



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING AGENDA

Tuesday, August 04, 2026, at 7:30 PM

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

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

- I. CALL TO ORDER AND VERIFICATION OF QUORUM
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. APPROVAL OF THE AGENDA
- IV. PRESENTATIONS AND RECOGNITION
 - A. Presentation of HostDime With Updates on Construction **(Administration)**
 - B. Updates from the Dr. Phillips Charities pertaining to the Hungerford School Property. **(Legislative/Councilman Mack)**
 - C. Town of Eatonville Staff Reports from the Departments Heads or their Appointed Designee **(Councilwoman Randolph)**
- V. CITIZEN PARTICIPATION **(Three minutes strictly enforced)**
- VI. CONSENT AGENDA
 1. Approval Resolution 2026-44 Approval of the Healthy Initiatives "Saving Lives" The Beautiful Gate 3D Mammography Mobile Event. **(Legislative/Councilwoman Randolph)**
- VII. COUNCIL DECISIONS
 2. Approval of Resolution 2026-41 For Clarity Affirming The Town's Commitment To Government Transparency And Expressing Support For The Legal Action Taken To Enforce The Florida Sunshine Law And Protect The Historic Hungerford Property **(Councilwoman Randolph)**
 3. Approval of Request For Proposal (RFP) submitted By TG Law for Hire As The General Legal Services for the Town of Eatonville **(Administration)**
 4. Approval of Request For Proposal (RFP) submitted Attorney Greg Jackson for Hire As Special Magistrate Services for Code Enforcement Hearings **(Administration)**
 5. Approval of Resolution 2026-45 Establishing The Eatonville Heritage Tourism District **(Administration/Michael Johnson)**
- VIII. REPORTS
 - CHIEF ADMINISTRATIVE OFFICER'S REPORT
 - INTERIM TOWN ATTORNEY'S REPORT
 - TOWN COUNCIL REPORT/DISCUSSION ITEMS
 - MAYOR'S REPORT
- IX. ADJOURNMENT

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

****PUBLIC NOTICE****

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



HISTORIC TOWN OF EATONVILLE

EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

AUGUST 4, 2025, AT 7:30 PM

Cover Sheet

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

ITEM TITLE: Presentation of HostDime With Updates on Construction (Administration)

TOWN COUNCIL ACTION:

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

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

SUMMARY:

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

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

FISCAL & EFFICIENCY DATA: N/A



05/05/2026

How Data Centers Use Water, and Why Cooling Design Matters



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

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

Water Withdrawal vs. Water Consumption

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

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

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

Why Data Centers Use Water

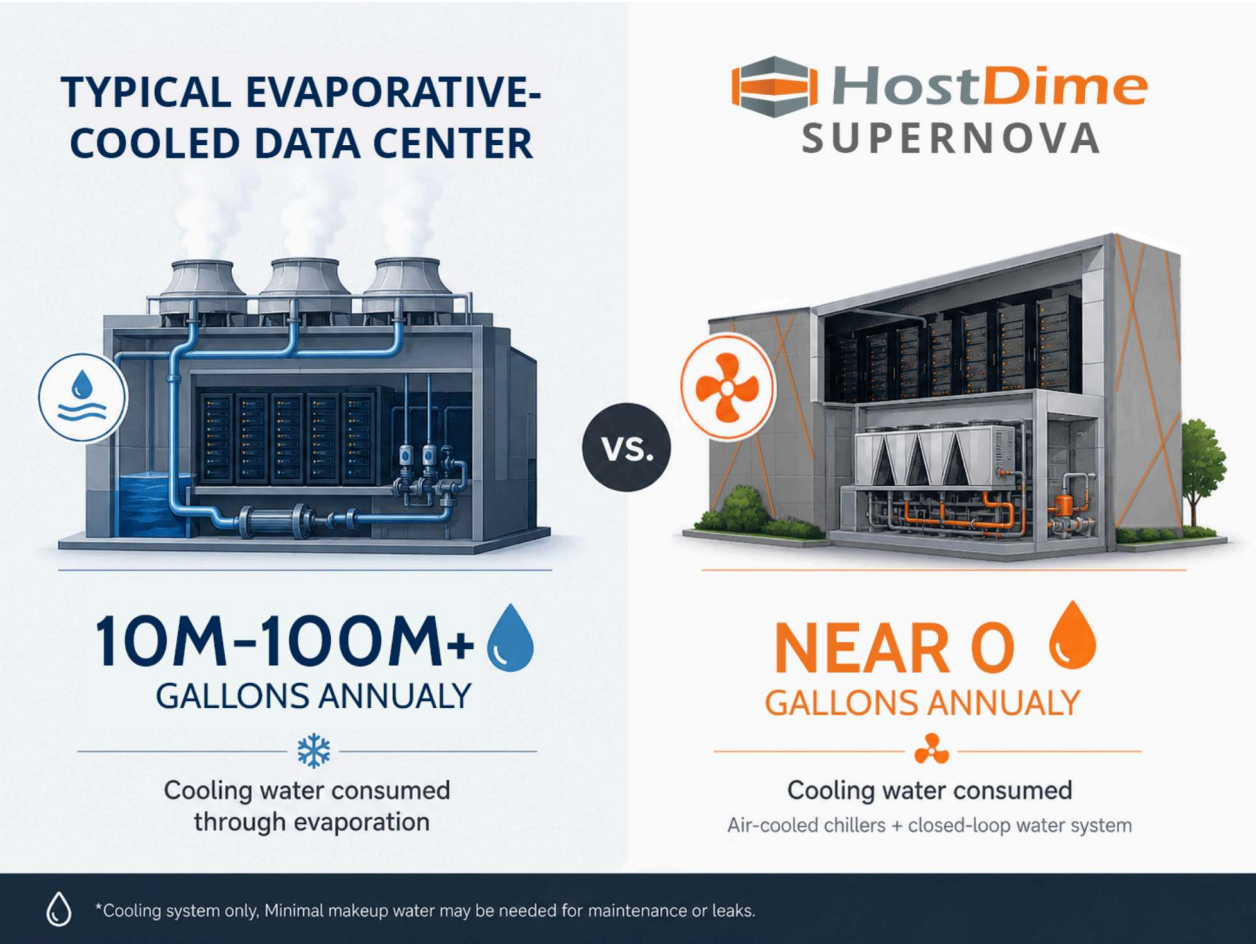
Servers generate a ton of heat, and every application, transaction, and workload runs on physical infrastructure that must stay within safe operating temperatures. If cooling fails, performance drops, hardware can be damaged, and critical services can be disrupted.

