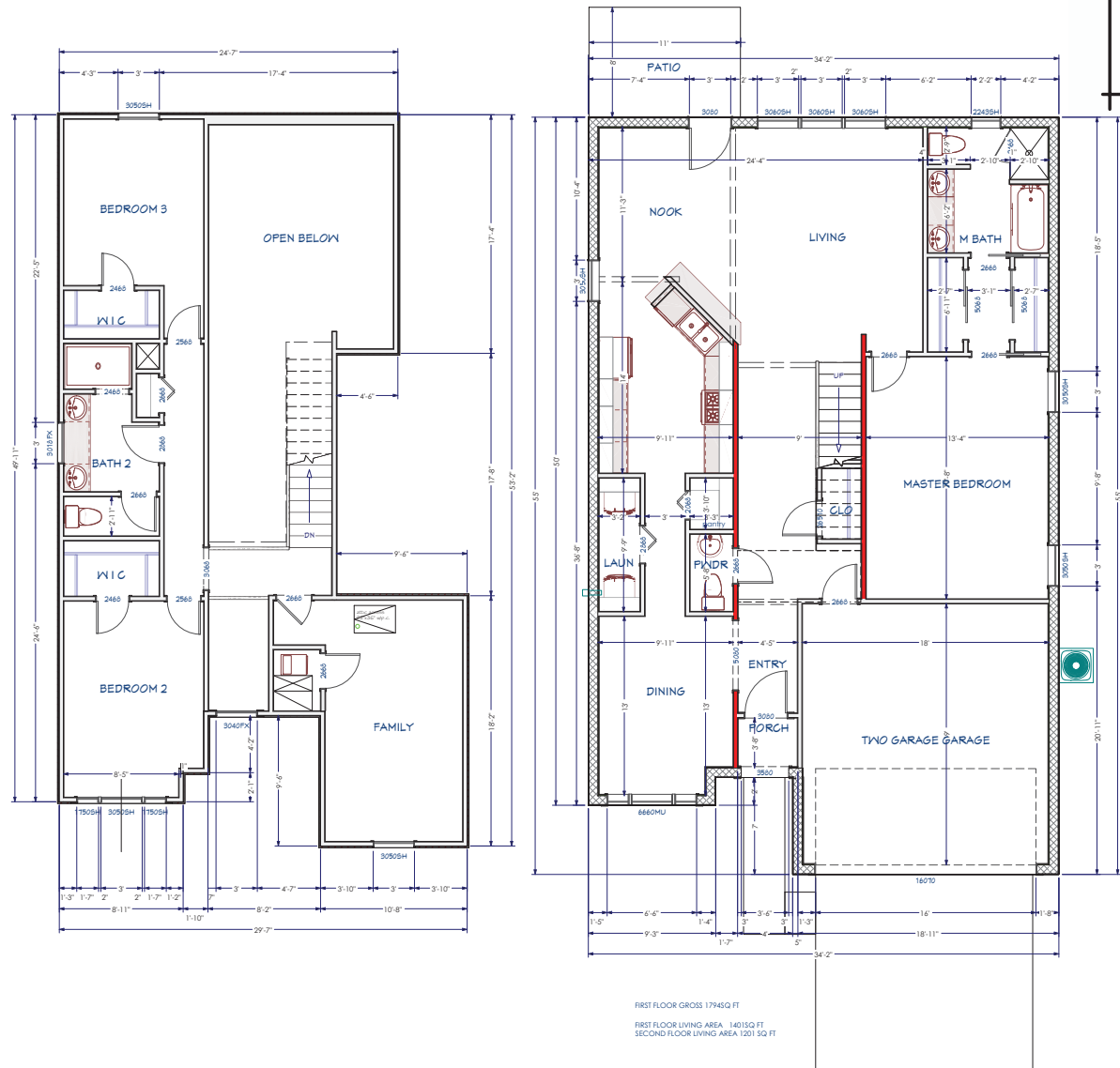


REAR ELEVATION



FRONT ELEVATION

EXHIBIT B
MARKET RATE HOME PLAN



FLOOR PLANS

SCALE:
1/4" = 1'-0"

