HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL WORKSHOP

RELOCATED TO THE DENTON JOHNSON CENTER 400 RUFFEL STREET DUE TO EARLY VOTING*

AGENDA

Tuesday, June 17, 2025, at 6:30 PM

Denton Johnson Center - 400 Ruffel Street

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

I. CALL TO ORDER

II. CITIZEN PARTICIPATION (Three minutes strictly enforced)

III. COUNCIL DISCUSSION

1. Discussion of the Amending Resolution 2025-10. Utility Rate Clarification. **(Administration)**
2. Discussion of the Drinking Water and Wastewater Facilities Plan Presentation **(Public Works)**
3. **Update and Discussion** – African American Cultural Heritage Action Fund (AACHAF) Grant With NTHP. **(Administration / Planning)**

IV. COMMENTS

4. Staff Comments

V. ADJOURNMENT

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

****PUBLIC NOTICE****

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

HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL WORKSHOP

JUNE 17, 2025, AT 6:30 PM

Cover Sheet

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

ITEM TITLE: Discussion Of The Amending Resolution 2025-10. Utility Rate Clarification. **(Administration)**

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		**Department:** ADMINISTRATION/LEGAL
INTRODUCTIONS		**Exhibits:** • Resolution 2024-40 • Resolution 2025-10
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: Respectfully requests discussion Clarification on Usage Exhibit A Water and Wastewater Service Rates.

SUMMARY: The Town Council engaged the Florida Rural Water Association to conduct a utility rate study evaluating Eatonville's current water and wastewater service rates. The study found that the existing rates no longer reflect the true cost of providing service due to rising operational expenses and the need for current and future infrastructure improvements.

As a result, on December 3, 2024, the Town Council adopted Resolution 2024-40 with Exhibit A, approving a new rate structure. While it was clearly discussed that usage charges are based on per 1,000 gallons used, the language in Exhibit A led to some confusion and varying interpretations.

Resolution 2025-10 is being presented to clarify the rate structure outlined in Exhibit A of the previous resolution and ensure that both the Council and Residents fully understand how the charges are calculated.

Additionally, the Council previously adopted Ordinance 2024-10, repealing the old utility rate ordinance and authorizing the Council to set rates by resolution moving forward.

RECOMMENDATION: The Administration is recommending the discussion Clarification on Usage Exhibit A Water and Wastewater Service Rates.

FISCAL & EFFICIENCY DATA: The water and wastewater services rates adopted by the Town Council in Resolution 2024-40 are not being changed pursuant to this Resolution.

RESOLUTION NO. 2025-10

A RESOLUTION OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING RESOLUTION 2024-40 TO PROVIDE CLARIFICATION ON UTILITY SERVICES RATES AND USAGE CHARGES BASED ON PER 1,000 GALLONS USED; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on December 3, 2024, the Town Council adopted Resolution 2024-40, which adopted water and wastewater service rates; and

WHEREAS, the water and wastewater service rates adopted by the Town Council were based on usage charges per 1,000 gallons used; and

WHEREAS, the Town Council desires to amend Exhibit A in Resolution 2024-40 to clarify that waster and wastewater service rates are based on usage charges per 1,000 gallons used; and

WHEREAS, the water and wastewater services rates adopted by the Town Council in Resolution 2024-40 are not being changed pursuant to this Resolution.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Eatonville, Florida, as follows:

SECTION 1. Legislative Findings. The findings set forth in the recitals above are adopted and fully incorporated herein as legislative findings of the Town Council.

SECTION 2. Exhibit A to Resolution 2024-40. Exhibit A to Resolution 2024-40 is hereby amended as attached in Exhibit A to this Resolution. Underlined words and symbols indicate additions to the attached Exhibit A.

SECTION 3. SEVERABILITY. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Resolution and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION 4. CONFLICT. All resolutions or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of June, 2025.

_____
Angie Gardner, Mayor

Attest:

_____
Veronica King, Town Clerk

Approved as to form:

_____
Clifford B. Shepard, Town Attorney

EXHIBIT A
Town Of Eatonville
Utility Services Rates

1. Utility Service Rate Schedule.

1.1. The utility service rate schedule for the Town of Eatonville shall be as follows:

Utility Service Rate Schedule					
	Fiscal Year				
	24-25	25-26	26-27	27-28	28-29
Drinking Water					
01 Residential					
Base Charges Inside City					
5/8-inch	$15.84	$16.63	$17.46	$17.64	$17.81
*Usage Charges Inside City					
0 to 1,000 gallons	$0.00	$0.00	$0.00	$0.00	$0.00
1,001 to 5,000 gallons	$3.08	$3.23	$3.39	$3.43	$3.46
5,001 to 10,000 gallons	$5.23	$5.49	$5.77	$5.82	$5.88
10,001 gallons or more	$8.89	$9.33	$9.80	$9.90	$9.99
04 & 99 Commercial					
Base Charges Inside City					
5/8-inch	$26.48	$27.80	$29.19	$29.49	$29.78
*Usage Charges Inside City					
0 to 1,000 gallons	$0.00	$0.00	$0.00	$0.00	$0.00
1,001 to 5,000 gallons	$3.44	$3.61	$3.79	$3.83	$3.87
5,001 to 10,000 gallons	$4.96	$5.21	$5.47	$5.52	$5.58
10,001 gallons or more	$8.42	$8.84	$9.28	$9.37	$9.47
Wastewater					
01 Residential					
Base Charges Inside City					
5/8-inch	$26.06	$27.37	$28.73	$30.17	$30.77
*Usage Charges Inside City					
0 to 1,000 gallons	$0.00	$0.00	$0.00	$0.00	$0.00
1,001 to 5,000 gallons	$3.24	$3.40	$3.57	$3.75	$3.83
5,001 to 10,000 gallons	$5.51	$5.78	$6.07	$6.37	$6.50
10,001 gallons or more	$9.35	$9.82	$10.31	$10.83	$11.04
04 & 99 Commercial					
Base Charges Inside City					
5/8-inch	$49.08	$51.53	$54.11	$56.81	$57.95

*Usage Charges Inside City					
0 to 1,000 gallons	$0.00	$0.00	$0.00	$0.00	$0.00
1,001 to 5,000 gallons	$4.87	$5.11	$5.37	$5.64	$5.75
5,001 to 10,000 gallons	$8.27	$8.69	$9.12	$9.58	$9.77
10,001 gallons or more	$14.07	$14.78	$15.52	$16.29	$16.62
S02 Sewer Only					
Base Charges Inside City					
5/8-inch	$39.26	$41.23	$43.29	$45.45	$46.36

Customers having a Master Meter will be charged based on the same rates as customers inside and outside the town limits, as applicable for each unit/apartment/home/lot serviced by the master meter for both Water and Sewer. The entity responsible for the Master Meter shall be responsible for payment of the monthly bill and required deposits.
* Usage Charges are based on per 1,000 gallons used.

RESOLUTION NO. 2024-40

A RESOLUTION OF THE TOWN OF EATONVILLE, FLORIDA, IMPLEMENTING INCREASED WATER AND WASTEWATER SERVICE RATES; PROVIDING FOR ANNUAL REVIEW AND ADJUSTMENT PROCEDURES FOR MODIFYING WATER AND WASTEWATER SERVICE RATES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council engaged the Florida Rural Water Association to conduct a comprehensive utility rate study to evaluate the Town's current water and wastewater service rates; and

WHEREAS, the rate study concluded that the existing rate structure requires updating to reflect increases in operational costs, ensure appropriate levels of service, and provide adequate funding for necessary capital improvements; and

WHEREAS, on September 3, 2024, the Town Council adopted Resolution No. 2024-24 and Resolution No. 2024-25, which updated the Town's Asset Management and Fiscal Sustainability Plan (the "Asset Management Plan") to include the Water System Improvements and Wastewater Utility System Improvements recommended by the Florida Rural Water Association; and

WHEREAS, the Town Council has since adopted Ordinance No. 2024-10, repealing a prior ordinance that established utility service rates and authorizing the Council to set updated rates by resolution; and

WHEREAS, the Town Council finds that adopting the updated rates will help the Town continue to provide safe, reliable, and high-quality water and wastewater services to its residents and businesses.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Eatonville, Florida, as follows:

SECTION 1. Legislative Findings. The findings set forth in the recitals above are adopted and fully incorporated herein as legislative findings of the Town Council.

SECTION 2. Adoption of Updated Utility Rates. The Town's updated water and wastewater services rates, attached hereto as **Exhibit "A"** and incorporated herein, are hereby adopted.

SECTION 3. Annual Review. The Town Council shall conduct an annual review of the water and wastewater service rates to ensure that the Town's utility system is financially self-sustaining.

SECTION 4. CPI Adjustment. The Town Council is authorized to adjust, by resolution, the water and wastewater service rates to reflect changes in the Consumer Price Index (CPI) for

All Urban Consumers (CPI-U), as published by the U.S. Department of Labor, Bureau of Labor Statistics, or any successor index. Any adjustment shall not exceed the percentage change in the CPI-U for the preceding calendar year.

SECTION 5. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, repealed. Specifically, any rates, fees, or charges previously established, including those within the Water and/or Wastewater Asset Management Plans, that conflict with the rates set forth in this Resolution are hereby repealed to the extent of such conflict.

SECTION 6. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Resolution and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION 7. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 3rd day of December 2024.

Angie Gardner, Mayor

Attest:

Veronica King, Town Clerk

Approved as to form:

Clifford B. Shepard, Town Attorney

Res. No. 2024-40

EXHIBIT A
Town Of Eatonville
Utility Services Rates

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10,001 gallons or more	$14.07	$14.78	$15.52	$16.29	$16.62
S02 Sewer Only					
Base Charges Inside City					
5/8-inch	$39.26	$41.23	$43.29	$45.45	$46.36
Customers having a Master Meter will be charged based on the same rates as customers inside and outside the town limits, as applicable for each unit/apartment/home/lot serviced by the master meter for both Water and Sewer. The entity responsible for the Master Meter shall be responsible for payment of the monthly bill and required deposits.					

HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL WORKSHOP

JUNE 17, 2025, AT 6:30 PM

Cover Sheet

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

ITEM TITLE: Discussion of the Drinking Water and Wastewater Facilities Plan Presentation **(Public Works)**

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		**Department:** PUBLIC WORKS
INTRODUCTIONS		**Exhibits:** • Resolution 2025-8 - Drinking Water Facilities Plan • Resolution 2025-9 - Wastewater Facilities Plan
CONSENT AGENDA	YES	
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: Request is for the Town Council to discuss and consider the approval of the Drinking Water and Wastewater Facilities Plans

SUMMARY:

A requirement of the SRF Drinking Water and Wastewater funding requires a facilities plan to be presented to the public before being submitted to the State FDEP. The engineering consultant, CPH will be presenting the plans at a public hearing and at the Council Workshop.

RECOMMENDATION: Recommending for the Town Council to discuss and consider approval of the Facilities plan

FISCAL & EFFICIENCY DATA: Project is funded by FDEP SRF Funding

RESOLUTION NUMBER 2025-8

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, RELATING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STATE REVOLVING FUND (SRF), ADOPTION OF THE DRINKING WATER FACILITY PLAN FOR THE IMPLEMENTATION OF DRINKING WATER IMPROVEMENTS, EFFECTIVE THIS DATE

WHEREAS, Florida Statutes provide for loans to local government agencies to finance the construction of Drinking Water facilities; and Florida Administrative Code requires the formal authorization by Town Council to formally adopt a facility plan outlining necessary Drinking Water facility improvements to comply with State of Florida funding requirements;

WHEREAS, formal adoption of the proposed Facility Plan is required for the Town of Eatonville to participate in the State Revolving Loan Fund Program;

WHEREAS, the Town Council of the Town of Eatonville, Florida agrees with the findings and summary of necessary improvements as outlined in the Facility Plan for the purpose of Drinking Water;

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Eatonville, Florida formally approves and adopts the Town of Eatonville Facility Plan as written and presented to the Town Council on this date;

SECTION 1. FINDINGS

The foregoing findings are incorporated herein by reference and made a part hereof.

The Town of Eatonville, Florida, is authorized to approve the proposed Facility Plan.

The Town's Public Work's Director is hereby designated as the authorized representative to provide the assurances and commitments that will be required by the Facility Plan.

The Mayor is hereby designated as the authorized representative to execute the Facility Plan which will become the foundation of all activities related to the Drinking Water facility improvements. The Mayor is authorized to represent the Town in carrying out the Town's responsibilities under the Facility Plan. The Mayor is authorized to delegate responsibility to appropriate Town Staff to carry out technical, financial, and administrative activities associated with the Facility Plan.

The legal authority for adoption of this facility plan is pursuant to the Town Charter, Town Code of Ordinances, and the Laws of the State of Florida.

All Resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidated or impair the validity, force, or effect or any other section or part of this Resolution.

SECTION 2. EFFECTIVE DATE

This Resolution shall take effect upon its approval and adoption by the Town Council.

APPROVED AND ADOPTION THIS 17TH DAY OF JUNE 2025.

TOWN COUNCIL
TOWN OF EATONVILLE, FLORIDA

_____
ANGIE GARDNER, MAYOR

(SEAL)

ATTEST:

_____
VERONICA KING, TOWN CLERK

APPROVED AS TO FORM AND CORRECTNESS:

_____

RESOLUTION NUMBER 2025-9

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, RELATING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STATE REVOLVING FUND (SRF), ADOPTION OF THE WASTEWATER FACILITY PLAN FOR THE IMPLEMENTATION OF WASTEWATER IMPROVEMENTS, EFFECTIVE THIS DATE

WHEREAS, Florida Statutes provide for loans to local government agencies to finance the construction of Wastewater facilities; and Florida Administrative Code requires the formal authorization by Town Council to formally adopt a facility plan outlining necessary Wastewater facility improvements to comply with State of Florida funding requirements;

WHEREAS, formal adoption of the proposed Facility Plan is required for the Town of Eatonville to participate in the State Revolving Loan Fund Program;

WHEREAS, the Town Council of the Town of Eatonville, Florida agrees with the findings and summary of necessary improvements as outlined in the Facility Plan for the purpose of Wastewater;

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Eatonville, Florida formally approves and adopts the Town of Eatonville Facility Plan as written and presented to the Town Council on this date;

SECTION 1. FINDINGS

The foregoing findings are incorporated herein by reference and made a part hereof.

The Town of Eatonville, Florida, is authorized to approve the proposed Facility Plan.

The Town's Public Work's Director is hereby designated as the authorized representative to provide the assurances and commitments that will be required by the Facility Plan.

The Mayor is hereby designated as the authorized representative to execute the Facility Plan which will become the foundation of all activities related to the Wastewater facility improvements. The Mayor is authorized to represent the Town in carrying out the Town's responsibilities under the Facility Plan. The Mayor is authorized to delegate responsibility to appropriate Town Staff to carry out technical, financial, and administrative activities associated with the Facility Plan.

The legal authority for adoption of this facility plan is pursuant to the Town Charter, Town Code of Ordinances, and the Laws of the State of Florida.

All Resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidated or impair the validity, force, or effect or any other section or part of this Resolution.

SECTION 2. EFFECTIVE DATE

This Resolution shall take effect upon its approval and adoption by the Town Council.

APPROVED AND ADOPTION THIS 17TH DAY OF JUNE 2025.

TOWN COUNCIL
TOWN OF EATONVILLE, FLORIDA

_____
ANGIE GARDNER, MAYOR

(SEAL)

ATTEST:

_____
VERONICA KING, TOWN CLERK

APPROVED AS TO FORM AND CORRECTNESS:

_____

DRINKING WATER FACILITIES PLAN

Project

DRINKING WATER SYSTEM IMPROVEMENTS
(DW 4802A0)

Prepared for

The Town of Eatonville
307 E Kennedy Blvd
Eatonville, 32751
407-576-2642

Prepared by

Aclus Engineering, LLC
1725 Windermeredown Pl.
Windermere, FL 34786
407-352-7991

In Collaboration with

CPH
1117 E Robinson St.
Orlando, FL 32801
(407) 425-0452

June 10th, 2025

DANIEL MAGRO LICENSE No 64708 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Daniel Magro, PE on the indicated date, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Daniel Magro
Digitally signed by Daniel Magro
Date: 2025.06.09 21:47:40 -04'00'

Daniel Magro, P.E.
Florida P.E. No. 64708

PROJECT CONTACTS

The Town of Eatonville
307 E Kennedy Blvd
Eatonville, 32751

Valerie W. Mundy, P.E.
Public Works Director
Email: vmundy@townofeatonville.org
Phone: (407) 576-2642

GCI Inc.
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Longwood Fl 32750

Mofoluso (Mo) Murnane
Program Manager
GCI Inc. On Behalf of The Town of Eatonville
Email: mmurnane@gciintl.com
Mobile: (407) 209-6118

CPH
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Orlando, FL 32801

Robbie Gonzalez, P.E.
Sr. Project Manager
Email: rgonzalez@cphcorp.com
Office: (407) 425-0452 ext 2023
Mobile: (407) 443-0269

Aclus Engineering, LLC
1725 Windermeredown Pl.
Windermere, FL 34786

Daniel Magro, P.E.
Sr. Project Manager
Email: daniel.magro@acluseng.com
Office: (407) 352-7991
Mobile: (407) 491-0163

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1.0) EXECUTIVE SUMMARY

The Town of Eatonville, located in Orange County, Florida, provides water to approximately 2,727 residents with an estimated 779 service connections. The Town owns and operates a Water Treatment Plant (WTP) that pumps water into the distribution system to supply the Town's water customers.

The WTP well and pumps have been impacted by recent tropical storms and high rain events, which have sometimes hindered the Town's ability to reach and operate the facilities due to flooding. Also, the Florida Department of Environmental Protection (FDEP) issued Consent Order No. 22-2847 to the Town in 2022 to address exceedances of disinfection by-products in the distribution system, and portions of the distribution system are undersized, lack looping, or have reached their useful life.

This Facilities Plan was prepared in accordance with the FDEP Drinking Water State Revolving Fund (SRF) loan program requirements for a 20-year planning period. It describes the current status of Eatonville's water system, needs, evaluates alternatives, and recommends improvements to address the needs. The Planning Area includes the Town's entire water Service Area as the projects benefit all the water system customers. The following projects are proposed by this Facilities Plan:

Project A – Forest City Road Extension	$1,334,000
Project B – Water Main Relocation Phases 1, 2, and 3	$2,932,000
Project C – East Kennedy AC Water Main Replacement	$1,635,000
Project D – New WTP	$20,147,000
Project E – Emergency Interconnect	$1,610,000
Project F – R&R Replacements	$15,000,000
	$42,658,000

The projects included in this Facilities Plan will be constructed in phases as grant funding becomes available.

The total estimated cost of all recommended improvements is approximately $42.7 million, which includes design, permitting, construction, technical services, and contingency. The Town has already secured a $14,565,300 FDEP grant (DW4802A0) to help pay for some of these projects and/or phases. As this funding is 100% grant with no loan repayment component, the water rates are not proposed to increase because of these projects. It is also anticipated that future 100% grant funding will be used to fund the remaining projects/phases.

2.0) INTRODUCTION

2.1) Background

The Town of Eatonville is located in Orange County, Florida, approximately 15 miles northwest of downtown Orlando (Latitude: 28°34'27.5"N; Longitude: 81°21'03.9"W) (See **Figure 2-1**). According to the Sanitary Survey Report, the Town's Public Water System (PWS ID: 3480327) provides potable water service to an estimated 2,727 residents with approximately 779 service connections. The Town owns the public drinking water system consisting of a WTP with two wells, storage and high service pumping, and water distribution piping of various sizes and materials.

The Town has experienced significant difficulties when operating the water system during tropical storms and heavy rainfall events as flooding limits access to the facilities. Access to the emergency generator is not possible, which combined with a power outage could significantly affect the Town's ability to produce drinking water.

In 2022 the Town received a Consent Order No. 22-2847 (**Appendix A**) to address violations relative to exceedances of disinfection by-products (DBPs) levels. The Town implemented a flushing program as a temporary solution to maintain compliance with the drinking water standards. However, the root cause of the DBP formation has not been corrected.

Aging, undersized, and old Asbestos Cement (AB) pipes are in need of replacement and increased looping throughout the system is necessary to improve overall water flow through the distribution system. Also, developed areas within the Town's Service Area are being served by other utilities, resulting in lost opportunity revenue for the Town.

This Facilities Plan has been prepared to support the Town's application for FDEP funding assistance.

2.2) Need

The Town's water system needs improvements to address compliance and health and safety needs.

2.2.1) Compliance Type Needs

- Consent Order No. 22-2847: The Town received this Consent Order due to elevated levels of DPBs in its distribution system which posed a potential health risk to consumers. The Town has already satisfied the requirements and successfully "Closed-Out" this Consent Order with FDEP. As an interim measure, flushing devices were installed to maintain compliance, but a long-term

solution is required to ensure long term compliance with State and Federal drinking water standards.

- Aging Infrastructure and Maintenance Costs: The wells, pumps, and distribution system are aging, requiring frequent maintenance and emergency repairs. Some high-service pumps and storage facilities have exceeded their useful life, and repairs to the existing system continue to be a financial burden.

- Limited Water Storage and Supply Capacity: Existing water storage capacity consists of two (2) 200,000-gallon tanks (one (1) GST and one (1) EST), which is insufficient to meet future demand, particularly during extreme weather events or emergency conditions. Additionally, the current well pumping capacity does not meet the flow rates required to operate the system at max day and peak hour demands.

2.2.2) Health and Safety Needs

- Well Vulnerability and Flooding Risks: The groundwater wells are located in a low-lying area adjacent to a 100-year floodplain, making them susceptible to flooding and accessibility issues. Heavy rainfall frequently causes standing water around the wells, making it difficult for vehicles to access them for maintenance or emergency service. Additionally, fuel trucks required to refill diesel generators during power outages often get stuck in the mud, raising concerns about the continuity of water supply during storms.

- Disruptions During Storm Events: The water system is vulnerable to storm-related disruptions, including power failures and access issues during hurricanes and heavy rainfall. The WTP and Control Building are vulnerable to storm damage, especially from high wind conditions, and most likely do not meet current Building Codes. The Town currently relies on a single diesel generator for standby power which is located outdoors without protection from high winds. The fuel capacity of the generator is not sufficient for prolonged outages, especially when there is a high demand for diesel fuel. Ensuring redundancy in power supply and well accessibility is critical for maintaining continuous water service.

- Water System Security and Reliability: The system lacks modern security and perimeter protection measures, making critical infrastructure vulnerable to both natural disasters and unauthorized access. Enhancements such as perimeter fencing,

electronic monitoring, and site hardening are necessary to protect vital water assets.

- Fire Protection Limitations: Some areas of the distribution system lack adequate fire hydrants and sufficient water flow for firefighting. Upgrading aging and undersized transmission mains, additional looping, and adding hydrants will enhance the Town's fire protection capabilities and ensure compliance with fire safety regulations.

2.2.3) Other Needs

- Revenue: The Town has been unable to provide water service to a commercial development within the Town's limits. When commercial properties in the Forest City area were developed, the only option was for the developers to tie into the City of Winter Park's water system. This resulted in the Town losing the opportunity to collect water service revenue from these customers and future development in the area.

- Roadway Widening Relocations: Orange County Public Works will soon begin a roadway widening project along West Kennedy Boulevard from a two-lane road to a four-lane divided highway. The Town's existing water mains along this corridor are undersized and are a mixture of PVC and AC pipe material. These water mains are known to be in-conflict with the County's roadway project and the County has notified the Town that it must relocate all water mains to avoid conflicts with new box culverts, stormwater conveyance system, and other roadway construction activities.

- Replacement of Aging Water Mains: Multiple water mains throughout the distribution system have reached their useful life, are failing, are of undesirable materials, are undersized, and have failing isolation valves. A Repair and Replacement (R&R) program is needed to systematically eliminate this system deficiency to improve the distribution system throughout the Town.

The items above document the need for improvements to the water system.

2.3) Scope of Study

The scope of this Facilities Plan is described below:

1. Document the needed improvements and identify the proposed project.

2. Establish design needs for the project.
3. Identify and evaluate various alternatives to satisfy the needs.
4. Recommend the most cost-effective and environmentally sound solutions to meet the needs.
5. Describe, in detail, the recommended facilities and costs.
6. Present a schedule of implementation of the recommended improvements.
7. Identify adverse environmental impacts and propose mitigating measures.
8. Identify a source of financing and estimate the cost per household.

3.0) EXISTING SYSTEM DESCRIPTION

3.1) Description of Planning Area

3.1.1) Planning/Service/Project Area

The Town of Eatonville is located in Orange County, Florida, approximately 15 miles northwest of downtown Orlando. The service area for this Facilities Plan includes the entire area within the Eatonville Town limits that is currently served by the Town's drinking water system (**Figure 3-1**).

For the purposes of this Facilities Plan, the Service Area is considered the Planning Area, as the entire community will benefit from the proposed improvements. The water infrastructure upgrades are all within the Town's jurisdiction and will directly enhance system reliability, regulatory compliance, and emergency preparedness.

The Service Area is primarily characterized by low to medium-density residential zoning, with commercial and municipal buildings also served by the Town's water system.

3.1.2) Climate

South Florida's Climate is typically subtropical with generally long humid summers and mild winters that are not commonly humid. The average annual temperature is approximately 72°F, although daytime temperatures often exceed 90°F during periods extending from the month of June through the month of August. Winter cold spells can drop temperatures to as low as 24° F.

The heaviest rainfalls are from June to August with an annual average rainfall of 50 inches. April, May, November, and December are generally dry months with a high irrigation demand. Irrigation demand is also high during the summer due to the unusually high evapotranspiration rate in Florida.

3.1.3) Topography and Drainage

According to the USDA Soil Conservation Survey, the Eatonville region is predominantly flat, with slopes generally ranging from 0 to 5%. Average elevations in the area range from approximately 80 to 100 feet above mean sea level (MSL).

Eatonville is located within the FDEP-designated Middle St. Johns River Basin, with drainage patterns that flow toward the St. Johns River. The Middle St. Johns River Basin plays a vital role in regional

water resources, supporting drinking water supplies, stormwater management, and ecosystem health. Over time, urban development and hydrologic modifications have influenced local drainage patterns, necessitating infrastructure improvements to manage stormwater runoff, prevent localized flooding, and protect water quality.

3.1.4) Geology, Soils, and Physiography

The Planning Area is located within Eatonville, Florida, in the central portion of the Floridian peninsula, which sits atop the Florida Platform, a porous plateau of karst limestone. The region's geological formation dates back to the Eocene to Oligocene epochs, when sediments such as silts, clays, and sands filled ancient marine channels.

Soils have been mapped by the Soil Conservation Service of the U.S. Department of Agriculture (**Figure 3-2**). Fine sands are the predominant soil type in the area. These soils are considered well-drained materials and are present throughout the area, with moderately to poorly drained sand and muck in the vicinity of nearby water bodies.

The Town of Eatonville relies on groundwater wells as its primary water supply source, drawing from the Floridan Aquifer, which provides potable water to much of central Florida. Given the area's geology, proper well construction and water treatment are essential to maintaining water quality and long-term aquifer sustainability.

3.1.5) Surface and Ground Water Hydrology, Quality and Uses

3.1.5.1) Surface and Ground Water Hydrology

There are no Outstanding Florida Waters negatively impacted by the improvements proposed in this Facilities Plan. There are no wild or scenic rivers and all surface waters are designated Class III waters, suitable for recreation and for propagation of fish and wildlife.

3.1.5.2) Surface Water and Groundwater Quality

Surface water quality varies throughout the region. Generally, the lakes in the area have good quality water; however, some are known to have been negatively affected by urban storm water runoff.

The Floridan Aquifer water quality is adequate for potable water use. The surficial aquifer water quality is also good, although seldom utilized by large scale municipal water plants in Central Florida.

3.1.5.3) Water Uses

Surface water bodies in the area are primarily used for recreation.

3.1.6) Sourcewater Protection

The Town of Eatonville does not currently have a local wellhead protection ordinance in place; however, its public supply wells are subject to the requirements of FDEP Rule 62-521.400, F.A.C., which establishes a 500-foot wellhead protection area. Given that this project involves significant work on the Town's groundwater wells, Eatonville may consider adopting a local ordinance to provide additional land use protections around its well sites.

3.1.7) Environmentally Sensitive Areas or Features

3.1.7.1) Wetlands

According to the U.S. Department of the Interior National Wetland Inventory Map, numerous wetlands are found near but outside the Planning Area (**Figure 3-3**). There are no wetlands within the Project Area and therefore no wetlands will be impacted by the improvements proposed in this Facilities Plan.

3.1.7.2) Environmentally Sensitive Lands

No environmentally sensitive lands will be affected as the nature of the Project consists of replacing existing utilities within fully developed sites and paved roadways.

According to the USDA Natural Resources Conservation Service, there are no significant prime or unique farmlands in the Planning Area. **Appendix B** includes the NRCS Farmland Classification for the Planning Area.

3.1.7.3) Plant and Animal Communities

The Project will be constructed entirely within existing maintained rights-of-way and on a Town owned parcel, all of which have been previously disturbed and/or developed.

Accordingly, the proposed projects are not anticipated to impact any endangered species, sensitive habitats, or other local wildlife.

To evaluate potential environmental impacts, a field investigation was conducted by qualified biologists to assess the presence of federal- or state-listed flora and fauna, as well as general wildlife activity within the Project Area. No species protected under the Endangered Species Act of 1973 were observed in or near the Project Area during the investigation. Additionally, no state-listed protected species or Florida Department of Agriculture and Consumer Services (FDACS) protected plants were identified.

A copy of the Preliminary Ecological Assessment is included in **Appendix C**.

3.1.7.4) Archeological and Historical Sites

A portion of the Town of Eatonville was designated as the Eatonville Historic District on February 3, 1998, by the National Register of Historic Places. The district is bounded by Wymore Road, Eaton Street, Fords Avenue, East Avenue, Ruffel Street, and Clark Street, and includes 48 historic buildings. In 1996, the Town adopted Ordinance No. 96-04 establishing protections for these historical resources.

The planned construction activities will occur within previously disturbed areas, such as existing roadways and public rights-of-way, and no buildings or structures will be impacted. Accordingly, the project is not expected to affect any archaeological or historical resources.

3.1.8) Flood Plain

A portion of the new Forest City Rd water main extension (Project A) is located within the 100-year flood plain. However, the proposed improvements are generally underground and can be constructed within the flood plain. All other improvements proposed in this Facilities Plan will be constructed outside of the 100-year flood plain. **Figure 3-4** shows the FEMA map for the service area.

3.1.9) Air Quality

The air quality in the County is high due to a lack of major sources of air emissions, and is classified as an area of attainment with respect

to the National Ambient Air Quality Standards. The project will have no effect on the existing ambient air quality.

3.2) Socio-economic Conditions

3.2.1) Population Served

The Town of Eatonville holds historical significance as it is the first Black incorporated municipality in the United States. According to the 2010 U.S. Census, 1,825 of the Town's 2,159 residents identified as African American. Updated estimates indicate the public system serves approximately 2,727 people with 779 service connections. The estimated number of residents per connection is 3.5, which is in-line with current demographic trends in the region.

Additional demographic and census data from the U.S. Census is included in **Appendix C**.

3.2.2) Land Use and Development

The existing land use within the Planning Area is primarily low to medium-density residential, with some commercial and municipal properties. Land use changes follow the Town of Eatonville's Comprehensive Plan, which supports infill development and redevelopment within the existing urban boundary. No significant land use changes are anticipated in the Project Area over the next 20 years; however, the proposed improvements will accommodate modest growth and support increased system demand over time.

3.3) Drinking Water Supply, Treatment, and Distribution

3.3.1) Description of the Existing Water System

The Town of Eatonville's public water system (PWS ID: 3480327) consists of a WTP with Floridan Aquifer wells, ground and elevated storage, high service pumping, and approximately 65,500 feet of piping of various sizes and materials. The following is a summary of the major components:

- Two (2) off-site potable water supply wells located at 400 Ruffel Street, Eatonville, Florida (28° 36' 54"N & 81 ° 22' 49"W), drawing water from the Upper Floridan Aquifer

- One (1) WTP located at 21 Mosely Avenue, Eatonville, Florida, (28° 37' 05"N & 81° 22' 49"W),with the following equipment:

    - One (1) 200,000-gallon Ground Storage Tank (GST),

- WTP Pump and Control Building
- Three (3) high service pumps (HSP) for water distribution
- High Service Pump (HSP) suction and discharge piping
- Electrical power and emergency generator
- Disinfection Chemical System
- System Controls and Data Acquisition (SCADA) system

- One (1) off-site Elevated Storage Tank (EST) is located at 662 West Kennedy, Orlando, Florida (28° 37'01"N & 81° 23' 50"W),. The EST is a 136-foot high, 200,000-gallon steel tank currently being refurbished.

- A potable water distribution system consisting of the following:

  - 65,500 feet of pipe ranging in diameter from 2" to 10" Mainly PVC, Cast Iron, and Asbestos Cement. About 41 % is asbestos-cement piping, an obsolete and potentially hazardous piping material that is difficult to repair. Much of the smaller diameter piping under 6" is cast iron, another obsolete piping material that is difficult to repair and experiences corrosion problems.
  - Sixty-eight (68) fire hydrants, with 16% noted as inoperable during a recent (2018) assessment.
  - One hundred eighteen (118) distribution system valves, 33% non-operational during the same 2018 assessment.

The Town does not currently purchase bulk water from external providers and is fully responsible for water production, treatment, and distribution.

3.3.2) Performance of Existing Water System

The system has several deficiencies, as outlined in Section 2.2. Critical infrastructure components, including wells, high-service pumps, and key sections of the water distribution system, require upgrades to improve operational reliability, regulatory compliance, and resiliency.

The performance of the existing system is poor. The raw water quality and existing disinfection system produces elevated DBPs which are currently controlled by excessive flushing. During storm events, flooding and lack of a reliable back-up power source could lead to a complete water service outage.

3.3.3) Present and Historical Water Usage

The following are the historical flow rates for the Town's existing WTP:

Service Period Date	ADF Usage (Gals)	MDF Usage (Gals)
Jan-24	249,112	508,000
Feb-24	245,792	337,000
Mar-24	256,161	319,000
Apr-24	277,433	363,000
May-24	335,903	384,000
Jun-24	321,300	519,000
Jul-24	313,903	449,000
Aug-24	345,935	419,000
Sep-24	351,967	438,000
Oct-24	345,903	480,000
Nov-24	332,900	409,000
Dec-24	316,871	400,000
Jan-25	328,613	393,000
Feb-25	330,929	393,000
Mar-25	305,871	386,000

The historical flows show that the Max Day Flow has remained well below the facility's permitted limit of 1,440,000 gpd MDF. However, the Average Day Flows are approximately 310,000 gpd, which is nearly 80% of the Town's Consumptive Use Permit (CUP) limit of 400,000 gpd Annual Average Flow.

3.3.4) Service Population and Finished Water Projections

The service population for the water system is estimated to be 2,727 people served by 779 connections. Flow records indicate a maximum day design capacity of 1.44 MGD, with actual system demands varying based on seasonal and operational factors.

While current water demand is projected to remain stable, water use may increase in the future if additional flushing activities are needed to control DBPs.

3.3.5) Water Conservation

The existing distribution system may have undetected underground leaks, leading to water loss over time. As part of the planned improvements, replacing aging water mains will help reduce leaks

and improve overall system efficiency, supporting water conservation efforts.

The installation of new hydrants and blow-offs will allow for more controlled and efficient flushing, minimizing unnecessary water use.

Eatonville is in the process of drafting and adopting a formal water conservation policy, as outlined in the Request for Inclusion (RFI). In the meantime, the planned system upgrades will support water conservation by reducing leaks, improving distribution efficiency, and enhancing operational controls to minimize excessive water loss and excessive flushing activities (**CPH, Inc.** *10-Year Water Supply Facilities Work Plan – Town of Eatonville (Draft).* July 2023).

3.3.6) Waste

The Eatonville water system does not currently generate any waste streams.

3.4) Managerial Capacity

The Town of Eatonville has sole responsibility for the operation, maintenance, and management of its public water system. The Town's Public Works Department is responsible for operating the water system and ensuring compliance with FDEP regulations.

3.5) Eligibility for Categorical Exclusion

No direct impact is expected as the project work will be confined to existing rights-of-ways, utility corridors, and previously developed Town-owned parcels.

Accordingly, the proposed improvements meet the Categorical Exclusion. As defined by FDEP, a Categorical Exclusion is allowed by:

- Rule 62-503.751(2)(b)2. F.A.C. *"Water pollution control systems that do not change the existing discharge point or permitted pollutant concentration limits and that do not involve acquisition of undisturbed land".*

- Rule 62-503.751(2)(b)4. F.A.C. *"Water pollution control systems in areas where streets have been established, underground utilities installed, or building sites excavated"*.

Also, the Project does not result in more than a 50% increase of existing system capacity, and it is not expected to generate controversy over potential environmental effects.

4.0) DEVELOPMENT OF ALTERNATIVES

4.1) General

The following projects and alternatives were considered to address the needs of the drinking water utility. **Figure 4-1** shows a map view of the project locations.

Project A – Forest City Road Extension

This project is needed to solve the loss revenue need identified in Section 2.2.3.

Alternative A.1 – No Action
Alternative A.2 – New Water Main by Open Trench **(Selected)**
Alternative A.3 – New Water Main by Directional Bore

Project B – Water Main Relocation Phases 1, 2, and 3

This project is needed to eliminate the conflicts between the Town's existing water mains along West Kennedy Blvd. and the proposed County roadway widening project. Also, it is needed to replace the aging and undersized AC water main between S. Keller Road and S. Lake Destiny Road.

Alternative B.1 – No Action
Alternative B.2 – Complete Replacement and Relocation **(Selected)**
Alternative B.3 – Separate Isolated Relocations

Project C – East Kennedy AC Water Main Replacement

This project is needed to replace the aging and undersized AC water main between I-4 and East Street.

Alternative C.1 – No Action
Alternative C.2 – Replacement by Open Trench **(Selected)**
Alternative C.3 – Replacement by Pipe Bursting

Project D – New WTP

This project is needed to solve the regulatory, health, safety, resiliency, and capacity deficiencies associated with the existing WTP.

Alternative D.1 – No Action
Alternative D.2 – New WTP **(Selected)**

Alternative D.3 – Rehabilitate Existing WTP

Project E – Emergency Interconnect

This project is needed for additional redundancy to the Town's only WTP in case of an emergency that impedes the Town from producing any water.

Alternative E.1 – No Action
Alternative E.2 – Interconnect with Maitland **(Selected)**
Alternative E.3 – Interconnect with Winter Park

Project F – R&R Replacements

This project is needed to Repair & Replace (R&R) select water mains, valves, and hydrants throughout the distribution system that have exceeded their useful life, are of substandard materials, are non-operational, or are undersized for the current water demand.

Alternative F.1 – No Action
Alternative F.2 – Replacement by Open Trench **(Selected)**
Alternative F.3 – Replacement by Trenchless Methods

Each alternative was evaluated for technical feasibility, regulatory compliance, environmental impact, community benefit, cost-effectiveness, and how it solves the needs of the system.

4.2) Cost-Effectiveness

A present worth life cycle analysis was performed for the projects with technically viable alternatives. The present worth calculation for the analysis incorporated the following considerations:

1) Planning period of 20 years.
2) A discount rate of 2.0%.
3) Capital costs (design, construction, contingency, technical services).
4) Operation and maintenance costs of new construction items.
5) Salvage values based on appropriate useful lives of various project components.
6) Construction cost estimates based on the engineer's opinion of probable cost.

