



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING AGENDA

Tuesday, August 05, 2025, at 7:30 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 AND VERIFICATION OF QUORUM

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE AGENDA

IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)

V. CONSENT AGENDA

1. Approval Town Council Meeting Minutes 7-15-25 (**Town Clerk**)
2. Approval Resolution 2025-15 – Directing the Finance Department to Provide Monthly Financial Statements, to the Town Council Each Month (**Councilwoman Randolph**)
3. Approval Resolution 2025-18 Authorizing Issuance of Revolving Line of Credit Note (**Finance**)

VI. COUNCIL DECISIONS

4. Approval of the Paige Corner Preliminary Plat (**Planning**)
5. Approval Resolution 2025-14 – Establishing a 30-day Work From Home Limit (**Councilwoman Randolph**)
6. Approval of Resolution 2025-16 – Interim Legal Counsel Services (**Councilwoman Randolph**)
7. Approval of Resolution 2025-17 – Non-Rehire of Individuals Dismissed Due to Unsatisfactory Performance or Conduct (**Councilwoman Randolph**)

VII. REPORTS

CHIEF ADMINISTRATIVE OFFICER'S REPORT

TOWN ATTORNEY'S REPORT

TOWN COUNCIL REPORT/DISCUSSION ITEMS

MAYOR'S REPORT

VIII. 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 MEETING
AUGUST 5, 2025, AT 7:30 PM
Cover Sheet

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

ITEM TITLE:

Approval Town Council Meeting Minutes 7-15-25
(Town Clerk)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE/CLERK OFFICE Exhibits: - Meeting Minutes 7-15-25
PUBLIC HEARING 1 ST / 2 ND READING		
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request is for the Town Council to Approve the Town Council Meeting Minutes as listed below:

1. Town Council Meeting for July 15, 2025

SUMMARY: The Town Council Meeting was held on the 3rd Tuesday in July. Meeting minutes were transcribed from the audio archive for approval for the public records..

RECOMMENDATION: Recommendation is for the Town Council to Approve the Town Council Meeting Minutes for July 15, 2025.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING

MEETING MINUTES

Tuesday, July 15, 2025, at 7:31 PM

Town Hall – 307 E. Kennedy Blvd.

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. ***Audio Recording are available through the Town's website on the Council Agenda Page.*

CALL TO ORDER AND VERIFICATION OF QUORUM:

Mayor Gardner called the meeting to order at 7:31 p.m. and a quorum was established by Ms. Bellenger.

PRESENT: (5), Mayor Angie Gardner, Vice Mayor Theo Washington, Councilwoman Wanda Randolph, Councilman Tarus Mack, Councilman Rodney Daniels

STAFF: (5) Demetris Pressley (virtual), **Chief Administrative Officer;** Marissa Bellenger, **Records Coordinator;** Cliff Shephard, **Town Attorney;** Katrina Gibson, **Finance Director;** Valerie Mundy, **Public Works Director;** Fletcher Boone, **EPD Chief**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Mayor Gardner led the Invocation in a Moment of Silence followed by the Pledge of Allegiance

APPROVAL OF THE AGENDA:

Mayor Gardner Motions to **APPROVE** the meeting agenda with an additional walk-on item; **Moved by** Vice Mayor Washington; **Second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES. Comments:** (Walk on Item) Resolution 2025-13 to Terminate Working From Home Policy.

CITIZEN PARTICIPATION – (2)

Before beginning citizen participation, Mayor Angie Gardner reminded the public that there are only 3 minutes to speak with no dialogue with the audience. Mayor Gardner would also like to make an apology to Attorney Holli New, who filled in for Attorney Shephard in the last meeting, because there were comments from the audience that were inappropriate and unprofessional, and she took offense to it. The mayor asked Chief Murray to be the sergeant-at-arms.

Angela Thomas – (Resident) Mrs. Thomas would like to know the status of the historic grant and if possible that the grant could be used with the Historic Preservation Board. Mrs. Thomas would like to see the town build a statue that represents the five founding fathers.

Angela Johnson – (Resident) Mrs. Johnson requested that Item #2 of the Consent Agenda be moved to Council Decisions. Mrs. Johnson provided a copy of a list of questions (to the Clerk) that she would like to be added into the public record.

PUBLIC HEARING: CRA Executive Director Michael Johnson made an opening statement on the updated CRA plan. Mayor Gardner then opened up the public hearing for questions. No questions were raised. Mayor Gardner opened the hearing for questions from council members. Councilman Daniels had a question about

Objective 2.2.2—it was from his understanding that the CRA could not assist in something the town has already established. Mr. Johnson – You do not want to be too specific, but you want to put everything you possibly can in the plan. The language used there is so we can seek funding. You have specific things that you want to do in your capital improvement—those things we [the CRA] cannot do.

APPROVAL CONSENT AGENDA: Mayor Gardner Motions to APPROVE the Consent Agenda with amendment MOVING Agenda Item #2, requesting to approve Public Works Utility Tech 1 Reclassification of Position to **COUNCIL DECISIONS; **Moved by** Councilman Mack; **Second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES 4/0. Comments/Notes:****

COUNCIL DECISIONS:

Approval of Public Works Utility Tech 1–Reclassification of Position (Moved from Consent Agenda)–

Councilman Mack starts by stating he has a great appreciation for Valerie Mundy and everything that she does for the town. Mack is concerned with the supervisor being less qualified than the Tech 1 employee. Mack says that he would support approving the reclassification of this position. However, the supervisor needs to be more qualified than the Utility Technician. Councilman Daniels stated that he would like to receive a copy of the questions given by Angela Johnson during citizen participation (Daniels was handed a copy). Daniels – When we have residents coming up with these questions, it has me wondering do we know what we are doing? Can we provide a current organizational charter for the Public Works Department? How many utility technicians are currently budgeted, filled, or planned for the next term? [To Mrs. Mundy] Have you seen these questions? Valerie Mundy – We did not see those questions, but I understand some of the concerns. I would like to recommend that the Utility Tech 1 position report directly to myself. I would train them perhaps until we meet some of those questions and concerns. Councilman Daniels – I do not want the staff to think that I am not in favor of promotion and education of our staff, but I want this to be done right. Councilwoman Randolph – We have already discussed this during the discussion period. And what it seems to me right now is that we need to table this, Mayor, until we come back to the budget. That way you would have all of the paperwork and the background information to support what you are asking for. Mayor Gardner and Councilman Mack state that they would like to go forward with the vote. Vice Chair Washington states that he is also in support of approval because the technician is qualified and deserving. Councilman Daniels – I do not think anyone is saying he does not deserve or entitled to the position. We want to make sure everything is done right, budgetary wise. Mayor Gardner – As a teacher, you may have teachers with a lot of certifications who have been doing their job for years, and you might have a new principal that is not making as much as a teacher. We see this all the time. You supervise processes, not people. I do not see a reason to change your request except to make it clear that the Tech 2 position stays there and you are creating an additional position. All the council is approving is the creation of the Tech 1 position. Councilman Mack – I think I am going to take the recommendation [from Councilwoman Randolph] to table this item. Mayor Gardner stated that the council is in the middle of a motion. She apologized and stated we should all be able to speak our mind without retaliation.

Mayor Gardner MOTIONS to APPROVE the Public Works Utility Tech 1–Reclassification of Position; **Moved by Councilwoman Randolph; **Second by** Councilman Mack; *Mayor Gardner rescinds her motion to Approve; Councilman Mack rescinds his second.***

Councilwoman Randolph MOTIONS to TABLE the Public Works Utility Tech 1–Reclassification of Position; **Moved by Councilman Mack; **Second by** Councilman Daniels; **AYE: (3)** Councilwoman Randolph, Councilman Mack, Councilman Daniels. **NAYE: (2)** Vice Mayor Washington and Mayor Gardner. **MOTION PASSES. 3/2.****

Approval of Town Council Meeting AMENDED Minutes 6-3-25 (Clerk) – Records Coordinator Marissa Bellenger stated for the record that Councilman Daniels submitted an 8B form of voting conflict for the June 3rd meeting due to the special gain or loss of a relative. The form was received on July 1st by Town Clerk, Veronica King. The form will be submitted along with the amended minutes.

Mayor Gardner MOTIONS to APPROVE the Town Council Meeting Amended Minutes for 6-3-25; **Moved** by Councilman Daniels; **Second** by Councilman Mack; **AYE: ALL, MOTION PASSES.**

Approval of Resolution 2025-12 – Town of Eatonville 2025 CRA Plan Update (Administration) – Ms. Bellenger read the preamble into the record.

Mayor Gardner MOTIONS to APPROVE Resolution 2025-12 – Town of Eatonville 2025 CRA Plan Update; **Moved** by Councilman Daniels; **Second** by Vice Mayor Washington; **AYE: (4)** Councilwoman Randolph, Councilman Mack, Vice Mayor Washington, Mayor Gardner; **NAYE: (1)** Councilman Daniels. **MOTION PASSES. 4/1.**

Approval of Resolution 2025-13 to Terminate Working From Home Policy (Legislative) – Councilwoman Randolph clarifies that this item is not a walk-on, and that it was added and submitted in a timely manner. The councilwoman stated that the issue is that we have employees who are working at home when we do not have a policy. The recommendation is that the council approves this resolution, terminating work from home for any employee or employees, until the council adopts a policy. Councilman Randolph stated that when this item was submitted, there was an email thread to remove it from the agenda. Randolph said no one has the right to remove a legislative person's item from the agenda. I was not trying to administrate the department; I was trying to point out that we did not have a policy. I did not like the way this was presented or the demeanor of this process. When Mrs. King responded with a rebuttal, I had accidentally responded. This was dismissed or rejected by the attorney. Attorney Shephard – We do not have the authority to reject it. Councilwoman Randolph – Well, the way it was written, it was not presented correctly, and I did not really like it as a council person. It says right here [referring to the email], that Mr. Pressley had forwarded a legal opinion recommending the removal from you all. Then, Mrs. King removed the item. I asked her to put it back on the agenda because nobody has the authority. Randolph expressed concerns of how her item was handled. She stated she felt she needed to put a motion to terminate the legal services. Randolph has seen other incidents in the past which seemed like things were one sided and not working for the council. Councilman Mack – Before moving forward, the councilman would like to clarify that the grant writer often works from home and the importance of that work. He is in favor of what Randolph is suggesting but suggests that there needs to be some stipulations. If the councilwoman can agree with Mack on the stipulations, and make some changes, he stated that would be more fair than tabling it altogether. Councilwoman Randolph – The resolution speaks for itself (“to terminate any and all work from home activities for all employees until the Town Council has adopted a formal work from home policy”). This needs to be voted on and put before the council tonight. The second thing Randolph has concerns about is whether the town’s insurance policy covers work from home; or whether the employee is actually working. I am not saying anything unbelievable about the individual, we just have an issue on policies and procedures and holding others accountable. Vice Mayor Washington – This work from home policy came from the pandemic. We should put in individual contracts a policy, but I do not recommend terminating work from home. Councilman Mack reiterates that he does want to terminate working from home. Councilwoman Randolph – I am not in favor of tabling because we know what happens when we table. It will go from this month to the next and so on, and we will not get anything accomplished. Mayor Gardner – [To Councilwoman Randolph] How does this policy change help the town? Councilwoman Randolph – It will put policies and procedures in place. Mayor Gardner – Here is my point: you are having a discussion about policy, but all of the discussion (with council) is about procedure—that is administrative. We do have a policy, and it is that we have full-time and part-time employees (and seasonal or temporary). You are getting bogged down with procedure and how it looks. Councilwoman Randolph – Show me in the personnel manual a work from home policy—you do not have

one. I know what article 2 of the charter states on the responsibility of the administration. You have not told me one thing about a policy.