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

Not All Cooling Systems Use Water the Same Way

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

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

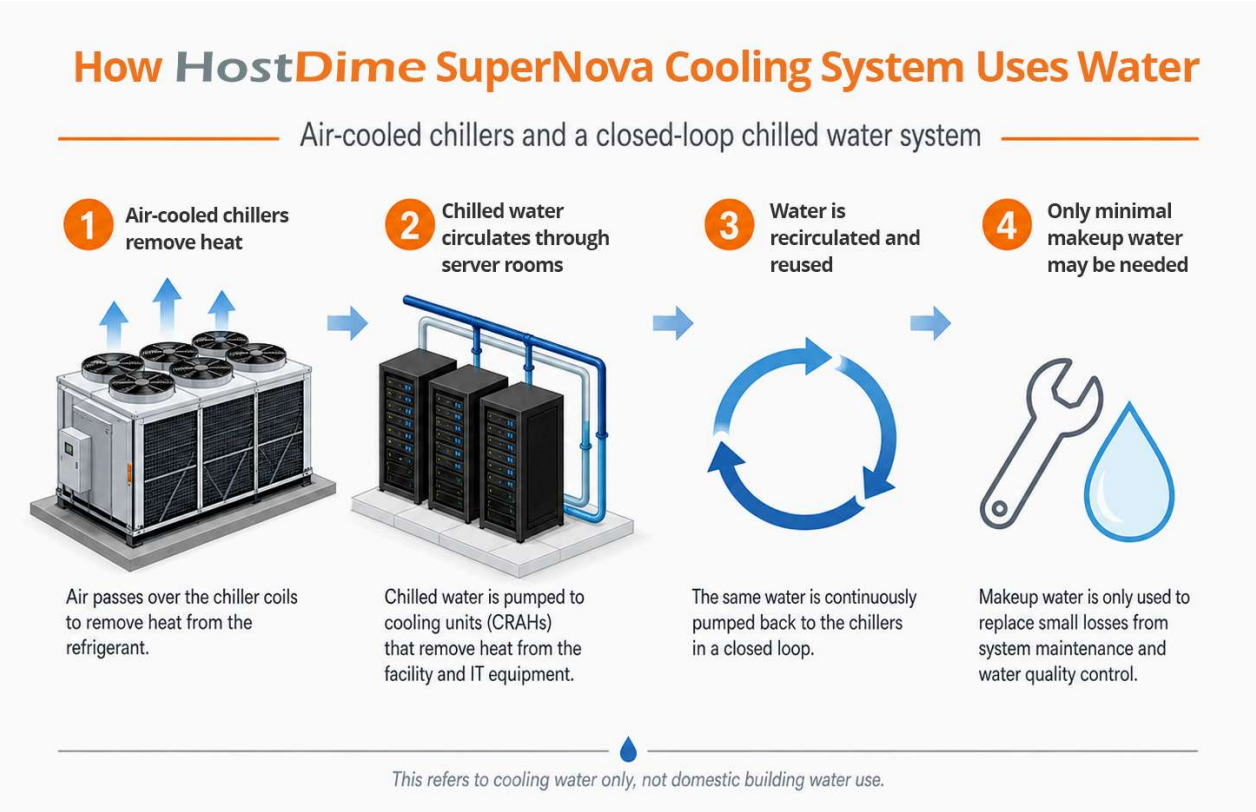


The result is a fundamentally different water profile. Some facilities can consume millions of gallons each year, while others are designed to consume virtually none for cooling.

HostDime's Approach to Data Center Water Usage

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

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



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

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

Section IV. Item #A.

Why This Matters for Central Florida

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

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

Florida Data Center Spring 2026 Update

HostDime



Watch on

Cooling Design is the Answer

Every piece of infrastructure carries some footprint, and HostDime isn't claiming other

Section IV. Item #A.

What SuperNova reflects is a deliberate choice to design systems that minimize water consumption from the start, not as an afterthought, but as a core engineering decision. In a region where water resources and community trust both matter, that choice is part of what it means to build responsibly.

