



HISTORIC TOWN OF EATONVILLE, FLORIDA

****SPECIAL COMMUNITY REDEVELOPMENT AGENCY AGENDA**

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

Town Hall - 307 E Kennedy Blvd

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

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION AND PLEDGE OF ALLEGIANCE

IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)

V. BOARD DISCUSSIONS

1. Discussion of Resolution CRA-R-2025-22 Repealing CRA-R- 2025-18 Prohibiting the Demolition of property located at 119 S. West Street. (**Councilwoman Randolph**)
2. Discussion of Resolution CRA-R-2025-23 Repealing CRA-R- 2025-21 Prohibiting the purchase ShowMaster Mobile Sound Shell Community Stage MSM 3000 Series14'D x 32'L w/ accessories. (**Councilwoman Randolph**)

VI. ADJOURNMENT

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

****PUBLIC NOTICE****

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



HISTORIC TOWN OF EATONVILLE, FLORIDA
SPECIAL CRA MEETING
APRIL 29, 2025, AT 6:00 PM
Cover Sheet

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

ITEM TITLE: Discussion of the Demolition of property located at 119 S. West Street.
(Councilwoman Randolph)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: LEGISLATIVE
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none">Resolution CRA-R-2025-22Resolution CRA-R-2025-18 – AmendedSurveyProperty Pictures
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: Councilwoman Wanda D. Randolph is requesting for the Board of Directors to reconsider not demolishing the property located at 119 S. West Street by way of Resolution CRA-R-2025-22.

SUMMARY: During a CRA Board Meeting held on Thursday, April 17, 2025, the TOE CRA Executive Director presented and expressed the desire to demolish a beautiful Eatonville home located at 119 S. West Street that was recently purchased to build four single family affordable homes. The specified home is 3 bedrooms 2 baths, approximately 2001 Sq. ft. built in 1957, with R-2 Zoning parcel number 36-21-29-1352-12-010. The location of the home is being proposed for demolition and replaced with the redevelopment of two affordable homes at the location to include two affordable homes on the rear of the property facing People Street. At the meeting, a walk-through of the property was requested for the next morning (Friday 4-18-25) with the CRA Executive Director Michael Johnson and Board Director Wanda Randolph.

Councilwoman Wanda D. Randolph desires that this project comes to a halt until further notice by the Board of Directors; want to make every effort to save such a classic home in the Town of Eatonville. Councilwoman Randolph contends that demolishing the home is waste of taxpayer’s funds and property could possibly sell for the same or lower price. New redevelopment

calculations are requested by an outside source comparable to the plan documents presented in the best interest of the Town of Eatonville. Board members are asked to review the photos presented.

RECOMMENDATION: To reconsider not demolishing the property located at 119 S. West Street by way of Resolution CRA-R-2025-22.

FISCAL AND EFFICIENCY DATA: N/A

RESOLUTION CRA-R-2025-22

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) REPEALING RESOLUTION CRA-R-2025-18 PROHIBITNG THE DEMOLITION OF PROPERTY LOCATED AT 119 S. WEST ST PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

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

WHEREAS the TOECRA Board of Directors wants to make every effort to save a classic home within the Town of Eatonville; and

WHEREAS the TOECRA Board of Directors does not desire for the demolition of property located at 119 S. West Street, Eatonville, Florida 32751; and

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

SECTION ONE: APPROVAL: The TOECRA Board of Directors repeals Resolution CRA-R-2025-18 and prohibits any further action towards the demolition of property located at 119 S. West Street until further notice by the Board of Directors.

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

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

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

PASSED AND ADOPTED this ____ day of ____ 2025.

ATTEST:

Angie Gardner, Chair

Veronica King, Town Clerk or Board Designee

RESOLUTION CRA-R-2025-18 (AMENDED)

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE RECOMMENDED BID AWARDEE FOR DEMOLITION OF 119 S. WEST ST PROPERTY AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

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

WHEREAS the TOECRA Board of Directors wants to maximize the use of property acquired by the agency; and

WHEREAS the TOECRA Board of Directors supports Affordable Housing Development Initiative which is consistent with 1997 CRA Plan; and

WHEREAS the TOECRA Board of Directors authorizes the Executive Director to complete the demolition of the property at 119 S. West Street for the development of single-family affordable housing units; and

WHEREAS the TOECRA Board of Directors selects the recommendation of the Executive Director and authorizes the execution and payment of services as provided by the General Contractor awarding bid; and

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

SECTION ONE: APPROVAL: The TOECRA Board of Directors supports Affordable Housing and Redevelopment opportunities which support the purpose of establishing more affordable housing within the CRA District. The Board of Directors approves Bella FortyOne for demolition services for 119 S. West Street property owned by the TOE CRA.