Mayor Gardner MOTIONS to TABLE Resolution 2025-13 to Terminate Working From Home Policy; **Moved** by Councilman Mack; **Second** by Vice Mayor Washington; **AYE: (3)** Councilman Mack, Vice Mayor Washington, Mayor Gardner; **NAYE: (2)** Councilman Daniels and Councilwoman Randolph. **MOTION PASSES. 3/2.**

Additional comments: Mayor Gardner – If you would allow me to revisit the Public Works Utility Tech position, [to Councilman Mack] because I want to make certain that I understood correctly and I did not offend you. It seemed as though you were going to vote yes, but what I said changed it. I want to make sure what I said does not hurt the work that Mrs. Mundy is doing. I am asking that we vote so that it can continue. Councilman Mack – I want to stay with what I stated in terms of tabling.

REPORTS:

CHIEF ADMINISTRATIVE OFFICER: Demetrius Pressley (Virtually)– Reminder that the budget workshop is next week for two days. Just to give the council a heads up, due to a family emergency Mr. Pressley will be out of office until this Friday (7/18/25).

TOWN ATTORNEY: Cliff Shepherd – I want to reiterate that any of you are welcome to call me at any time, any opinion that our office renders for a meeting so it can be fully explained to whomever about whatever issue. We offer opinions based on the law which includes the charter, state statues, and opinions from the Attorney General’s office. Every opinion we offer I can back up in writing with more resources than perhaps may always appear in those opinions just because there are so many. The opinion that was questioned tonight is as solid an opinion as you could possibly get. If it did offend, that is certainly not the intention. Other than that, I greatly enjoy serving this body and will continue to do so.

TOWN CLERK: Veronica King – No Report

TOWN COUNCIL REPORT/DISCUSSION ITEMS -

Councilman Rodney Daniels – Started off by making sure Mrs. Mundy was aware that there is a small gator in Lake King. Councilman requested a meeting with Mrs. Mundy to discuss the issue. Police Chief Murray clarified for Councilman Daniels that the fish and wildlife will not respond if there is no sight of the gator. He suggested residents call 911 and keep a lookout. Councilman Daniels continued his report by stating he would like to schedule a meeting with Mrs. Mundy concerning the yard and making sure it has running water and A/C for public works employees. He would like to see the Wi-Fi issue within Town Hall to be fixed. Councilman stated for the record that he did not vote against golf carts, he just wanted to make sure it was done correctly.

Councilwoman Wanda Randolph – The councilwoman requested an update on Access Realty in which Mr. Pressley stated that they would move forward at the pleasure of the council. She also asked for the dumpster update. Mr. Pressley stated that he contacted the owner to start the process to remove the dumpster as well as contacting the appropriate personnel for a new dumpster. Councilwoman Randolph brought up the issue for the 200 S.W. Street residence which has a water leak outside the building. Randolph requested the water usage for the residence. Mrs. Mundy updated the councilwoman on the issue and although the leak is on private property, she recommended fining the apartment complex. Councilwoman Randolph asked Mr. Pressley if any employees have shifted from part-time to full-time or vice-versa. Mr. Pressley stated that he can look up the report from HR. The grant coordinator and HR positions were the only ones, from his knowledge, which switched from full-time to part-time. The councilwoman wanted to know if this was brought before the council. Mr. Pressley did not know this was an item that needed to be brought before council because the budget was not changed. Attorney Shephard stated that it does not need to come before council unless it impacts [increases] the budget. It is ultimately up to

the mayor to make the decision. Councilwoman Randolph is concerned the town is not backfilling positions. Randolph would like an update on the budget hearing items which have not been sent to council members as of yet. Mayor Gardner answered that as soon as the items are available they will be sent to council. Councilwoman Randolph restated that she would like to move forward with a motion on the floor to terminate legal services. Mr. Pressley stated that the councilwoman's added item was not removed by the general counsel, CAO or administration. Mr. Pressley asked general counsel if the resolution conflicts with the charter. They gave us their opinion based on the law and statute which was then relayed to the clerk. Mrs. King then sent the information over to the councilwoman, and I believe at that point there was a conversation between the clerk and councilwoman about removing the item. That is when the councilwoman stated she accidentally responded. When it was noticed that the item was removed, the councilwoman asked that it be added back to the agenda. It was not a late item, and the general counsel did not try to challenge the request.

Councilwoman Randolph MOTIONS to TERMINATE legal services; **Moved by** Councilman Mack; **Second by** Councilman Daniels. **AYE: (3)**, Councilwoman Randolph, Councilman Mack; **NAYE: (2)** Vice Mayor Washington and Mayor Gardner. **MOTION PASSES. Comments/notes:** Mayor Gardner requests to implement an emergency hire for Attorney Shephard, so the council is not left without proper legal counsel. Attorney Shephard stated that his office's opinions are not motivated by anything but the law. In addition, his office has never asked for anything to be put on the agenda or removed. The attorney stated he and his office have contradicted the positions of the Mayor in the past whether they were appropriate or not. Shepherd stated he understands that this opinion upset the councilwoman and gave her a reason to get rid of him. He will meet with Mayor Gardner to go through transition. Attorney Shephard concluded by saying that this vote was not on the agenda so the public was unaware it would take place.

Councilman Tarus Mack – Thanks to the citizens who come and engage in town business. Regarding Attorney Shephard's termination, the councilman stated that in the best interest and betterment of the people in this community he saw the need of getting rid of him. The councilman continued by giving condolences to anyone who has lost any loved ones in the community. He reminded everyone that the deadline of HostDime is approaching and would like an update on the construction completion. Councilman Mack is hosting his annual cleanup day on July 19th outside of Town Hall. He partnered with Chief Murray and a national organization out of Detroit who are willing to give their health service check-ups (blood pressure, hearing). Concerning the water rates, Councilman Mack does not understand why the town is getting legal advice from Orange County and not from their own attorney. He would like to discuss with Mr. Pressley about the proposed easement of Andre English's property. Councilman Mack gave thanks to Chief Murray who is putting on a Boys and Girls Club event called "Midnight Basketball." Mack would also like to give kudos to Maitland and Edgewater High Schools for their "A" ratings, as well as Hungerford Elementary for earning a "B." The councilman would like an update on the budget hearing packages and what direction the town is heading toward in regard to water reimbursement. He would also like an update to Mrs. Mills' sewer problem. The councilman publicly apologized to the Attorney Holli New who filled in for Shephard in the last meeting as he was not trying to undermine her.

Vice Mayor Theo Washington – Vice Mayor Washington reflected on facilities in Eatonville that need to be demolished (Denton Johnson Center) or renovated. Washington stated that the town does not jump on opportunities for new amenities (or facilities). He is focused on infrastructure and space for the community (e.g., to hold events).

MAYOR'S REPORT: Mayor Angie Gardner – One of the main things I thought this administration brought was stability and we have seen the town start to grow. The worst thing we could do is get rid of one of the strongest attorneys for our own town. Mayor Gardner stated that Attorney Shephard has done nothing wrong and was terminated out of emotional retaliation. Gardner emphasized that the charter is the main law for the town and if something violates the charter, it is the attorney's responsibility to point it out. Gardner states by attacking the grant coordinator, you are stopping progress so it seems like the administration is not doing as much as it could

do. The Mayor presumes that this is all due to it being an election season. She states like a basketball game, they are trying to call a timeout by getting rid or causing the grant coordinator to walk. The Mayor hopes that the Eatonville residents get to the point where they are tired of it. As for receiving legal advice from the County regarding water, the mayor states that in the last meeting Mr. Pressley asked if the situation with the water be reviewed by the county and we all agreed—Attorney Shephard is not to blame, and he probably did not know about it. Mayor Gardner references other municipalities that have 10, 20, 30 year or more town plans and they follow it despite not getting along sometimes. Gardner rhetorically asks why the Town of Eatonville is in the same spot, and when the town starts to grow, why are their people trying to slow progress.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; **Moved by** Councilman Daniels; **Second by** Councilman Mack; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:41pm.**

(Handout: Questions provided by Angela Johnson pertaining to the Public Works Utility Tech 1 Reclassification of Position.)

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Mayor



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
AUGUST 5, 2025, AT 7:30 PM
Cover Sheet

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ITEM TITLE: Approval Resolution 2025-15 – Directing the Finance Department to Provide Monthly Financial Statements, to the Town Council Each Month (Councilwoman Randolph)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (RANDOLPH) Exhibits: - Resolution 2025-15
PUBLIC HEARING 1ST / 2ND READING		
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request approval of Resolution 2025-15 Approval Resolution 2025-15 directing the Finance Department to Provide Monthly Financial Statements, to the Town Council Each Month.

SUMMARY: The Town Council of the Town of Eatonville desires to maintain a healthy fiduciary position with the town that gives proper and effective oversight of the financial state of the town’s day-to-day financial activities and affairs. By resolution, the Town Council wishes to have a full account of the financial actions taken by or on behalf of the Town of Eatonville from month to month in order to make proper financial decisions for the Agency.

Effective immediately, upon the passing of this Resolution (2025-15), the Town Council directs the Finance Department, Finance Director, or Appointed Chief Administrative Officer, to provide financial statements, as well as checks and banking statements, to the Town Council Members at the second scheduled Town Council Meeting each month. This practice shall commence at the time of the August 19, 2025, Town Council Regular Meeting and continue for each and every month during the second Town Council Regular Meeting.

RECOMMENDATION: Recommend that the Town Council Approve Resolution 2025-15 directing the Finance Department to Provide Monthly Financial Statements, to the Town Council Each Month.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION 2025-15

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA DIRECTING THE FINANCE DEPARTMENT TO PROVIDE MONTHLY FINANCIAL STATEMENTS, AS WELL AS CHECKS AND BANK STATEMENTS TO THE TOWN COUNCIL EACH MONTH, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, All powers of the Town shall be vested in the Town Council, except as otherwise provided by law or the town’s Charter, and the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the Town by law; and

WHEREAS, The Town Council of the Town of Eatonville desires to maintain a healthy fiduciary position with the town that gives proper and effective oversight of the financial state of the town’s day-to-day financial activities and affairs; and

WHEREAS, The Town Council of the Town of Eatonville desires to have a full account of the financial actions taken by or on behalf of the Town of Eatonville from month to month in order to make proper financial decisions for the Agency.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA AS FOLLOWS:

SECTION ONE: DIRECTION TO THE FINANCE DEPARTMENT, FINANCE DIRECTOR, OR APPOINTED CHIEF ADMINISTRATIVE OFFICER.

The Town Council of the Town of Eatonville does hereby, effective immediately, upon the passing of this Resolution, direct the Finance Department, Finance Director, or Appointed Chief Administrative Officer, to provide financial statements, as well as checks and banking statements, to the Town Council Members at the second scheduled Town Council Meeting each month. This practice shall commence at the time of the August 19, 2025, Town Council Regular Meeting and continue for each and every month during the second Town Council Regular Meeting.

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 5 day of August 2025.