Earth Day Every Day at HostDime

HostDime



Watch on

DATA CENTERS / ORLANDO

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

Next

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

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HISTORIC TOWN OF EATONVILLE
EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
AUGUST 4, 2025, AT 7:30 PM
Cover Sheet

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

ITEM TITLE: Updates from the Dr. Phillips Charities pertaining to the Hungerford School Property. **(Legislative/Councilman Mack)**

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: LEGISLATIVE/COUNCILMAN MACK
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: N/A
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request that the Town Council hear updates from the Dr. Phillips Charities pertaining to the Hungerford School Property

SUMMARY:
On September 30, 2025, the Orange County School Board approved the transfer of the historic Hungerford property from Orange County Public Schools to Dr. Phillips Charities. Beyond the Hungerford property, Eatonville is one of the oldest incorporated Black towns in the United States. At the center of this town’s history is the Hungerford property, formerly home to the Robert L. Hungerford Normal and Industrial School, founded in the late 1800s to provide education to Black students in the South. In recent years, concerns grew over potential private development and the loss of community control.

Dr. Phillips Charities has requested to provide updates during every town council meeting to the town Council on the plans towards redeveloping the Hungerford School property.

RECOMMENDATION: - Recommending that the Town Council hear updates from the Dr. Phillips Charities pertaining to the Hungerford School Property.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

AUGUST 4, 2026, AT 7:30 PM

Cover Sheet

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ITEM TITLE: Town of Eatonville Staff Reports from the Departments Heads or their Appointed Designee (**Councilwoman Randolph**)

TOWN COUNCIL ACTION:

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

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

SUMMARY:

Mr. Marlin Daniels, the Chief Administrative Officer has asked Department Directors to be prepared to report out on the respective departments. The reports will provide updates and a snapshot of tasks and projects within their area of oversight.

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

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE

EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

AUGUST 4, 2025, AT 7:30 PM

Cover Sheet

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ITEM TITLE: Approval Resolution 2026-44 Approval of the Healthy Initiatives "Saving Lives" The Beautiful Gate 3D Mammography Mobile Event.
(Legislative/Councilwoman Randolph)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE/ COUNCILWOMAN RANDOLPH
PUBLIC HEARING 1ST / 2ND READING		Exhibits: - Resolution 2026-44 - Documentation and flyer submitted July 23, 2026.
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request that the Town Council approve Resolution 2026-44 supporting the healthy initiatives in "Saving Lives" by the Beautiful Gate 3D Mammography Mobile Event to be held on Saturday, September 12, 2026, and ongoing on an annual basis.

SUMMARY: The Beautiful Gate Cancer Support & Resource Center is a community based nonprofit organization operating in the State of Florida. They are dedicated to providing breast health education, early detection support, cancer navigation services, and wellness programming to women and families throughout Central Florida and beyond.

The Beautiful Gate functions as a 501(c)(3) charitable organization under the Internal Revenue Service and is recognized as tax exempt by the Florida Department of Revenue. Their work is rooted in community engagement, health advocacy, and partnerships that strengthen access to life saving resources for underserved populations.

Because last year's event was a great success meeting the goal of over 30 screened, now, the Beautiful Gate has placed the Town of Eatonville on its annual schedule. They are honored to collaborate with the Town of Eatonville for the upcoming MASS Breast Health Screening Event and look forward to serving our community with excellence, compassion, and integrity.

RECOMMENDATION: Recommending that the Town Council approve Resolution 2026-44 supporting the "Saving Lives" by the Beautiful Gate 3D Mammography Mobile Event to be held Saturday, September 12, 2026, and ongoing on an annual basis at the Denton Johnson Community.

FISCAL & EFFICIENCY DATA: Anticipated budget line item - Robert Wood Johnson Foundation -
001-0574-574-4901 \$1,750.00

RESOLUTION NO. 2026-44

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, APPROVING PARTNERSHIP with The Beautiful Gate Cancer Support & Resource Center for the Annual , PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS the Town of Eatonville desires to partner with The Beautiful Gate Cancer Support & Resource Center to serve the community by providing breast health education, early detection support, cancer navigation services, and wellness programming to women and families throughout Central Florida and beyond; and

WHEREAS the Beautiful Gate Cancer Support & Resource Center work is rooted in community engagement, health advocacy, and partnerships that strengthen access to life saving resources for underserved populations; and

WHEREAS the Beautiful Gate Cancer Support & Resource Center mission is to help women by providing support and inspiring hope for those affected by breast cancer through early detection, education, and compassionate services; and

WHEREAS the Beautiful Gate Cancer Support & Resource Center confirms that the MASS Breast Health Screening Events are completely free of charge and open to the public.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Eatonville, Florida as follows:

SECTION 1. That the Council of the Town of Eatonville hereby approves partnership with the Beautiful Gate Cancer Support & Resource Center in support of the Annual MASS Breast Health Screening Event to take place in the Town of Eatonville providing support, inspiration, and hope for those affected by breast cancer through early detection, education, and compassionate services.

SECTION 2: CONFLICTS: All Resolutions or parts of Resolutions in conflict with any other Resolution or any of the provisions of the Resolution is hereby repealed.

SECTION 3: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional, it shall be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION 4: EFFECTIVE DATE: This Resolution will take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on this 4th day of August 2026.

TOWN OF EATONVILLE

ATTEST:

Ruthi Critton, Mayor

Veronica King, Town Clerk



Community Based Organization Verification

The Beautiful Gate Cancer Support & Resource Center

Deltona, Florida

Date: July 15, 2026

To Whom It May Concern,

This letter serves as formal verification that **The Beautiful Gate Cancer Support & Resource Center** is a community based nonprofit organization operating in the State of Florida. We are dedicated to providing breast health education, early detection support, cancer navigation services, and wellness programming to women and families throughout Central Florida and beyond.

The Beautiful Gate functions as a 501(c)(3) charitable organization under the Internal Revenue Service and is recognized as tax exempt by the Florida Department of Revenue. Our work is rooted in community engagement, health advocacy, and partnerships that strengthen access to life saving resources for underserved populations.