4.3) **Project A** – Forest City Road Extension

Alternative A.1 – No Action

This alternative would maintain the commercial parcels in the area connected to the City of Winter Park's system. Water revenue from these parcels would continue to be collected by Winter Park and would not benefit the Town in the future. Also, new development in the area would need to be served by Winter Park instead of the Town of Eatonville.

This alternative is not viable and was therefore not selected.

Alternative A.2 – New Water Main by Open Trench **(Selected)**

This alternative consists of extending the Town's water distribution system to the existing commercial customers by constructing a new water main utilizing the conventional Open Trench construction method. The project would consist of designing, permitting, and constructing approximately 3,450 linear feet of 8-inch PVC water main along West Kennedy Boulevard as shown in **Figure 4-1**. The estimated total cost for this alternative is $1,334,000.

This alternative is technically viable and a present worth life cycle cost analysis was performed. The total present worth cost is $1,103,000 million.

This alternative is the most cost-effective and is the selected alternative for this project.

Alternative A.3 – New Water Main by Directional Bore

This alternative consists of extending the Town's water distribution system to the existing commercial customers by constructing a new water main utilizing the directional bore construction method. The project would consist of designing, permitting, and constructing approximately 3,450 linear feet of 8-inch HDPE water main along West Kennedy Boulevard as shown in **Figure 4-1**. The estimated total cost for this alternative is $1,681,000, due to the higher pipeline material cost and the need for specialized directional boring crews and equipment.

This alternative is technically viable and a present worth life cycle cost analysis was performed. The total present worth cost is $1,283,000 million.

This alternative is not cost effective and was therefore not selected.

4.4) **Project B** – Water Main Relocation Phases 1, 2, and 3

Alternative B.1 – No Action

Orange County Public Works has notified the Town that it must relocate all water mains that are in conflict with the proposed roadway widening project. This alternative would allow the existing water mains to remain in place and the conflicts would not be eliminated. This would result in delays to the roadway project contractor with financial implications to the Town.

This alternative is not viable and was therefore not selected.

Alternative B.2 – Complete Replacement and Relocation **(Selected)**

This alternative consists of relocating the Town's water main along West Kennedy Blvd., from approximately Zora Place to S. Lake Destiny Road. The project would include the design, permitting, and construction of approximately 6,300 linear feet of water main in a multi-phased project as shown in **Figure 4-1**. The estimated total cost for this alternative is $2,932,000.

A present worth lifecycle cost comparison was not performed for this alternative as it is the only viable alternative that would solve the Town's needs.

This alternative is the selected alternative for this project.

Alternative B.3 – Separate Isolated Relocations

This alternative consists of relocating the sections of the existing pipeline that conflicts with the roadway construction. Each localized relocation around a conflict would require two sets of line stops and wet taps to install a short section of new pipe around the conflict area.

Although the actual construction cost could be similar to the total pipeline relocation, this would result in a pipeline with multiple relocated sections that is more prone to breaks, failures, and is more difficult to maintain. The ultimate number of conflicts has not been fully quantified as portions of the new roadway are under design by the County. Portions of the existing water main are too shallow and would need to remain underneath the County's new roadway which is not allowed by Orange County Public Works. Also, the majority of the water main along the project corridor is AC pipe, which has reached its useful life and is in need of replacement.

This alternative is not viable and therefore a present worth life cycle cost analysis was not performed.

This is not the selected alternative for this project.

4.5) **Project C** – East Kennedy AC Water Main Replacement

Alternative C.1 – No Action

This alternative would leave the existing AC water main along East Kennedy Blvd. in place. As this water main has reached its useful life and is in need of replacement, this alternative is not viable and was therefore not selected.

Alternative C.2 – Replacement by Open Trench **(Selected)**

This alternative consists of the complete replacement of this 6-inch water main with approximately 3,500 feet of new 12-inch PVC pipe between Interstate 4 and East Street. The proposed construction method is by Open Trench, which allows maintaining water service in the area during construction and the placement of the water main in a more suitable and deeper location. The estimated cost of this alternative is $1,632,000.

A present worth lifecycle cost comparison was not performed for this alternative as it is the only viable alternative.

This is the selected alternative for this project.

Alternative C.3 – Replacement by Pipe Bursting

This alternative consists of the complete replacement of this 6-inch water main with approximately 3,500 feet of new 12-inch HDPE pipe between Interstate 4 and East Street. The proposed construction method is by the trenchless pipe bursting method which consists of inserting a new HDPE pipe inside the existing AC pipe. Although the advantage of this method is the reduction in overall above ground restoration activities, it would not be possible to pipe burst the needed 12-inch pipe into the existing 6-inch carrier pipe. Also, the shallow depth of the existing pipe would likely cause the ground above to heave during construction, and Orange County Public Works does not allow the abandonment of asbestos cement pipe fragments below ground.

Accordingly, this trenchless construction method was deemed not technically viable and was therefore not further evaluated.

4.6) **Project D** – New WTP

Alternative D.1 – No Action

Under this no action alternative the Town would continue to operate the existing water plant without improvements and would not solve any of the regulatory, health or safety needs. The main water plant components would remain vulnerable to future storm damage risking the Town's ability to produce and pump drinking water into the distribution system.

This alternative is not viable and is not the selected alternative.

Alternative D.2 – New WTP **(Selected)**

This alternative consists of designing, permitting, and constructing a new water treatment plant consisting of new ground water storage, high service pumping, chemical feed systems, and electrical components. The existing wells would be equipped with bigger well pumps to increase the raw water capacity. Upon completion and placing the new WTP into service, the old WTP would be decommissioned and demolished.

Constructing a new WTP would allow the Town to improve its treatment process to reduce DBP formation, increase water treatment and storage capacity, and improve overall resiliency during storm events by eliminating the flooding problems and ensuring adequate back-up power systems. The new WTP would result in a robust and reliable facility able to maintain service during emergencies while complying with the FDEP's mandated improvements.

The estimated cost of this alternative is $20,147,000. A present worth lifecycle cost comparison was not performed as it is the only viable alternative that would solve all the needs related to the existing WTP.

This is the selected alternative for this project.

Alternative D.3 – Rehabilitate Existing WTP

This alternative consists of making improvements to the existing WTP. The improvements would consists of making changes to existing tanks and equipment to modify the water treatment process, improve drainage of the WTP site, elevate critical components above the flood level, construct new water storage, and remodel the existing Control Building.

Although this alternative was the first option to be considered to solve the Town's needs, the level of improvements needed would be excessive and in some cases not possible. For example, existing building would need to be reconstructed to meet current hurricane related building codes and most of the other treatment systems would need to be entirely replaced. Also, the existing site has no available room for expansion and for construction of new water storage tanks.

A present-worth lifecycle cost comparison was not performed as it is not a viable alternative. Accordingly, this alternative was not selected for this project.

4.7) **Project E** – Emergency Interconnects

Alternative E.1 – No Action

This alternative would not help the Town provide increase redundancy of its drinking water system. All the Town's water customers would continue to depend on one water treatment plant as the main and only water source. Should a major emergency undermine the water plant, the Town would have no backup water source to feed the Town's distributions system.

Accordingly, this alternative was not selected for this project.

Alternative E.2 – Interconnect with Maitland **(Selected)**

This alternative consists of installing two (2) emergency interconnects with the City of Maitland's drinking water system. In the event the Town is unable to maintain adequate water pressure in the distribution system or produce drinking water, the emergency interconnects would automatically open to allow water to flow from the City of Maitland to the Town's water system. At least two interconnection locations would be needed to support the Town's water demand, one at S. Lake Destiny Road and the other at S. Keller Road as shown in **Figure 4-1**.

Although additional negotiations with the City of Maitland would be needed to realize this project, this alternative is the most advantageous to the Town as it provides two interconnection points in the highest demand areas of the distribution system. The estimated cost of this project is $1,610,000.

A present worth lifecycle cost comparison was not performed for this alternative as it is the only viable alternative that would result in an interconnection with a separate water system.

This is the selected alternative for this project.

Alternative E.3 – Interconnect with Winter Park

As the Town is adjacent to the City of Winter Park's utility service area, it provides the opportunity for water system interconnects between both utilities. This alternative consists of constructing an emergency interconnect in the Forest City Road area, which would allow water to flow from Winter Park's system into the Town's distribution system. Although

this alternative would help the Town during an emergency, the remote location of the interconnect would limit the flow and pressure to the rest of the Town's distribution system. The Downtown and Eastern Service Areas would not be adequately served by this interconnection and therefore this alternative was not further considered.

A present worth lifecycle cost comparison was not performed as it is not a technically viable alternative.

This is not the selected alternative for this project.

4.8) **Project F** – R&R Replacements

Alternative F.1 – No Action

This alternative would leave pipelines that are substandard in operation. These water mains would increasingly fail and hinder the Town's ability to provide adequate water service. Also, the Town would have increasing difficulty in operating the distribution system as many isolation valves and hydrants are no longer operational.

This alternative is not viable and was therefore not selected

Alternative F.2 – Replacement by Open Trench **(Selected)**

This alternative consists of replacing water mains that need immediate replacement. The construction method to replace the selected water mains is by Open Trench construction. New mainline valves, fire hydrants, and services would be replaced along with the new water mains. The proposed replacement locations are shown in **Figure 4-1**. As many of these water mains are small diameter pipe (less than 6-inch diameter), replacement by Open Trech construction is the only viable alternative. Accordingly, a present worth lifecycle cost comparison was not performed for this alternative.

This is the selected alternative to perform the water main replacements.

Alternative F.3 – Replacement by Trenchless Methods

This alternative is similar to Alternative F.2, except that the construction method is by trenchless construction consisting of directional boring or pipe-bursting. New mainline valves, fire hydrants, and services would be replaced along with the new water mains. These trenchless construction methods are generally higher in cost due to the specialized equipment and crews needed to perform the work. Also, the high density of service connections, valves, and hydrants within each pipeline segment would

require a significant number of isolated excavation pits, which would further elevate the construction cost. There is no apparent need to perform directional bores in areas that can be trenched and small diameter water mains generally can't be pipe burst with significantly larger diameter pipelines. Accordingly, a present lifecycle cost comparison was not performed for this alternative as it is either not technically viable or the additional construction expense if not justified.

This alternative was not selected for this project.

5.0) THE SELECTED PLAN

Project A – Forest City Road Extension

Description: This alternative consists of extending the Town's water distribution system to the existing commercial customers by constructing a new water main utilizing conventional Open-Trench construction method. The project would consist of designing, permitting, and constructing approximately 3,450 linear feet of 8-inch PVC water main along West Kennedy Boulevard, between the existing stubout at the Inscribe Apartments entrance to the intersection with Forst City Road and south along Forest City Road to the end of the Service Area. The proposed pipeline corridor is shown in **Figure 4-1**.

As the project corridor has available right-of-way for the new water main, trenchless construction methods are not anticipated to be needed except for roadway crossings. Most of the pipeline will be constructed by Open Trench construction. The above ground improvements (sidewalks, pavement, landscaping, etc.) located along the new water main alignment will be restored to pre-existing or better conditions.

Cost: The estimated engineering and construction cost for this alternative is $1,334,000.

Project B – Water Main Relocation Phases 1, 2, and 3

Description: This project consists of relocating the Town's water main along West Kennedy Blvd. in its entirety, from approximately Zora Place to S. Lake Destiny Road. Along with the new water mains, new isolation valves, fire hydrants, and services will be installed. The project would include the design, permitting, and construction of approximately 6,300 linear feet of water main in a multi-phased project as shown in **Figure 4-1**. During the engineering design phase, the County's roadway project drawings will be studied to place the new water mains in a location that will not conflict with the roadway construction work. The above ground improvements (sidewalks, pavement, landscaping, etc.) located along the new water main alignment will be restored to pre-existing or better conditions.

The construction phasing is defined as follows:

Phase 1: Relocation of 600 feet of 12-inch PVC water main along West Kennedy Boulevard from the entrance to Inscribe Apartments to the east property line of 1000 West Kennedy Boulevard.

Phase 2: Relocation of 1,950 feet of 12-inch PVC water main along West Kennedy Boulevard from the east property line of 1000 West Kennedy Boulevard to South Keller Rd.

Phase 3: Relocation of 3,725 feet of existing 6-inch and 8-inch AC water main with new 12-inch PVC water main from South Keller Road to Interstate 4.

Cost: The estimated engineering and construction costs for the three phases is as follows:

Phase 1: $281,000.
Phase 2: $911,000.
Phase 3: $1,740,000.

Project C – East Kennedy AC Water Main Replacement

Description: This project consists of the complete replacement of the 6-inch water main with approximately 3,500 feet of new 12-inch PVC pipe between Interstate 4 and East Street. The proposed construction method is by Open Trench, which allows maintaining water service in the area during construction and the placement of the water main in a more suitable and deeper location. The above ground improvements (sidewalks, pavement, landscaping, etc.) located along the new water main alignment will be restored to pre-existing or better conditions.

Cost: The estimated engineering and construction cost for this project is $1,635,000.

Project D – New WTP

Description: This project consists of designing, permitting, and constructing a new WTP with one (1) 500,000-gallon Ground Storage Tank (GST) and a building with three (3) High Service Pumps (HSP), chemical feed system, and electrical room. This new WTP will be equipped with a new SCADA system, and back-up generator to provide continued power supply during storm events and during long term power outages. Perimeter site security hardening measures will provide

physical protection of the new facilities and personnel access control.

To tie-in the new WTP to the Town's water distribution system, approximately 4,200 feet of new 16-inch PVC water main will be constructed along Ruffel Street and S. Wymore Road to connect into the water main on E. Kennedy Blvd.

The location of the proposed new WTP, tie-in water main, and demolition of the old water plant, are shown in **Figure 4-1**.

A wellfield pumping capacity evaluation, consisting of a step drawdown test, will be performed to define the activities and improvements needed to increase the rating and pumping capacity of the existing wells from 1,000 gpm to 2,300 gpm. Permitting activities for this project will include the FDEP required permits for the water plant as well as modification of the St. John's River Water Management District (SJRWMD) Consumptive Use Permit (CUP) to recognize the higher well pumping rates and permit a future Lower Floridan Aquifer (LFA) Well to meet water demands beyond 2025.

The existing WTP will be demolished after the new WTP is fully constructed and operational.

Cost: The estimated engineering and construction cost for this project is $20,147,000 as shown in **Table 5-1**.

Project E – Emergency Interconnect

Description: This project consists of constructing two (2) separate emergency interconnects with the City of Maitland. The first location is at S. Keller Rd., and the second at S. Lake Destiny Rd. as shown in **Figure 4-1**.

These interconnects will be designed in accordance with the standard construction details established by the City of Maitland. They will enable one-way water flow—from Maitland to Eatonville—if the water pressure in the Town's system drops below a specified setpoint.

During the preliminary design phase, it will be necessary to coordinate activities with the City of Maitland and negotiate an interconnection agreement. Also, the capacity of Maitland's pipelines in these two areas will be studied in more detail to determine if any additional improvements are needed.

Cost: The estimated engineering and construction cost of both interconnects is approximately $1,610,000.

Project F – R&R Replacements

Description: This project consists of replacing water mains throughout the distribution system that have been identified for replacement as part of the new Renewal & Replacement Program. All these pipelines are either undersized (less than 6-inches), are of substandard materials (asbestos cement, galvanized pipe, or unlined cast iron), have reached their useful life, and have multiple isolation valves and fire hydrants that are not operational. Overall, approximately 42,000 feet of water mains will be replaced throughout the Town. The proposed locations are shown in **Figure 4-1**.

These pipelines will be constructed by Open Trench construction, except for crossings of a major roads that may necessitate a short directional bore. New mainline valves and fire hydrants. All service lines will also be replaced effectively replacing any services of substandard materials. The above ground improvements (sidewalks, pavement, landscaping, etc.) located along the new water main alignment will be restored to pre-existing or better conditions.

Cost: The estimated engineering and construction cost for this project is $15,000,000.

5.1) Environmental Impacts of Proposed Improvements

The project site is fully developed with roadways, driveways, homes, and public facilities. The proposed improvements will not have any significant adverse effects on wild and scenic rivers, flora, fauna, or threatened or endangered plant or animal species.

Additionally, the project will not affect prime agricultural lands, wetlands, undisturbed natural areas, or the socio-economic character of the area. Short-term construction impacts include increased noise levels, airborne particulates, and surface run-off during rainfall. Appropriate control measures will be implemented to minimize these temporary effects. The selected Contractor will ensure that residents continue to have an uninterrupted water supply during the construction phase.

5.2) Cost to Construct Improvements

A summary of the estimated costs for all projects is as follows:

Project A – Forest City Road Extension	$1,334,000
Project B – Water Main Relocation Phases 1, 2, and 3	$2,932,000
Project C – East Kennedy AC Water Main Replacement	$1,635,000
Project D – New WTP	$20,147,000
Project E – Emergency Interconnect	$1,610,000
Project F – R&R Replacements	$15,000,000
	$42,658,000

A breakdown of the construction and engineering costs associated with each of these projects is shown in **Table 5-2**.

5.3) Consistency with the Comprehensive Plan

The recommendations resulting from this study are consistent with local comprehensive plans.

6.0) IMPLEMENTATION AND COMPLIANCE

6.1) Public Hearing/Dedicated Revenue Hearing

A Public Forum to discuss this Facilities Plan will be held on June 17, 2025 at the Town of Eatonville Town Hall Building. Utility customers will be given an opportunity to offer comments.

A public meeting to approve this Facilities Plan will be held during the June 17, 2025 Council Meeting. Water customers will be given another opportunity to offer comments. If accepted by the Council, the Facilities Plan should be formally adopted by the Council during this meeting.

Records of the meeting, minutes, and affidavits of publication of meeting advertisements are included in **Appendix D**. The final adopted resolution is provided in **Appendix E**.

6.2) Regulatory Agency Review

To qualify for a loan from the SRF, various governmental agencies must be satisfied with the proposed project. Copies of the Facilities Plan adopted by the Council will be sent to the FDEP Facilities Funding Section. FDEP will then forward the Facilities Plan to the Florida State Clearinghouse and any other governmental agencies deemed necessary by FDEP.

6.3) Financial Planning

The FDEP State Revolving Fund (SRF) is the sole financing source for this project. The Town of Eatonville has secured a planning, design, and construction loan in the amount of $14,565,300 (DW4802A0) that will be administered by the SRF program. The loan includes 100% Principal Forgiveness, meaning the Town will not be required to repay any portion of the awarded funding.

Additional future SRF funding will be needed to fully fund all the projects included in this Facilities Plan. All the projects described in this Facilities Plan are anticipated to be funded by SRF loans with 100% Principal Forgiveness. There will be no financial impact to the utility customers and the utility rates will not need to be changed as a result of these projects. Accordingly, and as directed by SRF representatives, preparation of a Business Plan is not necessary for this Facilities Plan.

Appendix F includes the Town's Budget.

The project scope and funding structure are scheduled to be presented during a duly advertised Public Forum and Town Council Meeting.

Following receipt of contractor bids, final construction costs will be reviewed, and the Town will coordinate with SRF to ensure that all eligible project expenses are covered under the SRF loan.

6.4) Implementation

The Town of Eatonville has full ownership, operational responsibility, and legal authority over its water utility system. All construction, permitting, and operational responsibilities remain solely with the Town.

No inter-local agreements are required for the Town to implement the proposed improvements, except for Project E which will require an agreement with the City of Maitland to install the emergency interconnection.

The projects listed in this Facilities Plan will proceed through final design, permitting, and bidding following adoption of this Facilities Plan and upon securing the requested SRF funding. Certain materials and equipment may be procured directly by the Town due to long lead times and to save the sales taxes. The Town will retain qualified engineering and construction professionals to complete design and construction in accordance with applicable regulations and funding requirements.

It is anticipated that the following permits will be required during the design phase of the project:

- FDEP Water Component Construction Permit – issued by FDEP to allow for the construction of all the proposed water system improvements. Individual permits for each project will be needed.

- Environmental Resource Permit (ERP) Exemption – issued by the St. Johns River Water Management District (SJRWMD) for the stormwater management system associated with the new WTP (Project D).

- Local Building Permits – obtained by the general contractor constructing new buildings, tanks, or other structural facilities.

- Right-of-Way Permits – issued by Orange County Public Works to allow for the construction of new water mains within the County owned rights-of-way.

- SJRWMD Consumptive Use Permit (CUP) – modification of the Town's existing CUP to allow for increased withdrawals from the Town's existing wells and to permit the new LFA well.

The Town will coordinate all permitting activities with the appropriate local, regional, and state agencies to ensure timely and compliant project execution. A detailed implementation schedule will be developed during the final design phase, with construction expected to begin following permit issuance and contractor selection.

6.5) Implementation Schedule

The following is the anticipated implementation schedule:

June 17th, 2025	Public Forum to discuss this Facilities Plan.
June 17th, 2025	Council Public Meeting, followed by formal adoption of this Facilities Plan.
June 18th, 2025	Submit Facilities Plan to FDEP.
August 2025	Begin Design and Permitting of the fully funded projects. Initiation of the other projects listed in this Facilities Plan will take place once the necessary funding has been secured from the SRF or other funding sources.
August 2026	Begin Construction of the initial selected projects.
December, 2027	Construction Complete and Close-out.

6.6) Compliance

- The Project will be in compliance with the applicable FDEP Drinking Water Rules from Chapter 62-550 and 62-555 F.A.C.
- Selected alternatives will meet the reliability requirements as per Chapter 62-555, F.A.C.
- The environmental aspects of the proposed improvements are acceptable, with no anticipated significant impacts to wetlands, wildlife habitat, or other sensitive environmental resources. All work is located within previously developed areas.
- The recommended alternatives are consistent with the Town of Eatonville's authority and governing documents, and align with the Town's long-term infrastructure planning, permitting responsibilities, and operational oversight.

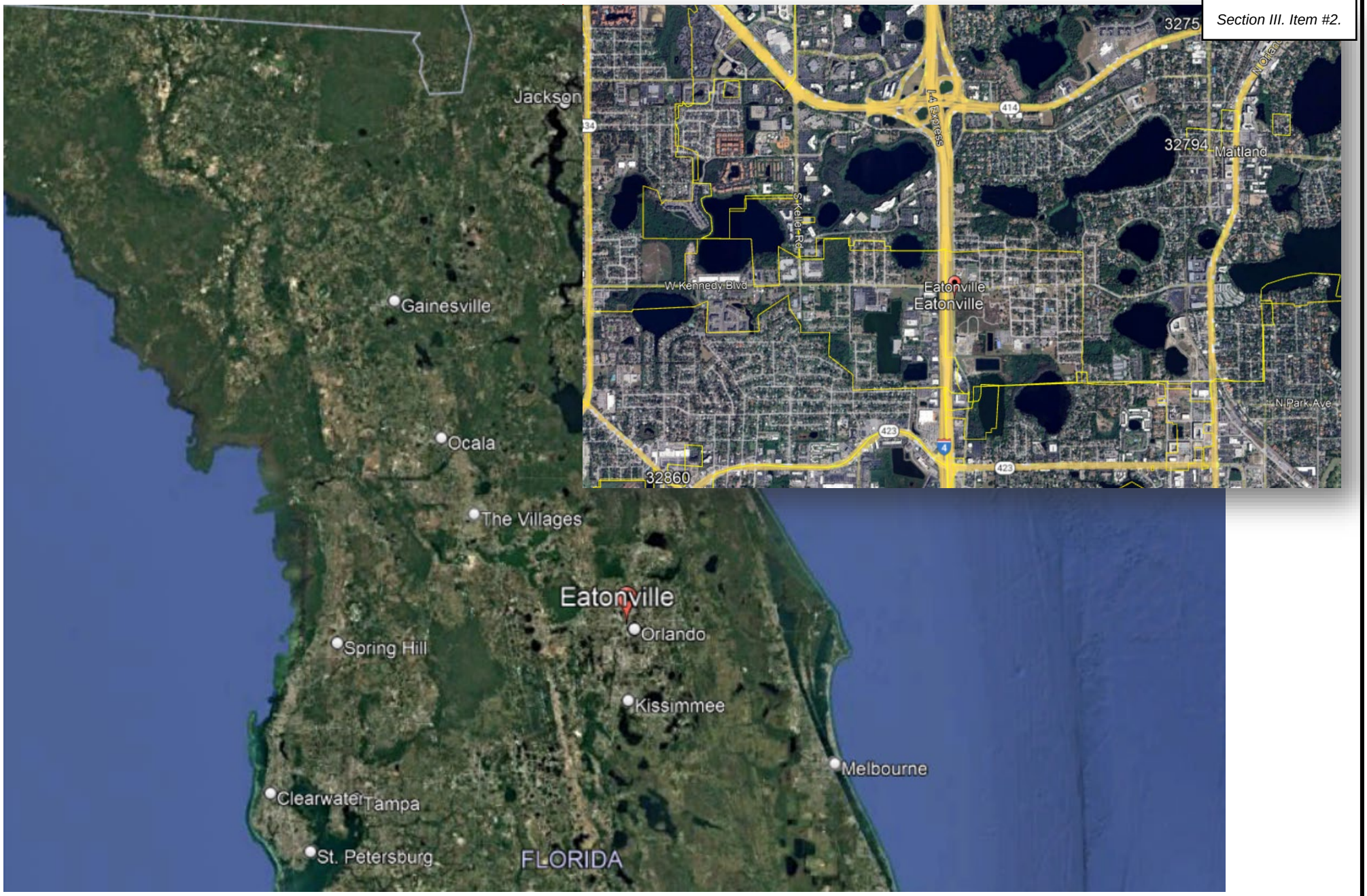
TABLE 5-1

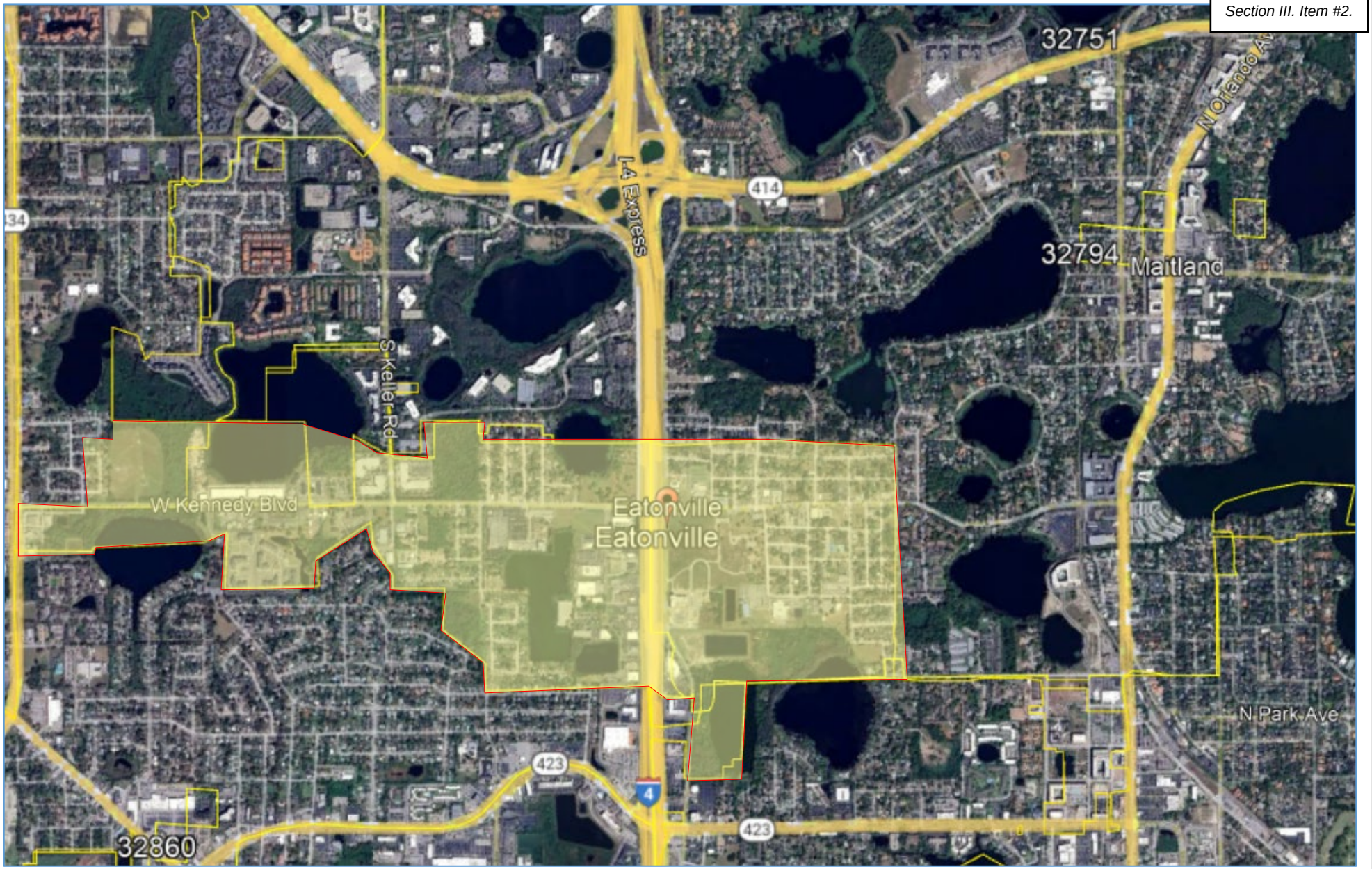
PROJECT D COST BREAKDOWN (NEW WTP)

Item	Description	Engineers Estimate
1	Mobilization, Bonds, and General Conditions (5%)	$ 550,000
2	Indemnification	$ 100
3	Preconstruction Video	$ 11,750
4	Maintenance of Traffic	$ 40,000
5	Record Drawings & Survey	$ 20,000
6	Erosion and Sedimentation Control	$ 100,000
7	Site Work	$ 2,000,000
8	Equip & Connect Well No.10 & Well No.11	$ 300,000
9	Ground Storage Tank No.1	$ 1,780,000
10	Aboveground Post-Chlorine Chemical Injection Assembly	$ 161,350
11	High Service Pumps	$ 500,000
12	Yard Piping	$ 1,000,000
13	Connection to Potable Water Distribution System (16-inch WM) and Sanitary Sewer Transmission System (Duplex Grinder Pump Station and 2-inch FM)	$ 750,000
14	High Service Pump and Electrical Equipment Building	$ 1,300,000
15	Chemical Building with Chlorine Feed System and Storage	$ 500,000
16	Electrical System and Instrumentation Control	$ 3,000,000
17	Demolish WTP 1	$ 200,000
	TOTAL BASE LUMP SUM PRICE	**$ 12,213,200**
	Project Contingency	**$ 4,885,280**
	Design/Permit/Bid/CA (does not include CEI 5% to 10%)	**$ 2,564,772**
		TOTAL $ 19,663,252

TABLE 5-2
SUMMARY OF PROJECT COSTS

Project	Description	Cost	Contigency (40%)	Construction Cost	Engineering (15%)	Total Cost
A	Forest City Rd Extension (3,450 LF of 8-inch Water Main)	$828,000	$331,200	$1,159,200	$173,880	$1,334,000
B	Water Main Relocation - Phase 1 (600 LF of 12-inch Water Main)	$174,000	$69,600	$243,600	$36,540	$281,000
B	Water Main Relocation - Phase 2 (1,950 LF of 12-inch Water Main)	$565,500	$226,200	$791,700	$118,755	$911,000
B	Water Main Relocation - Phase 3 (3,725 LF of 12-inch Water Main)	$1,080,250	$432,100	$1,512,350	$226,853	$1,740,000
C	AC Water Main Replacement (3,500 LF of 12-inch Water Main)	$1,015,000	$406,000	$1,421,000	$213,150	$1,635,000
D	New WTP Connect to Water Main on E. Kennedy Blvd (16-inch), Demolish Existing WTP	$12,213,200	$4,885,280	$17,098,480	$2,564,772	$19,664,000
D	Wellfield Pumping Capacity Evaluation	$300,000	$120,000	$420,000	$63,000	$483,000
E	Emergency Interconnects	$1,000,000	$400,000	$1,400,000	$210,000	$1,610,000
F	R/R Program	$9,316,750	$3,726,700	$13,043,450	$1,956,518	$15,000,000
					TOTAL	$42,658,000


Jackson
Gainesville
Ocala
The Villages
Eatonville
Orlando
Spring Hill
Kissimmee
Melbourne
Clearwater
Tampa
St. Petersburg
FLORIDA
3275
32794
Maitland
W Kennedy Blvd
Eatonville
Eatonville
N Park Ave
32860
414
423
4
34


32751
I-4 Express
414
32794
Maitland
S Keller Rd
W Kennedy Blvd
Eatonville
Eatonville
N Park Ave
423
4
423
32860

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Arents, nearly level	10.5	0.8%
3	Basinger fine sand, frequently ponded, 0 to 1 percent slopes	73.7	5.3%
7	Candler-Urban land complex, 0 to 5 percent slopes	2.0	0.1%
20	Immokalee fine sand	7.4	0.5%
27	Ona-Urban land complex	96.0	6.9%
34	Pomello fine sand, 0 to 5 percent slopes	12.0	0.9%
35	Pomello-Urban land complex, 0 to 5 percent slopes	8.4	0.6%
37	St. Johns fine sand	10.0	0.7%
41	Samsula-Hontoon-Basinger association, depressional	32.7	2.4%
43	Seffner fine sand, 0 to 2 percent slopes	1.0	0.1%
44	Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes	18.6	1.3%
45	Smyrna fine sand-Urban land complex, 0 to 2 percent slopes	560.7	40.4%
46	Tavares fine sand, 0 to 5 percent slopes	22.9	1.7%
48	Tavares fine sand-Urban land complex, 0 to 5 percent slopes	72.3	5.2%
50	Urban land, 0 to 2 percent slopes	104.6	7.5%
54	Zolfo fine sand, 0 to 2 percent slopes	66.7	4.8%
55	Zolfo-Urban land complex	142.2	10.2%
99	Water	145.5	10.5%
Totals for Area of Interest		1,387.5	100.0%

MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI)
- Soils
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point Features
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
  - Spoil Area
  - Stony Spot
  - Very Stony Spot
  - Wet Spot
  - Other
  - Special Line Features
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

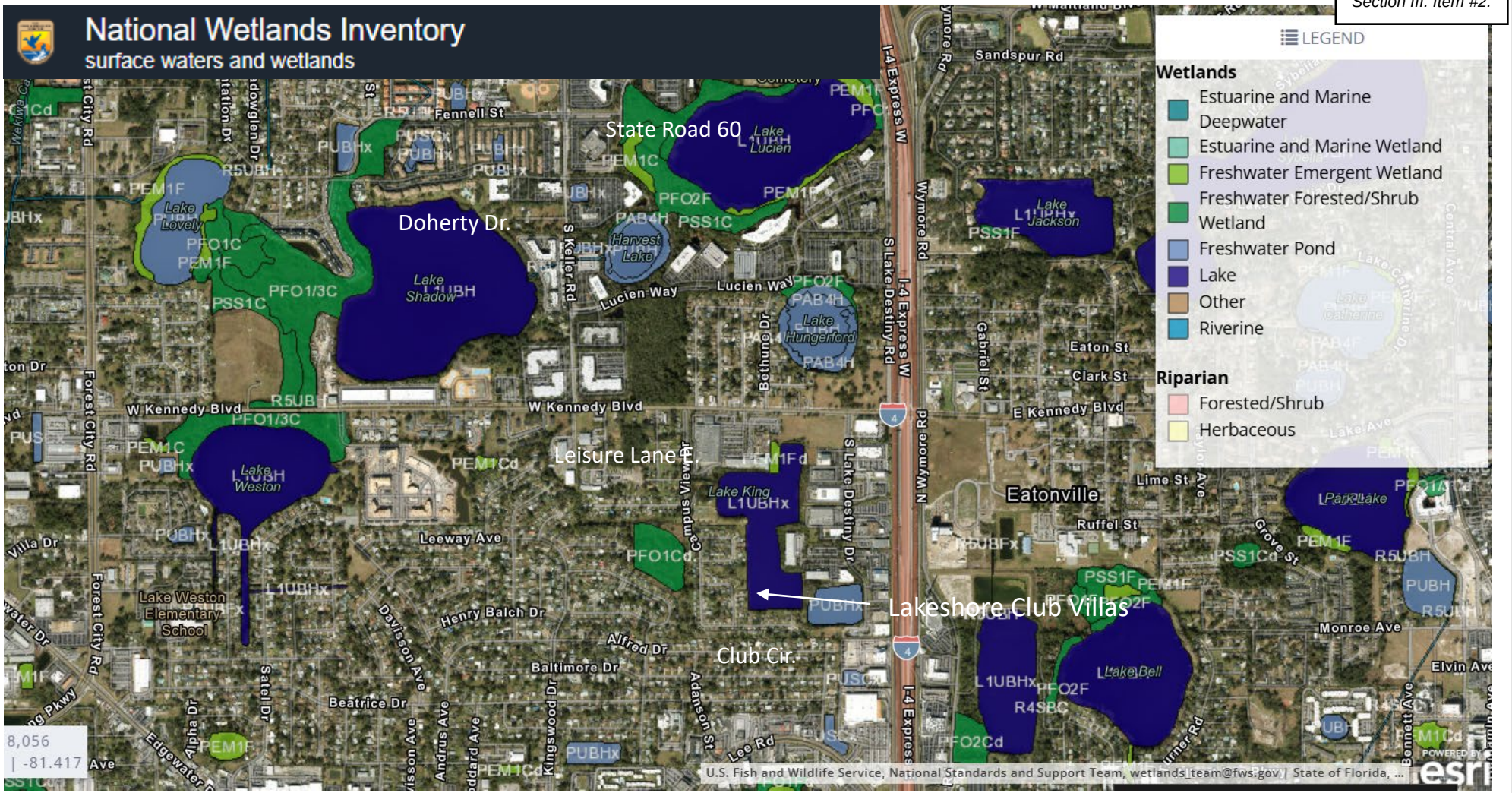
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

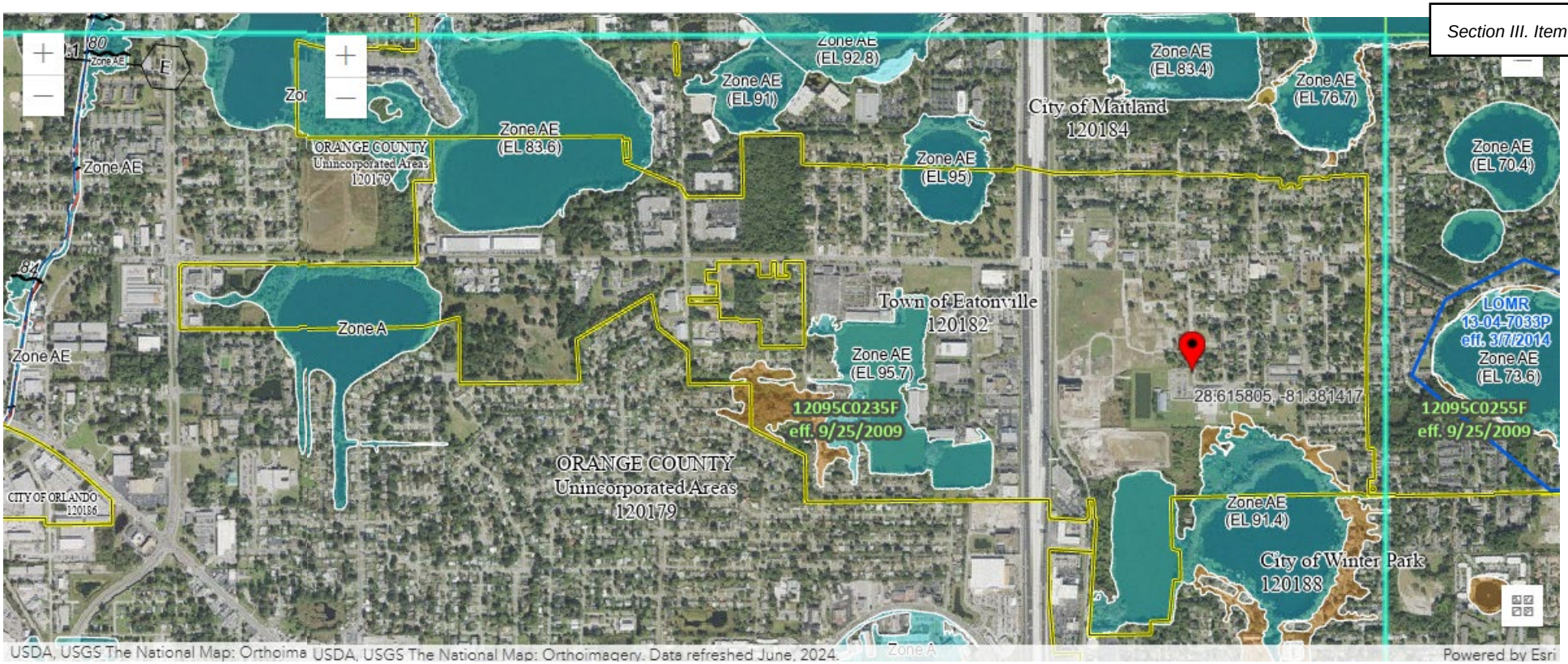
Soil Survey Area: Orange County, Florida
Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.


