



# HISTORIC TOWN OF EATONVILLE, FLORIDA COMMUNITY REDEVELOPMENT AGENCY

## **RESCHEDULED** MEETING AGENDA

**Thursday, MAY 20, 2025, at 5:30 PM**

**Town Hall - 307 E Kennedy Blvd**

Town of Eatonville



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

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE**
- IV. PRESENTATIONS**
  - 1. April 2025 Financial Statement Presentation (**Administration**)
  - 2. Community Land Trust Presentation (**Attorney Greg Jackson**)
  - 3. CRA Plan Update Presentation (**Administration**)
- V. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- VI. CONSENT AGENDA**
  - 4. Approval of Resolution CRA-R-2025-17 Approving the March 2025 Financials (**Administration**)
  - 5. Approval of Resolution CRA-R-2025-22 Approving the April 2025 Financials (**Administration**)
  - 6. Approval of the Board of Directors Meeting Minutes
    - April 17, 2025 Board of Directors Meeting Minutes (**Clerk**)
    - April 29, 2025, Board of Directors Special Session Meeting Minutes (**Clerk**)
    - May 6, 2025, Board of Directors Special Session Meeting Minutes (**Clerk**)
- VII. BOARD DISCUSSION**
- VIII. BOARD DECISIONS**
  - 7. **Approval of Resolution CRA-R- 2025-23 Approving and Authorizing CPH scope of work and cost for Level II Environmental Testing for 370 E. Kennedy Blvd. (CDBG Grant Requirement) (Administration)**
- IX. STAFF REPORTS**
- X. BOARD REPORTS**
- XI. ADJOURNMENT**

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# Understanding Community Land Trusts

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Presented by Gregory Jackson, Esq.

# History of Community Land Trust

- First CLT was inspired by the civil rights struggle for Black land ownership in rural South
- 1<sup>st</sup> formal CLT in US was in 1969, New Communities, Inc., in Albany, GA: 5,700-acre land trust for Black farmers
- CLT drew from global movements: Gandhi's Gramdan movement in India, Israeli kibbutzim and British Garden City housing movements
- 1980s - 1990s CLT model spread to urban areas to combat gentrification, housing displacement and speculation in areas such as Boston, Burlington and New York for affordable housing
- Over 200 CLTs now exist across the US and supported by HUD, municipalities and community development organizations.



# What is a Community Land Trust?



- NONPROFIT HOLDS LAND IN TRUST FOR THE COMMUNITY



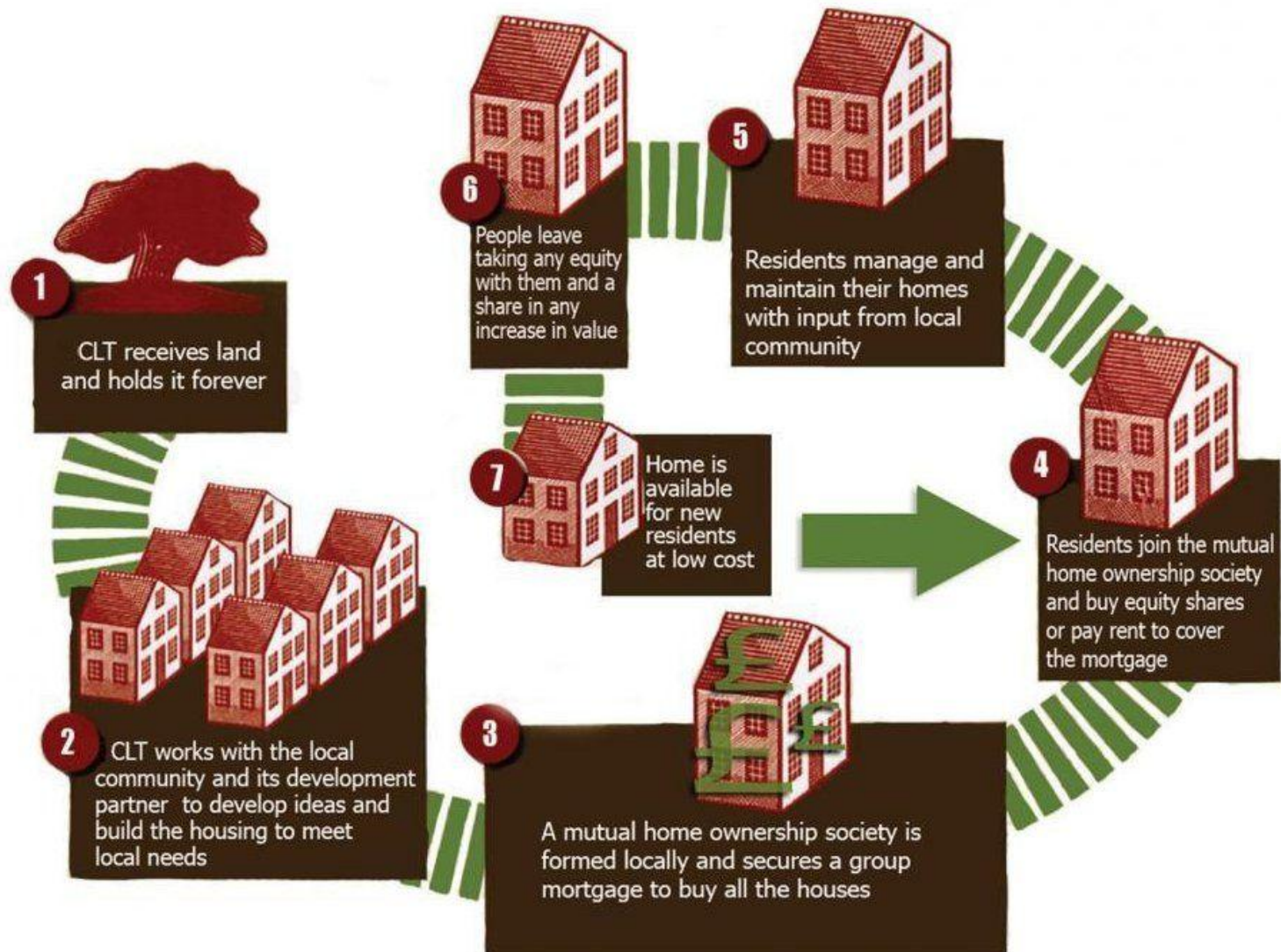
- SEPARATES LAND AND HOME OWNERSHIP



- ENSURES LONG-TERM HOUSING AFFORDABILITY



# Community Land Trust at a Glance

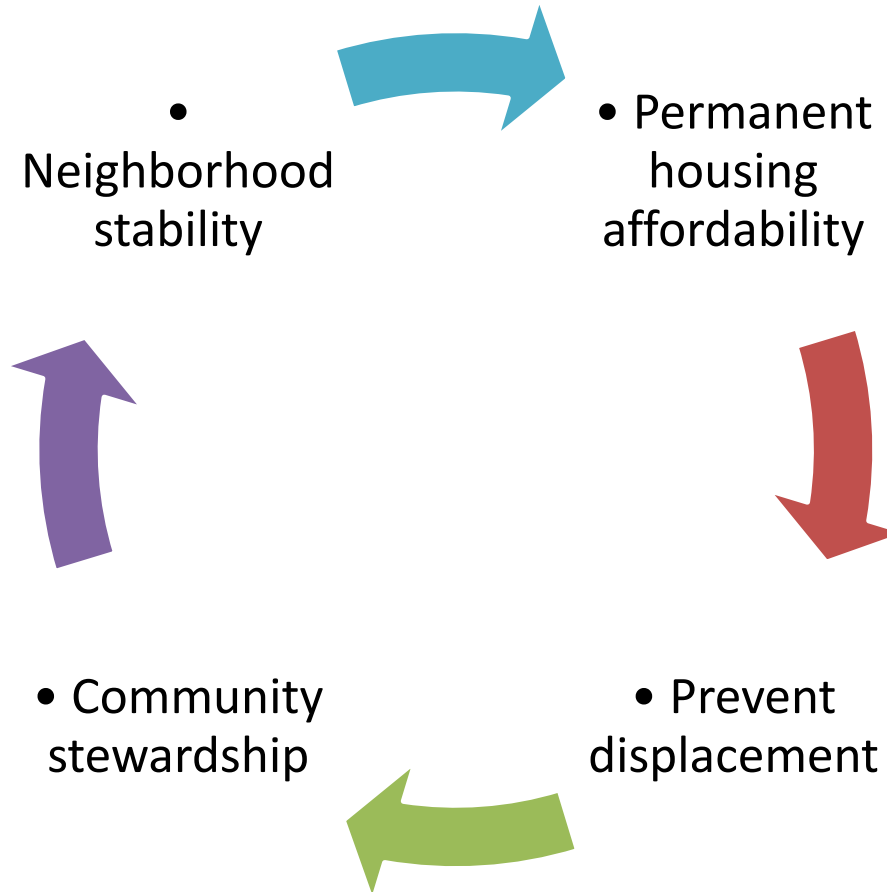


# How It Works

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- CLT owns the land
- Resident leases land (often 99-year lease)
- Homeowner owns the structure
- Resale price restrictions maintain affordability

# Key Objectives



# Benefits of CLTs



- Affordable housing for generations



- Builds modest homeowner equity



- Community empowerment



- Limits speculation



# How CLTs are used

- Affordable homeownership
- Rental housing
- Community spaces (i.e., garden, co-ops, etc.)
- Mixed use development



## Downside of CLTs

- Limited wealth building for homeowners – Resale restrictions cap appreciation, limits equity homeowners can build compared to market-rate housing
- Complex legal and financial structure – Requires legal setup, long-term lease and detailed resale formulas that may be confusing to potential buyers
- Reliance on grants and subsidies – dependent on public or philanthropic funding to acquire property and remain affordable
- Potential for community resistance – Residents may fear loss of individual control of property or misunderstand long-term lease concept

# Real-World Examples

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- Champlain Housing Trust – Vermont
- Dudley Street Neighborhood Initiative – Boston
- Cooper Square CLT – New York City
- Hanibal Square – Winter Park, FL





# Misconception: CLT = Sharecropping

## Ownership:

- CLT – Land is owned by nonprofit trust to benefit community; resident owns the home/building
- Sharecropping – Land is owned by a landlord and tenant (i.e., sharecropper) owns nothing; farm the land in exchange for portion of crops

## Equity and Wealth Building:

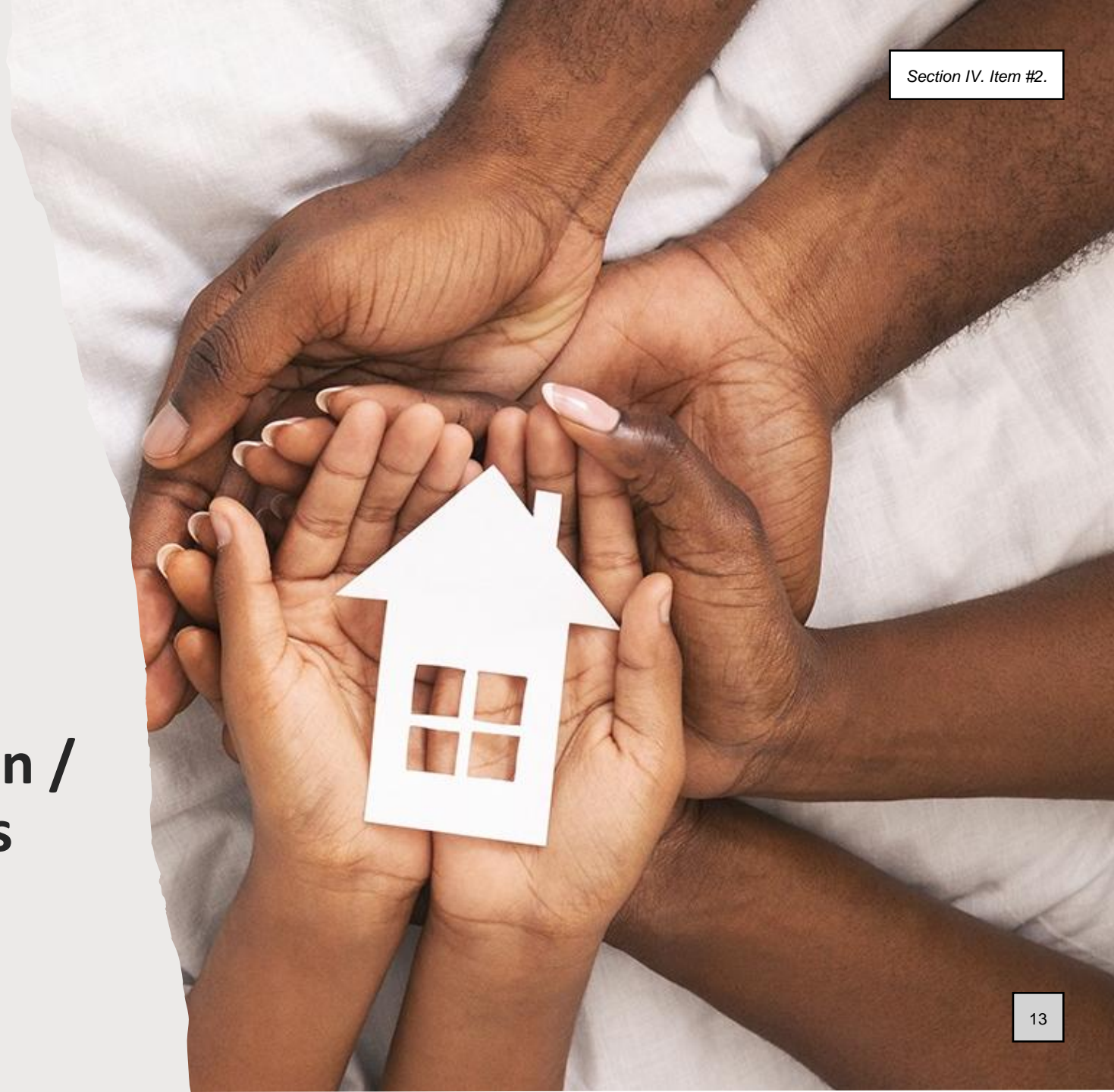
- CLT - Homeowners build some equity through homeownership
- Sharecropping – No wealth building; profits got to landlord to whom tenants were often indebted

## Power Dynamics:

- CLT – Shift power to communities
- Sharecropping – Reinforced power imbalance favoring landowners and suppressing the tenant
- Summation – CLTs are anti-exploitative models of community empowerment, while sharecropping was an exploitative economic system the reinforced systemic inequality



## Conclusion / Questions





2025

Section IV. Item #3.

# COMMUNITY REDEVELOPMENT PLAN UPDATE



## Acknowledgements

Angie Gardner, Mayor  
Theo Washington, Vice Mayor  
Tarus Mack, Town Councilmember  
Wanda Randolph, Town Councilmember  
Rodney Dainels, Town Councilmember  
Demetrius Pressley, Chief Administrative Officer

Town of Eatonville



## Project Team

Michael Johnson, Executive Director  
Valarie Mundy, Public Works Director  
Stanley Murray, Police Chief  
Darius Washington, Recreation Director  
Cobbin McGee, Planner

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# ***Executive Summary***

## **Town of Eatonville, Florida History**

In October 1997, the Town of Eatonville and Orange County approved the creation of a Community Redevelopment Agency and Community Redevelopment Plan. This redevelopment plan for the Town of Eatonville was intended to formulate and implement a strategy for the Community Redevelopment Agency which provided comprehensive and coordinated revitalization efforts throughout the redevelopment area boundaries. These boundaries make up the entire town boundaries. The Community Redevelopment Plan followed the adoption of the Finding of Necessity or Blight Study. The blight study identified various problems found within the Town of Eatonville.

Eatonville is situated in Orange County, and is named for Josiah C. Eaton, one of a small group of white landowners willing to sell sufficient land to African Americans to incorporate as a black town. A historically black town, it was first settled by a small group of African Americans as early as 1880. Strategically located just two miles north of the City of Orlando along the Interstate 4 corridor. The City of Maitland adjoins Eatonville to the north and east, and the City of Winter Park is located to the south. Kennedy Boulevard, which runs east and west, crosses the length of the town. Interstate 4 also bisects the town but does not provide access. The Town of Eatonville is made up of 665.8 acres and has a population of 2,299 based on 2013 Census data. The Town was founded in 1880 and incorporated in 1887. The all-black community was an outgrowth of the white municipality of Maitland which had incorporated just three years earlier. The all-white community of Maitland found the blacks and the area they inhabited to be somewhat “unsightly” and wanted them to move to another area. It was at that time that Josiah C. Eaton, who had helped to establish Maitland, offered to sell the blacks a large parcel of land one mile west of Maitland. The land was bought by Joseph Clarke, who became the first Mayor of Eatonville. In turn, Joseph Clarke sold the land to any blacks who wished to settle there.





## **MISSION STATEMENT**

The mission of the Town of Eatonville Community Redevelopment Agency (CRA) is to aggressively pursue redevelopment and revitalization activities within the CRA District, with emphasis on providing more housing market rates and affordable, cultural arts opportunities, infrastructure improvements improving long-term transportation needs and encouraging retail development to include mixed use projects.

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## **VISION STATEMENT**

To create and sustain a viable community where citizens, stakeholders and visitors can live, work and play while enhancing the town's tax base by eliminating slum and blighted areas, addressing affordable housing, and stimulating the economic development activities while being a catalyst for public/private investment.



### **1.0 CRA REDEVELOPMENT PLAN UPDATE**

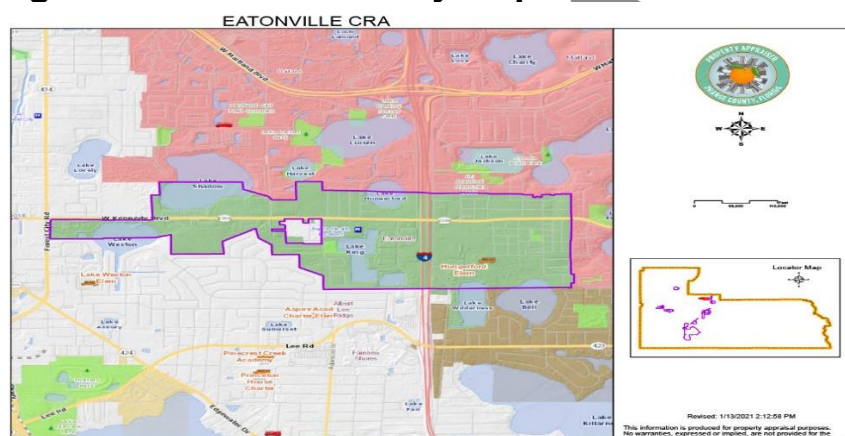
#### **Section 1.1 Defining the Area**

Town of Eatonville is a town in Orange County, Florida, United States, six miles



north of Orlando. It is part of Greater Orlando. Incorporated on August 15, 1887, it was one of the first self-governing all-black municipalities in the United States. (Brooklyn, Illinois, incorporated July 8, 1873, is the oldest incorporated Black town in the U.S.) The Eatonville Historic District and Moseley House Museum are in Eatonville. Author Zora Neale Hurston grew up in Eatonville and the area features in many of her stories. The Robert Hungerford Normal and Industrial School was founded in 1897 to provide education for black students in grades 6-12 and taught children for over 100 years. In 1990, the town founded the Zora Neale Hurston Museum of Fine Arts. Every winter the town stages the Zora Neale Hurston Festival of the Arts and Humanities. A library named for her opened in January 2004. The population was 2,349 at the 2020 census. The vast majority are Black or African American. Eatonville has no gas station, supermarket, or pharmacy, only a Family Dollar and several small businesses. The Interstate Park area represents its business corridor with companies like Telsa, Range Rover, Mini Coupe, Alfa Romeo, Puff n Stuff and others. Host Dime is currently constructing their corporate headquarters along Wymore Road. The Town of Eatonville has been negotiating with Orange County Public Schools for the acquisition of vacant parcels of land within the CRA District. The Town of Eatonville lacks a definitive downtown core.