We are honored to collaborate with the **Town of Eatonville** for the upcoming MASS Breast Health Screening Event and look forward to serving your community with excellence, compassion, and integrity.

If additional documentation or verification is required, please feel free to contact our office.

Warm regards,

Pamela Burnett

Founder & Project Director

The Beautiful Gate Cancer Support & Resource Center

1235 Providence Blvd. Ste 45
(386) 220-5761

Website: www.thebeautifulgateinc.com
Email: thebeautifulgatecsrc@gmail.com



Mission Statement

Our mission is to help women by providing support and inspiring hope for those affected by breast cancer through early detection, education, and compassionate services.

Statement of Community Benefit

The MASS Breast Health Screening Event will provide significant and lasting benefits to the Eatonville community. By bringing accessible breast health education, early detection resources, and onsite clinical screening opportunities directly to residents, this event helps reduce barriers that often prevent women from receiving timely care.

Through our partnership with the Florida Department of Health's Breast & Cervical Cancer Early Detection Program, eligible participants will receive free breast health screenings, while all attendees will gain valuable information on prevention, wellness, and early intervention. This outreach strengthens community health awareness, supports underserved populations, and promotes proactive care that can save lives.

The Beautiful Gate Cancer Support & Resource Center is committed to empowering Eatonville families with knowledge, resources, and compassionate support. This event aligns with our shared goal of improving health outcomes and fostering a stronger, healthier community.

Pamela Burnett
Founder & Project Director
The Beautiful Gate Cancer Support & Resource Center

1235 Providence Blvd. Ste 45
(386) 220-5761

Website: www.thebeautifulgateinc.com
Email: thebeautifulgatecsrc@gmail.com



Statement of Public Access

The Beautiful Gate Cancer Support & Resource Center confirms that the MASS Breast Health Screening Events are completely free of charge and open to the public. All community members are welcome to attend, participate, and access educational resources without cost.

The free breast health screening services offered during the event are provided through our community partner, the Florida Department of Health – Breast & Cervical Cancer Early Detection Program. Screening participants must meet the eligibility requirements established by the Department of Health in order to receive clinical services.

Pamela Burnett

Founder & Project Director

The Beautiful Gate Cancer Support & Resource Center

1235 Providence Blvd. Ste 45
(386) 220-5761

Website: www.thebeautifulgateinc.com
Email: thebeautifulgatecsrc@gmail.com

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **NOV 16 2013**

THE BEAUTIFUL GATE CANCER SUPPORT &
RESOURCE CENTER
6600 NW 27TH AVE STE A-7
MIAMI, FL 33147

Employer Identification Number:
20-4260216

DLN:
17053157309013

Contact Person:
SHERRY Q WAN

ID# 31052

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990 Required:
Yes

Effective Date of Exemption:
June 03, 2013

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,



Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947 (DO/CG)

THE BEAUTIFUL GATE CANCER SUPPORT &

ADDENDUM

Based on the information submitted with your application, we approved your request for reinstatement under Notice 2011-44. Your effective date of exemption, as shown in the heading of this letter, is the postmark date of your application.

Letter 947 (DO/CG)



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

Section VI. Item #1.

85-8015494024C-6	10/31/2025	10/31/2030	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

THE BEAUTIFUL GATE CANCER SUPPORT AND
RESOURCE CENTER INC
1548 ZINNIA DR
DELTONA FL 32725-7635

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
AUGUST 4, 2026, AT 7:30 PM
Cover Sheet

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

ITEM TITLE: Approval of Resolution 2026-41 For Clarity Affirming The Town’s Commitment To Government Transparency And Expressing Support For The Legal Action Taken To Enforce The Florida Sunshine Law And Protect The Historic Hungerford Property (**Councilwoman Randolph**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (RANDOLPH)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: Resolution 2026-41
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request is for the Town Council to approve Resolution 2026-41 for support for Government Transparency against the Orange County Public School Board regarding the open meetings lawsuit filed by the Southern Poverty Law Center on behalf of the Association to Preserve The Eatonville Community, Inc.

SUMMARY: Resolution 2026-37 (on June 16, 2026), Resolution 2026-38 (on July 7, 2026) along with Resolution 2026-41 (on 7-21-26) were presented to the Town of Eatonville Town Council for commitment to Government Transparency to support the lawsuit on the behalf of the Association to Preserve Eatonville Community filed by the Southern Poverty Law Center. The Association to Preserve the Eatonville Community, Inc. represented by the Southern Poverty Law Center filed a lawsuit on April 1, 2026 alleges that the Orange County Public Schools Board over the planned site of the Hungerford property violated the Florida Sunshine Law by making decisions regarding the sale of the Hungerford property to Dr. Phillips Charities through closed door secret of Florida's Government in the Sunshine Law by failing to provide required public notice and open meetings in direct violation of the Florida's government in the Sunshine Law (Chapter 286, Florida Statutes) did not grant transparency concerning the disposal of town's land. The land was donated in 1899 by E.C. Hungerford for the education of black children currently owned by the Orange County Public School Board subsequently 160 years. However, under Florida Statutes 1001.43 and the State Board of Education administrative rules, the board may transfer or dispose of surplus land to other government units or private nonprofit agencies for public purposes such as the Town of Eatonville. The Orange County Public School Board circumvent the rules at some point by

intentional not to include the Town of Eatonville respectfully in the process "sit at the table." The Town Council alleges that the former Mayor Angie Gardner participated in the MOU and preliminary discussions without informing or gaining approval of the town council reflecting the views and decisions of the residents and council. On June 16, 2026, the council voted 2/3 unfavorably against Resolution (2026-37); also on July 7, 2026, the council voted 2/2 unfavorably against Resolution (2026-38), and on July 21, 2026, the council voted to table Resolution (2026-41) proposed by Councilwoman Wanda D. Randolph, who sought to affirm the town's commitment to transparency and support for the ongoing legal action. Councilwoman Randolph contends that the resolution does not state a filing of a lawsuit or join in the lawsuit but for support and transparency. There was nothing in Resolution 2026-37 and 2026-38 nor Resolution 2026-41 that stated that the council will join in a lawsuit or enter into a lawsuit because it has already been filed.