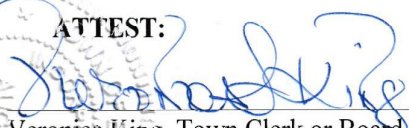
SECTION TWO: CONFLICTS: All Resolutions of the Town of Eatonville Community Redevelopment Agency or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and repealed.


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

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

PASSED AND ADOPTED this 17th day of APRIL 2025.


Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee

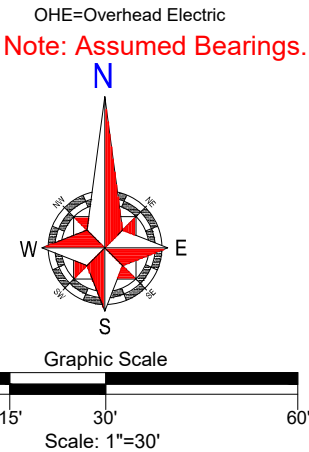


Legal Description:

Lots 1, 2, 7 and 8, Block 12, CLARK'S ADDITION TO THE TOWN OF LAKE MAITLAND, according to the Plat thereof recorded in Plat Book A, Page 133 and the 14 3/4 feet located North of Block 12 and 200 feet running East beginning 10 feet from Section line of Section 36, Township 21 South, Range 29 East, CLARK'S ADDITION TO THE TOWN OF LAKE MAITLAND, according to the Plat thereof recorded in Plat Book A, Page 133 also being known as one-half of the vacated road right of way of Lemon Street located to the North of said Lots. Less the road right of way.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR
WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY
WAS FOUND IN TOWN OF EATONVILLE, COMMUNITY NUMBER 120182, DATED 2009-09-25.

CITY OF EATONVILLE; NONA TITLE, INC. DBA RED DOOR TITLE;
FIDELITY NATIONAL TITLE INSURANCE COMPANY



Field Date: 02/17/25		Date Completed: 02/24/25		-Notes-	Revisions	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as of the date noted under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5A-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.
Drawn By: GS		File Number: IS-139625		>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have <u>NOT</u> been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and <u>MUST</u> be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified. >Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A.. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.		
-Legend-						
C - Calculated CB - Centerline CM - Concrete Block Conc. - Concrete D - Description DE - Drainage Easement Esmt. - Easement F.E.M.A. - Federal Emergency Management Agency	PC - Point of Curvature Pg. - Page PI - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Rebar & Cap Rec. - Recovered Rfd. - Roofed Set - Set 1/2" Rebar & Cap "LB 7623" Typ. - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) —O— - Chain Link Fence	FFE - Finished Floor Elevation Fld. - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radial ORB - Official Records Book Plat - Plat P.B. - Plat Book □— - Wood Fence				Patrick K. Ireland PSM 6637 LB 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
						Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.iirelandsurveying.com Office-407.678.3366 Fax-407.320.8165







HISTORIC TOWN OF EATONVILLE, FLORIDA
SPECIAL CRA MEETING
APRIL 29, 2025, AT 6:00 PM
Cover Sheet

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

ITEM TITLE: Discussion of Prohibiting the purchase the ShowMaster Mobile Sound Shell Community Stage MSM 3200 Series. (**Councilwoman Randolph**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: LEGISLATIVE
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none">• Resolution CRA-R-2025-23• Resolution CRA-R-2025-21
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: Councilwoman Wanda D. Randolph is requesting for the Board of Directors to reconsider purchasing the ShowMaster Mobile Sound Shell Community Stage MSM 3200 Series.