**Figure 1 CRA Boundary Map**



## 1.2 Town of Eatonville CRA History

In 1997, by adoption of Orange County Ordinance number 97-M-14, the Town of Eatonville created the Community Redevelopment Agency whose charge was to prepare a redevelopment plan, implement planned projects and obtain the necessary funding. The redevelopment area continues to be the focal point of the community and the continued redevelopment of the 665.8 acres within the redevelopment area has been a continuing effort. New studies, projects and cooperation within the business and residential community within the redevelopment area are necessary to continue these efforts. The goals and objectives of the plan were kept broad enough to allow for flexibility in the projects which would be implemented, but also realistic to ensure that they could be accomplished. As with any plan, the redevelopment plan should be updated from time to time in order to take advantage of latest ideas and efforts to continue with

redevelopment in the district. In 1997 the original redevelopment plan was intended to be a strategic plan for the subsequent fifteen years, with the primary objective of building the infrastructure needed to support a themed community concept. The intent was to concentrate on the “downtown business core,” which needed to be better defined to provide necessary guidelines for development. Having been primarily a residential community since inception, Eatonville’s commercial areas developed as an accessory to the community, providing groceries and personal services to its residents. The improvements based on this initial plan have included the streetscaping of East Kennedy Boulevard and the gateway enhancements. Additional resources have been provided as grants to homeowners and businesses for physical improvements. The key elements of the original Finding of Necessity identified in the 1997 plan included: + Inadequate roadways and public transportation. Deterioration of site and other improvements. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area. Faulty lot layout in relation to size adequacy, accessibility, and usefulness. As quoted in the 1997 plan “these conditions as they exist in the Town of Eatonville, negatively affect the general welfare of the residents of the area, as well as impairing the progressive economic growth that the city need to prosper.” The redevelopment plan included four goals.

1. Develop guidelines for Eatonville’s proposed themed development
2. To create unified leadership and direction
3. Attract and accommodate new business
4. Create an attractive and viable sense of place

Projects identified in the plan included Kennedy Boulevard streetscaping, extension of South Lake Destiny to Lee Road, infrastructure and utility upgrades, parking improvements, gateway enhancements, design guidelines, planning and engineering support, incentive grants and loans, market analysis, and planning. This update of the 1997 plan is predicated on building on the original goals, understanding the changed economic environment, and building on new opportunities to accommodate new community input.

### **1.3 Community Redevelopment Act and Powers**

The Town of Eatonville and Town of Eatonville Community Redevelopment Agency acknowledges Florida Statute Chapter 163 Part III and specifically 163.370 Powers; counties and municipalities; community redevelopment agencies which defines powers of each taxing authority and Town of Eatonville Community Redevelopment Agency as follows:

- (1) *Counties and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth*

*in ss. 73.013 and 73.014 or other general law.*

- (2) Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:*
  - (a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.*
  - (b) To disseminate slum clearance and community redevelopment information.*
  - (c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:*
    - 1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.*
    - 2. Demolition and removal of buildings and improvements.*
    - 3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.*
    - 4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.*
    - 5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.*
    - 6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.*
    - 7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise, to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.*
    - 8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.*

9. *Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.*
  10. *Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.*
- (d) *To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.*
  - (e) *Within the community redevelopment area:*
    1. *To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.*
    2. *To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any personal or real property, together with any improvements thereon.*
    3. *To hold, improve, clear, or prepare for redevelopment of any such property.*
    4. *To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.*
    5. *To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.*
    6. *To enter into any contracts necessary to effectuate the purposes of this part.*
    7. *To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.*
  - (f) *To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption*



*price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.*

- (g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.*
- (h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:*
  - 1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.*
  - 2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.*
  - 3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.*
- (i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.*
- (j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.*
- (k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.*
- (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.*

- (m) *To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.*
- (n) *To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.*
- (o) *To develop and implement community policing innovations.*
- (3) *The following projects may not be paid for or financed by increment revenues:*
  - (a) *Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.*
  - (b) *Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.*
  - (c) *General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.*
- (4) *With the approval of the governing body, a community redevelopment agency may:*
  - (a) *Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.*
  - (b) *Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.*
- (5) *A community redevelopment agency shall procure all commodities and services under the same purchasing processes and requirements that apply to the county or municipality that created the agency.*

#### **1.4 Finding of Necessity – Conditions of Slum and Blight**

Eliminate the conditions of blight identified in the Finding of Necessity and other such conditions as they may present themselves from time to time. The focus should address the higher priority blighting influences identified by the community and the Finding of Necessity study.

**Objectives 1.** *The Agency will have the ability to regularly review its projects and programs to ensure that it is focused on eliminating the conditions identified in the Findings of Necessity as follows:*

- The street layout contributes to inefficient and unsafe traffic circulation.
- Lots in some residential areas are smaller than the minimum required by Code, and some commercial lots are too small to be redeveloped using current land development regulations.
- There is a general deterioration of housing stock and a number of commercial buildings exhibit deterioration of site or building conditions.
- Diversity of land ownership makes redevelopment difficult.
- There are land use conflicts between commercial and residential areas with minimal buffers.
- There is a lack of pedestrian and vehicular connectivity in parts of the community.
- A number of paved roads have no sidewalks, curbs, gutters and show deterioration of the underlying roadbed.

**Objective 2.** *The Agency will have the ability to work toward the elimination of other blighting influences including:*

- Dilapidated and unsafe structures through land acquisition and the demolition and removal of derelict structures where it is deemed appropriate.
- Existing substandard structures through enforcement of the Town's housing and building codes and the provision of financial incentives for rehabilitation.
- Unsanitary and unsightly outside storage conditions through enforcement and revision of Town zoning codes.
- Unsanitary and unsightly dumpsters are used for the storage and removal of solid waste through consolidation of service and the revision of contracts with solid waste service providers, which designate separate service areas.
- Nonconforming uses that detract from the character of the community, hindering investment opportunities through negotiation, acquisition, exchange, transfer of development rights, or any other available means in cooperation with property owners.
- Encouraging the development of vacant infill properties for residential and commercial investment opportunities.

**Objective 3.** *Preventing the Future Occurrence of Slum and Blight*

- The Agency will be proactive in identifying policies, actions, or developments that may contribute to preventing future blighting conditions.
- The Agency will have the ability to work with the Town departments, Planning



and Zoning Board, residents of the area, and the Town Council to upgrade the zoning classifications within the Redevelopment Area to include architectural design standards for new construction and rehabilitation. The Agency will have the ability to work with area economic development organizations to formulate economic development strategies for the Redevelopment Area that will ensure future economic stability and job creation.

- The Agency will have the ability to eliminate conditions that decrease property values and reduce the tax base.
- The Agency will have the ability to create programs promoting development and rehabilitation of properties including financial or other economic incentives to facilitate new investment, both residential and commercial, in the Redevelopment Area, thereby increasing the tax base.
- The Agency will have the ability to support programming and invest in those programs designed to identify, mitigate, or correct conditions of contamination as identified by the Agency, Town, County, or third-party.

#### **Objective 4. *Land Assembly and Demolition***

- Encourage the acquisition, demolition, and reuse of those properties, which, by virtue of their location, condition, or value no longer function at their highest potential economic use, are blighting influences or have a negative effect on revitalization efforts.
- The Agency will have the ability to work with public agencies and private organizations to facilitate redevelopment of the CRA Area including but not limited to holding events, concerts, farmers' markets, etc. on the land, renovating and reusing existing structures, and/or soliciting development partner(s) for the purpose of redeveloping all or part of the area.
- The Agency will have the ability to develop a land acquisition policy to ensure that future acquisitions provide the greatest impact on fulfilling the objectives of the redevelopment program.
- The Agency will have the ability to work with owners of properties located within redevelopment project areas to encourage their cooperative participation in Agency sponsored redevelopment projects.
- The Agency will have the ability to encourage partnerships among the property owners, the private sector, and the public sector in order to implement proposed redevelopment projects that will achieve public goals.
- The Agency will have the ability to formulate and adopt acquisition and relocation policies to address the needs of those whose properties will undergo reuse activities. This includes acquisition of commercial and residential properties, as well as relocation of the respective occupants.
- The Agency will have the ability to formulate and adopt policies and incentive programs to encourage the private sector to participate in redevelopment projects and programs.

## 1.5 Oversee Future Development Proposals

Establishing guidelines and standards that are consistently applied to all development and help ensure quality and protection of investments in the redevelopment area will be an Agency goal.

**Objective 1.** *The Agency will have the ability to encourage the Town to establish a Community Appearance Board for review of development proposals.*

**Objective 2.** *The Agency will have the ability to encourage the Town to formulate and adopt development design or architectural standards to improve community appearance.*

## 1.6 Overall Economic Development Approach

*The Agency's goal is to establish a diverse, identifiable character for the Redevelopment Area while promoting economic vitality through private sector investment.*

**Objective 1.** *Supporting Existing Businesses and New Investment*

**Objective 2.** *Create a proactive environment supporting existing businesses and encouraging new business development and capital investment.*

- The Agency will have the ability to establish partnerships between the public sector and private sector for the purpose of promoting the mutual benefits of proposed redevelopment projects with particular emphasis at the Hungerford site.
- The Agency will have the ability to continue to identify opportunities for all sectors of the economy and work toward successful implementation of projects and programs within the Redevelopment Area.
- The Agency will have the ability to improve the investment image of the Redevelopment Area and utilize selected public actions to stimulate private investment including streetscaping, landscaping, and gateway enhancements, as well as conducting and sponsoring area events and promotions.
- The Agency will have the ability to expand the economic base of the Redevelopment Area retaining existing jobs while creating new diverse employment opportunities by implementing improvements to and around the Hungerford site and along the Kennedy Boulevard corridor.
- The Agency will have the ability to create investment opportunities that will increase the tax base thereby generating additional revenues to finance actions that support public goals.
- The Agency will have the ability to work with the Town, County, Economic Development Council, and Tourist Development Council, and other

organizations and agencies as appropriate to establish business retention, recruitment, and expansion programs including but not limited to creation of a business incubator, small business assistance program, and other programs that can help local entrepreneurs establish and grow businesses in the Redevelopment Area.

- Provide “brownfields” incentives including clean-up credits, investment credits, and incentive measures for developers.
- The Agency will have the ability to design and fund financial incentive initiatives to support business retention, formation, relocation, expansion, and job creation.

## **1.7 Revitalize Commercial Corridors**

The Agency’s goal is to invigorate the business community and revitalize existing commercial properties.

**Objective 1.** *The Agency will have the ability to support the Town, County and Economic Development Council to encourage their integration into the redevelopment process, including the establishment of a Main Street Business Association, non-profit community development corporations, or other mechanisms as a conduit for sharing information and implementing appropriate redevelopment programs.*

**Objective 2.** *The Agency will have the ability to consider the creation of programs to assist properties to implement and develop strategies for public and private sector reinvestment in struggling commercial properties with high vacancy rates to receive the benefits of such programs that may be developed.*

**Objective 3.** *The Agency will have the ability to evaluate economic development and revitalization tools and work with members of the community to utilize these tools locally including but not necessarily limited to creation of:*

- *Small business incubator or innovation center*
- *Main Street program (or use of the Main Street approach)*
- *Community development corporation*
- *Community development finance institutions*
- *State recognized Brownfield district.*
- *Other options and opportunities as available and appropriate*

**Objective 4.** *The Agency will have the ability to formulate a master plan for the revitalization of the Community Redevelopment Area including recruitment of employers and construction of infrastructure necessary to support revitalization.*

## **1.8 Market the Redevelopment Area**

The Agency will assist in marketing the CRA Area as a major destination point as the oldest incorporated black community in the country.

**Objectives 1.** *The Agency will have the ability to work with the Orange County Tourist Development Council and Visitors & Convention Bureau (C&VB) to promote the Redevelopment Area and market its assets as related to the community's environmental and eco-tourism attributes and activities.*

**Objective 2.** *The Agency will have the ability to work with County and V&CB to ensure sufficient funding for marketing that includes local and regional promotional efforts.*

**Objective 3.** *The Agency will have the ability to maximize marketing opportunities in conjunction with other promotional organizations in the region.*

**Objective 4.** The Agency will have the ability to project the image of the Redevelopment Area as a safe and exciting place to go while encouraging both business and family-oriented patronage by continuing to sponsor and hold community events, eco-tourism, and other promotional activities.

#### **1.9 Consistency with Eatonville Comprehensive Plan 163.362 Contents of community redevelopment plan.**

Every community redevelopment plan shall: Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

#### **163.360 Community redevelopment plans.**

**1. Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.**

**2. The community redevelopment plan shall:**

- **Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.**
- **Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community**

redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

- **Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.**

## **2.0 REDEVELOPMENT OBJECTIVES AND INITIATIVES**

### **2.1 Creating a quality sense of place, character, and image.**

*Enhancement of the image of the CRA is encouraged to provide greater investment options, improve business recruitment and retention opportunities, enhance overall market brand, and create a greater sense of pride in the community.*

#### **2.1.1 Master plan**

*Preparation of an overall master plan is recommended, with specific attention to the Hungerford site. The plan will assist in guiding policies consistent with the town vision regarding development opportunities for new job generating employers, new for- sale and rental housing products, open space, cultural recreational and educational amenities consistent with sound infrastructure and circulation systems that enhance existing neighborhoods.*

#### **2.1.2 Modify land use regulations.**

*A thorough review of existing land use and zoning regulations and policies should be made for the area to determine its viability as it relates to mixed use developments and contemporary development patterns. This review should address such elements as floor area ratio (FAR), height, site permeability, setback, stormwater, and parking requirements.*

#### **2.1.3 Coordinate infrastructure sharing with proposed new elementary school.**

*A near term significant investment by the Orange County Public Schools will be the construction of a completely new, state-of-the-art, Hungerford Elementary School. The new facility will accommodate up to five hundred students, twice the current enrollment. Possibilities exist that joint use/expansion of the Boys & Girls Club will allow for opportunities for the student population to have additional innovative programs and activities all on the same campus. Joint use of stormwater facilities and roadway enhancements can add to the efficient use of site and add to the recreational opportunities for students and residents alike.*

#### **2.1.4 Create open space and recreational amenities.**



*Part of the master plan concept will be the incorporation of the various infrastructure needs such as stormwater accommodation and pedestrian movement into integrated amenities that all residents can enjoy, be they active or passive recreational areas.*

#### **2.1.5 Enhance landscaping along Kennedy Boulevard (east& west)**

*As indicated later in this plan, the improvements to West Kennedy Boulevard will be a significant opportunity to enhance the physical image of the town. Augmenting the County's landscaping investment in the median with enhanced foliage, signing, and related amenities is an important investment.*

#### **2.1.6 Design stormwater facilities as community amenities**

*Too often stormwater retention and detention facilities have been constructed as utilitarian facilities without consideration of its impact on surrounding properties. This plan recommends the adoption of development policies that encourage area-wide systems that are designed as amenities for the town and surrounding neighbors.*

#### **2.1.7 Adopt overall community development design guidelines.**

*Identified in the original plan as a priority was the creation and adoption of design guidelines for developments within the CRA. These guidelines would establish certain consistency in massing and scale and provide certainty to investors of a basic quality of development upon which all would adhere.*

#### **2.1.8 Enhance code enforcement program.**

*Often sound code regulations and policies fail to meet desired results simply due to lack of consistent enforcement. Additional resources should be allocated to enhance code enforcement as well as develop neighborhood educational workshops to review the benefits of a sound enforcement program.*

#### **2.1.9 Continue to invest in neighborhoods.**

*Support the development of infill housing opportunities through code enforcement, land acquisition, loans, and grants to encourage home ownership. Provide infrastructure support to stabilize residential areas including utilities, sidewalks, bike paths, and recreational amenities.*

### **2.2 High performance infrastructure and environmental enhancements**

*Having quality infrastructure with capacity to support existing and future development is an essential element in creating a viable community for overall sustainability.*

#### **2.2.1 Develop area-wide stormwater system.**

*Creating an area-wide stormwater system would increase individual site development opportunities. Newer retention facilities should be developed to handle offsite storage to accommodate development for the foreseeable future.*

#### **2.2.2 Upgrade existing stormwater, sanitary sewer, and water systems**

*Assess all utilities for current capacity, maintenance issues, and future capacity needs and support upgrades as required.*

#### **2.2.3 Support low impact designed “green streets” and sidewalks.**

*Establish policies and guidelines that support the design of “environmentally friendly” streets, sidewalks, trails, and paths. All hardscapes such as roadways and sidewalks should be designed to incorporate the latest minimal impact techniques in accommodating stormwater cleansing.*

#### **2.2.4 Establish cost sharing policies for infrastructure improvements.**

*As part of creating area-wide stormwater and parking systems, as well as other infrastructure improvements consideration should be given to establishing cost sharing policies with private sector developments.*

#### **2.2.5 Incorporate environmentally designed parking facilities.**

*Establish policies and guidelines that support the design of “environmentally friendly” parking lots and facilities. As part of the overall assessment of the infrastructure improvements, all future parking lots should be designed to maximize the locations’ ability to collect, detain, retain and cleanse the stormwater.*

### **2.3 Embracing history, culture and education.**

*Creating a quality sense of place should highlight Eatonville’s history and culture as the nation’s oldest incorporated black community.*

#### **2.3.1 Establish a specific cultural and arts area within master plan.**

*Within the overall Hungerford site master plan, a specific area should be designated for the development of cultural- and arts-related facilities and areas for public events.*

#### **2.3.2 Support development of cultural, art and educational facilities**

*Within the area designated for cultural/arts activities, support the development of specific facilities such as a museum, art education center, or multipurpose facility catering to complementary programs.*

#### **2.3.3 Support the promotion of the town’s cultural history.**

*Through the various town and regional organizations develop promotional messages to be used in print, electronic and social media to market the cultural heritage to the hospitality industry, tourists, visitors, and area residents.*

#### **2.3.4 Encourage partnerships to leverage local assets.**

*As part of the implementation of the master plan, begin to identify partners that would be supportive of capital and programmatic investments in Eatonville’s cultural history. This can be done through private or public resources as part of an economic development initiative to build facilities and/or sponsor programs furthering the town’s promotional message.*

### **2.4 A connected town: access and mobility within the community.**

*The movement of pedestrians, cyclists, and vehicles to and through the town in a safe manner is essential to the long-term viability of the community. Providing residents options, beyond the use of the automobile, to access shopping, work, get educated or recreation, encourages a healthier lifestyle.*

#### **2.4.1 Continue enhancements to Kennedy Boulevard corridor.**

*Support the County’s initiative to widen Kennedy Boulevard from Wymore Road to Forrest City Road. The reconstruction should include four traffic lanes, two bike lanes, a raised, landscaped median, and sidewalks. Support should be provided to enhance landscaping and lighting to create a quality image for the corridor.*

#### **2.4.2 Support the connection of South Lake Destiny to Lee Road**



*A project highlighted as a priority in the original CRA Plan continues to be a key element to improving accessibility and mobility in the town. Linking South Lake Destiny Drive to Lee Road is a priority to provide relief to congestion on the west of the interstate.*

#### **2.4.3 Establish a district parking system to support businesses.**

*Future development of businesses on East Kennedy Boulevard is compromised by the significant amount of privately controlled parking that is used mostly on Sundays and Wednesday evenings. Strong consideration should be given to developing a joint parking agreement to encourage investment in retail and related businesses along the corridor.*

#### **2.4.4 Develop a new east-west connector to Wymore Road**

*Current peak hour drive-time traffic has created major congestion issues at the intersection of Wymore Road and Kennedy Boulevard. Another east-west corridor can be developed to the south connecting US 17-92 to Wymore Road providing additional east west traffic capacity and access to Lee Road. It will also improve access and circulation to future developments on the Hungerford site as well as the enlarged, enlarged elementary school. Support of right-of-way acquisition and joint cost sharing for the development of the road is recommended.*

#### **2.4.5 Design and install way finding system and gateway enhancements.**

*Establishing a well-designed and appropriately installed signage system to enhance access to the area, improve the overall image, is recommended and should address all modes of transportation: pedestrian, cyclists, and automobile.*

#### **2.4.6 Incorporate pedestrian connections through sidewalks, trails, and paths in future development policies.**

*Accommodating the pedestrian along streets that connect residential areas to the business corridor, schools and future recreational and cultural facilities is a part of the economic and healthy environment being supported.*

### **2.5 Attractive for business and economic development opportunities**

*This element of the plan addresses the establishment of a framework in which the physical, regulatory and administrative policies align to create an environment that encourages public and private investment for business retention, recruitment and job generating economic development opportunities.*

#### **2.5.1 Modify land use policies to encourage better utilization of (re)development opportunities.**

*A thorough review of exiting land use and zoning policies should be undertaken to determine its viability as it relates to mixed use developments. This review should address such elements as floor area ratio (FAR), height restrictions, site permeability requirements, setback, stormwater, and parking requirements.*

