



**HISTORIC TOWN OF EATONVILLE, FLORIDA**  
**\*\*SPECIAL COMMUNITY REDEVELOPMENT**  
**AGENCY AGENDA**



**Tuesday, August 5, 2025, at 5:00 PM**  
**Town Hall - 307 E Kennedy Blvd**

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE**
- IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- V. BOARD DECISION**
  - 1. Approval of Resolution CRA -2025-29 approving the Vacant Land Contract for the Purchase of property described as 20 People Street, Eatonville, FL 32751 (**Administration**)
- VI. ADJOURNMENT**

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**\*\*PUBLIC NOTICE\*\***

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



**HISTORIC TOWN OF EATONVILLE, FLORIDA**  
**SPECIAL SESSION CRA MEETING**  
**AUGUST 5, 2025, AT 5:00 PM**  
**Cover Sheet**

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

**ITEM TITLE:** Approval of Resolution # CRA-R-2025-29 Authorizing the Purchase of Property Located at 20 People Street (**Administration**)

**COMMUNITY REDEVELOPMENT ACTION:**

CRA DECISION	YES	Department:
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"><li>• Resolution CRA-R-2025-29</li><li>• “As Is” Residential Sale and Purchase Contract</li><li>• Comparable Sales</li><li>• Property Record</li><li>• Lot Layout</li><li>• Plat Map</li></ul>
NEW BUSINESS	YES	
ADMINISTRATIVE	YES	
CRA DISCUSSION		

**REQUEST:** Request that the TOECRA BOD Approve Resolution # CRA-R-2025-29 Authorizing the Purchase of Property Located at 20 People Street.

**SUMMARY:** The TOE CRA Executive Director is requesting that the Board of Directors authorize the purchase of 20 People St. for \$250,000.00. Staff have included the Purchase Contract. This contract is subject to appraisal. By acquiring this property allow for potential uses such municipal parking and other future commercial uses.

**RECOMMENDATION:** Recommend that the TOECRA BOD Approve Resolution # CRA-R-2025-29 Authorizing the Purchase of Property Located at 20 People Street.

**FISCAL & EFFICIENCY DATA:** Expenditure of \$250,000.00 from TOE CRA Trust Fund

**RESOLUTION # CRA-R-2025-29**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 20 PEOPLE STREET, EATONVILLE, FLORIDA 32751; 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 seeks to acquire property located at 20 People St. whose parcel I.D. is (36-21-29-1352-10-000) and legal description is CLARKS ADDITION TO MAITLAND A/133 ALL BLK 10 (LESS LOTS 7 & 8 & N 12 FT LOT 6); and

**WHEREAS** the TOECRA Board of Directors authorize the Executive Director to acquire 20 People St. subject to clear title, subject to appraisal; and

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

**SECTION ONE: BACKGROUND:** The Town of Eatonville Town Council has approved for the TOE CRA entered into a purchase contract for 20 People St., Eatonville, FL 32751 and authorizes the closing of such purchase with the terms as listed within the purchase contract. Seller desires to sale such property to the TOE CRA for the cash amount of \$250,000.00.

**SECTION TWO: PURPOSE:** Florida Statute Chapter 163.370 (c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.
4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. [163.380](#) for uses in accordance with the community redevelopment plan.
6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area

which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise, to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

**SECTION THREE: CONFLICTS:** All Resolution or parts of Resolutions in conflict with any other Resolution or any of the provisions of this Resolution are hereby repealed.

**SECTION FOUR: 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.

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

PASSED AND ADOPTED this 5<sup>TH</sup> day of AUGUST 2025.

ATTEST:

\_\_\_\_\_  
Veronica L. King, Town Clerk

\_\_\_\_\_  
Angie Gardner, Chairwoman

1. **Sale and Purchase:** PATRICIA ANN JOHNSON / JOYCE E. PHILLIPS ("Seller")  
 and EATONVILLE COMMUNITY REDEVELOPMENT AGENCY ("Buyer")  
 (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")  
 described as:  
 Address: 20 PEOPLE STREET, EATONVILLE, FL 32751  
 Legal Description: CLARKS ADDITION TO MAITLAND A/133 ALL BLK 10 (LESS LOTS 7 & 8 & N 12 FT  
 LOT 6)  
 SEC 36 /TWP 21 /RNG 29 of ORANGE County, Florida. Real Property ID No.: 36-21-29-1352-10-000  
 including all improvements existing on the Property and the following additional property: N/A
2. **Purchase Price:** (U.S. currency).....\$ 250,000.00  
 All deposits will be made payable to "Escrow Agent" named below and held in escrow by:  
 Escrow Agent's Name: RED DOOR TITLE  
 Escrow Agent's Contact Person:  
 Escrow Agent's Address: 650 N ALAFAYA TRL STE 111, ORLANDO FL 32828  
 Escrow Agent's Phone: 407-556-3798  
 Escrow Agent's Email: closingangels.nonatitle@outbound.qualia.com
- (a) Initial deposit (\$0 if left blank) (**Check if applicable**)  
☐ accompanies offer  
☐ will be delivered to Escrow Agent within \_\_\_\_\_ days (3 days if left blank)  
 after Effective Date .....\$ 5,000.00
- (b) Additional deposit will be delivered to Escrow Agent (**Check if applicable**)  
☐ within \_\_\_\_\_ days (10 days if left blank) after Effective Date  
☐ within \_\_\_\_\_ days (3 days if left blank) after expiration of Feasibility Study Period .....\$
- (c) Total Financing (see Paragraph 5) (express as a dollar amount or percentage).....\$
- (d) Other: .....\$
- (e) Balance to close (not including **Buyer's** closing costs, prepaid items, and prorations)  
 to be paid at closing by wire transfer or other Collected funds .....\$ 245,000.00
- (f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The  
 unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify):  
 prorating areas of less than a full unit. The purchase price will be \$ \_\_\_\_\_ per unit based on a  
 calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in  
 accordance with Paragraph 7(c). The following rights of way and other areas will be excluded from the  
 calculation: \_\_\_\_\_
3. **Time for Acceptance; Effective Date:** Unless this offer is signed by **Seller** and **Buyer** and an executed copy  
 delivered to all parties on or before 08/08/2025, this offer will be withdrawn and **Buyer's** deposit, if  
 any, will be returned. The time for acceptance of any counter offer will be 3 days after the date the counter offer is  
 delivered. **The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer**  
**has signed or initialed and delivered this offer or the final counter offer.**
4. **Closing Date:** This transaction will close on \_\_\_\_\_ ("Closing Date"), unless specifically  
 extended by other provisions of this contract. The Closing Date will prevail over all other time periods including,  
 but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday,  
 Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business  
 day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property  
 insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If  
 this transaction does not close for any reason, **Buyer** will immediately return all **Seller** provided documents and  
 other items.

Buyer (\_\_\_\_) (\_\_\_\_) and Seller (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is 1 of 7 pages.

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5. **Financing: (Check as applicable)**

- (a) ☒ **Buyer** will pay cash for the Property with no financing contingency.
- (b) ☐ This contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within \_\_\_\_\_ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within \_\_\_\_\_ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this contract and **Buyer's** deposit(s) will be returned.
- (1) ☐ **New Financing:** **Buyer** will secure a commitment for new third party financing for \$ \_\_\_\_\_ or \_\_\_\_\_% of the purchase price at (Check one) ☐ a fixed rate not exceeding \_\_\_\_\_% ☐ an adjustable interest rate not exceeding \_\_\_\_\_% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.
- (2) ☐ **Seller Financing:** **Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of \$ \_\_\_\_\_, bearing annual interest at \_\_\_\_\_% and payable as follows: \_\_\_\_\_  
The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.
- (3) ☐ **Mortgage Assumption:** **Buyer** will take title subject to and assume and pay existing first mortgage to \_\_\_\_\_  
LN# \_\_\_\_\_ in the approximate amount of \$ \_\_\_\_\_ currently payable at \$ \_\_\_\_\_ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) \_\_\_\_\_ interest rate of \_\_\_\_\_% which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds \_\_\_\_\_% or the assumption/transfer fee exceeds \$ \_\_\_\_\_, either party may elect to pay the excess, failing which this contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this contract will terminate; and **Buyer's** deposit(s) will be returned.

6. **Assignability: (Check one)** **Buyer** ☒ may assign and thereby be released from any further liability under this contract, ☐ may assign but not be released from liability under this contract, or ☐ may not assign this contract.