Resolution 2026-41 is being brought again to the town council for a vote towards Clarity Affirming The Town’s Commitment To Government Transparency And Expressing Support For The Legal Action Taken To Enforce The Florida Sunshine Law And Protect The Historic Hungerford Property

RECOMMENDATION: Recommendation is for the Town Council to approve Resolution 2026-41 for support for Government Transparency against the Orange County Public School Board regarding the open meetings lawsuit filed by the Southern Poverty Law Center on behalf of the Association to Preserve The Eatonville Community, Inc.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION #2026-41 (AMENDED)

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

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

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

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

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

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

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

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

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

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

Section 4. Demand for Accountability. The Town calls upon the Orange County School Board to ensure full transparency in its future operations and to work collaboratively with the Town of Eatonville regarding the Hungerford property to the extent public input will be paramount; and all governing and regulatory bodies dealing with Eatonville's historic footprint

will strictly honor the public process, including community stakeholders, in all phases of deliberation and the educational and historical legacy of the Town of Eatonville.

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

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

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

PASSED AND ADOPTED by the Town Council of the Town of Eatonville, Florida, on this 4TH day of August 2026.

ATTEST:

RUTHI CRITTON, Mayor

VERONICA KING, Town Clerk



**HISTORIC TOWN OF EATONVILLE
EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
AUGUST 4, 2025, AT 7:30 PM
Cover Sheet**

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

ITEM TITLE: Approval of Request For Proposal (RFP) submitted Attorney Greg Jackson for Hire As Special Magistrate Services for Code Enforcement Hearings (**Administration**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION
PUBLIC HEARING 1ST / 2ND READING		Exhibits: Refer to support documents provided in workshop
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Requesting that the Town Council approve the Request For Proposal (RFP) submitted By Attorney Greg Jackson for Hire As Special Magistrate Services for Code Enforcement Hearings.

SUMMARY:
The Town of Eatonville solicited proposals from qualified law firms or individual attorneys licensed to practice law in the State of Florida to provide Special Magistrate Services for Code Enforcement hearings pursuant to Chapter 162, Florida Statutes, and the Town’s Code of Ordinances. The selected Special Magistrate will serve as an independent, quasi-judicial officer to hear and determine code enforcement cases brought by the town.

The RFP went out on May 26, 2026, with a deadline for June 26, 2026. One RFP was submitted for consideration.

RECOMMENDATION: - Recommending that the Town Council approve the Request For Proposal (RFP) submitted By Attorney Greg Jackson for Hire As Special Magistrate Services for Code Enforcement Hearings.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE EATONVILLE, FLORIDA TOWN COUNCIL MEETING AUGUST 4, 2025, AT 7:30 PM Cover Sheet

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

ITEM TITLE: Approval Resolution 2026-45 Establishing The Eatonville Heritage Tourism District. (Administration/Michael Johnson)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION
PUBLIC HEARING 1ST / 2ND READING		Exhibits: - Resolution 2026-45 - Documentation
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request that the Town Council approve Resolution 2026-45 Establishing The Eatonville Heritage Tourism District.

SUMMARY: the Town Council finds that heritage tourism is a recognized economic development strategy that promotes preservation while generating sustainable private investment, employment, tourism expenditures, and community revitalization

RECOMMENDATION: Recommending that the Town Council approve Resolution 2026-45 Establishing The Eatonville Heritage Tourism District.

FISCAL & EFFICIENCY DATA: N/A



Tourist Development Tax (TDT) Interest Indicator

Thank you for your interest in applying for Orange County Tourist Development Tax (TDT) funding. Before completing this application, please review the following important information:

- The TDT Task Force will consider only funding requests that meet the current statutory requirements for Tourist Development Tax funding and exceed \$20 million.
- If your proposed project requires financing through bonds, those bonds must be secured and issued by the applicant or another appropriate entity. Orange County will not issue bonds on behalf of any project.
- **Funding Interest Indicators are due by 5:00 pm on July 16, 2026.** Applications will be reviewed for compliance, and those that meet all requirements will be asked to make a presentation to the TDT Citizen Advisory Task Force.
- Orange County has contracted with Georgia State University (GSU) Center for State and Local Finance to conduct a Tourism and Economic Impact Analysis on applicants that are asked to present to the TDT Task Force.
- Applicants moving forward will be invited to present before the TDT Task Force on either July 28, 2026, from 9:00 am – noon, or July 29, 2026, from 9:00 am – noon and be allotted 15 minutes for their presentation and 15 minutes for question. Presentations must clearly demonstrate:
 - The project's commitment to and impact on tourism in Orange County;
 - The overall feasibility and soundness of the project; and
 - The anticipated return on investment for Orange County including the workforce and community impact.
- If you have questions regarding the application process, please do not contact the TDT Task Force Co-Chairs directly. Instead, direct all inquiries to County staff at TDTcitizenadvisory@ocfl.net.