National Wetlands Inventory
surface waters and wetlands
State Road 60
Doherty Dr.
Leisure Lane E.
Lakeshore Club Villas
Club Cir.
Eatonville
LEGEND
Wetlands
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Other
Riverine
Riparian
Forested/Shrub
Herbaceous
U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov | State of Florida, ...



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

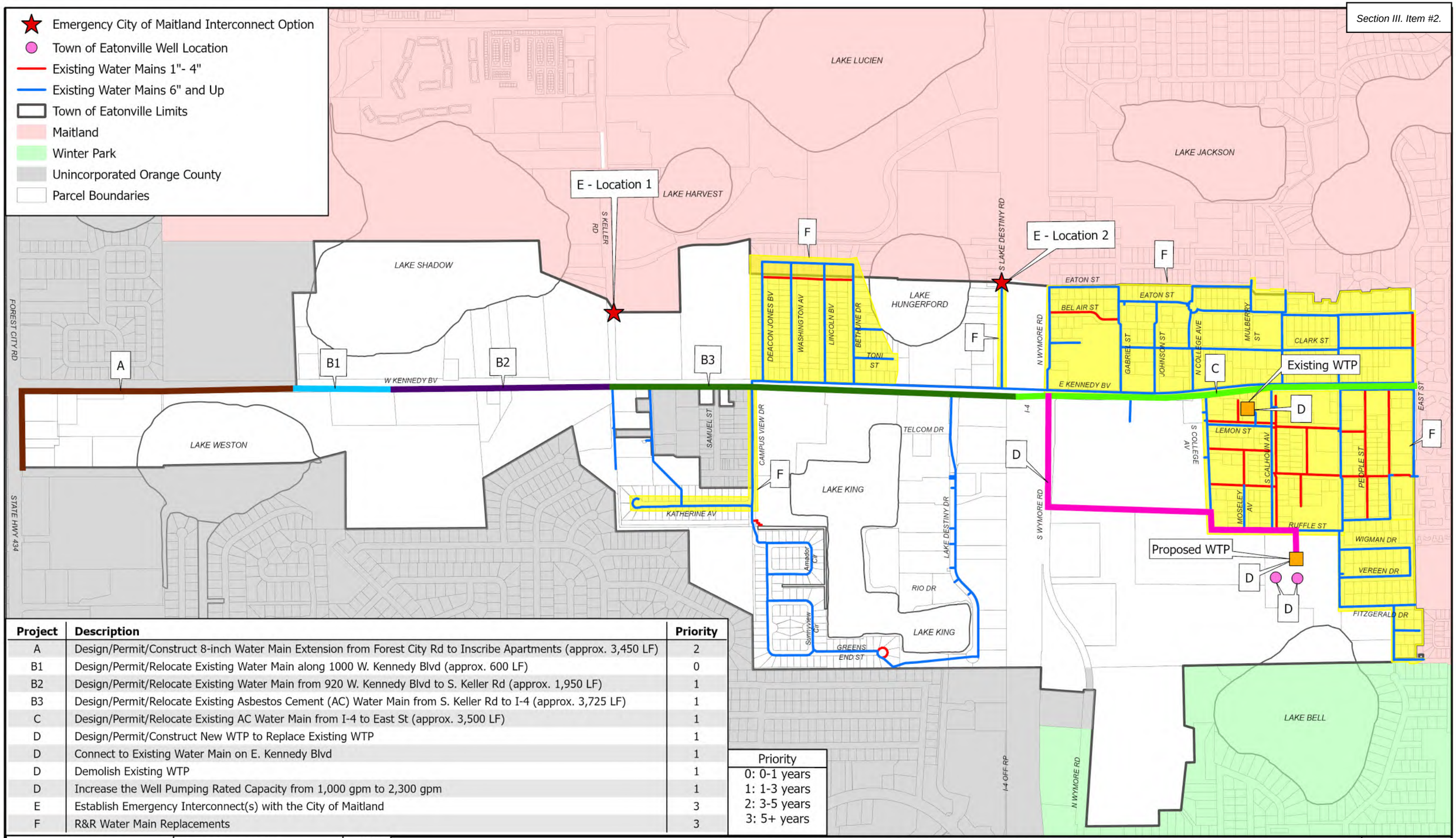
OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall



Project	Description	Priority
A	Design/Permit/Construct 8-inch Water Main Extension from Forest City Rd to Inscribe Apartments (approx. 3,450 LF)	2
B1	Design/Permit/Relocate Existing Water Main along 1000 W. Kennedy Blvd (approx. 600 LF)	0
B2	Design/Permit/Relocate Existing Water Main from 920 W. Kennedy Blvd to S. Keller Rd (approx. 1,950 LF)	1
B3	Design/Permit/Relocate Existing Asbestos Cement (AC) Water Main from S. Keller Rd to I-4 (approx. 3,725 LF)	1
C	Design/Permit/Relocate Existing AC Water Main from I-4 to East St (approx. 3,500 LF)	1
D	Design/Permit/Construct New WTP to Replace Existing WTP	1
D	Connect to Existing Water Main on E. Kennedy Blvd	1
D	Demolish Existing WTP	1
D	Increase the Well Pumping Rated Capacity from 1,000 gpm to 2,300 gpm	1
E	Establish Emergency Interconnect(s) with the City of Maitland	3
F	R&R Water Main Replacements	3

Priority
0: 0-1 years
1: 1-3 years
2: 3-5 years
3: 5+ years

cph

Scale: 1 inch = 800 feet
Date: 6/9/2025
Photo Date: N/A
Project No. 2500037
GIS: LEC

N

TOWN OF EATONVILLE POTABLE WATER FACILITIES PLAN

TOWN OF EATONVILLE
ORANGE COUNTY, FLORIDA

FIGURE 4-1

Appendix A FDEP Consent Order Cover Page

BEFORE THE STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	)	IN THE OFFICE OF THE CENTRAL DISTRICT
v.	)	OGC FILE NO. 22-2847
TOWN OF EATONVILLE	)	

CONSENT ORDER

This Consent Order ("Order") is entered into between the State of Florida Department of Environmental Protection ("Department") and Town of Eatonville ("Respondent") to reach settlement of certain matters at issue between the Department and Respondent.

The Department finds and Respondent admits the following:

1. The Department is the administrative agency of the State of Florida having the power and duty to protect Florida's water resources and to administer and enforce the provisions of the Florida Safe Drinking Water Act, Sections 403.850, et seq., Florida Statutes ("F.S."), and the rules promulgated and authorized in Title 62, Florida Administrative Code ("F.A.C."). The Department has jurisdiction over the matters addressed in this Order.

2. Respondent is a person within the meaning of Section 403.852(5), F.S.

3. Respondent is the owner of a Community Water System, PWS No. 3480327, located at 307 E Kennedy Blvd, Eatonville, FL 32751, in Orange County, Florida ("System").

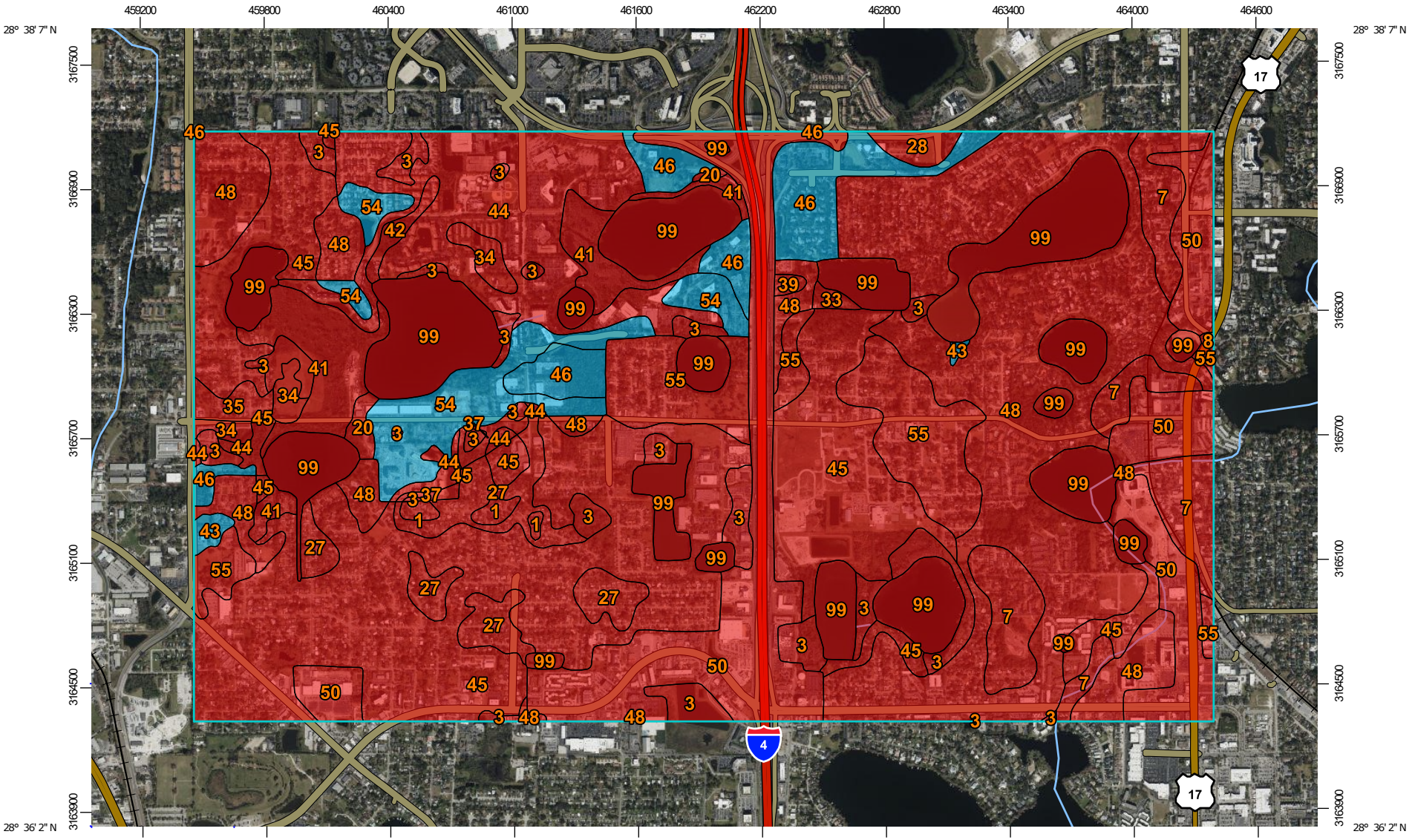
4. The Department finds that the following violation(s) occurred:

   a. Failure to comply with the locational running annual average (LRAA) maximum contaminant level (MCL) for total trihalomethanes (TTHM) for the 3rd quarter 2021. The TTHM LRAA at the Gabriel Hydrant (L1) sampling location was 86.03 ug/L, which exceeds the MCL of 80 ug/L.

   b. Failure to comply with the LRAA MCL for Total Haloacetic Acids (HAA5) for the 3rd quarter 2021. The HAA5 LRAA at the Gabriel Hydrant (L1) sampling location was 72.43 ug/L, which exceeds the MCL of 60 ug/L.

Appendix B NRCS Farmland Classification

Farmland Classification—Orange County, Florida



Map Scale: 1:27,200 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 400 800 1600 2400

Feet: 0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

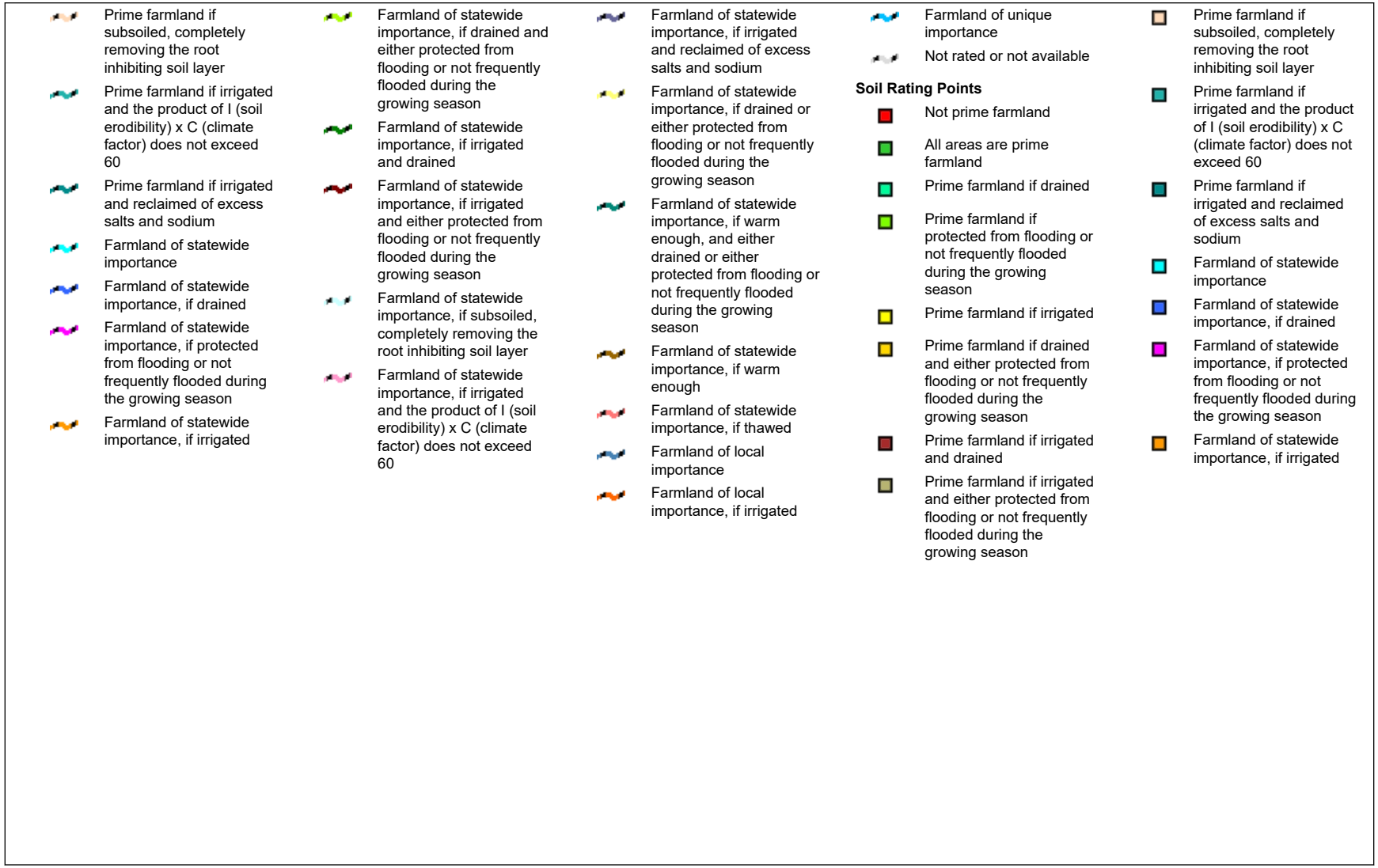
Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, Florida
Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Arents, nearly level	Not prime farmland	10.5	0.3%
3	Basinger fine sand, frequently ponded, 0 to 1 percent slopes	Not prime farmland	124.6	3.6%
7	Candler-Urban land complex, 0 to 5 percent slopes	Not prime farmland	140.2	4.0%
8	Candler-Urban land complex, 5 to 12 percent slopes	Not prime farmland	1.1	0.0%
20	Immokalee fine sand	Not prime farmland	8.9	0.3%
27	Ona-Urban land complex	Not prime farmland	96.0	2.8%
28	Florahome fine sand, 0 to 5 percent slopes	Not prime farmland	13.4	0.4%
33	Pits	Not prime farmland	4.5	0.1%
34	Pomello fine sand, 0 to 5 percent slopes	Not prime farmland	26.4	0.8%
35	Pomello-Urban land complex, 0 to 5 percent slopes	Not prime farmland	13.6	0.4%
37	St. Johns fine sand	Not prime farmland	10.0	0.3%
39	St. Lucie-Urban land complex, 0 to 5 percent slopes	Not prime farmland	3.2	0.1%
41	Samsula-Hontoon-Basinger association, depressional	Not prime farmland	102.8	3.0%
42	Sanibel muck	Not prime farmland	9.3	0.3%
43	Seffner fine sand, 0 to 2 percent slopes	Farmland of unique importance	7.8	0.2%
44	Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes	Not prime farmland	238.7	6.9%
45	Smyrna fine sand-Urban land complex, 0 to 2 percent slopes	Not prime farmland	764.4	22.0%
46	Tavares fine sand, 0 to 5 percent slopes	Farmland of unique importance	125.5	3.6%
48	Tavares fine sand-Urban land complex, 0 to 5 percent slopes	Not prime farmland	656.5	18.9%
50	Urban land, 0 to 2 percent slopes	Not prime farmland	385.1	11.1%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
54	Zolfo fine sand, 0 to 2 percent slopes	Farmland of unique importance	117.7	3.4%
55	Zolfo-Urban land complex	Not prime farmland	177.6	5.1%
99	Water	Not prime farmland	443.7	12.7%
Totals for Area of Interest			**3,481.9**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Appendix C Census Data

Place

Eatonville town, Florida

Eatonville town, Florida is a city, town, place equivalent, or township located in Florida. Eatonville town, Florida has a land area of 1.0 square miles.

// United States / Florida / Eatonville town, Florida

Display Sources

Populations and People
Total Population
2,349
P1 | *2020 Decennial Census*

Income and Poverty
Median Household Income
$35,509
S1901 | *2023 American Community Survey 5-Year Estimates*

Education
Bachelor's Degree or Higher
18.6%
S1501 | *2023 American Community Survey 5-Year Estimates*

Employment
Employment Rate
60.3%
DP03 | *2023 American Community Survey 5-Year Estimates*

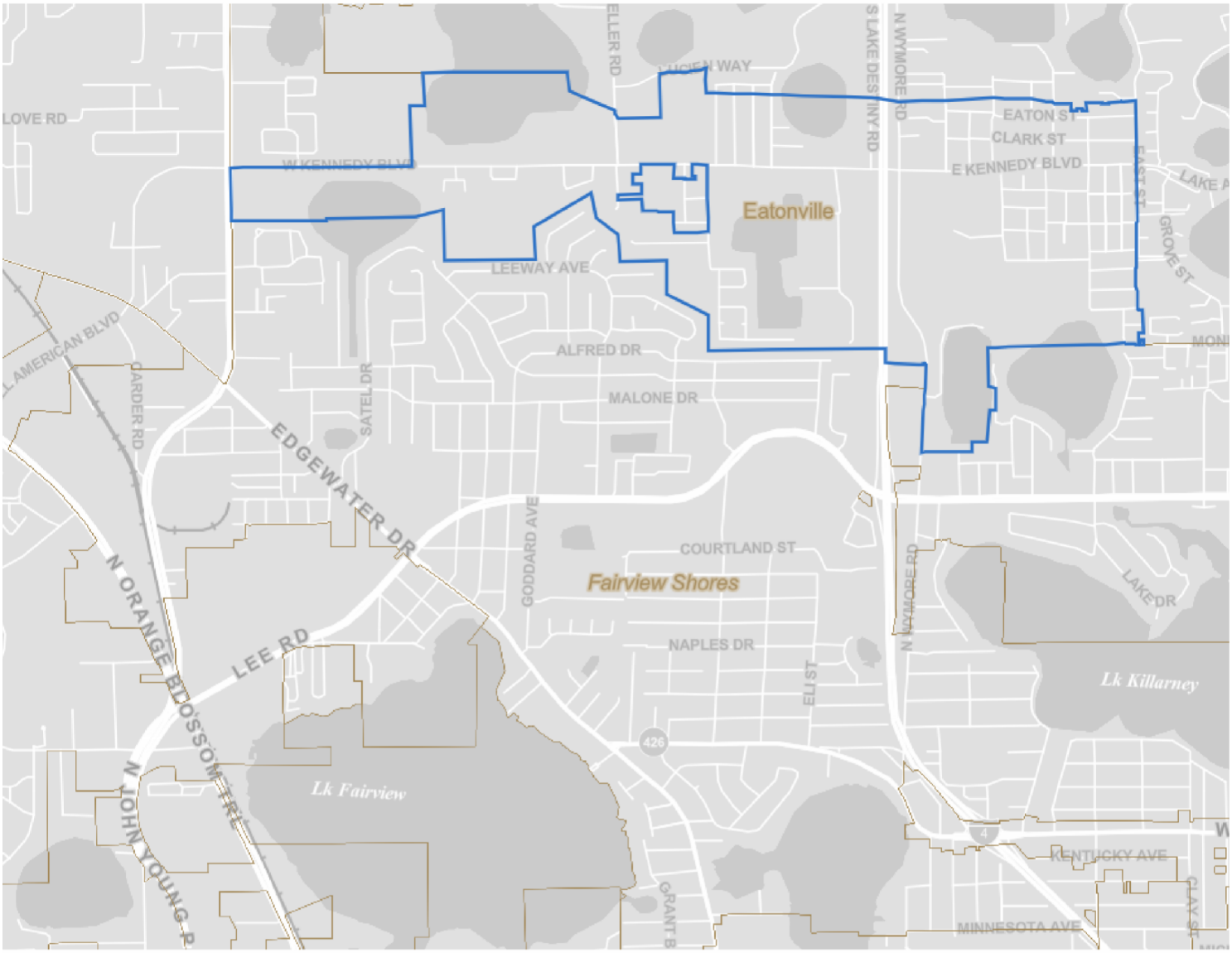
Housing
Total Housing Units
854
H1 | *2020 Decennial Census*

Health
Without Health Care Coverage
20.5%
S2701 | *2023 American Community Survey 5-Year Estimates*

Families and Living Arrangements
Total Households
1,080
DP02 | *2023 American Community Survey 5-Year Estimates*

Race and Ethnicity
Hispanic or Latino (of any race)
321
P9 | *2020 Decennial Census*

Eatonville town, Florida Reference Map



Source: U.S. Census Bureau

Populations and People

Age and Sex

41.3 ± 8.0
Median Age in Eatonville town, Florida

42.8 ± 0.2
Median Age in Florida

S0101 | *2023 American Community Survey 5-Year Estimates*

Population Pyramid: Population by Age and Sex
in Eatonville town, Florida

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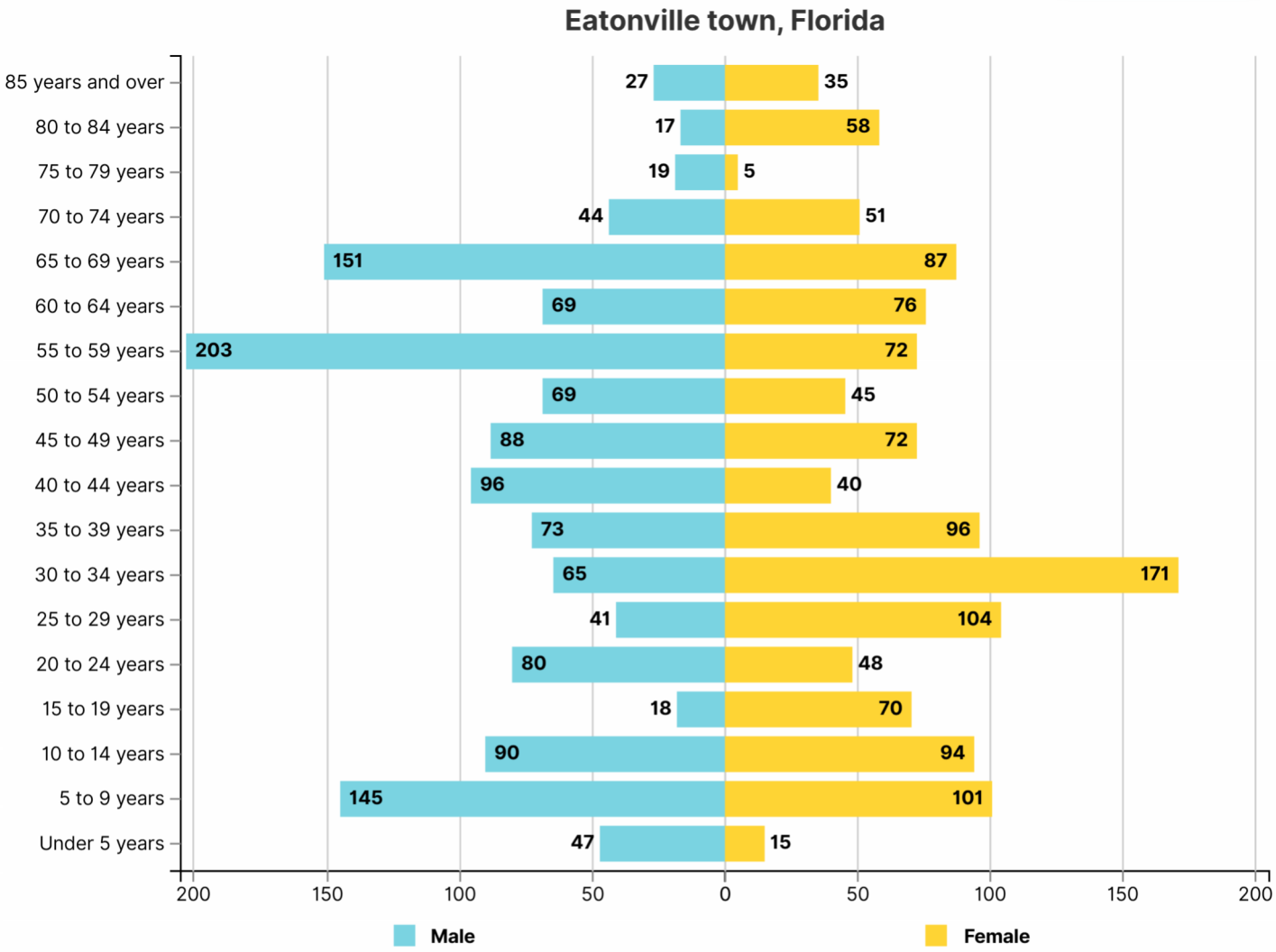

Display Margin of Error
S0101 | *2023 ACS 5-Year Estimates Subject Tables*

Language Spoken at Home

10.2% ± 5.2%
Language Other Than English Spoken at Home in Eatonville town, Florida

30.8% ± 0.2%
Language Other Than English Spoken at Home in Florida

S1601 | *2023 American Community Survey 5-Year Estimates*

Types of Language Spoken at Home
in Eatonville town, Florida

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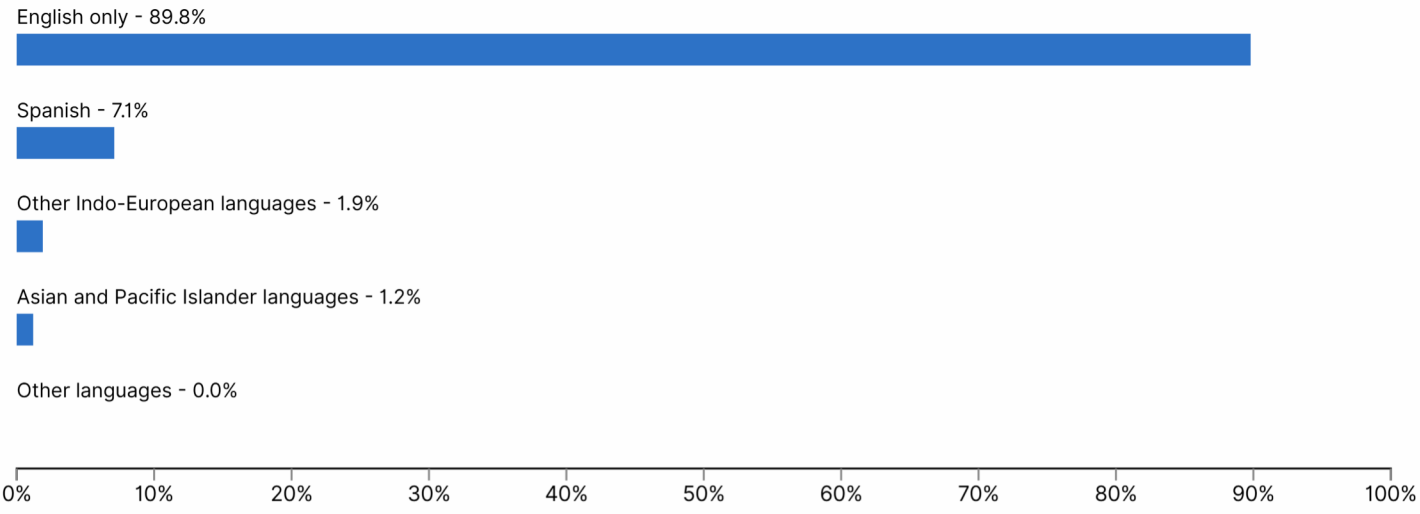

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S1601 | *2023 American Community Survey 5-Year Estimates*

Native and Foreign-Born

7.3% ± 5.5%
Foreign-Born population in Eatonville town, Florida

22.1% ± 0.2%
Foreign-Born population in Florida

DP02 | *2023 American Community Survey 5-Year Estimates*

Foreign-Born Population
in Eatonville town, Florida

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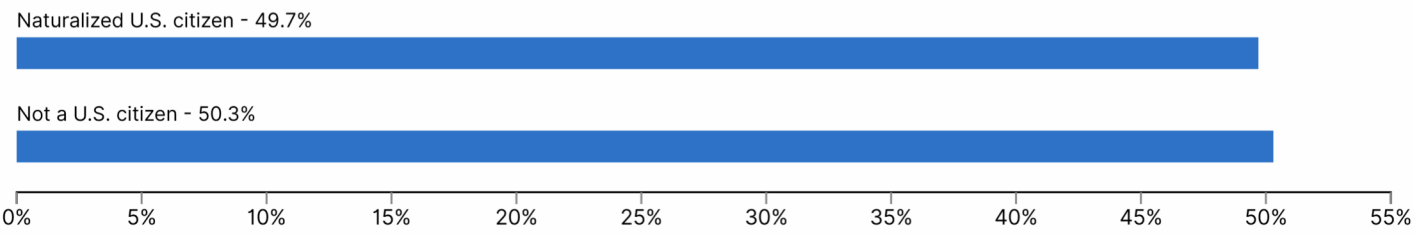

Display Margin of Error

DP02 | *2023 American Community Survey 5-Year Estimates*

Older Population

19.1% ± 7.2%
65 Years and Older in Eatonville town, Florida

21.7% ± 0.1%
65 Years and Older in Florida

DP05 | *2023 American Community Survey 5-Year Estimates*

Older Population by Age
in Eatonville town, Florida

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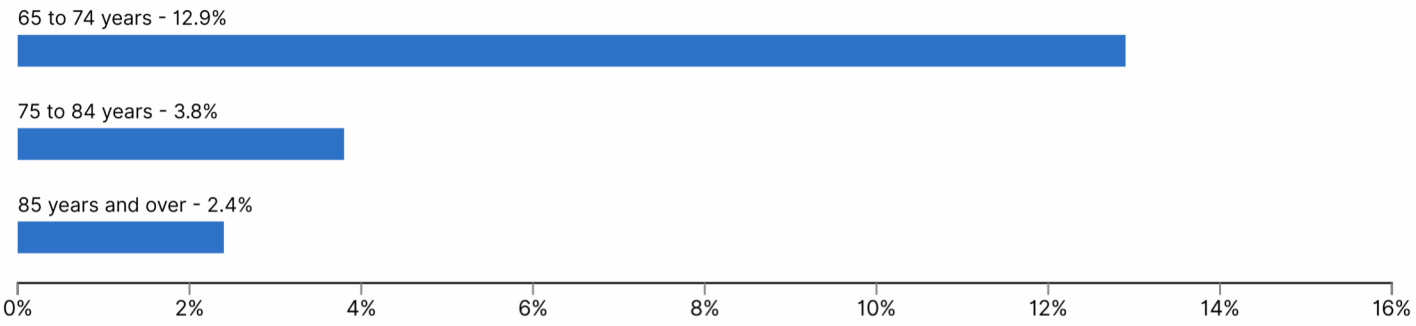

Display Margin of Error
DP05 | *2023 American Community Survey 5-Year Estimates*

Residential Mobility

2.5% ± 2.6%
Moved From a Different State in the Last Year in Eatonville town, Florida

2.8% ± 0.1%
Moved From a Different State in the Last Year in Florida

S0701 | *2023 American Community Survey 5-Year Estimates*

Residential Mobility in the Last Year
in Eatonville town, Florida

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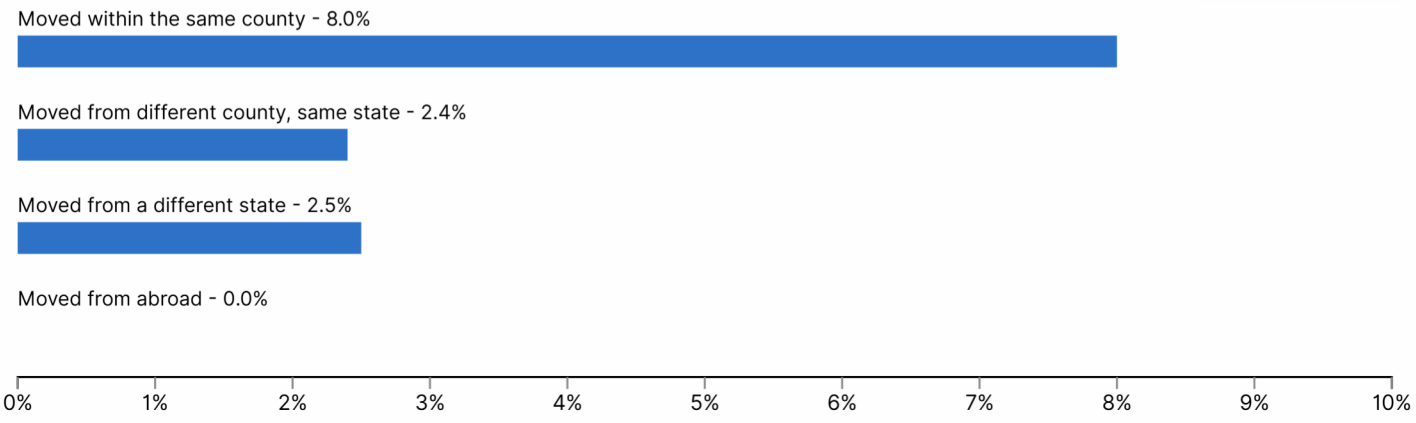

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S0701 | *2023 American Community Survey 5-Year Estimates*

Veterans

5.6% ± 3.1%
Veterans in Eatonville town, Florida

7.3% ± 0.1%
Veterans in Florida

S2101 | *2023 American Community Survey 5-Year Estimates*

Veterans by Sex
in Eatonville town, Florida

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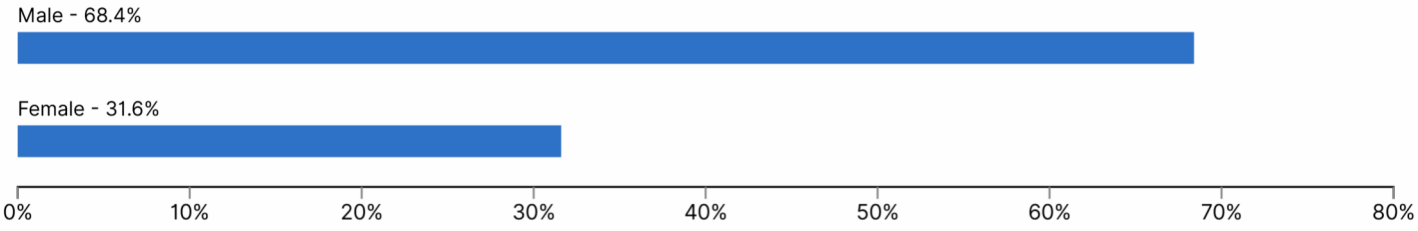

Display Margin of Error

S2101 | *2023 American Community Survey 5-Year Estimates*

Appendix D Public Meeting Records

These records will be inserted into this Appendix after the public meetings.

Appendix E Council Resolution Adopting the Facilities Plan

The Resolution will be inserted into this Appendix after the public meetings.

