



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## HISTORIC PRESERVATION BOARD AGENDA

Thursday, September 12, 2024, at 1:00 PM

Town Hall - 307 E Kennedy Blvd

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE**
- IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- V. BOARD DECISIONS**
  - 1. Appointment of Chair and Vice Chair
- VI. BOARD UPDATES/DECISIONS**
  - 2. FEMA Grant Update
  - 3. Nightclub Site Redevelopment Update
- VII. COMMENTS**
  - [4.](#) Staff Comments
- IX. ADJOURNMENT**

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**\*\*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*



**To:** Historic Board Members

**From:** Cobbin McGee

**Date:** September 9, 2024

**Re:** Historic Buildings and District Assessment Project (FDEM grant)

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## **OVERVIEW**

The town of Eatonville has not had an update to the historic survey that was done as part of the original application (approximately in 1997) to establish the town's current historic preservation area. (map is attached to this memo). The town submitted a grant application and was awarded assistance through the FDEM. The Town of Eatonville was awarded assistance from FEMA's DR4673 Community Assistance Recovery Support Function (CA RSF) to update the historic survey as required by the Town's LDC.

## **SCOPE (To be completed by end of September)**

There are four tasks currently underway:

**Task 1. Identification of Historic Properties** (project team came to the town and surveyed the area in August). Conduct a built environment survey outside the existing historic district to identify historic properties within the boundaries of the Town of Eatonville.

**Task 2. Archaeological Site Data Collection.** Gather information about previous archaeological investigations in and around the Town of Eatonville that may include environmental setting, geological setting, prehistoric setting, historic context, and options for archaeological investigations.

## **Task 3. Preliminary History and Architecture Preservation Strategy**

This task aims to assist the Town of Eatonville with promoting the history and architecture of the town. An initial framework for the preservation strategy will be developed which could be further expanded by the town in the future. The initial framework plan will be accompanied by a historic preservation funding matrix. The matrix will identify strengths and weaknesses associated with the potential funding, and other key considerations, such as requirements, potential partners, timing, and schedule.

## **Task 4. Historic Preservation Officer Training**

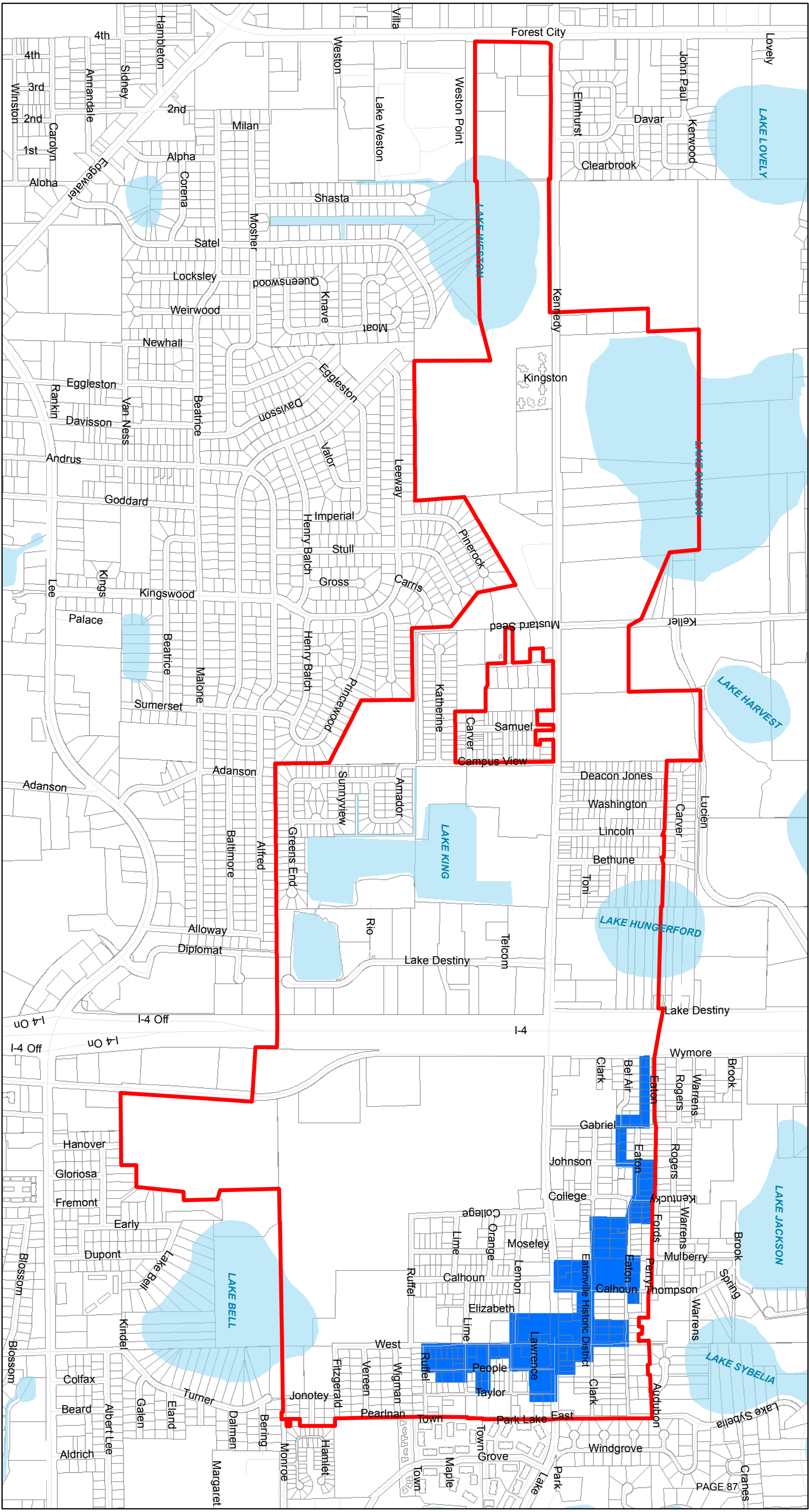
Create a historic preservation training module for the Town of Eatonville historic preservation officer that they can then give to city employees, neighborhood organizations, and interested citizens. The module will include the roles and responsibilities of the Historic Preservation Officer; federal, state, and local preservation regulations; education and outreach; grants and other funding opportunities; historic tax credits; and a list of resources and tools. Includes one training virtual session.