Angie Gardner, Mayor

ATTEST:

Veronica L. King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
AUGUST 5, 2025, AT 7:30 PM
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ITEM TITLE:

Approval Resolution 2025-18 Authorizing The Issuance of A Revolving Line of Credit Note (**Finance**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: FINANCE Exhibits: **Refer to support documents provided in the workshop <ul style="list-style-type: none">- Resolution 2025-18- Revolving Credit Agreement Between Town of Eatonville, Florida, and Truist Commercial Equity, Inc.
PUBLIC HEARING 1ST / 2ND READING		
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request for the Town Council to discuss Resolution 2018 Authorizing the Issuance of A Revolving Line of Credit Note.

SUMMARY:

Staff would like for the town council to consider for approval by resolution the issuance of a Revolving Line of Credit Note, Series 2025 in a principal amount not to exceed \$5,000,000 to finance the Project; authorizing and delegating to the Mayor the sale of the note to the Lender Pursuant To The Terms And Conditions of a Revolving Credit Agreement with the Lender.

RECOMMENDATION: Recommend to the Town Council to discuss Resolution 2018 Authorizing the Issuance of A Revolving Line of Credit Note.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION NO. 2025-18

A RESOLUTION OF THE TOWN OF EATONVILLE, FLORIDA, AUTHORIZING THE ISSUANCE OF A REVOLVING LINE OF CREDIT NOTE, SERIES 2025 IN A PRINCIPAL AMOUNT NOT TO EXCEED \$5,000,000 TO FINANCE THE PROJECT; AUTHORIZING AND DELEGATING TO THE MAYOR THE SALE OF THE NOTE TO THE LENDER PURSUANT TO THE TERMS AND CONDITIONS OF A REVOLVING CREDIT AGREEMENT WITH THE LENDER; APPROVING THE EXECUTION AND DELIVERY OF SAID REVOLVING CREDIT AGREEMENT; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION WITH THE ISSUANCE OF THE NOTE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Eatonville, Florida (the “Issuer”) is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of Florida; and

WHEREAS, the Issuer determined that it is necessary and desirable and in the best interest of the inhabitants of the Issuer to finance the installation of pipes and lines for the Issuer’s utility system (the “Project”); and

WHEREAS, it is determined to be in the best interest of the Issuer to issue its Revolving Line of Credit Note, Series 2025 (the “Note”) in a principal amount not to exceed \$5,000,000 pursuant to a Revolving Credit Agreement (the “Revolving Credit Agreement”) between the Issuer and Truist Commercial Equity, Inc. (the “Lender”), in substantially the form attached hereto as Exhibit A, to finance the Project; and

WHEREAS, debt service on the Note will be secured by the Pledged Revenues, as defined in the Revolving Credit Agreement; and

WHEREAS, the revenues pledged for the payment of the Note are not now pledged or encumbered in any manner; and

WHEREAS, the Pledged Revenues shall be sufficient to pay all principal of and interest and prepayment premium, if any, on the Note, as the same becomes due, and to make all deposits or payments required by this Resolution and the Revolving Credit Agreement; and

WHEREAS, the Issuer shall never be required to levy ad valorem taxes or use the proceeds thereof to pay debt service on the Note or to make any other payments under this Resolution or the Revolving Credit Agreement. The Note shall not constitute a lien on any property owned or situated within the limits of the Issuer; and

WHEREAS, the Issuer has received proposals from a number of financial institutions and it is hereby found, determined and declared that a negotiated sale of the Note to the Lender pursuant to a competitive bid, is in the best interest of the Issuer because the revolving nature of the loan necessitates that the Issuer evaluate the credit capacity of the Lender which does not lend itself to selling the Note in a public sale and will save the Issuer considerable time and expense; and

WHEREAS, it is hereby ascertained, determined and declared that it is in the best interest of the Issuer to authorize the Mayor to accept the offer from the Lender to purchase the Note at a negotiated sale upon the terms and conditions set forth in this Resolution, the Revolving Credit Agreement and in the Term Sheet dated March 27, 2025 submitted by the Lender for the purchase of the Note, a copy of which is attached hereto as Exhibit B (the “Term Sheet”); and

WHEREAS, the Lender will provide to the Issuer, prior to the sale of the Note, a disclosure statement regarding the Note containing the information required by Section 218.385(6), Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, THAT:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. AUTHORITY. This Resolution is adopted pursuant to the Florida Constitution; Chapter 166, Florida Statutes; the Charter of the Issuer, and other applicable provisions of law.

SECTION 3. APPROVAL OF ISSUANCE OF NOTE; PLEDGE OF PLEDGED REVENUES. The issuance of the Note is hereby authorized. There is hereby authorized to be issued the “Town of Eatonville, Florida Revolving Line of Credit Note, Series 2025” in a principal amount of not to be outstanding at any time in excess of Five Million Dollars (\$5,000,000) for the purposes of (i) financing the costs of the Project, and (ii) paying the transaction costs associated with the Note. The pledge of the Pledged Revenues as set forth in the Revolving Credit Agreement is hereby authorized.

SECTION 4. AUTHORIZATION OF PROJECT. The financing of the Project is hereby authorized.

SECTION 5. TERMS OF NOTE. The Note will be repaid no later than thirty-six (36) months from the date of issuance or unless earlier prepaid or extended, as provided in the Revolving Credit Agreement and in the Note. The Note shall be substantially in the form

attached as Exhibit A to the Revolving Credit Agreement, with such non-material changes as shall be approved by the Mayor, such approval to be conclusively evidenced by the execution thereof by the Mayor. The Note shall be executed on behalf of the Issuer with the manual signature of the Mayor, as attested by the Town Clerk and the official seal of the Issuer. In case any one or more of the officers who shall have signed or sealed the Note shall cease to be such officer of the Issuer before the Note so signed and sealed has been actually sold and delivered, such Note may nevertheless be sold and delivered as herein provided and may be issued as if the person who signed or sealed such Note had not ceased to hold such office. The Note may be signed and sealed on behalf of the Issuer by such person who at the actual time of the execution of such Note shall hold the proper office of the Issuer, although, at the date of such Note, such person may not have held such office or may not have been so authorized.

SECTION 6. SALE OF NOTE. Because of the characteristics of the Note, prevailing market conditions, the necessity of the Issuer to evaluate the credit capacity of the Lender, the ability of the Issuer to access direct purchase with the Lender and for the Issuer to receive the benefits of lower issuance costs, it is hereby determined that it is in the best interest of the Issuer to accept the offer of the Lender to purchase the Note at a private negotiated sale pursuant to the terms of the Revolving Credit Agreement. Prior to the issuance of the Note, the Issuer shall receive from the Lender a Lender's Certificate, the form of which is attached hereto as Exhibit C and the Disclosure Letter containing the information required by Section 218.385, Florida Statutes, a form of which is attached hereto as Exhibit D.

SECTION 7. AUTHORIZATION TO EXECUTE REVOLVING CREDIT AGREEMENT. To provide for the security of the Note and to express the contract between the Issuer and the holder thereof, the Issuer hereby authorizes the Mayor, as attested by the Town Clerk and approved as to form and correctness by the Town Attorney, or any other appropriate officers of the Issuer, to execute and deliver a Revolving Credit Agreement to evidence the Note, to be entered into by and between the Issuer and the Lender, in substantially the form attached hereto as Exhibit A with such changes, insertions and omissions as may be approved by the Mayor, the execution thereof being conclusive evidence of such approval.

SECTION 8. GENERAL AUTHORITY. The Mayor, Vice Mayor, the Town Clerk, the Chief Administrative Officer, the Town Attorney and such other officers, attorneys and other agents and employees of the Issuer, as may be designated by the Chief Administrative Officer, are each designated as agents of the Issuer in connection with the matters described herein and are hereby authorized and empowered, collectively or individually, to take all actions and steps to execute all instruments, documents, notices and contracts on behalf of the Issuer that are necessary and desirable in connection with the execution and delivery therewith and which are specifically authorized and not inconsistent with the terms and provisions of this Resolution or the Revolving Credit Agreement, or desirable or consistent with the requirements hereof for the full, punctual and complete performance of all of the terms, covenants and agreements contained in the Note, this Resolution and the Revolving Credit Agreement and they are hereby authorized to execute and deliver all documents which shall be required by Note Counsel or the

Lender to effectuate the sale of the Note. If the Mayor is unavailable or unable at any time to perform any duties or functions hereunder, the Vice Mayor is hereby authorized to act on his behalf. All action taken to date by the officers, attorneys and any other agents and employees of the Issuer in furtherance of the issuance of the Note is hereby approved, confirmed and ratified.

SECTION 9. SEVERABILITY AND INVALID PROVISIONS. If any one or more of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of any of the other provisions hereof or of the Revolving Credit Agreement.

SECTION 10. EFFECT OF RESOLUTION; RATIFICATION. All resolutions or ordinances and parts thereof in conflict herewith to the extent of such conflicts, are hereby suspended and repealed; provided, however, that all of the terms and conditions of this Resolution shall be complied with in full. All prior action in connection with this Resolution is hereby ratified, confirmed, and approved.

SECTION 11. ADDITIONAL INFORMATION. The Note and Revolving Credit Agreement shall not be executed and delivered unless and until the Issuer has received all information required by Section 218.385, Florida Statutes.

SECTION 12. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED this 5th day of August, 2025.

Angie Gardner, Mayor

Attest:

Veronica King, Town Clerk

Approved as to form:

Clifford B. Shepard, Town Attorney

EXHIBIT A

FORM OF REVOLVING CREDIT AGREEMENT

EXHIBIT B

TERM SHEET

EXHIBIT C**FORM OF LENDER'S CERTIFICATE**

This is to certify that Truist Commercial Equity, Inc. (the "Lender") has not required Town of Eatonville, Florida (the "Issuer") to deliver any offering document and has conducted its own investigation, to the extent it deems satisfactory or sufficient, into matters relating to business affairs or conditions (either financial or otherwise) of the Issuer in connection with the issuance of the Revolving Line of Credit Note, Series 2025 (the "Note"), and no inference should be drawn that the Lender, in the acceptance of said Note is relying on Bryant Miller Olive P.A. ("Note Counsel") or Clifford B. Shepard, Esq. ("Issuer Attorney") as to any such matters other than the legal opinions rendered by Note Counsel or Issuer Attorney. Any capitalized undefined terms used herein not otherwise defined shall have the meanings set forth in the Revolving Credit Agreement, dated as of August 1, 2025, between the Issuer and the Lender (the "Revolving Credit Agreement").

We are aware that purchase of the Note involve various risks, that the Note are secured solely from the Pledged Revenues, as described in the Revolving Credit Agreement (the "Note Security").

We have made such independent investigation of the Note Security as we, in the exercise of sound business judgment, consider to be appropriate under the circumstances. In making our lending decision, we have relied upon the accuracy of information which has been provided to us by the Issuer.

We have knowledge and experience in financial and business matters and are capable of evaluating the merits and risks of our purchase of the Note and can bear the economic risk of our purchase of the Note.

We acknowledge that the Revolving Credit Agreement is not being qualified under the Trust Indenture Act of 1939, as amended, and is not being registered in reliance upon the exemption from registration under Section 3(a)(2) of the Securities Act of 1933 (the "Securities Act of 1933"), Section 517.051(1), Florida Statutes, and/or Section 517.061(9), Florida Statutes, and that neither Note Counsel nor the Issuer Attorney shall have any obligation to effect any such registration or qualification.