Appendix F Town of Eatonville Budget

	A	B	F	G	I
42	**TOWN OF EATONVILLE**				
43	**FISCAL YEAR 2022 - 2023**				
44	**APPROVED ENTERPRISE FUND BUDGET**				
45					
46					
47	**DEPARTMENT**	**ACCOUNT**	**FISCAL 20-21**	**FISCAL 21-22**	**FY 22-23**
48	**ACCOUNT NAME**	**NUMBER**	**APPROVED**	**APPROVED**	**APPROVED**
49			**BUDGET**	**BUDGET**	**BUDGET**
50					
51					
52	**WATER & SEWER -536**				
53	**EXPENDITURES**				
54					
55	PERSONAL SERVICES				
56	Salaries & Wages - Regular	400-0536-536.1200	183,999	193,597	173,146
57					
58	Wages Overtime	400-0536-536.1400	10,000	10,000	6,000
59	Stand By Pay	400-0536-536.1700	7,200	7,000	5,000
60					
61					
62	**TOTAL SALARIES & WAGES**		**201,199**	**210,597**	**184,146**
63					
64	FRINGE BENEFITS				
65	FICA Taxes - 7.65%	400-0536-536.2100	15,376	16,111	14,087
66	Retirement 5%	400-0536-536.2200	4,818	4,818	4,533
67	Health & Life Insurance	400-0536-536.2300	38,537	38,537	40,441
68	Workers' Compensation	400-0536-536.2400	9,230	9,230	10,000
69	Unemployment Compensation	400-0536-536.2500	-	-	-
70					
71	**TOTAL FRINGE BENEFITS**		**67,961**	**68,696**	**69,061**
72					
73	**TOTAL PERSONAL SERVICES**		**269,160**	**279,293**	**253,207**
74					
75	OPERATING EXPENSES				
76	Professional Services	400-0536-536.3100	10,000	10,000	15,000
77	Contractual Services	400-0536-536.3400	30,000	30,000	50,000
78	Contractual Services-Altamonte Springs	400-0536-536.3410	260,000	300,000	300,000
79	Administrative Expense	400-0536-536.3500	55,000	15,000	20,000
80	Travel & Per Diem	400-0536-536.4000	2,000	2,000	2,000
81	Communication Services	400-0536-536.4100	3,500	3,500	3,500
82	Mail & Freight	400-0536-536.4200	5,000	5,000	5,000
83	Utility Services	400-0536-536.4300	25,000	20,000	20,000
84	Rentals & Leases	400-0536-536.4400	10,000	3,000	5,000
85	Repair & Maintenance - Auto	400-0536-536.4610	5,000	5,000	5,000
86	REPAIR & MAINTENANCE - OTHER	400-0536-536.4620	3,500	3,500	25,000
87	Repair - Lift Station	400-0536-536.4630	10,000	5,000	25,000
88	Repair & maintenance - WATER LINES	400-0536-536.4650	5,000	5,000	25,000
89	Repair & maintenance - Sewer Lines	400-0536-536.4660	10,000	5,000	25,000
90	Printing & Binding	400-0536-536.4700	2,200	2,200	2,000
91	Legal AD	400-0536-536.4900	1,000	1,000	1,000
92	Office Supplies	400-0536-536.5100	1,500	1,500	1,000
93	Operating Supplies	400-0536-536.5210	10,000	5,000	25,000
94	Uniforms & Shoes	400-0536-536.5220	750	750	1,100
95	Chemicals	400-0536-536.5280	20,000	20,000	30,000
96	Gas & Oil	400-0536-536.5290	8,600	8,600	10,000
97	Books, Publications, Subscriptions	400-0536-536.5400	200	200	200
98		400-0536-536.5500			
99	Depreciation	400-0536-536.5900			
100	Contingency	400-0536-536.5800	10,201	24,103	199,314
101	**TOTAL OPERATING EXPENSES**		**488,451**	**475,353**	**795,114**
102					
103					

	A	B	F	G	I
104					
105	**TOWN OF EATONVILLE**				
106	**FISCAL YEAR 2021 - 2022**				
107	**APPROVED ENTERPRISE FUND BUDGET**				
108					
109					
110	**DEPARTMENT**	**ACCOUNT**	**FISCAL 20-21**	**FY 21-22**	**FY 22-23**
111	**ACCOUNT NAME**	**NUMBER**	**APPROVED**	**APPROVED**	**APPROVED**
112			**BUDGET**	**BUDGET**	**BUDGET**
113					
114					
115	CAPITAL OUTLAYS				
116					
117	West WaterTower Repairs/Renovations			300,000	300,000
118	Meter Replacement Program			200,000	133,747
119	Valve Repair/Replacement Program			50,000	50,000
120				20,000	20,000
121					
122	Lift Stations Improvement	400-0536-536.6320			
123	Utility Truck	400-0536-536.6420		20,000	20,000
124	Equipment & Machinery	400-0536-536.6420			
125	Vehicle - F150	400-0536-536.6420	20,000	20,000	20,000
126	**TOTAL CAPITAL OUTLAY**		**$20,000.00**	**$610,000.00**	**$543,747.00**
127					
128					
129	DEBT SERVICE-SRF Loan				
130	SRF	400-0536-536.7100	85,000	85,000	41,325
131	USDA	400-0536-536.7100	-	9,865	9,865
132	Bond Cost	400-0536-536.7101			
133	Interest Expense	400-0536-536.7102			
134	**TOTAL DEBT SERVICE**		**85,000**	**94,865**	**$51,190.33**
135					
136					
137			**-**	**-**	**-**
138					
139			**-**	**-**	**-**
140					
141	**TOTAL WATER/SEWER EXPENDITURES**		**862,611**	**1,459,511**	**1,643,258**
142					
143	**(OVER/UNDER BUDGET)**				**(0)**
144					

WASTEWATER FACILITIES PLAN

Project

WASTEWATER SYSTEM IMPROVEMENTS
(WW480290)

Prepared for

The Town of Eatonville
307 E Kennedy Blvd
Eatonville, 32751
(407) 576-2642

Prepared by

Aclus Engineering, LLC
1725 Windermeredown Pl.
Windermere, FL 34786
(407) 352-7991

In Collaboration with

CPH
1117 E Robinson St.
Orlando, FL 32801
(407) 425-0452

June 10th, 2025

DANIEL MAGRO LICENSE No 64708 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Daniel Magro, PE on the indicated date, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Daniel Magro
Digitally signed by Daniel Magro
Date: 2025.06.09 21:48:41 -04'00'

Daniel Magro, P.E.
Florida P.E. No. 64708

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1.0) EXECUTIVE SUMMARY

The Town of Eatonville, located in Orange County, Florida, provides wastewater collection to approximately 2,727 residents with an estimated 779 service connections. Wastewater is collected by a system of gravity mains and lift stations and is ultimately pumped to the City of Altamonte Springs for treatment under a wholesale agreement.

Portions of the Town's wastewater system have reached their useful life and are experiencing deficiencies such as Inflow & Infiltration (I&I), cracked vitrified clay sewer pipes, failing manholes, and limited pump station capacity. Accordingly, the Town has developed this wastewater Facilities Plan to support an FDEP funding application to help fund specific improvements to the system.

This Facilities Plan was prepared in accordance with the Florida Department of Environmental Protection (FDEP) Clean Water State Revolving Fund (SRF) loan program requirements for a 20-year planning period. It describes the current status of Eatonville's wastewater system, needs, evaluates alternatives, and recommends improvements to address the capacity, reliability, and public health protection needs. Although the Planning Area includes the Town's entire wastewater service area, the proposed projects are generally located in the Lake Lovely, Eastern, and the Forest City service areas. The following projects are proposed by this Facilities Plan:

Project 1: Sewer Replacements in the Lake Lovely and the Eastern Service Areas. This consists of the complete replacement of all gravity sewer piping, manholes, and services and replacement of one existing pump station. Estimated total cost: $31 million.

Project 2: Sewer Extension to the Forest City Service Area. This includes a new force main extension to serve existing businesses within the service area and a new wastewater pump station. Estimated cost: $4 million.

The projects included in this Facilities Plan will be constructed in phases as grant funding becomes available.

The total estimated cost of all recommended improvements is approximately $35 million, which includes design, permitting, construction, technical services, and contingency. The Town has already secured a $19.8 FDEP grant (No. WW480290) to help pay for some of these projects and/or phases. As this funding is 100% grant with no loan repayment component, the wastewater rates are not proposed to increase because of these projects. It is also anticipated that future 100% grant funding will be used to fund the remaining projects/phases.

2.0) INTRODUCTION

2.1) Background

The Town of Eatonville is located in Orange County, Florida, approximately 15 miles northwest of downtown Orlando (Latitude: 28°34'27.5"N; Longitude: 81°21'03.9"W) (See **Figure 2-1**).

The Town provides wastewater collection service to approximately 2,727 residents with an estimated 779 service connections. Wastewater is collected by a system of gravity mains and lift stations and is ultimately pumped to the City of Altamonte Springs for treatment under a wholesale agreement. The Town currently maintains a reserved capacity of approximately 252,893 gallons per day (GPD) and is coordinating with Altamonte Springs to increase this capacity to 500,000 GPD to meet projected future demand.

The Town's aging wastewater infrastructure has experienced operational challenges related to lift station reliability, pipe condition, and I&I. These issues contribute to increased maintenance costs and risk of sanitary sewer overflows (SSOs), particularly during wet weather events. To address these concerns, the Town has initiated a program of system-wide improvements focused on enhancing conveyance capacity, reducing I&I, and improving resiliency.

This Facilities Plan has been prepared to support the Town's application for FDEP funding assistance.

2.2) Need

The Town of Eatonville owns and operates a wastewater collection system that includes gravity sewer mains and five lift stations. The collection system is aging, and portions consist of vitrified clay pipe that have deteriorated structurally over time, resulting in increased I&I, elevated maintenance costs, and operational risks.

Targeted areas of the system were evaluated as part of a comprehensive Sanitary Sewer Evaluation Study (SSES) which included field investigations, CCTV inspection of over 27,000 linear feet of pipe, and flow monitoring. The study revealed extensive I&I, pipe degradation, and structural issues such as root intrusion and collapsed manholes.

The system is also vulnerable to storm events, flooding, and power loss, particularly at the lift stations, which are essential to maintaining uninterrupted wastewater flow. Addressing these deficiencies will help the

Town build a more resilient and sustainable wastewater infrastructure for current and future needs.

2.2.1) Compliance Type Needs

- Inflow and Infiltration (I&I) Reduction: The Town's collection system is experiencing elevated levels of I&I, particularly during rain events. Excessive I&I reduces available treatment capacity and increases the risk of SSOs, potentially leading to environmental and regulatory compliance action. This project aims to rehabilitate or replace aging pipes and manholes to reduce I&I and ensure reliable conveyance of wastewater.

- Aging Lift Stations and Equipment: The Town's five lift stations are aging, with some components approaching or exceeding their expected service life. Mechanical and electrical failures at these stations could result in backups, overflows, or service disruptions. Replacing pumps, panels, and controls is necessary to ensure continuous and compliant operation.

- Operational Efficiency and Maintenance Burden: Routine maintenance demands and emergency repairs have increased due to deteriorating infrastructure. By proactively upgrading key components, the Town can reduce long-term maintenance costs and extend the useful life of the system.

2.2.2) Health and Safety Needs

- Flooding and Power Loss Vulnerability: Several of the Town's lift stations are located in areas vulnerable to flooding. Heavy rainfall or storm surge events can impair access and damage electrical components. Additionally, standby power for the lift stations is limited. Installing flood-resistant enclosures and permanent backup power sources is necessary to maintain operations during severe weather.

- Access Limitations for Emergency Response: Some lift stations become difficult to access during wet weather, delaying emergency response or maintenance activities. Road and site improvements may be required to ensure safe and reliable access for Public Works staff.

- Sanitary Sewer Overflow (SSO) Risk: The system is at risk of SSOs due to I&I and limited pumping capacity and reliability, particularly during peak flow events. Reducing these risks is

essential to protect public health and the environment and to comply with FDEP regulations.

2.2.3) Other Needs

- Revenue: The Town has been unable to provide wastewater service to commercial development within the Town's limits. When commercial properties in the Forest City area were developed, the only option was for the developers to tie into the City of Maitland's wastewater system. This resulted in the Town losing the opportunity to collect wastewater service revenue from these customers and future development in the area.

The items above summarize the need for improvements to the wastewater system.

2.3) Scope of Study

The scope of this Facilities Plan is described below:

1. Document the needed improvements and identify the proposed project.
2. Establish design needs for the project.
3. Identify and evaluate various alternatives to satisfy the needs.
4. Recommend the most cost-effective and environmentally sound solutions to meet the needs.
5. Describe, in detail, the recommended facilities and costs.
6. Present a schedule of implementation of the recommended improvements.
7. Identify adverse environmental impacts and propose mitigating measures.
8. Identify a source of financing and estimate the cost per household.

3.0) EXISTING SYSTEM DESCRIPTION

3.1) Description of Planning Area

3.1.1) Planning/Service/Project Area

The Town of Eatonville is located in Orange County, Florida, approximately 15 miles northwest of downtown Orlando. The service area for this Facilities Plan includes the entire area within the Eatonville town limits that is currently served by the Town's wastewater collection system (**Figure 3-1**).

For the purposes of this Facilities Plan, the Service Area is considered the Planning Area, as all existing residential, commercial, and municipal users connected to the Town's sewer system will benefit from the proposed improvements. The wastewater system improvements—including lift station upgrades, gravity sewer rehabilitation, and inflow and infiltration (I&I) reduction—are all located within the Town's jurisdiction and are intended to enhance reliability, environmental compliance, and operational resiliency.

The Planning Area includes the Town's primary wastewater service zones: the Lake Lovely Area with approximately 150 homes, and the Eastern Service Area with approximately 400 homes. These zones represent the core of the Town's wastewater service population and are the main areas experiencing the system needs.

The Service Area is primarily composed of low to medium-density residential neighborhoods, with some commercial and institutional uses. All collected wastewater is conveyed through the Town's collection and transmission system and pumped to the City of Altamonte Springs Regional Water Reclamation Facility under a wholesale agreement.

3.1.2) Climate

South Florida's Climate is typically subtropical with generally long humid summers and mild winters that are not commonly humid. The average annual temperature is approximately 72°F, although daytime temperatures often exceed 90°F during periods extending from the month of June through the month of August. Winter cold spells can drop temperatures to as low as 24° F.

The heaviest rainfalls are from June to August with an annual average rainfall of 50 inches. April, May, November, and December are generally dry months with high irrigation demand. Irrigation

demand is also high during the summer due to the unusually high evapotranspiration rate in Florida.

3.1.3) Topography and Drainage

According to the USDA Soil Conservation Survey, the Eatonville region is predominantly flat, with slopes generally ranging from 0 to 5%. Average elevations in the area range from approximately 80 to 100 feet above mean sea level (MSL).

Eatonville is located within the FDEP-designated Middle St. Johns River Basin, with drainage patterns that flow toward the St. Johns River. The Middle St. Johns River Basin plays a vital role in regional water resources, supporting drinking water supplies, stormwater management, and ecosystem health. Over time, urban development and hydrologic modifications have influenced local drainage patterns, necessitating infrastructure improvements to manage stormwater runoff, prevent localized flooding, and protect water quality.

3.1.4) Geology, Soils, and Physiography

The Planning Area is located within Eatonville, Florida, in the central portion of the Floridian peninsula, which sits atop the Florida Platform, a porous plateau of karst limestone. The region's geological formation dates back to the Eocene to Oligocene epochs, when sediments such as silts, clays, and sands filled ancient marine channels.

Soils have been mapped by the Soil Conservation Service of the U.S. Department of Agriculture (**Figure 3-2**). Fine sands are the predominant soil type in the area. These soils are considered well-drained materials and are present throughout the area, with moderately to poorly drained sand and muck in the vicinity of nearby water bodies.

The Town of Eatonville relies on groundwater wells as its primary water supply source, drawing from the Floridan Aquifer, which provides potable water to much of central Florida. Given the area's geology, proper well construction and water treatment are essential to maintaining water quality and long-term aquifer sustainability.

3.1.5) Surface and Ground Water Hydrology, Quality and Uses

3.1.5.1) Surface and Ground Water Hydrology

There are no Outstanding Florida Waters negatively impacted by the improvements proposed in this Facilities Plan. There are no wild or scenic rivers and all surface waters are designated Class III waters, suitable for recreation and for propagation of fish and wildlife.

3.1.5.2) Surface Water and Groundwater Quality

Surface water quality varies throughout the region. Generally, the lakes in the area have good quality water; however, some are known to have been negatively affected by urban storm water runoff.

The Floridan Aquifer water quality is adequate for potable water use. The surficial aquifer water quality is also good, although seldom utilized by large scale municipal water plants in Central Florida.

3.1.5.3) Water Uses

Surface water bodies in the area are primarily used for recreation.

3.1.6) Sourcewater Protection

The Town of Eatonville does not currently have a local wellhead protection ordinance in place; however, its public supply wells are subject to the requirements of FDEP Rule 62-521.400, F.A.C., which establishes a 500-foot wellhead protection area.

3.1.7) Environmentally Sensitive Areas or Features

3.1.7.1) Wetlands

According to the U.S. Department of the Interior National Wetland Inventory Map, numerous wetlands are found near but outside the Planning Area (**Figure 3-3**). There are no wetlands within the Project Area and therefore no wetlands will be impacted by the improvements proposed in this Facilities Plan.

3.1.7.2) Environmentally Sensitive Lands

No environmentally sensitive lands will be affected as the nature of the Project consists of replacing existing utilities within fully developed sites and paved roadways.

According to the USDA Natural Resources Conservation Service, there are no significant prime or unique farmlands in the Planning Area. **Appendix A** includes the NRCS Farmland Classification for the Planning Area.

3.1.7.3) Plant and Animal Communities

The Project will be constructed entirely within existing maintained rights-of-way and on a Town owned parcel, all of which have been previously disturbed and/or developed. Accordingly, the proposed projects are not anticipated to impact any endangered species, sensitive habitats, or other local wildlife.

To evaluate potential environmental impacts, a field investigation was conducted by qualified biologists to assess the presence of federal- or state-listed flora and fauna, as well as general wildlife activity within the Project Area. No species protected under the Endangered Species Act of 1973 were observed in or near the Project Area during the investigation. Additionally, no state-listed protected species or Florida Department of Agriculture and Consumer Services (FDACS) protected plants were identified.

A copy of the Preliminary Ecological Assessment is included in **Appendix B**.

3.1.7.4) Archeological and Historical Sites

A portion of the Town of Eatonville was designated as the Eatonville Historic District on February 3, 1998, by the National Register of Historic Places. The district is bounded by Wymore Road, Eaton Street, Fords Avenue, East Avenue, Ruffel Street, and Clark Street, and includes 48 historic buildings. In 1996, the Town adopted Ordinance No. 96-04 establishing protections for these historical resources.

The planned construction activities will occur within previously disturbed areas, such as existing roadways and public rights-of-way, and no buildings or structures will be impacted. Accordingly, the project is not expected to affect

any archaeological or historical resources. Additional correspondence and documentation with the State Historic Preservation Office (SHPO) is included in **Appendix B**.

3.1.8) Flood Plain

Some areas of the project are located within the 100-year flood plain. **Figure 3-4** shows the FEMA map for the service area. The proposed improvements are generally underground and can be constructed within the flood plain. The exception is the two wastewater pump stations, which will be constructed above the 100-year flood plan and meeting FDEP requirements. The design of the pump stations will include site grading, elevation of critical components, and storm-resilient access driveways.

3.1.9) Air Quality

The air quality in the County is high due to a lack of major sources of air emissions, and is classified as an area of attainment with respect to the National Ambient Air Quality Standards. The project will have no effect on the existing ambient air quality.

3.2) Socio-economic Conditions

3.2.1) Population Served

The Town of Eatonville holds historical significance as it is the first Black incorporated municipality in the United States. According to the 2010 U.S. Census, 1,825 of the Town's 2,159 residents identified as African American. Updated estimates indicate the public system serves approximately 2,727 people with 779 service connections. The estimated number of residents per connection is 3.5, which is in-line with current demographic trends in the region.

Additional demographic and census data from the U.S. Census is included in **Appendix C**.

3.2.2) Land Use and Development

The existing land use within the Planning Area is primarily low to medium-density residential, with some commercial and municipal properties. Land use changes follow the Town of Eatonville's Comprehensive Plan, which supports infill development and redevelopment within the existing urban boundary. No significant land use changes are anticipated in the Project Area over the next 20 years; however, the proposed improvements will accommodate modest growth and support increased system demand over time.

3.3) Wastewater System

3.3.1) Description of the Existing System

The Town of Eatonville owns and operates a wastewater collection system consisting of gravity sewer mains and five lift stations. The system does not include a local treatment facility; instead, all collected wastewater is conveyed to the City of Altamonte Springs Regional Water Reclamation Facility through an interlocal wholesale agreement.

As described in the Wastewater Utility Master Plan prepared by CPH in 2023, the existing system contains aging vitrified clay pipe in several areas, which has contributed to elevated levels of I&I. Additionally, lift station components such as pumps, panels, and controls are reaching the end of their service life and need to be replaced. These problems contribute to increased maintenance costs, reduced operational reliability, and elevated risk of SSOs, particularly during heavy rainfall events.

3.3.2) Performance of Existing System

As described in Section 2.2, the existing wastewater collection system has operational and structural deficiencies. The gravity mains are aging, and many sections experience significant I&I during storm events, placing additional burden on the system and increasing the volume of flow sent to Altamonte Springs for treatment.

The lift stations, which are critical to maintaining flow through the system, also face performance issues due to aging equipment, limited redundancy, and vulnerability to power outages and flooding. During extreme weather, site access can be compromised due to flooding, delaying emergency response and heightening the risk of SSOs.

3.3.3) Present and Historical Flows

The following are historical average annual daily flow quantities for the system:

Service Period Date	Usage (gpd)	12-Month Average (gpd)
Jan-23	274,000	274,000

Feb-23	210,000	279,000
Mar-23	184,000	283,000
Apr-23	163,000	283,000
May-23	152,000	277,000
Jun-23	159,000	276,000
Jul-23	172,000	278,000
Aug-23	196,000	281,000
Sep-23	161,000	278,000
Oct-23	-	257,000
Nov-23	212,000	220,000
Dec-23	-	188,000

3.3.4) Service Population and Projections

The service population for the Town of Eatonville's wastewater collection system is estimated to be approximately 2,727 people, served by 779 active connections. The Town anticipates an increase in service connections to approximately 1,700 by 2043, and a corresponding rise in wastewater flows to 0.46 MGD.

Appendix D includes the growth projections for the wastewater system.

Flow records indicate that the Town maintains a reserved wastewater capacity of approximately 252,893 gallons per day (GPD) through an agreement with the City of Altamonte Springs, with coordination underway to increase this capacity to 500,000 GPD to support future needs.

While current wastewater flows are expected to remain relatively stable for the next several years, potential decrease may result from the system improvements that reduce I&I. Rehabilitation activities such as pipe lining and manhole repair will improve hydraulic performance and reduce I&I related variability in flows pumped to the City of Altamonte Springs.

The proposed improvements are designed to accommodate current and future flows.

3.3.5) Water Conservation

This project is focused on improvements to the Town's wastewater collection system; however, it is important to note that Eatonville's overall utility infrastructure faces challenges across both water and

wastewater services. For example, the existing potable water distribution system likely has unknown leaks that contribute to water loss over time. These concerns are being addressed by separate water system improvement projects, which include replacing aging water mains, enhancing flushing capabilities, and adopting water conservation policies. Together, the Town's planned water and wastewater improvements will enhance operational efficiency, reduce unnecessary flows, and support the long-term sustainability of the entire utility system.

Eatonville is in the process of drafting and adopting a formal water conservation policy.

3.3.6) Waste

The Eatonville wastewater system does not generate any waste streams. All wastewater collected by the City is pumped to the City of Altamonte Springs for treatment and disposal.

3.4) Managerial Capacity

The Town of Eatonville has sole responsibility for the operation, maintenance, and management of its wastewater collection system. The Town's Public Works Department oversees the system, which includes gravity sewer mains and five lift stations, ensuring continued compliance with FDEP regulations.

Collected wastewater is conveyed to the City of Altamonte Springs for treatment and disposal under a longstanding Wholesale Sewer Services Agreement. The current agreed monthly fixed billing volume is 252,893 gallons per day (GPD), a capacity that has remained in place since 2000. However, the Town is actively working with Altamonte Springs to amend the agreement to increase its reserved capacity to 500,000 GPD. This will provide additional capacity necessary to support future growth and development within the community.

3.5) Eligibility for Categorical Exclusion

No direct impact is expected as the project work will be confined to existing rights-of-ways and utility corridors.

Accordingly, the proposed improvements meet the Categorical Exclusion as these will not result in any modification to the existing operation, and the improvements will be performed within the fully developed corridors.

As defined by FDEP, a Categorical Exclusion is allowed by:

- Rule 62-503.751(2)(b)2. F.A.C. *"Water pollution control systems that do not change the existing discharge point or permitted pollutant concentration limits and that do not involve acquisition of undisturbed land".*

- Rule 62-503.751(2)(b)4. F.A.C. *"Water pollution control systems in areas where streets have been established, underground utilities installed, or building sites excavated"*.

Also, the Project does not result in more than a 50% increase of existing system capacity, and it is not expected to generate controversy over potential environmental effects.

Appendix E includes the FDEP acceptance of the Categorical Exclusion designation for the gravity sewer replacement projects.

4.0) DEVELOPMENT OF ALTERNATIVES

4.1) General

The following projects and alternatives were considered to address the needs of the wastewater utility. The analysis is divided into the following five project areas based on the service zones identified in the 2023 Wastewater Utility Master Plan:

Area A → Forest City
Area B → Lake Lovely
Area C → Eastern–North Kennedy
Area D → Eastern–South Kennedy
Area E → Vereen Road

Figure 4-1 shows a map view of these five project areas. The following projects and alternatives were evaluated in this Facilities Plan:

Project 1 – Vereen Road Lift Station

Alternative 1.1 – No Action
Alternative 1.2 – Rehabilitation of Lift Station
Alternative 1.3 – Replacement of Lift Station **(Selected)**

Project 2 – Vereen Road Collection System

Alternative 2.1 – No Action
Alternative 2.2 – Replacement of Gravity Sewers **(Selected)**
Alternative 2.3 – Targeted Rehabilitation of Existing Sewers

Project 3 – Lake Lovely Collection System

Alternative 3.1 – No Action
Alternative 3.2 – Replacement of Gravity Sewers **(Selected)**
Alternative 3.3 – Targeted Rehabilitation of Existing Sewers

Project 4 – Eastern North Kennedy Collection System

Alternative 4.1 – No Action
Alternative 4.2 – Replacement of Gravity Sewers **(Selected)**
Alternative 4.3 – Targeted Rehabilitation of Existing Sewers

Project 5 – Eastern South Kennedy Collection System

Alternative 5.1 – No Action
Alternative 5.2 – Replacement of Gravity Sewers **(Selected)**

Alternative 5.3 – Targeted Rehabilitation of Existing Sewers

Project 6 – Forest City Extension

Alternative 6.1 – No Action
Alternative 6.2 – New Gravity Sewer System
Alternative 6.3 – New Force Main and Pump Station **(Selected)**

Each alternative was evaluated for technical feasibility, regulatory compliance, environmental impact, community benefit, and cost-effectiveness. The selected alternatives reflect a balanced approach that addresses the needs of the system while ensuring long-term performance.

4.2) Cost-Effectiveness

A present worth life cycle analysis was performed for the viable alternatives. The present worth calculation for the analysis incorporated the following considerations:

1) Planning period of 20 years.
2) A discount rate of 2.0%.
3) Capital costs (design, construction, contingency, technical services).
4) Operation and maintenance costs of new construction items.
5) Salvage values based on appropriate useful lives of various project components.
6) Construction cost estimates based on the engineer's opinion of probable cost.

4.3) Alternatives Analysis

Project 1 – Vereen Road Lift Station

Alternative 1.1 – No Action

Under this alternative, the existing Vereen Road Lift Station would continue to be utilized. The potential for lift station failures and overflows would increase with time. This alternative is not viable and hence was not selected.

Alternative 1.2 – Rehabilitation of Lift Station

This alternative consists of rehabilitating selected components of the pump station such as the wet well, electrical panel, and major piping items.

The Town performed an evaluation of the condition of these components and determined the lift station is beyond repair. The level of effort needed to repair the electrical, concrete, piping and pumps is excessive. The pumping system is undersized and is currently unable to reliably sustain the needed pumping rates. Also, the pump station is not equipped with a permanent stand-by generator, which has proven to be necessary during recent storms and power outages.

Accordingly, this alternative was deemed not viable and was therefore not further considered.

Alternative 1.3 – Replacement of Lift Station **(Selected)**

This alternative consists of the complete replacement of all the existing pump station components, including new wet well, new electrical control panel, piping, pumps, and a new permanently mounted generator with automatic transfer switch.

A present worth lifecycle cost comparison was not performed for this alternative as it is the only viable alternative.

This is the selected alternative for this project.

Project 2 – Vereen Road Collection System

Alternative 2.1 – No Action

This alternative would leave the existing sewer system unchanged and would fail to solve the system's needs. The risk of SSOs would increase with time and I&I flows would increase and utilize valuable wastewater system capacity.

This alternative is not viable and was therefore not selected.

Alternative 2.2 – Replacement of Gravity Sewers **(Selected)**

This alternative consists of the complete replacement of all sewer infrastructure in the project area. New 8-inch PVC gravity sewer piping, manholes, and laterals would be installed utilizing materials and design techniques that meet current standards. The new gravity sewer system would have an anticipated 70-year average service life. Also, new sewers located outside of the roadways and near residential buildings could be relocated to the center of the road to facilitate access and future maintenance activities.

This alternative is technically viable, and a present worth life cycle cost analysis was performed. As shown in **Table 4-1**, the total present worth cost is $1.7 million.

Although this alternative is less cost-effective than others, it would remove the existing gravity sewer from residential front yards and is expected to function with minimal maintenance for many decades.

This is the selected alternative for this project.

Alternative 2.3 – Targeted Rehabilitation of Existing Sewers

This alternative involves cleaning, repairing, and/or replacing deteriorated vitrified clay pipes, damaged sewer laterals, and manholes. It focuses on I&I reduction and extending the life of the system using a mix of open-cut and trenchless methods where applicable. This approach is cost-effective, minimizes disruption, and improves reliability.

This alternative is technically viable and a present worth life cycle cost analysis was performed. As shown in **Table 4-2**, the total present worth cost is $1.3 million.

Although this alternative is cost effective, it was not selected by the Town because the level of deterioration of the vitrified clay gravity sewers is significant and portions of the sewers would remain in operation. These pipes will continue to deteriorate, again fail in the future, and the Town would not obtain the ~ 70 year average service life of a brand new gravity sewer system. Also, the existing gravity sewers would remain in residential front yards which complicates future maintenance activities.

Project 3 – Lake Lovely Collection System

Alternative 3.1 – No Action

This alternative would leave the existing sewer system unchanged and would fail to solve the system's needs. The risk of SSOs would increase with time and I&I flows would increase and utilize valuable wastewater system capacity.

This alternative is not viable and was therefore not selected.

Alternative 3.2 – Replacement of Gravity Sewers **(Selected)**

This alternative consists of the complete replacement of all sewer infrastructure in the project area. New 8-inch PVC gravity sewer piping, manholes, and laterals would be installed utilizing materials and design techniques that meet current standards. The new gravity sewer system would have an anticipated 70-year average service life.

This alternative is technically viable, and a present worth life cycle cost analysis was performed. As shown in **Table 4-3**, the total present worth cost is $3.7 million.

Although this alternative is less cost-effective than others, it would remove the existing gravity sewer from residential front yards and is expected to function with minimal maintenance for many decades.

This is the selected alternative for this project.

Alternative 3.3 – Targeted Rehabilitation of Existing Sewers

This alternative involves cleaning, repairing, and/or replacing deteriorated vitrified clay pipes, damaged sewer laterals, and manholes. It focuses on I&I reduction and extending the life of the system using a mix of open-cut and trenchless methods where applicable. This approach is cost-effective, minimizes disruption, and improves reliability.

This alternative is technically viable and a present worth life cycle cost analysis was performed. As shown in **Table 4-4**, the total present worth cost is $3.4 million.

Although this alternative is cost effective, it was not selected by the Town because the level of deterioration of the vitrified clay gravity sewers is significant and portions of the sewers would remain in operation. These pipes will continue to deteriorate, again fail in the future, and the Town would not obtain the ~ 70 year average service life of a brand new gravity sewer system.

Project 4 – Eastern North Kennedy Collection System

Alternative 4.1 – No Action

This alternative would leave the existing sewer system unchanged and would fail to solve the system's needs. The risk of SSOs would increase with time and I&I flows would increase and utilize valuable wastewater system capacity.

This alternative is not viable and was therefore not selected.

Alternative 4.2 – Replacement of Gravity Sewers **(Selected)**

This alternative consists of the complete replacement of all sewer infrastructure in the project area. New 8-inch PVC gravity sewer piping, manholes, and laterals would be installed utilizing materials and design techniques that meet current standards. The new gravity sewer system would have an anticipated 70-year average service life.

This alternative is technically viable, and a present worth life cycle cost analysis was performed. As shown in **Table 4-5**, the total present worth cost is $5.2 million.

Although this alternative is less cost-effective than others, it would remove the existing gravity sewer from residential front yards and is expected to function with minimal maintenance for many decades.

This is the selected alternative for this project.

Alternative 4.3 – Targeted Rehabilitation of Existing Sewers

This alternative involves cleaning, repairing, and/or replacing deteriorated vitrified clay pipes, damaged sewer laterals, and manholes. It focuses on I&I reduction and extending the life of the system using a mix of open-cut and trenchless methods where applicable. This approach is cost-effective, minimizes disruption, and improves reliability.

This alternative is technically viable and a present worth life cycle cost analysis was performed. As shown in **Table 4-6**, the total present worth cost is $4.1 million.

Although this alternative is cost effective, it was not selected by the Town because the level of deterioration of the vitrified clay gravity sewers is significant and portions of the sewers would remain in operation. These pipes will continue to deteriorate, again fail in the future, and the Town would not obtain the ~ 70 year average service life of a brand new gravity sewer system.

Project 5 – Eastern South Kennedy Collection System

Alternative 5.1 – No Action

This alternative would leave the existing sewer system unchanged and would fail to solve the system's needs. The risk of SSOs would increase with time and I&I flows would increase and utilize valuable wastewater system capacity.

This alternative is not viable and was therefore not selected.

Alternative 5.2 – Replacement of Gravity Sewers **(Selected)**

This alternative consists of the complete replacement of all sewer infrastructure in the project area. New 8-inch PVC gravity sewer piping, manholes, and laterals would be installed utilizing materials and design techniques that meet current standards. The new gravity sewer system would have an anticipated 70-year average service life.

This alternative is technically viable, and a present worth life cycle cost analysis was performed. As shown in **Table 4-7**, the total present worth cost is $6.9 million.

Although this alternative is less cost-effective than others, it would remove the existing gravity sewer from residential front yards and is expected to function with minimal maintenance for many decades.

This is the selected alternative for this project.

Alternative 5.3 – Targeted Rehabilitation of Existing Sewers

This alternative involves cleaning, repairing, and/or replacing deteriorated vitrified clay pipes, damaged sewer laterals, and manholes. It focuses on I&I reduction and extending the life of the system using a mix of open-cut and trenchless methods where applicable. This approach is cost-effective, minimizes disruption, and improves reliability.

This alternative is technically viable and a present worth life cycle cost analysis was performed. As shown in **Table 4-8**, the total present worth cost is $5.2 million.

Although this alternative is cost effective, it was not selected by the Town because the level of deterioration of the vitrified clay gravity sewers is significant and portions of the sewers would remain in

operation. These pipes will continue to deteriorate, again fail in the future, and the Town would not obtain the ~ 70 year average service life of a brand new gravity sewer system.

Project 6 – Forest City Extension

Alternative 6.1 – No Action

This alternative would maintain the commercial parcels in the area connected to the City of Maitland's wastewater system. Wastewater revenue from these parcels would continue to be collected by Maitland and would not benefit the Town in the future. Also, new development in the area would need to be served by Maitland instead of the Town of Eatonville.

This alternative is not viable and was therefore not selected.

Alternative 6.2 – New Gravity Sewer System

This alternative consists of extending the Town's wastewater collection system to the existing commercial customers by constructing a new gravity sewer system.

The Town conducted a preliminary assessment of the distance and elevation changes and concluded that extending a gravity sewer is not a technically feasible option. This alternative is not viable and was therefore not selected.

Alternative 6.3 – New Force Main and Pump Station **(Selected)**

This alternative consists of extending the Town's wastewater collection system to the existing commercial customers by constructing a new duplex submersible pump station and approximately 3,300 feet of 6-inch PVC force main. This new system would tie-in to the Town's existing collections system along W. Kennedy Blvd.

A present worth lifecycle cost comparison was not performed for this alternative as it is the only viable alternative.

This is the selected alternative for this project.

5.0) THE SELECTED PLAN

Project 1 – Vereen Road Lift Station

Description: This project consists of the complete replacement of all the existing pump station components, including new wet well, new electrical control panel, piping, pumps, and a new permanently mounted generator with automatic transfer switch.

Cost: The estimated engineering and construction cost for this project is $600,000.

Project 2 – Vereen Road Collection System

Description: The proposed Project consists of constructing approximately 2,800 feet of 8-inch PVC gravity main, 14 manholes, and 54 sewer laterals along the centerline of Vereen Road, Wigman Drive, Pearlman Court, Fitzgerald Drive, Jonotey Drive, Berthann Lane, and Monroe Drive. Upon placing the new system into service, the old gravity sewers will be removed from service. The method of construction will be open trench which will make it necessary to reconstruct the roads along the pipe trenches and resurface approximately 6,600 square yards of roadway. **Figure 5-1** shows the proposed improvements for this project.

Cost: The estimated engineering and construction cost for this project is $2,861,000 as presented in **Table 5-1**.

Project 3 – Lake Lovely Collection System

Description: The proposed Project consists of constructing approximately 6,760 feet of 8-inch PVC gravity main, 25 manholes, and 110 sewer laterals along the centerline of Deacon Jones Blvd., Washington Ave., Lincoln Blvd., Bethune Dr., and W. Kennedy Blvd. Upon placing the new system into service, the old gravity sewers will be removed from service. The method of construction will be open trench which will make it necessary to reconstruct the roads along the pipe trenches and resurface approximately 11,500 square yards of roadway. **Figure 5-2** shows the proposed improvements for this project.

Cost: The estimated engineering and construction cost for this project is $6,486,700 as presented in **Table 5-2**.

Project 4 – Eastern North Kennedy Collection System

Description: The proposed Project consists of constructing approximately 9,080 feet of 8-inch PVC gravity main, 37 manholes, 100 sewer laterals, lining of 195 feet of sewer, and lining 2 manholes generally along the centerline of Wymore Rd., Gabriel Ave., Bel Air St., Clark St., Johnson St., N. College Ave., E. Kennedy Blvd., N. Calhoun Ave., and N. West Street. Upon placing the new system into service, the old gravity sewers will be removed from service. The method of construction will be open trench which will make it necessary to reconstruct the roads along the pipe trenches and resurface approximately 17,000 square yards of roadway. **Figure 5-3** shows the proposed improvements for this project.

Cost: The estimated engineering and construction cost for this project is $9,175,400 as presented in **Table 5-3**.

Project 5 – Eastern South Kennedy Collection System

Description: The proposed Project consists of constructing approximately 13,000 feet of 8-inch PVC gravity main, 48 manholes, and 115 sewer laterals generally along the centerline of South College Ave., Lemon St., Orange St., Lime St., Moseley Ave., Ruffel St., S. Calhoun Ave., Elisabeth St., S. W St., People St., Taylor Ave., Lord Ave., and East St. Upon placing the new system into service, the old gravity sewers will be removed from service. The method of construction will be open trench which will make it necessary to reconstruct the roads along the pipe trenches and resurface approximately 26,500 square yards of roadway. **Figure 5-4** shows the proposed improvements for this project.

Cost: The estimated engineering and construction cost for this project is $12,276,250 as presented in **Table 5-4**.

Project 6 – Forest City Extension

Description: The proposed project consists of constructing a new duplex submersible pump station near on the east side of Forest City Road, adjacent to the commercial buildings within the Town's limits. Approximately 3,300 feet of new 6-inch PVC force main is proposed to be constructed behind the commercial properties and along W. Kennedy Blvd., tying into an existing force main near Zora Place. The proposed new force main alignment will be installed along a new utility easement behind

the commercial properties being served and along the public right-of-way of W. Kennedy Blvd. **Figure 5-5** shows the location of the proposed improvements.

Cost: The estimated engineering and construction cost for this project is $3,143,300 as presented in **Table 5-5**.

5.1) Environmental Impacts of Proposed Improvements

The project sites for all the projects listed above are fully developed with roadways, driveways, buildings, and public facilities. The proposed improvements will not have any significant adverse effects on wild and scenic rivers, flora, fauna, or threatened or endangered plant or animal species. Additionally, the project will not affect prime agricultural lands, wetlands, undisturbed natural areas, or the socio-economic character of the area.

Short-term construction impacts include increased noise levels, airborne particulates, and surface run-off during rainfall. Appropriate control measures will be implemented to minimize these temporary effects. The selected contractor will maintain adequate uninterrupted wastewater service to all customers during construction.

5.2) Cost to Construct Improvements

A summary of the estimated costs for all projects is as follows:

No.	Project Name	Est. Cost
1	Vereen Road Lift Station	$600,000
2	Vereen Road Collection System	$2,861,000
3	Lake Lovely Collection System	$6,486,700
4	Eastern North Kennedy Collection System	$9,175,400
5	Eastern South Kennedy Collection System	$12,276,250
6	Forest City Extension	$3,143,300
		$34,542,650

5.3) Consistency with the Comprehensive Plan

The recommendations resulting from this study are consistent with local comprehensive plans.

6.0) IMPLEMENTATION AND COMPLIANCE

6.1) Public Hearing/Dedicated Revenue Hearing

A Public Forum to discuss this Facilities Plan will be held on June 17, 2025 at the Town of Eatonville Town Hall Building. Utility customers will be given an opportunity to offer comments.

A public meeting to approve this Facilities Plan will be held during the June 17, 2025 Council Meeting. Water customers will be given another opportunity to offer comments. If accepted by the Board, the Facilities Plan should be formally adopted by the Board during this meeting.

Records of both meetings, minutes, and affidavits of publication of meeting advertisements are included in **Appendix F**. The final adopted resolution is provided in **Appendix G**.

6.2) Regulatory Agency Review

To qualify for a loan from the SRF, various governmental agencies must be satisfied with the proposed project. Copies of the Facilities Plan adopted by the Council will be sent to the FDEP Facilities Funding Section. FDEP will then forward the Facilities Plan to the Florida State Clearinghouse and any other governmental agencies deemed necessary by FDEP.

6.3) Financial Planning

The FDEP State Revolving Fund (SRF) is the sole financing source for this project. The Town of Eatonville has secured a planning, design, and construction loan in the amount of $19,823,318 (WW480290) that will be administered by the SRF program. The loan includes 100% Principal Forgiveness, meaning the Town will not be required to repay any portion of the awarded funding.

Additional future SRF funding will be needed to fully fund all the projects included in this Facilities Plan. All the projects described in this Facilities Plan are anticipated to be funded by SRF loans with 100% Principal Forgiveness. There will be no financial impact to the utility customers and the utility rates will not need to be changed as a result of these projects. Accordingly, and as directed by SRF representatives, preparation of a Capital Financing Plan is not necessary for this Facilities Plan.

Appendix H includes the Town's current Wastewater Rates and Charges, and **Appendix I** the Town's Budget.

The project scope and funding structure are scheduled to be presented during a duly advertised Public Forum and Town Council Meeting.

Following receipt of contractor bids, final construction costs will be reviewed, and the Town will coordinate with SRF to ensure that all eligible project expenses are covered under the SRF loan.

6.4) Implementation

The Town of Eatonville has full ownership, operational responsibility, and legal authority over its water utility system. No inter-local agreements are required for the Town to implement the proposed improvements. All construction, permitting, and operational responsibilities remain solely with the Town.

The Town does have an interlocal agreement with the City of Altamonte Springs to accept bulk wastewater from the Town for treatment by the Altamonte Springs. This agreement is currently being amended to increase the wastewater transfer capacity.

The project will proceed through final design, permitting, and bidding following adoption of this Facilities Plan. Certain materials and equipment may be procured directly by the Town due to long lead times and to save the sales taxes. The Town will retain qualified engineering and construction professionals to complete design and construction in accordance with applicable regulations and funding requirements.

It is anticipated that the following permits will be required during the design phase of the project:

- FDEP Wastewater Construction Permit – to be obtained through the Central Florida District.
- Environmental Resource Permit (ERP) Exemption – to be requested from the St. Johns River Water Management District (SJRWMD), as the work will occur entirely within previously developed areas and is expected to qualify for exemption.
- Local Building and Right-of-Way Permits, as applicable – required for construction of facilities such gravity sewers, manholes, pump stations, or any work within public roadways or utility easements.

6.5) Implementation Schedule

The following is the anticipated implementation schedule:

June 17th, 2025	Public Forum to discuss this Facilities Plan.
June 17th, 2025	Council Public Meeting, followed by formal adoption of this Facilities Plan.
June 18th, 2025	Submit Facilities Plan to FDEP.
August 2025	Begin Design and Permitting.
August 2026	Begin Construction.
December, 2027	Construction Complete and Close-out.

6.6) Compliance

- The Project will be in compliance with the FDEP Collection Systems and Transmission Facilities standards of Chapter 62-604 F.A.C.
- Selected alternatives will meet the reliability requirements as per Chapter 62-604, F.A.C.
- The environmental aspects of the proposed improvements are acceptable, with no anticipated significant impacts to wetlands, wildlife habitat, or other sensitive environmental resources. All work is located within previously developed areas.
- The recommended alternatives are consistent with the Town of Eatonville's authority and governing documents, and align with the Town's long-term infrastructure planning, permitting responsibilities, and operational oversight.

TABLE 4-1

Present Worth Analysis for Alternative 2.2

Vareen Road Replacement of Gravity Sewers

A. Total Project Cost			
Furnish and Install 8" PVC Gravity Main[(1)]		$	420,000
Furnish and Install Manhole[(1)]		$	280,000
Furnish and Install Laterals[(2)]		$	108,000
Roadway Restoration[(3)]		$	969,000
Engineering		$	374,000
	Total	$	2,151,000

B. Annual O&M Cost (major items only)			
Gravity Mains		$	5,000
Manholes		$	2,000
Misc.		$	3,000
	Total	$	10,000

C. 20-yr Salvage Value			
	Total	$	897,769

D. Total Cost Present Worth (Assumes 20-yr Planning Period) [(4)]			
= A + B x 16.3514 - C x 0.6730 =		**$**	**1,710,341**

Notes:

[(1)]Assumes 70 year life

[(2)]Assumes 65 year life

[(3)]Assumes 30 year life

[(4)]2.0% interest rate per year for 20 years

TABLE 4-2

Present Worth Analysis for Alternative 2.3

Vareen Road Targeted Rehabilitation of Existing Sewers

A. Total Project Cost			
Furnish and Install 8" PVC Gravity Main[(1)]		$	174,000
Furnish and Install Manhole[(1)]		$	40,000
Lining of Gravity Sewers[(2)]		$	144,000
Point Repair Gravity Mains[(3)]		$	75,000
Roadway Restoration[(2)]		$	116,000
Engineering		$	116,000
	Total	$	665,000

B. Annual O&M Cost (major items only)			
Gravity Mains		$	20,000
Manholes		$	20,000
Misc.		$	10,000
	Total	$	50,000

C. 20-yr Salvage Value			
	Total	$	291,447

D. Total Cost Present Worth (Assumes 20-yr Planning Period) [(4)]			
= A + B x 16.3514 - C x 0.6730 =		**$**	**1,286,436**

Notes:

[(1)]Assumes 70 year life

[(2)]Assumes 30 year life

[(3)]Assumes 65 year life

[(4)]2.0% interest rate per year for 20 years

TABLE 4-3

Present Worth Analysis for Alternative 3.2

Lake Lovely Replacement of Gravity Sewers

A. Total Project Cost			
Furnish and Install 8" PVC Gravity Main[(1)]		$	1,014,000
Furnish and Install Manhole[(1)]		$	500,000
Furnish and Install Laterals[(2)]		$	220,000
Roadway Restoration[(3)]		$	2,295,000
Engineering		$	847,000
	Total	$	4,876,000
B. Annual O&M Cost (major items only)			
Gravity Mains		$	5,000
Manholes		$	2,000
Misc.		$	3,000
	Total	$	10,000
C. 20-yr Salvage Value			
	Total	$	1,998,736
D. Total Cost Present Worth (Assumes 20-yr Planning Period) [(4)]			
= A + B x 16.3514 - C x 0.6730 =		**$**	**3,694,422**

Notes:

[(1)]Assumes 70 year life

[(2)]Assumes 65 year life

[(3)]Assumes 30 year life

[(4)]2.0% interest rate per year for 20 years

TABLE 4-4

Present Worth Analysis for Alternative 3.3

Lake Lovely Targeted Rehabilitation of Existing Sewers

A. Total Project Cost			
Furnish and Install 8" PVC Gravity Main[(1)]		$	694,000
Furnish and Install Manhole[(1)]		$	280,000
Lining of Gravity Sewers[(2)]		$	48,000
Point Repair Gravity Mains[(3)]		$	330,000
Roadway Restoration[(2)]		$	1,590,000
Engineering		$	618,000
	Total	$	3,560,000

B. Annual O&M Cost (major items only)			
Gravity Mains		$	20,000
Manholes		$	20,000
Misc.		$	10,000
	Total	$	50,000

C. 20-yr Salvage Value			
	Total	$	1,470,176

D. Total Cost Present Worth (Assumes 20-yr Planning Period) [(4)]			
= A + B x 16.3514 - C x 0.6730 =		**$**	**3,388,185**

Notes:

[(1)]Assumes 70 year life

[(2)]Assumes 30 year life

[(3)]Assumes 65 year life

[(4)]2.0% interest rate per year for 20 years

TABLE 4-5

Present Worth Analysis for Alternative 4.2

Easter North Kennedy Replacement of Gravity Sewers

A. Total Project Cost			
Furnish and Install 8" PVC Gravity Main[1]		$	1,362,000
Furnish and Install Manhole[1]		$	740,000
Furnish and Install Laterals[2]		$	200,000
Lining of Gravity Sewers[3]		$	45,000
Roadway Restoration[3]		$	3,345,000
Engineering		$	1,196,000
	Total	$	6,888,000

B. Annual O&M Cost (major items only)			
Gravity Mains		$	5,000
Manholes		$	2,000
Misc.		$	3,000
	Total	$	10,000

C. 20-yr Salvage Value			
	Total	$	2,769,890

D. Total Cost Present Worth (Assumes 20-yr Planning Period) [4]			
= A + B x 16.3514 - C x 0.6730 =		**$**	**5,187,458**

Notes:

[1]Assumes 70 year life

[2]Assumes 65 year life

[3]Assumes 30 year life

[4]2.0% interest rate per year for 20 years

TABLE 4-6

Present Worth Analysis for Alternative 4.3

Eastern North Kennedy Targeted Rehabilitation of Existing Sewers

A. Total Project Cost			
Furnish and Install 8" PVC Gravity Main[(1)]		$	765,000
Furnish and Install Manhole[(1)]		$	320,000
Lining of Gravity Sewers[(2)]		$	125,000
Point Repair Gravity Mains[(3)]		$	442,000
Roadway Restoration[(2)]		$	2,105,000
Engineering		$	789,000
	Total	$	4,546,000

B. Annual O&M Cost (major items only)			
Gravity Mains		$	20,000
Manholes		$	20,000
Misc.		$	10,000
	Total	$	50,000

C. 20-yr Salvage Value			
	Total	$	1,824,333

D. Total Cost Present Worth (Assumes 20-yr Planning Period) [(4)]			
= A + B x 16.3514 - C x 0.6730 =		**$**	**4,135,848**

Notes:

[(1)]Assumes 70 year life

[(2)]Assumes 30 year life

[(3)]Assumes 65 year life

[(4)]2.0% interest rate per year for 20 years

TABLE 4-7

Present Worth Analysis for Alternative 5.2

Easter South Kennedy Replacement of Gravity Sewers

A. Total Project Cost			
Furnish and Install 8" PVC Gravity Main[(1)]		$	1,950,000
Furnish and Install Manhole[(1)]		$	960,000
Furnish and Install Laterals[(2)]		$	230,000
Roadway Restoration[(3)]		$	4,485,000
Engineering		$	1,602,000
	Total	$	9,227,000
B. Annual O&M Cost (major items only)			
Gravity Mains		$	5,000
Manholes		$	2,000
Misc.		$	3,000
	Total	$	10,000
C. 20-yr Salvage Value			
	Total	$	3,732,802
D. Total Cost Present Worth (Assumes 20-yr Planning Period) [(4)]			
= A + B x 16.3514 - C x 0.6730 =		**$**	**6,878,445**

Notes:

[(1)]Assumes 70 year life

[(2)]Assumes 65 year life

[(3)]Assumes 30 year life

[(4)]2.0% interest rate per year for 20 years

TABLE 4-8

Present Worth Analysis for Alternative 5.3

Eastern South Kennedy Targeted Rehabilitation of Existing Sewers

A. Total Project Cost		
Furnish and Install 8" PVC Gravity Main[1]	$	1,088,000
Furnish and Install Manhole[1]	$	200,000
Lining of Gravity Sewers[2]	$	163,000
Point Repair Gravity Mains[3]	$	613,000
Roadway Restoration[2]	$	2,907,000
Engineering	$	1,044,000
Total	$	6,015,000

B. Annual O&M Cost (major items only)		
Gravity Mains	$	20,000
Manholes	$	20,000
Misc.	$	10,000
Total	$	50,000

C. 20-yr Salvage Value		
Total	$	2,367,718

D. Total Cost Present Worth (Assumes 20-yr Planning Period) [4]		
= A + B x 16.3514 - C x 0.6730 =	**$**	**5,239,165**

Notes:

[1]Assumes 70 year life

[2]Assumes 30 year life

[3]Assumes 65 year life

[4]2.0% interest rate per year for 20 years

TABLE 5-1

Town of Eatonville
Vereen Collection System Preliminary Cost Estimate - Option 1

Item	Description	UNIT	QTY	Unit Price	Extended Price
	Roadway Restoration				
1	Open Cut and Restore Roadway	SY	2,500	$150	$375,000.00
2	Mill and Resurface Roadway	SY	6,600	$90	$594,000.00
	Utility Improvements				
3	Furnish and Install 8" PVC Gravity Main	LF	2,800	$150	$420,000
4	Furnish and Install Manhole	EA	14	$20,000	$280,000
5	Furnish and Install Lateral with Cleanout	EA	54	$2,000	$108,000
	SUBTOTAL				**$1,777,000**
	Construction Contingency			**40%**	**$710,800**
	TOTAL				**$2,487,800**
	Engineering			**15.0%**	**$373,200**
	TOTAL				**$2,861,000**

TABLE 5-2

Town of Eatonville
Lake Lovely Collection System Preliminary Cost Estimate - Option 1

Item	Description	UNIT	QTY	Unit Price	Extended Price
1	**Roadway Restoration**				
1	Open Cut and Restore Roadway	SY	8,400	$150	$1,260,000.00
2	Mill and Resurface Roadway	SY	11,500	$90	$1,035,000.00
2	**Utility Improvements**				
3	Furnish and Install 8" PVC Gravity Main	LF	6,760	$150	$1,014,000
4	Furnish and Install Lateral with Cleanout	EA	110	$2,000	$220,000
5	Furnish and Install Manhole	EA	25	$20,000	$500,000
	SUBTOTAL				**$4,029,000**
	Construction Contingency			**40%**	**$1,611,600**
	TOTAL				**$5,640,600**
	Engineering			**15.0%**	**$846,100**
	TOTAL				**$6,486,700**

TABLE 5-3

Town of Eatonville
North Kennedy Collection System Preliminary Cost Estimate - Option 1

Item	Description	UNIT	QTY	Unit Price	Extended Price
1	**Roadway Restoration**				
1	Open Cut and Restore Roadway	SY	12,150	$150	$1,822,500.00
2	Mill and Resurface Roadway	SY	17,000	$90	$1,530,000.00
2	**Utility Improvements**				
3	Furnish and Install 8" PVC Gravity Main	LF	9,080	$150	$1,362,000
4	Furnish and Install Manhole	EA	37	$20,000	$740,000
5	Furnish and Install Lateral with Cleanout	EA	100	$2,000	$200,000
6	Line 8" PVC Gravity Main	LF	195	$100	$19,500
7	Line Existing Manhole	EA	2	$12,500	$25,000
	SUBTOTAL				**$5,699,000**
	Construction Contingency			**40%**	**$2,279,600**
	TOTAL				**$7,978,600**
	Engineering			**15.0%**	**$1,196,800**
	TOTAL				**$9,175,400**

TABLE 5-4

Town of Eatonville
Kennedy South Option 1 Preliminary Cost Estimate

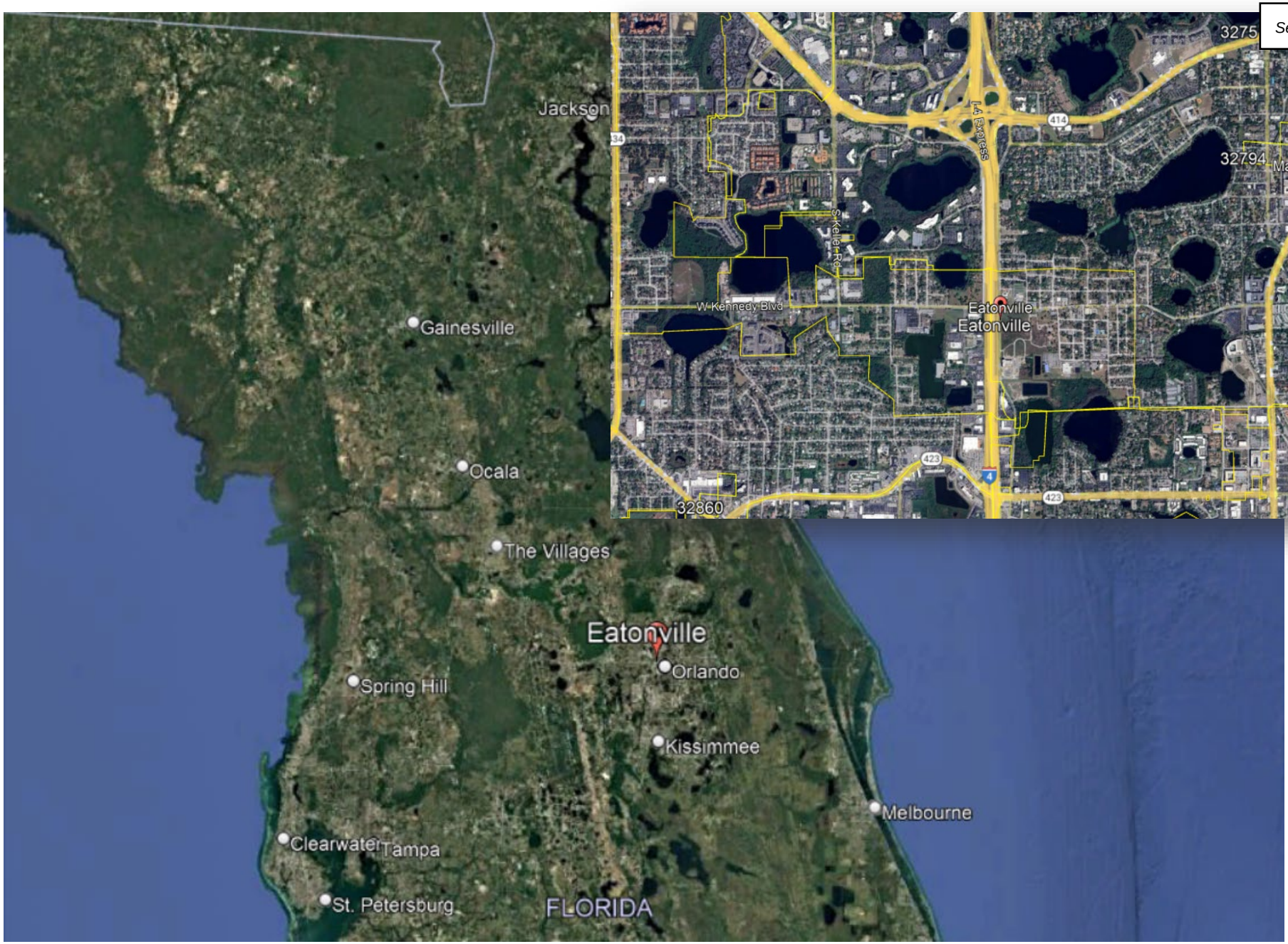
Item	Description	UNIT	QTY	Unit Price	Extended Price
1	**Roadway Restoration**				
1	Open Cut and Restore Roadway	SY	14,000	$150	$2,100,000.00
2	Mill and Resurface Roadway	SY	26,500	$90	$2,385,000.00
2	**Utility Improvements**				
3	Furnish and Install 8" PVC Gravity Main	LF	13,000	$150	$1,950,000
4	Furnish and Install Manhole	EA	48	$20,000	$960,000
5	Furnish and Install Lateral with Cleanout	EA	115	$2,000	$230,000
	SUBTOTAL				**$7,625,000**
	Construction Contingency			**40%**	**$3,050,000**
	TOTAL				**$10,675,000**
	Engineering			**15.0%**	**$1,601,250**
	TOTAL				**$12,276,250**

Town of Eatonville

TABLE 5-5

Forest City Utility Extension Preliminary Cost Estimate

Item	Description	UNIT	QTY	Unit Price	Extended Price
1	**Roadway Restoration**				
1	Mill and Resurface Roadway	SY	6,750	$100	$675,000.00
2	**Utility Improvements**				
2	Furnish and Install 6" Force Main with Fittings	LF	3,300	$225	$742,500
3	Furnish and Install Master Pump Station	EA	1	$600,000	$600,000
	SUBTOTAL				**$2,017,500**
	Construction Contingency			**40%**	**$807,000**
	TOTAL				**$2,824,500**
	Engineering			**15.0%**	**$318,800**
	TOTAL				**$3,143,300**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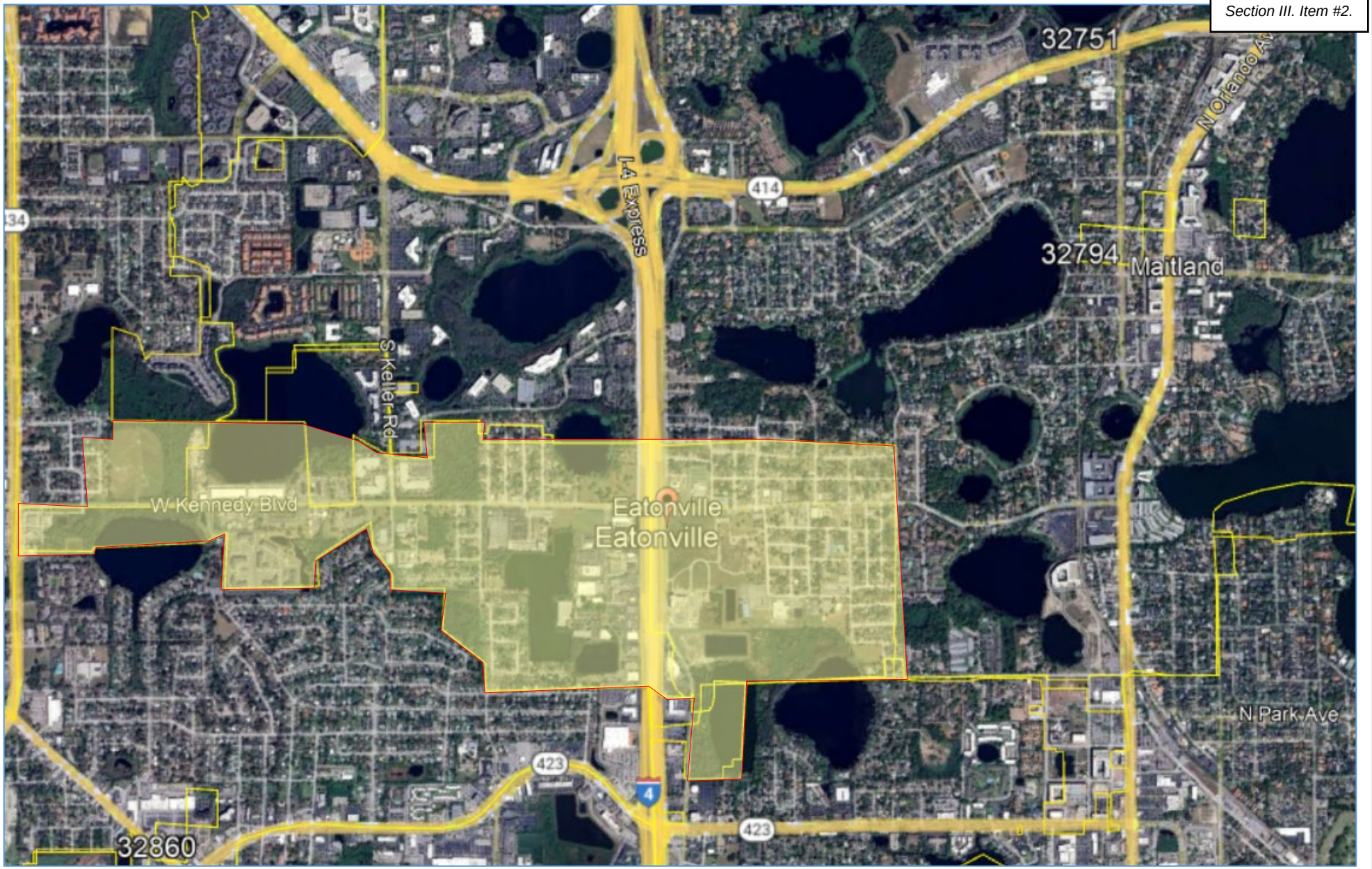
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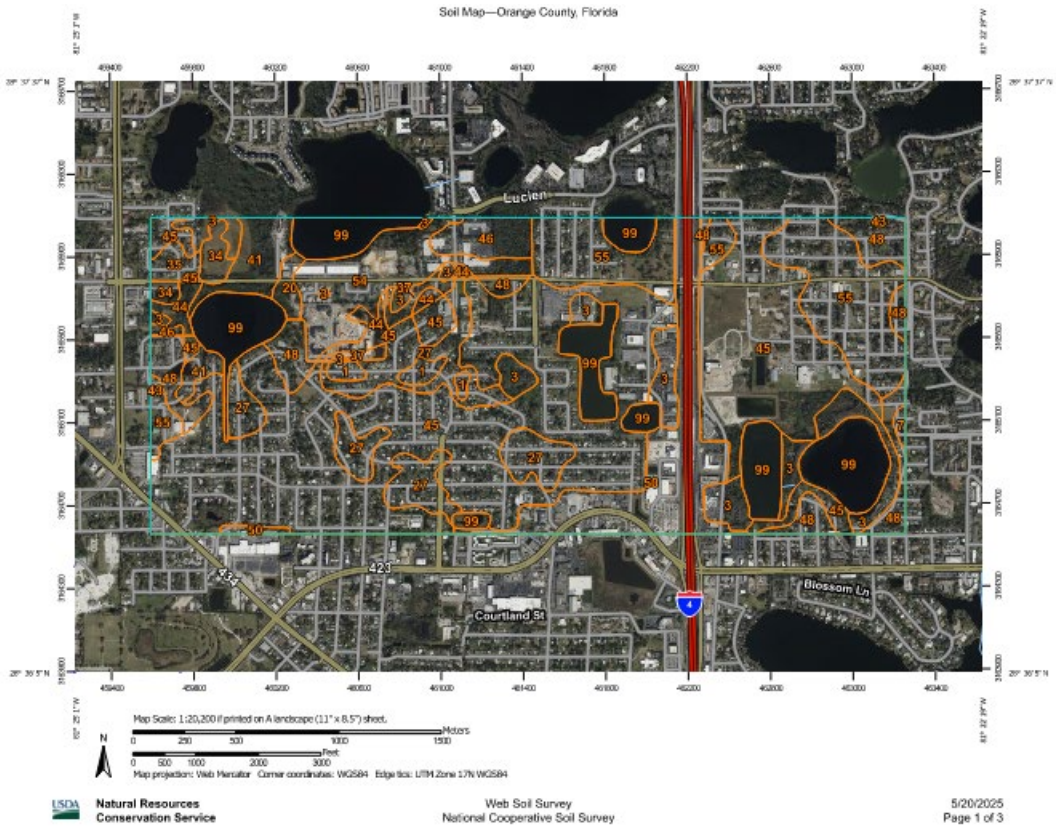


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Arents, nearly level	10.5	0.8%
3	Basinger fine sand, frequently ponded, 0 to 1 percent slopes	73.7	5.3%
7	Candler-Urban land complex, 0 to 5 percent slopes	2.0	0.1%
20	Immokalee fine sand	7.4	0.5%
27	Ona-Urban land complex	96.0	6.9%
34	Pomello fine sand, 0 to 5 percent slopes	12.0	0.9%
35	Pomello-Urban land complex, 0 to 5 percent slopes	8.4	0.6%
37	St. Johns fine sand	10.0	0.7%
41	Samsula-Hontoon-Basinger association, depressional	32.7	2.4%
43	Seffner fine sand, 0 to 2 percent slopes	1.0	0.1%
44	Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes	18.6	1.3%
45	Smyrna fine sand-Urban land complex, 0 to 2 percent slopes	560.7	40.4%
46	Tavares fine sand, 0 to 5 percent slopes	22.9	1.7%
48	Tavares fine sand-Urban land complex, 0 to 5 percent slopes	72.3	5.2%
50	Urban land, 0 to 2 percent slopes	104.6	7.5%
54	Zolfo fine sand, 0 to 2 percent slopes	66.7	4.8%
55	Zolfo-Urban land complex	142.2	10.2%
99	Water	145.5	10.5%
Totals for Area of Interest		**1,387.5**	**100.0%**

MAP LEGEND

- **Area of Interest (AOI)**
  - Area of Interest (AOI)
- **Soils**
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- **Special Point Features**
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
  - Spoil Area
  - Stony Spot
  - Very Stony Spot
  - Wet Spot
  - Other
  - Special Line Features
- **Water Features**
  - Streams and Canals
- **Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- **Background**
  - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

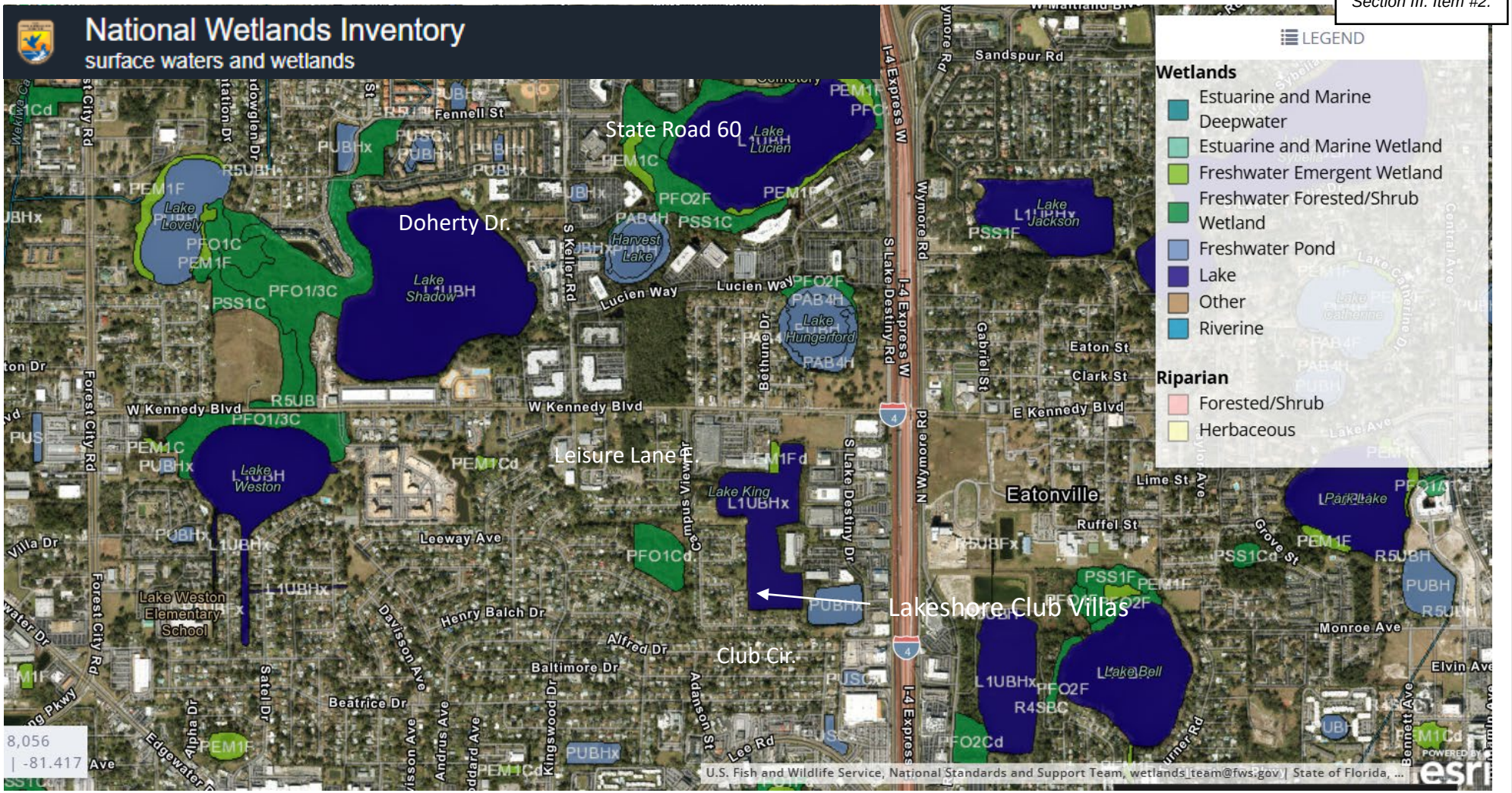
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

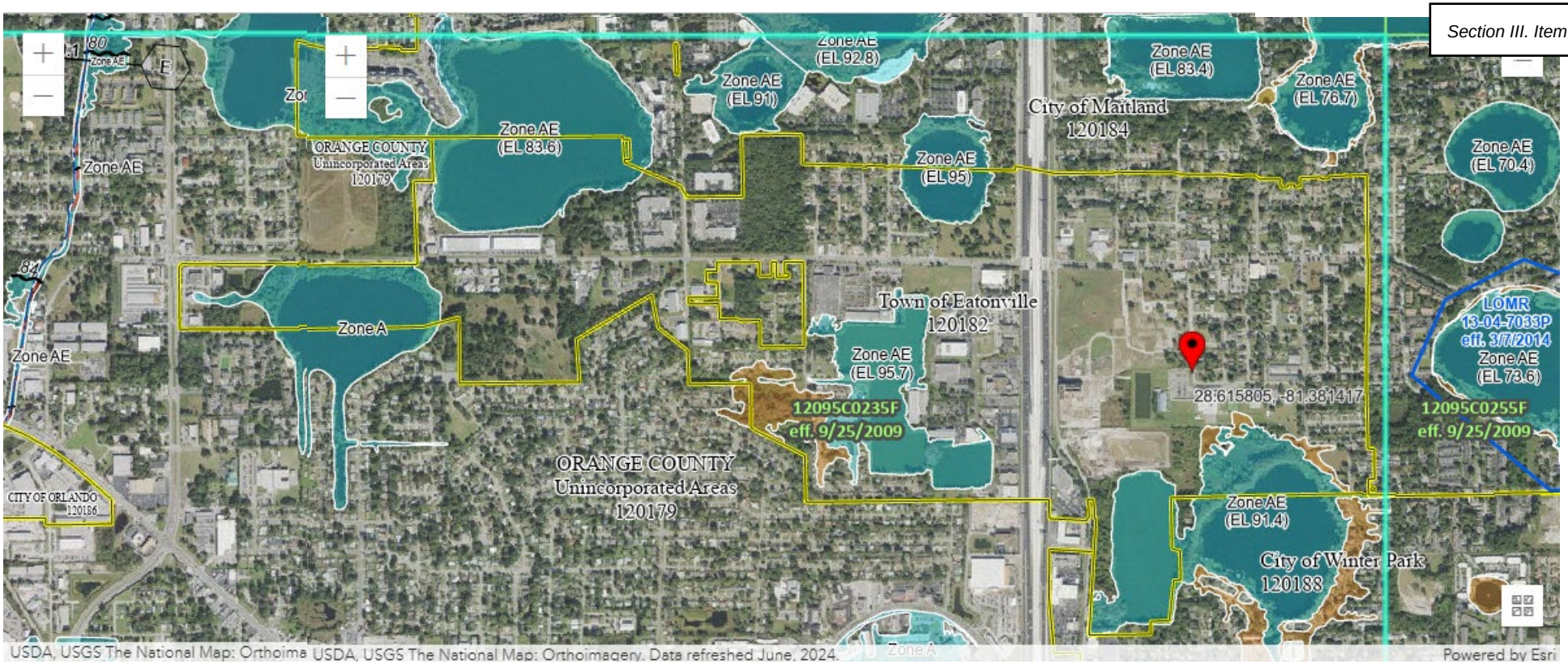
Soil Survey Area: Orange County, Florida
Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.


National Wetlands Inventory
surface waters and wetlands
State Road 60
Doherty Dr.
Leisure Lane E.
Lakeshore Club Villas
Club Cir.
Eatonville
LEGEND
Wetlands
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Other
Riverine
Riparian
Forested/Shrub
Herbaceous
U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov | State of Florida, ...