7. **Title:** **Seller** has the legal capacity to and will convey marketable title to the Property by ☒ statutory warranty deed ☐ special warranty deed ☐ other (specify) \_\_\_\_\_, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) \_\_\_\_\_ provided there exists at closing no violation of the foregoing.

- (a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at (Check one) ☐ **Seller's** ☒ **Buyer's** expense and (Check one) ☐ within \_\_\_\_\_ days after Effective Date ☐ at least <sup>5</sup> \_\_\_\_\_ days before Closing Date, (Check one) (1) ☒ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

Buyer (\_\_\_\_) (\_\_\_\_) and Seller (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is 2 of 7 pages.

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(2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified a  
 existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy  
 acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy  
 will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy  
 effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents  
 recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**,  
 then (1) above will be the title evidence.

(b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within \_\_\_\_\_ days (10 days if left blank)  
 but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable  
 to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and  
**Seller** cures the defects within \_\_\_\_\_ days (30 days if left blank) ("Cure Period") after receipt of the notice. If  
 the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice  
 of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured  
 within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after  
 receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this contract or accept  
 title subject to existing defects and close the transaction without reduction in purchase price.

(c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to  
**Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any  
 encroachments on the Property, encroachments by the Property's improvements on other lands, or deed  
 restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a  
 title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 7(b).

(d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

8. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with  
 conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or  
 permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) **Inspections: (Check (1) or (2))**

(1) ☐ **Feasibility Study:** **Buyer** will, at **Buyer's** expense and within \_\_\_\_\_ days (30 days if left blank)  
 ("Feasibility Study Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine  
 whether the Property is suitable for **Buyer's** intended use. During the Feasibility Study Period, **Buyer**  
 may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and  
 investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the  
 Property's engineering, architectural, and environmental properties; zoning and zoning restrictions;  
 subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities;  
 consistency with local, state, and regional growth management plans; availability of permits, government  
 approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be  
 rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all  
 documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives  
**Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the  
 Feasibility Study Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its  
 agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will  
 indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature,  
 including attorneys' fees, expenses, and liability incurred in application for rezoning or related  
 proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any  
 work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien  
 being filed against the Property without **Seller's** prior written consent. If this transaction does not close,  
**Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and  
 return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller**  
 all reports and other work generated as a result of the Inspections.

Before expiration of the Feasibility Study Period, **Buyer** must deliver written notice to **Seller** of **Buyer's**  
 determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice  
 requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is"  
 condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to  
**Seller**, this contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

(2) ☒ **No Feasibility Study:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including  
 being satisfied that either public sewerage and water are available to the Property or the Property will be  
 approved for the installation of a well and/or private sewerage disposal system and that existing zoning

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and other pertinent regulations and restrictions, such as subdivision or deed restrictions, c  
growth management, and environmental conditions, are acceptable to **Buyer**. This contract is not  
contingent on **Buyer** conducting any further investigations.

- (b) **Government Regulations:** Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this contract if the Feasibility Study Period has expired or if Paragraph 8(a)(2) is selected.
- (c) **Flood Zone:** **Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.
- (d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.
- ☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

9. **Closing Procedure; Costs:** Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 19. In addition to other expenses provided in this contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) **Seller Costs:**

Taxes on deed  
Recording fees for documents needed to cure title  
Title evidence (if applicable under Paragraph 7)  
Other: \_\_\_\_\_

(b) **Buyer Costs:**

Taxes and recording fees on notes and mortgages  
Recording fees on the deed and financing statements  
Loan expenses  
Title evidence (if applicable under Paragraph 7)  
Lender's title policy at the simultaneous issue rate  
Inspections  
Survey  
Insurance  
Other: \_\_\_\_\_

- (c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

- (d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, ☐ **Seller** ☐ **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

- (e) **PROPERTY TAX DISCLOSURE SUMMARY:** **BUYER** SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

Buyer (\_\_\_\_) (\_\_\_\_) and Seller (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is 4 of 7 pages.

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- (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If **Seller** is a "foreign person" as FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.
- (g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

**10. Computation of Time:** Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this contract.**

**11. Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this contract and receive all payments made by the governmental authority or insurance company, if any.

**12. Force Majeure:** **Seller** or **Buyer** will not be required to perform any obligation under this contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

**13. Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this contract, regarding any contingency will render that contingency null and void, and this contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

**14. Complete Agreement; Persons Bound:** This contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this contract.** Modifications of this contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This contract, signatures, initials, documents referenced in this contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this contract prevail over preprinted terms. If any provision of this contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this contract. This contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "**Broker**" may be singular or plural. This contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

**15. Default and Dispute Resolution:** This contract will be construed under Florida law. This Paragraph will survive closing or termination of this contract.

- (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

Buyer (\_\_\_\_) (\_\_\_\_) and Seller (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is 5 of 7 pages.

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(b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this contract.

**16. Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

**17. Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that Broker does not reside in the Property and that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value.** **Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this contract. This Paragraph will survive closing.

**18. Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

**19. Brokers:** The brokers named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct closing agent to disburse at closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or **Seller's** Broker to **Buyer's** Broker.

(a) Julia Meffen G.R.I FLORIDA HOMES& LOANS (**Seller's** Broker)  
will be compensated by ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify): \_\_\_\_\_

(b) N/A (**Buyer's** Broker)  
will be compensated by ☐ **Seller** ☐ **Buyer** ☐ both parties ☐ **Seller's** Broker pursuant to ☐ a MLS offer of compensation ☐ other (specify): \_\_\_\_\_

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324\* **20. Additional Terms:** \_\_\_\_\_  
325 1. PURCHASE IS SUBJECT TO BUYER COMPLETING AN APPRAISAL \_\_\_\_\_  
326 2. PURCHASE IS SUBJECT TO TOE CRA BOARD AUTHORIZATION BY RESOLUTION \_\_\_\_\_  
327 3. BUYER MAY CANCEL THIS CONTRACT FOR ANY REASON WHICH MAY PREVENT CLEAR TITLE \_\_\_\_\_  
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341  
342 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney before signing.**

343\* **Buyer:** \_\_\_\_\_ Date: \_\_\_\_\_  
344\* Print name: ANGIE GARDNER, CHAIR AND/OR EXECUTIVE DIRECTOR  
345\* **Buyer:** N/A Date: \_\_\_\_\_  
346\* Print name: \_\_\_\_\_

347 **Buyer's** address for purpose of notice:  
348\* Address: 307 E. KENNEDY BLVD EATONVILLE, FL 32751  
349\* Phone: 407-623-8913 Fax: 407-623-8919 Email: \_\_\_\_\_

350\* **Seller:** \_\_\_\_\_ Date: \_\_\_\_\_  
351\* Print name: PATRICIA ANN JOHNSON  
352\* **Seller:** \_\_\_\_\_ Date: \_\_\_\_\_  
353\* Print name: JOYCE E. PHILLIPS

354 **Seller's** address for purpose of notice:  
355\* Address: 3811 Guinyard Way Orlando, FL 32805-5105  
356\* Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

357\* **Effective Date:** \_\_\_\_\_ (The date on which the last party signed or initialed and delivered the  
358 **final offer or counter offer.**)

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# Property Record - 36-21-29-1352-10-000

Orange County Property Appraiser •  
http://www.ocpafl.org

## Property Summary as of 07/25/2025

### Property Name

20 People St

### Names

Johnosn Patricia Ann  
Phillips Joyce E

### Municipality

EVL - Eatonville

### Property Use

1000 - Comm Vacant Land

### Mailing Address

3811 Guinyard Way  
Orlando, FL 32805-5105

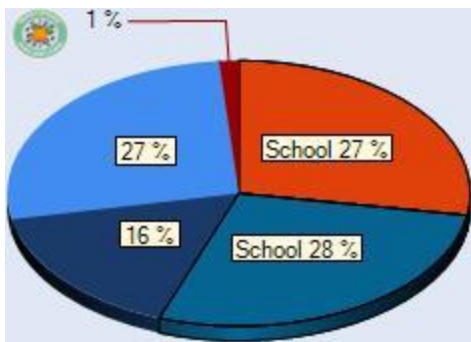
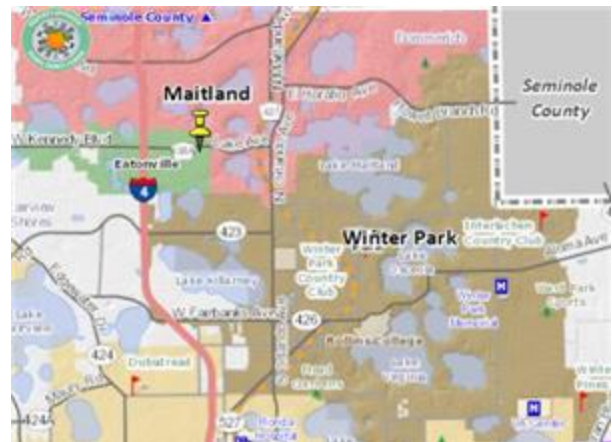
### Physical Address