2



HISTORIC TOWN OF EATONVILLE, FLORIDA
SPECIAL CRA MEETING
JULY 24, 2025, AT 5:00 PM
Cover Sheet

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

ITEM TITLE: Approval of Resolution 2025-28 replacing the PPP (Paint, Pave and Plant) Program to existing Code Compliance Program to include funding as allocated in the budget

BOARD OF DIRECTORS ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: TOE CRA
CONSENT AGENDA		Exhibits <ul style="list-style-type: none">Code Compliance and Emergency Minor Rehab Program
BOARD DECISION	YES	
ADMINISTRATIVE		

REQUEST: The Executive Director is requesting that the Board of Directors approve Resolution CRA-2025-28.

SUMMARY: The Executive Director is requesting the approval of Resolution CRA-2025-28 to better serve the residents of the CRA District with repairs to their property which present code violations documented by the Code Enforcement Department. This program is in line with the CRA Plan and Florida Statute 163 Part III by eliminating slum and blight condition and increasing the valuation of properties within the CRA District. The program is income driven and does not require any liens. Funding in the budget for the PPP Program will be utilized for the Code Compliance Minor Rehab Program for the remainder of the fiscal year.

RECOMMENDATION: Approval of Resolution CRA 2025-28

FISCAL & EFFICIENCY DATA: \$50,000.00 is allocated in the 24-25 Fiscal Year Budget. Grant program - Paint, Plant & Pave 303-0515-515-4622 \$50,000.00

Resolution 2025-28

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS AUTHORIZING THE PROGRAM NAME CHANGE PAINT, PLANT & PAVE TO CODE COMPLIANCE AND MINOR REHAB AND AUTHORIZING THE EXECUTIVE DIRECTOR TO UTILIZE BUDGETED FUNDS FOR THE PURPOSE OF ADDRESSING SINGLE FAMILY OWNER OCCUPIED PROPERTIES THAT MEET 2025 HUD INCOME GUIDELINES WITHIN THE CRA DISTRICT AND PROPERTIES IDENTIFIED AS SLUM OR BLIGHTED TO BE UTILIZED FOR SINGLE FAMILY PURPOSES, PROVIDING FOR CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS the Board of Director shas adopted the Town of Eatonville CRA Plan which addresses the removal of slum and blight as identified in the Blight Study; and

WHEREAS the Board of Directors 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 Board of Directors acknowledges Florida Statute 163.358 (4) the power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.358(4) and the power to assume the responsibility to bear loss as provided in s. 163.358(4) and Florida Statute 163.370 (2) (c) (2) demolition and removal of buildings and improvements; and

WHEREAS the Board of Directors acknowledges 1997 CRA Plan Goal 4 Item K. Neighborhood Impact Statement for Low to Moderate Income Housing subsection Neighborhood Revitalization – it is the intent of the redevelopment plan efforts that all residential neighborhoods remain intact; and

WHEREAS the Board of Directors acknowledges and reaffirms Florida Statute Chapter 163.370 (2) (c) (1); and 163.370 (9) (e) (1) is consistent and authorized by the 1997 CRA Plan and Blight Study; and

WHEREAS the Board of Directors authorizes the renaming of the Paint, Plant & Pave Program to the Code Compliance and Minor Rehab Program; and

WHEREAS the Board of Directors authorizes the use of budgeted funding in account # 303-0515-515-4622 with the amount budgeted of \$50,000.00 or its remaining balance to be utilized for the remainder of the fiscal for the purpose of the Code Compliance Program; and

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

SECTION ONE: NAME CHANGE OF GRANT PROGRAM . The Board of Directors approves the changing of the P,P,P Grant Program to the Code Compliance and Minor Rehab Program

SECTION TWO: AUTHORIZATION: Authorizes the Town of Eatonville Community Redevelopment Agency Executive Director to implement the Code Compliance and Minor Rehab

Program which is consistent with the CRA Plan and Florida Statute 163 Part III for remaining fiscal year period.