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth
- Regulatory Floodway *Zone AE, AO, AH, VE, AR*

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

LAKE LOVELY
LAKE LUCIEN
LAKE HARVEST
LAKE JACKSON
LAKE SYBELIA
LAKE SHADOW
LAKE HUNGERFORD
LAKE WESTON
LAKE KING
LAKE BELL
LAKE SUMERSET
LAKE KILLARNEY

A
B
C
D
E

W Kennedy Blvd
E Kennedy Blvd
Forest City Rd
State Hwy 434
S Lake Destiny Rd
State Hwy 400
I-4
Gabriel Ave
Eaton St
Clark St
N West St
S West St
East St
S College Ave
Moseley Ave
S Calhoun Ave
Elizabeth St
Lemon St
People St
Lime St
Ruffel St
Wigman Dr
Vereen Dr
Pearlman Cir
Fitzgerald Dr
Berthann Ln
Monroe Dr
Lee Rd

Town of Eatonville City Limits
Orange County Parcel Boundary (2024)

Waste Water Project Areas

- A - Forest City Utility Extension
- B - Lake Lovely Sanitary Sewer Rehabilitation and Replacement
- C - Eastern - North Sanitary Sewer Rehabilitation and Replacement
- D - Eastern - South Sanitary Sewer Rehabilitation and Replacement
- E - Vereen Pump Station and Collection System Rehabilitation/Replacement

cph

Scale: 1 inch = 850 feet
Date: 5/13/2025
Photo Date: 2023
Project No. 2500037
GIS: LEC

N

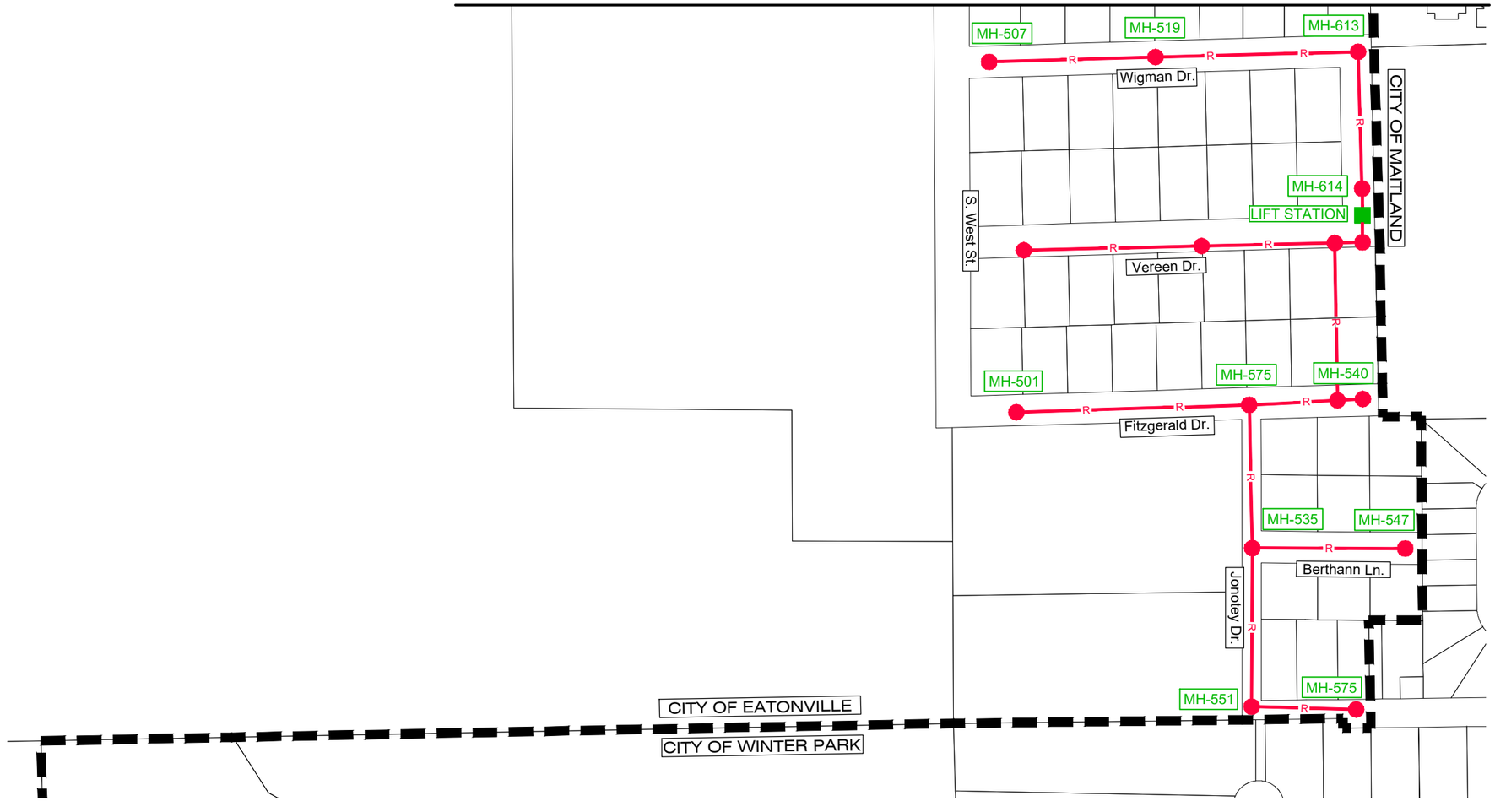
TOWN OF EATONVILLE CLEAN WATER PROJECT AREAS MAP

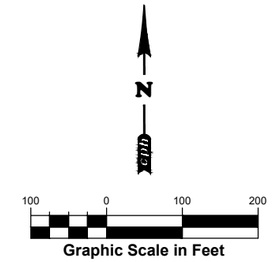
TOWN OF EATONVILLE
ORANGE COUNTY, FLORIDA

FIGURE 4-1

LEGEND

- EXISTING SANITARY SEWER TO BE CLEANED — SAN SAN SAN
- EXISTING SANITARY SEWER TO BE LINED — L L
- EXISTING SANITARY SEWER POINT REPAIR AND LINE — PL PL
- EXISTING SANITARY SEWER TO BE REMOVED AND REPLACED — R R
- EXISTING SANITARY SEWER (NOT PART OF THIS PROJECT) — SAN SAN SAN
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- EXISTING SANITARY SEWER MANHOLE TO REPLACED
- EXISTING SANITARY SEWER MANHOLE (NOT PART OF THIS PROJECT)





Designed by:	-	Date: 5/19/2025	cph www.cphcorp.com	**A Full Service A & E Firm**	VEREEN SERVICE AREA
Drawn by:	-	Job No. E6606		1117 East Robinson Street Orlando, FL 32801 Ph: 407.425.0452	LAKE LOVELY & EASTERN SANITARY SEWER EVALUATION STUDY AND W.W. FACILITIES PLAN - OPTION 1 Town of Eatonville, Florida
Checked by:	-	File: Opt. 1.dwg			FIGURE 5-1
Approved by:	-				
Scale:	AS SHOWN				

LEGEND

EXISTING SANITARY SEWER TO BE CLEANED — SAN SAN SAN

EXISTING SANITARY SEWER TO BE LINED — L L

EXISTING SANITARY SEWER POINT REPAIR AND LINE — PL PL

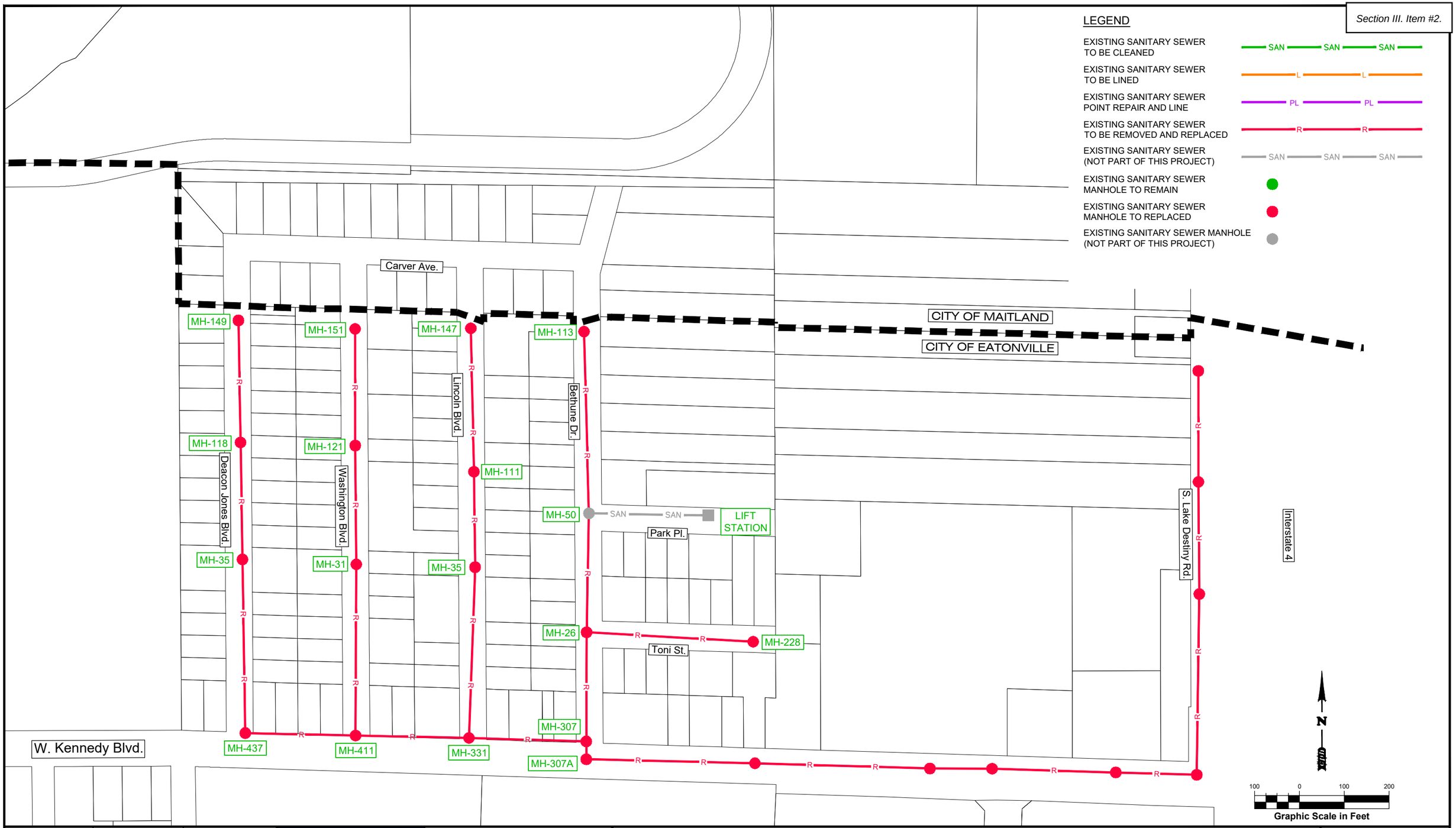
EXISTING SANITARY SEWER TO BE REMOVED AND REPLACED — R R

EXISTING SANITARY SEWER (NOT PART OF THIS PROJECT) — SAN SAN SAN

EXISTING SANITARY SEWER MANHOLE TO REMAIN

EXISTING SANITARY SEWER MANHOLE TO REPLACED

EXISTING SANITARY SEWER MANHOLE (NOT PART OF THIS PROJECT)



Designed by:	-	Date: 5/19/2025	
Drawn by:	-	Job No. E6606	
Checked by:	-	File: Opt. 1.dwg	
Approved by:	-	© 2025	
Scale:	AS SHOWN		

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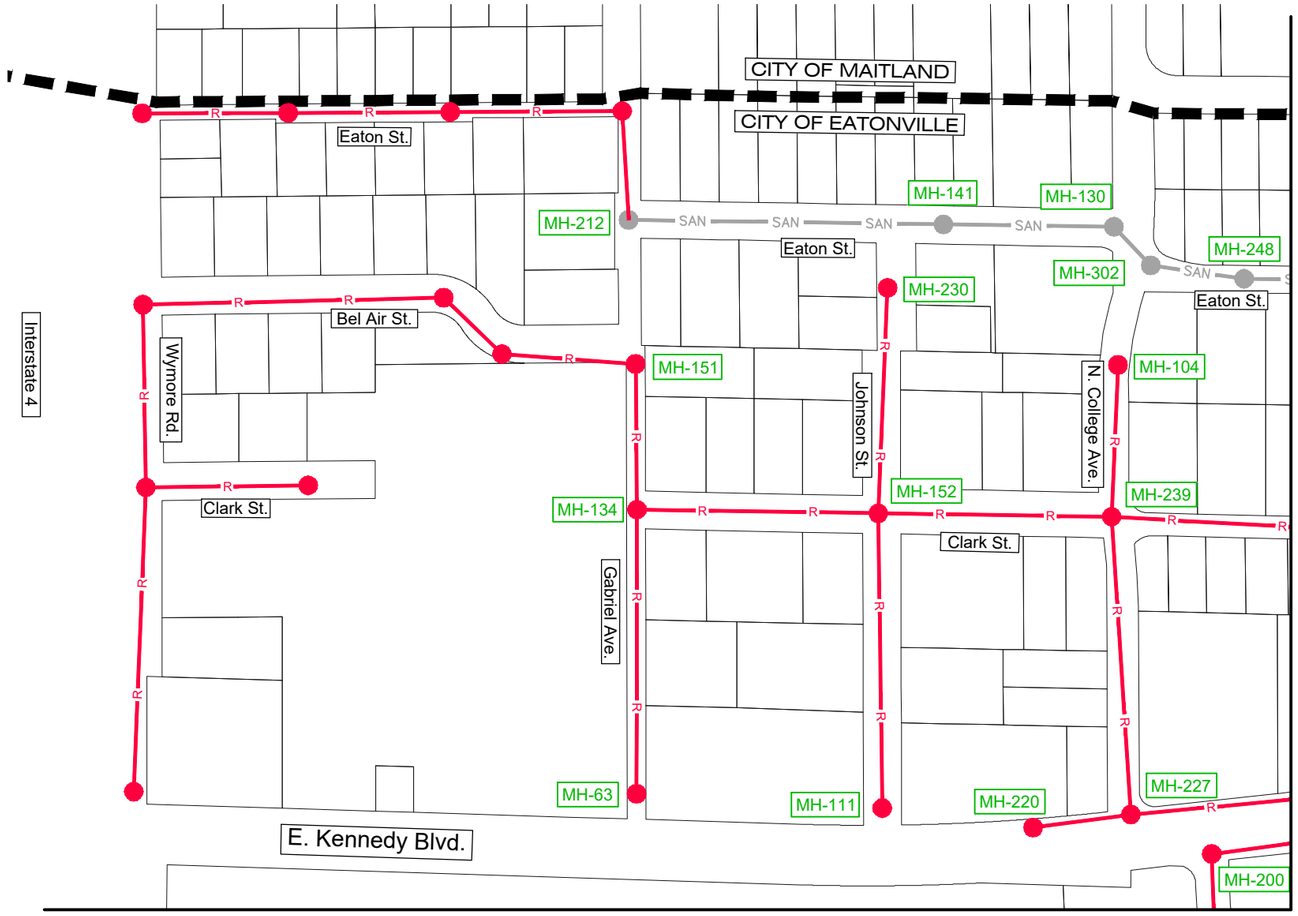
A Full Service A & E Firm

1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

LAKE LOVELY SERVICE AREA

LAKE LOVELY & EASTERN SANITARY SEWER EVALUATION STUDY
AND W.W. FACILITIES PLAN - OPTION 1
Town of Eatonville, Florida

FIGURE 5-2



LEGEND

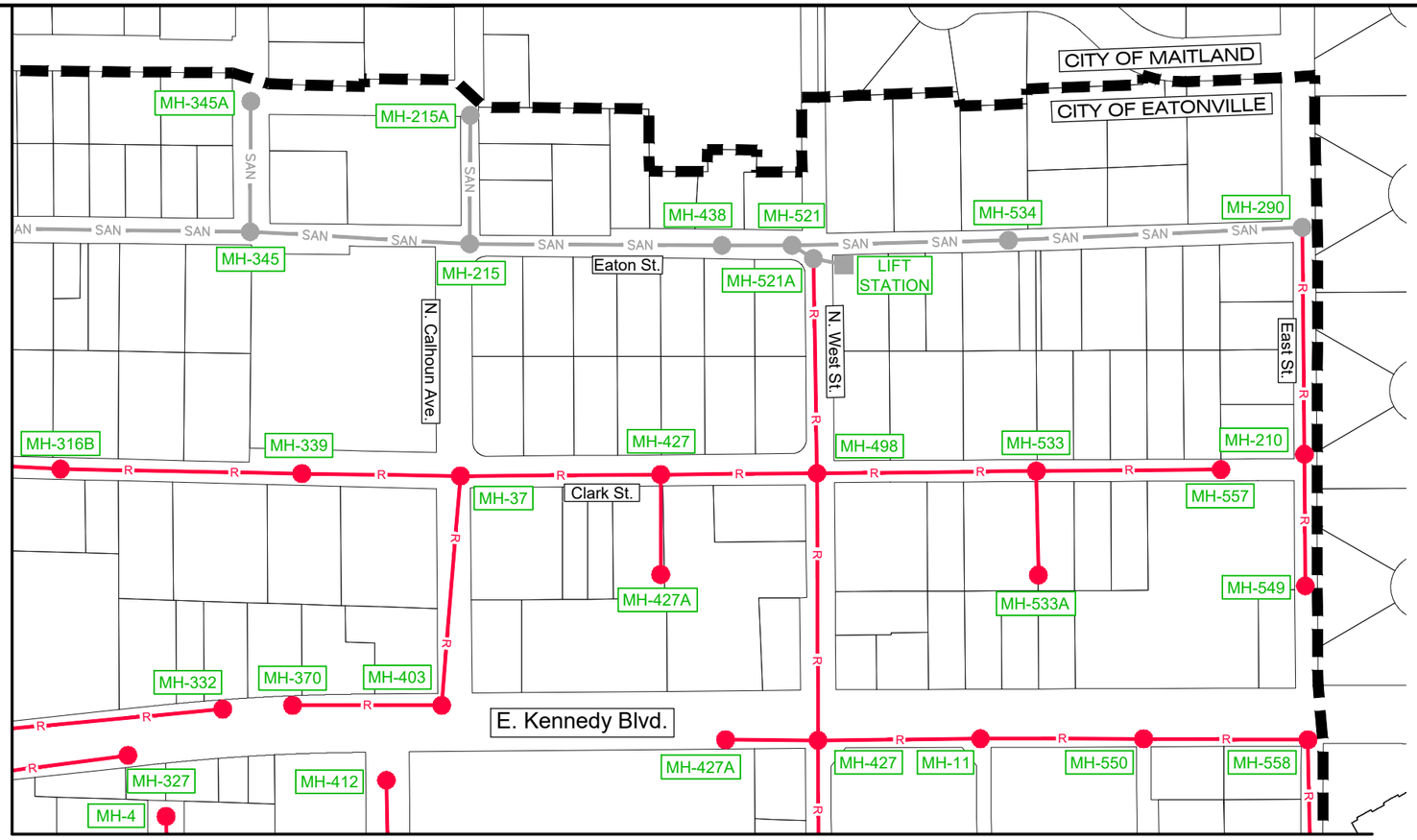
- EXISTING SANITARY SEWER TO BE CLEANED — SAN SAN SAN
- EXISTING SANITARY SEWER TO BE LINED — L L
- EXISTING SANITARY SEWER POINT REPAIR AND LINE — PL PL
- EXISTING SANITARY SEWER TO BE REMOVED AND REPLACED — R R
- EXISTING SANITARY SEWER (NOT PART OF THIS PROJECT) — SAN SAN SAN
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- EXISTING SANITARY SEWER MANHOLE TO REPLACED
- EXISTING SANITARY SEWER MANHOLE (NOT PART OF THIS PROJECT)

N

100 0 100 200

Graphic Scale in Feet

Designed by:	-	Date: 5/19/2025	cph www.cphcorp.com	A Full Service A & E Firm 1117 East Robinson Street Orlando, FL 32801 Ph: 407.425.0452	EASTERN SERVICE AREA LAKE LOVELY & EASTERN SANITARY SEWER EVALUATION STUDY AND W.W. FACILITIES PLAN - OPTION 1 Town of Eatonville, Florida
Drawn by:	-	Job No. E6606			FIGURE 5-3
Checked by:	-	File: Opt. 1.dwg			
Approved by:	-				
Scale:	AS SHOWN				



LEGEND

EXISTING SANITARY SEWER TO BE CLEANED	SAN SAN SAN
EXISTING SANITARY SEWER TO BE LINED	L L
EXISTING SANITARY SEWER POINT REPAIR AND LINE	PL PL
EXISTING SANITARY SEWER TO BE REMOVED AND REPLACED	R R
EXISTING SANITARY SEWER (NOT PART OF THIS PROJECT)	SAN SAN SAN
EXISTING SANITARY SEWER MANHOLE TO REMAIN	
EXISTING SANITARY SEWER MANHOLE TO REPLACED	
EXISTING SANITARY SEWER MANHOLE (NOT PART OF THIS PROJECT)	

N

100 0 100 200

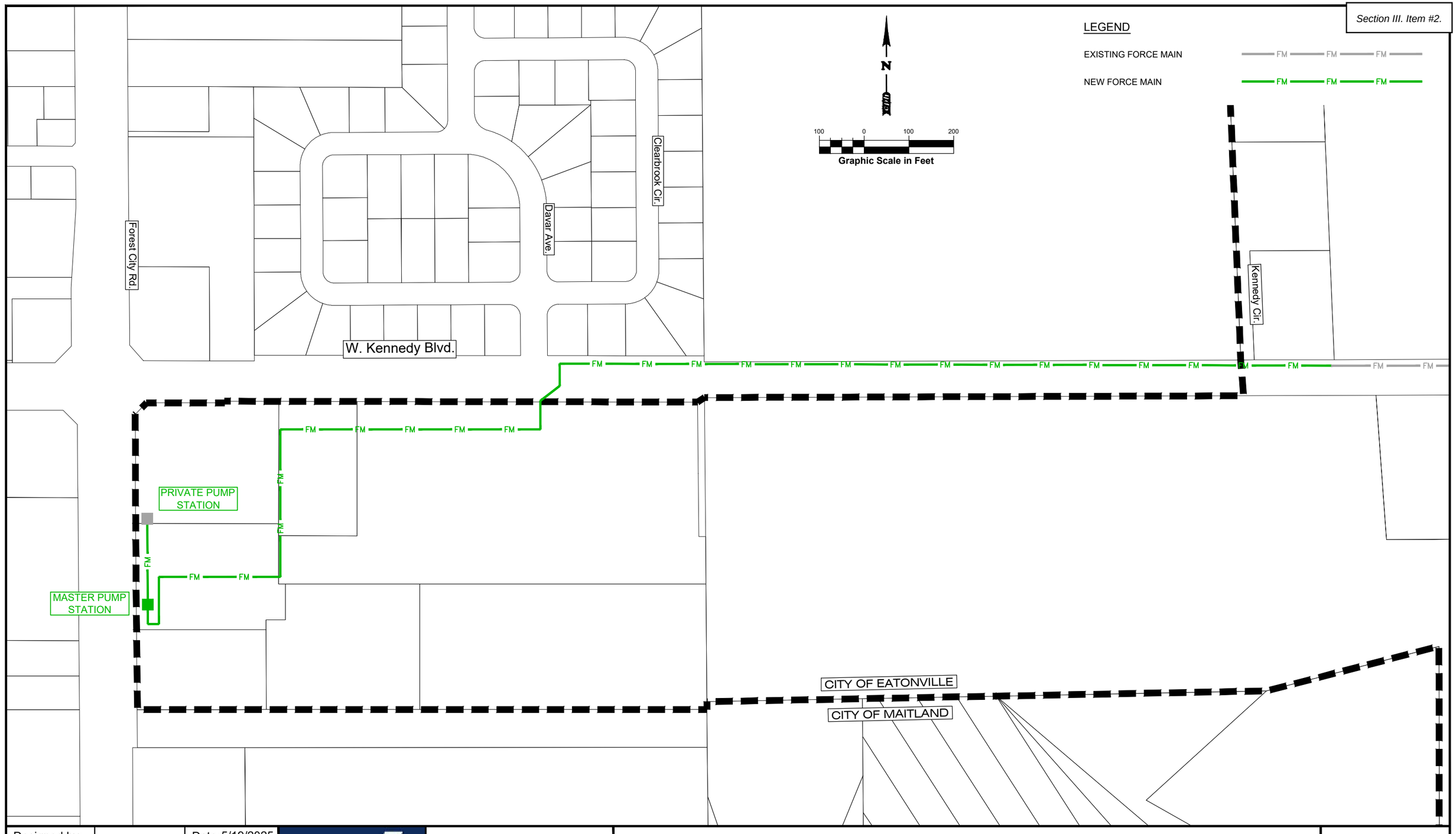
Graphic Scale in Feet

Designed by:	-	Date: 5/19/2025	cph www.cphcorp.com	***A Full Service A & E Firm***	EASTERN SERVICE AREA
Drawn by:	-	Job No. E6606		1117 East Robinson Street Orlando, FL 32801 Ph: 407.425.0452	LAKE LOVELY & EASTERN SANITARY SEWER EVALUATION STUDY AND W.W. FACILITIES PLAN - OPTION 1
Checked by:	-	File: Opt. 1.dwg			Town of Eatonville, Florida
Approved by:	-				FIGURE 5-3
Scale:	AS SHOWN				

LEGEND

EXISTING SANITARY SEWER TO BE CLEANED	SAN SAN SAN
EXISTING SANITARY SEWER TO BE LINED	L L
EXISTING SANITARY SEWER POINT REPAIR AND LINE	PL PL
EXISTING SANITARY SEWER TO BE REMOVED AND REPLACED	R R
EXISTING SANITARY SEWER (NOT PART OF THIS PROJECT)	SAN SAN SAN
EXISTING SANITARY SEWER MANHOLE TO REMAIN	
EXISTING SANITARY SEWER MANHOLE TO REPLACED	
EXISTING SANITARY SEWER MANHOLE (NOT PART OF THIS PROJECT)	

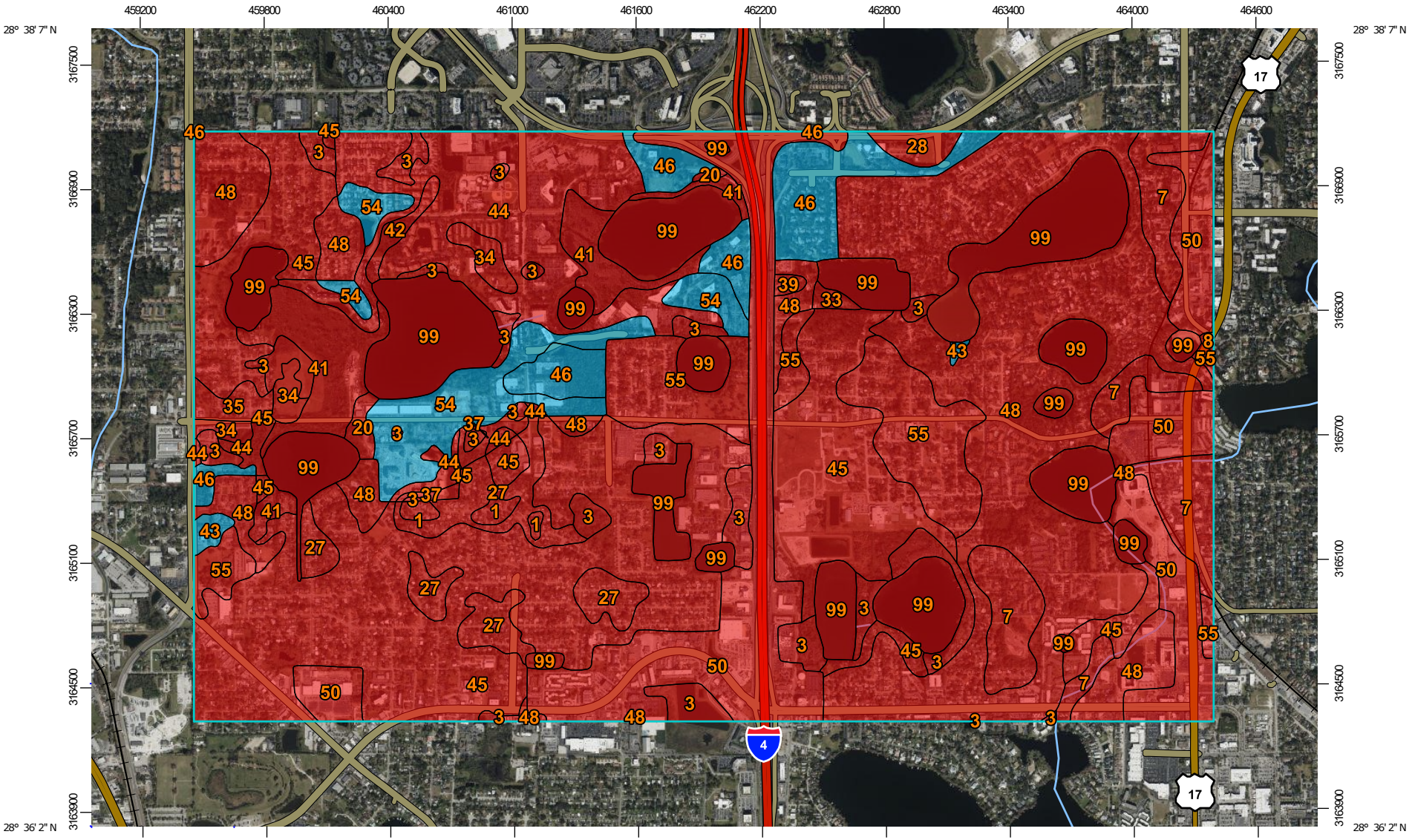
Designed by:	-	Date: 5/19/2025	cph www.cphcorp.com	**A Full Service A & E Firm**	EASTERN SERVICE AREA
Drawn by:	-	Job No. E6606		1117 East Robinson Street Orlando, FL 32801 Ph: 407.425.0452	LAKE LOVELY & EASTERN SANITARY SEWER EVALUATION STUDY AND W.W. FACILITIES PLAN - OPTION 1
Checked by:	-	File: Opt. 1.dwg			Town of Eatonville, Florida
Approved by:	-				FIGURE 5-4
Scale:	AS SHOWN				



Designed by:	-	Date: 5/19/2025	cph www.cphcorp.com	**A Full Service A & E Firm**	FOREST CITY UTILITY EXTENSION	FIGURE 5-5
Drawn by:	-	Job No. E6606		1117 East Robinson Street Orlando, FL 32801 Ph: 407.425.0452	LAKE LOVELY & EASTERN SANITARY SEWER EVALUATION STUDY AND W.W. FACILITIES PLAN - OPTION 1	
Checked by:	-	File: Opt. 1.dwg			Town of Eatonville, Florida	
Approved by:	-					
Scale:	AS SHOWN					

Appendix A NRCS Farmland Classification

Farmland Classification—Orange County, Florida



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

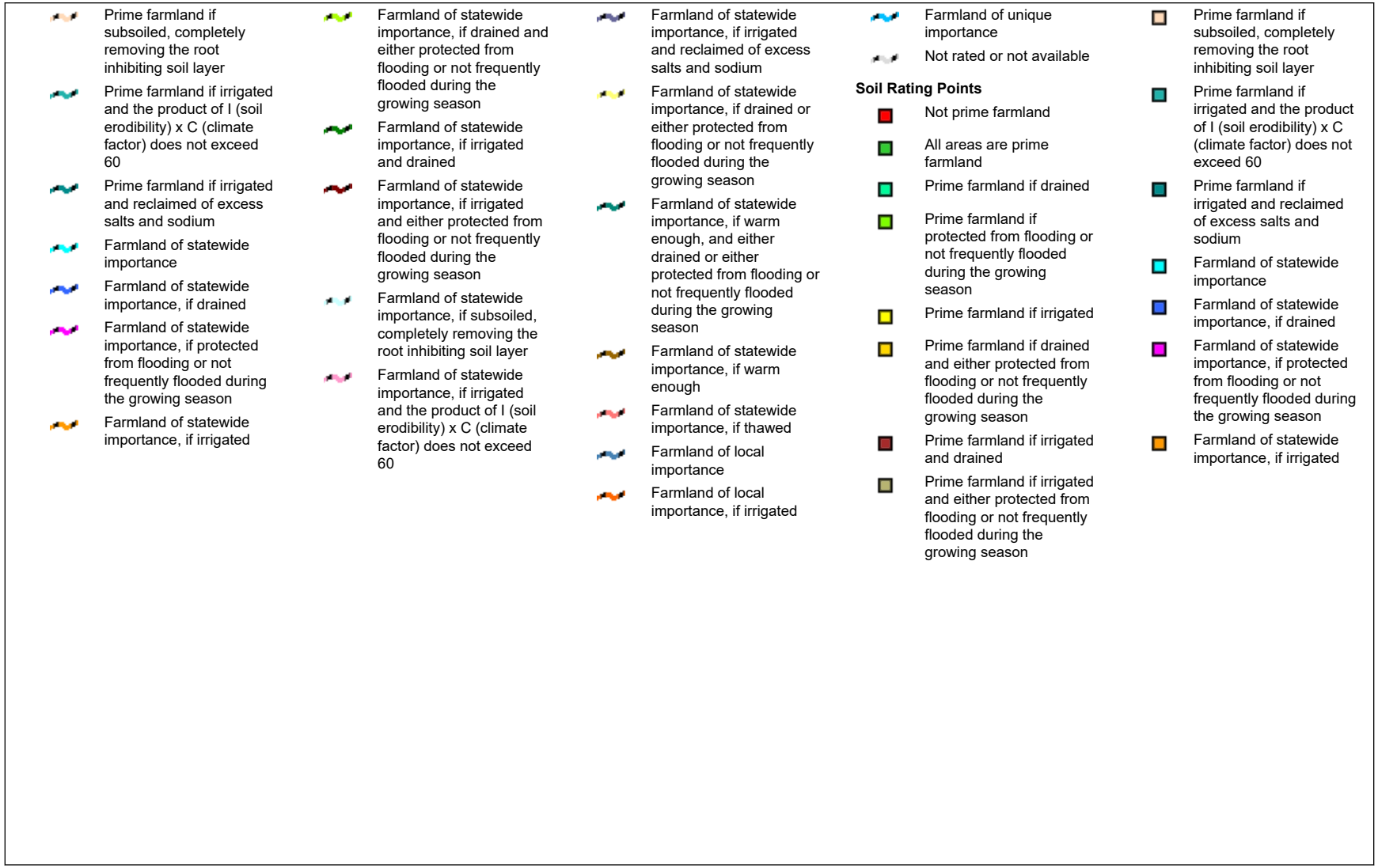
Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Arents, nearly level	Not prime farmland	10.5	0.3%
3	Basinger fine sand, frequently ponded, 0 to 1 percent slopes	Not prime farmland	124.6	3.6%
7	Candler-Urban land complex, 0 to 5 percent slopes	Not prime farmland	140.2	4.0%
8	Candler-Urban land complex, 5 to 12 percent slopes	Not prime farmland	1.1	0.0%
20	Immokalee fine sand	Not prime farmland	8.9	0.3%
27	Ona-Urban land complex	Not prime farmland	96.0	2.8%
28	Florahome fine sand, 0 to 5 percent slopes	Not prime farmland	13.4	0.4%
33	Pits	Not prime farmland	4.5	0.1%
34	Pomello fine sand, 0 to 5 percent slopes	Not prime farmland	26.4	0.8%
35	Pomello-Urban land complex, 0 to 5 percent slopes	Not prime farmland	13.6	0.4%
37	St. Johns fine sand	Not prime farmland	10.0	0.3%
39	St. Lucie-Urban land complex, 0 to 5 percent slopes	Not prime farmland	3.2	0.1%
41	Samsula-Hontoon-Basinger association, depressional	Not prime farmland	102.8	3.0%
42	Sanibel muck	Not prime farmland	9.3	0.3%
43	Seffner fine sand, 0 to 2 percent slopes	Farmland of unique importance	7.8	0.2%
44	Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes	Not prime farmland	238.7	6.9%
45	Smyrna fine sand-Urban land complex, 0 to 2 percent slopes	Not prime farmland	764.4	22.0%
46	Tavares fine sand, 0 to 5 percent slopes	Farmland of unique importance	125.5	3.6%
48	Tavares fine sand-Urban land complex, 0 to 5 percent slopes	Not prime farmland	656.5	18.9%
50	Urban land, 0 to 2 percent slopes	Not prime farmland	385.1	11.1%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
54	Zolfo fine sand, 0 to 2 percent slopes	Farmland of unique importance	117.7	3.4%
55	Zolfo-Urban land complex	Not prime farmland	177.6	5.1%
99	Water	Not prime farmland	443.7	12.7%
Totals for Area of Interest			**3,481.9**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Appendix B Preliminary Ecological Assessment

Insert when available

Appendix C Census Data

Place

Eatonville town, Florida

Eatonville town, Florida is a city, town, place equivalent, or township located in Florida. Eatonville town, Florida has a land area of 1.0 square miles.

// United States / Florida / Eatonville town, Florida

Display Sources

Populations and People
Total Population
2,349
P1 | *2020 Decennial Census*

Income and Poverty
Median Household Income
$35,509
S1901 | *2023 American Community Survey 5-Year Estimates*

Education
Bachelor's Degree or Higher
18.6%
S1501 | *2023 American Community Survey 5-Year Estimates*

Employment
Employment Rate
60.3%
DP03 | *2023 American Community Survey 5-Year Estimates*

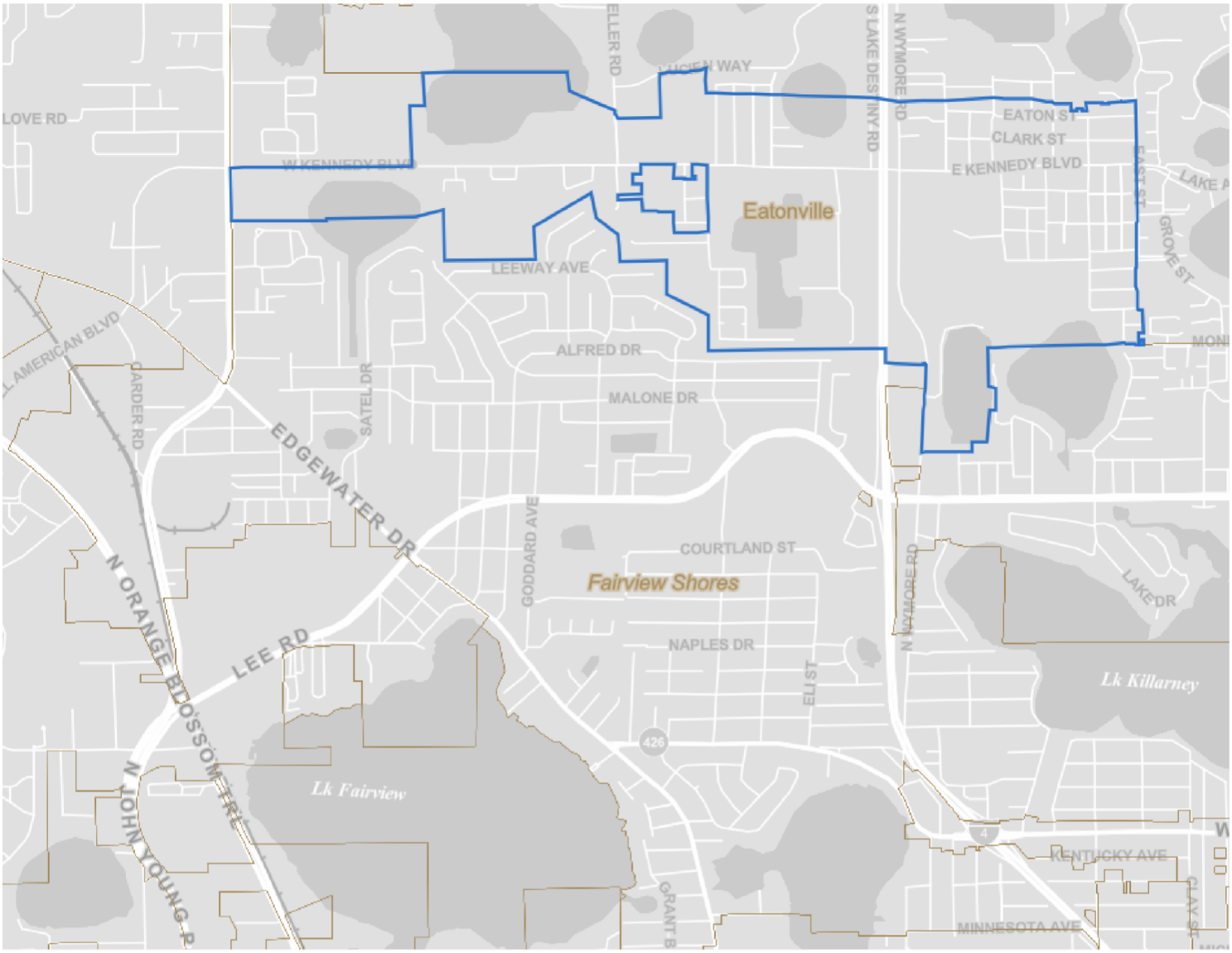
Housing
Total Housing Units
854
H1 | *2020 Decennial Census*

Health
Without Health Care Coverage
20.5%
S2701 | *2023 American Community Survey 5-Year Estimates*

Families and Living Arrangements
Total Households
1,080
DP02 | *2023 American Community Survey 5-Year Estimates*

Race and Ethnicity
Hispanic or Latino (of any race)
321
P9 | *2020 Decennial Census*

Eatonville town, Florida Reference Map



Source: U.S. Census Bureau

Populations and People

Age and Sex

41.3 ± 8.0
Median Age in Eatonville town, Florida

42.8 ± 0.2
Median Age in Florida

S0101 | *2023 American Community Survey 5-Year Estimates*

Population Pyramid: Population by Age and Sex
in Eatonville town, Florida

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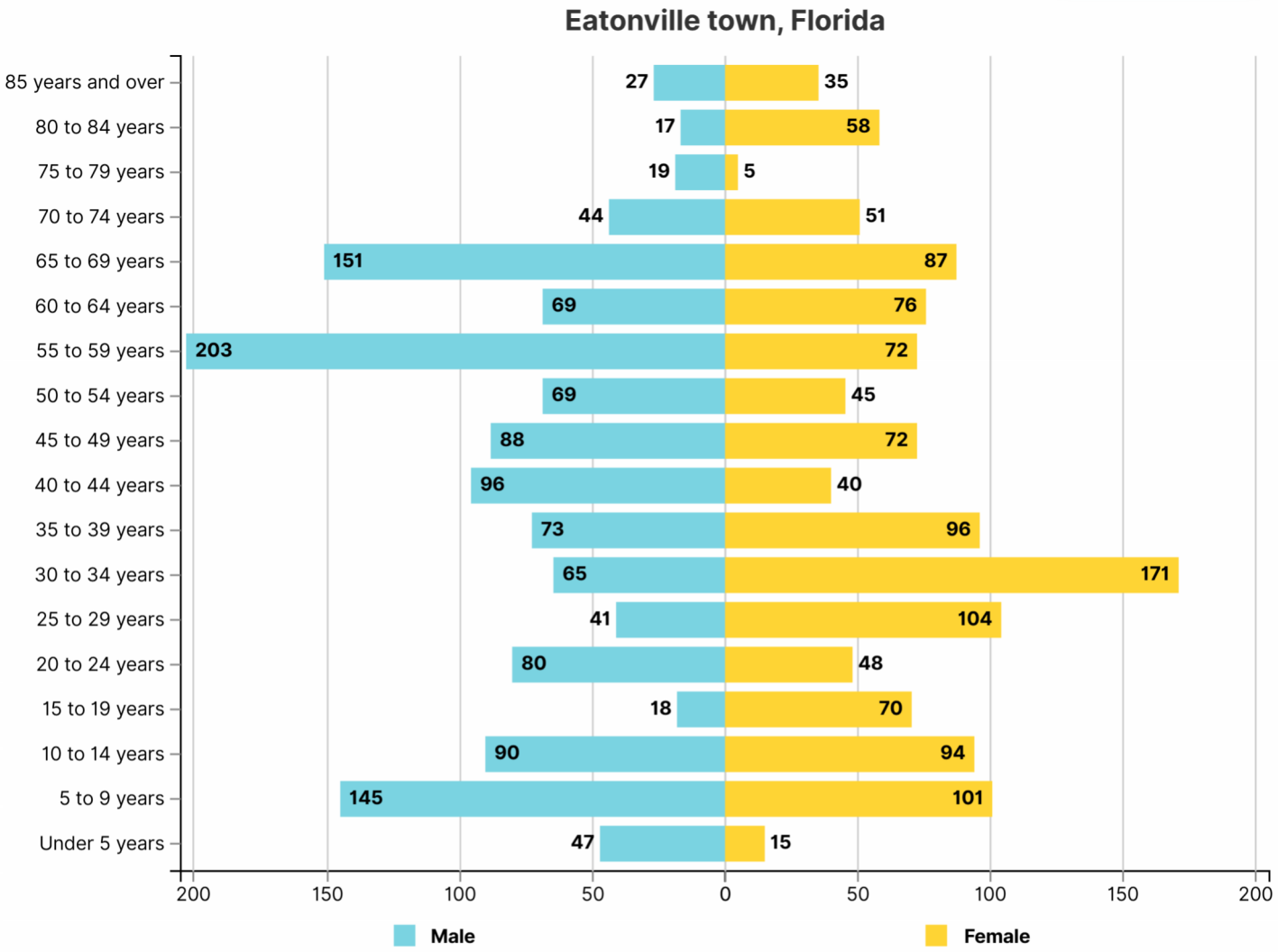


Display Margin of Error
S0101 | *2023 ACS 5-Year Estimates Subject Tables*

Language Spoken at Home

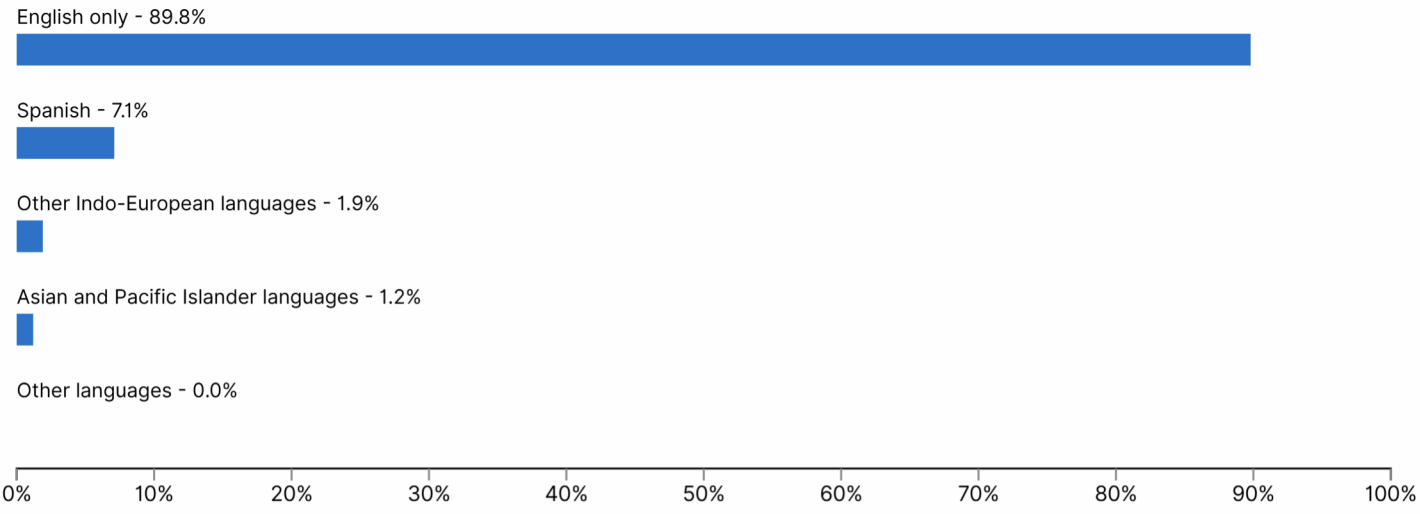
10.2% ± 5.2%
Language Other Than English Spoken at Home in Eatonville town, Florida

30.8% ± 0.2%
Language Other Than English Spoken at Home in Florida

S1601 | *2023 American Community Survey 5-Year Estimates*

Types of Language Spoken at Home
in Eatonville town, Florida

Share / Embed



Display Margin of Error

S1601 | *2023 American Community Survey 5-Year Estimates*

Native and Foreign-Born

7.3% ± 5.5%
Foreign-Born population in Eatonville town, Florida

22.1% ± 0.2%
Foreign-Born population in Florida

DP02 | *2023 American Community Survey 5-Year Estimates*

Foreign-Born Population
in Eatonville town, Florida

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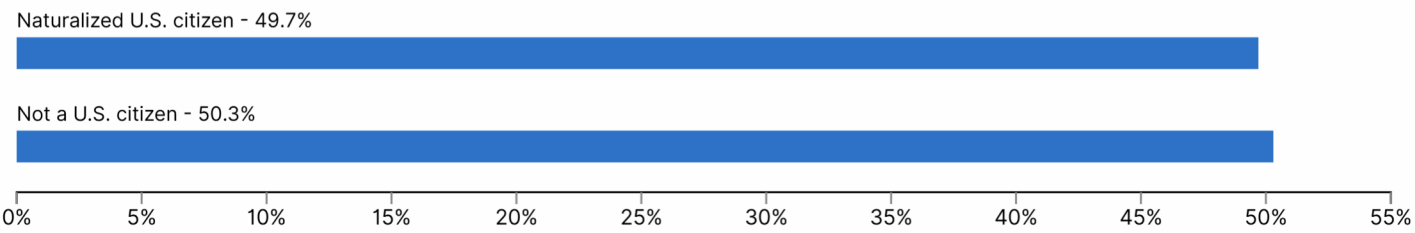

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DP02 | *2023 American Community Survey 5-Year Estimates*

Older Population

19.1% ± 7.2%
65 Years and Older in Eatonville town, Florida

21.7% ± 0.1%
65 Years and Older in Florida

DP05 | *2023 American Community Survey 5-Year Estimates*

Older Population by Age
in Eatonville town, Florida

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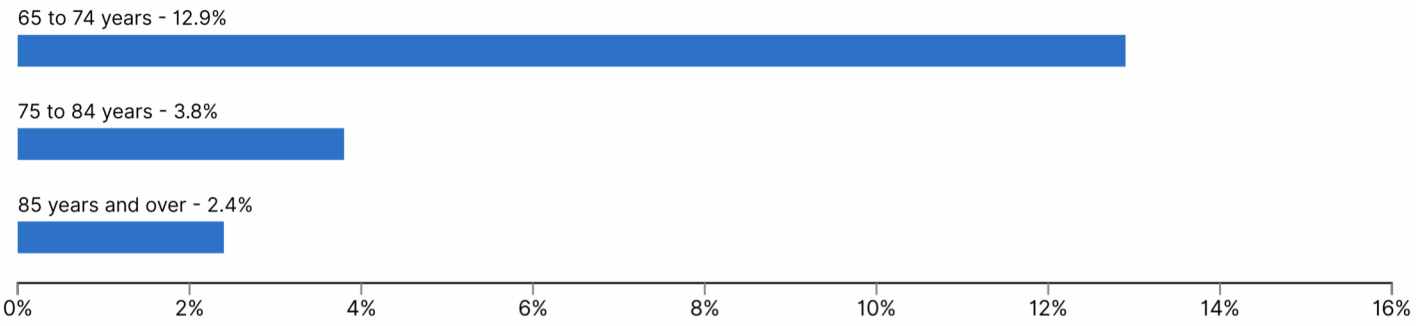

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DP05 | *2023 American Community Survey 5-Year Estimates*

Residential Mobility

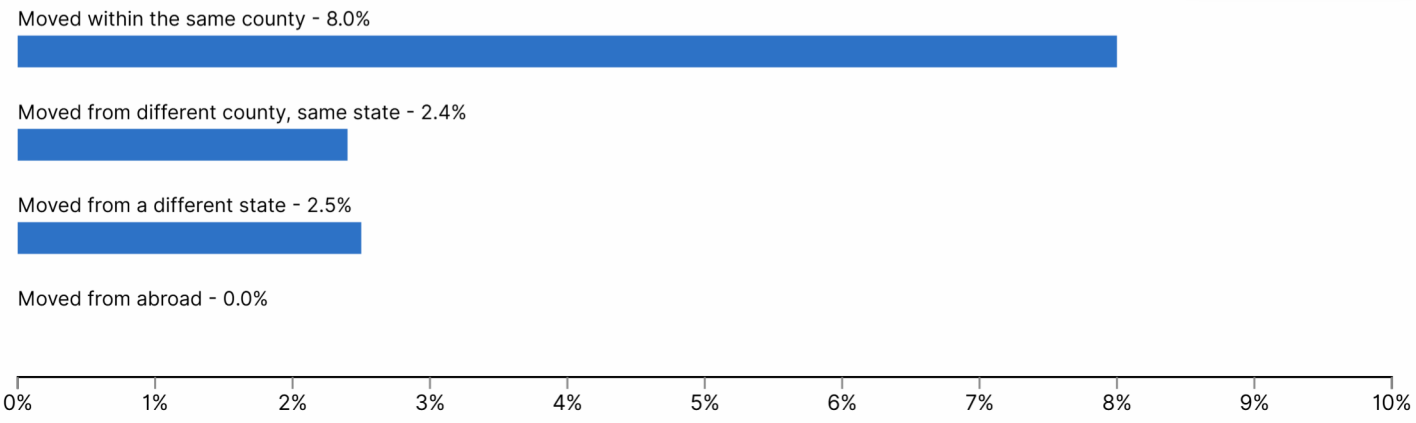
2.5% ± 2.6%
Moved From a Different State in the Last Year in Eatonville town, Florida

2.8% ± 0.1%
Moved From a Different State in the Last Year in Florida

S0701 | *2023 American Community Survey 5-Year Estimates*

Residential Mobility in the Last Year
in Eatonville town, Florida

Share / Embed



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S0701 | *2023 American Community Survey 5-Year Estimates*

Veterans

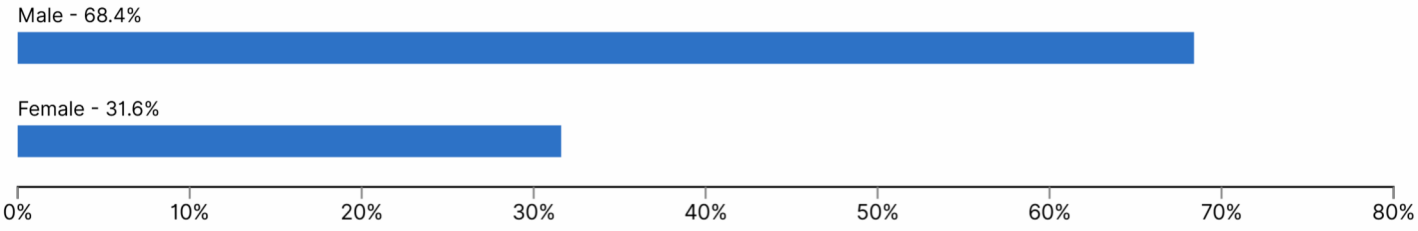
5.6% ± 3.1%
Veterans in Eatonville town, Florida

7.3% ± 0.1%
Veterans in Florida

S2101 | *2023 American Community Survey 5-Year Estimates*

Veterans by Sex
in Eatonville town, Florida

Share / Embed



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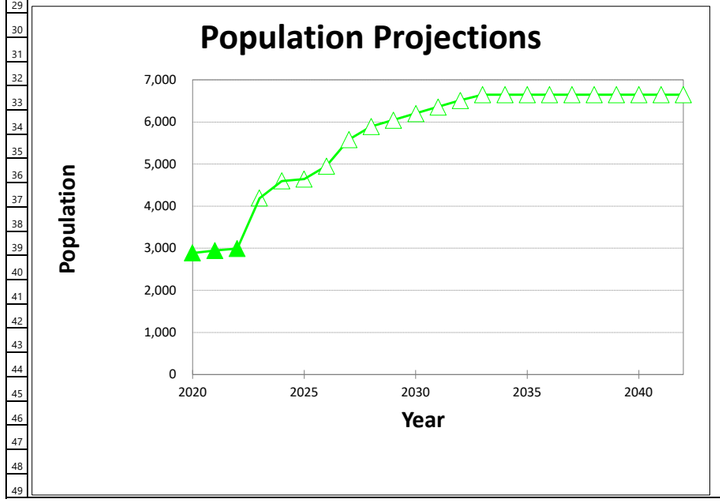
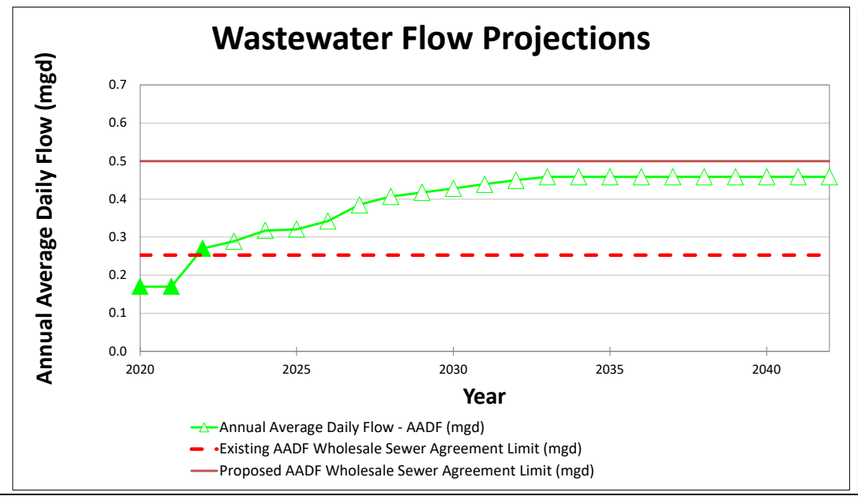
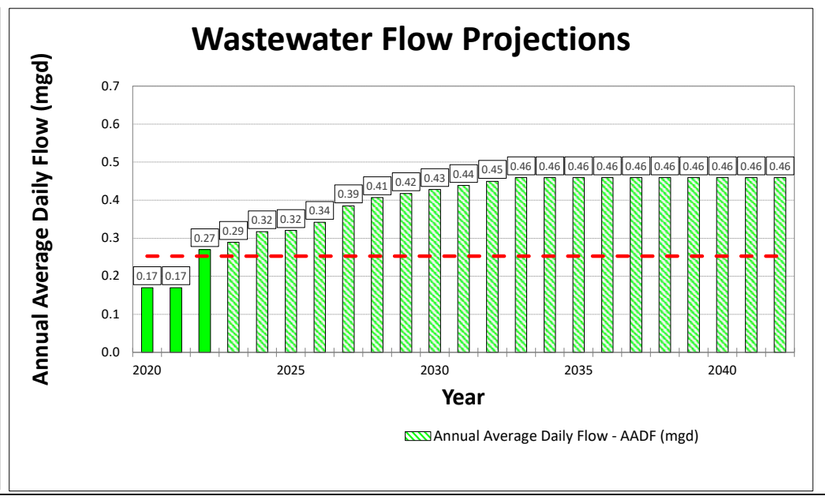
S2101 | *2023 American Community Survey 5-Year Estimates*

Appendix D Growth Projections

PARAMETER	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	COMMENTS
Wastewater Use																								
Total # of Active Service Water Connections	742	756	768	1,076	1,181	1,193	1,273	1,434	1,514	1,554	1,594	1,634	1,674	1,709	1,709	1,709	1,709	1,709	1,709	1,709	1,709	1,709	1,709	
Service Connections per Year	0	14	12	308	105	12	80	161	80	40	40	40	40	35	0	0	0	0	0	0	0	0	0	
Future Cumulative Dwelling Units			12	320	425	437	517	678	758	798	838	878	918	953	953	953	953	953	953	953	953	953	953	Plans for New Developments
Persons per Household (pphh) - Connection	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	2020 US Census = 3.89 persons per household
Per Capita Usage (gpdc)	59	58	90	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	
Flow per Connection	229	225	352	269	269	269	269	269	269	269	269	269	269	269	269	269	269	269	269	269	269	269	269	Town of Eatonville LOS 300 gpd per ERU
Population Served (3.89 pphh)	2,886	2,941	2,988	4,186	4,594	4,641	4,952	5,578	5,889	6,045	6,201	6,356	6,512	6,648	6,648	6,648	6,648	6,648	6,648	6,648	6,648	6,648	6,648	
Annual Average Daily Flow - AADF (mgd)	0.17	0.17	0.27	0.29	0.32	0.32	0.34	0.39	0.41	0.42	0.43	0.44	0.45	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	Based on meter at Master Lift Station (2022 skewed due to Hurricane Ian)
Max Day Flow - MDF (mgd)	0.34	0.34	0.54	0.58	0.63	0.64	0.68	0.77	0.81	0.83	0.86	0.88	0.90	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	MDF/ADF Peaking Factor = 2
Peak Hour Flow - PHF (gpm)	0.68	0.68	1.08	1.16	1.27	1.28	1.37	1.54	1.63	1.67	1.71	1.76	1.80	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	PHF/ADF Peaking Factor = 4
Existing Service Agreement to Altamonte																								
Existing AADF Wholesale Sewer Agreement Limit (mgd)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	Existing Wholesale Agreement = 252,893 mgd AADF
AADF (mgd)	0.17	0.17	0.27	0.29	0.32	0.32	0.34	0.39	0.41	0.42	0.43	0.44	0.45	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	
AADF Agreement Surplus/Deficit (mgd)	0.08	0.08	(0.02)	(0.04)	(0.06)	(0.07)	(0.09)	(0.13)	(0.15)	(0.16)	(0.18)	(0.19)	(0.20)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	
Percent Agreement Allocation (%)	67%	67%	107%	114%	125%	127%	135%	152%	161%	165%	169%	173%	178%	181%	181%	181%	181%	181%	181%	181%	181%	181%	181%	
Proposed Service Agreement to Altamonte																								
Proposed AADF Wholesale Sewer Agreement Limit (mgd)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	Proposed Wholesale Agreement = 500,000 mgd AADF
AADF (mgd)	0.17	0.17	0.27	0.29	0.32	0.32	0.34	0.39	0.41	0.42	0.43	0.44	0.45	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	
AADF Agreement Surplus/Deficit (mgd)	0.33	0.33	0.23	0.21	0.18	0.18	0.16	0.11	0.09	0.08	0.07	0.06	0.05	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	
Percent Agreement Allocation (%)	34%	34%	54%	58%	63%	64%	68%	77%	81%	83%	86%	88%	90%	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%	
Rated Capacity of Master Lift Station																								
Design Capacity (gpm)	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	Per Park Master Lift Station Plans
MDF (gpm)	236	236	375	401	440	445	475	535	565	580	594	609	624	637	637	637	637	637	637	637	637	637	637	
Design Surplus/Deficit (mgd)	504	504	365	339	300	295	265	205	175	160	146	131	116	103	103	103	103	103	103	103	103	103	103	
Percent Design Capacity (%)	32%	32%	51%	54%	60%	60%	64%	72%	76%	78%	80%	82%	84%	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%	Begin Planning at 75% Capacity







Appendix E Categorical Exclusion Letter

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

FLORIDA CATEGORICAL EXCLUSION NOTICE

Town of Eatonville, Florida

WW48024 – Major Sewer Rehabilitation

April 10, 2020

Chapter 62-503, Florida Administrative Code (FAC), requires the Florida Department of Environmental Protection (DEP) to determine whether DEP decisions pursuant to providing a State Revolving Fund (SRF) loan for the construction of wastewater management facilities will have a significant adverse impact on the environment. One such decision is the approval of a facilities plan, or portion of such facilities plan, for projects that may be financed under the SRF Loan Program. The DEP, in making this determination, assumes that all facilities and actions recommended in the planning documents justifying these facilities will be implemented, whether or not SRF loan assistance is used to fund any of those facilities or actions. The construction involves: a) Rehabilitation of existing water pollution control system components or replacement of structures, materials or equipment; b) Water pollution control systems that do not change the existing discharge point or permitted pollutant concentration limits and that do not involve acquisition of undisturbed land; and c) Water pollution control systems in areas where streets have been established, underground utilities installed, or building sites excavated. Therefore, the project qualifies for a Florida Categorical Exclusion Notice (FCEN).

The proposed project consists of cleaning, repair, and lining or replacement of approximately 27,000 linear feet of vitrified clay pipe and PVC gravity sanitary sewer and more than 100 manholes in the Town's Lake Lovely and Eastern Service Areas. The proposed project will help eliminate sanitary sewer overflows and minimize infiltration and inflow. The total estimated construction cost is $9,784,000.

The DEP tentatively finds, based on a review of the "Town of Eatonville Lake Lovely and Eastern Sanitary Sewer Evaluation Study and Wastewater Facilities Plan," dated March 2020, that the above described work is eligible for a categorical exclusion. Unless new information regarding adverse environmental impacts of the proposed project is made available to the Department, State financial assistance may be made available for construction. This FCEN does not commit any regulatory agency to issue permits that may be required for construction of the proposed project.

This determination may be rescinded if new information regarding adverse environmental impacts of the proposed project is made available to the Department. To be considered, comments must be submitted within 30 days of the date of this notice to Catherine Murray, State Revolving Fund Program, Department of Environmental Protection, 3900 Commonwealth Boulevard, Mail Station #3505, Tallahassee, Florida 32399-3000. Comments also may be offered by telephone at (850) 245-2916 or by e-mail at catherine.m.murray@dep.state.fl.us.

The documentation to support this decision will be available for public inspection at 305 East Kennedy Boulevard, Eatonville, Florida and at the DEP office located at 3900 Commonwealth Boulevard, Room 413B, Tallahassee, Florida.

Tim Banks

Tim Banks, P.E. Administrator
Clean Water SRF Program

TB/cmm

Appendix F Public Forum & Public Meeting Records

Documentation related to both meetings (advertisements, summaries, resolutions, etc.) will be inserted in this Appendix and provided to FDEP.

Appendix G Board Resolution Adopting the Facilities Plan

The Resolution will be inserted into this Appendix after the public meetings.

Appendix H Wastewater Rates and Charges

Run: 3/27/20
1:34PM

TOWN of EATONVILLE
Billing Rates

Abbrev	Name	Computation Method	Target Charge	Proration Method	Comp Order
Base	Extra	Surcharge	Maximum	Source Meter	Flat Amount

S-002 SEWER 002 — Standard Charges — SEWER — None — 78

26.53 | 25.00 | | 26.53

Low Limit To High Limit	Base	Extra	Flat	Per Unit
Up to 0.00	0.00	0.00	26.53	
0.00 and Abov	0.00	0.00	26.53	

S-004 SEWER 004 — Metered Usage — SEWER — None — 79

Water

Low Limit To High Limit	Base	Extra	Flat	Per Unit
Up to 3000	33.16	33.16		
3000 and Above	23.29	23.29		0.003289

S-008 SEWER 008 — Metered Usage — SEWER — None — 80

Water

Low Limit To High Limit	Base	Extra	Flat	Per Unit
Up to 10000	188.75	24.52		
10000 and Above	155.86	24.52		0.003289

S-051 SEWER 051 — Metered Usage — SEWER — None — 81

Water

Low Limit To High Limit	Base	Extra	Flat	Per Unit
Up to 10000	25.70	25.70		
10000 and Above	-7.19	-7.19		0.003289

S-064 SEWER 064 — Metered Usage — SEWER — None — 82

Water

Low Limit To High Limit	Base	Extra	Flat	Per Unit
Up to 10000	1,502.53	25.70		
10000 and Above	1,469.64	25.70		0.003289

S-080 SEWER 080 — Metered Usage — SEWER — None — 83

Water

Low Limit To High Limit	Base	Extra	Flat	Per Unit
Up to 10000	1,877.05	25.70		
10000 and Above	1,844.16	25.70		0.003289

S-099 SEWER 099 — Metered Usage — SEWER — None — 84

Water

Low Limit To High Limit	Base	Extra	Flat	Per Unit
Up to 3000	33.16	33.16		
3000 and Above	23.29	23.29		0.003289

SW15.2 STORMWATER ERU 15.2 — Flat Amount — STORMWATER — None — 21

75.24

S160.4 STORMWATER ERU 160.4 — Flat Amount — STORMWATER — None — 38

793.98

SW18.7 STORMWATER ERU 18.7 — Flat Amount — STORMWATER — None — 39

92.57

SW21.7 STORMWATER ERU 21.7 — Flat Amount — STORMWATER — None — 22

107.42

SW22.4 STORMWATER ERU 22.4 — Flat Amount — STORMWATER — None — 45

110.88

SW37.8 STORMWATER ERU 37.8 — Flat Amount — STORMWATER — None — 11

187.11

S478.6 STORMWATER ERU 478.6 — Flat Amount — STORMWATER — None — 40

2,369.07

SWE0.9 STORMWATER ERU0.9 — Flat Amount — STORMWATER — None — 59

4.46

Appendix I Town of Eatonville Budget

	A	B	F	G	I
42	**TOWN OF EATONVILLE**				
43	**FISCAL YEAR 2022 - 2023**				
44	**APPROVED ENTERPRISE FUND BUDGET**				
45					
46					
47	**DEPARTMENT**	**ACCOUNT**	**FISCAL 20-21**	**FISCAL 21-22**	**FY 22-23**
48	**ACCOUNT NAME**	**NUMBER**	**APPROVED**	**APPROVED**	**APPROVED**
49			**BUDGET**	**BUDGET**	**BUDGET**
50					
51					
52	**WATER & SEWER -536**				
53	**EXPENDITURES**				
54					
55	PERSONAL SERVICES				
56	Salaries & Wages - Regular	400-0536-536.1200	183,999	193,597	173,146
57					
58	Wages Overtime	400-0536-536.1400	10,000	10,000	6,000
59	Stand By Pay	400-0536-536.1700	7,200	7,000	5,000
60					
61					
62	**TOTAL SALARIES & WAGES**		**201,199**	**210,597**	**184,146**
63					
64	FRINGE BENEFITS				
65	FICA Taxes - 7.65%	400-0536-536.2100	15,376	16,111	14,087
66	Retirement 5%	400-0536-536.2200	4,818	4,818	4,533
67	Health & Life Insurance	400-0536-536.2300	38,537	38,537	40,441
68	Workers' Compensation	400-0536-536.2400	9,230	9,230	10,000
69	Unemployment Compensation	400-0536-536.2500	-	-	-
70					
71	**TOTAL FRINGE BENEFITS**		**67,961**	**68,696**	**69,061**
72					
73	**TOTAL PERSONAL SERVICES**		**269,160**	**279,293**	**253,207**
74					
75	OPERATING EXPENSES				
76	Professional Services	400-0536-536.3100	10,000	10,000	15,000
77	Contractual Services	400-0536-536.3400	30,000	30,000	50,000
78	Contractual Services-Altamonte Springs	400-0536-536.3410	260,000	300,000	300,000
79	Administrative Expense	400-0536-536.3500	55,000	15,000	20,000
80	Travel & Per Diem	400-0536-536.4000	2,000	2,000	2,000
81	Communication Services	400-0536-536.4100	3,500	3,500	3,500
82	Mail & Freight	400-0536-536.4200	5,000	5,000	5,000
83	Utility Services	400-0536-536.4300	25,000	20,000	20,000
84	Rentals & Leases	400-0536-536.4400	10,000	3,000	5,000
85	Repair & Maintenance - Auto	400-0536-536.4610	5,000	5,000	5,000
86	REPAIR & MAINTENANCE - OTHER	400-0536-536.4620	3,500	3,500	25,000
87	Repair - Lift Station	400-0536-536.4630	10,000	5,000	25,000
88	Repair & maintenance - WATER LINES	400-0536-536.4650	5,000	5,000	25,000
89	Repair & maintenance - Sewer Lines	400-0536-536.4660	10,000	5,000	25,000
90	Printing & Binding	400-0536-536.4700	2,200	2,200	2,000
91	Legal AD	400-0536-536.4900	1,000	1,000	1,000
92	Office Supplies	400-0536-536.5100	1,500	1,500	1,000
93	Operating Supplies	400-0536-536.5210	10,000	5,000	25,000
94	Uniforms & Shoes	400-0536-536.5220	750	750	1,100
95	Chemicals	400-0536-536.5280	20,000	20,000	30,000
96	Gas & Oil	400-0536-536.5290	8,600	8,600	10,000
97	Books, Publications, Subscriptions	400-0536-536.5400	200	200	200
98		400-0536-536.5500			
99	Depreciation	400-0536-536.5900			
100	Contingency	400-0536-536.5800	10,201	24,103	199,314
101	**TOTAL OPERATING EXPENSES**		**488,451**	**475,353**	**795,114**
102					
103					

	A	B	F	G	I
104					
105	**TOWN OF EATONVILLE**				
106	**FISCAL YEAR 2021 - 2022**				
107	**APPROVED ENTERPRISE FUND BUDGET**				
108					
109					
110	**DEPARTMENT**	**ACCOUNT**	**FISCAL 20-21**	**FY 21-22**	**FY 22-23**
111	**ACCOUNT NAME**	**NUMBER**	**APPROVED**	**APPROVED**	**APPROVED**
112			**BUDGET**	**BUDGET**	**BUDGET**
113					
114					
115	CAPITAL OUTLAYS				
116					
117	West WaterTower Repairs/Renovations			300,000	300,000
118	Meter Replacement Program			200,000	133,747
119	Valve Repair/Replacement Program			50,000	50,000
120				20,000	20,000
121					
122	Lift Stations Improvement	400-0536-536.6320			
123	Utility Truck	400-0536-536.6420		20,000	20,000
124	Equipment & Machinery	400-0536-536.6420			
125	Vehicle - F150	400-0536-536.6420	20,000	20,000	20,000
126	**TOTAL CAPITAL OUTLAY**		**$20,000.00**	**$610,000.00**	**$543,747.00**
127					
128					
129	DEBT SERVICE-SRF Loan				
130	SRF	400-0536-536.7100	85,000	85,000	41,325
131	USDA	400-0536-536.7100	-	9,865	9,865
132	Bond Cost	400-0536-536.7101			
133	Interest Expense	400-0536-536.7102			
134	**TOTAL DEBT SERVICE**		**85,000**	**94,865**	**$51,190.33**
135					
136					
137			**-**	**-**	**-**
138					
139			**-**	**-**	**-**
140					
141	**TOTAL WATER/SEWER EXPENDITURES**		**862,611**	**1,459,511**	**1,643,258**
142					
143	**(OVER/UNDER BUDGET)**				**(0)**
144					

HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL WORKSHOP

JUNE 17, 2025, AT 06:30 PM

Cover Sheet

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

ITEM TITLE: **Update And Discussion** – African American Cultural Heritage Action Fund (AACHAF) Grant With NTHP. **(Administration / Planning)**

TOWN COUNCIL ACTION: REVIEW IMPLEMENTATION & EXPECATION

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		**Department:** ADMINSTRATION / PLANNING
INTRODUCTIONS		**Exhibits:** • The Eatonville AACHAF Award Letter • Historic Town of Eatonville Grant Agreement FINAL
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: The Administration is requesting time during the Town Workshop to update the Town Council and community on the status, challenges, and next steps related to the National Trust for Historic Preservation's African American Cultural Heritage Action Fund (AACHAF) grant.

SUMMARY: The Town of Eatonville was awarded a $125,000 technical assistance grant by the National Trust for Historic Preservation (NTHP) through the African American Cultural Heritage Action Fund (AACHAF). This grant supports preservation planning by funding a comprehensive field survey of built and natural resources and providing technical assistance to supplement the Town's ongoing master plan process. It is addressed specifically to the Town and intended to embed historic character into the Town's long-term planning efforts.

Additionally, coordination challenges have emerged. While the Town paused elements of the master plan to incorporate feedback from the PEC and NTHP, minimal actionable data has been provided to date, creating a gap in the integration process. Town Planner Consultant is preparing action steps: Clarification of the Town's strategic priorities in relation to preservation planning; Realistic expectations for the AACHAF grant's deliverables and timelines; Strategies to better align community engagement efforts with technical planning.

RECOMMENDATION: Town Planning to review and discuss the current status and clarify expectations regarding the AACHAF grant. Council feedback will guide how best to move forward with incorporating historic preservation into the Town's planning process.

FISCAL & EFFICIENCY DATA: N/A

National Trust *for* Historic Preservation®

March 15, 2024

Hon. Angie Gardner
Town of Eatonville
307 E Kennedy Blvd
Eatonville, FL 32751

Re: Master Planning Support from the National Trust for Historic Preservation's African American Cultural Heritage Action Fund

Dear Mayor Gardner,

The National Trust for Historic Preservation ("National Trust") would like to support and assist the Town of Eatonville's historic preservation efforts through its African American Cultural Heritage Action Fund because Eatonville's history is nationally significant and worthy of preservation. The National Trust would be honored to help preserve its unique heritage and historic character – a legacy imbued in the history of Black Towns, literary arts, racial equality, and citizenship. With this letter, we aim to begin formalizing a supportive relationship between the National Trust and the Town of Eatonville, and we look forward to working with you to identify how our commitment can benefit and positively impact your planning efforts.

The National Trust's engagement with Eatonville began on October 25th-26th, 2023, when staff from the National Trust's African American Cultural Heritage Action Fund ("AACHAF") and Law Division visited Eatonville at the invitation of the Association to Preserve the Eatonville Community (PEC). That visit, organized by N.Y. Nathiri of PEC, showcased the tremendous community spirit and rich cultural heritage of Eatonville. The National Trust is convinced that our engagement with Eatonville is both warranted and urgent, and our positive interactions with the Town of Eatonville's staff both during our visit and subsequently have encouraged us to seek a more direct partnership with the Town of Eatonville.

During our conversations with the Town of Eatonville's Chief Administrator, Demetris Pressley and staff, Brent Leggs, Executive Director of the AACHAF and Senior Vice President of the National Trust, shared the opportunity for the Town of Eatonville to receive a grant, through the *Descendent and Family Stewardship Initiative*, to support its master planning process in partnership with community stakeholders. This letter re-affirms that offer. As part of the direct partnership with the Town of Eatonville, the AACHAF proposes the following:

- The AACHAF will fund a preservation consultant to work in tandem with the Town's selected planning contractor (Baker Barrios Architects,

600 14th Street NW Suite 500 Washington, DC 20005
E info@savingplaces.org P 202.588.6000 F 202.588.6038 SavingPlaces.org

Orlando, FL) to develop and implement an integrated scope that embeds historic preservation into the Eatonville Master Plan. The consultant will assist the firm with historical documentation and interpretation of findings to deeply inform the Master Plan. As part of this process, the consultant would be tasked with:

  - Updating Eatonville's historic resources and landscape surveys and reviewing existing historic preservation plans, ordinances, and practices to devise policies that ensure the integrity of authentic historic and cultural resources are maintained using ordinances that support the preservation of cultural landscapes through sensitive development processes for the Town of Eatonville's contributing buildings and vacant lots.
  - Producing a written methodology to identify descendant-and-family-owned or occupied properties with developing local strategies to assist descendant residents and family stewards in sustaining ownership and building capacity.
  - Drafting an outline for amending the existing Eatonville Historic District National Register of Historic Places nomination (1998) to include an illustrated historic and cultural landscape report and to identify endangered historic sites for direct preservation action.

- The AACHAF will provide an initial $25,000 in grant support to the Town of Eatonville to engage a consultant to reinforce the selected planning contractor's community engagement of Eatonville residents, the African American community, and descendant leadership in the master planning process. The selected consultant will be determined in consultation with the AACHAF.
- The AACHAF will make available $125,000 in grant funding to support the comprehensive field survey of built and natural resources and landscapes under the master planning process to supplement any remaining scope parameters identified by the Town of Eatonville in consultation with the AACHAF, the selected planning contractor and technical preservation consultant.

The National Trust's AACHAF will also commit significant staff time to assist the Town of Eatonville. Our staff possesses expertise in historic preservation, community engagement, planning, and law. They will support the successful stewardship of the AACHAF's financial commitment to the Town of Eatonville and nurture the vital partnership between the National Trust and the Town of Eatonville. In this regard, we want to meet with representatives from the Town of Eatonville as soon as possible to discuss this grant opportunity and to arrange an introduction to your planning contractor, Baker Barrios firm, in Orlando, FL, to identify specific parameters for our pending assistance.

In addition, our organization is aware of the challenges that the Town of Eatonville currently faces with the Hungerford Tract. We want to assist in resolving that matter, independent of the abovementioned opportunity. We have expertise in resolving complex situations involving cultural resources and historic communities, and we believe that we can help ensure that the Hungerford Tract's potential to benefit the community of Eatonville is fully realized.

We appreciate your consideration of these offers. If you are agreeable to these terms, we will initiate our grant award process. We hope this letter is the first step in a long and fruitful relationship between the Town of Eatonville, the National Trust, and the AACHAF. We reiterate that it would be an honor to assist with the preservation of your community's unique and nationally significant heritage. As the next step, please email our colleague, Tiffany Tolbert, Senior Director of Preservation for the African American Cultural Heritage Action Fund, at ttolbert@savingplaces.org.

Sincerely,

Brent Leggs
Executive Director, African American Cultural Heritage Action Fund, and Senior Vice President, National Trust for Historic Preservation

Chris Cody
Associate General Counsel

cc: Demetrius Pressley, Town of Eatonville Chief Administrator
NY Nathiri, Association to Preserve the Eatonville Community
Kirsten Andersen, Southern Poverty Law Center

National Trust for Historic Preservation
Save the past. Enrich the future.

January 17, 2025

Hon. Angie Gardner
Town of Eatonville
307 E Kennedy Blvd
Eatonville, FL 32751

Re: African American Cultural Heritage Action Fund Grant Agreement ("Agreement")

Dear Mayor Gardner:

It is a pleasure to inform you that your application for a grant from the American Cultural Heritage Action Fund (the "AACHAF") has been approved by the National Trust for Historic Preservation (the "National Trust"). Grants from the AACHAF are designed to advance ongoing preservation activities for historic places representing African American cultural heritage. The National Trust is a nonprofit organization that protects significant places representing our diverse cultural experience by taking direct action and inspiring broad public support.

By signing this Agreement and accepting the funds, the Town of Eatonville (the "Grantee") agrees to abide by the terms and conditions set forth below.

1. Award and Budget. The National Trust approves an award of up to $125,000 (the "Grant Funds") to support the comprehensive field survey of built and natural resources and landscapes under the master planning process to supplement any remaining scope parameters identified by the Town of Eatonville in consultation with the AACHAF, the selected planning contractor and technical preservation consultant as described in the March 13, 2024 letter attached. (the "Project") (the "Grant"). The Grant Funds must be used exclusively for charitable purposes as described in Section 501(c)(3) of the Internal Revenue Code and only in support of the Project. Any changes to either the budget or use of Grant Funds as described in your application or above must be approved in advance in writing by the National Trust. The National Trust will assign a staff liaison to provide technical assistance to the Grantee with the Project.

2. Term. The Project must be completed in **two (2) years** from the date of this Contract (the "End Date"). Should any problems arise that would prevent you from completing the Project by the End Date, The Grantee must submit a written request for an extension of this Agreement to the National Trust at least ten (10) days prior to the End Date.

3. Approval of Financial Institution. The National Trust approves your selection of the consultant(s) or contractor(s) for this Project if so stated in your application. If you

have not yet selected a consultant or contractor, the Grantee agrees to obtain the National Trust's prior written approval for any consultant or contractor to be paid with Grant Funds. Please submit the name of the selected consultant or contractor along with their CV or website via email to the National Trust as soon as selected. If the Grantee wishes to change consultants or contractors, the National Trust's prior written approval is required.

4. Grant Disbursements. Grant Funds will be disbursed as follows:

Date/Phase	**Amount**
Upon receipt by the National Trust of this fully executed Agreement, W-9, and EFT Authorization Form.	20% of the Grant Funds
Upon submission and approval of the Interim Report	20% of the Grant Funds
Upon completion of the Project and submission/approval of the Final report (as required by Paragraph 7(b))	Remaining Grant Funds

5. Reporting Requirements.

a. ***Interim Report***. The Grantee agrees to submit an interim report when the Project is 50% complete if required Matching funds still need to be raised. The interim report must describe the status of the Project and all expenditures made from Grant Funds and must report on the Grantee's compliance with the terms of this Agreement.

b. ***Final Report.*** Within thirty (30) days of the End Date, the Grantee agrees to submit to the National Trust a final written report and financial accounting on the use of the Grant Funds, as well as any copies of all materials or reports created from the Grant.

c. ***Submitting Reports***. All reports must be submitted online in the same system used to submit the grant application. See the "Find Funding" section of our website (Forum.SavingPlaces.org/funding) for the link to that system. Extensions for submission of reports may be approved by the National Trust only for extraordinary circumstances beyond the control of the Grantee.

6. License to Use Grant Materials. In accepting this Grant, the Grantee grants to the National Trust a non-exclusive, royalty-free, perpetual, and transferable license to use, and to allow others to use, any and all application materials, reports, documents, photographs, or other materials funded by the Grant (the "Grant Materials") along with the right to use the Grantee's name and logo for non-profit, educational, and promotional purposes related to the National Trust and/or AACHAF. The Grantee also agrees to allow the National Trust to take its own photographs or video recordings of the Project. The provisions of this paragraph shall survive termination or expiration of this Agreement and remain in full force and effect.

7. Publicity and Acknowledgement of Grant Support. The National Trust will make a public announcement of the AACHAF grants. Prior to the National Trust's public announcement, the Grantee agrees not to make any announcement or release any information concerning the Grant or any matter relating to this Agreement without the advance written approval of the National Trust. After the National Trust's public announcement, the National Trust must be listed as a supporter in all printed material and publicity releases as well as on the Grantee's website. For your assistance, enclosed is a sample press release format for use in publicizing the Grant. The Grantee shall give appropriate acknowledgement of the National Trust's support for the Project in all materials resulting from or related to the Grant, such as articles, books, reports, films, radio programs, databases, web resources, convenings, events, and exhibitions, using the following statement:

"With support from The Andrew W. Mellon Foundation, this project was funded by a grant from the African American Cultural Heritage Action Fund of the National Trust for Historic Preservation."

8. Additional Information; Recordkeeping. The Grantee agrees to provide any other information and documents requested by the National Trust to describe the work on the Project and/or all expenditures of Grant Funds and to demonstrate the Grantee's compliance with the terms of this Agreement. In addition, the Grantee agrees to permit representatives of the National Trust, with reasonable notice, to inspect the Project. The Grantee agrees to maintain complete books and records of revenues and expenditures relating to the Grant, together with appropriate supporting documentation, for at least four (4) years. The Grantee agrees to make these books and records available for inspection at reasonable times if deemed necessary by the National Trust.

9. Representations and Warranties. The Grantee represents and warrants that:

a. it is a 501(c)(3) nonprofit corporation in good standing or a public agency;

b. if it has previously received financial assistance from the National Trust, all prior grant requirements were satisfied or are current as of the date of this Agreement;

c. with respect to the Grant Materials, (i) The Grantee is solely responsible for the creation of the Grant Materials; (ii) the Grant Materials are original and have never been published (except for material subject to copyright for which the The Grantee has obtained permission to use); (iii) The Grantee has not previously assigned, pledged, encumbered, or authorized their publication in a manner than conflicts with this Agreement; (iv) the use of the Grant Materials will not infringe upon any copyright, trademark, or other proprietary rights, violate any right of privacy, or contain libelous material; and (v) the Grant Materials contain only information and data that is true and accurate to the best of the Grantee's knowledge, belief, and expertise; and

d. the representative executing this Agreement has the power and authority to bind the Grantee to the terms of this Agreement and to convey the rights granted to the National Trust.

The representations and warranties of this paragraph shall survive the termination or expiration of this Agreement and remain in full force and effect.

10. Indemnification. The Grantee shall defend, indemnify, and hold harmless the National Trust and its respective officers, directors, trustees, employees, and agents, from and against any and all claims, liabilities, losses, damages, and expenses (including reasonable attorneys' fees) based upon or arising out of any act, omission, negligence, misconduct, and/or breach of this Agreement by the Grantee, its officers, directors, employees, or agents, while engaged in the performance of this Agreement and/or in carrying out the Project. This indemnification shall be limited by and shall not exceed the limits set forth in Fla. Stat. 768.28 as to all claims, whether sounding in tort, contract, equity, or other. The provisions of this paragraph shall survive the termination or expiration of this Agreement and remain in full force and effect.

11. Lobbying and Political Activities. No part of the Grant will be used for lobbying activities or to participate in any political campaign in support of or in opposition to any candidate for public office.

12. Equal Opportunity. The Grantee agrees not to discriminate against any employee or applicant for employment because of actual or perceived race, color, national origin, creed, age, gender, marital status, sexual orientation, religion, mental and physical disabilities, sex (including pregnancy), personal appearance, gender identity or expression, family responsibilities, genetic information, matriculation, political affiliation or veteran status.

13. Change in Status. The Grantee shall notify the National Trust immediately of any change in: (a) The Grantee's tax-exempt status or (b) The Grantee's executive staff or key staff responsible for the Project.

14. Requirement of Grant Funds. The Grantee acknowledges that no funds shall be released if the Grantee fails to do any of the following: (1) secure the requisite Matching funds as described in the application; (2) secure the funds by the End Date; or (3) obtain the National Trust's written approval prior to making a material change to the Project; In addition, The Grantee acknowledges that if they fail to submit the final report within thirty (30) days of the End Date, the Grantee agrees to return the Grant Funds to the National Trust.

15. Miscellaneous. This Agreement constitutes the entire understanding of the parties with respect to the Grant and cannot be amended without the mutual written agreement of the parties. This Agreement cannot be assigned by the Grantee without the National Trust's prior written approval. This Agreement is made in and will be governed by the laws of the District of Columbia.

Please sign and return this Agreement to the National Trust within ninety (90) days by uploading the signed document to the Grantee's existing account in the online grants portal: http://www.grantinterface.com/Home/Logon?urlkey=nthp. If not timely returned, we reserve the right to cancel the grant.

Please contact the AACHAF Grants Team for any additional assistance at actionfundgrants@savingplaces.org.

We are delighted that your Project has been selected to receive an African American Cultural Heritage Action Fund grant, and we look forward to continuing to work with you to ensure that our nation's rich heritage is preserved for the benefit and enjoyment of present and future generations.

Sincerely,

Brent Leggs
Executive Director, AACHAF
Senior Vice President,
National Trust for Historic Preservation

AGREED AND ACCEPTED BY:

Town of Eatonville

By: _____
Name: _____
Title: _____
Date: _____

National Trust *for* Historic Preservation®

March 15, 2024

Hon. Angie Gardner
Town of Eatonville
307 E Kennedy Blvd
Eatonville, FL 32751

Re: Master Planning Support from the National Trust for Historic Preservation's African American Cultural Heritage Action Fund

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Brent Leggs
Executive Director, African American Cultural Heritage Action Fund, and Senior Vice President, National Trust for Historic Preservation

Chris Cody
Associate General Counsel

cc: Demetrius Pressley, Town of Eatonville Chief Administrator
NY Nathiri, Association to Preserve the Eatonville Community
Kirsten Andersen, Southern Poverty Law Center

National Trust for Historic Preservation
Save the past. Enrich the future.™

Town of Eatonville

307 E Kennedy Blvd
Eatonville, FL 32751-6800

dpressley@townofeatonville.org
O: 4076238913
F: 407-623-8919

Project name: Historic Town of Eatonville Preservation Planning

Form

Project Name*
Name of Project

Historic Town of Eatonville Preservation Planning

Brief Project Description*
Please provide a brief description of the project. You will have a chance to expand on this later in the application. Please note you are limited to 250 characters, including spaces.

The Town of Eatonville's (TOE) administration requests the National Trust for Historic Preservation's financial support and assistance with TOE's historic preservation master planning efforts through its African American Cultural Heritage Action Fund

Applicant Information

Applicant's Tax Status*
Is the applicant a nonprofit organization or a public agency?

A public agency

If the applicant is a nonprofit
Has the organization been classified as a tax-exempt organization pursuant to Section 501(c)(3) of the Internal Revenue Code?

No

IRS Letter of Determination
If you are a nonprofit, please upload your IRS letter of determination here.

If the applicant is not a 501(c)(3)
What is the organization's current tax status?

The Town of Eatonville is a tax-exempt, governmental agency.

Project Information

Project Description*
Please describe the project you are seeking funding for. This section must include:

- *For project involving historic resources:*
    - *Information about the historic resource including its history, significance to African American history and culture, and its current use. If the site is designated at the local, state, or national level, include that information here.*
    - *Proposed scope of work for the project and desired outcomes.*

- *For organizational capacity building projects:*
    - *Information about your organization's current preservation work and details on how the proposed use of funds will advance your organization's mission and preservation priorities.*
    - *Details on your organization's outreach efforts and presence in your community.*
- *Details on any completed planning work related to the proposed project.*
- *Information on any partnerships you have developed related to this project. Include details on who the partners are and their role in the project.*

Eatonville, Florida, is renowned as the oldest African American incorporated municipality in the United States. Founded in 1887, it is one of the first towns established by African American freedmen. Eatonville's founding is a significant landmark for formerly enslaved black people nationwide. The town, modest in appearance, has played a significant role in shaping Zora Neale Hurston's work and writings, boasting a history that is remarkably profound.

The Emancipation Proclamation by President Lincoln, effective from January 1, 1863, and the subsequent ratification of the 13th, 14th, and 15th amendments in 1865, 1868, and 1870, respectively, motivated newly freed African Americans to establish their own municipalities. From 1865 to 1900, around 400 black towns and settlements were formed, but less than 150 were legally recognized as municipalities.

Black settlers aspired to create and incorporate their own town. Between 1875 and 1877, initial efforts by black settlers to purchase land were thwarted by white landowners' reluctance to sell parcels to them. In 1882, Josiah Eaton and Lewis Lawrence, two white men, consented to sell a substantial plot of land to black men, located a mile west of Lake Maitland. Previously, in 1881, Lawrence, a New York philanthropist, had acquired 22 acres from a 160-acre tract purchased by Eaton in 1875. These land acquisitions, intended solely for the establishment of a black township, led Lawrence to plat the northern ten acres and donate it to the trustees of the African Methodist Episcopal Church, which is now recognized as the St. Lawrence AME Church in his honor. On November 18, 1885, the remaining southern 12 acres were conveyed to Joseph E. Clarke, a pivotal figure and the second mayor of Eatonville. Then, in August 1887, 27 African American men cast a unanimous vote for the incorporation of the Town of Eatonville in Orange County, Florida, thereby founding the oldest exclusively black town in the United States.

Eatonville is a National Register historic district. Master planning that includes preservation policies and practices will help to safeguard the town from overdevelopment amidst the expanding Orlando metropolis. We are dedicated to preserving its rich cultural heritage, a cornerstone of African American history in Florida. Master planning will also create a map for the town's preservation, restoration, and ongoing sustainability.

What are the expected outcomes?*

The anticipated outcome is to have an enforceable preservation policy document that maps out the optimal use of land within the town that will help foster compatible economic development while also preserving its historical significance, livability and sense of place for Eatonville residents and descendants. This grant funding is to support the

comprehensive field survey of built and natural resources and landscapes, and any remaining scope parameters identified in consultation with the AACHAF, the selected planning contractor and technical preservation consultant to supplement planning and policy. Eatonville became the site of the area's finest school for African American children, the Robert Hungerford Industrial School. In 1899, Russell and Mary Calhoun, alumni of the Tuskegee Institute, established the school. E.C. Hungerford, a Connecticut native, donated additional land, leading to the school's dedication in honor of his son, a physician who passed away while caring for ill African American children in Louisiana. The school's mission was to impart vocational skills to both boys and girls, while also engaging students in farming, poultry raising, meal preparation, and trade learning for financial independence. Classrooms and dormitories were positioned adjacent to the workshops, barns, and gardens designed to instill self-reliance in the children of Eatonville. Upon its incorporation into Eatonville, the Hungerford School spanned 340 acres, constituting 62% of the town and becoming a central institution in terms of its physical presence, cultural significance, and educational impact. Today, approximately 117 of those 340 acres remain. It is vital that the Town is deeded the land back from Orange County Public Schools so that it can be preserved for further generations. Having a master plan based on best practices and historical and cultural preservation is essential to reclaiming the land. Independent of this preservation planning and engagement opportunity, AACHAF and the National Trust is available to help ensure that the Hungerford Tract's potential to benefit the descendant community of Eatonville is fully realized.

Amount Requested*

$125,000.00

Project Budget*

Please upload your completed budget sheet. You can download a blank budget sheet here. PLEASE NOTE: You must use the budget template linked to above.

draft.TOE-AACHAF Grants-Budget.8-2024.xlsx

Comment: *An itemized Budget for the grant will list the deliverables to be produced related to implementation of preservation practices as discussed with Mr. Pressley, i.e. cost to have Town planner to prep Council reports and amendments for the Town Council to review and vote on to establish enabling local preservation ordinances and procedures; and/or to pay Town planner to outline the Comprehensive plan update that embeds preservation directives in this required State of Florida document.*

Budget Narrative*

Please answer the following:

How were the project expenses determined? Do you have proposals with cost estimates for this work or are they your own projections?

Will your project require additional funding beyond the grant? Please describe any additional funding that has been secured for this project. While matching funds are not required for this program, projects that are leveraging additional investments (e.g. cash, in-kind, volunteer) are strongly preferred.

The process of preservation planning will require the highest degree of community engagement. Per the Town manager direction, AACHAF will contract a community-based contractor to engage Eatonville residents, the Black community, and descendant leadership in an engagement process to inform the analysis by the selected preservation planning contractor. In order to ensure AACHAF engagement aligns with Master Plan activities, its contractor will align timelines with the Town's consultant.

Please upload at least two photos. If your project involves work on a specific building or site, please include a photo that shows a current overall view. If your project is for organizational capacity, please upload photos that are representative of your organization's work.

Historic Resource Information

This section only needs to be completed if the proposed project involves a historic resource or resources. The location information requested in this section will be used for mapping purposes. If the project involves multiple resources or a historic district, please skip the street address question and provide only the city, state, and zip code details below. If the project involves multiple cities or states, please use the text box below to provide location details.

Name of Historic Resource

Historic Town of Eatonville, FL

Historic Resource: Street Address

307 East Kennedy Boulevard 32751

Historic Resource: City

Town of Eatonville

Historic Resource: State

Florida

Historic Resource: Zip Code

32751 and 32810

Type of Resource

Provide a brief description of the property for which you are seeking funding, including its history, current use, and if it is open to the public. If it is open to the public please provide the number of visitors per year.

Today, Eatonville blends contemporary society with the charm of Old Florida. Geographically, it is flanked to the north and east by Maitland and to the south by Winter Park, both predominantly white communities. Eatonville primarily serves as a residential area but also features a handful of businesses, including barbershops, restaurants, and a Family Dollar store. Churches, government buildings, and schools are situated along Kennedy Boulevard, the town's main thoroughfare. The NR historic district comprises

about 23 acres of the town and contains the grid platted in 1882 and 1925. Eatonville is the hometown of Zora Neale Hurston and the site of the annual Zora! Festival which has hosted over 1.5million visitors since begun in 1990.

Property Ownership

If the project involves a historic resource and the applicant does not own the property then describe the owner's involvement with the project below. Use the file upload box below to upload a letter of consent from the owner indicating that they consent to this project taking place.

Established in 1887, Eatonville, FL is the oldest black incorporated municipality in the nation. It itself is the historic resource. This request will allow for the town's growth and development through vision, creation and planning and preservation.

Supporting Documents

Photo #1*

Upload a photo, and type the photo credits (Photographer, date, and what it shows) in the space below.

TOE 1958.pdf

The following pictorial layouts demonstrate the historical town's usage and layout over a span of 45+ years, beginning with the year 1958.

Photo #2*

Upload a photo, and type the photo credits (Photographer, date, and what it shows) in the space below.

TOE 1963.pdf

In 1963, the land included a landfill west of Wymore Road. Fortunately for the Town, the landfill is no longer there.

Supporting Document #1

If you have any other documents that could help us better understand your project (Fundraising plans, architectural renderings, engineering studies, additional photographs, web links, letters of support, etc.) please upload them here, and then briefly describe what the document is below. If the file is too large to upload, please email grants@savingplaces.org.

TOE 1975.pdf

By 1975, a borrow pit was created and the land was used to help construct Interstate 4. The borrow pit is now "Lake Wilderness."

Supporting Document #2

If you have any other documents that could help us better understand your project (Fundraising plans, architectural renderings, engineering studies, additional photographs, links, letters of support, etc.) please upload them here, and then briefly describe what the document is below. If the file is too large to upload, please email grants@savingplaces.org.

Town of Eatonville 2002.pdf

Since 2002, there have been two multi-family housing developments which will cause a population increase of approximately 50%. Host Dime, an iCloud storage facility adjacent to the historic district, is also due to be complete in a month or two.

Certification

Provide the name and title of the authorized official submitting this application for a African American Cultural Heritage Action Fund grant. The authorized official must be a representative of the applicant organization who has the authority to sign legally binding documents on behalf of the organization e.g., an executive board officer (i.e. President) or an executive staff member with signatory authority (i.e. Executive Director or CFO).

By entering in their name below, the authorized official gives the National Trust for Historic Preservation the absolute and unqualified right to use in whole or in part, in whatever manner the National Trust may desire, including (but not limited to) use for publicity, audio-visual presentation, and/or promotion, all photographs,video, and other materials submitted as part of this grant application, and certifies that the information contained in this application is true and correct to the best of their knowledge.

Applicant Certification*

Are you a duly authorized representative of the applicant?

Yes

Name*

Angie Gardner

Title*

Mayor

Files

File Uploads

- draft.TOE-AACHAF Grants-Budget.8-2024.xlsx
- TOE 1958.pdf
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- TOE 1975.pdf
- Town of Eatonville 2002.pdf

Supporting Documents

No files were uploaded

National Trust Grant Request Budget Sheet

ORGANIZATION NAME: Town of Eatonville Florida

PROJECT NAME: Preservation Planning

DATE: 19-Aug-24

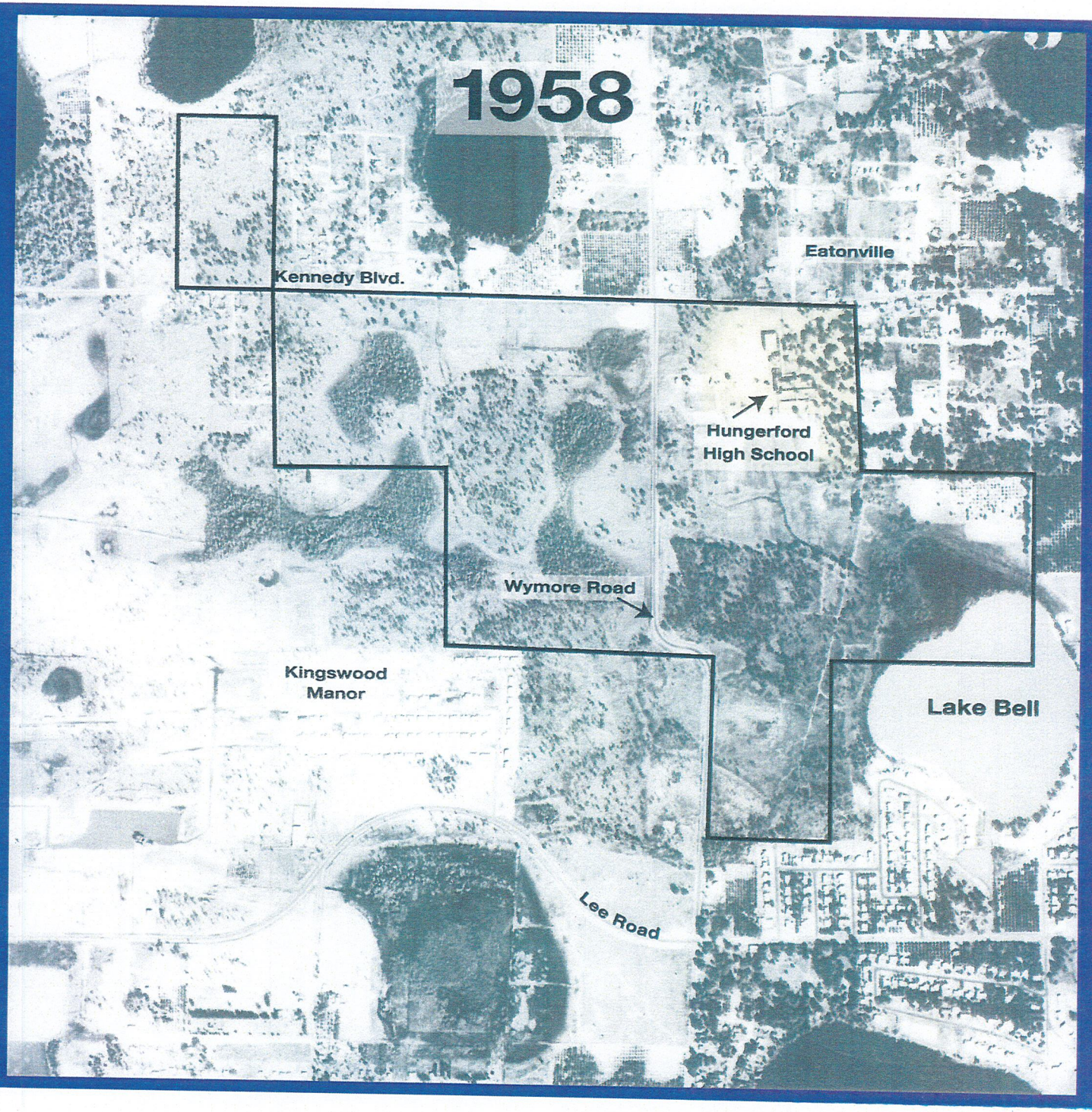
Instructions: Enter descriptions and amounts in the appropriate columns. For "Help," click on a cell with a red triangle in the corner.

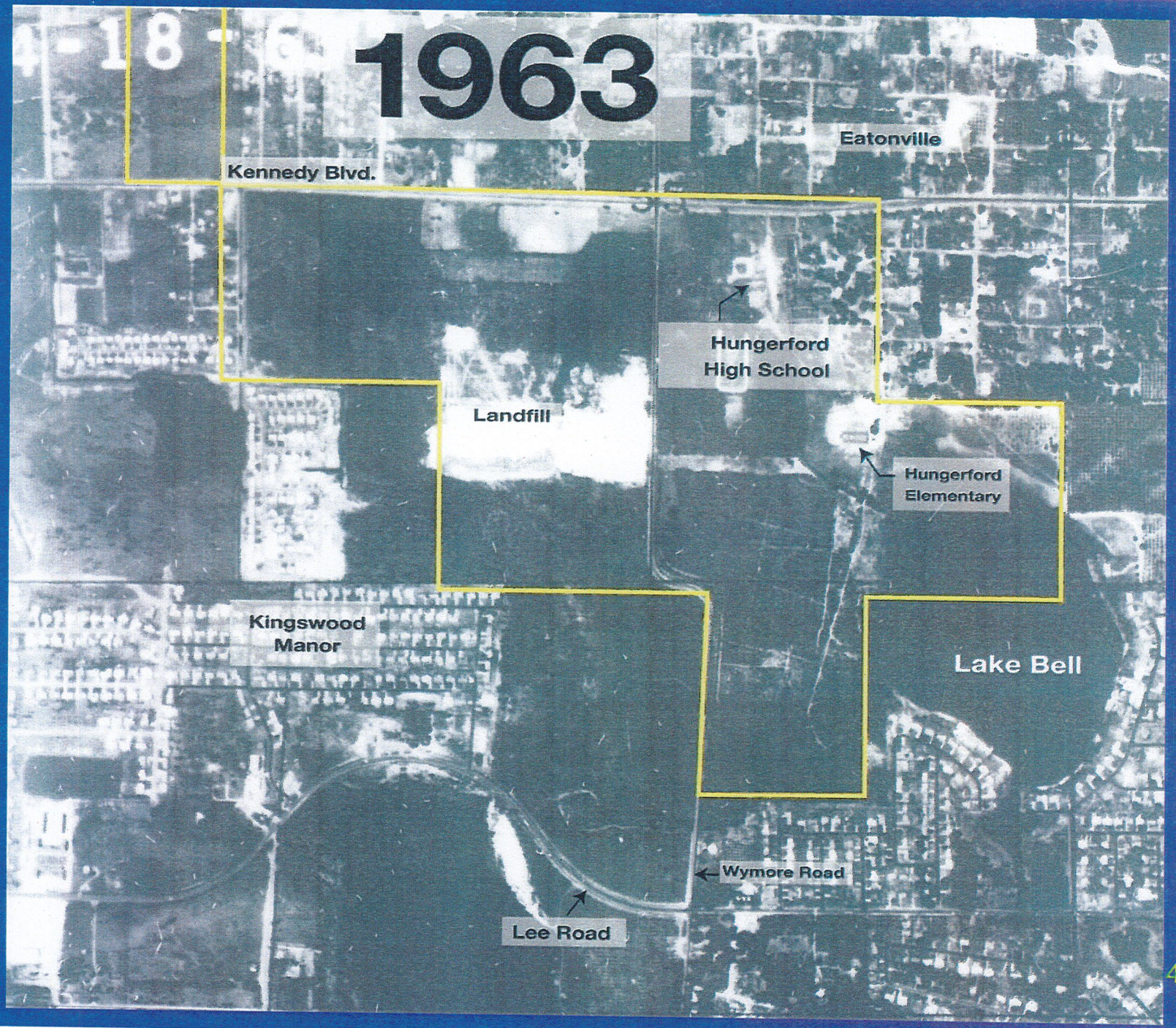
INCOME

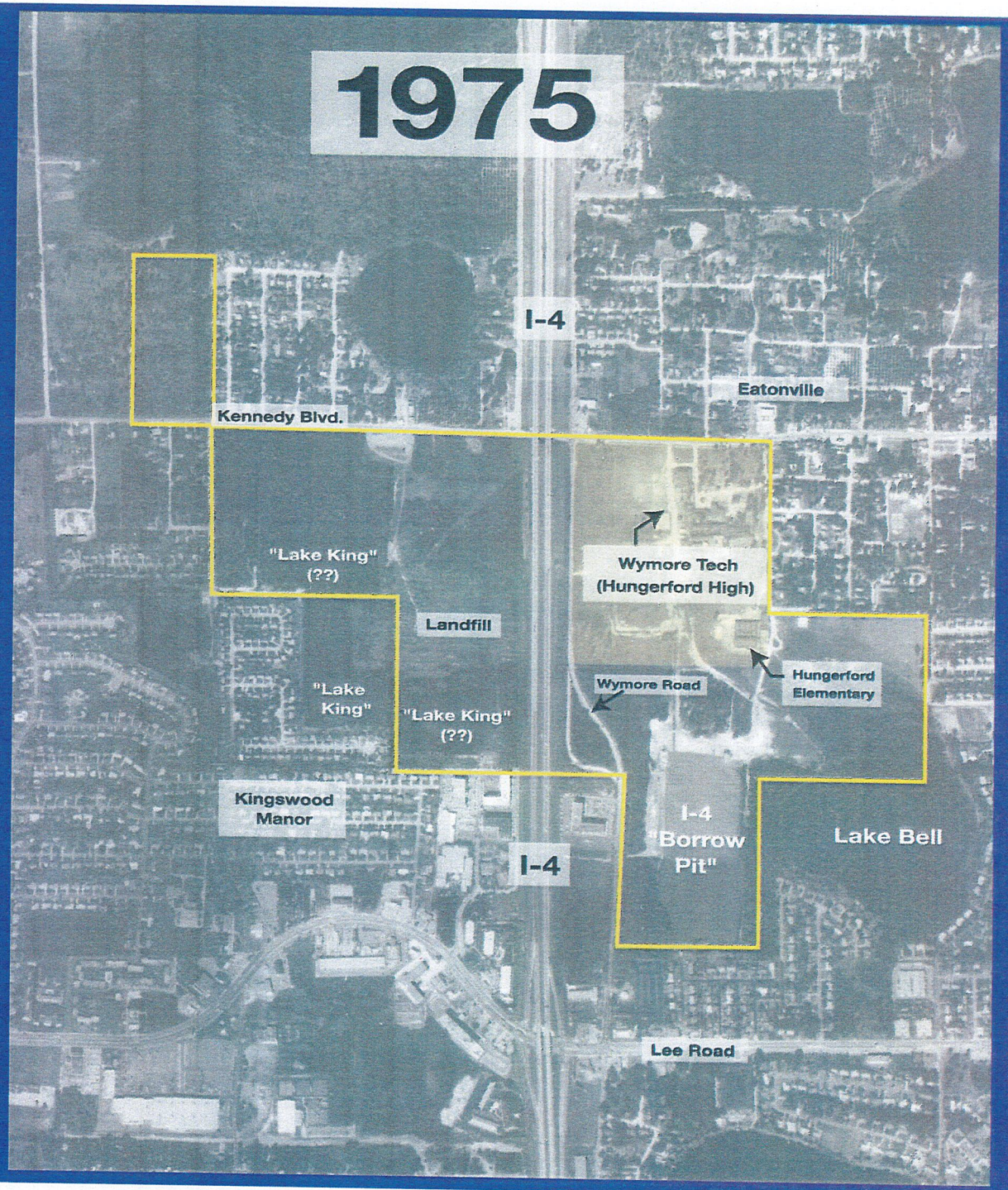
Source of Income	Please Specify if the funds are Secured, Anticipated, or In-Kind	Amount	Grant Amount Requested from NTHP
Grant amount requested from NTHP			$ 125,000.00
Income from other sources			
		$	
		$ -	
		$ -	
		$ -	
		$ -	
		$ -	
		$ -	
		$ -	
		$ -	
		$ -	
Amount requested from National Trust for Historic Preservation			$ 125,000.00
Total Income from Other Sources			$ -
Total Project Income (must equal your project expenses)			$ 125,000.00

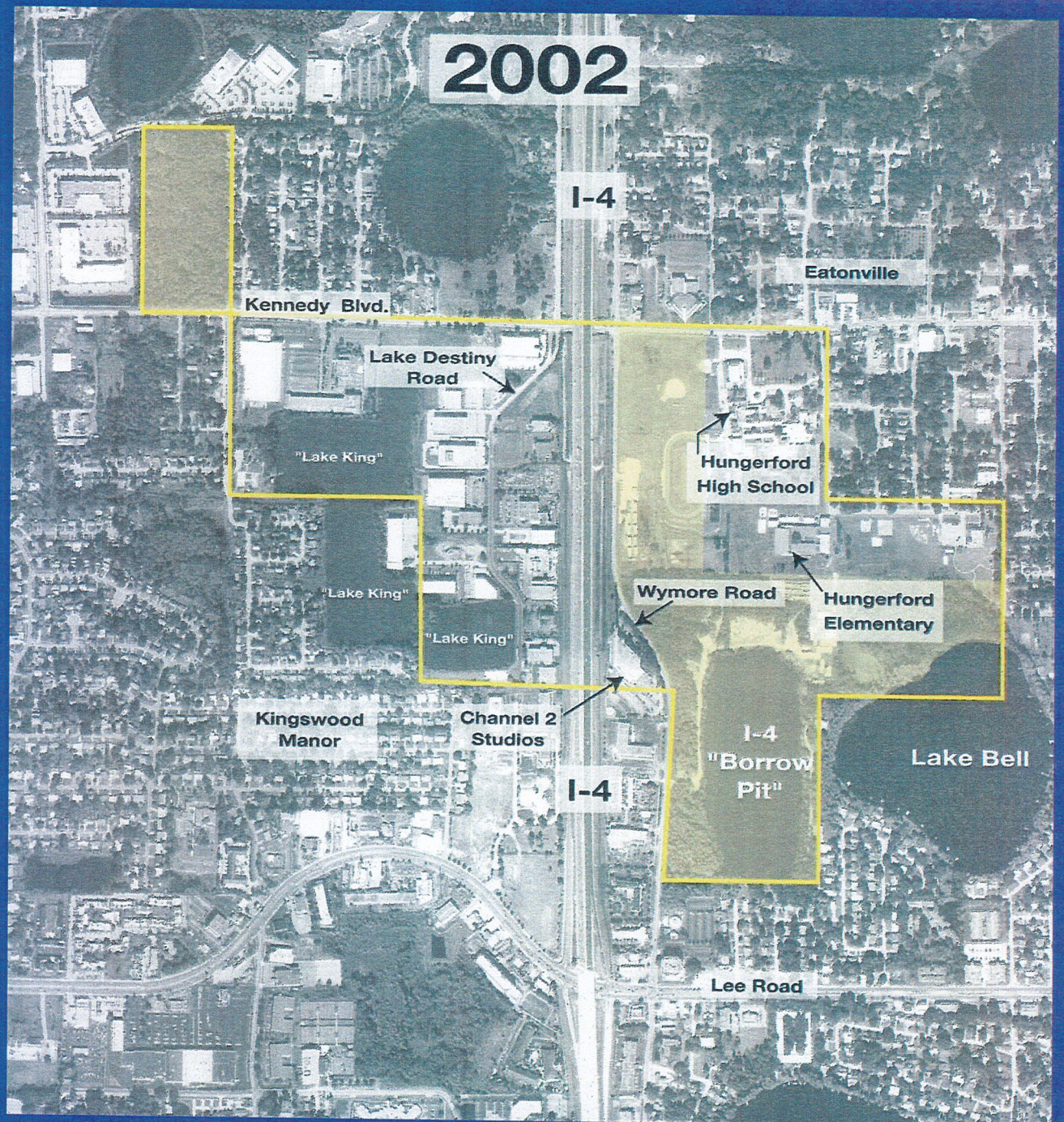
EXPENSES

Detailed Expenses	Amount
Town Indirect overhead - 10%	$ 12,500.00
Town Planner preparation of Council report & amendments	$ 7,500.00
and Comp plan update to embed historic preservation	$ -
as discussed with Town Manager Pressley	$ -
Town GIS interface for preservation data & resource maps	$ 5,000.00
as discussed as deliverable with Town manager	$ -
Preservation tool as recommended by AACHAF consultan	$ 100,000.00
to be implemented by the Town Council, Admin. and Staff	$ -
after review by AACHAF	$ -
	$ -
	$ -
Total Project Expenses (must equal project income)	$ 125,000.00


1958
Kennedy Blvd.
Eatonville
Hungerford
High School
Wymore Road
Kingswood
Manor
Lake Bell
Lee Road


1963
Kennedy Blvd.
Eatonville
Hungerford
High School
Landfill
Hungerford
Elementary
Kingswood
Manor
Lake Bell
Wymore Road
Lee Road


1975
I-4
Eatonville
Kennedy Blvd.
"Lake King"
(??)
Wymore Tech
(Hungerford High)
Landfill
"Lake
King"
"Lake King"
(??)
Wymore Road
Hungerford
Elementary
Kingswood
Manor
I-4
"Borrow
Pit"
Lake Bell
I-4
Lee Road


2002
I-4
Eatonville
Kennedy Blvd.
Lake Destiny Road
"Lake King"
Hungerford High School
"Lake King"
"Lake King"
Wymore Road
Hungerford Elementary
Kingswood Manor
Channel 2 Studios
I-4 "Borrow Pit"
Lake Bell
I-4
Lee Road