The Note has been purchased for the account of the Lender as evidence of a loan only and not with a present view to the distribution, transfer or resale thereof. The Lender currently intends to hold and book the Note as a loan in its loan portfolio; the Lender acknowledges that the use of the word "Note" in the name of the debt instrument is not intended to indicate that the instrument is or is not a security within the meaning of the Securities Act of 1933. The Lender hereby covenants that if the Lender subsequently decides to distribute or resell the Note, it shall comply with the transfer restrictions in the Note.

We are a bank, trust company, savings institution, insurance company, dealer, investment company, pension or profit-sharing trust, or qualified institutional buyer as contemplated by Section 517.061(9), Florida Statutes. We are not purchasing the Note for the direct or indirect promotion of any scheme or enterprise with the intent of violating or evading any provision of Chapter 517, Florida Statutes.

DATED this _____ day of _____, 2025.

TRUIST COMMERCIAL EQUITY, INC.

By: _____
Name: Robert Suchor
Title: Authorized Agent

EXHIBIT D**FORM OF DISCLOSURE LETTER**

The undersigned, Truist Commercial Equity, Inc. (the “Lender”) has negotiated with Town of Eatonville, Florida (the “Issuer”) for the private purchase of its Revolving Line of Credit Note, Series 2025 (the “Note”) in a principal amount not to exceed \$5,000,000. Prior to the award of the Note, the following information is hereby furnished to the Issuer:

1. Set forth is an itemized list of the nature and estimated amounts of expenses to be incurred for services rendered to us in connection with the issuance of the Note (such fees and expenses to be paid by the Issuer):

Lender Counsel Fees – \$10,000.00

2. (a) No other fee, bonus or other compensation is estimated to be paid by the Lender in connection with the issuance of the Note to any person not regularly employed or retained by the Lender (including any “finder” as defined in Section 218.386(1)(a), Florida Statutes), except as specifically enumerated as expenses to be incurred by the Lender, as set forth in paragraph (1) above.

(b) No person has entered into an understanding with the Lender, or to the knowledge of the Lender, with the Issuer, for any paid or promised compensation or valuable consideration, directly or indirectly, expressly or implied, to act solely as an intermediary between the Issuer and the Lender or to exercise or attempt to exercise any influence to effect any transaction in the purchase of the Note.

3. The amount of the underwriting spread expected to be realized by the Lender is \$0.00.

4. The management fee to be charged by the Lender is \$0.00.

5. Truth-in-Bonding Statement:

The Note is being issued primarily to (i) pay the costs of financing the Project, and (ii) pay the costs associated with the transaction.

Unless earlier redeemed, the Note is expected to be repaid by _____, 2028. Because the loan of the proceeds of the Note is a revolving credit facility with a variable rate of interest it is impossible to determine the total amount of interest to be paid over the life of the Note.

The Note will be payable solely from the revenues pledged, as provided in the Revolving Credit Agreement (“Pledged Revenues”), dated as of August 1, 2025, between the

Issuer and the Lender (the “Revolving Credit Agreement”). Because the loan proceeds of the Note is a revolving credit facility with a variable rate of interest it is impossible to determine the amount of revenues of the Issuer not being available to finance other services of the Issuer during the life of the Note.

6. The name and address of the Lender is as follows:

Truist Commercial Equity, Inc.
33 S. Garland Avenue, Floor 17
Orlando, Florida 32801
Attention:

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Letter on behalf of the Lender this ____ day of _____, 2025.

TRUIST COMMERCIAL EQUITY, INC.

By: _____
Name: Robert Suchor
Title: Authorized Agent



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

AUGUST 5, 2025, AT 7:30 PM

Cover Sheet

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

ITEM TITLE: Approval of the Paige Corner Preliminary Plat (**Planning**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: PLANNING DEPARTMENT
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <ul style="list-style-type: none"> • Staff Report - Exhibit “A” • Staff Report - Exhibits “B”
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request Review and approval of the Paige Corner’s Preliminary Plat.

SUMMARY:

The applicant is requesting approval of a Preliminary Plat for 8 single-family residential lots as provided in the Exhibits as it meets the Town’s Land Development Code criteria for a preliminary plat.

RECOMMENDATION: Recommend for the Town Council to Approve the Paige Corner Preliminary Plat.

FISCAL & EFFICIENCY DATA: N/A



Town Council Staff Report

Town of Eatonville

APPLICATION INFORMATION

APPLICATION NUMBER: #UD23-000001

OWNER: Kip Williams

APPLICANT/AGENT: David Glunt, P.E. - Spruce Creek Civil Engineering

PREPARED BY: Tara Salmieri, AICP Town Planner

MEETING DATE: August 5, 2025

REQUEST:	Preliminary plat; eight (8) single-family residential lots
LOCATION:	501 Monroe AV Parcel ID 36-21-29-0000-00-174
ACREAGE:	2.75 +/- Acres
EXISTING ZONING	R-2
FUTURE LAND USE	Medium Density Residential
SURROUNDING ZONING/ FUTURE LAND USE DESIGNATIONS:	North – R-2/MDR South – R-2/MDR East – R-2/Recreation West – R-2/MDR

1. Project Analysis

Project Description

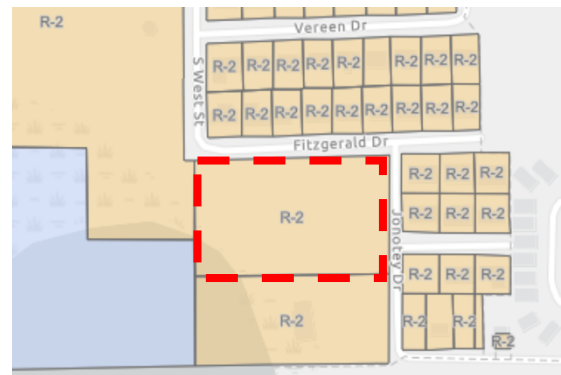
The subject property currently is an undeveloped parcel of land, approximately 2.75 +/- acres of land with a land use designation of Medium Density Residential (MDR) and a zoning designation of R-2 Single Family Residential.



Land Use and Zoning Designations



Future Land Use Map



Zoning Map

Analysis

The subject property proposes 8 single-family lots that will be a minimum of 50' x 100' that is consistent with R-2 Zoning. The Town's Land Development Code, specifically, Chapter 58 Subdivision Regulations, Article III preliminary plat requires town Council review and approval.

The applicant was found in compliance with the Town's LDC by the Planner 1, CPH engineering (survey team and engineers) and the town attorney's office in August 2024.

2. Preliminary Plat

The following two figures are provided in the Staff report. The full exhibit is attached as “Exhibit B”.

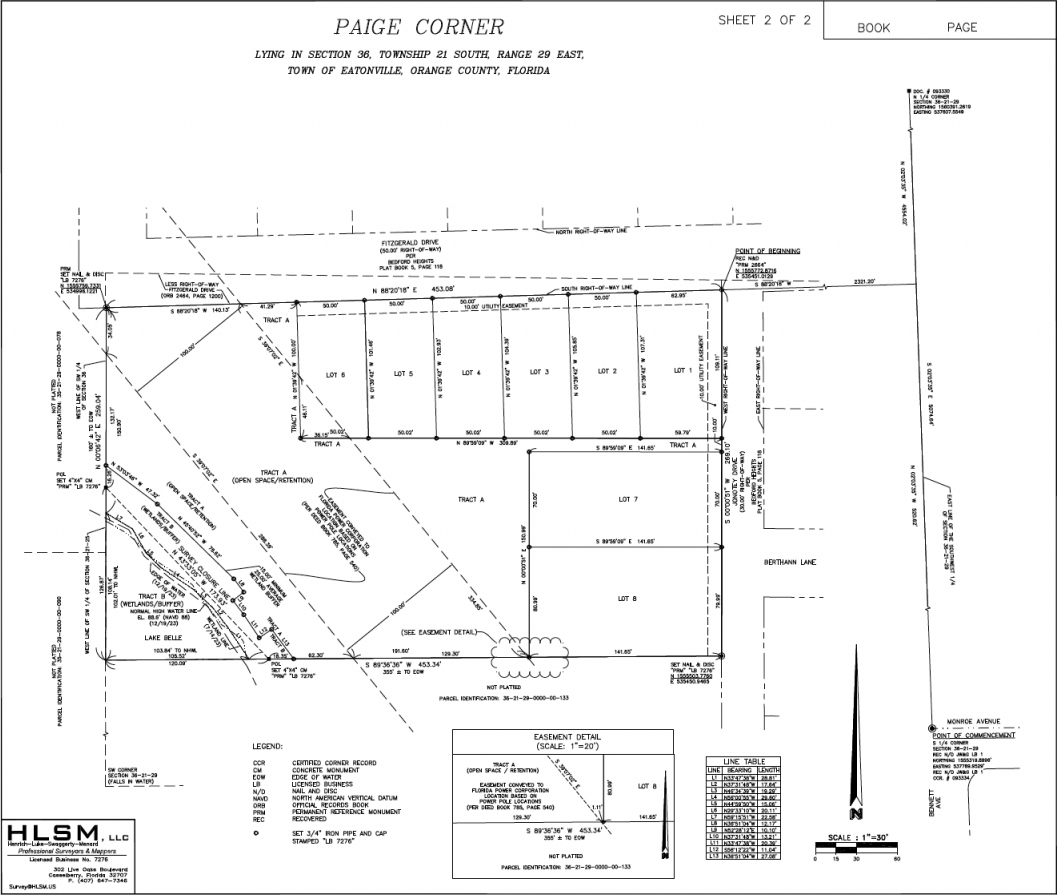


Figure 1, Preliminary Plat



3. Findings and Planner Recommendation

The parcel of land, as requested, would meet the zoning and land development code requirements for approval of a preliminary plat. The applicant is in process of review and approval of the construction plans which, per Chapter 54, Site Plan, Article II, Sec. 54-25 The following uses of land and development shall submit a site plan for review and approval prior to obtaining a building permit. (1) all permitted uses within all districts, ***except single-family detached dwellings*** and two-family dwellings on individual lots, and their accessory uses and structures.

4. TOWN COUNCIL DECISION

Town Council will provide one of the following for 501 Monroe AV Parcel ID **36-21-29-0000-00-174, Preliminary Plat as presented.**

- (a) Approval
- (b) Approval with conditions
- (c) Denial

PRELIMINARY PLAT FOR EATONVILLE SUBDIVISION

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE EAST ALONG THE SECTION LINE 453.30 FEET, THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 476.30 FEET TO A POINT ON THE SECTION LINE 484.70 FEET NORTH OF THE SOUTHWEST CORNER, THENCE SOUTH 484.70 FEET TO THE POINT OF BEGINNING. (LESS THE SOUTH 200 FEET THEREOF) AND (LESS PART IN RIGHT OF WAY OF FITZGERALD DRIVE.)