APPLICANT INFORMATION

Applicant Organization: TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY

Primary Contact: MICHAEL JOHNSON Title: EXECUTIVE DIRECTOR

Phone: 407-623-8917 Email: mjohnson@townofeatonville.org

Mailing Address: 307 E. KENNEDY BLVD

City: EATONVILLE State: FLORIDA Zip: 32751

PROJECT DESCRIPTION

1. Describe the project or purpose of the TDT funding request

The Town of Eatonville CRA seeks TDT funding to create the Eatonville Heritage Tourism District, integrating the restoration of historic Club Eaton, Eaton Walk Food Hall, an outdoor performance venue, municipal parking, EV charging, underground stormwater infrastructure, and streetscape improvements. The project will create a year-round destination that increases overnight visitation, visitor spending, and cultural tourism while preserving Eatonville's nationally significant history.

2. Project Operation:

☒ a. Directly operated by applicant ☒ b. Contracted operator ☒ c. Nonprofit subgroup ☐ d. Other

3. Is this:

☒ a. New Project ☒ b. Existing Project/Expansion

4. Is this:

☒ a. Capital Project ☐ b. Grant Funding Program

5. Provide the following information regarding your project’s development schedule:

a. The date of project development began or is expected to begin

6 to 9 months after approval

b. Project’s current stage of development

30% construction phase

c. Anticipated date the project will begin operations or open to the public

Spring 2029

STATUTORY ELIGIBILITY

The use of Florida TDT is governed by **Section 125.0104 of the Florida Statutes**. Also, the related Orange County Tourist Development Plan is in **Section 25-140 of the Orange County Code**. Projects that are ultimately approved for TDT funding that are not currently contemplated in the Tourist Development Plan will require the County to amend the Tourist Development Plan by ordinance. Successful applicants will be required to enter into a funding agreement with the County setting forth the terms, conditions, timelines, and deliverables associated with receiving TDT funding from Orange County.

Section 125.0104, Florida Statutes authorizes the uses listed below in Orange County, Florida. Please select your project’s applicable authorized use.

☐ To acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate, or promote one or more publicly owned and operated convention centers, sports stadiums, sports arenas, coliseums, or auditoriums

☒ To acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate, or promote one or more auditoriums that are publicly owned but are operated by organizations that are exempt from federal taxation pursuant to 26 U.S.C. s. 501(c)(3) and open to the public

☐ To acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate, or promote one or more aquariums or museums that are publicly owned and operated or owned and operated by not-for-profit organizations and open to the public

☐ To promote zoological parks that are publicly owned and operated or owned and operated by not-for-profit organizations and open to the public

☐ To promote and advertise tourism in this state and nationally and internationally; however, if tax revenues are expended for an activity, service, venue, or event, the activity, service, venue, or event must have as one

of its main purposes the attraction of tourists as evidenced by the promotion of the activity, service, or event to tourists

- ☐ To fund convention bureaus, tourist bureaus, tourist information centers, and news bureaus as county agencies or by contract with the chambers of commerce or similar associations in the county
- ☐ To finance beach park facilities, or beach, channel, estuary, or lagoon improvement, maintenance, renourishment, restoration, and erosion control, including construction of beach groins and shoreline protection, enhancement, cleanup, or restoration of inland lakes and rivers to which there is public access as those uses relate to the physical preservation of the beach, shoreline, channel, estuary, lagoon, or inland lake or river

PROJECT FUNDING & BUDGET

1. Total Project Cost: \$30,000,000.00

2. Amount of TDT Funding Requested \$22,500,000.00

3. Amount Raised to Date \$1,550,000.00

4. What other funding sources are available for the project?

State Florida; CRA TIF; Federal; private foundations, corporate sponsorships, philanthropic gifts, naming rights, New Markets Tax Credits

5. What timeframe is the project expected to begin?

Project will begin within six (6) to nine (9) months following the execution of a funding agreement with Orange County

6. What years do you anticipate requesting TDT funding and in what amounts?

2027 - \$7,500,000; 2028 - \$10,000,000; 2029- \$5,000,000

2027 - \$7,500,000; 2028 - \$10,000,000; 2029- \$5,000,000

7. If your project receives less than the requested amount of TDT funding—or no TDT funding at all—can the project still move forward? ☒ Yes ☐ No

If yes, please explain how the project would proceed, including any anticipated impacts to project phasing, fundraising, financing, scope, or timeline.

The project will proceed using a phased implementation strategy if less than the requested TDT funding is awarded. Initial phases will prioritize Club Eaton restoration / Circuit Performing Arts and Entertainment Event Center, municipal parking, utilities, and core visitor infrastructure, while the food hall, entertainment venue, and other amenities may be constructed as additional funding is secured through federal, state, CRA, philanthropic, and private investment sources.

TDT FUNDING HISTORY

Section VII. Item #5.

1. Has your organization previously received Orange County Tourist Development Tax (TDT) funding?

☐ Yes ☒ No

If yes, please provide the following information for each award:

TDT Funding Received Within the Last 10 Years

Year 2026 Amount \$300,000.00
Funding Source UACFL/ Orange county Purpose Acquisition - Club Eaton Property

Funding Source Examples:

- Direct Allocation
- Arts & Cultural Grants
- Application Review Committee (ARC)
- Sports Incentive Committee
- Other

Attestation:

☒ I certify that my organization is in compliance with all applicable terms, conditions, reporting requirements, and other obligations associated with any previously awarded Orange County TDT funding.