## **NEXT STEPS**

We will provide the Historic Preservation Board, by the end of the year, with all the final deliverables, and seek to formally update, if necessary, the Historic Boundaries, add new area(s) as recommended.



# TOWN OF EATONVILLE HISTORIC DISTRICT MAP



Streets

MUNICIPAL BOUNDARY

Hydrology

Parcels

Historic District

0

0.15

0.3

0.6 Miles

NORTH

1 in = 826 feet



## CONTACT/PRINCIPAL

Malcolm Jones  
 813-407-0175  
[malcolm@majarchdesign.com](mailto:malcolm@majarchdesign.com)  
[www.majarchdesign.com](http://www.majarchdesign.com)

## EDUCATION

Florida International University  
 Master of Architecture

## PROJECT ROLE

Architect

## EXPERIENCE

6 years

## REGISTRATIONS

Florida Registered Architect,  
 AR102691

## AFFILIATIONS

AIA, NOMA, NCARB

# MAJ Architecture + Design Capabilities Statement

Established in 2023, our firm, MAJ Architecture + Design, specializes in a blend of innovative commercial and residential projects. Our commercial expertise extends to creating dynamic spaces for civic, restaurants, office buildings, hospitality, and healthcare facilities, reflecting a modern and practical approach to design. In the residential realm, we have a strong focus on multi-family developments, where we aim to merge aesthetic appeal with functionality and sustainability. At MAJ, we pride ourselves on our commitment to environmentally responsible design, ensuring that our projects not only meet contemporary needs but also contribute positively to the communities we serve.

## CORE COMPETENCIES

- **Architectural and Interior Design**
  - New construction, Renovation, and Remodeling
    - Single-Family and Multi-Family Residential
    - Health Care
    - Restaurants, Office, and Retail
    - Resorts and Hotels
  - BIM and Design Programming
    - Revit and AutoCAD Expertise
    - Renderings
    - Adobe Suites (i.e. Photoshop, InDesign, etc.)