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER
C2.0	OVERALL SITE PLAN
C3.0	PRELIMINARY UTILITY, DRAINAGE, AND GRADING PLAN
-	BOUNDARY AND TOPO SURVEY

TOWN OF EATONVILLE, FLORIDA

PARCEL ID NO.:
36-21-29-0000-00-174

ADDRESS:
501 MONROE AVENUE

FOR

KIP WILLIAMS
108 EAST STREET
MAITLAND, FL 32751
PH (407) 227-3117

 **SPRUCE
CREEK**
Civil Engineering, Inc
1982 STATE ROAD 44, SUITE 360
NEW SMYRNA BEACH, FLORIDA 32168
PHONE (407) 325-5579



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT TEAM MEMBERS:

APPLICANT/OWNER
KIP WILLIAMS
108 EAST ST.
MAITLAND, FL 32751
PHONE: (407) 227-4113

ENGINEER
SPRUCE CREEK CIVIL ENGINEERING, INC.
1982 STATE ROAD 44, SUITE 360
NEW SMYRNA BEACH, FL 32168
PHONE: (407) 325-5579

GEOTECHNICAL ENGINEER
YOVAISH ENGINEERING SERVICES, LLC
953 SUNSHINE LN.
ALTAMONTE SPRINGS, FL 32714
PHONE: (407) 774-9383

SURVEYOR
HLSM, LLC
302 LIVE OAKS BLVD.
CASSELBERRY, FL 32707
PHONE: (407) 647-7346

ENVIRONMENTAL
BIO-TECH CONSULTING, INC.
3025 EAST SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969

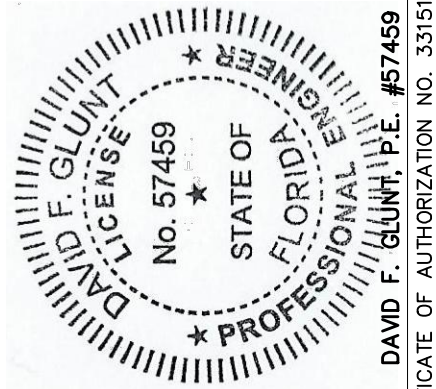
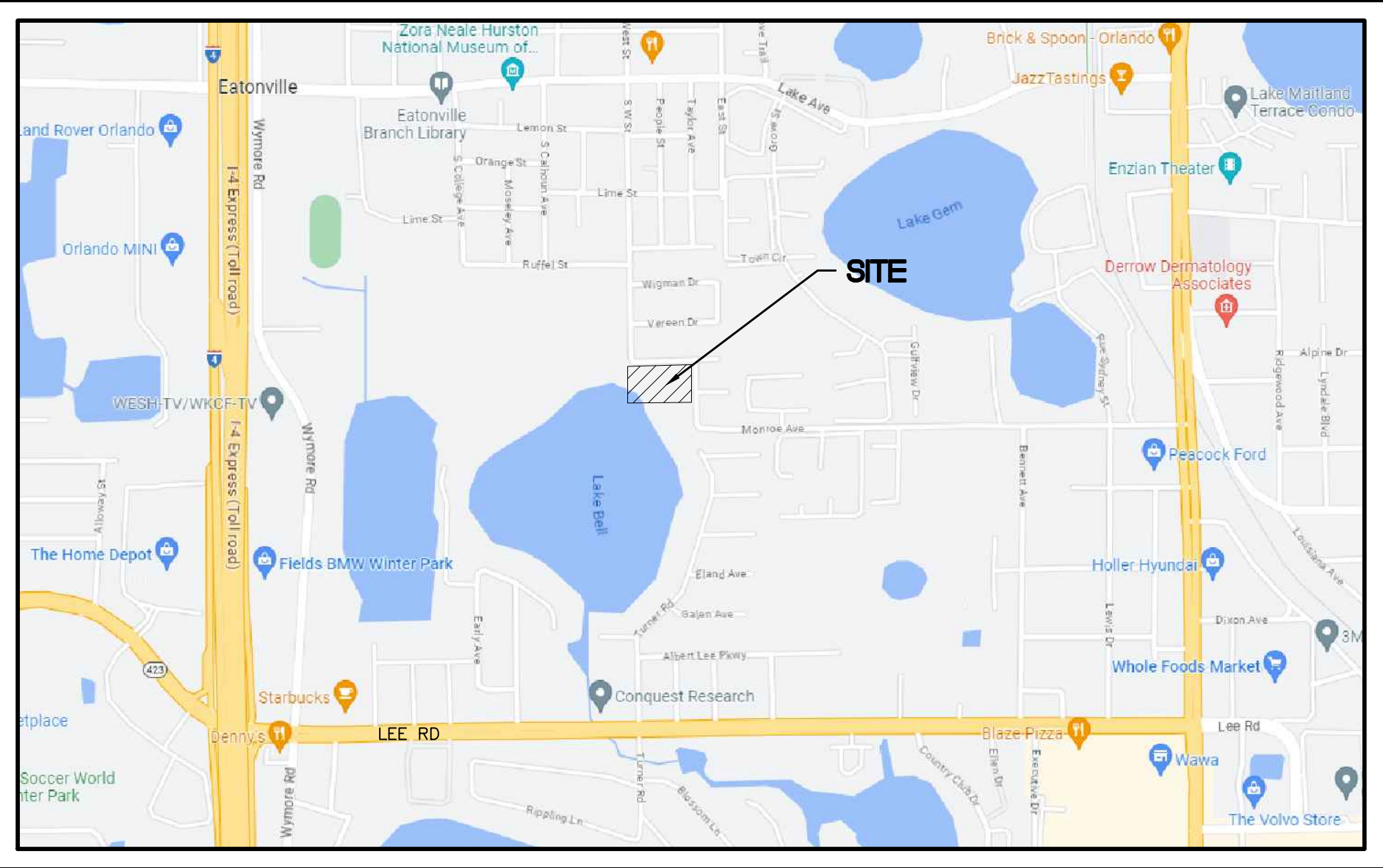
WATER & WASTEWATER
TOWN OF EATONVILLE
307 E. KENNEDY BLVD.
EATONVILLE, FL 32751
(407) 623-8902

SOLID WASTE
TOWN OF EATONVILLE
307 E. KENNEDY BLVD.
EATONVILLE, FL 32751
(407) 623-8902

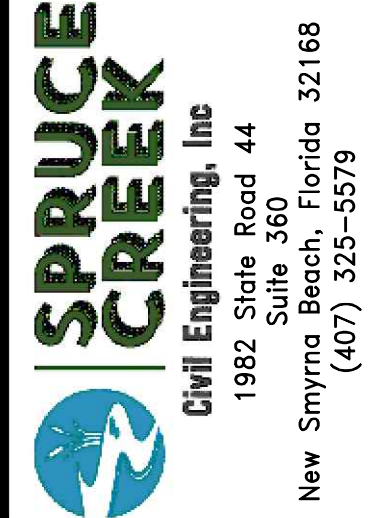
PHONE & CABLE
SPECTRUM-CHARTER
150 CRANES ROOST BLVD.
ALTAMONTE SPRINGS, FL 32701
(315) 636-6529

ELECTRIC
DUKE ENERGY
150 PROGRESS ENERGY WAY
LONGWOOD, FL 32750
(800) 700-8744

VICINITY MAP

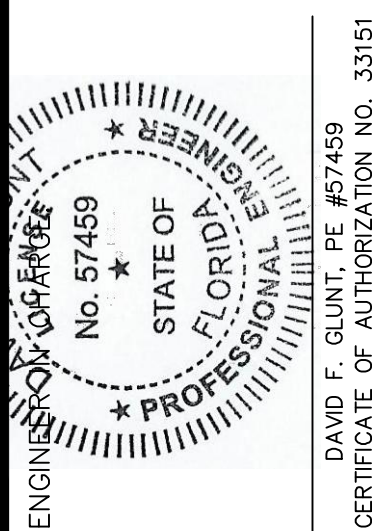


DAVID F. GUNT, P.E. #57459
CERTIFICATE OF AUTHORIZATION NO. 33151



OVERALL SITE PLAN
FOR
EATONVILLE SUBDIVISION
CITY OF EATONVILLE
FLORIDA

OWNER(S):
KIP WILLIAMS
108 EAST STREET
MAITLAND, FL 32751
(407) 227-3117



NO.	DATE	REVISIONS
1	01/18/24	REVISED PER CITY COMMENTS

JOB # 2023-004
DATE: 08/03/23
SCALE: 1"=30'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DEG

C2.0



SITE DATA:

- GROSS PROJECT AREA: 2.75 AC.
- WETLAND/LAKE AREA = 0.14 AC.
- NET DEVELOPABLE AREA = GROSS AREA - WETLAND/LAKE AREA = 2.75 AC. - 0.14 AC. = 2.61 AC.
- PARCEL ID: 36-21-29-0000-00-174
- EXISTING ZONING: R-2, RESIDENTIAL
- EXISTING FUTURE LAND USE: LOW DENSITY (LD)
- PROJECT LIES WITHIN THE TOWN OF EATONVILLE.
- PROPOSED UNITS: 8 SINGLE FAMILY RESIDENTIAL UNITS (50'X100' MIN.)
- GROSS DENSITY = 8 LOTS/2.75 AC. = 2.91 DU/AC. (5 DU/AC. IS MAXIMUM ALLOWED)
- NET DENSITY = 8 LOTS/2.61 AC. = 3.06 DU/AC.
- MINIMUM LOT AREA = 5,000 SF
- MAX BUILDING HEIGHT: 35 FEET MAXIMUM ALLOWED (2 STORIES MAX.)
- LOT SETBACKS (ALL SETBACKS ARE MEASURED FROM THE PROPERTY BOUNDARY):
FRONT: 25 FEET
REAR: 20 FEET
STREET SIDE: 15 FEET
SIDE: 5 FEET/10 FEET (TOTAL OF 15 FEET BETWEEN BOTH SIDE SETBACKS)
- MAXIMUM BUILDING COVERAGE: 40% PER LOT
- WETLAND AREAS ARE SUBJECT TO CHANGE BASED ON SJRWMD APPROVAL.
- PER FEMA FIRM PANEL NO. 1209500235F, THE SUBJECT PROPERTY IS DESIGNATED ZONE AE (EL. 91.4); AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY THE TOWN OF EATONVILLE.
- NO RECLAIMED WATER SERVICE IS AVAILABLE.
- UTILITY EASEMENTS DEDICATED TO THE TOWN OF EATONVILLE SHALL BE PROVIDED OVER ALL WATER MAINS AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET THE TOWN OF EATONVILLE'S REQUIREMENTS.
- ELECTRIC SERVICE WILL BE PROVIDED BY DUKE ENERGY.

OVERALL SITE AREA TABLE:

DESCRIPTION	AREA	PERCENTAGE
BUILDING FOOTPRINT	0.40 AC.	14.5%
DRIVEWAY/PAVEMENT	0.24 AC.	8.7%
WETLAND/LAKE	0.14 AC.	5.1%
UPLAND BUFFER	0.10 AC.	3.60%
POND AREA	0.22 AC.	8.00%
REMAINING PERVIOUS	1.65 AC.	60.0%
TOTAL IMPERVIOUS AREA	0.64 AC.	23.3%
TOTAL AREA	2.75 AC.	100.0%

TRACT / LAND USE TABLE

TRACT NAME	USE	OWNERSHIP	MAINTENANCE	AREA (ACRES)
**TRACT A	OPEN SPACE / STORMWATER	H.O.A.	H.O.A.	1.26 (45.8%)
TRACT B	WETLAND/LAKE/BUFFER	H.O.A.	H.O.A.	0.24 (8.7%)
SINGLE FAMILY LOTS:				1.25 (45.5%)
TOTAL PROJECT AREA:				2.75 (100%)

**TRACT A CONSISTS OF 0.22 AC. OF POND AND 1.04 AC. OF PERVIOUS OPEN SPACE

OPEN SPACE CALCULATIONS:

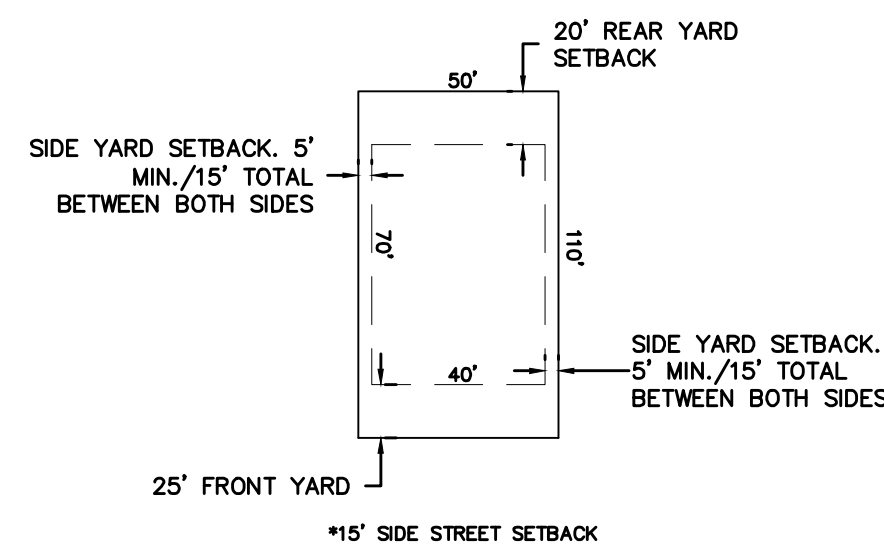
OPEN SPACE REQUIRED (25% OF NET DEVELOPABLE AREA): $0.25 \times 2.61 \text{ AC.} = 0.65 \text{ AC.}$
OPEN SPACE PROVIDED = 1.04 AC. PERVIOUS + 0.10 AC. BUFFER = 1.14 AC. (41.5%)

TRIP GENERATION

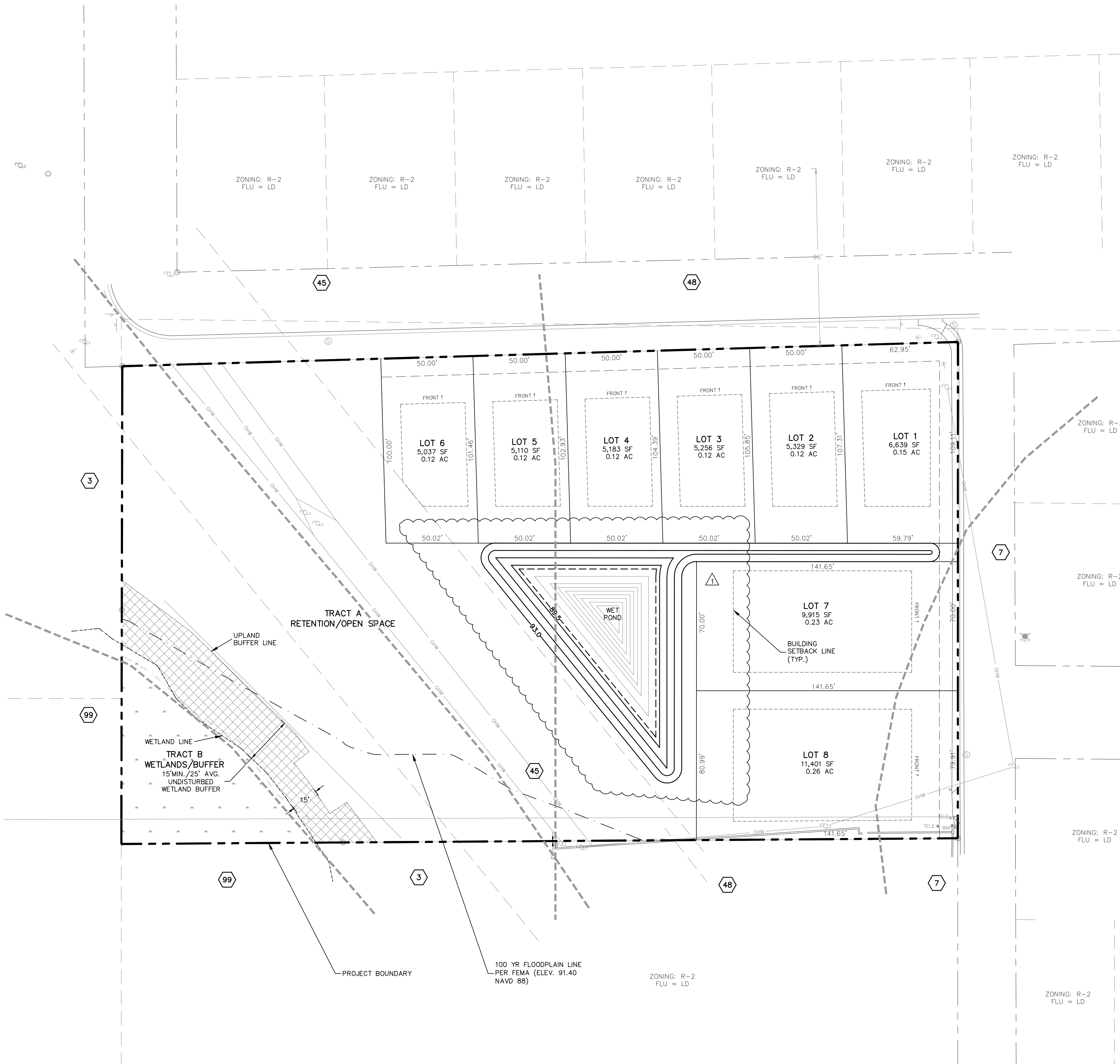
ITE CODE	LAND USE	# UNITS	DAILY RATE	DAILY TRIPS	PM PEAK HOUR RATE	TOTAL
210	SINGLE FAMILY RESIDENTIAL	8	9.43	76	0.94	8

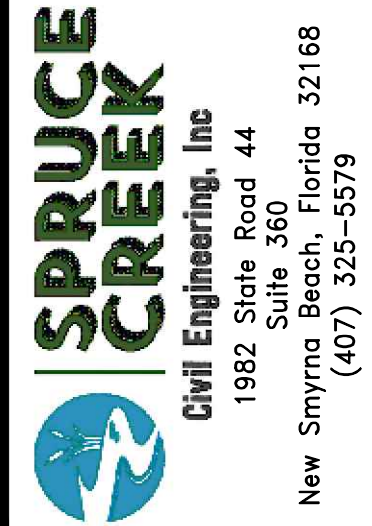
SOILS LEGEND

SOILS LINE	
3	BASINGER FINE SANDS, FREQUENTLY PONDED, 0-1% (A/D)
7	CANDLER-URBAN LAND COMPLEX, 0-5% (A)
45	SMYRNA FINE SAND-URBAN LAND COMPLEX, 0-2% (A/D)
48	TAVARES FINE SAND-URBAN LAND COMPLEX, 0-5% (A)
99	WATER



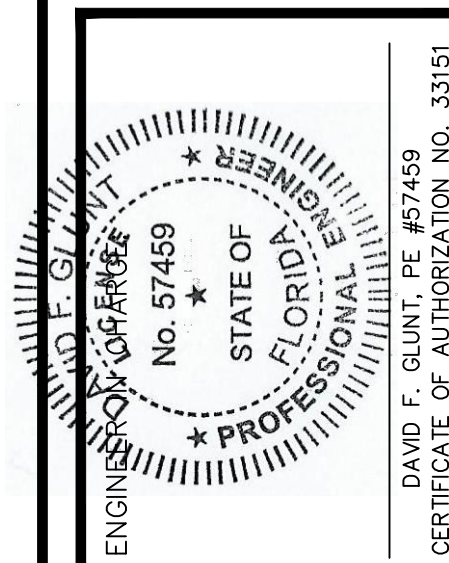
TYPICAL LOT SETBACKS
N.T.S.





PRELIMINARY UTILITY,
DRAINAGE, AND GRADING PLAN
FOR
EATONVILLE SUBDIVISION
CITY OF EATONVILLE
FLORIDA

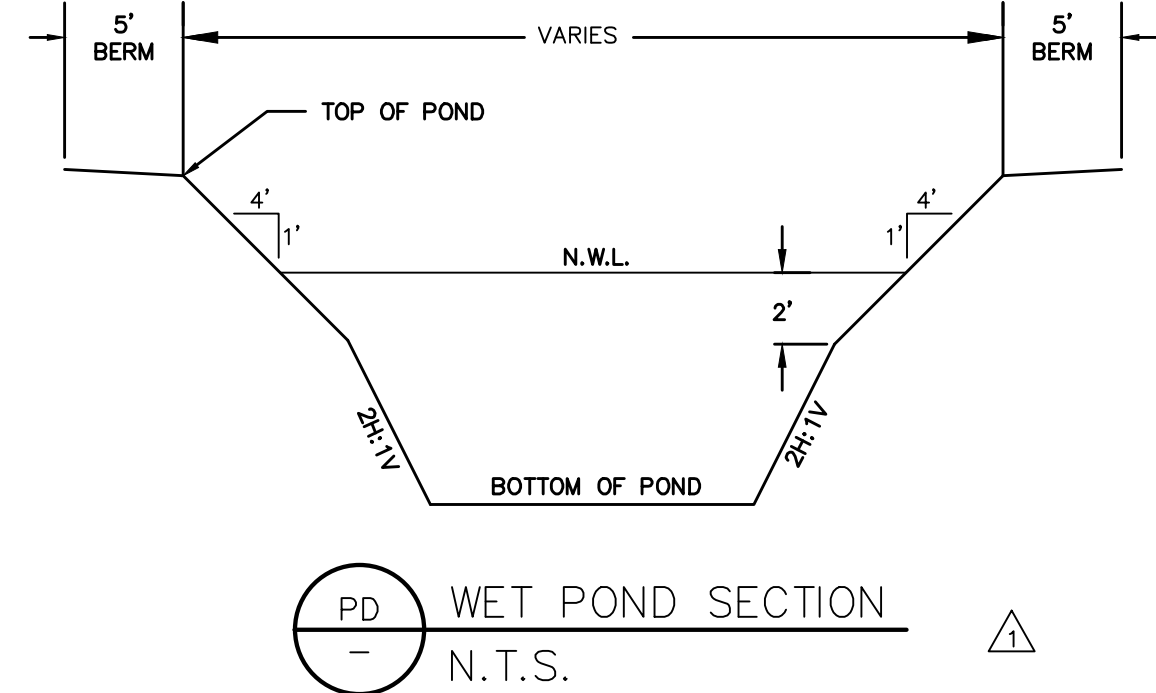
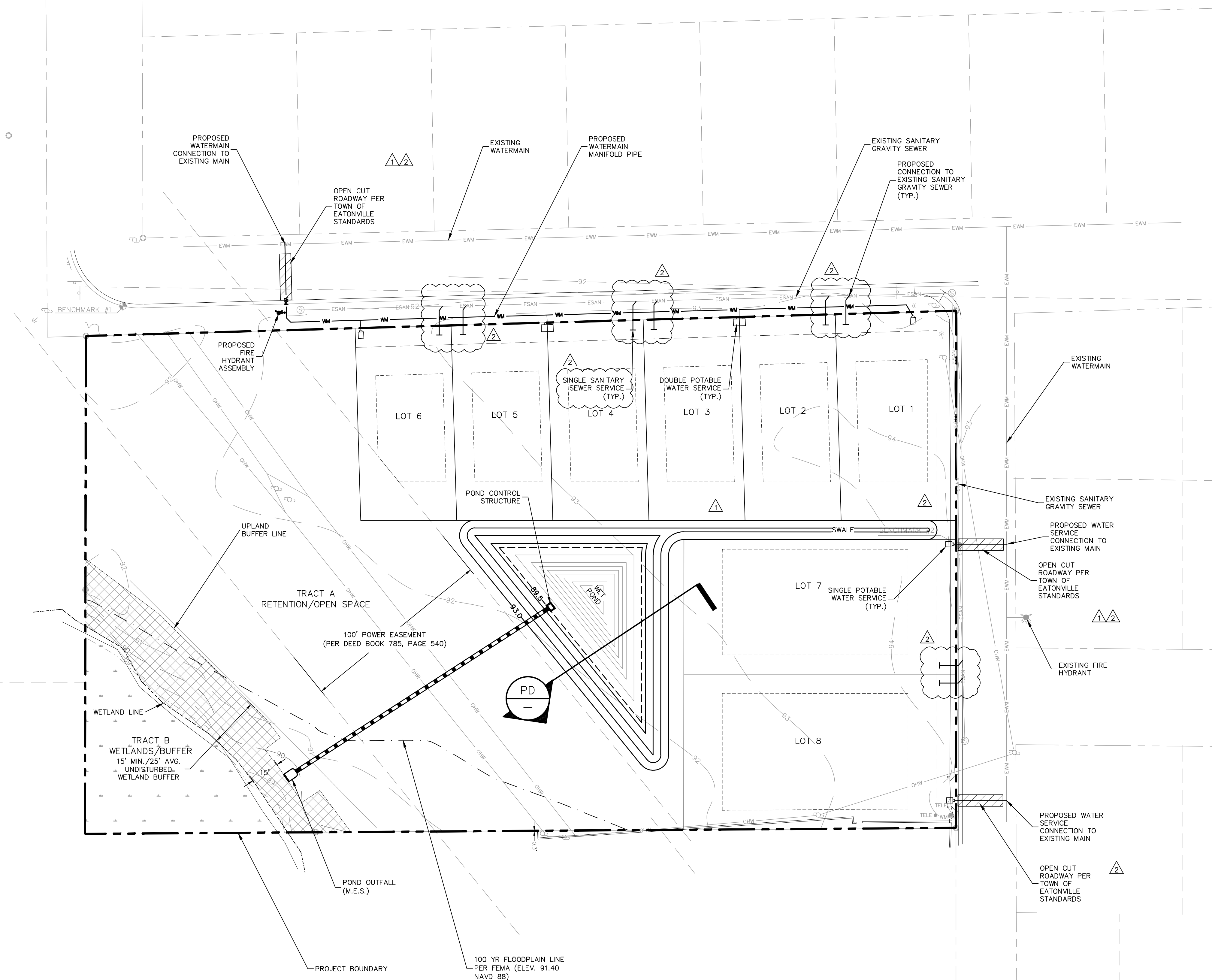
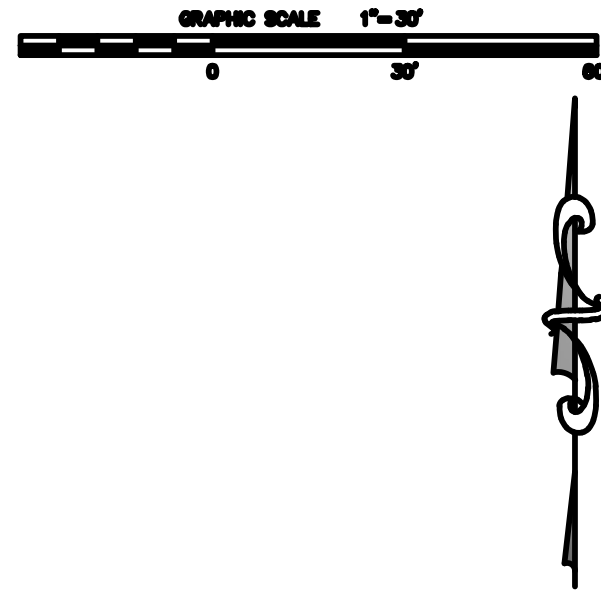
OWNER(S):
KTP WILLIAMS
108 EAST STREET
MAITLAND, FL 32751
(407) 227-3117



NO.	DATE	REVISIONS
1	01/18/24	REVISED PER TOWN COMMENTS
2	03/28/24	REVISED PER TOWN COMMENTS
3	04/03/24	REVISED PER TOWN COMMENTS
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 2023-004
DATE: 08/03/23
SCALE: 1"=30'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DEG

C3.0



- NOTE:
1. INFORMATION PERTAINING TO THE WATER SUPPLY FOR FIRE PROTECTION, SUCH AS, WATER MAIN SIZE, TYPE OF PIPING MATERIAL, HYDRANT SPACING, WATER PLANT PUMPING AND STORAGE CAPACITIES, AND FIRE FLOW CALCULATIONS SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING.
 2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA 1 SECTION 18.4
 3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.

FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003				
HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER.	12IN PREF, 6IN MIN	12IN MIN	6FT MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE

P:\Projects\Paige Corner 36-21-29.dwg 501 Monroe BND.dwg

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, THENCE EAST ALONG THE SECTION LINE 453.3 FEET, THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 476.3 FEET, THENCE WEST 453.3 FEET TO A POINT ON THE SECTION LINE 484.7 FEET NORTH OF THE SOUTHWEST CORNER, THENCE SOUTH 484.7 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 200 FEET THEREOF.

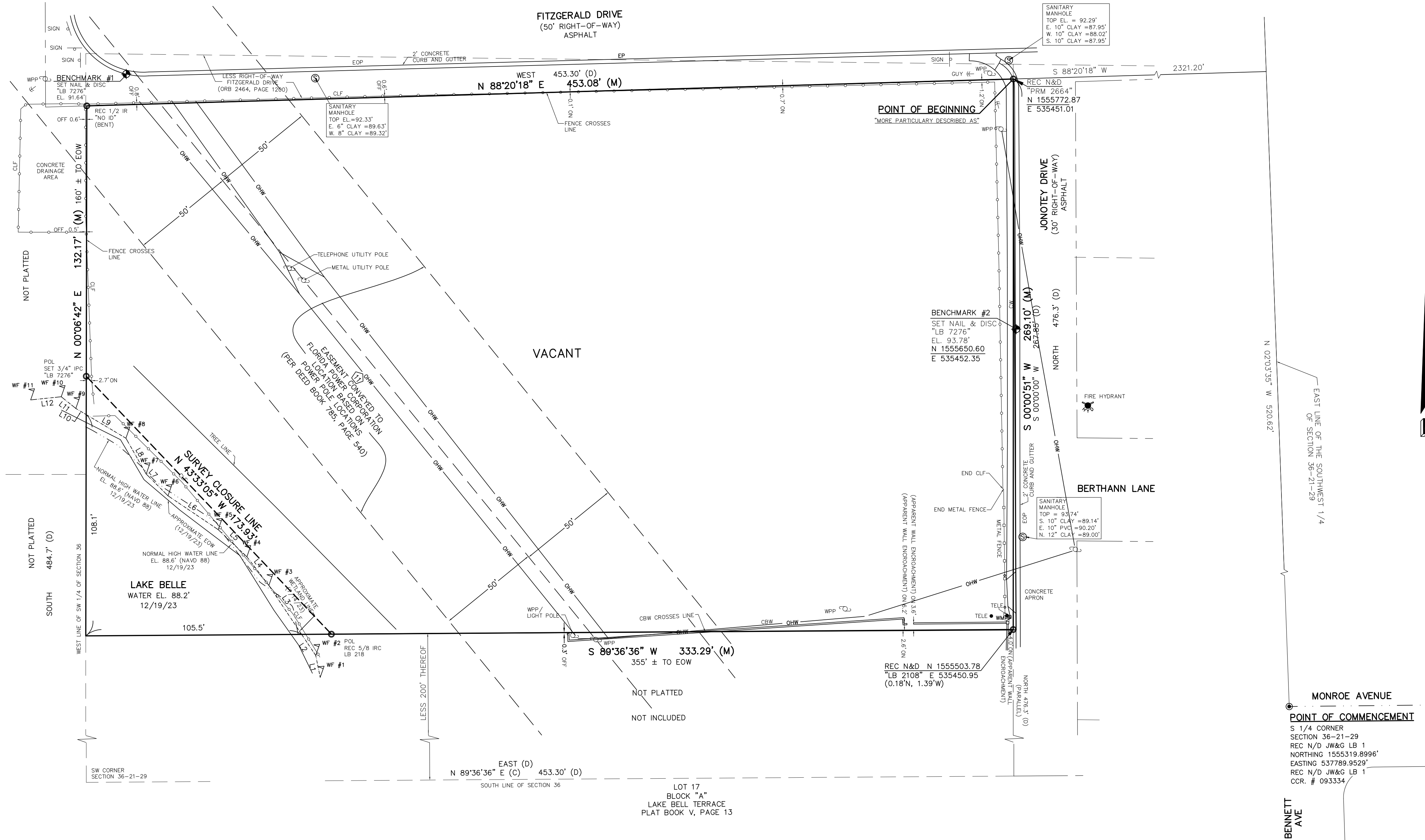
ALSO DESCRIBED AS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE, N02°03'35"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 520.62 FEET; THENCE, S88°20'18"W, DEPARTING SAID EAST SECTION LINE, A DISTANCE OF 2321.20 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FITZGERALD DRIVE AND THE WEST RIGHT-OF-WAY LINE OF JONOTEY DRIVE; THENCE, S00°00'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 269.10 FEET; THENCE, S89°36'36"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 453.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE, N00°06'42"E, ALONG SAID WEST SECTION LINE, A DISTANCE OF 259.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FITZGERALD DRIVE PER THE PLAT OF BEDFORD HEIGHTS, PLAT BOOK 5, PAGE 118; THENCE, N88°20'18"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 453.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.75 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- The lands as shown hereon lie within Section 36, Township 21 S., Range 29 E., Orange County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- Underground improvements or underground foundations have not been located except as noted.
- This survey does not reflect or determine ownership.
- All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
- Bearings shown hereon are assumed relative to the South right-of-way line of Fitzgerald Drive; said bearing being N 88°20'18" E
- According to the Federal Insurance Rate Map, this property lies in Zones "AE" and "X", Community Panel number 120950235 F, Dated: 9/25/2009.
- Elevations shown hereon are based on Orange County benchmarks relative to NAVD 88.
- The horizontal coordinates listed hereon are based on Certified Control Record #093334 for the South 1/4 corner of Section 36, Township 21 South., Range 29 East, with a Northing of 1555319.8996 and an Easting of 537789.9529, relative to Florida East State Plane Coordinates.
- The wetland line as shown hereon is based on the field location of the wetland flags, completed by Biological Consulting Services, Inc.
- TITLE COMMITMENT FILE NUMBER: 110232864 BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JANUARY 31, 2025. WAS UTILIZED IN THE PREPARATION OF THIS SURVEY: THE FOLLOWING EXCEPTION IS NOTED WITHIN:
- ITEM 11: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 785, PAGE 540. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON).