WORKFORCE & COMMUNITY IMPACT DURING CONSTRUCTION

1. Number of jobs created during construction

285

2. Average wage during construction \$72,500.00

3. Will health insurance and other benefits be provided? YES

4. Describe any additional community programs or benefits generated during construction

Construction will generate apprenticeships, internships, and workforce training while expanding opportunities for local, minority-, women-, and veteran-owned businesses. Public outreach, preservation workshops, and educational tours will engage residents and schools. Local purchasing and construction employment will increase economic activity, preparing Eatonville for long-term tourism growth and business investment.

WORKFORCE & COMMUNITY IMPACT AFTER COMPLETION

1. Number of permanent jobs created. 58
2. Average wage of permanent workforce. \$68,750.00
3. Will health insurance and other benefits be provided? YES
4. Describe community programs or benefits that will result from the completed project.

The completed project will create a year-round heritage tourism destination featuring Club Eaton, Eaton Walk Food Hall, an outdoor entertainment venue, Zora Square Park, and public gathering spaces. Benefits include expanded arts and cultural programming, educational opportunities, festivals, small business growth, permanent jobs, public events, heritage tourism, and increased visitor spending that supports local hotels, restaurants, retailers, and the revitalization of downtown Eatonville.



INFRASTRUCTURE IMPACT

1. What public and/or private infrastructure improvements are required to support this project?

The project requires restoration of Club Eaton; construction of Eaton Walk Food Hall and outdoor stage; a municipal parking facility with EV charging; underground stormwater infrastructure; utility upgrades; ADA sidewalks; streetscape and wayfinding improvements; broadband; lighting; landscaping; public gathering areas; and enhanced public safety systems. Together, these improvements will support increased visitation and long-term economic growth.

Examples may include transportation, water and wastewater utilities, stormwater, electrical utilities, broadband, parking, public safety facilities, parks, or other infrastructure improvements.

2. Will this project create additional demand for or impacts on public infrastructure or County services?
☒ Yes ☐ No

Examples include, but are not limited to, transportation, water and wastewater utilities, law enforcement, fire and rescue services, parks and recreation, schools, solid waste, and other public infrastructure or services.

3. If you answered "Yes" to Question 2, please describe the anticipated impacts and explain how they will be addressed. (300 words or less)

The Eatonville Heritage Tourism District will increase demand for parking, transportation, utilities, and public safety as visitor activity grows. To address these impacts, the project includes a new 100 + space municipal parking facility, ADA-accessible pedestrian improvements, EV charging stations, upgraded water, wastewater, electrical, broadband, and lighting infrastructure, and an underground stormwater management system designed to reduce flooding and support future redevelopment.

Include any planned infrastructure improvements, capacity enhancements, mitigation measures, funding sources, and the anticipated timeline for implementation.

TOURISM & ECONOMIC IMPACT | Information to be Provided by the Applicant | For Evaluation by the Georgia State University Center for State and Local Finance

To strengthen the application review process and ensure an independent, objective evaluation of projected economic impacts, Orange County Comptroller Phil Diamond assisted the County in identifying and selecting a qualified consultant from outside the State of Florida.

Georgia State University Center for State and Local Finance was selected to serve as the County's independent consultant. The Center will evaluate the projected economic impacts of applications, providing an impartial assessment rather than relying solely on applicants' projections. This independent review will help ensure a transparent, consistent, and data-driven evaluation process.

Please provide the following information regarding the anticipated tourism impact of your project:

1. Estimated number of visitors expected from outside the Orlando Metropolitan Statistical Area (including Orange, Seminole, Lake, and Osceola counties).

The Eatonville Heritage Tourism District is projected to attract approximately 75,000 annual visitors, including 45,000 visitors (60%) from outside the Orlando Metropolitan Statistical Area (Orange, Seminole, Lake, and Osceola counties). These visitors will be drawn by Club Eaton, Eaton Walk Food Hall, Zora Square Park, festivals, live entertainment, and Eatonville's nationally significant African American heritage, generating new tourism and overnight visitation.

2. Estimated average length of stay for these visitors. 3.6 days, generating approximately 3.2 hotel nights per visitor.

3. Visitor demographics, if available, including:

- Average family or group size
- Estimated household income
- Any other relevant demographic information

Visitors are expected to travel in groups averaging 2.8 persons, with an estimated average household income of \$105,000. Primary audiences include cultural and heritage travelers, families, couples, educational groups, convention attendees, and international visitors. Most are ages 35–64, possess above-average educational attainment, and seek authentic history, arts, culinary, and entertainment experiences that encourage longer stays and repeat visitation.

4. Tourism and Economic Impact: Describe how your project is expected to increase tourism and spending in Orange County. Include any anticipated economic benefits, such as increased hotel stays, dining, retail purchases, or other visitor-related expenditures.

Section VII. Item #5.

The Eatonville Heritage Tourism District is projected to attract approximately 75,000 annual visitors, including 45,000 from outside the Orlando Metropolitan Statistical Area, creating a significant new cultural tourism destination in Orange County. The combined attractions—including Club Eaton, Eaton Walk Food Hall, Zora Square Park, live entertainment, festivals, and heritage programming—will increase overnight hotel stays, restaurant and food hall spending, retail sales, transportation use, and visitation to nearby attractions. The project will stimulate private investment, create permanent jobs, support local small businesses, increase Tourist Development Tax revenues, and strengthen Orange County's position as a premier destination for cultural, heritage, and experiential tourism.

SECTION 10 – CERTIFICATION

I certify that the information contained in this application is true and accurate to the best of my knowledge.