## PAST EXPERIENCE

### MULTI-FAMILY

- Meadow Pointe
- Maxwell Terrace Apartments – Remodel
- Flamingo Beach and Palm Beach Resorts – Renovation
- Jade at North Hyde Park
- The Haven
- Overlook

### HEALTHCARE

- Maxwell Gardens Wellness Center
- Shepherd's Hope - Kitchen
- Pathways Drop-In Center

### OFFICE

- EQT Exeter Orlando – Façade
- EDT Exeter Jacksonville – Façade
- FBC Mortgage
- Brave Kidz PPEC

### RESTAURANT AND RETAIL

- Smith x Webster Miami
- 101 Smoke Shop
- Oviedo Mall – Life Safety Analysis

### HISTORIC

- Ray of Light Church
- The Charles Hosmer Morse Museum of American Art
- Macedonia Missionary Baptist Church
- D'anna Residence – Sanford, FL
- Charles Hosmer Morse Museum of American Art – Wing Addition

# Malcolm Jones

Principal Architect

Malcolm Jones stands as a distinguished alumnus of Florida International University and a Florida-certified architect, currently leading as the owner and principal architect at MAJ Architecture + Design. His journey to architectural mastery began as a project manager for the multi-family team at a top-tier firm in Orlando, where he honed his skills and vision.

In addition to his professional pursuits, Malcolm plays a pivotal role in shaping future architects as an adjunct professor at CityLab - Orlando, part of the University of Florida's Graduate School of Architecture. His commitment to diversity and education in the field is further exemplified through his leadership as chair of Black Architects in the Making - Orlando. This impactful program is dedicated to inspiring and nurturing young middle and high school students of color to explore and excel in architecture. Beyond the classroom and community, Malcolm extends his influence and expertise as a member of the board of trustees for the Orlando Foundation for Architecture, contributing significantly to the architectural landscape and discourse in the region.

# Malcolm Jones

Principal Architect

677 Bonsai Street  
Apopka, FL 32703

813.407.0175

malcolm@majarchdesign.com

## EDUCATION

Florida International  
University, Miami, FL  
*Master of Architecture – May  
2018*

Registered Architect  
*License #: AR102691*

## EXPERIENCE

*January 2023 – Present*  
Architecture • Principal/Owner • MAJ Architecture + Design

*January 2020 - Present*  
Architecture • Adjunct Professor • University of Florida’s School of  
Architecture/CityLab Orlando

*June 2018 – December 2022*  
Architecture • Architectural Associate • Scott & Cormia Architecture +  
Interiors

*August 2016 – December 2016*  
Architecture • Architectural Intern • Nyarko Architectural Group, Inc.

*Summer 2016*  
Construction Management • Onsite training - Mentorship • Palm  
Engineering Group

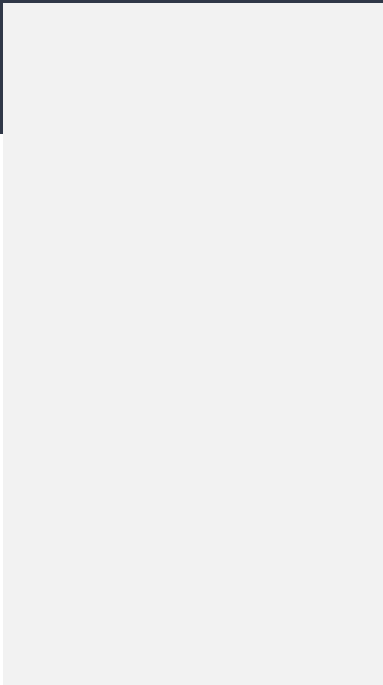
## KEY SKILLS

Architectural Designer  
Digital Modelling/Rendering  
Project Management  
Public Speaking  
Program Organizer  
Planner

## COMMUNICATION

I have been given the opportunity to host and to present at several  
events, and lectures. Some moments to note are:

- AIA National Conference Session Presenter – June 2023
- ACE Orlando Award Ceremony Keynote Speaker – May 2023
- We Care – Dec. 2020



## LEADERSHIP PRESENT

- Chair of the Black Architects in the Making - Orlando
- Board of Trustees Member – Orlando Foundation for Architecture
- AIA member of the American Institute of Architects – Orlando Chapter
- Member of the National Organization of Minority Architects – Orlando Chapter

## LEADERSHIP PAST

- Participant in the ‘Housing for All’ task force affordable housing design charette commissioned by Mayor Jerry Demings
- President of the Lambda Tau Chapter of Phi Beta Sigma Fraternity, Inc.
- President of the National Pan-Hellenic Council at FIU

## REFERENCES

[AVAILABLE UPON REQUEST]