#### **2.5.2 Establish cost sharing policies for infrastructure improvements.**

*As part of creating area-wide stormwater and parking systems, as well as other infrastructure improvements consideration should be given to establishing cost sharing policies with private sector developments.*

#### **2.5.3 Develop criteria to identify and support catalytic developments.**

*A key goal of the plan is to create an environment to enhance the development of key sites that are currently vacant or underutilized but are in strategic locations and would most likely leverage additional investments.*

#### **2.5.4 Support job training, education, and business development programs**

*An issue highlighted in the community workshops was recommending support for job training, technical support, and continuing education opportunities within the town. Possible renovation of existing, publicly- y owned buildings could be made available for these types of programs.*

#### **2.5.5 Support land assembly, code enforcement, and demolition, for redevelopment opportunities**

*Through strategic use of existing policies and regulations, the redevelopment/investment environment can be encouraged through code enforcement and purchase of available sites to support improvements.*

#### **2.5.6 Provide incentives for the retention and recruitment of businesses along Kennedy Boulevard corridor.**

*Review existing policies and continue to incorporate the various CRA grant programs addressing facades, code compliance, impact fees, and residential renovations.*

#### **2.5.7 Establish funding and development partnerships.**

*Acknowledging that increment resources alone will not be sufficient to implement all of the desired improvements, partnerships with the County, other public funding agencies, non-governmental organizations, and the private sector should be sought to leverage CRA assets as part of the overall redevelopment strategy.*

#### **2.5.8 Develop a loan pool to support CRA district investment opportunities.**

*Identify local lending institutions willing to collaborate with CRA to develop criteria and policies to establish a loan pool for businesses and property owners.*

*Promote further investment in the area. Other assistance could be incorporated to include sidewalk use for outdoor cafés, meeting ADA and fire code upgrades, to assist in tenant recruitment, outdoor security cameras and lighting to leverage greater private investment.*

### **3.0 FINANCIAL ANALYSIS AND IMPLEMENTATION PROGRAM**

*The cornerstone of an effective plan is the ability to match resources to the community goals and objectives. Toward that end, it should be understood that the CRA's annual increment revenue is limited and should be used to leverage other types of internal and external funding. There are always more projects than there is money to fund them. It is the intent of the CRA to prioritize the projects and look for ways to fund or find funding for the high priority projects and programs that can be completed by 2039. Based on the projects and programs identified in Chapter 2.0, below is a chart that suggests allocation of types of resources recommended for the respective projects or programs. In describing resources that may be allocated, it should be noted that they do not necessarily need to be financial. In fact, the chart includes four distinct categories in which resource support for projects or programs can be used and are labeled administrative, regulatory, financial, and infrastructure.*

- 1. Administrative resources would include such action as the creation of a one-stop permitting; reorganization of Town services to consolidate planning and project management, etc.*

2. *Regulatory resources would deal with the change in land use policies to allow for mixed use development areas, increasing the allowable density, signature signing ordinances, loosening parking requirements for certain uses, code enforcement, etc.*
3. *Financial resources would deal with the direct allocation of funds such as façade grants and loans, land assembly, business improvement grants, demolition of distressed properties, and incentives that may be required for transformational public/private partnerships.*
4. *Infrastructure resources would include the construction of an area-wide comprehensive stormwater management system that would serve multiple sites; construction of parking facilities, connection of trails and other features incorporating recreational infrastructure, signage, road improvements, sidewalk improvements, etc.*

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	<i>Resource Allocation Options</i>	<i>Regulatory</i>	<i>Administrative</i>	<i>Financial</i>	<i>Infrastructure</i>
<i>Develop Quality Sense of Place, Character &amp; Image</i>					
3.1.1	- Development community Master Plan	X	X	X	
3.1.2	Modify land use regulations	X			
3.1.3	-Coordinate infrastructure sharing with elementary school			X	X
3.1.4	Create open space and recreational amenities	X		X	X
3.1.5	Enhance landscaping along Kennedy Boulevard corridor			X	
3.1.6	Design stormwater facilities as community amenities			X	X
3.1.7	Adopt overall community development design guidelines	X	X		
3.1.8	Enhance code enforcement program		X		
3.1.9	Continuing neighborhood investment	X	X	X	X
<i>High Performance Infrastructure</i>					
3.2.1	Develop area-wide stormwater system			X	X
3.2.2	Upgrade existing stormwater, sanitary sewer, and water systems			X	X
3.2.3	-Support low impact green streets and sidewalk designs	X		X	
3.2.4	-Establish cost-sharing policies for infrastructure improvements		X	X	
3.2.5	-Incorporate environmentally designed parking facilities	X			X
<i>Embracing History, Culture, &amp; Education</i>					
3.3.1	-Establish cultural arts area within Master Plan		X	X	
3.3.2	-Support development of cultural, art, & educational facilities		X	X	
3.3.3	-Support promotion of cultural history		X	X	
3.3.4	-Encourage partnerships to leverage local assets		X	X	



	<b>Resource Allocation Options</b>	<b>Regulatory</b>	<b>Administrative</b>	<b>Financial</b>	<b>Infrastructure</b>
	<i>Develop Quality Sense of Place, Character &amp; Image</i>				
3.1.1	- Development community Master Plan	X	X	X	
3.1.2	Modify land use regulations	X			
3.1.3	-Coordinate infrastructure sharing with elementary school			X	X
3.1.4	Create open space and recreational amenities	X		X	X
3.1.5	Enhance landscaping along Kennedy Boulevard corridor			X	
3.1.6	Design stormwater facilities as community amenities			X	X
3.1.7	Adopt overall community development design guidelines	X	X		
3.1.8	Enhance code enforcement program		X		
3.1.9	Continue neighborhood investment	X	X	X	X
	<i>High Performance Infrastructure</i>				
3.2.1	Develop area-wide stormwater system			X	X
3.2.2	Upgrade existing stormwater, sanitary sewer, and water systems			X	X
3.2.3	-Support low impact green streets and sidewalk designs	X		X	
3.2.4	-Establish cost-sharing policies for infrastructure improvements		X	X	
3.2.5	-Incorporate environmentally designed parking facilities	X			X
	<i>Embracing History, Culture, &amp; Education</i>				
3.3.1	-Establish cultural arts area within Master Plan		X	X	
3.3.2	-Support development of cultural, art, & educational facilities		X	X	
3.3.3	-Support promotion of cultural history		X	X	
3.3.4	-Encourage partnerships to leverage local assets		X	X	

	<b>Resource Allocation Options</b>	<b>Regulatory</b>	<b>Administrative</b>	<b>Financial</b>	<b>Infrastructure</b>
<i>A Connected Town</i>					
3.4.1	<i>-Continue enhancements to Kennedy Boulevard</i>			X	X
3.4.2	<i>-Support connection of S. Lake Destiny to Lee Road</i>			X	X
3.4.3	<i>-Establish a district parking system</i>	x	X		
3.4.4	<i>-Develop and east-west connector to Wymore Road</i>			X	X
3.4.5	<i>Design/install way finding system and gateway enhancements</i>			X	X
3.4.6	<i>Incorporate pedestrian connections through sidewalks, trails, &amp; paths in future development policies</i>	X		X	X
<i>Attractive for Business &amp; Economic Development Opportunities</i>					
3.5.1	<i>Modifying land use policies to enhance development opportunities</i>	X			
3.5.2	<i>Establish cost sharing policies for infrastructure</i>		X	X	
3.5.3	<i>-Develop criteria to identify and support catalytic developments</i>		X	X	
3.5.4	<i>-Support job training, education, and business development programs</i>		X	X	
3.5.5	<i>-Support land assembly, code enforcement, and demolition for redevelopment opportunities</i>		X	X	
3.5.6	<i>Provide incentives for retention and recruitment of businesses along Kennedy Blvd.</i>		X	X	
3.5.7	<i>-Establish funding and development partnerships</i>		X	X	
3.5.8	<i>-Develop loan pool to support investment opportunities</i>		X	X	

The plan identifies a number of projects that are priorities and establishes a process to review funding priorities on an annual or bi-annual basis. A combination of funding strategies should be considered by the CRA Board to fund the key projects list as amended from time to time.

### 3.1 INCREMENT FUNDING

Community redevelopment will not be successful without funding through increment financing. Therefore, the ultimate goal of the redevelopment program is to increase the tax base to generate additional revenue for capital improvements and services through implementation of projects and programs, as described in this plan. Managed effectively, tax increment resources can be leveraged to enable the undertaking of a substantial portion of the public projects and also leverage private sector improvements. With this in mind, the following finance and management practices should be employed.

1. *Coordinate with the Town departments to strategically devise annual operating and capital improvements budgets to maximize the use of anticipated increment revenues.*
2. *Coordinate with appropriate Town, County, State and other public officials which may be sponsoring capital improvements in the area to maximize the leveraging of CRA resources. This may include the Florida Department of Transportation, the Florida Parks System, the Florida Department of Environmental Protection, and the Citrus County Transportation Planning Organization.*
3. *Work with the Town to augment capital budgets through the use of increment financing and other funding sources for infrastructure improvements such as water, sanitary sewer, electrical, telephone, cable, internet, and stormwater conveyance systems. These supplemental funds should be used for the design and construction of infrastructure improvements to ensure capacity to meet demand based on the future land use activities.*
4. *Leverage increment revenues through grants, short term commercial loans, or other financial mechanisms to expedite the completion of projects.*
5. *Work with area banks, the Town's finance consultants, and the Town Manager's office to research short term and long-term debt instruments for financing major public facilities.*
6. *Work with area financial institutions to develop favorable loan programs for private sector development and property rehabilitation projects.*
7. *Undertake individual project pro forma analysis on proposed development and redevelopment projects to determine projected revenues and devise strategies to maximize the use of these resources on a site-specific project or on an area wide programmatic basis.*

While increment revenues are the base resource of the CRA, it should not be considered the sole source. The key to the successful implementation of the plan will ultimately be determined on the agency's ability to leverage other resources, whether they are private or other public funds. Below are other types of funding sources that may, over the course of the planning horizon, be tapped for one or more projects.

### **3.2 Special Assessment District**

A Special Assessment District is a special district formed by a local government

(County, Town, Water District, etc.) and includes property that will receive direct benefit from the construction of new public improvements or from the maintenance of existing public improvements. Special assessment districts often take Municipal Service Benefit Units (MSBU's) for capital improvements usually assessed on a linear front footage calculation on private property or Municipal Service Taxing Unit (MSTU's) for services such as police or recreational services and are generally assessed district wide in areas where the additional services are received. The most common types of public improvements financed include roads, sidewalks, street lighting and streetscape improvements, sewer facilities and water facilities. The local CRA that forms the assessment district sells bonds to raise the money to build or acquire the public improvement. The CRA then levies a special assessment against each parcel of land within the district, in proportion to its share of benefit from the improvement. The owners of the assessed land repay the bonds over a period of years through annual assessments, which are included on the County's general ad valorem property tax bill.

### 3.3 Local Financing

While increment financing is an essential component of any redevelopment project, the mechanism may not generate sufficient revenue to cover all redevelopment investment projects proposed. As discussed above, increment financing uses contributions to the Trust Fund based on increased valuations from new development and as property valuation increases to assist in paying for improvements that stimulate the development. The CRA should consider utilizing additional or alternative financing methods to fund the planned improvements that are either currently available or could be secured in the future. Some of these financing methods that are potential revenue sources for funding redevelopment at the local level include, but are not limited to:

1. *General Fund Revenue Sources*
2. *Local Government Half-Cent Sales Tax*
3. *Local Option Sales Tax*
4. *Charges for Services*
5. *Establishment of a Special Assessment District or Special Improvement District*
6. *Issuance of General Obligation Bonds Tourist Development Taxes*

### 3.4 Debt Financing

This method essentially requires a community to sell bonds or otherwise borrow money to be repaid from an annual automatic lien on the general fund. Or a community can pay for its infrastructure in the same way a person borrows money to purchase a home. In both instances, the capital need is immediate and high, the equity appreciation reasonably assured, and the monthly or annual principal and interest payments generally fixed. Like all



forms of infrastructure financing, there are some disadvantages and risks. This strategy should be used wisely and with caution. One major risk is voter aversion to approving bond issues, which may mean a future increase in property taxes to ensure revenues are available to also properly provide coverage of debt service requirements.

### **3.5 Challenge Strategy**

The challenge strategy involves the guaranteed construction of public improvements, but only after private revitalization actively reaches a certain point. This provides incentive for the developer while ensuring both parties, the Town and the developer, desired private development will take place along with public improvements. A recognizable schedule of funding can be determined with this strategy and can be selectively implemented, usually on a block-by-block or project-by project basis.

### **3.6 Private Investment**

Generally, this is the single most important source in revitalization. If successful revitalization is to occur, private investment typically must exceed public funding by three to fourfold. Such funding takes the form of equity investment and conventional real estate loans.

### **3.7 Project Equity Position**

When the Redevelopment CRA takes an equity position in a project, the CRA contributes cash or land to the project with a return in the form of profit sharing. This CRA participation has the effect of reducing developer costs and can be used for projects such as redevelopment and parking structures.

### **3.8 Leasing**

Town-owned land, buildings, equipment, etc. can be leased to developers for projects. For the developer, this eliminates the need for capital investment in land, buildings, etc. or debt service on money borrowed to finance the purchase of such things as land, building, and equipment. The Town receives lease payments which are deductible from the developer's income tax. The lease may also include a purchase option.

### **3.9 Key Incentives/Funding Sources**

In addition to the above, there are numerous federal and state funding sources that, while competitive, may provide other opportunities for additional outside resources. The following is a list of some of the more programs that may be opportunities for solicitation.

#### **3.9.1 Federal**

1. *Small Business Administration (SBA)*
2. *Economic Development Program (EDP)*
3. *Economic Development & Growth Enhancement Programs (EDGE)*
4. *Brownfields Incentives*

5. *New Market Tax Credits Program (NMTC)*
6. *Low Income Housing Tax Credits (LIHTC)*
7. *Community Investment Program (CIP)*
8. *Affordable Housing Program (AHP)*
9. *HOME Investment Partnership Program*
10. *Community Block Grant Program (CDBG)*
11. *HUD Section 811/202 (Elderly Housing)*
12. *Good Neighbor Next Door (Law enforcement/teacher home ownership discounts)*
13. *HUD Section 108 Loan Guarantee Program*
14. *Keep America Beautiful Grant*
15. *Intermodal Surface Transportation Enhancement Act Grants (ISTEA)*
16. *New Markets Tax Credits Program*

### **3.9.2 State**

1. *Qualified Target Industry Tax Refund Program (QTI) – Requires participation by a targeted industry.*
2. *High Impact Performance Incentive Grant (HIPI) – Requires participation of a targeted industry.*
3. *Capital Investment Tax Credit (CITI) – Requires participation of a targeted industry.*
4. *Quick Response Training (QRT) – Direct benefit to employer*
5. *Brownfields Incentives*
6. *Urban Job Tax Credit*
7. *Housing Credits*
8. *State Housing Initiatives Partnership Program (SHIP)*
9. *Florida Brownfield programming*
10. *FDOT Highway Beautification Grants*
11. *Florida Recreation Development Assistance Program (FRDAP)*
12. *State New Markets Tax Credits Program*

This list is not all inclusive but does provide an overview of possible funding sources for a variety of redevelopment and economic development related programs. It should be noted that availability of resources may be dependent on federal and state budget allocations, competitive applications, and availability of local matching funds.

### **3.9.3 Local**

Support from local foundations or institutions should also be solicited as a source for capital or operational program costs, particularly as they pertain to

cultural, historical, or educational initiatives.

### **3.9.4 Increment Revenue Projections**

The following chart provides estimates of the increment revenues projected through 2027.

The projections are based on a negotiated formula with Orange County relating to the increment that will be contributed to the Trust Fund. The current formula caps the total annual increment contribution to \$300,000 through 2022, increasing to \$350,000 through 2027. The extension of the plan for an additional time period will require the establishment of a new formula (currently around 65% of total TIF) The extension and new formula will require an amendment to the existing interlocal agreement with Orange County. It is the intent to formally request revisions to the interlocal agreement, to request an extension of time and modifications to the formula, no more than 24 months prior to current “sunset” date of 2027.

Table 1 Current Increment Revenue Projections

*Table 1 Increment Revenue Projections*

<b>2016</b>	<b>\$300,000</b>	<b>2021</b>	<b>\$300,000</b>	<b>2026</b>	<b>\$350,000</b>
<b>2017</b>	<b>\$300,000</b>	<b>2022</b>	<b>\$300,000</b>	<b>2027</b>	<b>\$350,000</b>
<b>2018</b>	<b>\$300,000</b>	<b>2023</b>	<b>\$350,000</b>		
<b>2019</b>	<b>\$300,000</b>	<b>2024</b>	<b>\$350,000</b>		
<b>2020</b>	<b>\$300,000</b>	<b>2025</b>	<b>\$350,000</b>		
<b>\$1,500,000</b>			<b>\$1,650,000</b>		<b>\$700,000</b>

Table 2 Projected Increment Revenue Projections

<b>2028</b>	<b>\$300,000</b>	<b>2033</b>	<b>\$300,000</b>	<b>2038</b>	<b>\$350,000</b>
<b>2029</b>	<b>\$300,000</b>	<b>2034</b>	<b>\$300,000</b>	<b>2039</b>	<b>\$350,000</b>
<b>2030</b>	<b>\$300,000</b>	<b>2035</b>	<b>\$350,000</b>		
<b>2031</b>	<b>\$300,000</b>	<b>2036</b>	<b>\$350,000</b>		
<b>2032</b>	<b>\$300,000</b>	<b>2037</b>	<b>\$350,000</b>		
<b>\$1,500,000</b>			<b>\$1,650,000</b>		<b>\$700,000</b>

## 4.0 CAPITAL IMPROVEMENT PROGRAM

Work with the County, FDOT, St. Johns Water Management District and other agencies as needed to ensure provision of the necessary public facilities at acceptable levels of service to accommodate existing needs as well as new demands as proposed development occurs within the Redevelopment Area. All references to “Agency” refer to the Community Redevelopment Agency (CRA) created as part of this overall plan.

### 4.1 Stormwater Management and Utility Improvements

The creation of a stormwater management system is a key element to the overall improvement of the area impacting the flooding issues, water quality, and development opportunities.

#### Objectives

1. *In cooperation and coordination with the Town, County, other agencies, and property owners as needed, the Agency will formulate an inventory of capital improvement needs to support existing and future demands anticipated by redevelopment activities. It will also formulate a five-year capital improvement program in which projects are coordinated among all appropriate agencies and will annually incorporate funding into the budget and amended five-year capital program to coordinate with the Town and other agencies to*



*provide the needed public facilities.*

2. *The Agency will continue to work with all appropriate government, private utilities and property owners to ensure the efficient provision of adequate services for future development including electricity, telecommunications, cable television, water, stormwater, sanitary sewer, gas, and solid waste.*
3. *The Agency will coordinate with the Town, County, St Johns River Water Management District, other public agencies, and private property owners as needed to formulate a regional approach to stormwater management. This includes working with regulatory agencies to develop creative solutions to problems that inhibit rehabilitation and development.*
4. *The Agency will work with the Town, County, St Johns River Water Management District and other public agencies and private organizations as needed to identify and implement alternative water supplies, re-use systems and other innovative and conservation techniques into public facilities and infrastructure planning.*

### **Roadway and Transportation Improvements**

Plan and support a safe efficient traffic circulation system that provides sufficient access for all modes of transportation between residential and commercial areas within the Redevelopment Area and the balance of the community.