Applicant Signature: Michael Johnson

Printed Name: MICHAEL JOHNSON

Title: EXECUTIVE DIRECTOR

Date: 7/15/2026

Please review your Funding Interest Indicator before submitting. To submit, save your Funding Interest Indicator and email it to TDTcitizenadvisory@ocfl.net.

RESOLUTION NO. 2026-45

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, ESTABLISHING THE EATONVILLE HERITAGE TOURISM DISTRICT; PROVIDING LEGISLATIVE FINDINGS; DEFINING DISTRICT BOUNDARIES; IDENTIFYING TOURISM, HISTORIC PRESERVATION, ECONOMIC DEVELOPMENT, AND INFRASTRUCTURE IMPROVEMENT OBJECTIVES; DIRECTING THE PREPARATION OF A DISTRICT MASTER PLAN; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Eatonville is recognized as one of America's oldest incorporated African American municipalities and possesses nationally significant cultural, historic, educational, literary, and civil rights resources; and

WHEREAS, the Town Council finds that heritage tourism is a recognized economic development strategy that promotes preservation while generating sustainable private investment, employment, tourism expenditures, and community revitalization; and

WHEREAS, the Town has initiated multiple projects including:

- Restoration of Club Eaton;
- Eaton Walk Food Hall;
- Zora Square Park improvements;
- Municipal parking and mobility improvements;
- EV charging infrastructure;
- Streetscape improvements;
- Underground stormwater improvements;
- Historic interpretation;
- Cultural programming;
- Heritage walking trails;

which collectively establish a unified heritage tourism destination; and

WHEREAS, the Town of Eatonville CRA has submitted funding requests to Orange County through the Tourist Development Tax Program for implementation of these projects and anticipates additional federal, state, philanthropic, and private investment; and

WHEREAS, the Town Council finds that creation of a formally designated Heritage Tourism District will coordinate public investment, preservation, tourism marketing, infrastructure planning, historic interpretation, and redevelopment activities.

NOW THEREFORE BE IT RESOLVED

Section 1. Establishment. The Town Council hereby establishes the: Eatonville Heritage Tourism District

Section 2. Purpose. The purposes of the District are to:

1. Preserve nationally significant historic resources.
2. Increase cultural tourism.
3. Promote overnight visitation.
4. Support small businesses.
5. Encourage adaptive reuse.
6. Improve public infrastructure.
7. Increase taxable economic activity.
8. Coordinate grants and public investment.
9. Improve pedestrian connectivity.
10. Encourage mixed-use redevelopment.
11. Protect historic character.
12. Expand educational programming.

Section 3. Heritage Tourism District. The District shall include public and private historic, cultural, tourism, civic, educational, and redevelopment properties including:

- Club Eaton
- Eaton Walk Food Hall
- Zora Square Park
- Municipal Parking Facility
- Heritage Trail
- Town Hall/CRA facilities
- Historic Downtown

- Commercial properties along Kennedy Boulevard
- The Hungerford/OCPS Property
- Future heritage interpretation sites
- Public rights-of-way serving tourism destinations

SECTION 4. Heritage Tourism District Boundaries. The Heritage Tourism District shall generally include:

WEST - East Kennedy Boulevard beginning near College Avenue/Forest Avenue gateway.

NORTH - The northern boundary generally follows the northern limits of downtown redevelopment parcels and associated public streets.

EAST - **East Street**, including the **entire OCPS Hungerford Property** and adjoining redevelopment opportunities.

SOUTH - The southern boundary generally follows the southern limits of the historic downtown commercial corridor and associated redevelopment parcels.

The Town CAO and/or his designee is authorized to prepare a legal description and GIS map for incorporation into the Comprehensive Plan, CRA Plan, and future land development documents.

SECTION 5. Tourism Development Projects. The following improvements are identified as priority catalyst projects:

- Club Eaton Restoration
- Eaton Walk Food Hall
- Outdoor Performance Venue
- Municipal Parking
- EV Charging
- Streetscapes
- Historic Lighting
- Wayfinding
- Heritage Signage
- Stormwater Infrastructure
- Public Art

- Cultural Marketplace
- Heritage Museum Exhibits
- Visitor Center
- Festival Infrastructure
- Heritage Trail Network

SECTION 6. Historic Preservation. All public improvements within the District shall:

- reinforce Eatonville's historic character;
- utilize context-sensitive design;
- encourage adaptive reuse;
- promote preservation of historic resources;
- incorporate interpretive signage and public art.

SECTION 7. Economic Development Goals. The District shall seek to:

- increase overnight visitors;
- increase restaurant spending;
- increase hotel occupancy;
- create employment;
- support minority-owned businesses;
- attract private investment;
- leverage federal and state grants;
- expand heritage tourism programming.

SECTION 8. Master Plan. Within 180 days staff shall prepare:

- Heritage Tourism Master Plan
- Streetscape Master Plan
- Wayfinding Plan
- Branding Strategy
- Historic Interpretation Plan

- Capital Improvement Program
- Parking Strategy
- Tourism Marketing Strategy

SECTION 9. Implementation. The Town Manager, CRA Executive Director, Planning Department, and consultants are authorized to pursue grants and partnerships necessary to implement this Resolution.

SECTION 10: CONFLICTS: All Resolutions or parts of Resolutions in conflict with any other Resolution or any of the provisions of the Resolution is hereby repealed.

SECTION 11: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional, it shall be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION 12: EFFECTIVE DATE: This Resolution will take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on this 4th day of August 2026.

TOWN OF EATONVILLE

ATTEST:

Ruthi Critton, Mayor

Veronica King, Town Clerk