20 People St  
Maitland, FL 32751

OR  
Code  
OR  
Code  
For  
Mobile  
Phone












20 PEOPLE ST, EATONVILLE, FL 32751 6/25/2021 9:12 AM



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Section V. Item #1.	
2024	 	\$152,418	+	\$0	+	\$0 = \$152,418 (-40%)	<b>\$62,090</b> (10%)
2023	 	\$254,030	+	\$0	+	\$0 = \$254,030 (395%)	<b>\$56,445</b> (10%)
2022	 	\$51,314	+	\$0	+	\$0 = \$51,314 (9.8%)	<b>\$51,314</b> (9.8%)
2021	 	\$46,742	+	\$0	+	\$0 = \$46,742	<b>\$46,742</b>

Tax Year Benefits		Tax Savings	
2024	 	<b>\$1,109</b>	
2023	 	<b>\$2,427</b>	
2022		\$0	
2021		\$0	

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$152,418	\$0	\$152,418	3.2160 (1.36%)	<b>\$490.18</b>	28 %
Public Schools: By Local Board	\$152,418	\$0	\$152,418	3.2480 (0.00%)	<b>\$495.05</b>	28 %
Orange County (General)	\$62,090	\$0	\$62,090	4.4347 (0.00%)	<b>\$275.35</b>	16 %
Town Of Eatonville	\$62,090	\$0	\$62,090	7.2938 (0.00%)	<b>\$452.87</b>	26 %
Library - Operating Budget	\$62,090	\$0	\$62,090	0.3748 (0.00%)	<b>\$23.27</b>	1 %
St Johns Water Management District	\$62,090	\$0	\$62,090	0.1793 (0.00%)	<b>\$11.13</b>	1 %
				<b>18.7466</b>	<b>\$1,747.85</b>	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2025 Estimated Gross Tax Total:	\$1,873.40
Your property taxes without exemptions would be	\$3,000.19
Your ad-valorem property tax with exemptions is	– \$1,873.40
Providing You A Savings Of	= \$1,126.79

Property Features

Property Description

CLARKS ADDITION TO MAITLAND A/133 ALL BLK 10 (LESS LOTS 7 & 8 & N 12 FT LOT 6)

Total Land Area

25,403 sqft (+/-) | 0.58 acres (+/-) GIS Calculated



**Land**

Section V. Item #1.

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Comm Vacant Land	EVL-C-3	25403 Units	working...	working...	working...	working...

**Buildings****Extra Features**

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

**Sales****Sales History**

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
12/09/2015	\$100	20150645359	11027 / 3037	Warranty Deed			Vacant

**Similar Sales**

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
W Colonial Dr	07/23/2025	\$276,266		Warranty Deed - Multiple Parcels	0/0	20250294136 /	
110 S Wymore Rd	07/11/2025	\$30,000		Warranty Deed	0/0	20250409735 /	
14134 W Colonial Dr	06/05/2025	\$1,000,000		Special Warranty Deed	0/0	20250343021 /	
Ferguson Dr	06/04/2025	\$269,014		Special Warranty Deed - Multiple Parcels	0/0	20250351693 /	
4150 S Orange Blossom Trl	06/04/2025	\$500,000		Warranty Deed	0/0	20250332860 /	
2715 E Semoran Blvd	05/23/2025	\$1,025,000		Special Warranty Deed	0/0	20250305105 /	
Lewis Dr	05/13/2025	\$707,997		Warranty Deed - Multiple Parcels	0/0	20250284799 /	
101 W Kennedy Blvd	05/13/2025	\$575,000		Special Warranty Deed	0/0	20250191187 /	
15080 W Colonial Dr	05/08/2025	\$737,612		Warranty Deed - Multiple Parcels	0/0	20250294136 /	
W Colonial Dr	05/08/2025	\$576,766		Warranty Deed - Multiple Parcels	0/0	20250294136 /	

**Services for Location****TPP Accounts At Location**

Account	Market Value	Taxable Value
---------	--------------	---------------

Section V. Item #1.