### **Objectives**

1. *The Agency will continue to work with FDOT to implement improvements along Interstate 4.*
2. *The Agency will work with Orange County to employ access management strategies including reconfiguration of center medians, and driveway access points along Kennedy Boulevard and Wymore Road.*
3. *The Agency will work with the Town, County, and FDOT to assess existing traffic patterns and pursue any vehicular transportation improvements which may include access control, vacating of rights of way, redistribution of traffic, roadway realignment, directional changes in traffic flow, and other measures which will improve traffic and traveling convenience.*
4. *The Agency will formulate a program of streetscape improvements to assist in implementing the Kennedy Boulevard improvements.*
5. *The Agency will coordinate with Orange County on the planning, funding and design of and as well as the South Lake Destiny connection to Lee Road.*
6. *The Agency will have the area-wide transit providers, including Lynx, to encourage the expansion of an efficient transportation system, construction of bus shelters and other physical improvements which will enhance the comfort and convenience of the system.*
7. *The Agency will work with the Town, County, FDOT and private property owners as needed to create a safe, secure, appealing, and efficient pedestrian system linking the residential, commercial, and public lands.*

8. *The Agency will encourage pedestrian and bicycle pathways through the redevelopment area, appropriately designed and separated from auto circulation for safety purposes, to be used as positive tools to improve the area's environment in conjunction with the use of landscaping and other visual treatments.*
9. *The Agency will work with the Town, County, FDOT and private property owners as needed to provide interconnection of uses and areas by connecting driveways and parking lots or constructing new roadway connections in appropriate areas.*
10. *The Agency will prevent the creation of negative impacts upon pedestrian movement within the CRA.*
11. *The Agency will implement the Complete Streets Approach for main arteries of transportation.*

## **4.2 Government/Redevelopment Administration**

Create an administrative framework and financial mechanisms necessary to achieve the goals and objectives of the Redevelopment Plan. Review existing Town policies and procedures to ensure timely and effective levels of service.

## **5.0 Agency Administration**

Initially set up the management and administration framework necessary to initiate the implementation of the adopted Redevelopment Plan.

### ***Objectives***

1. *An Executive Director will administer the Agency.*
2. *The Agency will formulate and adopt by-laws to provide guidelines for the function of the governing board.*
3. *The Agency will formulate and adopt policies and procedures including, but not limited to:*
  - *Finance, debt, and budget policies that will include appropriate procedures for five-year capital planning and annual budgeting. It will also include guidance for the agency regarding the budgeting and expenditure of funds on operating, capital, and non-capital expenditures.*
  - *Policies for the expenditure of increment revenues on privately initiated development, redevelopment, and renovation projects.*
  - *Policies for the acquisition and disposition of real property.*
  - *Policies for assisting residents and tenants with relocation in publicly funded acquisition projects.*
4. *The Agency will have the ability to leverage increment revenues with other funds by applying for grants, commercial loans, or other financial mechanisms to expedite the completion of capital projects.*
5. *The Agency will annually evaluate its strategic objectives to be consistent with objectives contained in the Town's Comprehensive Plan.*
6. *The Agency will have the ability to participate in the planning process, develop the appropriate administrative policies, and will coordinate with the Town to streamline the permitting process, as needed, to implement the Redevelopment Plan effectively.*
7. *The Agency will have the ability to work with the Town to facilitate the expeditious approval of private development projects that further the goals and objectives of the Redevelopment Plan.*
8. *The Agency will have the ability to work with the various public and private leaders.*

9. *The Agency will utilize community leaders' talents to initiate desirable special events and activities to develop and implement sound marketing and promotional strategies.*
10. *The Agency will have the ability to promote effective communication with the residents and businesses throughout the community to garner public input, understanding, and support.*
11. *The Agency will have the ability to enhance public information services for all aspects of the redevelopment program via methods such as newspaper reporting, a more comprehensive Agency newsletter, advertisements, speaking engagements at neighborhood and civic organization meetings, internet web sites, other electronic media, etc.*

## **6.0 Land Use and Development Regulations**

Work with the Town, County, private property owners, and others as needed to implement future land use and zoning regulations and implement development of the Redevelopment Area.

### **Objectives**

1. *The Agency will have the ability to utilize available public and private resources through the redevelopment process, acquire land (if needed), master plan, design, and construct new development. The CRA may develop all or part of the Redevelopment Area independent of or in conjunction with the private sector, including hiring of design and construction professionals, and/or disposition of its interest in real property pursuant to the provisions of the Redevelopment Act.*
2. *The Agency will have the ability to implement land acquisition strategies to target sites for demolition and redevelopment to new improved land uses based on market opportunities ensuring consistency with objectives contained in the Redevelopment Plan pursuant to acquisition policies of the Agency.*
3. *The Agency will have the ability to promote and locate strategic land use activities of regional importance within the Redevelopment Area to capture additional market opportunities while reinforcing the unique character of the community.*

## **6.1 Redevelopment Policy**

Eliminate the conditions of blight identified in the Finding of Necessity and other such conditions as they may present themselves from time to time.

## **7.0 Focus on Existing Blighting Influences**

The focus should address the higher priority blighting influences identified by the community and the Finding of Necessity study.

### **Objectives**

1. *The Agency will have the ability to regularly review its projects and programs to ensure that it is focused on eliminating the conditions identified in the Findings of Necessity as follows:*
  - The street layout contributes to inefficient and unsafe traffic circulation.

- Lots in some residential areas are smaller than the minimum required by Code, and some commercial lots are too small to be redeveloped using current land development regulations.
  - There is a general deterioration of housing stock and a number of commercial buildings exhibit deterioration of site or building conditions.
  - Diversity of land ownership makes redevelopment difficult.
  - There are land use conflicts between commercial and residential areas with minimal buffers.
  - There is a lack of pedestrian and vehicular connectivity in parts of the community.
  - A number of paved roads have no sidewalks, curbs, gutters and show deterioration of the underlying roadbed.
2. *The Agency will have the ability to work toward the elimination of other blighting influences including:*
- Dilapidated and unsafe structures through land acquisition and the demolition and removal of derelict structures where it is deemed appropriate.
  - Existing substandard structures through enforcement of the Town's housing and building codes and the provision of financial incentives for rehabilitation.
  - Unsanitary and unsightly outside storage conditions through enforcement and revision of Town zoning codes.
  - Unsanitary and unsightly dumpsters are used for the storage and removal of solid waste through consolidation of service and the revision of contracts with solid waste service providers, which designate separate service areas.
  - Nonconforming uses that detract from the character of the community, hindering investment opportunities through negotiation, acquisition, exchange, transfer of development rights, or any other available means in cooperation with property owners.
  - Encouraging the development of vacant infill properties for residential and commercial investment opportunities.



## ***8.0 Prevent the Future Occurrence of Slum and Blight***

The Agency will be initiative-taking in identifying policies, actions, or developments that may contribute to preventing future blighting conditions.

### ***Objectives***

1. *The Agency will have the ability to work with the Town departments, Planning and Zoning Board, residents of the area, and the Town Council to upgrade the zoning classifications within the Redevelopment Area to include architectural design standards for new construction and rehabilitation.*
2. *The Agency will have the ability to work with area economic development organizations to formulate economic development strategies for the Redevelopment Area that will ensure future economic stability and job creation.*
3. *The Agency will have the ability to eliminate conditions that decrease property values and reduce the tax base.*
4. *The Agency will have the ability to create programs promoting development and rehabilitation of properties including financial or other economic incentives to facilitate new investment, both residential and commercial, in the Redevelopment Area thereby increasing the tax base.*
5. *The Agency will have the ability to support programming and invest in those programs designed to identify, mitigate, or correct conditions of contamination as identified by the Agency, Town, County, or third-party.*

## ***9.0 Land Assembly and Demolition***

Encourage the acquisition, demolition, and reuse of those properties, which, by virtue of their location, condition, or value no longer function at their highest potential economic use, are blighting influences or have a negative effect on revitalization efforts.

### ***Objectives***

1. *The Agency will have the ability to work with public agencies and private organizations to facilitate redevelopment of the CRA Area including but not limited to holding events, concerts, farmers' markets, etc. on the land, renovating and reusing existing structures, and/or soliciting development partner(s) for the purpose of redeveloping all or part of the area.*
2. *The Agency will have the ability to develop a land acquisition policy to ensure that future acquisitions provide the greatest impact on fulfilling the objectives of the redevelopment program.*
3. *The Agency will have the ability to work with owners of properties located within redevelopment project areas to encourage their cooperative participation in Agency sponsored redevelopment projects.*
4. *The Agency will have the ability to encourage partnerships among the property owners, the private sector, and the public sector in order to implement proposed redevelopment projects that will achieve public goals.*
5. *The Agency will have the ability to formulate and adopt acquisition and relocation policies to address the needs of those whose properties will undergo reuse activities. This includes acquisition of commercial and residential properties, as well as relocation of the*

*respective occupants.*

6. *The Agency will have the ability to formulate and adopt policies and incentive programs to encourage the private sector to participate in redevelopment projects and programs.*

## ***10.0 Oversee Future Development Proposals***

Establishing guidelines and standards that are consistently applied to all development and help ensure quality and protection of investments in the redevelopment area will be an Agency goal.

### ***Objectives***

1. *The Agency will have the ability to encourage the Town to establish a Community Appearance Board for review of development proposals.*
2. *The Agency will have the ability to encourage the Town to formulate and adopt development design or architectural standards to improve community appearance.*

## **10.1 Overall Economic Development Approach**

The Agency's goal is to establish a diverse, identifiable character for the Redevelopment Area while promoting economic vitality through private sector investment.

## ***11.0 Supporting Existing Businesses and New Investment Objectives***

Create an initiative-taking environment supporting existing businesses and encouraging new business development and capital investment.

### **Objectives**

1. The Agency will have the ability to establish partnerships between the public sector and private sector for the purpose of promoting the mutual benefits of proposed redevelopment projects with particular emphasis at the vacant Hungerford property site.
2. The Agency will have the ability to continue to identify opportunities for all sectors of the economy and work toward successful implementation of projects and programs within the Redevelopment Area.
3. The Agency will have the ability to improve the investment image of the Redevelopment Area and utilize selected public actions to stimulate private investment including streetscaping, landscaping, and gateway enhancements, as well as conducting and sponsoring area events and promotions.
4. The Agency will have the ability to expand the economic base of the Redevelopment Area retaining existing jobs while creating new diverse employment opportunities by implementing improvements to and around the Hungerford site and along the Kennedy Boulevard corridor.

5. The Agency will have the ability to create investment opportunities that will increase the tax base thereby generating additional revenues to finance actions that support public goals.
6. The Agency will have the ability to work with the Town, County, Economic Development Council, and Tourist Development Council, and other organizations and agencies as appropriate to establish business retention, recruitment, and expansion programs including but not limited to creation of a business incubator, small business assistance program, and other programs that can help local entrepreneurs establish and grow businesses in the Redevelopment Area.
7. Provide “brownfields” incentives including clean-up credits, investment credits, and incentive measures for developers.
8. The Agency will have the ability to design and fund financial incentive initiatives to support business retention, formation, relocation, expansion, and job creation.

## ***12.0 Revitalize Commercial Corridors***

*The Agency’s goal is to invigorate the business community and revitalize existing commercial properties.*

### **Objectives**

1. The Agency will have the ability to support the Town, County and Economic Development Council to encourage their integration into the redevelopment process, including the establishment of a Main Street Business Association, non-profit community development corporations, or other mechanisms as a conduit for sharing information and implementing appropriate redevelopment programs.
2. The Agency will have the ability to consider the creation of programs to assist properties to implement and develop strategies for public and private sector reinvestment in struggling commercial properties with high vacancy rates to receive the benefits of such programs that may be developed.
3. The Agency will have the ability to evaluate economic development and revitalization tools and work with members of the community to utilize these tools locally including but not necessarily limited to creation of:
  - a. Small business incubator or innovation center
  - b. Main Street program (or use of the Main Street approach)
  - c. Community development corporation
  - d. Community development finance institutions
  - e. State-recognized Brownfield district
  - f. Other options and opportunities as available and appropriate

4. The Agency will have the ability to formulate a master plan for the revitalization of the Community Redevelopment Area including recruitment of employers and construction of infrastructure necessary to support revitalization.

### ***13.0 COMMUNITY POLICING INNOVATION***

The community redevelopment plan may provide for the development and implementation of community policing innovations. The goal of community policing is to improve communication and collaboration between police officers and the community in order to identify and solve problems together.

Community policing is, in essence, a collaboration between the police and the community that identifies and solves community problems.

#### **Ten Principles of Community Policing**

1. **Philosophy and Organizational Strategy** Community policing is both a philosophy (a way of thinking) and an organizational strategy (a way to carry out the philosophy) that allows the police and the community to work closely to get in creative ways to solve the problems of crime, illicit drugs, fear of crime, physical and social disorder (from graffiti to addiction), neighborhood decay, and the overall quality of life in the community. The philosophy rests on the belief that people deserve input into the police process, in exchange for their participation and support. It also rests on the belief that solutions to today's community problems demand freeing both people and the police to explore creative, new ways to address neighborhood concerns beyond a narrow focus on individual crime incidents.
2. **Commitment to Community Empowerment** Community policing's organizational strategy first demands that everyone in the police department, including both civilian and sworn personnel, must investigate ways to translate the philosophy of power sharing into practice. These demands making a subtle but sophisticated shift so that everyone in the department understands the need to focus on solving community problems in creative, and often ways, which can include challenging and enlightening people in the process of policing themselves. Community policing implies a shift within the department that grants greater autonomy (freedom to make decisions) to line officers, which also implies enhanced respect for their judgment as police professionals. Within the community, citizens must share in the rights and responsibilities implicit in identifying, prioritizing, and solving problems, as full-fledged partners with the police.
3. **Decentralized and Personalized Policing** To implement true community policing, police departments must also create and develop a new breed of line officer who acts as a direct link between the police and the people in the community. As the department's community outreach specialists,



community policing officers must be freed from the isolation of the patrol car and the demands of the police radio so that they can maintain daily, direct, face-to-face contact with the people they serve in a clearly defined beat area. Ultimately, all officers should practice the community policing approach.

4. Immediate and Long-Term Proactive Problem Solving The community policing officer's broad role demands continuous, sustained contact with the law-abiding people in the community, so that together they can explore creative new solutions to local concerns, with private citizens serving as supporters and as volunteers. As law enforcement officers, community policing officers respond to calls for service and make arrests, but they also go beyond this narrow focus to develop and monitor broad-based, long-term initiatives that can involve all elements of the community in efforts to improve the quality of life. As the community's ombudsman, the community policing officer also acts as a link to other public and private agencies that can help in a given situation.
5. Ethics, Legality, Responsibility and Trust Community policing implies a new contract between the police and the citizens they serve, one that offers hope of overcoming widespread apathy while restraining any impulse of vigilantism. This new relationship, based on mutual trust and respect, also suggests that the police can serve as a catalyst, challenging people to accept their share of responsibility for the overall quality of life in the community. Community policing means that citizens will be asked to handle more of their minor concerns themselves, but in exchange, this will free police to work with people on developing immediate as well as long term solutions for community concerns in ways that encourage mutual accountability and respect.
6. Expanding the Police Mandate Community policing adds a vital, proactive element to the traditional reactive role of the police, resulting in full-spectrum policing service. As the only agency of social control open 24 hours a day, seven days a week, the police must maintain the ability to respond immediately to crises and crime incidents, but community policing broadens the police role so that they can make a greater impact on making changes today that hold the promise of making communities safer and more attractive places to live tomorrow.
7. Helping Those with Special Needs Community policing stresses exploring new ways to protect and enhance the lives of the most vulnerable: juveniles, the elderly, minorities, the poor, people with disabilities, and the homeless. It both assimilates and broadens the scope of previous outreach efforts, such as crime prevention and police-community relations.
8. Grass-Roots Creativity and Support Community policing promotes the judicious use of technology, but it also rests on the belief that nothing surpasses what dedicated human beings, talking and working together, can achieve. It invests trust in those who are on the frontlines together on

the street, relying on their combined judgment, wisdom, and experience to fashion creative new approaches to contemporary community concerns.

9. Internal Change Community policing must be a fully integrated approach that involves everyone in the department, with community policing officers serving as generalists who bridge the gap between the police and the people they serve. The community policing approach plays a crucial role internally by providing information about and awareness of the community and its problems and by enlisting broad-based community support for the department's overall objectives. Once community policing is accepted as a long-term strategy, all officers should practice it. This could take as long as ten to fifteen years.
10. Building for the Future Community policing provides decentralized, personalized police service to the community. It recognizes that the police cannot impose order on the community from the outside, but that people must be encouraged to think of the police as a resource that they can use in helping to solve contemporary community concerns. It is not a tactic to be applied and then abandoned, but a new philosophy and organizational strategy that provides the flexibility to meet local needs and priorities as they change over time.

**Objective 1.** Crime prevention is an attempt to reduce and prevent crime and criminal activity. Many governments specifically apply it to their efforts to reduce crime, enforce the law, maintain criminal justice, and uphold overall stability.

**Objective 2.** Decreased crime; Identify the root cause of neighborhood crime; Increase trust in law enforcement.

**Objective 3.** Building trust requires law enforcement to be transparent, accountable, and responsive to the needs and concerns of the community.

**Objective 4.** Promotes accountability in policing. Community policing promotes accountability in police officers by establishing a strong foundation of transparency.

**Objective 5.** The ultimate goal for any law enforcement agency must be to improve the quality of life in its community for those who live, work, and play there.

**Objective 6.** Through community policing programs, law enforcement officers have the opportunity to learn about the culture of the communities in which they work.

**Objective 7.** Community policing is focused on addressing the needs and concerns of the community. This requires law enforcement to be responsive to community members and to take their concerns seriously.

## ***14.0 Market the Redevelopment Area***

The Agency will assist in marketing the CRA Area as a major destination point as the oldest incorporated black community in the country.

### **Objectives**

1. The Agency will have the ability to work with the Orange County Tourist Development Council and Visitors & Convention Bureau (C&VB) to promote the Redevelopment Area and market its assets as related to the community's environmental and eco-tourism attributes and activities.
2. The Agency will have the ability to work with County and V&CB to ensure sufficient funding for marketing that includes local and regional promotional efforts.
3. The Agency will have the ability to maximize marketing opportunities in conjunction with other promotional organizations in the region.
4. The Agency will have the ability to project the image of the Redevelopment Area as a safe and exciting place to go while encouraging both business and family-oriented patronage by continuing to sponsor and hold community events, eco-tourism, and other promotional activities.

## ***15.0 STATUTORY PROVISIONS***

### **15.1 The Trust Fund**

Chapter 163.387 Redevelopment trust fund.

(1)(a) After approval of a community redevelopment plan, there may be established for each community redevelopment agency created under s. 163.356 a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan. No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the

community redevelopment plan as required by s. 163.362(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part.

## 15.2 Redevelopment Powers

Upon a “Finding of Necessity” by the governing body and upon further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as a “Community Redevelopment Agency.” The Agency shall be constituted as a public instrumentality and be afforded the authority to exercise the powers conferred by Florida Statute Chapter 163 Title XI.

Part I – Introduction, History & Background describes the redevelopment powers available to the Town of Eatonville as provided in the Act. However, these powers can only be employed by the Agency if authorized by the Plan. In that regard, the Eatonville Redevelopment Agency is vested with the following powers pursuant to Florida Statutes, Section 163.370.

1. Cities and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, cities and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. 73.013 and 73.014 or other general law.
2. Every Town and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:
  - a. To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.
  - b. To disseminate slum clearance and community redevelopment information.
  - c. To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:
    - i. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.
    - ii. Demolition and removal of buildings and improvements.
    - iii. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including



meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.

- iv. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.
- v. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
- vi. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair, or rehabilitation of the structures for guidance purposes, and resale of the property.
- vii. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise, to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.
- viii. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- ix. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.
- x. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families

and individuals of low or moderate income.

- d. To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.
- e. Within the community redevelopment area:
  - i. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
  - ii. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.
  - iii. To hold, improve, clear, or prepare for redevelopment of any such property.
  - iv. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.
  - v. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.
  - vi. To enter into any contracts necessary to effectuate the purposes of this part.
  - vii. To solicit requests for proposals for the redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to the acquisition of such real property by the community redevelopment agency.
- f. To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may

legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

- g. To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are consistent with the purposes of this part.
- h. To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:
  - i. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
  - ii. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
  - iii. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
- i. To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and people of low income.
- j. To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
- k. To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the

Federal Government.

- l. To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.
  - m. To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.
  - n. To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.
  - o. To develop and implement community policing innovations.
3. The following projects may not be paid for or financed by increment revenues:
- a. Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.
  - b. Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.
  - c. General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.
4. With the approval of the governing body, a community redevelopment



agency may:

- d. Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.
- e. Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

The following powers shall remain vested in the Eatonville Town Council:

- a. The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a Community Redevelopment Project, and to hold any public hearings required with respect thereto
- b. The power to grant final approval to Community Redevelopment Plans and modifications thereof
- c. The power to authorize the issuance of revenue bonds as set forth in Section 163.385

## ***16.0 RELOCATION PROCEDURES***

The Agency shall be constituted as a public instrumentality, and be afforded the authority to exercise the powers conferred by Florida Statute Chapter 163 Title XI including:

To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

## ***17.0 DURATION OF PLAN***

From Florida Statute Chapter 163.362 Contents of community redevelopment plan.—Every community redevelopment plan shall:

- a. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency

created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

### **17.1 Plan Modification**

#### **163.361 Modification of community redevelopment plans.—**

1. If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area or may include the development and implementation of community policing innovations.
2. The governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.
3. (a) In addition to the requirements of s. 163.346, and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by s. 163.362(10), the agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.
3. (b) For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified community redevelopment plan:
  - i. Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.
  - ii. If the notice is required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment

agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan.