SUMMARY: During a CRA Board Meeting held on Thursday, April 17, 2025, the TOE CRA Executive Director presented and expressed the desire to purchase the ShowMaster Mobile Sound Shell Community Stage MSM 3200 Series. The board voted in favor of the purchase at a majority of votes. A resolution is being presented to repeal the board’s favorable action through resolution CRA-R-2025-21. *See additional information and findings below:*

1. Cost of stage up to \$175,000 (**No budget amendment or line item presented**)
Findings: No information on where the money is coming from.
Capital funds Unknown and not provided.
2. Additional cost: (Per Century Industries)
Accessories can be added such as a wheelchair ramp, etc.
3. Stage needs based on 15 events in the town.
Findings: Only about 3-4 town events are held: MLK, Founder's Day, Christmas on the Blvd, and Juneteenth non applicable to rental cost
4. Analytical usage \$150,000 - \$175,000
Findings: Example - Assuming there are (10) non-town events a year at the rental rate of \$1,000 = \$10,000 a year.

Additional cost added to each rental (wages, truck rental, insurance)

- 5. Type of vehicle for towing: (Per Century Industries)
Findings: A 3.5-ton truck will be needed (equivalent to a box truck).
- 6. Maintenance/Storage and care (Per Century Industries)
Findings: Stage should be placed in a storage or storage shed protection from weatherization that causes wear, tear, and damage to electrical components.
Light maintenance care after each use. Annual maintenance is required by checklist.
- 7. Training: No discussion (Per Century Industries)
Findings: The company will provide on-site training to operators of the stage.
Will need 1-2 to set up.
- 8. Availability and Delivery Output: (Per Century Industries)
Findings: Requires 25% down purchase order.
Delivery 12 - 15 months to complete stage due to ordering parts. Stage is shipped
Resource: Century Industries - 812-202-7228 / 812-246-3371

RECOMMENDATION: To discuss prohibiting the purchase of the ShowMaster Mobile Sound Shell Community Stage MSM 3200 Series.

FISCAL AND EFFICIENCY DATA: N/A

RESOLUTION CRA-R-2025-23

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) REPEALING RESOLUTION CRA-R-2025-21 PROHIBITNG THE PURCHASING THE SHOWMASTER MOBILE SOUND SHELL COMMUNITY STAGE MSM 3200 SERIES PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

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

WHEREAS the TOECRA Board of Directors supports events by the TOE CRA and the Town of Eatonville which promote tourism and small business development which attracts patrons and business to the CRA District; and

WHEREAS the TOECRA Board of Directors would like to repeal Resolution CRA-R-2025-21 prohibiting the purchase of the recommended Mobile Sound Stage not to exceed \$175,000.00 including accessories; and

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

SECTION ONE: REPEAL: The TOECRA Board of Directors repeals Resolution CRA-R-2025-21 rescinding the vote and prohibiting any further action towards the purchase of the ShowMaster Mobile Sound Shell Community Stage MSM 3200 series14'd x 32'l with accessories.

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

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

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

PASSED AND ADOPTED this ____ day of ____ 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee

RESOLUTION CRA-R-2025-21

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE THE SHOWMASTER MOBILE SOUND SHELL COMMUNITY STAGE MSM 3200 SERIES 14'D X 32'L WITH ACCESSORIES AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

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

WHEREAS the TOECRA Board of Directors wants to maximize the use of property acquired by the agency; and

WHEREAS the TOECRA Board of Directors supports events by the TOE CRA and the Town of Eatonville which promote tourism and small business development which attracts patrons and business to the CRA District; and

WHEREAS the TOECRA Board of Directors authorizes the Executive Director to purchase Mobile Sound Stage for special events as described in the CRA Plan which promotes the Town of Eatonville and the TOE CRA; and

WHEREAS the TOECRA Board of Directors authorizes the purchase of the recommended Mobile Sound Stage not to exceed \$175,000.00 including accessories; and

WHEREAS the TOECRA Board of Directors understands that this capital purchase will also generate additional revenue from rentals from community stakeholders and outside users; and

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

SECTION ONE: AUTHORIZATION: The TOECRA Board of Directors authorizes the Executive Director to purchase ShowMaster Mobile Sound Shell Community Stage MSM 3200 series 14'd x 32'l with accessories as presented to the Board of Directors. This purchase is not to exceed \$175,000.00 including accessories.

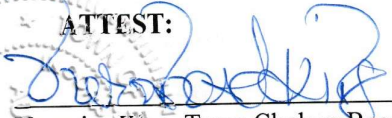
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SECTION FOUR: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of APRIL 2025.


Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee

