



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL WORKSHOP AGENDA

Tuesday, July 21, 2026, at 6:00 PM ****TIME ADJUSTED****

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. CITIZEN PARTICIPATION (Three minutes strictly enforced)

III. PRESENTATIONS

1. Presentation/Discussion of Updates to the Property Taxes Under Florida's Law Banning Local Government Expenditures (**Administration/Legal**)
2. Presentation of the HUD Disaster Recovery Grants - US Dept of Housing and Urban Development (\$2M and \$4M Grants) (**Councilwoman Randolph**)

IV. COUNCIL DISCUSSION

3. Discussion of the Bruce and Winnie Mount Scholarship Program and Updates (**Administration/Clerk Office**)
4. Discussion of A Request for Vacating A Road Associated With THOMPSON SUB Q/1 LOT 12 & VAC R/W PER 8279/3639 (**Administration/Legal/Public Works**)
5. Discussion of a Proposed Legislative Planning Retreat (**Administration**)
6. Discussion of Democratic Process Pertaining Meetings, Agenda Items, and Proper Governance of Meetings to Include Best Practices (**Legal**)

V. COMMENTS

7. Staff Comments

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

EATONVILLE, FLORIDA

TOWN COUNCIL WORKSHOP

JULY 21, 2026, AT 6:30 PM

Cover Sheet

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

ITEM TITLE: Presentation/Discussion of Updates to the Property Taxes Under Florida’s Law Banning Local Government Expenditures (**Administration/Legal**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: ADMINISTRATION/LEGAL
INTRODUCTIONS		Exhibits: N/A
CONSENT AGENDA		
COUNCIL DISCUSSION		
ADMINISTRATIVE		

REQUEST: Request for Town Council to hear a presentation and discuss updates to the Property Taxes Under Florida’s Law Banning Local Government Expenditures.

SUMMARY:

Changes to Florida’s property tax system may reach the ballot in November 2026. The Town of Eatonville should be considering ways to educate residents about how property tax revenues are generated, how they are used, and the fiscal impacts forecast to result if those revenues are lost.

The town must be mindful of election laws, which limit the use of public funds by the town and other local governments to communicate about ballot issues subject to the decision of voters. This discussion item will begin the needed conversations and provide material that addresses the relevant law and several related questions to help the town legislatives, administrative staff, and residents understand how it applies to the Town of Eatonville.

RECOMMENDATION: Recommend for the Town Council to hear a presentation and discuss updates the Property Taxes Under Florida’s Law Banning Local Government Expenditures.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE
EATONVILLE, FLORIDA
TOWN COUNCIL WORKSHOP

JULY 7, 2026, AT 6:30 PM

Cover Sheet

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

ITEM TITLE: Presentation of the HUD Disaster Recovery Grants - US Dept of Housing and Urban Development (\$2M and \$4M Grants)
(Administration/Councilwoman Randolph)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: ADMINISTRATION/COUNCILWOMAN RANDOLPH
INTRODUCTIONS		Exhibits: N/A
CONSENT AGENDA		
COUNCIL DISCUSSION		
ADMINISTRATIVE		

REQUEST: Request town council hear Presentation of the HUD Disaster Recovery Grants - US Dept of Housing and Urban Development (\$2M and \$4M Grants) to be presented Dr. Cheryl Johnson.

SUMMARY:

The Town of Eatonville was awarded the \$2 million HUD community program grant in 2023 through the appropriation by U.S. Congresswoman Val Demings for land acquisition and site preparation related to the town's Affordable Housing Plan (August 2031).

The Town of Eatonville was awarded the \$4 million appropriation grant from U.S. Congressman Maxwell Frost in 2024 to construct Multi-Family Affordable Housing Project (August 2032).

By resolution 2026-3, introduced by Councilwoman Wanda Randolph, both grants approved and frozen to guarantee that no funds could be released or utilized with a majority vote of the town council under legislative control.

RECOMMENDATION: Recommend that the Town Council actively discuss and implement strategies to utilize these funds transparently and to locate properties for community development for housing within the Town of Eatonville, seeking property owners with vacant land.

FISCAL & EFFICIENCY DATA: N/A



THE TOWN OF

EATONVILLE

THE TOWN THAT FREEDOM BUILT

EST. 1887

HUD Grants Overview

Councilwoman Wanda Randolph

An overview of the current awarded grants and their statuses.

PROJECT

T

HUD Disaster Recovery/ Community Planning & Development

U.S. Department of Housing and Urban Development
Economic Development Initiative Community Project
Funding

Award Amount

\$2,000,000

Goal This is the Land Acquisition (purchase and prepare for construction) portion of the grant for the Affordable Housing Initiative.

Originally Awarded – 2023 Under Representative Val Demings
Budget Performance Ending Date August 2031

U.S. Department of Housing and Urban Development
Economic Development Initiative Community Project

PROJECT

HUD Disaster Recovery/ Community Planning & Development Status

Funding
Award Amount
\$2,000,000

- The majority of the award conditions have been met.
- Awaiting the completion of the Environmental Records Review, which is contingent upon the property location selected.
- The creation of the environmental reviews has been initiated, but certification is not authorized.
- Pending the engagement of an environmental consultant to certify the environmental review.
- After completion of the environmental reviews, we will proceed to the Funding Phase.

PROJECT

HUD Disaster Recovery/ Community Planning & Development

U.S. Department of Housing and Urban Development
Economic Development Initiative Community Project
Funding

Award Amount

\$4,116,279.00

Goal

This is the Construction component of the grant for the Affordable Housing Initiative.

Originally Awarded – 2024 Under Representative Maxwell Frost
Budget Performance Ending Date - August 2032

U.S. Department of Housing and Urban Development
Economic Development Initiative Community Project

PROJECT

T HUD Disaster Recovery/ Community Planning & Development

Funding
Award Amount
\$4,116,279.00

Status

- The Majority of the award conditions have been met.
- Awaiting the completion of the Environmental Records Review, which is contingent upon the property location selected.
- The creation of the environmental reviews has been initiated, but certification is not authorized.
- Pending the engagement of an environmental consultant to certify the environmental review.
- After completion of the environmental reviews, we will proceed to the Funding Phase.



THE TOWN OF

EATONVILLE

THE TOWN THAT FREEDOM BUILT

EST. 1887

THANK YOU

—

Working together today to build a
better tomorrow.



HISTORIC TOWN OF EATONVILLE

EATONVILLE, FLORIDA

TOWN COUNCIL WORKSHOP

JULY 21, 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 Bruce and Winnie Mount Scholarship Program and Updates
(Administration/Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION/CLERK OFFICE
INTRODUCTIONS		Exhibits: - Scholarship Applications - Gift Recommendations
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: To discuss how the Council would like to award the scholarship to eligible student(s).

SUMMARY: The Town of Eatonville Town Council wishes to award qualifying students a scholarship towards higher education honoring their accomplishments in graduating high school at a GPA of 2.5 or greater; as well as their efforts in giving back to community through volunteerism/community service.

In honor of the former and deceased Mayor Bruce Mount and his wife Winnie Mount, the Bruce and Winnie Mount Scholarship Program has been established to encourage and support new high school graduates, 1st year College Student (Freshman), and 2nd Year College Student (Sophomore) as they enter into the next phase of their academic experience beyond high school.

In considering the award amounts, new high school graduates will be given priority to scholarships awarded to selected recipients. The percentage of support will be determined as follows:

- 100% High School Recipient (Senior)
- 75% 1st Year College Student (Freshman)
- 50% 2nd Year College Student (Sophomore)

RECOMMENDATION: Recommend a discussion of the Reviewing Committee and how the Council would like to award the scholarship to eligible students.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE

EATONVILLE, FLORIDA

TOWN COUNCIL WORKSHOP

JULY 21, 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 A Request for Vacating ROW - Road Associated With THOMPSON SUB Q/1 LOT 12 & VAC R/W PER 8279/3639 (**Administration/Legal/Public Works**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION/LEGAL/PUBLIC WORKS
INTRODUCTIONS		Exhibits: - Email Communication - Map - Staff Memo
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: To Discuss A Request for Vacating ROW - Road Associated With THOMPSON SUB Q/1 LOT 12 & VAC R/W PER 8279/3639.

SUMMARY: Angela Brown, a resident at 850 Mulberry Street, Maitland, Florida 32751 is formally inquiring about the property boundaries of THOMPSON SUB Q/1 LOT 12 & VAC R/W PER 8279/3639of and potential land acquisition for lot.

The City of Maitland provided the following information regarding this matter:

1. The additional space is a road and I would need to ask the city of Eatonville to vacate.
2. It is a long process and historically Eatonville has not been interested in vacating.
3. If Eatonville vacates, the combined space would not be large enough to be considered a lot for a single family home.

RECOMMENDATION: To Discuss A Request for Vacating ROW - Road Associated With THOMPSON SUB Q/1 LOT 12 & VAC R/W PER 8279/3639.

FISCAL & EFFICIENCY DATA: N/A

Veronica King

From: Angela Brown <rx200297@gmail.com>
Sent: Monday, June 22, 2026 2:16 PM
To: Veronica King
Subject: Fwd: Lot 12, Thompson Sub

----- Forwarded message -----

From: **Angela Brown** <rx200297@gmail.com>
 Date: Mon, Mar 9, 2026, 2:36 PM
 Subject: Lot 12, Thompson Sub
 To: <mdaniels@townofeatonville.org>

To Whom It May Concern,

My name is Angela Brown, and I reside at 850 Mulberry Street, Maitland, Florida 32751. I am writing to formally inquire about the property boundaries and potential land acquisition for my lot.

When I entered into a contract with Cecil Allen in June 2005, the property was initially identified as being in Eatonville. However, at the closing in November 2005, it was disclosed that the City of Maitland had extended its city limits to include my address. Shortly thereafter, Mr. Allen informed me that my property line actually extends several feet south of my current tree line.

I recently contacted the City of Maitland regarding my intent to construct an Accessory Dwelling Unit (ADU) on my property for my daughter. To ensure the structure is of a sufficient size to accommodate her needs, I inquired about the process for officially obtaining or verifying this additional space.

The City of Maitland provided the following information regarding this matter:

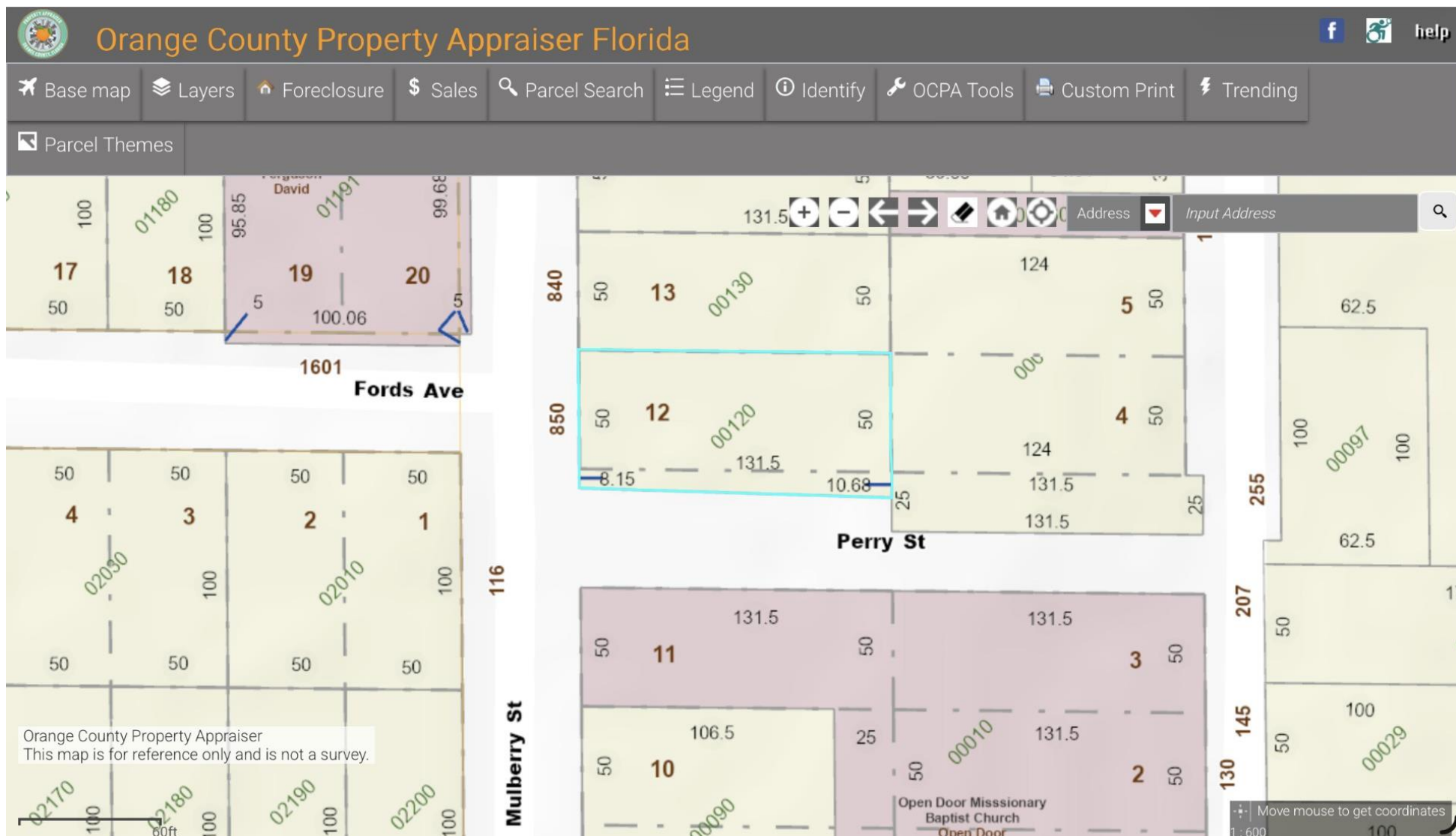
1. The additional space is a road and I would need to ask the city of Eatonville to vacate.
2. It is a long process and historically Eatonville has not been interested in vacating.
3. If Eatonville vacates, the combined space would not be large enough to be considered a lot for a single family home.

My ask City of Eatonville is would you please vacate the road attached to the property described as:
 THOMPSON SUB Q/1 LOT 12 & VAC R/W PER 8279/3639 LYING S OF SAID LOT

I look forward to your guidance on the next steps. You may contact me at my residential address, email or my mobile number: 407-310-1849.

Best regards,

Angela Brown



Memorandum

To: Marlin Daniels – CAO

Veronica King - Clerk

From: Valerie Mundy, P.E. – Director of Public Works

Date: 7/13/2026

**Subject: Public Works Department Review Comments
Request to Vacate Right-of-Way
850 Mulberry Street / Perry Street**

The Town of Eatonville Public Works Department has received a request to vacate a portion of the public right-of-way adjacent to 850 Mulberry Street and Perry Street. The applicant has indicated that the purpose of the request is to acquire additional land to construct an Accessory Dwelling Unit (ADU). While the subject property is located within the City of Maitland, the right-of-way proposed for vacation is located within the Town of Eatonville.

At this time, the Public Works Department does not have sufficient information to evaluate the request. Prior to beginning the review, the applicant must submit a complete right-of-way vacation application, including, at a minimum:

- A completed application.
- A current boundary and topographic survey prepared by a licensed Florida Professional Surveyor and Mapper.
- A legal description and sketch of the portion of right-of-way proposed for vacation.
- The total square footage and dimensions of the area requested to be vacated.
- A site plan illustrating the proposed use of the property following the vacation.
- Any additional information necessary to evaluate the request.

Upon receipt of a complete application, the Public Works Department will evaluate the request based on the following considerations:

1. **Whether the proposed vacation serves the public interest** and is consistent with the Town's long-term planning objectives.

2. **Whether existing public utilities** (water, wastewater, stormwater, electric, gas, telecommunications, fiber optic, or other infrastructure) are located within the right-of-way or whether utility easements should be retained.
3. **Whether compensation to the Town is appropriate** for the conveyance of public property based on its fair market value and the public benefit associated with the request.
4. **Whether the right-of-way has present or future utility value**, including potential use by Duke Energy, telecommunications providers, or other public utility providers.
5. **Whether the right-of-way may be needed for future transportation, pedestrian, bicycle, drainage, emergency access, or other municipal purposes.**

Following completion of the technical review, Public Works will determine whether the right-of-way is no longer necessary for public use or whether vacating the right-of-way provides a greater public benefit than retaining it. If the Department determines that the vacation is appropriate, a recommendation will be forwarded to the Town Council for consideration. If the review identifies existing or future public needs, Public Works may recommend denial of the request or recommend conditions such as the reservation of utility easements or other restrictions to protect the Town's interests.

Recommendation

At this time, the Public Works Department recommends **no action** until a complete application and all supporting documentation have been submitted. Once the required information is received, staff will conduct a comprehensive technical review and provide a recommendation to the Town Council.



HISTORIC TOWN OF EATONVILLE

EATONVILLE, FLORIDA

TOWN COUNCIL WORKSHOP

JULY 21, 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 a Proposed Legislative Planning Retreat (**Administration**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION
INTRODUCTIONS		Exhibits: Purpose and Pre-Retreat Request
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: Retreat Discussion of a Proposed Legislative Planning Retreat (Administration).

SUMMARY: The purpose of this retreat is to provide an opportunity for the Mayor and Town Council to engage in strategic discussions regarding the future direction of the Town of Eatonville, establish legislative priorities, identify areas of consensus, and develop a shared framework for policy and governance over the coming year.

The proposed retreat will focus on defining what that responsibility means in practice and identifying the actions necessary to position Eatonville as a model of community preservation, economic vitality, and civic excellence.

RECOMMENDATION: Recommend Discussion of a Proposed Legislative Planning Retreat (Administration)

FISCAL & EFFICIENCY DATA: N/A

LEGISLATIVE PLANNING RETREAT

PURPOSE

The purpose of this retreat is to provide an opportunity for the Mayor and Town Council to engage in strategic discussions regarding the future direction of the Town of Eatonville, establish legislative priorities, identify areas of consensus, and develop a shared framework for policy and governance over the coming year. It is equally important to balance the historic identity of the town while prioritizing its self-sustainability. As Eatonville continues to build upon its historic legacy while addressing present-day challenges and opportunities, it is important that we as elected officials engage in thoughtful planning and collaborative dialogue to ensure that the Town's resources and advocacy efforts are aligned with community needs. As one of America's most historically significant municipalities, Eatonville possesses a unique responsibility: to preserve the legacy entrusted to us by our founders while creating opportunities for future generations. This retreat will focus on defining what that responsibility means in practice and identifying the actions necessary to position Eatonville as a model of community preservation, economic vitality, and civic excellence.

PRE RETREAT REQUEST

1. Top Three Legislative Priorities
 - Projects, programs, or policy initiatives requiring state or federal support.
2. Top Five Community Priorities
 - Neighborhood concerns.
 - Quality-of-life improvements.
 - Public safety, parks, infrastructure, housing, economic development, community development needs.
3. Future Development of Eatonville
 - Housing
 - Retail
 - Tourism
 - Hospitality
 - Entertainment/Recreation



HISTORIC TOWN OF EATONVILLE
EATONVILLE, FLORIDA
TOWN COUNCIL WORKSHOP
JULY 21, 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 Democratic Process Pertaining Meetings, Agenda Items, and Proper Governance of Meetings to Include Best Practices (**Administration/Legal**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION/LEGAL Exhibits: N/A
INTRODUCTIONS		
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: Request Discussion of the Democratic Process Pertaining Meetings, Agenda Items, and Proper Governance of Meetings to Include Best Practices.

SUMMARY: The purpose of this discussion item is for general counsel to educate the town council on the democratic process as it pertains meetings, agenda items, and proper governance of meetings to include best practices.

RECOMMENDATION: Recommend Discussion of the Democratic Process Pertaining Meetings, Agenda Items, and Proper Governance of Meetings to Include Best Practices.

FISCAL & EFFICIENCY DATA: N/A