SECTION THREE: CONFLICTS: All Resolutions of the Town of Eatonville Board of Directors 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 24TH day of JULY 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Designee



Town of Eatonville
Community Redevelopment Agency
307 E. Kennedy Blvd
Eatonville FL, 32751
407-623-8917

Code Compliance and Emergency Minor Rehab Program

The Code Compliance Program assists low-income owners of homes that are homestead to eliminate exterior code violations, and to improve and preserve neighborhoods at the same time.

What is the Code Compliance Program?

Up to \$5,000 per unit is available to assist income-eligible homeowners that are homestead, who have received notice of code violations, to make the necessary repairs to bring their home into compliance. Assistance is provided as a zero-interest loan requiring no monthly payments if the homeowner occupies the home for five years after the repairs are complete.

Eligible Repairs:

- Exterior painting
- Rafters, soffit, and fascia repair
- Window glass and screens
- Yard maintenance and debris removal when done in conjunction with repairs to the home
- Residential driveway
- Eligible Emergency Home Repairs; minor roof repair, plumbing, electrical, heating Hurricane Safety; removal of large hazardous objects, removal of household appliances and auto parts from outside
- Car removal coordination *
- Demolition of blighted Residential Structures (**may receive up to \$10,000.00 toward removal and clearance**)

Ineligible repairs include:

- Repairs to mobile homes
- Sidewalks and patios
- Interior repairs (**unless done in conjunction with a voluntary code inspection**)



Town of Eatonville
Community Redevelopment Agency
307 E. Kennedy Blvd
Eatonville FL, 32751
407-623-8917

NOTE: This grant is not “remodeling” or “home maintenance.” Its purpose is to bring properties up to code and remove health and safety hazards.

Priority Repair Chart- Applicants will be prioritized based on severity, and time sensitivity of repair.

Level	3 High Priority	2	1
Repairs	EHR; minor roof repairs, plumbing, electrical and heating. Hurricane Safety; removal of large hazardous objects, removal of household appliances and auto parts from outside.	Minimum housing standards; exterior painting, windows, screens, rafters, soffit and fascia.	Yard maintenance, removal of debris, Disabled/Inoperable vehicles, and driveways.

LEVEL 3- Emergency Home Repairs; minor roof repair, plumbing, electrical and heating. Hurricane Safety; removal of large hazardous objects, removal of household appliances and auto parts from outside.

LEVEL 2- Minimum housing standards; exterior painting, windows, screens, rafters, soffit and fascia.

LEVEL 1- Yard maintenance, removal of debris, removal of disabled/inoperable vehicles, and driveway repair.

Eligibility

- The home must be located in the CRA district and zoned Residential
- Property must be owner occupied and homestead
- Property must be current on all taxes and no liens
- Property must have homeowners’ insurance



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- Total household income cannot exceed 80% of the area median income, adjusted for family size, as defined by the United States Department of Housing and Urban Development. See chart on next page
- Applicants must demonstrate proof of income and household size
- Property must not have received prior assistance by TOECRA within the last 3 years

Department of Housing and Urban Development (HUD) Income Guidelines 2025

Family Size	Extremely Low IL	Very Low (50%) IL	Low (80%) IL
1	\$22,150	\$36,900	\$59,050
2	\$25,300	\$42,150	\$67,450
3	\$28,450	\$47,450	\$75,900
4	\$32,150	\$52,700	\$84,300
5	\$37,650	\$56,950	\$91,050
6	\$43,150	\$61,150	\$97,800
7	\$48,650	\$63,350	\$104,550
8	\$54,150	\$69,550	\$111,300

How to Apply:

Applications are located at Town Hall and online at EatonvilleCRA.org. Pick up an application and fill out all applicable information. Follow the checklist below to submit a complete application. Properties zoned commercial will not be considered. This grant is not to be used for code violation fines or fees.