There are no TPP Accounts associated with this parcel.

## Schools

Dommerich (Elementary)

<b>Principal</b>	Laura Permenter
<b>Office Phone</b>	407.623.1407
<b>Grades</b>	2023:

Edgewater (High School)

<b>Principal</b>	Heather Haas Kreider
<b>Office Phone</b>	407.835.4900
<b>Grades</b>	2023:

Maitland (Middle School)

<b>Principal</b>	Aski Melik Brown
<b>Office Phone</b>	407.623.1462
<b>Grades</b>	2023:

## Community/Neighborhood Association

<b>Name</b>	Calhoun-Hall Neighborhood Group
<b>Gated?</b>	No
<b>Number Of Households</b>	188

## Utilities/Services

<b>Electric</b>	Duke Energy
<b>Water</b>	Eatonville
<b>Recycling (Friday)</b>	Orange County
<b>Trash (Thursday)</b>	Orange County
<b>Yard Waste (Friday)</b>	Orange County

## Elected Officials

State Senate	Geraldine F. "Geri" Thompson
County Commissioner	Christine Moore
School Board Representative	Stephanie Vanos
State Representative	Anna Eskamani
US Representative	Maxwell Alejandro Frost
Orange County Property Appraiser	Amy Mercado

Comparable Sales Within a 1 mile Radius

Per Orange County Property Appraiser Records

101 W Kennedy Blvd 35-21-29-0000-00-108

1000 - Comm Vacant Land EVL-C-1  
FROM N1/4 COR OF SEC RUN S 2634.22 FT W 663.14 FT N 40.02 FT FOR POB TH RUN N 194.03 FT E 196.72 FT S 200.41 FT W 196.59 FT TO POB SEC 35-21-29  
38,850 sqft (+/-) | 0.89 acres (+/-)  
Sale Date: 5/13/2025  
Sale Price: \$575,000.00

1105 Lewis Dr 01-22-29-3712-06-182

1000 - Comm Vacant Land WP-OC-PD  
Legal Description:  
HOME ACRES M/97 PORTION OF LOT 18 BLK F DESC AS COMM AT NW COR OF NW1/4 OF NE1/4 OF SEC 01-22-29 TH ALONG THE W LINE OF NW1/4 OF THE NE1/4 OF SAID SEC S0-59-56W 1396.18 FT TH DEPARTING SAID W LINE S89-0-4E 481.27 FT TO POB TH S89-57-30E 112.07 FT TO A POINT ALONG THE W LINE OF LEWIS DR TH ALONG W LINE S0-5-33W 21.35 FT TH DEPARTING SAID W LINE, N89-57-33W 112.05 FT TH N0-1-13E 21.36 FT TO POB  
2,761 sqft (+/-) | 0.06 acres (+/-)  
Sale Date: 5/13/2025  
Sale Price: \$707,997.00

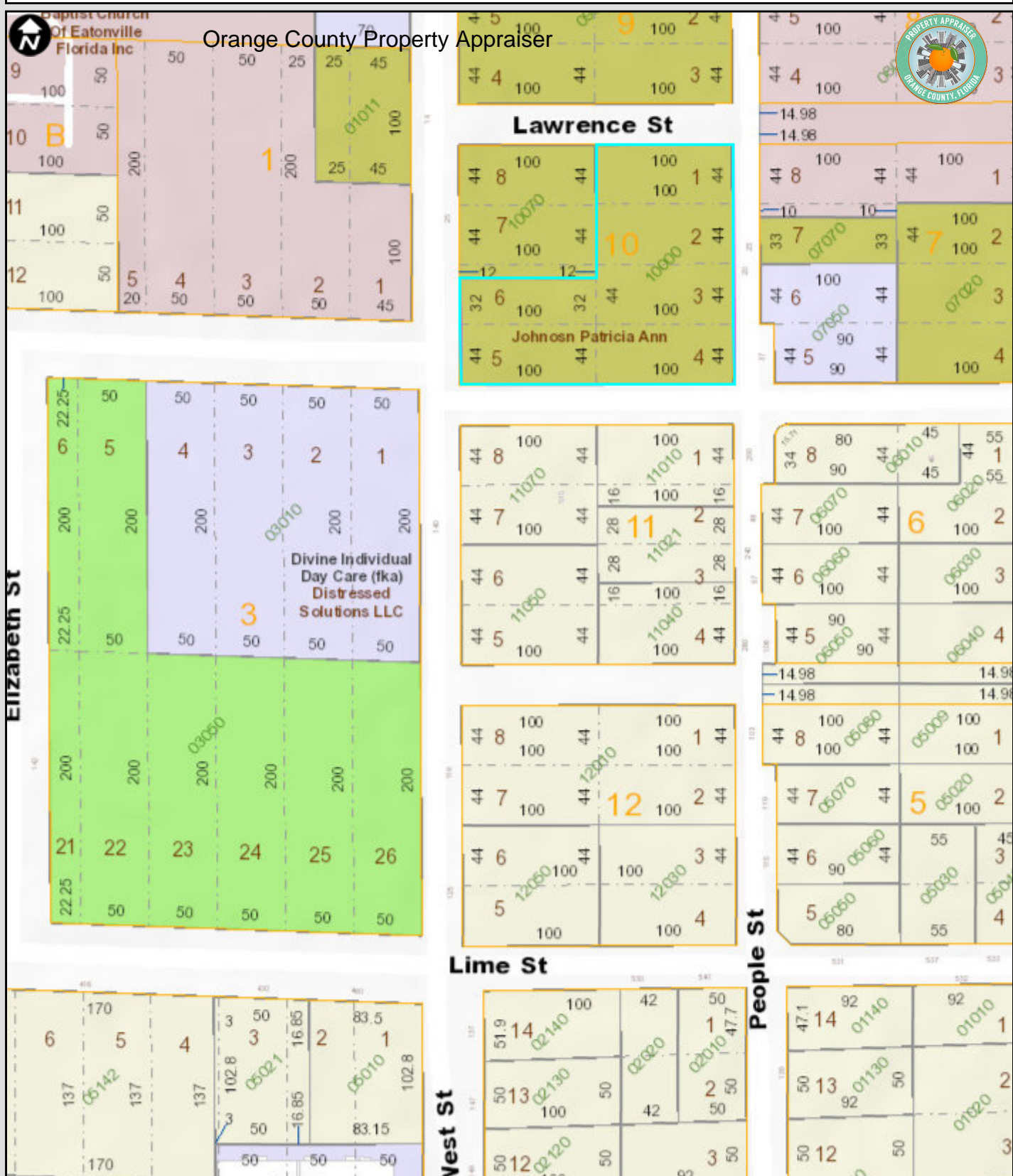
1150 Bennett Ave 01-22-29-3712-05-010

1000 - Comm Vacant Land  
HOME ACRES M/97 PORTION OF LOTS 1 THROUGH 9 BLK E DESC AS COMM AT NW COR OF NW1/4 OF NE1/4 OF SEC 01-22-29 TH ALONG W LINE OF NW1/4 OF NE1/4 OF SEC 01-22-29 S0-59-56W 1048.7 FT TH S89-0-4E 31.55 FT TO A POINT ON E R/W LINE OF BENNETT AVE AND POB TH N89-59-11E 69.19 FT TH S0-39-43W 413.39 FT TH N89-57-31W 70.2 FT TH N0-41-20E 408.47 FT TO POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST W/ RADIUS OF 15 FT DELTA ANGLE OF 18-55-25 TH NELY ALONG ARC OF CURVE A DISTANCE OF 4.95 FT TO POB  
29,099 sqft (+/-) | 0.67 acres (+/-)  
Sale Date: 03/26/2025  
Sale Price: \$2,505,000.00

**OCA Web Map**

Florida Turnpike	Major Roads	Proposed Road	Residential	Commercial/Industrial	Parks
Interstate 4	Public Roads	Brick Road	Agriculture	Vacant Land	Lakes and Rivers
Toll Road	Gated Roads	Block Line	Commercial/Institutional	Agricultural Curtilage	Building
Road Under Construction	Lot Line	Governmental/Institutional/Misc	Hydro	Waste Land	Block Number

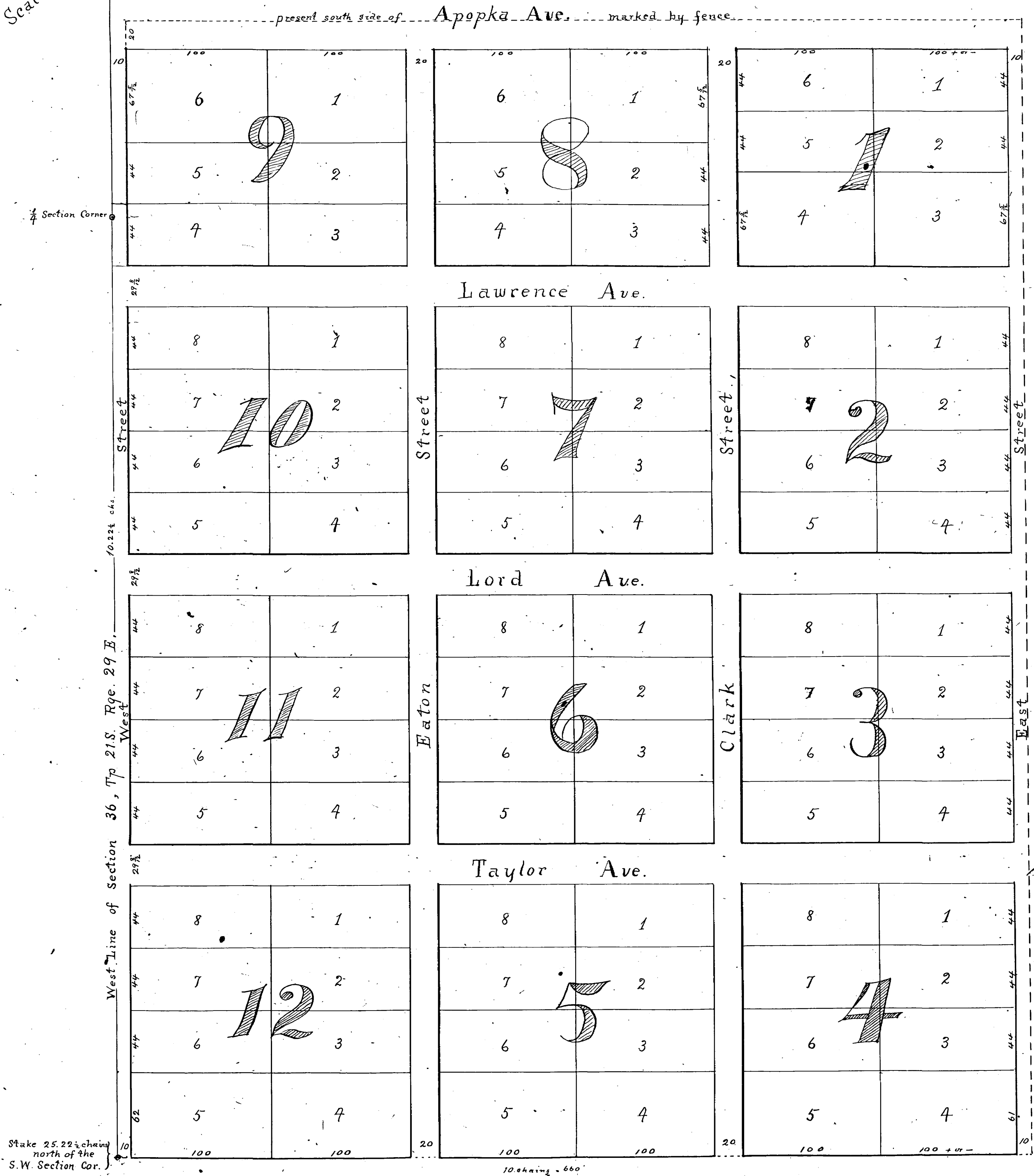
6 Lot Number  
06060 Parcel Number  
3106 Parcel Address  
111.9 Parcel Dimension



Scale 50 ft. to one inch

lying in Section 36 Tp 21 S., Rge. 29 E.

Eatonville



Filed and Recorded May 14<sup>th</sup>. 1886.

W. J. Shinnick Ph.D.  
By J. R. Bradshaw re.

Mapped by  
J. H. Abbott

Engr<sup>and</sup> Surv.