- iii. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. 163.355. If such an alternative modified redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.
  - iv. If the notice is required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.
  - v. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.
4. A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in s. 163.355.
  5. If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community

redevelopment area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

## **18.0 SEVERABILITY**

163.395 Property exempt from taxes and from levy and sale by virtue of an execution.—

1. All property of any county, municipality, or community redevelopment agency, including funds, owned or held by it for the purposes of this part are exempt from levy and sale by virtue of an execution; and no execution or other judicial process may issue against the same, nor shall judgment against the county, municipality, or community redevelopment agency be a charge or lien upon such property. However, the provisions of this section do not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given pursuant to this part by the county or municipality on its rents, fees, grants, or revenues from community redevelopment.

*The property of the county, municipality, or community redevelopment agency acquired or held for the purposes of this part is declared to be public property used for essential public and governmental purposes, and such property is exempt from all taxes of the municipality, the county, or the state or any political subdivision thereof. However, such tax exemption will term*

## **19.0 SAFEGUARDS, CONTROLS, RESTRICTIONS, OR COVENANTS**

### **163.410 Exercise of powers in counties with home rule charters.**

In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement

between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall grant in whole or in part or deny any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the municipality and county. Within 30 days after receipt of the request, the county shall notify the municipality by registered mail whether the request is complete or if additional information is required. Any request by the county for additional documentation shall specify the deficiencies in the submitted documentation, if any. The county shall notify the municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete. If the meeting of the county commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the county, the request shall be acted upon at the next regularly scheduled meeting of the county commission without regard to the 120-day limitation. If the county does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted.

#### **163.415 Exercise of powers in counties without home rule charters.**

The powers conferred by this part upon counties not having adopted a home rule charter shall not be exercised within the boundaries of a municipality within said county unless the governing body of the municipality expresses its consent by resolution. Such a resolution consenting to the exercise of the powers conferred upon counties by this part shall specifically enumerate the powers to be exercised by the county within the boundaries of the municipality. Any power not specifically enumerated in such a resolution of consent shall be exercised exclusively by the municipality within its boundaries.

## ***20.0 CONSISTENCY WITH EATONVILLE COMPREHENSIVE PLAN***

### **163.362 Contents of the community redevelopment plan.**

Every community redevelopment plan shall:

Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

### **163.360 Community redevelopment plans.**

1. Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution,



determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

2. The community redevelopment plan shall:
  - a. Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.
  - b. Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.
  - c. Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.
3. The community redevelopment plan may provide for the development and implementation of community policing innovations.
4. The city, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.
5. The community redevelopment agency shall submit any community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area. The governing body shall then proceed with the hearing on the proposed community

redevelopment plan as prescribed by subsection (6).

6. (a) The governing body shall hold a public hearing on a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the community redevelopment area covered by the plan, and outline the general scope of the community redevelopment plan under consideration.
6. (b) For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a community redevelopment plan under subsection (7):
  - a. Within 30 days after receipt of any community redevelopment plan recommended by a community redevelopment agency under subsection (5), the county may provide written notice by registered mail to the governing body of the municipality and to the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed community redevelopment plan. If the notice is required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. 163.355. If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of

- the municipality that created the community redevelopment agency and to the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.
- b. If the notice is required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of the plan under subsection (7) until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.
  - c. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.
7. Following such hearing, the governing body may approve the community redevelopment and the plan therefore if it finds that:
- a. A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families.
  - b. The community redevelopment plan conforms to the general plan of the county or municipality as a whole.
  - c. The community redevelopment plan considers the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans.
  - d. The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and
  - e. The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.
8. If the community redevelopment area consists of an area of open land to be acquired by the Town or the municipality, such area may not be so acquired unless:
- a. In the event the area is to be developed in whole or in part for

residential uses, the governing body determines:

- i. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality.
  - ii. That the need for housing accommodation has increased in the area.
  - iii. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and
  - iv. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.
- b. In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:
- i. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
  - ii. Acquisition may require the exercise of governmental action, as provided in this part, because of:
    1. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land.
    2. Tax delinquency.
    3. Improper subdivisions.
    4. Outmoded street patterns.
    5. Deterioration of site.
    6. Economic disuse.
    7. Unsuitable topography or faulty lot layouts.
    8. Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or
    9. Any combination of such factors or other conditions which retard development of the area.
  - iii. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.
9. Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification

in accordance with its terms.

10. Notwithstanding any other provisions of this part, when the governing body certifies that an area needs redevelopment or rehabilitation as a result of an emergency under s.252.34(3), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a “blighted area,” and the governing body may approve a community redevelopment plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment

DRAFT



## APPENDIX A

### Town of Eatonville Legal Description

*Beginning nine hundred and ninety-one and eleven hundredths (991.11) feet north of the southwest corner of the northwest quarter of Section Thirty-five (35), Township Twenty-one (21) South Range Twenty-nine (29) East; run thence south a distance of 1,924.51 feet; thence run west a distance of 466.70 feet; thence run north a distance of 20.00 feet; thence run west a distance of 421.48 feet; thence run north 2 degrees 5' 40" west, a distance of 438.32 feet to the SE corner of Ben Hill Property; thence run west a distance of 320.77 feet to the west line of the NE ¼ of SE ¼ of Section 34 Township 21 South, Range 29 East; thence run South 2 degrees 14'40" east a distance of 438.41 feet to the NW corner of Catalina Park Subdivision; thence run South 1 degrees 48' 14" east a distance of 373.60 feet; thence run south 89 degrees 39' 16" east a distance of 1,196.78 feet to the southeast corner of the NE ¼ of the SE ¼ of said section 34; thence run South 0 degrees 01'57" east a distance of 1,289.6 feet to the southeast corner of said Section 34, Township 21 South, Range 29 east thence run east along the south line of Section 35; thence east a distance of 660 feet along the south line of Section 36, Township 21 South, Range 29 East; thence run north a distance of 3,631.11 feet to a point 662 feet east of the east line of said section 35; thence run west to the point of beginning.*

*Also: The north 247.8 feet of the west 200 feet of the northeast ¼ of the Southeast ¼ (less north 40 feet for road) Section 34, Township 21 South, Range 29 East.*

*Also: Begin 200 feet east of the NW corner of the NE ¼ of the SE ¼ of Section 34, Township 21 south, Range 29 east, and run south on the east line of tract of land conveyed by grantors to Henry S Crosby, single, on June 13, 1956, as shown on Public Records of Orange County, Florida, in Official records Book 110, page 358,—130 feet to a stake; thence east parallel with the north line of said Section, 120 feet to a stake; thence north, parallel with the east line of said tract conveyed to Henry S. Crosby, single, 130 feet to a stake in the north line of said SE ¼ of section 34; thence west 120 feet to the NE corner of said tract conveyed to Henry S. Crosby and the point of beginning. Less the north 30 feet for road.*

*Also: Begin 4 degrees 85.48 feet north of the SE corner of Section 34, Township 21 south, Range 29 east; run North 62 degrees west, 642.13 feet; North 498.14 feet; East to the East line of Section 34; South along said east line of section 34 to point of beginning. Also: The NW ¼ of the SE ¼ lying south of the road and the South½ of vacated road on the north (less Kingswood Manor 7<sup>th</sup> add.) Section 34, Township 21 south, Range 29 east.*

*Also: The NW ¼ of the SE ¼ north of the road (less the North 40 feet) Section 34, Township 21 south, Range 29 east.*

*Also: Begin 543 feet south of the NE corner of the SW ¼ of the NE ¼ of Section 34, Township 21 south, Range 29 east; run thence south 725.34 feet; thence N. 87 degrees 50'30" W. 577.97 feet; thence N 01 degrees 52'04", 990.36 feet; thence S. 64 degrees 51'17"e., 673.70 feet to the point of beginning, less right-of-way for County Road on the east.*

*Also: Beginning at the southeast corner of the NE ¼ of the SW ¼ of Section 34, Township 21 south, Range 29 east; thence north 957 feet; thence west 1320 feet; thence north 363 feet; thence west 1320 feet; thence south 1320 feet; thence east to the point of beginning, Less a tract described as follows; beginning at the SW corner of the NW ¼ of the SW ¼ of the Section 34, Township 21 south, Range 29 east; thence east 1,635 feet, thence north 01 30' east, 695 feet; thence south 75 31' west, 342 feet; thence west to the west line of said section 34, thence south to the point of beginning.*

*Also: The South ½ of the West ¼ of the SE ¼ of the NE ¼ of Section 34, Township 21 south, Range 29 east, less road right-of-way on the west and south.*

*Also: The SE ¼ of the NW ¼ of Section 34, Township 21 south, Range 29 east and begin at the NE corner of the SW ¼ of said Section 34, run west 1320 feet, south 363 feet, thence east 1320 feet, thence north 363 feet to the point of beginning.*

*Also: Begin at SE corner of the SW ¼ of the NW ¼ of said section 34, run thence north 834.84 feet; thence west 208.71 feet, thence south 834.84 feet to the point of beginning less road right-of way.*

*Also: From the SE corner of the NW ¼ of Section 34, Township 21 south, Range 29 east, run N04 degrees 01' 15"W along the east line of the NW ¼ of said Section 34, a distance of 40.10 feet to a point on the north right-of-way line of Lake Avenue form a point of beginning; continue N04 Degrees 01'15"W, a distance of 800 feet; thence N89 degrees 54'39"W, a distance of 1263.91 feet; thence south a distance of 800 feet to a point of said right-of-way line; thence south a distance of 1320 feet to the point of beginning. Containing 23.697 acres of land and lake bottom.*

*Also: The SW ¼ of NW ¼ (less S 834 feet of E 208.71 feet and less S 40 feet for R/W) of Section 34-21-29 3291/2615 and 5477/1304 (Merger) and 5477/1315 (Merger) and 5477/1322 (Merger)  
(Ord. No. 2004-3, § 1,exh. B, 3-2-2004)*

## **APPENDIX B**

### **Projects and Programs**

Projects and Programs	2025-2029	2029-2033	2033-2037	2037-2039
Affordable/Market / Rehab Housing				
Recreation Facilities Improvements				
Street Lighting Upgrades				
Eatonville Town Shoppe	2,000,000	11,000,00		
Incentive Grant/Loan Pool				
System Utility Improvements				
Kennedy Blvd Streetscape Upgrades	2,000,000			
Complete Street Approach		30,000,000		
Lk Destiny Rd/Lee Rd Connection				
Parking Structure/ Facility				
Gateway Improvements		1,000,000	1,000,000	1,000,000
Way finding Signage	50,000	50,000		
Park Improvements/New & Existing	1,000,000		1,000,000	
Community Policing	2,000,000			
Hungerford Property				
Infill Land Acquisition Residential /Commercial				
Façade /Community Improvement/ Community Development Grants				
Special Events / Programs				
Roadway Improvements				
Sidewalk Improvements				
Cultural Heritage Tourism				
Historic Preservation				
Cultural Facilities				
Underground Utilities Residential/Commercial				
Eaton Walk @Zora Park Food & Entertainment Incubator				
The “Circuit” Performing Arts and Entertainment Center	1,250,000	1,000,000	1,000,000	500,000
Business Recruitment Opportunities				
Real Estate Acquisitions				

## APPENDIX C

### TIF Projections

YEAR	TAXABLE VALUE	AD VALORIUM VALUE	TAX INCREMENT
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			

Based on a combined County and Town Milage Rate



**HISTORIC TOWN OF EATONVILLE, FLORIDA**  
**REGULAR CRA MEETING**  
**MAY 20, 2025, AT 5:30 PM**  
**Cover Sheet**

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

**ITEM TITLE:** Approval of Resolution CRA–R– 2025-17 Approving the March 2025 Financials (**Administration**)

**COMMUNITY REDEVELOPMENT ACTION:**

CRA DECISION		Department: ADMINISTRATION
CONSENT AGENDA	YES	<b>Exhibits:</b> <ul style="list-style-type: none"><li>RESOLUTION CRA-R-2025-17</li></ul>
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

**REQUEST:** Approval of Resolution CRA–R–2025-17

**SUMMARY:** Going forward the Board of Directors will need to approve the monthly financial of the CRA. This is a consent agenda item.  
Item was tabled on April 17, 2025, at the last CRA Board Meeting.

**RECOMMENDATION:** The TOECRA Administration recommends approval of Resolution CRA-R-2025-17

**FISCAL & EFFICIENCY DATA:** No fiscal impact.



**RESOLUTION CRA-R-2025-17**

**A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE MARCH 2025 FINANCIALS AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS** the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

**WHEREAS**, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

**WHEREAS** the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

**WHEREAS** the TOECRA Board of Directors will review and approve all monthly financial reports: and

**Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.**

**SECTION ONE: AMENDMENTS.** The TOECRA Board of Directors will review and approve all monthly financial reports in good stewardship of the CRA Trust Account.

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

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

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

**PASSED AND ADOPTED this 15<sup>th</sup> day of MAY 2025.**

\_\_\_\_\_  
Angie Gardner, Chair

**ATTEST:**

Veronica King, Town Clerk or Board Designee



America's Most Convenient Bank®

E

STATEMENT OF ACCOUNT

Section VI. Item #4.

TOWN OF EATONVILLE CRA  
TRUST ACCOUNT  
307 E KENNEDY BLVD  
EATONVILLE FL 32751

Page: 1 of 5  
Statement Period: Mar 01 2025-Mar 31 2025  
Cust Ref #:   
Primary Account #:

Municipal Advantage Checking

TOWN OF EATONVILLE CRA  
TRUST ACCOUNT

Account #

ACCOUNT SUMMARY

Beginning Balance	1,797,879.28	Average Collected Balance	1,562,197.88
Deposits	534.00	Interest Earned This Period	0.00
Electronic Deposits	309.80	Interest Paid Year-to-Date	8,638.79
Other Credits	2,308.70	Annual Percentage Yield Earned	0.00%
		Days in Period	31
Checks Paid	14,855.84		
Electronic Payments	5,079.83		
Other Withdrawals	336,603.76		
Ending Balance	1,444,492.35		

DAILY ACCOUNT ACTIVITY

Deposits

POSTING DATE	DESCRIPTION	AMOUNT
03/21	DEPOSIT	534.00
	Subtotal:	534.00

Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
03/18	DEBIT CARD CREDIT, AUT 031725 VISA DDA REF VISTAPRINT 8662074955 * MA 4085404032590766	309.80
	Subtotal:	309.80

Other Credits

POSTING DATE	DESCRIPTION	AMOUNT
03/17	CREDIT INTEREST, ANALYSIS INT	2,308.70
	Subtotal:	2,308.70

Checks Paid

No. Checks: 10

\*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
03/26	7751	40.00	03/14	7756	3,875.00
03/31	7752	125.00	03/20	7757	100.00
03/12	7753	2,575.00	03/17	7759*	555.00
03/12	7754	60.84	03/21	7760	2,400.00
03/21	7755	5,000.00	03/31	7761	125.00
			Subtotal:		14,855.84

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to [www.tdbank.com](http://www.tdbank.com)

# How to Balance your Account

## Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

1	Ending Balance	1,444,492.35
2	Total Deposits	+
3	Sub Total	
4	Total Withdrawals	-
5	Adjusted Balance	

2	DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
	Total Deposits		2

4	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Total Withdrawals		4

## FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

**TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377**

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

## INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

## FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**FINANCE CHARGES:** Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

**Bank**

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Section VI. Item #4.

**STATEMENT OF ACCOUNT**TOWN OF EATONVILLE CRA  
TRUST ACCOUNTPage: 3 of 5  
Statement Period: Mar 01 2025-Mar 31 2025  
Cust Ref #:   
Primary Account #: **DAILY ACCOUNT ACTIVITY****Electronic Payments**

POSTING DATE	DESCRIPTION	AMOUNT
03/05	DBCRD PMT AP, AUT 030525 VISA DDA PUR AP MICROSOFT G080509987 MSBILL INFO * WA 4085404032590766	22.00
03/17	DBCRD PUR AP, AUT 031425 VISA DDA PUR AP VISTAPRINT 866 207 4955 * MA 4085404032590766	2,374.84
03/19	DBCRD PUR AP, AUT 031725 VISA DDA PUR AP OFFICE DEPOT 149 WINTER PARK * FL 4085404032590766	1,250.54
03/19	DBCRD PMT AP, AUT 031825 VISA DDA PUR AP ADOBE ADOBE 408 536 6000 * CA 4085404032590766	29.98
03/20	DBCRD PUR AP, AUT 031925 VISA DDA PUR AP NELSON S TENTS AND EVENT 407 8147370 * FL 4085404032590766	1,060.88
03/24	DBCRD PUR AP, AUT 032125 VISA DDA PUR AP SAMSCLUB 6189 APOPKA * FL 4085404032590766	105.26
03/24	DBCRD PUR AP, AUT 032125 VISA DDA PUR AP SAMSCLUB 6189 APOPKA * FL 4085404032590766	50.00
03/26	DBCRD PMT AP, AUT 032625 VISA DDA PUR AP ZOOM COM 888 799 9666 ZOOM US * CA 4085404032590766	15.99
03/31	DBCRD PMT AP, AUT 033025 VISA DDA PUR AP ADOBE ADOBE 408 536 6000 * CA 4085404032590766	119.95
03/31	DBCRD PUR AP, AUT 032825 VISA DDA PUR AP OFFICE DEPOT 149 WINTER PARK * FL 4085404032590766	25.62
03/31	DBCRD PUR AP, AUT 032925 VISA DDA PUR AP OFFICE DEPOT 149 WINTER PARK * FL 4085404032590766	24.77
Subtotal:		5,079.83

**Other Withdrawals**

POSTING DATE	DESCRIPTION	AMOUNT
03/11	WIRE TRANSFER OUTGOING, Nona Title Inc DBA Red Door Title	336,603.76
Subtotal:		336,603.76

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to [www.tdbank.com](http://www.tdbank.com)

Bank Deposits FDIC Insured | TD Bank, N.A. | Equal Housing Lender



STATEMENT OF ACCOUNT

TOWN OF EATONVILLE CRA  
TRUST ACCOUNT

Page:

4 of 5

Statement Period:

Mar 01 2025-Mar 31 2025

Cust Ref #:

Primary Account #:

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
02/28	1,797,879.28	03/19	1,453,150.82
03/05	1,797,857.28	03/20	1,451,989.94
03/11	1,461,253.52	03/21	1,445,123.94
03/12	1,458,617.68	03/24	1,444,968.68
03/14	1,454,742.68	03/26	1,444,912.69
03/17	1,454,121.54	03/31	1,444,492.35
03/18	1,454,431.34		



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Section VI. Item #4.

## STATEMENT OF ACCOUNT

TOWN OF EATONVILLE CRA  
TRUST ACCOUNT

Page: 5 of 5  
Statement Period: Mar 01 2025-Mar 31 2025  
Cust Ref #: [REDACTED]  
Primary Account #: [REDACTED]

We're committed to keeping you informed when it comes to your banking and want you to know about upcoming changes to your TD Bank Business Deposit Account Agreement.

### **TD Bank's Funds Availability Policy will be changing by July 1, 2025.**

When you deposit a check, we'll continue to make \$100 available immediately and, typically, make the remaining funds available by the end of the first business day after we receive your deposit. **However, if a hold is placed on a check deposit, by July 1, you'll have access to more funds as follows:**

- **Today:** If a hold is applied, an additional \$125 is available by the end of the first business day after we receive your deposit.
- **By July 1:** We'll increase the amount available to \$175. This means, the first \$275 of your deposit will be available by the end of the first business day after we receive your deposit.

### **We'll also make more of your funds available for larger deposits:**

- **Today:** Typically, we make the first \$5,525 of a day's total deposits available by the end of the first business day after we receive your deposit. Please see the TD Bank Business Deposit Account Agreement for details.
- **By July 1:** We'll increase that amount to \$6,725.

### **Questions?**

Visit any TD Bank or call us at **1-888-751-9000**. We're glad to help.





# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR CRA MEETING

### MAY 20, 2025, AT 5:30 PM

### Cover Sheet

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

**ITEM TITLE:** Approval of Resolution CRA–R– 2025-22 Approving the April 2025 Financials (**Administration**)

**COMMUNITY REDEVELOPMENT ACTION:**

<b>CRA DECISION</b>		<b>Department:</b> ADMINISTRATION
<b>CONSENT AGENDA</b>	YES	<b>Exhibits:</b> <ul style="list-style-type: none"> <li><b>RESOLUTION CRA-R-2025-22</b></li> </ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		
<b>CRA DISCUSSION</b>		

**REQUEST:** Approval of Resolution CRA–R–2025-22

**SUMMARY:** Going forward the Board of Directors will need to approve the monthly financial of the CRA. This is a consent agenda item.

**RECOMMENDATION:** The TOECRA Administration recommends approval of Resolution CRA-R-2025-22

**FISCAL & EFFICIENCY DATA:** No fiscal impact.

# **RESOLUTION CRA-R-2025-22**

## **A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE APRIL 2025 FINANCIALS AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS** the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

**WHEREAS,** such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

**WHEREAS** the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

**WHEREAS** the TOECRA Board of Directors will review and approve all monthly financial reports: and

**Whereas NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.**

**SECTION ONE: AMENDMENTS.** The TOECRA Board of Directors will review and approve all monthly financial reports in good stewardship of the CRA Trust Account.

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

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

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

**PASSED AND ADOPTED this 15<sup>th</sup> day of MAY 2025.**

\_\_\_\_\_  
Angie Gardner, Chair

**ATTEST:**

\_\_\_\_\_  
Veronica King, Town Clerk or Board Designee



**Bank**

America's Most Convenient Bank®

E

STATEMENT OF ACCOUNT

Section VI. Item #5.

TOWN OF EATONVILLE CRA  
TRUST ACCOUNT  
307 E KENNEDY BLVD  
EATONVILLE FL 32751

Page: 1 of 3  
Statement Period: Apr 01 2025-Apr 30 2025  
Cust Ref #:   
Primary Account #:

**Municipal Advantage Checking**

TOWN OF EATONVILLE CRA  
TRUST ACCOUNT

Account #

Beginning Balance	1,444,492.35	Average Collected Balance	1,435,467.45
Other Credits	2,189.26	Interest Earned This Period	0.00
Checks Paid	23,346.41	Interest Paid Year-to-Date	10,828.05
Electronic Payments	3,926.84	Annual Percentage Yield Earned	0.00%
Ending Balance	1,419,408.36	Days in Period	30

**Other Credits**

04/15	CREDIT INTEREST, ANALYSIS INT	2,189.26
Subtotal:		2,189.26

**Checks Paid** No. Checks: 12 \*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

04/04	7762	3,500.00	04/07	7768	650.00
04/07	7763	500.00	04/17	7770*	53.59
04/07	7764	40.00	04/18	7771	3,525.00
04/07	7765	150.00	04/16	7772	49.75
04/03	7766	2,000.00	04/24	7773	100.00
04/04	7767	163.77	04/29	7775*	12,614.30
Subtotal:				23,346.41	

**Electronic Payments**

04/01	DBCRD PUR AP, AUT 032825 VISA DDA PUR AP AMAZON RETA 0Z0W35TJ3 WWW AMAZON CO * WA 4085404032590766	134.99
04/07	DBCRD PMT AP, AUT 040525 VISA DDA PUR AP MICROSOFT G085135139 MSBILL INFO * WA 4085404032590766	22.00
04/09	DBCRD PUR AP, AUT 040825 VISA DDA PUR AP IRELAND ASSOCIATES SUR 407 678 3366 * FL 4085404032590766	600.00
04/11	DBCRD PUR AP, AUT 041025 VISA DDA PUR AP NCOURT FLTAPDATASWP ALPHARETTA * GA 4085404032590766	138.95

## How to Balance your Account

Page:

2 of 3

**Begin by adjusting your account register as follows:**

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

- 1 Your ending balance shown on this statement is:
- 2 List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
- 3 Subtotal by adding lines 1 and 2.
- 4 List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
- 5 Subtract Line 4 from 3. This adjusted balance should equal your account balance.

1	Ending Balance	1,419,408.36
2	Total Deposits	+
3	Sub Total	
4	Total Withdrawals	-
5	Adjusted Balance	

[illegible]

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
<b>Total Withdrawals</b>		

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

**TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston,  
Maine 04243-1377**

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

**In case of Errors or Questions About Your Bill:**

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**FINANCE CHARGES:** Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.



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Section VI. Item #5.

STATEMENT OF ACCOUNT

TOWN OF EATONVILLE CRA  
TRUST ACCOUNT

Page: 3 of 3  
Statement Period: Apr 01 2025-Apr 30 2025  
Cust Ref #:   
Primary Account #:

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
04/16	DBCRD PUR AP, AUT 041425 VISA DDA PUR AP FLORIDA REDEVELOPMENT 850 2229684 * FL 4085404032590766	745.00
04/16	DBCRD PUR AP, AUT 041425 VISA DDA PUR AP OFFICE DEPOT 149 WINTER PARK * FL 4085404032590766	59.98
04/21	DBCRD PMT AP, AUT 041825 VISA DDA PUR AP ADOBE ADOBE 408 536 6000 * CA 4085404032590766	29.98
04/25	DBCRD PUR AP, AUT 042425 VISA DDA PUR AP SQ AIR ANALYTICS MAITLAND * FL 4085404032590766	2,060.00
04/29	DBCRD PMT AP, AUT 042825 VISA DDA PUR AP ZOOM COM 888 799 9666 ZOOM US * CA 4085404032590766	15.99
04/30	DBCRD PMT AP, AUT 042925 VISA DDA PUR AP ADOBE INC 800 8336687 * CA 4085404032590766	119.95
Subtotal:		3,926.84

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
03/31	1,444,492.35	04/16	1,437,927.17
04/01	1,444,357.36	04/17	1,437,873.58
04/03	1,442,357.36	04/18	1,434,348.58
04/04	1,438,693.59	04/21	1,434,318.60
04/07	1,437,331.59	04/24	1,434,218.60
04/09	1,436,731.59	04/25	1,432,158.60
04/11	1,436,592.64	04/29	1,419,528.31
04/15	1,438,781.90	04/30	1,419,408.36





# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR CRA MEETING

### MAY 20, 2025, AT 5:30 PM

### Cover Sheet

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

**ITEM TITLE:** Approval of CRA Board Meeting Minutes for 4-17-25, 4-29-25-Special, 5-6-25-Special (Clerk)

**COMMUNITY REDEVELOPMENT ACTION:**

<b>CRA DECISION</b>		<b>Department:</b> CLERK
<b>CONSENT AGENDA</b>	YES	<b>Exhibits:</b> <ul style="list-style-type: none"> <li>• CRA BOD Meeting Minutes 4-17-25</li> <li>• CRA BOD Special Meeting Minutes 4-29-25</li> <li>• CRA BOD Special Meeting Minutes 5-6-25</li> </ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		
<b>CRA DISCUSSION</b>		

**REQUEST:** Approval of the CRA Board Meeting Minutes for 4-17-25, 4-29-25-Special, 5-6-25-Special

**SUMMARY:** The CRA BOD Meetings were held on 4-17-25, 4-29-25-Special, 5-6-25-Special and were transcribed into meeting minutes through the clerk's office.

**RECOMMENDATION:** The TOECRA Administration recommends approval of the CRA Board Meeting Minutes for 4-17-25, 4-29-25-Special, 5-6-25-Special

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



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### MEETING MINUTES

Thursday, April 17, 2025, at 6:30 PM

Town Hall (Council Chambers) – 307 E. Kennedy Blvd

**SPECIAL NOTICE:** These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. *\*\*Audio Recording are available through the Town's website on the Board Agenda Page.*

**CALL TO ORDER** – Chair Gardner called the meeting to order at 6:30 p.m.

**ROLL CALL** – Quorum was established through roll call by Town Clerk.

**PRESENT:** (7) Director Wanda Randolph, Director Tarus Mack, Director Rodney Daniels, Vice Chair Theo Washington, Director Ruthi Critton, Chair Angie Gardner, Director Donovan Williams)

**STAFF:** (5) Michael Johnson, **CRA Executive Director**, Veronica King, **Town Clerk**; Greg Jackson, **Attorney**, Broderick Lampkins, **EPD**

### INVOCATION AND PLEDGE OF ALLEGIANCE

Chair Gardner led the invocation through a Moment of Silence followed by the Pledge of Allegiance

### PRESENTATIONS

March 2025 Financial Statement Presentation – Mr. Johnson gave an introduction of the March 2025 financials which accounts for account balances also tracking the expenditures for the month. **Discussions:** information not presented in a timely manner, need more time (request to table); inquired about the 119 West Street purchase and associated costs (purchase came out of the general fund of the CRA Trust account), corrected financials will be emailed, need to be a part of the package.

119 S. West St Affordable Housing Project - Mr. Johnson gave an overview of the 119 S. West St Affordable Housing Project by way of PowerPoint. The mission is to revitalize the CRA district providing more affordable housing, cultural art opportunities, improving long term transportation needs, encouraging retail development; the vision is to create and sustain a vital community where citizens, stakeholders, visitors, live, work and play while enhancing the town's tax base, eliminating, slump areas, addressing affordable housing, stimulating economic development activities by doing catalysts for public private investment; executive summary is to embark on an aggressive approach to the opportunities allowing for increased support for housing within the district, allowing for resources to address the deficiencies related to the affordable housing plan, focusing on housing units, the homeownership options, and implementing strategies for existing housing, to establish partnerships within landowners, to break down costs to make home ownership achievable; need to be creating home ownership opportunities to reverse that pay tax; Total cost for redeveloping the 119 West Street property is \$360,000 at 1,344 square feet living space (1,822 total), zoning is R2, proposing the development of four lots, cost per unit for demo is \$5,000, impact fees cost for four houses \$50,006.85, partners are Orange County, Help CDC (providing courses and down payment assistance), to include CDBG funding; inquired about the possibility of this going to a land trust, total investment for four homes is \$362,428, \$92,069 redevelopment assumption cost (based on presentation), do not know construction cost until site plan is finalized.



### CITIZEN PARTICIPATION – (3)

David Barany – Requesting more time to speak beyond 3 min, will be giving more time when his agenda item comes up (agenda item #10).

Angela Thomas – Addressed comment on land trust, will be an investment for the CRA, the funding will go back to the CRA if a land trust, the homes can never be sold for profit, it has to stay affordable to the next buyer, if the person want to sell it, they cannot sell it for a profit.

Joyce Irby – Inquired about the need for the portable stage in consideration to the amphitheater already a part of Ms. Mundy’s plans

**CONSENT AGENDA: Chair Garner MOTION to APPROVE amendments to the Consent Agenda; to Table Item 3, Approval of Resolution CRA-R-2025-17 Approving the March 2025 Financials) and to Move to Board Decisions Item #5, Approval of Resolution CRA-R-2025-04 Approving the CRA Bylaws; **MOVED** by Director Randolph; **SECOND** by Director Daniels; **AYE: ALL; MOTION PASSES: (Item #3 Tabled and Item #5 moved to board decision)** **Comments:** Executive Director will bring more information on the March financials to the next meeting.**

**Chair Garner MOTION to APPROVE Amended Consent Agenda, Approval of Meeting Minutes for 3-20-25 and 3-25-25-Special Meeting; **MOVED** by Director Critton; **SECOND** by Director Mack; **AYE: ALL; MOTION PASSES****

**BOARD DISCUSSIONS:** None.

### BOARD DECISIONS:

**(Moved from Consent Agenda)** Approval of Resolution CRA-R-2025-04 Approving the CRA Bylaws (Preamble Read) - Chair Garner **MOTION to Approve** (Item 5, Resolution CRA-R-2025-04 Approving the amended CRA Bylaws with the changes from legal; **MOVED** by Vice Chair Washington; **SECOND** by Director Mack; **AYE: ALL; MOTION PASSES: Amendments:** Requested clarification on the 2.6 specific adjustment of work hours for the Executive Director and hours required to work (is a salary worker who gets paid for 40 hours only with no overtime pay); clarification of 4.4 notice of meetings was provided by legal (according to the Sunshine Manual, a special meeting should have no less than 24 hours and preferably at least 72 hours reasonable notice to the public so the two day or 48 hour period is within the guidelines; Legal provided a change to the the proposed TOECRA Bylaws with one adjustment to Paragraph 3.4 Purchase Order. Per the Board’s discussion the purchase amount was to be up to \$7,500.00, not the \$2,000 that was noted, a printed copy of legal’s finding were provided to the board; in 3.6 requested that the finance director for the town as the head person when it comes to the finances for the town should be able to review the books if needed, unless needed and through an interlocal agreement, the town’s finance director needs to be relieved from any of these (CRA) duties because of all the grants coming up, she really needs to step away as much as possible, there is already an interlocal agreement in place that establishes a working relationship; when it comes down to taxpayer's money, whether money is given to a nonprofit or not, you have to still be accountable for the money.

**Approval of Resolution CRA-R-2025-18 approving bidder for demolition of 119 S. West St. property** (Preamble Read) – Chair Garner **MOTION to TABLE** Resolution CRA-R-2024-04 Approving the CRA Bylaws; **MOVED** by Vice Chair Washington; **SECOND** by Director Mack; **AYE: ALL; MOTION PASSES.** **Comments:** Funds should be put into a land trust for protection, the trust will have control over the pricing and making sure that the sale is not for a huge profit; request for the attorney to research information on a land trust and make a recommendation to the board; the choice bidder will have to be stated in the approval (Bella Fortytone is being recommended), recommending to add choice bidder to section one; clerical updates were made (removing wording in the 6th whereas and in section one adding “housing” as well as the choice bidder); inquired about the need to demolish the home based on its condition; can two homes be built without

demolishing the property (yes); has there been an assessment to determine the need to remodel, bring to code, or upgrade; where is the money coming from; inquired about the interest of the previous owners wanting to purchase the property back versus tearing it down (request to table); **(Director Mack RESCINDS his SECOND to request to table item)**; the property is already in the possession of the CRA and laws must be followed; (legal) pursuant to chapter 163.38, allows for the disposal of property in the community redevelopment area for the sale, lease, or to dispose of and otherwise transfer real property or any other interests acquired, by or within their community redevelopment area, if it is sold, leased, or disposed of within the community redevelopment area, the person, private, or personal entity that purchases at has to do what is within the aims of the plan, the statute states that such sale, lease, other transfer or retention, and any agreement relating thereto may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or leases and their successors and assigned shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county municipality or community redevelopment agency may determine to be in the public interest, meaning if the property is sold to a private individual, they would have to be committed to following through with the plan to develop affordable housing on that property, not to move back into the property for themselves, the property can be sold to someone, a private entity, or private individual, but they have to comply with the redevelopment agency plan, which to have a, to move back in for personal use with not fit with the plan; **(Director Critton SECOND the motion with questions)**; the person the CRA bought the property from has the first rights of refusal to buy before anyone else can buy; in reference to the choice vendor (Bella Fortyone) inquiry was made to the stated amount on the estimate recommending language stating “up to” since an estimate was provided (amount stated is the actual amount per Mr. Johnson); for the CRA to get rid of property, it must be redeveloped for a public purpose; nothing was stolen and nothing was shady from the board (the board learned that the previous owner did not actually own the property); if tabled request for financials from the previous owner should be requested, need money to redevelop the four lots, where are the documents to show where the money is coming from to develop the four lots; with CRAs being on the line, the board does not have the wiggle room to do anything other than what needs to be done considering the sunset of the CRA and then total shutdown in 2045; a tour of property is scheduled for tomorrow (April 18); the board needs to make a decision as to if it wants to demo the property, if not, then the board is contributing to the code, it is the our job of the board to eliminate slum and blight, have a Statutory responsibility to care have the duties of chapter 163; the ownership changed hands in October 2024, this is a business governed by the Florida Statue Chapter 163 and it has to be followed; Executive Director provided an email from the owner to board indicating that all extensions both written and verbal expired on or before February 5, 2025; the purpose of Director Critton calling the initial meeting (February 6) was for a discussion to take place among the board and to allow for a constituent to be heard. **(Director Critton RESCINDS her SECOND)**; and **(Director Williams SECOND the motion)**; **Chair Gardner restates motions with the amendments to Resolution CRA-R- 2025-18 with corrections on the sixth whereas to remove the and development as well as to add Bella Fortyone to section one as well as to state affordable housing; Chair Garner calls for the question; AYE:** Vice Chair Theo Washington, Director Ruthi Critton, Chair Angie Gardner, Director Donovan Williams **NAYE:** Director Wanda Randolph, Director Tarus Mack, Director Rodney Daniels; **MOTION PASSES**

**Approval of Resolution CRA-R-2025-19 Authorizing the Redevelopment of 119 S. West St. property into 4 Single Family dwelling units for sale.** (Preamble Read) - **Chair Garner motion to APPROVE** Resolution CRA-R-2025-19 with stated corrections authorizing the Redevelopment of 119 S. West St. property into 4 Single Family dwelling units for sale; **MOVED** by Director Critton; **SECOND** by Director Williams; **AYE:** Vice Chair Theo Washington, Director Ruthi Critton, Chair Angie Gardner, Director Donovan Williams **NAYE:** Director Wanda Randolph, Director Tarus Mack, Director Rodney Daniels; **MOTION PASSES Discussions:** Index on Resolution was corrected from CRA-R-2025-18 to CRA-R-2025-19; inquiry was made to the infill home loan program funds; site plan and all other matters will come back to the board; stated amendments to the resolution are add housing in section one, last line in section should state redevelopment (not bid for demolition

services) also include the work housing between affordable and end and to strike out bidder (should read, the board of directors approve the recommendation for redevelopment of one 119 South West Property owned by the TOECRA), also correct the seventh whereas to the word there to read “their”.

**Approval of Resolution CRA-R-2025-20 Approving RFP to Develop property owned by the TOE CRA located at 443 & 447 West Kennedy Blvd.** (Preamble Read) - **Chair Garner motion to APPROVE** Approval of Resolution CRA-R-2025-20 Approving RFP to Develop property owned by the TOE CRA located at 443 & 447 West Kennedy Blvd; **moved** by Director Randolph; **second** by Vice Chair Washington; **Discussion:** Clarity was provided in the last whereas that choice RFP proposal would come back to the board for a presentation for approval, proposal has to meet the town’s development code standards must be consistent with the comprehensive plan use of property; expressed concerns about putting anything on property down on the west end until the road issues with the road project are resolved to include the right of way, there being no conceptual design, giving consideration to the Hungerford 17 acres of land, good idea but recommend waiting to develop, tabling until there is more clarifications, a RFP will have to be done and cost nothing (Executive Director will prepare); **ALL MOTION RESCINDED**; **Chair Garner motion to TABLE** Resolution CRA-R-2025-20 Approving RFP to Develop property owned by the TOE CRA located at 443 & 447 West Kennedy Blvd; **moved** by Director Daniels; **second** by Director Mack; **AYE: ALL; MOTION PASSES. (Item Tabled):**

**Approval of Resolution CR-R-2025-21 to purchase ShowMaster Mobile Sound Shell Community Stage MSM 3000 Series14’D x 32’L w/ accessories** (Preamble Read) - **Chair Garner motion to APPROVE** Resolution CR-R-2025-21 to purchase ShowMaster Mobile Sound Shell Community Stage MSM 3000 Series14’D x 32’L w/ accessories; **Discussions:** questioning whether there are 15 events; currently pay over \$1000 for Orange County stage (average \$15,000 per year), what line item it will come from, what is the impact for blighted areas (the CRA plan talks about doing cultural and arts events), have already spent over \$45,000 over three years for stage rentals, will own the stage and will allow for branding); the stage will pay for itself in a five year period; concerned about the cost, upkeep, labor cost, insurance, depreciation, and storage (at the barn); cost will be \$132,000 to include accessories, asking the board to allow up to \$175,000 to make sure all things are needed for a functioning stage; will generate revenue through stage rental; money will come from the general fund and the trust fund account (grant and salaries are the only restricted funds); inquired about the amount of money in the general fund; there is a million plus dollars in the bank, the board outside of restricted funds and salaries can choose how to spend money; need information to make a decisions, no justification; the 97 plan is current plan (2015 plan was never approved by the board); prefer the amphitheater over the mobile stage; recommend a cheaper stage (shop around) or continue renting a stage as needed; referencing page 21 in the plan, Goal number three, attracting and accommodating businesses, about having events to bring people to the town; can rent out the stage for whatever amount desires and can offer some incentives for locals to rent the stage at a discount or work out something with the community; addressing the frequency of events, events in the last two years have been busier in the town; need to use the CRA funds; question if the purchase should come from the town using tax payer’s dollars and the CRA funds (does not eliminate slum and blight); (legal) the plan in goal one, talks about develop guidelines for Eatonville proposed redevelopment, it can be interpreted to support the purchase of equipment, to promote cultural tourism, which is a goal outline in the current 1997 plan stating to create a clearly defined identity for the district that is meaningful and attractive enough to become a destination for visitors. To the Orlando, tourist destination magnet, wishing to experience the historical awareness and cultural aspects of the first incorporated Black community. District developers can receive economic assistance with facades, parking, landscaping, enhancement of pedestrian sites, site furnish and fixtures, which a stage, uh, the, a movable stage will be considered, uh, what they call chattel or a fixture, et cetera, in chapter 163.387, it outlines the change in the statute where it took “up to and including” to make it more restrictive as to what CRA funds could be used for, within that section, it talks about affordable housing and for police and innovation, if you can find where the stage fits into those categories, you can use it for those purposes. In 163.37, subparagraph 2, C1 says that the CRA can use funds for the acquisition of

property for the slum area or blighted area by purchase, lease option, gift grant, bequest, devise, or other voluntary method acquisition, it doesn't say real property, not putting that distinction or tag of real property, then it is talking about tangible property or other properties such as a fixture, legal interpretation of the acquisition of property not limited to real property, but saying property being a fixture or chattel would fit within that category, the board does not have to accept that; inquired about if the town could do it; **Chair Gardner calls for the question; MOVED** by Vice Chair Washington; **SECOND** by Director Critton; **AYE:** Vice Chair Theo Washington, Director Ruthi Critton, Chair Angie Gardner, Director Donovan Williams **NAYE:** Director Wanda Randolph, Director Tarus Mack, Director Rodney Daniels; **MOTION PASSES: Comments:** Maybe another city will sell there stage to the town.

**Requests from David Barany (Tresor Nola) proposal to sale property located at 426 E. Kennedy Blvd. and request to for grant required \$250,000 match payment schedule** – David Barany spoke on this matter in order to provide information and data to the board. **(No Resolution / No Action Taken)**. Have emails and records to supports stated information; years ago as owner of the laundromat was shortened \$3,000 by the CRA of grand monies for not putting a \$50 plastic board in a rehabbed sign; was told that 4,000 parking spaces was needed to rehab the club; was fed lies, no help, and no progress after seven years; Mr. Johnson called about the million dollar grant requiring a \$70,000 administration fee to be paid to the CRA, other friends expressed that would be a conflict of interest; Mr. Johnson asked that the check be made out to him and not the CRA (found out that the administration costs could not be considered); requested a private meeting with the mayor (Mr. Pressley was present) asking if there was any conflict of interest to pay \$70,000 consultation fee to Mr. Johnson's nonprofit (alleging that the payment was sanctioned); Chair Gardner provided statement of clarity of having nothing to do with actions others make on their own time; Barany referenced having a letter of concurrence clearly referring to his nonprofit as the applicant, expressed a care and desire for how this (grant) is being presented; never wanted it to come to this point of the CRA being the applicant; received the approval to do a partial demo after waiting for two years as the building was deteriorating, with no progress, believed someone did on purpose, out of \$5,000; was sanctioned by Tallahassee done by Ms. Rose; there is a series of events which caused damages, been dealing with this for seven years, invested \$70,000 of monies, Mr. Barany stated that the grant was his and was switched to the CRA; the request is for the CRA to buy the building (for \$1 million dollars, not selling the grant), if not, need to be able to do what is desired with the building as the owner; invested thousands of dollars in the community pool, per Mr. Baracy, no one can question his love, plans, and intentions for the town; had a building before it was flooded by the town; the only improvement that happened was with Mr. Malcolm Jones and Director Wanda Randolph who organized the gathering for the town (was very highly attended), the building is not historic; Mr. Johnson is trying to move the grant; had this building on contract with Johnson and King for \$1.5 million, as the real estate agent, there would have been over \$60,000 in commission; the structure of the deal (\$1 million sell of the club) has been emailed, a video has been sent of the flooding, tried to negotiate ridiculous numbers.

**Additional support documents/handouts provided to the board during meeting:** March Financials, Affordable Housing PowerPoint, Updated Bylaws with email from legal

#### **BOARD REPORTS: (No Reports)**

**ADJOURNMENT** Chair Angie Gardner Motions for Adjournment of Meeting (**Moved** by Director Critton; **Second** by Vice Chair Washington; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:40 P.M.**

**Respectfully Submitted by:**

**APPROVED**

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**Veronica L King, Town Clerk**

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**Angie Gardner, Chair**



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### SPECIAL MEETING MINUTES

Tuesday, April 29, 2025, at 6:00 PM

Town Hall (Council Chambers) – 307 E. Kennedy Blvd

**SPECIAL NOTICE:** These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. *\*\*Audio Recording are available through the Town's website on the Board Agenda Page.*

**CALL TO ORDER** – Director Randolph called the meeting to order at 6:00 p.m.

**ROLL CALL** – No Quorum (No Board Action Permitted)

**PRESENT:** (3) Director Wanda Randolph, Director Tarus Mack (Arrived after roll call) , Director Rodney Daniels, Director Ruthi Critton (Arrived on zoom at 7:15pm) , (**Absent:** Vice Chair Theo Washington, Chair Angie Gardner, Director Donovan Williams)

**STAFF:** (4), Veronica King, **Town Clerk;** Greg Jackson, **Attorney;** Broderick Lampkins & Fletcher Boone, **EPD** (**Absent:** Michael Johnson, **CRA Executive Director**)

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Chair Gardner led the invocation through a Moment of Silence followed by the Pledge of Allegiance

#### CITIZEN PARTICIPATION – (5)

Earlene Watkins – History is important, up to us to choose what Eatonville chooses to remember. I would like to take this opportunity to reflect on the past by starting with property located at 119 South West Street, which was owned by the late Howard Miller Senior, who was the first black man to own a pharmacy, which was located in the city of Orlando, his family were longtime residents of Eatonville, let us preserve his home. His business goes back to 1964 which was historical and the house that he owned in Eatonville was historical, it is important that we began to reflect on the memories of Eatonville, have lost the school, which was history; had the following at one time: our own grocery store called Reed's Grocery Store (started a program that provided remedial and tutorial services for the kid in Eatonville, the rainbow was a historical landmark for the town of Eatonville, Club Eaton was the historical landmark for the town of Eatonville, when relocating from Jacksonville to Eatonville, stayed at the Smith Motel in Eatonville (It was nice, it was clean), there was a restaurant adjacent to it, would go to the chamber, do our work, eat, and come back to have dinner, had the Tiger Gas Station, Sam's Nursery who sold plant, had Mr. Mack, Robert Mack's auto repair, and convenience store, the first library was ran by Ann Keith, and was housed in what used to be our fire department, Ms. Ward. had the best hamburgers; what do we want remembered in Eatonville, this is something that we need to start taking into consideration and stop trying to dispose of and get rid of all the memories that we have in this town.

Angela Thomas – Addressed the tearing down of the house, where are the permits, do you need permits cleared from Duke Energy to say that the power's off, do you need anything from the gas company, do you need a permit from the Town of Eatonville; want to address the purchase of the stage, called the company that is selling the stage, it an empty shell, whatever is going to be put on the stage is an additional cost, it is considered to be hydraulic thing, who is going to be in charge of the hydraulics, where will it be stored; do not settle for a piece of paper, do your research.



Marlin Daniels – Spoke on the purchase of the stage, told that it would take five years to pay for it, \$15,000 divided into \$132,000 is 8.8 years, \$15,000 divided into \$175,000, is about 11.6 years, where did the five years come from, not taken into consideration the required insurance, how will it be moved (need heavy duty vehicle), someone have to be qualified to pull the stage; Eatonville is falling to it on demise (not from outside entities), did not do a cost analysis on the house, why not leave the house, spent \$345,000, put \$40,000 into renovations, can recoup the money from one seller and then put two townhomes or two houses on the backside (there will be profit); we are failing, failing the people of this community, failing taxpayers, and failing ourselves, if we continue doing what is being done, this town will fail at the hands of certain individuals, can continue or can get it right, willing to get it right, will start an investigation and put information out; misusing taxpayer dollars for your own personal gain.

Jean Alexander – against the tearing down of 119 on West Street, grew up in Eatonville and remember Reed's Grocery Store and Dalena's grocery store, remember coming home to Mr. Mack service station, seen so much going down and has been lost In Eatonville, they refurbished two antique homes and code enforcement does not seem to be working in Eatonville, the Miller's property, no one is doing anything over there for court enforcement, dumping of concrete blocks is being done on the back of the property, was one of the nicest home in Eatonville, now it looks like nothing, seeing old cars almost from day one of when it was purchased; the original purchase of the house (119 South West Street) was \$200,000, the town paid approximately \$350,000, seems like somebody is not being thoughtful when buying homes, why pay another \$150,000; concerned that the town do not have much, being historical, and not fighting, the town could help St. Lawrence with some of that money instead of throwing it away. Let people buy and stay in the homes that are decent enough, there are homes in Eatonville that need to be purchased and torn down, the ones that looked like nothing, why buy and tear down one of the nicest homes in Eatonville, against that; if Eatonville is historical, what is there to see, the town needs to get itself together and try and preserve things.

Charles Bargaineer – Expressed concerns of demolishing the home (119 South West Street), as a former code enforcement chairman, there were properties set to be demolished but was not because they were in the historic district, was efforts done to see if the area was under the historical preservation, the whole town was designated as historical, other concern and inquiry is the allowance of the demolition because of the asbestos, when you go and research in Orange County, the only structure with asbestos that Orange County would allow to be demolished would be commercial, did the town really look at the historical preservation aspect of the property, and the abatement due to the asbestos; it is a beautiful home in need of remodeling, do not understand why the property will be torn down when there is enough property in the back, two structures can be added to the back, to tear down that particular house would be a grave injustice to the previous owner and also to the Town of Eatonville.

**BOARD DISCUSSIONS: (Agenda Changes by consensus: Item #2 was discussed first followed by item #1)**

1. **(Previously item #2)** Discussion of Resolution CRA-R-2025-23 Repealing CRA-R-2025-21 Prohibiting the purchase ShowMaster Mobile Sound Shell Community Stage MSM 3000 Series 14'D x 32'L w/ accessories.

**Discussions: (Director Randolph)** Facts to justify reasons not to purchase the stage: 1) no budget amendments was in the package as to where the money would come from and did not know the amount of money in the capital funds 2) century Industries indicated that additional purchases would be required for extra accessories such as a wheelchair ramp, et cetera, 3) do not recall the town having 15 events 4) to rent the stage out for 10 non-town events at the rate of a thousand dollars runs about \$12,000 a year, it would take a long time to even pay to get your money back from the purchase, 5) the equipment depreciates the moment it is drive off the lot as time goes on 6) would need equivalent to a box truck, a 3.5 ton truck to haul the stage, 7) maintenance, storage, and care is a concern 8) requires an annual maintenance 9) there is no training provided outside of what the company will do, there is more cost to be added to hire a contractor or employee 10) requires 25% down (between 35,000-40,000 to secure the purchase, and between one year and year and a half waiting period to get the stage delivered; it not a win for the town, it is the resident's money, concerned

about the expenditures, the proper use, wasteful spending, and it appears that the town is moving more towards being an entertainment town rather than a historic town; the CRA can spend its money much more useful to the residents by getting potholes fixed, getting windows fixed, home door replacement, weatherization, helping businesses to grow, getting facades on the building so we can have a nice look at building. **(Director Daniels)** inquired as to why the Executive Directive was not present to address the concerns; did not agree that the purchase of the stage fit the purpose of slum and blight and what the CRA is supposed to do, according to the attorney, the 1997 CRA plan is ambiguous allowing it to be translated for justification as to if something fits or does not fit the plan, in a pickle when it comes down to how the board justify things, the funds should not be used for the stage, but used for improving the sewer system, helping someone with their home, helping get the roads repaired, the majority of this board think it is ok to spend \$170,000 on a stage, need someone to step in to hold the board accountable; (legal) pertaining to accounting principles and accounting guidelines there are standards and guidelines that dictate how to reconcile where funds come from, this board in approving its bylaws in certain areas did give the executive director some broad authority in the management of the budget, does not mean that the authority is unchecked by the board, this board should oversee how items are moved inside of a budget; **(Director Mack)** problematic that the executive director is not present, do not make the decision as to if you are going to attend or not attend meetings, if not sick or due to other detrimental situations, the executive director should be at the meeting (disappointed); if the executive director is not leading in a way to help this community, there is no way to continue to sit in the seat as Executive Director; against the demolition of that property (119 South West Street), a family was forced out of their home, know the history of this property, four people voted to have this property demolished and are not present today, to continue in this way will lead to a bad space in which there is a possibility that there will not be a CRA, it is important to have a Community Redevelopment Agency, acknowledged that there is a difference between redevelopment and developing and there are many blighted areas in the town that need attention; acknowledged the lack of work being done by code enforcement in which there is an interlocal agreement in place, think there should be additional amendments to the bylaws recently passed, things are being done similar to the past that will cause affects and put this agency in a more detrimental spot than it has ever been, you put your trust in people to do the right thing but as a leader if you are not doing what is needed as a leader in this community there are consequences for that, the executive director worked for this board and is not here to explain why he thinks it is so important to tear down this building; voted to not have something put in the budget for a sale and purchase and yet it was still put in the budget for the sell and purchase; concerning the purchasing of the stage, there are no more than five events throughout the year. (MLK, Founders Day, Juneteenth, Christmas on Boulevard, and Zora), it costs a thousand dollars to rent a stage for the whole day at \$2,000 annually but recommend spending \$175,000 (to purchase a stage), at an estimated amount that is much higher than what was told (misleading information), against this purchase, have rented a stage for years and have not had any issues or problems; recommend renovating the property and build on the two lots on the back, it is a beautiful structure; people that sit in the capacity of not being an elected official or board member tend to think that they can do what they want to do, that is not how it works, inquired to the attorney as to if it is the best practice that an executive director who runs the agency to miss any meetings for CRA (no), if not for a good reason, it is not good for no staff of the agency to not be present, it is the best practice to be present, without knowing the situation of the executive director or anyone else, it is assumes that it is for a good cause, **(Director Mack)** if a special or an emergency meeting is called for whatever reason the executive director need to be present, should be present if the reason is not life threatening or anything of that nature, the same four individuals that voted to have this property demolished are not present tonight including the executive director, do not want to see the property torn down, need to consider the environmental issues, are there permits, if not properly permitted in order to demolish can lead to a serious situation (considering the gas line), before tearing this building down (although approved), are we in a position to tear it down due to permits that have not been resolved, are there permits, in response there is something from Duke Energy, a permit application for the demolition certification, an agreement to disconnect the home. (Director Randolph) referenced resolution CRA-R-2025-22 to repeal CRA-R-2025-18, cannot vote because

there is no quorum, the issue can move forward; **(Clerk)** received a communication from Director Critton indicating that she has been delayed and planning to attend, she inquire about connecting to Zoom (zoom information has been provided), will not be able to vote by zoom, she made effort to reach out; **(Legal)** the demolition is in place as of April 17, 2025, there have been some things noted here in tonight's meeting, while it has been approved, it should not go forward because of the permit issue, do not see a demolition permit, Orange County does require there to be a demolition permit, there has been asbestos found in that building (there is a report), the building cannot be demolished without proper notification of the asbestos abatement, there are certain steps that have to be taken before moving forward with the demolition of the property. **(Director Randolph)** the board met on Thursday, April 17, 2025, requested to Mr. Johnson to arrange for a visit to look at the residence (April 18, 2025, Friday morning), do not buy property without looking at it (showed the public pictures of the house along with other homes that are dilapidated needing attention), Tuesday, April 22, 2025, is when the equipment (bulldozer) for demolition was observed (five days after the meeting), Mr. Johnson had his mind made up that that house was going to come down, the asbestos team showed upon April 24, 2025 (same day that the request for a special meeting to repeal was made), the asbestos report came back on Sunday (April 27, 2025), according to the report from Duke Energy and as of March 26, 2025, the meter and all electric service owned by Duke Energy have been removed, a picture was taken indicating that a wire is still connected to the power box, not sure if it is a Duke energy wire or a cable wire, received a report on yesterday April 28, 2025, asked Mr. Johnson to come to the meeting to explain to the residents about the report, the representative from the company should come to explain the report, neither Mr. Johnson or a representative is present, the report indicates that a walkthrough of the residence was conducted to identify suspect materials prior to sampling, twenty-one samples were collected, asbestos was found on the floor in the tile work and the vinyl flooring, less than 1% on the popcorn ceiling of the house, the intent is to build two affordable homes on the back of the property, tear down the house and build two affordable homes also on the front (52x100 per lot), wanting to repeal this because lots of information was not provided, when you hire people to do a job, they should be able to give you a thorough report with all information, have not seen an inspection report, there were no cost analysis to do the sampling of the asbestos, have assumed about \$360,000 into this project and there are probably unknown additional costs, wanted to give other board members the opportunity to explain their perspective and how they feel about this matter. **(Director Daniels)**, this has been the plan from the beginning, before the property was purchased the plans were already drawn up on splitting this property, need a win-win on both sides, keep the Miller house and put the two affordable homes or townhouses on the back, only need one vote, to tear down this house is unfair for our history, the plans were already in place and someone is going to benefit from this, asking the community to talk to the board members. **(Director Mack)** inquired to legal as to if he has spoken to anyone about not being able to move forward due to the asbestos and environmental issues, legal just saw the report tonight and will get with someone, requested for an email to be sent from legal to the board, it is alarming to see the equipment on the property and for lots residents to reach with concerns. **(Director Daniels)** inquired about the historic preservation board and permits (the house is considered to be not historic, but is in the historic district, feel that it should be reviewed by the historic preservation board because it is in the historic district); **(Director Randolph)** the property cost was \$342,278, the demolition cost \$20,000, the title work cost \$150 at a total investment of \$362,428,000 not including the added cost for the testing of the asbestos, the break down for four lots will be an investment of approximately \$92,000 which will probably go up because of other added costs, do not have a total scope and real cost for the property, may have overpaid for the property; have nothing to show for being a historic town other than a story; **(Director Mack)** inquired about the response from the board about the meeting, in response, everyone responded indicating whether or not they would be present. **(Director Critton)** acknowledged the valid concerns but have a difference of opinion, want to see the agency max out its potential, voted in favor of the demolition of the property, still in favor especially after receiving the asbestos report today and after considering the finances and the investment that was put into the property, looking mostly at the facts and trying to remove the emotional and tangible elements of the conversation from the decision, do hear and respect the concerns. **(Director Randolph)** was a bad decision

to purchase the property with asbestos and possibly having to tear the house anyway, very incompetent for anyone to put the board through this, the board does not deserve this.

2. **(Previously #1)** Discussion of Resolution CRA-R-2025-22 Repealing CRA–R– 2025-18 Prohibiting the Demolition of property located at 119 S. West Street. (\*\*See and review above information, the discussion of both agenda items transcribed above).

**ADJOURNMENT** Director Randolph **Adjourns Meeting at 7:19 P.M.**

**Respectfully Submitted by:**

**APPROVED**

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**Veronica L King, Town Clerk**

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**Angie Gardner, Chair**



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## COMMUNITY REDEVELOPMENT AGENCY

### SPECIAL MEETING MINUTES

Tuesday, May 6, 2025, at 6:00 PM

Town Hall (Council Chambers) – 307 E. Kennedy Blvd

**SPECIAL NOTICE:** These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. *\*\*Audio Recording are available through the Town's website on the Board Agenda Page.*

**CALL TO ORDER** – Chair Gardner called the meeting to order at 6:00 p.m.

**ROLL CALL** – Quorum was established through roll call by Town Clerk.

**PRESENT:** (5) Chair Angie Gardner, Director Donovan Williams Director Wanda Randolph, Director Tarus Mack (Arrived after roll call), Director Ruthi Critton, (**Absent:** Vice Chair Theo Washington, Director Rodney Daniels)

**STAFF:** (4) Veronica King, **Town Clerk;** Greg Jackson, **Attorney;** Katrina Gibson, **Finance,** Chief Murray, **EPD,** (**Absent:** Michael Johnson, **CRA Executive Director**)

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Chair Gardner led the invocation through a Moment of Silence followed by the Pledge of Allegiance

#### BOARD DISCISION:

**Approval of Resolution CRA-R-2025-24 Approving the Town of Eatonville Community Redevelopment FY 2024 Annual Comprehensive Financial Audit by Carr, Riggs, And Ingram CPA.** – (Preamble Read)

Heather Mosier, partner at Carr, Riggs, And Ingram CPA form presented the proposed audit report; Chair Gardner Randolph **MOTIONS** for Approval of Resolution CRA-R-2025-24 Approving the Town of Eatonville Community Redevelopment FY 2024 Annual Comprehensive Financial Audit by Carr, Riggs, And Ingram CPA (**MOVED** by Director Critton; **SECOND** by Director Williams; **AYE: ALL, MOTION PASSES. Report Summary:** everything is clean with an unqualified opinion; the best opinion you can have. The government auditing standards report required for the government accounting standards, did not have any material weaknesses noted, the CRA is required to have a separate audit due to Florida statutes and the compliance related to CRAs itself, there is a separate report for the compliance, the budget and any amended budgets are to be submitted to the county within 10 days, was not submitted within 10 days, no auditing adjustments, did have prior findings last year (those that were related to audit adjustments), were corrected this year because there were no audit adjustments, there was a new accounting standard that was issued that did not have any effect on the CRA financial statements, accounting estimates with the CRA is your estimated useful life of the capital assets (any equipment vehicles, things that are an estimate), did not have any disagreements with management or any consultations with other accountants, there were no difficulties encountered during the audit, and did not have any issues discussed prior to retention of starting audit.

**ADJOURNMENT** Chair Gardner **MOTIONS** for Adjournment of Meeting (**MOVED** by Director Critton; **SECOND** by Director Williams; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 6:10 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Chair





# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR CRA MEETING

### MAY 20, 2025, AT 5:30 PM

### Cover Sheet

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

**ITEM TITLE:** Approval of Resolution CRA–R– 2025-23 Approving and Authorizing CPH scope of work and cost for Level II Environmental Testing for 370 E. Kennedy Blvd. (CDBG Grant Requirement) (**Administration**)

**COMMUNITY REDEVELOPMENT ACTION:**

<b>CRA DECISION</b>	YES	<b>Department:</b> ADMINISTRATION
<b>CONSENT AGENDA</b>		<b>Exhibits:</b> <ul style="list-style-type: none"> <li>• Resolution CRA-R-2025-23</li> <li>• Orange County email</li> </ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		
<b>CRA DISCUSSION</b>		

**REQUEST:** Approval of Resolution CRA–R–2025-23

**SUMMARY:** A Level I Environmental testing was completed per the Orange County CDBG Grant to the 370 E. Kennedy Blvd Building (CRA Office). The results of that Level I Environmental Assessment now require a Level II Environmental Assessment. CPH has provided a cost of \$14,100.00 to complete the Level II Environmental Assessment. This is required before Orange County will release the CDBG Grant funds.

**RECOMMENDATION:** The TOECRA Administration recommends approval of Resolution CRA-R-2025-23

**FISCAL & EFFICIENCY DATA:**

## RESOLUTION CRA-R-2025-23

**A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING CPH INVOICE REQUEST OF \$14,100.00 AND AUTHORIZING THE LEVEL II ENVIRONMENTAL ASSESSMENT AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS** the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

**WHEREAS**, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

**WHEREAS** the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

**WHEREAS** the TOECRA Board of Directors approves the payment of \$14,100.00 to CPH to complete the Level II Assessment on the 370 E. Kennedy Blvd Building (CRA Office) per the requirements of the CDBG Grant; and

**WHEREAS** the TOECRA Board of Directors acknowledges and accepts the Orange County CDBG Grant and all requirements; and

**WHEREAS NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA.**

**SECTION ONE: APPROVAL:** The TOECRA Board of Directors approves and authorize payment CPH invoice of \$14,100.00 to complete the Level II Environmental Assessment. Additionally, the TOECRA Board of Directors accepts the Orange County CDBG Grant to complete the Eatonville Works

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

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

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

**PASSED AND ADOPTED this 17<sup>th</sup> day of APRIL 2025.**

\_\_\_\_\_  
Angie Gardner, Chair

**ATTEST:**

\_\_\_\_\_  
Veronica King, Town Clerk or Board Designee

Extra Work Authorization (EWA)		EWA#:	
CPH Project #: 2500158	Base Contract Date: 5/2/1910		CPH, Inc.
Project Name: Town of Eatonville - Phase I and II ESA	Base Contract Fee Amount: \$3,775.00		
Client: Mr./Ms.: Michael Johnson	Current Contract Date: 2/6/2025		
Town of Eatonville	Current Contract Fee Amount: \$3,775.00		
307 E. Kennedy Blvd.	Proposed Fee for Extra Work: \$14,100.00		
Eatonville, FL 32751	Contract Fee Amount with this EWA: \$17,875.00		
(Does not include the construction observation services)			
<p>All terms and conditions of the BASE CONTRACT, with all approved amendments to date, shall be applicable to this Extra Work Authorization, except that Professional Services hourly rates are updated to reflect periodic adjustments to CPH's published rate, if so marked below. Approval of this Extra Work Authorization will amend the scope of services, and professional fees.</p>			
<p>The following: <input type="checkbox"/> Increased Scope of Service <span style="margin-left: 100px;"><input type="checkbox"/> Additional Service, is proposed for Client's approval:</span></p>			
<u>SCOPE DESCRIPTION</u>		<u>PROPOSED FEE ADJUSTMENT</u> (IF ANY)	
1.	Additional Civil Task	\$	-
2.	Additional Survey Task	\$	-
3.	Additional Architecture Task	\$	-
4.	Additional Environmental Task - Limited Phase II ESA	\$	14,100.00
5.	Additional Landscape and Planning Task	\$	-
6.	Additional MEP Task	\$	-
7.	Additional Structural Task	\$	-
8.	Additional Traffic and Transportation Task	\$	-
9.	Additional Treatment Plan Task	\$	-
10.	Additional Pipelines/Pumps Task	\$	-
11.	Additional PMO Task	\$	-
12.	Additional CM/CEI Task	\$	-
		Total:	\$ 14,100.00
<input type="checkbox"/> Revised Professional Service Rates are Attached.			
Proposed by:		Approved:	
Amy E Daly	5/13/2025	Michael Johnson	5/13/2025
CPH Project Manager	(Signature)	Date	Client
		Signature	Date



Michael Johnson &lt;mjohnson@townofeatonville.org&gt;

## 2nd Follow-Up: Environmental Review for Town of Eatonville Incubator Project Status (Phase 1 ESA)

Aberasturia, Damaris &lt;Damaris.Aberasturia@ocfl.net&gt;

Tue, May 13, 2025 at 2:31 PM

To: Michael Johnson &lt;mjohnson@townofeatonville.org&gt;

Cc: "vmundy@townofeatonville.org" &lt;vmundy@townofeatonville.org&gt;, "Souvorova, Janna" &lt;Janna.Souvorova@ocfl.net&gt;, Demetris Pressley &lt;dpressley@townofeatonville.org&gt;, "Ramos, Inalbert" &lt;Inalbert.Ramos@ocfl.net&gt;, "Martin, Kayla M" &lt;Kayla.Martin@ocfl.net&gt;, "Julien, Sherry" &lt;Sherry.Julien@ocfl.net&gt;, "Gilbert, Adrienne N" &lt;Adrienne.Gilbert@ocfl.net&gt;

Good day,

I hope you're doing well.

I'm writing to follow up once more regarding the outstanding items needed to proceed with the environmental review for the incubator project. As outlined in our previous correspondence, we are still awaiting the following items in order to move forward:

1. **Phase II Environmental Site Assessment (ESA):** As outlined in Section 7.4 – Conclusions and Recommendations (page 15 of 113) of the attached Phase I ESA, a limited Phase II ESA is needed. This should include soil and groundwater sampling with laboratory analysis, specifically targeting suspected PFAS constituent chemicals of concern.
2. **Scope of Work Confirmation:** Please confirm the project scope below so we can ensure the environmental review aligns accurately:
  - Rehabilitation of an existing structure with general construction activities including new air conditioning, electrical systems, datacom, façade improvements, and architectural services to meet code and historic preservation requirements.
  - The building footprint will remain unchanged.

Completing these steps is essential to finalize the Environmental Review (ER) and begin the public comment period. Delays in this stage could impact the overall project timeline, including the subsequent HUD approval and funding release process.

Please provide the requested documentation or an update on the status at your earliest convenience. Once we receive the necessary documents and confirmation, we can finalize the Environmental Review (ER), initiate the 15-day public comment period, and proceed with the remaining steps toward securing the Authority to Use Grant Funds (AUGF).

If there are any issues or questions preventing completion, please let us know how we can assist.

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Thank you again for your attention to this matter, and we look forward to hearing from you soon.


Thanks in advance, and

Best regards,


**Damaris Aberasturia**

Assistant Project Manager, CDBG-DR

Housing & Community Development

 **407-836-0950**

 **407-836-8185@fax.com**

 My regular hours are: Monday – Friday 7:00am – 4:00pm (*All dates & times in Eastern Time*)

Click on the link below for further details about our programs, you will be taken to our main website.

 <https://www.orangecountyfl.net/NeighborsHousing/OCDisasterRecovery.aspx>

<http://www.ocfl.net/NeighborsHousing/CommunityDevelopment.aspx>

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**From:** Aberasturia, Damaris

**Sent:** Thursday, April 24, 2025 11:57 AM

**To:** Michael Johnson <[mjohnson@townofeatonville.org](mailto:mjohnson@townofeatonville.org)>

**Cc:** [vmundy@townofeatonville.org](mailto:vmundy@townofeatonville.org); Souvorova, Janna <[Janna.Souvorova@ocfl.net](mailto:Janna.Souvorova@ocfl.net)>; Demetris Pressley <[dpressley@townofeatonville.org](mailto:dpressley@townofeatonville.org)>; Ramos, Inalbert <[Inalbert.Ramos@ocfl.net](mailto:Inalbert.Ramos@ocfl.net)>; Martin, Kayla M <[Kayla.Martin@ocfl.net](mailto:Kayla.Martin@ocfl.net)>; Julien, Sherry <[Sherry.Julien@ocfl.net](mailto:Sherry.Julien@ocfl.net)>; Gilbert, Adrienne N <[Adrienne.Gilbert@ocfl.net](mailto:Adrienne.Gilbert@ocfl.net)>

**Subject:** Follow-Up: Environmental Review for Town of Eatonville Incubator Project Status (Phase 1 ESA)

Good day,

I hope this message finds you well.

I wanted to follow up on the previous email regarding the environmental review for the incubator project. As mentioned, we are awaiting the following items to proceed:

1. Phase II Environmental Site Assessment (ESA): Based on the Phase 1 findings, the Town of Eatonville Community Redevelopment Agency (TOECRA) will need to conduct a limited Phase II ESA, including soil and groundwater sampling with laboratory analyses to target suspected PFAS constituent chemicals of concern, as outlined in Section 7.4 – Conclusions and Recommendations (page 15 of 113 in the attached Phase 1 ESA).

2. Scope of Work Confirmation: We kindly request your confirmation of the following scope to ensure the environmental review aligns accurately:

Section VIII. Item #7.

- General construction activities related to the rehabilitation of an existing structure, which will include new air conditioning, electrical systems, datacom, façade improvements, and architectural services to ensure the construction plans meet both code and historic preservation requirements.
- The building footprint will not change.

We would appreciate it if you could provide the requested information at your earliest convenience so we can finalize the Environmental Review (ER) process.

Once completed, the ER will be posted for a 15-day public comment period. Following this, our Planning Section will submit a Request for Release of Funds (RROF) to HUD for approval. HUD will then have a 15-day comment period. If there are no issues, we will receive the Authority to Use Grant Funds (AUGF) letter. Afterward, once the final version of the subrecipient agreement (SRA) is received from our legal department, we will forward it to TOECRA for signatures, followed by submission for BCC approval.


Thanks in advance, and

Best regards,


**Damaris Aberasturia**

Assistant Project Manager, CDBG-DR

Housing & Community Development

 **407-836-0950**

 **407-836-8185@fax.com**

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<http://www.ocfl.net/NeighborsHousing/CommunityDevelopment.aspx>

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**From:** Aberasturia, Damaris

**Sent:** Thursday, April 17, 2025 3:17 PM

**To:** Michael Johnson <[mjohnson@townofeatonville.org](mailto:mjohnson@townofeatonville.org)>

**Cc:** [vmundy@townofeatonville.org](mailto:vmundy@townofeatonville.org); Souvorova, Janna <[Janna.Souvorova@ocfl.net](mailto:Janna.Souvorova@ocfl.net)>; Demetris Pressley <[dpressley@townofeatonville.org](mailto:dpressley@townofeatonville.org)>; Ramos, Inalbert <[Inalbert.Ramos@ocfl.net](mailto:Inalbert.Ramos@ocfl.net)>; Martin, Kayla M <[Kayla.Martin@ocfl.net](mailto:Kayla.Martin@ocfl.net)>; Julien, Sherry <[Sherry.Julien@ocfl.net](mailto:Sherry.Julien@ocfl.net)>; Gilbert, Adrienne N

<Adrienne.Gilbert@ocfl.net>

Section VIII. Item #7.

**Subject:** RE: Town of Eatonville Incubator Project Status (Phase 1 ESA)

Good day,

Hope all is well.

For us to proceed with the environmental for the incubator project the following items are needed:

- Based on the findings, the Town of Eatonville Community Redevelopment Agency (TOECRA) will be required to **conduct a limited Phase II Environmental Site Assessment (ESA)**, as outlined in Section 7.4 – Conclusions and Recommendations (page 15 of 113 of the attached Ph 1 ESA). This assessment should include:
  - *"soil and groundwater sampling and laboratory analyses targeting suspected PFAS constituent chemicals of concern"*
- Please confirm the below scope of work so we ensure the environmental review accurately reflects the project scope.
  - General construction activities related to the rehab of an existing structure to include new air condition system, electrical, datacom and façade improvements as well as architectural services needed to ensure the construction plans address code and/or historic preservation requirements.
  - The building footprint will not change.

We would appreciate it if you could provide the above items at your earliest convenience to finalize the Environmental Review (ER) process. Once the ER is completed, it will be posted for public notice for a 15-day public comment period. After the 15 days ER public notice period, our Planning Section will submit a Request for Release of Funds (RROF) to HUD for approval. HUD has a minimum of 15-day comment period. If there are no issues, HUD will issue an Authority to Use Grant Funds (AUGF) letter. Once the AUGF letter is received, and we have received the final version of the subrecipient agreement (SRA) from our legal department, we will forward the final SRA to TOECRA for appropriate signatures. Then the SRA will be submitted for BCC approval.


Thanks in advance, and

Best regards,

**Damaris Aberasturia**

Assistant Project Manager, CDBG-DR

Housing & Community Development

 407-836-0950

407-836-8185@fax.com

Section VIII. Item #7.

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<https://www.orangecountyfl.net/NeighborsHousing/OCDisasterRecovery.aspx>


<http://www.ocfl.net/NeighborsHousing/CommunityDevelopment.aspx>

**From:** Julien, Sherry <Sherry.Julien@ocfl.net>  
**Sent:** Wednesday, April 9, 2025 9:48 AM  
**To:** Michael Johnson <mjohnson@townofeatonville.org>  
**Cc:** vmundy@townofeatonville.org; Souvorova, Janna <Janna.Souvorova@ocfl.net>; Demetris Pressley <dpressley@townofeatonville.org>; Ramos, Inalbert <Inalbert.Ramos@ocfl.net>; Martin, Kayla M <Kayla.Martin@ocfl.net>; Aberasturia, Damaris <Damaris.Aberasturia@ocfl.net>  
**Subject:** RE: Town of Eatonville Incubator Project Status

Good morning,

Confirming receipt. Our environmental team, copied on this email, will begin their review process and let you know if anything further is needed.

Thank you

	<p><b>Sherry Julien</b></p> <p>Orange County Government, HCD</p> <p><i>Project Manager, Disaster Recovery</i></p> <p><a href="mailto:Sherry.Julien@OCFL.Net">Sherry.Julien@OCFL.Net</a></p> <p>407-836-5169 (p)</p> <p>407-836-8185 (f)</p>
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**From:** Michael Johnson <mjohnson@townofeatonville.org>  
**Sent:** Wednesday, April 9, 2025 9:44 AM  
**To:** Julien, Sherry <Sherry.Julien@ocfl.net>  
**Cc:** vmundy@townofeatonville.org; Souvorova, Janna <Janna.Souvorova@ocfl.net>; Demetris Pressley

<[dpressley@townofeatonville.org](mailto:dpressley@townofeatonville.org)>; Ramos, Inalbert <[Inalbert.Ramos@ocfl.net](mailto:Inalbert.Ramos@ocfl.net)>; Martin, Kayla M <[Kayla.Martin@ocfl.net](mailto:Kayla.Martin@ocfl.net)>; Aberasturia, Damaris <[Damaris.Aberasturia@ocfl.net](mailto:Damaris.Aberasturia@ocfl.net)>

Section VIII. Item #7.

**Subject:** Re: Town of Eatonville Incubator Project Status

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sherry,

Please see the attached Phase 1 Environmental Site Assessment completed by CPH for the [370 E. Kennedy Blvd](#) CDBG grant project (Eatonville Works). If you need any more information please let me know. I await our next steps in the process.

Thank you in advance

On Mon, Jan 20, 2025 at 6:02 PM Julien, Sherry <[Sherry.Julien@ocfl.net](mailto:Sherry.Julien@ocfl.net)> wrote:

Thanks for the update and welcome Mr. Johnson. Once you have the completed phase I study, please forward to Inalbert Ramos and Kayla Martin copied on this email. The phase I study is needed before we can proceed with the required HUD environmental. Once we obtain HUD approval on the environmental we will forward the project agreement for the rehabilitation of the existing building for execution with the TOECRA. We will include in the project scope the use of architectural services to comply with building codes and historic preservation requirements. Please be reminded that no work, for which you intend to be reimbursed, may be performed prior to the execution of the project agreement.

Thank you



**Sherry Julien**

Orange County Government, HCD

*Project Manager, Disaster Recovery*

[Sherry.Julien@OCFL.Net](mailto:Sherry.Julien@OCFL.Net)

407-836-5169 (p)

407-836-8185 (f)



**From:** Valerie Mundy <[vmundy@townofeatonville.org](mailto:vmundy@townofeatonville.org)>

**Sent:** Friday, January 17, 2025 4:38 PM

**To:** Julien, Sherry <[Sherry.Julien@ocfl.net](mailto:Sherry.Julien@ocfl.net)>; Souvorova, Janna <[Janna.Souvorova@ocfl.net](mailto:Janna.Souvorova@ocfl.net)>

**Cc:** Michael Johnson <[mjohnson@townofeatonville.org](mailto:mjohnson@townofeatonville.org)>; Demetris Pressley <[dpressley@townofeatonville.org](mailto:dpressley@townofeatonville.org)>

**Subject:** Town of Eatonville Incubator Project Status

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sherry, thank you for your support on the Incubator project. We are in the position to transition this project over to our new CRA Director, Mr. Michael Johnson. I have copied him in this email.

From our discussions, the Town of Eatonville CRA (TOECRA) will be the grantee and will proceed with the award by January 30, 2025. We will be maintaining the same footprint and we have a Phase 1 investigation being performed. The TOECRA will also be allowed to utilize an architect for this project to maintain code and historic preservation compliance.

Mr. Johnson has been brought up to speed on our discussions and is ready to execute the agreement once he has had discussions with you.

Thank you once again for your guidance in this process.

Best regards,

**Valerie W. Mundy, P.E.**

**Public Works Director**

Town of Eatonville/Town Hall

[307 E. Kennedy Boulevard](#)

[Eatonville, Florida 32751](#)

Main: 407-623-8900 | Direct: 407-623-8901 | Fax: 407-623-8919

[vmundy@townofeatonville.org](mailto:vmundy@townofeatonville.org)

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

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**Michael Johnson**

**CRA Executive Director**

Section VIII. Item #7.

Town of Eatonville

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<https://eatonvillecra.org/>

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Send all Public Record Requests to [records@townofeatonville.org](mailto:records@townofeatonville.org)

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