- Completed application
- Itemized invoice, including scope of work, from contractor or handyman
- Code Enforcement Violation Citation/Notice or Code Compliance Referral



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- Proof of home ownership and homestead (Orange County Property Appraiser property card can be found on their site ocpafl.org)
- Proof of income and household size, last two paycheck stubs, social security, etc.
- Certificate of Appropriateness if home is located in historic district

Contact CRA staff for assistance and submittal.



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Process

Once a completed application has been submitted to the CRA, staff will check the validity of the code violation notice or Code Compliance Referral. Once the notice is determined valid by TOE Code Enforcement, and the applicant has met all eligibility requirements their application will be approved by staff. Awardees will select a licensed contractor or handyman. Selected contractor or handyman must provide license, insurance and any additional necessary documents. After work has commenced staff will contact the recipient for periodic updates. The payment schedule will go as followed: 50% mobilization given at the beginning of the project, 40% will be disbursed once 75% of the project has been completed. 10% retainage will be released once the final inspection has been completed, a contractor lien release has been signed, and with staff's approval.

Program Reuse

Recipients may not reapply for future assistance for a period of five (5) years. Previous recipients may not reapply for the same repair or code violation.

Grant Funds Availability

Due to the uncertain nature of budget availability in any given year and the uncertainty of future grant awards, the CRA cannot guarantee that funding will be available in future years. In no way will the CRA be required to offer funding for work outside of officially established funds budgeted specifically for the program. Application submission does not guarantee approval.



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Before submitting your application, please ensure you have completed and provided the following:

- Completed application
- Itemized invoice, including scope of work, from contractor or handyman
- Code Enforcement Violation Citation/Notice or Code Enforcement Referral
- Proof of home ownership and homestead exemption (Orange County Property Appraisal property card can be found on their site ocpafl.org)
- Proof of income and household size, last two paycheck stubs, social security, etc.
- Photos of existing & proposed repair
- Certificate of Appropriateness if home is located in historic district

SUBMISSION DOES NOT GUARANTEE APPROVAL/FUNDING

Please submit Completed Applications to:

Town of Eatonville

Community Redevelopment Agency
307 E. Kennedy Blvd
Eatonville, FL 32751



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CRA Funding Application

Applicant Information	
Date Submitted: _____	
File#: _____	
1. Applicant Name: _____	
2. Applicant Address: _____	
3. Phone: _____	
4. Email: _____	
4. Agent authorized by Owner*: _____	
Property Information	
5. Property Address: _____	
6. Property PCN: _____	
7. Property Sqft/Acreage/Units _____	
8. Property Zoning _____ Property Future Land Use _____	

9. Code Violation Description: _____

10. What is the priority level of your code violation? _____

11. What is the property's current taxable value? _____

12. What is the estimated taxable value after the project is completed? _____



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13. Please identify the goals and objectives from the CRA master plan that your project supports.

14. Will this project contribute to the reduction of slum and blight? Yes_____ No_____
If yes, explain.

15. Will this project have an economic benefit to the Town?
Yes_____ No_____ If yes, explain.

Proof Income
Number of people in the household: _____ Household Income: _____ Does anyone in the home work? (Circle one) Yes No If yes, who: _____ Is anyone in the home collecting Disability? (Circle one) Yes No If yes, amount: _____ Is anyone in the home collecting Social Security? (Circle one) Yes No If yes, amount: _____ Can you verify the above information? (Circle one) Yes No



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16. Please explain how the project will be financed and/or refunded.



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17. Proposed Repairs:

Code Violation	Proposed Solution	Total Cost	Grant

Property Owner Approval: _____ Date: _____

Authorized Agent Signature: _____ Date: _____



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*****All request are subject to available funding*****

For CRA Office Use Only

Application Checklist: <ul style="list-style-type: none">• Complete Application• Proof of Ownership and Homestead• Written Consent of Ownership if applicable• Code Violation Notice• Proof of Income• Photos of Existing & Proposed	Approval: <ul style="list-style-type: none">• Application received by:_____• Repairs meet criteria:_____• Level of Priority:_____• Eligibility of Income:_____• Debt free from Town:_____• Finance Review for Funding:_____• CRA Director Approval:_____
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File Notes:
