



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL WORKSHOP AGENDA

Tuesday, October 21, 2025, at 6:00 PM

Town Hall - 307 E Kennedy Blvd

Adjusted Time Change

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. COUNCIL DISCUSSION

1. Discussion of the Town of Eatonville Master Plan (**Administration**)

III. CITIZEN PARTICIPATION (Three minutes strictly enforced)

IV. COMMENTS

2. 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

OCTOBER 7, 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 Town of Eatonville Master Plan
(Administration)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION Exhibits: PowerPoint Presentation
INTRODUCTIONS		
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: It is requested that the town council discuss the Town of Eatonville Master Plan

SUMMARY: The Town of Eatonville Master Plan Journey to date has consisted of (5) five workshops that reflects the diverse voices of residents in the community with goal to explore ideas to help shape a stronger future for the Historic Town of Eatonville. This workshop provide an overview of the results.

Key Resident Priorities

- Health & Wellness:** Better access to healthcare, community gardens, and safe activities for youth and elders.
- Youth & Education:** Learning programs, exposure to careers, and support for student success.
- Career & Employment:** Support for small businesses, more jobs, and financial education.
- Arts & Culture:** Creative programs for all ages and spaces for local artists to teach and perform.
- Land Development:** More homeowners, affordable housing, and planning that respects Eatonville's history.

RECOMMENDATION: It is recommended that the town council discuss the Town of Eatonville Master Plan

FISCAL & EFFICIENCY DATA: N/A

Eatonville Master Plan

WORKSHOP 5

September 17, 2025

Workshop 5 Agenda

I. Introduction

- a. Welcome
- b. Baker Barrios Introduction
- c. Our Working Assumption

II. Summary of Our Master Planning Journe

III. Polis Community Action Plan Summary

IV. Town of Eatonville Master Plan Update

- a. History and Preservation
- b. Mainstreet
- c. Hungerford Property
- d. Parks and Recreation
- e. Transportation and Connectivity
- f. Residential Neighborhoods

V. Community HUB

VI. Community Partnerships

VII. Closing and Next Steps

Welcome & Introduction



Our Team



Tim Baker
Managing Partner



John Slavens
Managing Partner



Will Jefferson
Director of Community
Engagement



Anzhelika Arbatskaia
Director of Urban Planning



Carlo Laquian
Designer



Briana Johnson
Designer

Master Planning Workshop Goal

Our goal today is to engage in respectful communication, where everyone’s voice is heard and valued. We encourage curiosity in the Master Planning process, understanding that asking questions and exploring ideas will help us shape a stronger future for the Historic Town of Eatonville. We are committed to equitable perspective sharing, ensuring that all participants feel empowered to contribute meaningfully. Together, we can create a plan that reflects the diverse voices of this community.



Eatonville Master Planning Workshops: Our Journey

Workshop 1 – Getting Started

- Came together as neighbors to learn about master planning
- Talked about Eatonville's history and why it matters for the future
- Built trust, shared stories, and set goals as a community

Workshop 2 – Dream Big

- Imagined a brighter Main Street full of life and business
- Shared ideas for safe neighborhoods, parks, and schools
- Talked about better ways to walk, bike, and ride buses
- Dreamed together about what Eatonville could look like in the future

Workshop 3 – Making a Plan

- Turned community dreams into clear action steps
- Focused on Main Street, neighborhoods, Parks& open space, Historic Preservation, Transportation, and Hungerford
- Connected Eatonville's history and culture to every idea
- Started shaping designs and plans that reflect the people's voice

Workshop 4 – Building Next Steps

- Worked in groups to set priorities for Main Street, housing, parks, history, Hungerford, and transportation
- Created action steps that the town can use right away
- Showed how resident voices become real plans for change

What We Built Together

- **Trust:** People felt heard and valued
- **Confidence:** Residents saw their ideas shaping real plans
- **Future:** A master plan and roadmap that protects Eatonville's history while planning for tomorrow

Workshop 1



Workshop 2



Workshop 3



Workshop 4



NEXT UP:

> Polis Community Action Plan Update

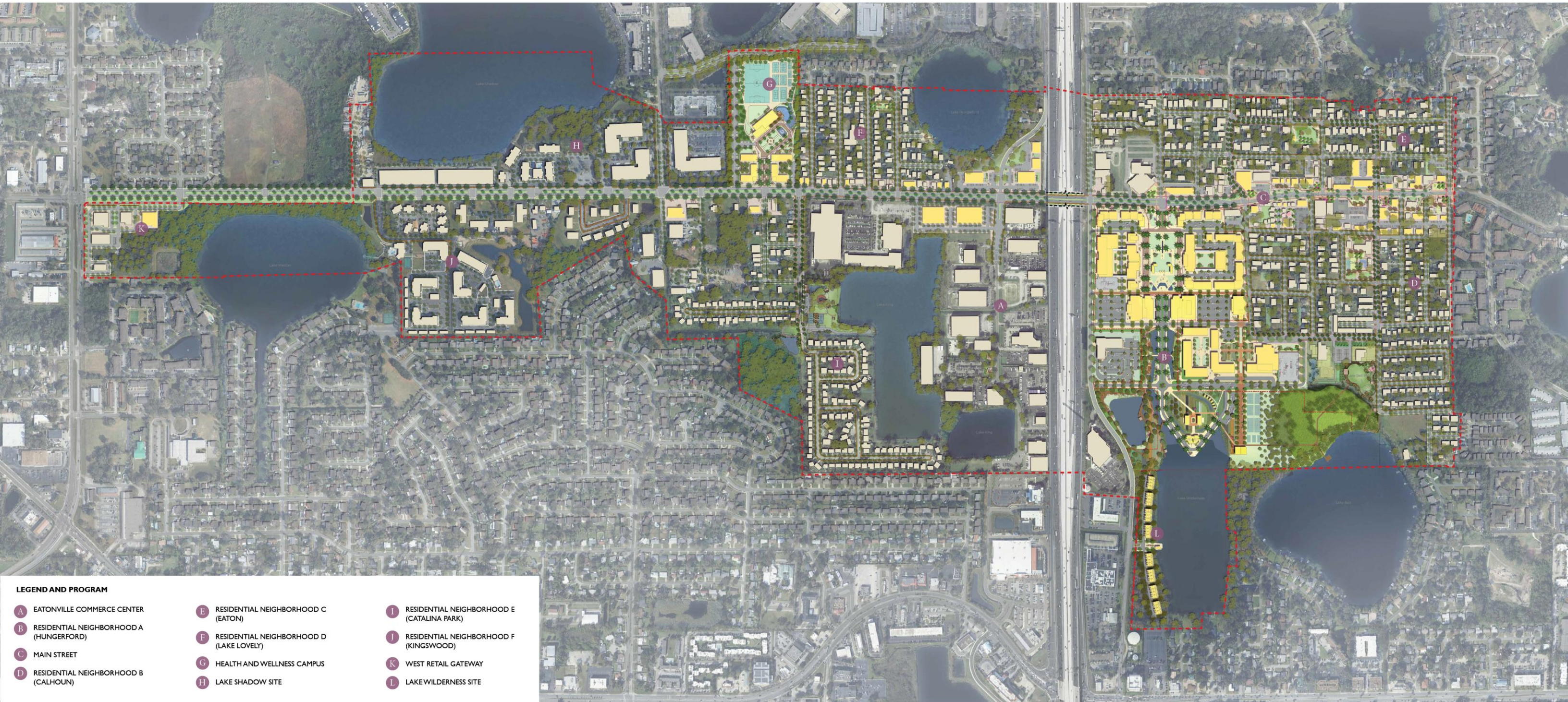
Polis Institute Community Engagement (2023–2024)

- Polis Institute hosted workshops with residents and stakeholders for 7 months.
- Focus areas: **Health & Wellness, Youth & Education, Career & Employment, Arts & Culture, Land Development.**
- Residents shared ideas for a **vibrant Eatonville** and shaped a community-driven vision for the town.

Key Resident Priorities

- **Health & Wellness:** Better access to healthcare, community gardens, and safe activities for youth and elders.
- **Youth & Education:** Learning programs, exposure to careers, and support for student success.
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- **Arts & Culture:** Creative programs for all ages and spaces for local artists to teach and perform.
- **Land Development:** More homeowners, affordable housing, and planning that respects Eatonville's history.

Workshop 5: Master Plan Update



History & Preservation



Historic & Cultural Assets Map



Main Street



Why Support Main Street?

1. Celebrating the Historic Core

Residents emphasized the importance of Eatonville's heritage along Main Street. The survey revealed that the existing building fabric provides both a cultural anchor and a foundation for sensitive revitalization. This underscores the opportunity to preserve architectural character while introducing adaptive reuse strategies that honor the town's identity..

2. Recognizing Mixed Fabric and Development Typologies

Through categorizing properties by their current building or development types, residents helped illuminate the variety of conditions that define Main Street today. This layered urban fabric reflects both resilience and untapped potential, allowing for a thoughtful approach where infill development and preservation coexist to strengthen the corridor's overall cohesion.

3. Identifying Phased Opportunities for Growth

Community feedback aligned with the phasing plan, highlighting areas ready for near-term activation as well as those that require longer-range investment. This phased strategy ensures Main Street's evolution remains both realistic and responsive, with incremental improvements that residents can see and feel while safeguarding long-term aspirations.

4. Building a Framework for Future Vibrancy

Stakeholders articulated a vision of Main Street not only as a thoroughfare but as a civic spine—where walk -ability, active ground-floor uses, and cultural expression converge. Their insights affirm a future opportunity framework rooted in community-driven priorities, shaping Main Street into a place that balances economic vitality with cultural celebration.

Main Street



- The existing condition of the current Eatonville Mainstreet was surveyed
- Areas were designated by their current building or development types
- Each property was separated into various categories in conjunction with the phasing plan to determine areas of future opportunity

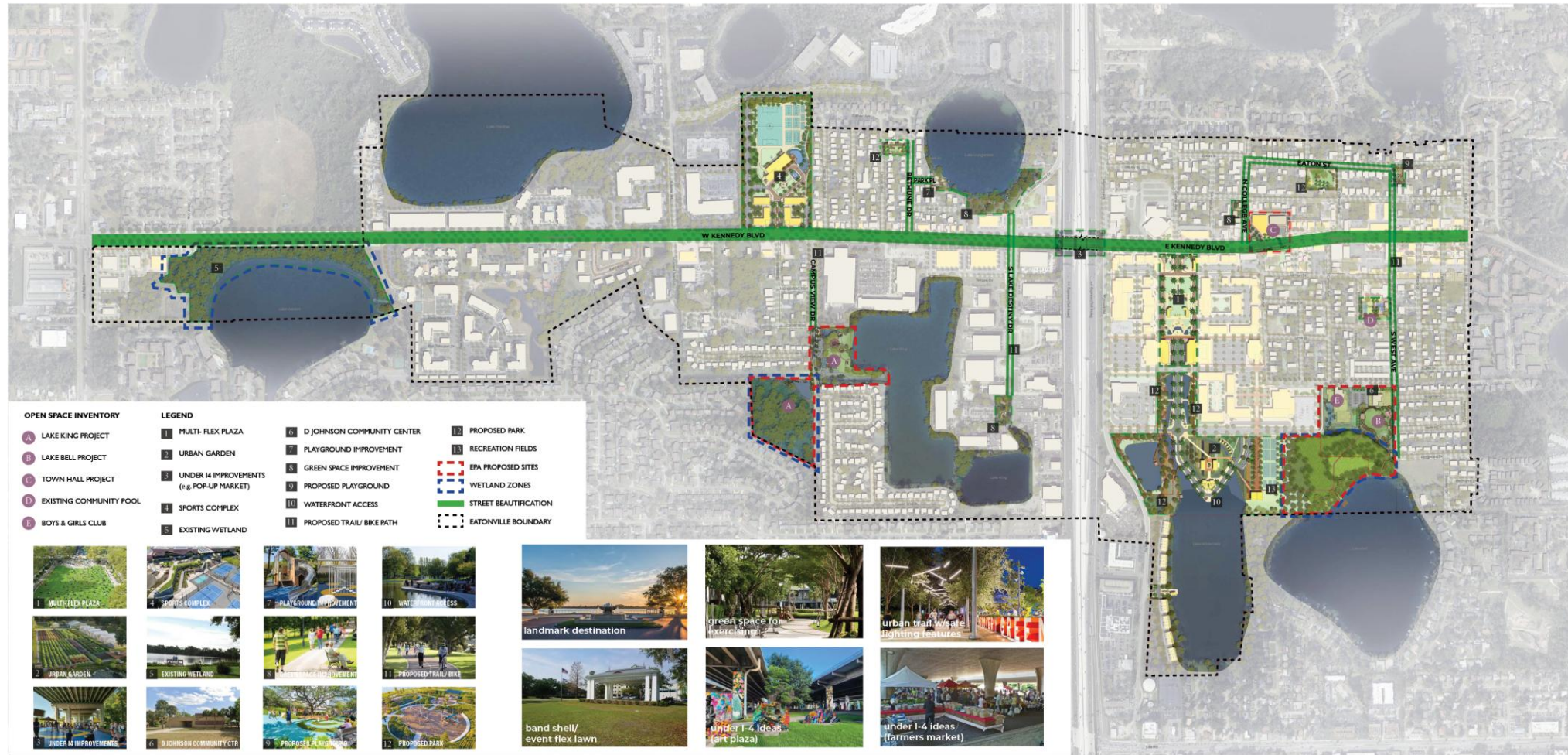
Hungerford Property

PROGRAM		LEGEND	
A	THE HUB - THE HEART OF EATONVILLE/ MIXED-USE	1	GATEWAY
	A.1 NEW TOWN HALL, 2 STORY	2	FESTIVAL PARK WITH EVENT LAWN
	A.2 HUB - COMMUNITY HUB, 2 STORY - CRADLE TO CAREER EDUCATION - JOBS & ECONOMIC VITALITY - BASIC SERVICES AND NEED - HEALTH AND WELLNESS	3	MARKET UNDER THE BRIDGE
B	HUNGERFORD SCHOOL - CRADLE TO CAREER EDUCATION	4	AMPHITHEATRE
	B.0 PRE K - EARLY LEARNING CENTER, 2 STORY,	5	MAGNET HIGH SCHOOL, 1000 STUDENTS, ACADEMIC PLAZA/ GREEN QUAD
	B.1 K-5, 2 STORY	6	PARK
	B.2 6-7, 2 STORY	7	WETLAND
	B.3 8-9, 2 STORY	8	RELOCATE DOT/ RETENTION POND
	B.4 10-12, 2 STORY	9	8 ACRE EXISTING WETLAND WITH 50 FT DEVELOPMENT BUFFER WITH BOARDWALK
	B.5 UNIVERSITY, 3 STORY	10	EXISTING LIBRARY
C	HOTEL, CONFERENCE AND CULTURAL TOURISM/ HISTORY CENTER, 6 STORY 150 KEYS	11	ARRIVAL/ COURTYARD
		12	RETENTION
D	MIXED-INCOME 80/20 RESIDENTIAL, 3 STORY 102 UNITS	13	GARDEN
		14	RETAIL
E	COMMERCIAL	15	EXISTING CORPORATE ENTERPRISE- DATA CENTER
	E.1 COMMERCIAL LIVE/ WORK, 2 STORY	16	SURFACE PARKING
	E.2 COMMERCIAL LIVE/ WORK, 2 STORY	17	OFFICE
F	CORPORATE ENTERPRISE CAMPUS, JOBS & ECONOMIC VITALITY, 2 STORY	18	BALLROOM AND CONFERENCE CENTER
		19	DISCOVERY CENTER
G	WORK FORCE HOUSING	20	RECREATION COURTS/ FIELDS
H	COMMUNITY GARDENS	21	HISTORIC PRESERVATION CULTURAL CENTER & TOURISM
		22	ZORA NEALE HURSTON/ NY COMMUNITY EVENT CTR/ PAVILION
		23	EXISTING COMMUNITY RECREATIONAL CENTER
		24	THE PAVILION - FOOD MARKET WITH FOOD TRUCKS
		25	GUEST COTTAGES
		26	ZORA NEALE HURSTON RESTAURANT PAVILION/ F&B
		27	PEDESTRIAN WALKWAY CRADLE TO CAREER DISCOVERY WALK
		28	PARKING GARAGE
		29	EXISTING BOYS & GIRLS CLUB
		30	EXISTING EATONVILLE HISTORICAL GATEWAY ARCH
		31	50 FT DEVELOPMENT BUFFER FROM THE EXISTING WETLAND
		32	MULTI-USE PATHWAY
		33	PLAYGROUND FOR EARLY LEARNING CENTER
		34	WALKWAY ARCADE



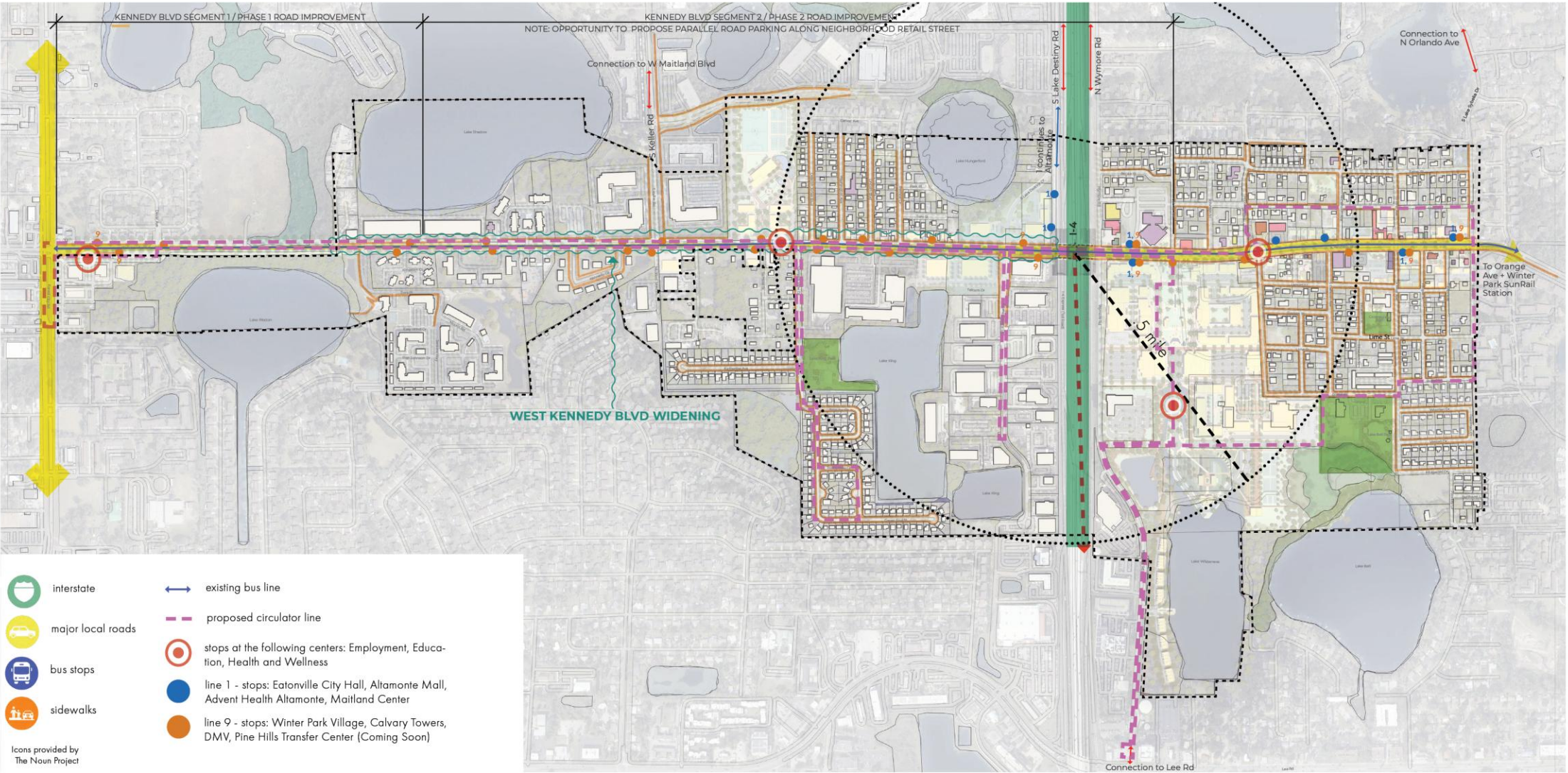
BUILDING/ DEVELOPMENT TYPES LEGEND	
MIX-USE/ WORK-LIVE/ RESIDENTIAL WITH COMMERCIAL BELOW	
GROCERY/ RETAIL	
F&B	
COMMERCIAL SERVICE	
NEW CULTURAL AND CIVIC NEW TOWN HALL, TOURISM AND CONFERENCE, THE HUB	
CULTURAL/ RELIGIOUS LIBRARY, MUSEUM, HISTORICAL BUILDINGS, ETC.	
SPORTS BUILDINGS/ WELLNESS/ PRIMARY CARE/ FITNESS	
OFFICE/ CORPORATE BUSINESS/ GREEN HOUSE/ BUSINESS INCUBATOR/ CO- WORKING	
EDUCATIONAL CRADLE TO CAREER EDUCATION: PRE-K, K-8, 9-12, UNIVERSITY, DISCOVERY CENTER	
RESIDENTIAL MULTI-FAMILY, TOWNHOUSE, APARTMENTS, WORK-FORCE HOUSING, COTTAGES	
HOTEL	
PARKING GARAGE	

Parks & Recreation



- Current green spaces and future open space/green spaces were determined by the BBA team
- Connection points to and from the various green spaces were highlighted to show areas for landscape improvement within the town
- A new sports complex was proposed on W. Kennedy Blvd.
- The Hungerford masterplan was proposed on E. Kennedy Blvd.
 - Ideas for an under i-4 market or installation were proposed to improve the large physical divide
- Several planned features were presented to residents as methods for improving the green spaces that existed

Transportation & Connectivity



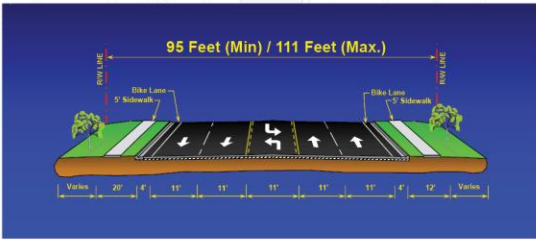
Lack of connectivity to employment, education, & healthcare centers



Pedestrian safety at East Kennedy Blvd, calming techniques, parklets



New Bike Lanes



Kennedy blvd streetscape projects



Bus routes availability and variety



Bus stops Improvements and Naming

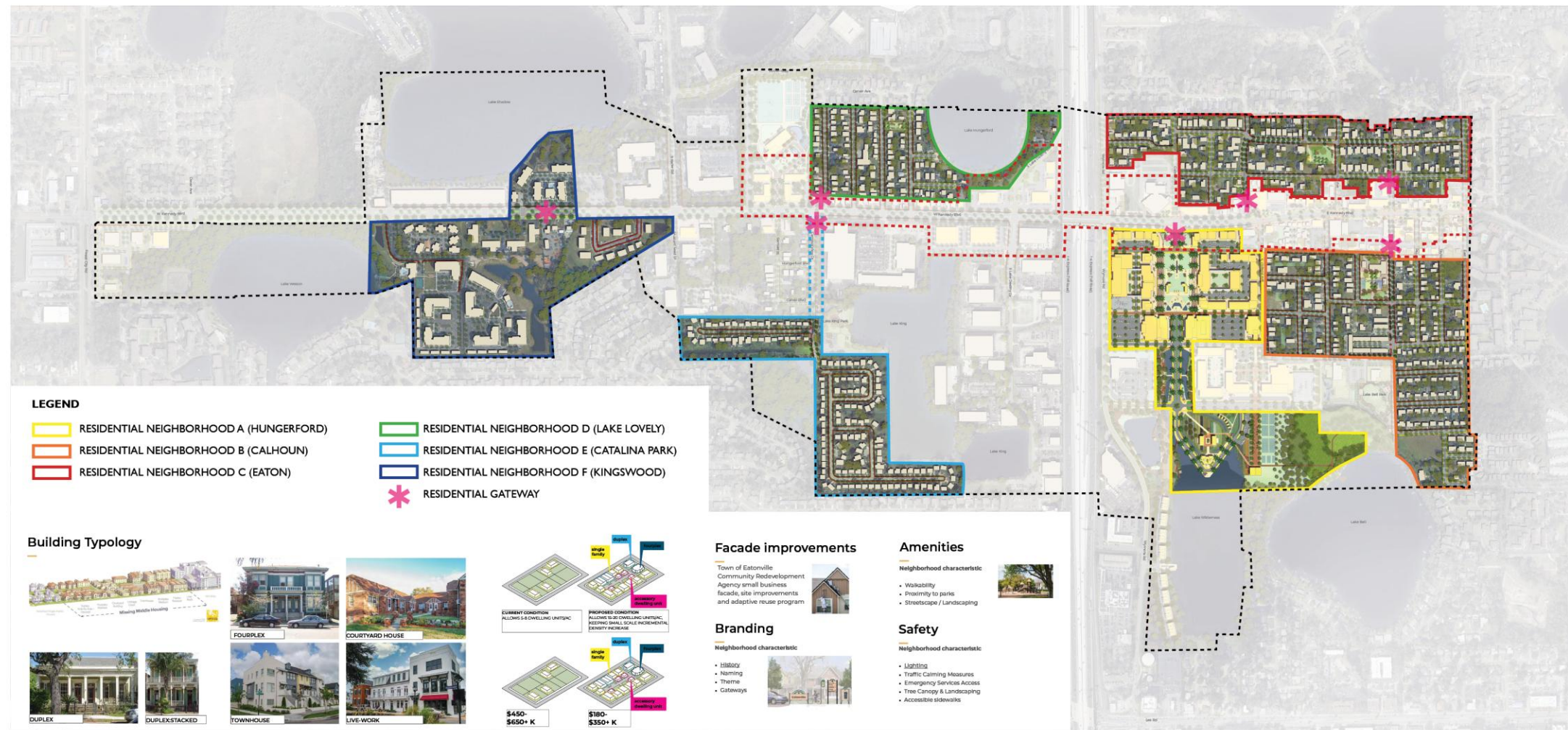


Propose Town Circulator



Sidewalks availability and connectivity

Residential Neighborhoods



- There was little to no revision of the existing neighborhood delineation
- BBA respected the existing neighborhood names and boundaries
- BBA would propose to establish neighborhood sub-committees to appoint representatives for each one
- BBA discussed and educated on the various methods for creating strong neighborhood identities (*including: building typology (code), branding, façade improvements, improved amenities, and overall neighborhood safety*)

Community Resource HUB

● Community Board

Neighbors Caring for Neighbors

Keeper of the Vision - Quarterback

- Strong Chairperson
- Resident Ambassadors - BD Members
- Experts / Partnership / Advisors
 - Education
 - Wellness
 - Jobs
 - Housing

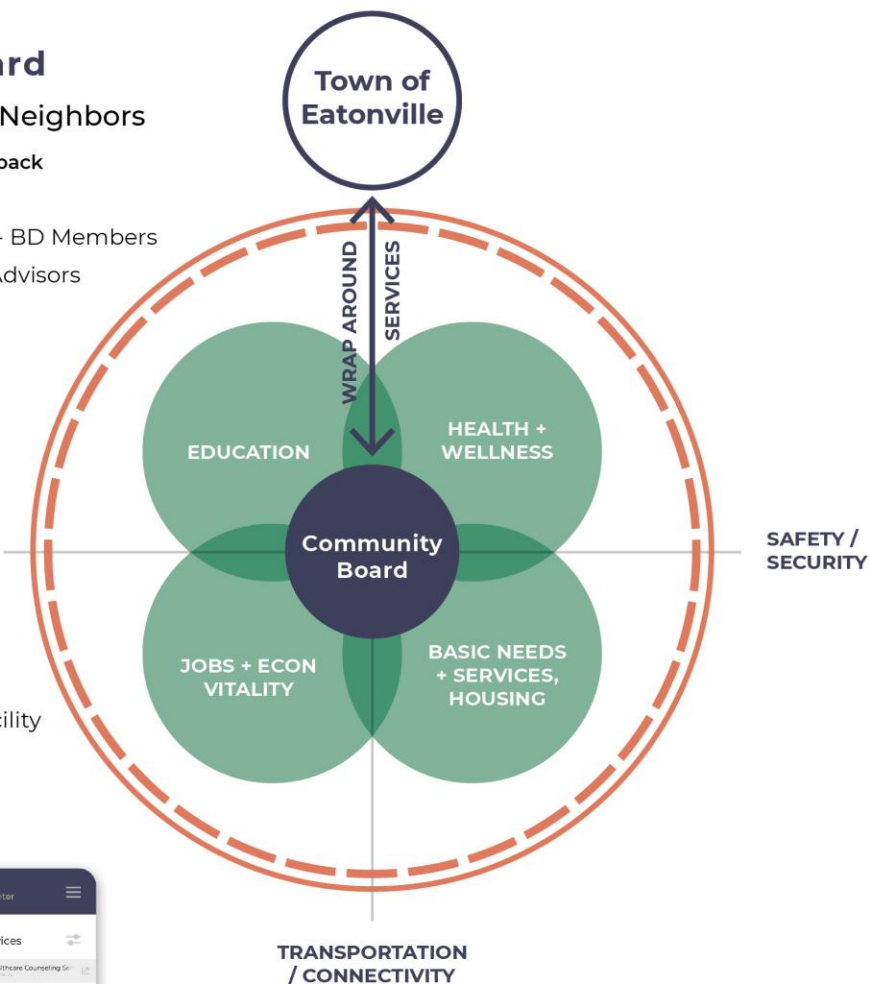
● The “HUB”

- Community Serving Facility
- Wrap Around Service
- One-Stop Shop



◀ Digital Resource Center Support App
Complementing HUB services

* Partners identified are preliminary and subject to change.



* PROGRAM

Wrap-Around Service Concierge Service

1. Wrap-Around Services - Basic Need
2. Health Clinic (Supported by Mobile Center and a local healthcare provider)
3. Health Insurance - Local Provider
4. Wellness Facilities
 - Program Counselors
 - Classrooms
 - Tutoring
 - Multi-purpose Space
5. Education Enrichment
6. Technology Center / Incubator / Co-Work Space
7. Teaching Kitchen / Nutritionist
8. Job Connect Counselors
9. Community Board (501C3) Offices
10. Mobility Center
11. Family Counseling

“People, Places, & Partnerships”

The Partnerships are Growing

Key Stakeholders

EDUCATION

- eSTEAMed Learning – Candace Finley
- Thomas Leadership Academy – Mrs. Cheryl Thomas
- Children Enriched with Opportunity (C.E.O.) – Mary Davis-Johnson
- Redeeming Light - Keeping Up Program – Beverly Brown
- Boys and Girls Club – Shadrick Alexander

HEALTH & WELLNESS

- LifeCycle Club – Patra Stanley
- Game Over Fitness – James Williams
- Florida Elks Children's Therapy - Represented by Ms. Althea Montgomery
- Winter park Health Foundation (potential partner) – Nie Abrahams

JOBS & ECONOMIC VITALITY

- Eatonville Chamber of Commerce – Lavonda Wilder
- Neighborhood Center for Families
- HELP C.D.C. – Nicole Oriol

BASIC NEEDS & HOUSING

- HELP C.D.C. – Nicole Oriol
- Neighborhood Center for Families
- OCLS - Social Worker Program





Thank you!

Visit **envisioneatonville.com** for a comprehensive look at the Town of Eatonville's master planning initiative.



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- INTERIOR DESIGN
- PLANNING
- LANDSCAPE ARCHITECTURE
- URBAN DESIGN

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The background of the slide features a faded image of a bridge. On the bridge's structure, there is text that reads "THE TOWN THAT FREEDOM BUILT" on the left and "OLDEST INCORPORATED AFRICAN AMERICAN MUNICIPALITY IN AMERICA" on the right. In the center, there is a circular clock face. Below the clock, a small rectangular plaque reads "EST. 1887".

Eatonville Master Plan

WORKSHOP 5

September 17, 2025

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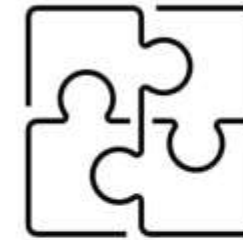
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Everyone's Input is Valuable

Each person's perspective brings unique insight to the planning process.



Questions Lead to Growth

Curiosity and open-mindedness help us find the best solutions together.



Respect Creates Trust

When we communicate respectfully, we build a stronger, more trusting community.



Shared Goals Drive Success

We all share the goal of building a vibrant future for Eatonville, and every voice matters in achieving it.

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Workshop 1



Workshop 2



Workshop 3



Workshop 4



NEXT UP:

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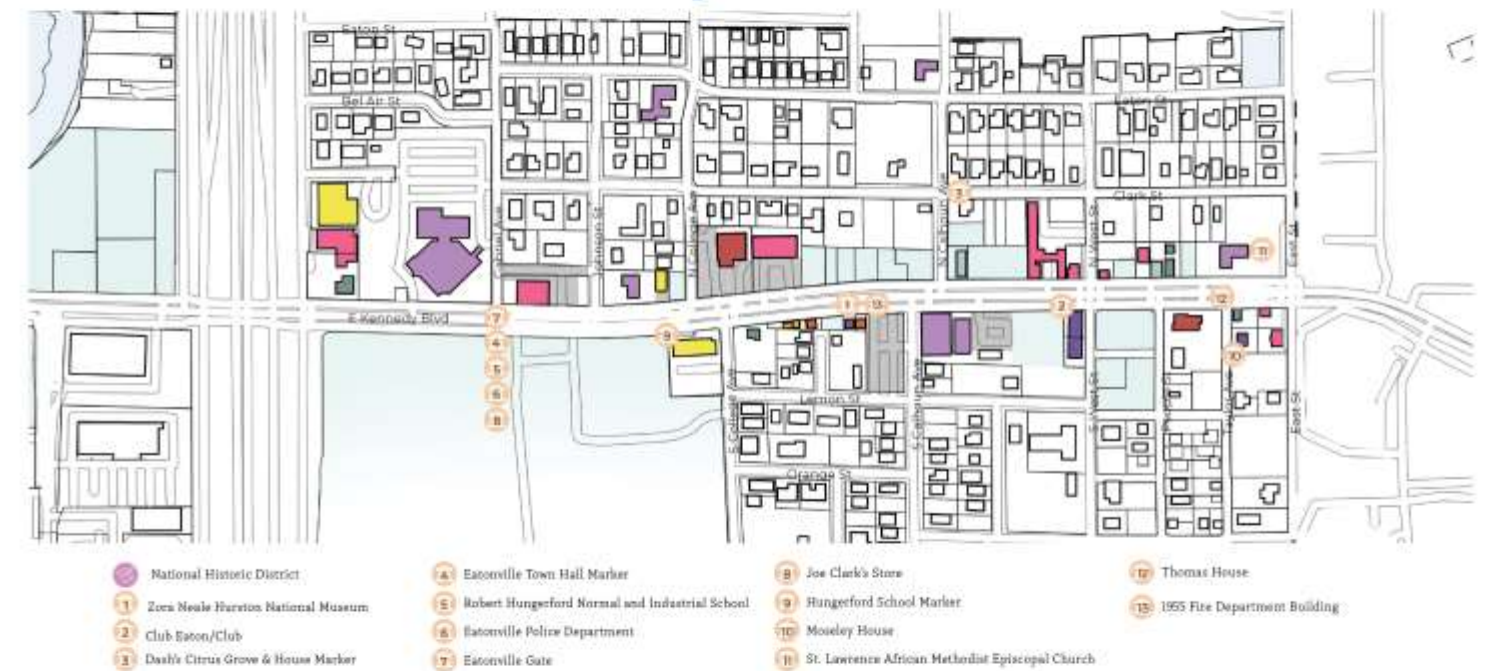
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Hungerford Property

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- 2 NEW TOWN HALL, 2 STORY
- 3 HUB - COMMUNITY HUB, 2 STORY
- CRADLE TO CAREER EDUCATION
- JOBS & ECONOMIC VITALITY
- BASIC SERVICES AND NEED
- HEALTH AND WELLNESS
- 4 HUNGERFORD SCHOOL - CRADLE TO CAREER EDUCATION
- 5 PRE-K - EARLY LEARNING CENTER, 2 STORY
- 6 K-5, 2 STORY
- 7 6-7, 2 STORY
- 8 8-9, 2 STORY
- 9 10-12, 2 STORY
- 10 UNIVERSITY, 3 STORY
- 11 PARKING GARAGE, 2 STORY
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HISTORY CENTER, 6 STORY
150 KEYS
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102 UNITS
- 14 COMMERCIAL
- 15 COMMERCIAL LIVE/WORK, 2 STORY
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- 17 GROCERY, 1 STORY
- 18 CORPORATE ENTERPRISE CAMPUS, JOBS & ECONOMIC VITALITY, 2 STORY
- 19 WORK FORCE HOUSING
- 20 COMMUNITY GARDENS

LEGEND

- 1 GATEWAY
- 2 FESTIVAL PARK WITH EVENT LAWN
- 3 MARKET UNDER THE BRIDGE
- 4 AMPHITHEATRE
- 5 MAGNET HIGH SCHOOL, 1000 STUDENTS,
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- 16 SURFACE PARKING
- 17 OFFICE
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BUILDING/ DEVELOPMENT TYPES LEGEND

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COMMERCIAL BELOW
- GROCERY/ RETAIL
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- COMMERCIAL SERVICE
- NEW CULTURAL AND CIVIC
NEW TOWN HALL, TOURISM
AND CONFERENCE, THE HUB
- CULTURAL/ RELIGIOUS
LIBRARY, MUSEUM, HISTORICAL
BUILDINGS, ETC.
- SPORTS BUILDINGS/ WELLNESS/ PRIMARY
CARE/ FITNESS
- OFFICE/ CORPORATE BUSINESS/ GREEN
HOUSE/ BUSINESS INCUBATOR/ CO-
WORKING
- EDUCATIONAL
CRADLE TO CAREER EDUCATION,
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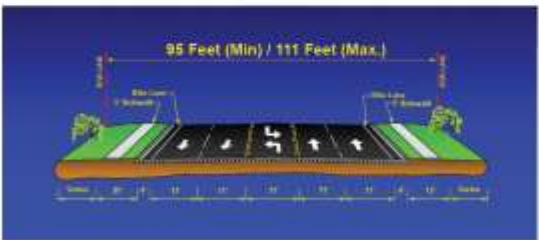
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Kennedy blvd streetscape projects



Bus routes availability and variety



Bus stops Improvements and Naming



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Visit **envisioneatonville.com** for a comprehensive look at the Town of Eatonville's master planning initiative.



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