BOUNDARY SURVEY
FOR
JG PAIGE, LLC

HLSM, LLC
Henrich-Luke-Swagerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276

REVISIONS			
Rev.		Date:	
Rev.		Date:	
Rev.		Date:	
Rev.		Date:	
Rev.	TITLE NOTE UPDATE	Date:	3/20/25

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No:	0-468	No. LS5625
Field Date:	12/19/24	
Drawn By:	JJR	
Field By:	ME/RF	
Scale:	1"=30'	
		William F. Menard Professional Surveyor & Mapper Florida Registration #5625



First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123
Phone: (727)549-3200
Fax: (866)265-4386

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
ORANGE County, Florida
Town of Eatonville**

FATIC File No.: 110232864

A search of the Public Records of ORANGE County, Florida, through January 31, 2025 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of PAIGE CORNER (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was Quit Claim Deed dated 06/15/2024 and recorded 06/18/2024 in Instrument#20240353892, Public Records of ORANGE County, Florida.

B. The record title holder is JGPAIGE LLC, a Florida limited liability company .

C. The name of the record title holder does coincide with the name shown as owner on the unrecorded plat of PAIGE CORNER .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Easement granted to Florida Power Corporation recorded in Deed Book 785, Page 540.

F. Other information regarding said property includes:

1. Submerged lands in the Southwest corner of the property described herein
2. Intentionally Deleted
3. Intentionally Deleted

G. 2024 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 292136000000174.

Note: Deed Chain: QCD in Instrument #20240353892; QCD Instrument #20240233851; QCD Instrument #20240003795; WD Instrument #20210791836

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
ORANGE County, Florida**

Section VI. Item #4.

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Orange Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: _____
Authorized Signatory

Exhibit "A"

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE, N02°03'35"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 520.62 FEET; THENCE, S88°20'18"W, DEPARTING SAID EAST SECTION LINE, A DISTANCE OF 2321.20 FEET TO THE POINT OF BEGINNING. SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FITZGERALD DRIVE AND THE WEST RIGHT-OF-WAY LINE OF JONOTEY DRIVE; THENCE, S00°00'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 269.10 FEET; THENCE, S89°36'36"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 453.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE, N00°06'42"E, ALONG SAID WEST SECTION LINE, A DISTANCE OF 259.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FITZGERALD DRIVE PER THE PLAT OF BEDFORD HEIGHTS, PLAT BOOK 5, PAGE 118; THENCE, N88°20'18"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 453.08 FEET TO THE POINT OF BEGINNING.

PAIGE CORNER

LYING IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT
BOOK

PAGE

PAIGE CORNER
DEDICATION

This is to certify that the undersigned, JGPaige, LLC, a Florida Limited Liability Company, hereafter referred to as "owner" is the lawful owner of the lands identified in the caption herein and it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said land. All utility easements, unless otherwise noted hereon, are hereby dedicated to the perpetual use of the public. Tract A (stormwater) shall be owned and maintained by the Paige Corner Home Owners Association. A conservation easement over all Tract B (wetland/conservation/upland buffer) is hereby dedicated to the Town of Eatonville, Florida. Tract B is to be owned and maintained by the Paige Corner Home Owners Association. The removal of vegetation within the easement is prohibited unless approval from the Town of Eatonville is granted to remove dead or damaged vegetation that poses a hazard or approval is granted to remove exotic or nuisance vegetation. All development rights within the easement are granted to the Town of Eatonville. No soil excavation, fill or removal within the easement shall be permitted. Construction activity within the easement shall be limited to docks or boardwalks, limited to 4 feet in width, and their structural piers; And permission from the Town of Eatonville shall be required.

In witness whereof, the entity identified above has caused these presents to be signed and attested to by the individuals named below and their seal affixed hereto.

JGPAIGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____ Witness: _____
Kip Williams

Its: MANAGER _____ Witness: _____

State Of Florida
County Of Orange
The foregoing instrument was acknowledged before me by means of _____ day of _____, 2025, by Kip Williams, the manager of JGPaige, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary: _____

Printed Name: _____

Commission Expires: _____

Commission #: _____

CERTIFICATE OF APPROVAL BY TOWN PLANNER

Examined & Approved: _____

Zoning Director _____

_____ Date: _____

CERTIFICATE OF APPROVAL BY TOWN ENGINEER

Examined & Approved: _____

Town Engineer: Allen C. Lane, Jr., P.E.

_____ Date: _____

CERTIFICATE OF REVIEW BY TOWN SURVEYOR

I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part 1 of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review

CPH Consulting, LLC LB #7143
500 West Fulton Street
Sanford, FL 32771

By Randall L. Roberts, R.L.S.
Florida Registration Number 3144

Surveyor's Signature _____ Date _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

It is hereby certified that this plat is true and correct and was prepared from an actual survey made by me or under my supervision; that all monuments shown hereon actually exist or will exist prior to final acceptance of the subdivision, and their location, size, type, and material are correctly shown; and that all engineering requirements of the Town of Eatonville have been fully complied with and the plat complies with all of the survey requirements of Chapter 177 Part 1, Florida Statutes; and that said land is located in the Town of Eatonville, Orange County, Florida.

Surveyor's Signature _____ Date _____
William F. Menard 5625
Surveyor's Name (printed) Surveyor's Registration Number
HLSM, LLC 7276
Legal Entity's Name Legal Entity's Certification of Authorization Number
302 LIVE OAKS BOULEVARD, CASSELBERRY, FL. 32707
Legal Entity's Address

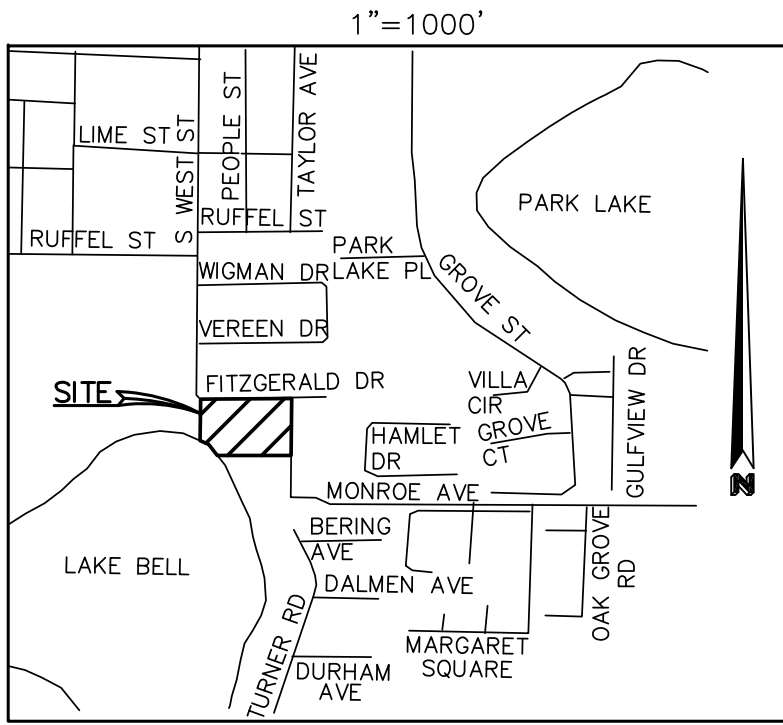
LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE, N02°03'35"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 520.62 FEET; THENCE, S88°20'18"W, DEPARTING SAID EAST SECTION LINE, A DISTANCE OF 2321.20 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FITZGERALD DRIVE AND THE WEST RIGHT-OF-WAY LINE OF JONOTEY DRIVE; THENCE, S00°00'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 269.10 FEET; THENCE, S89°36'36"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 453.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE, N00°06'42"E, ALONG SAID WEST SECTION LINE, A DISTANCE OF 259.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FITZGERALD DRIVE PER THE PLAT OF BEDFORD HEIGHTS, PLAT BOOK 5, PAGE 118; THENCE, N88°20'18"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 453.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.75 ACRES MORE OR LESS.

VICINITY MAP



OWNER: JGPAIGE, LLC
ADDRESS: 108 EAST ST, MAITLAND, FL, 32751

DEVELOPER: JGPAIGE, LLC
ADDRESS: 108 EAST ST, MAITLAND, FL, 32751

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF THE JONOTEY DRIVE, HAVING A BEARING OF S00°00'51"W ASSUMED.
- NON EXCLUSIVE PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED OVER, UNDER, ACROSS, AND THROUGH, UTILITY EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES, SYSTEMS AND FACILITIES LOCATED THEREIN INCLUDING, BUT WITHOUT LIMITATION, THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TITLE COMMITMENT FILE NUMBER: 110232864 BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JANUARY 31, 2025. THE FOLLOWING EXCEPTION IS NOTED:
EXCEPTION: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 785, PAGE 540.
- TRACT A (STORMWATER) SHALL BE OWNED AND MAINTAINED BY THE PAIGE CORNER HOME OWNERS ASSOCIATION.
- A CONSERVATION EASEMENT OVER ALL TRACT B (WETLAND/CONSERVATION/UPLAND BUFFER) IS HEREBY DEDICATED TO THE TOWN OF EATONVILLE, FLORIDA. TRACT B IS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE REMOVAL OF VEGETATION WITHIN THE EASEMENT IS PROHIBITED UNLESS APPROVAL FROM THE TOWN OF EATONVILLE IS GRANTED TO REMOVE DEAD OR DAMAGED VEGETATION THAT POSES A HAZARD OR APPROVAL IS GRANTED TO REMOVE EXOTIC OR NUISANCE VEGETATION. ALL DEVELOPMENT RIGHTS WITHIN THE EASEMENT ARE GRANTED TO THE TOWN OF EATONVILLE. NO SOIL EXCAVATION, FILL OR REMOVAL WITHIN THE EASEMENT SHALL BE PERMITTED. CONSTRUCTION ACTIVITY WITHIN THE EASEMENT SHALL BE LIMITED TO DOCKS OR BOARDWALKS, LIMITED TO 4 FEET IN WIDTH, AND THEIR STRUCTURAL PIERS; AND PERMISSION FROM THE TOWN OF EATONVILLE SHALL BE REQUIRED.
- THE LANDS DEPICTED HEREON ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PAIGE CORNER AS RECORDED IN DOCUMENT NUMBER _____, AND ANY SUPPLEMENTS AND / OR AMENDMENT THERETO OF THE PUBLIC RECORDS OF ORANGE COUNTY. COMMON AREAS AS DEFINED IN THE DECLARATION SHALL BE OWNED AND MAINTAINED BY PAIGE CORNER HOME OWNERS ASSOCIATION, INC.

THE LANDS SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE EATONVILLE SUBDIVISION PLANNED DEVELOPMENT (PD) _____ AS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE ON _____

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL BY BOARD OF TOWN COUNCIL

THIS IS TO CERTIFY, that on _____ the Town Council of the Town of Eatonville, Florida approved the foregoing plat.

Town of Eatonville, Florida:

By: _____

Mayor: _____

Attest: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the following plat was recorded in the Orange County Official Records on _____ as File No. _____

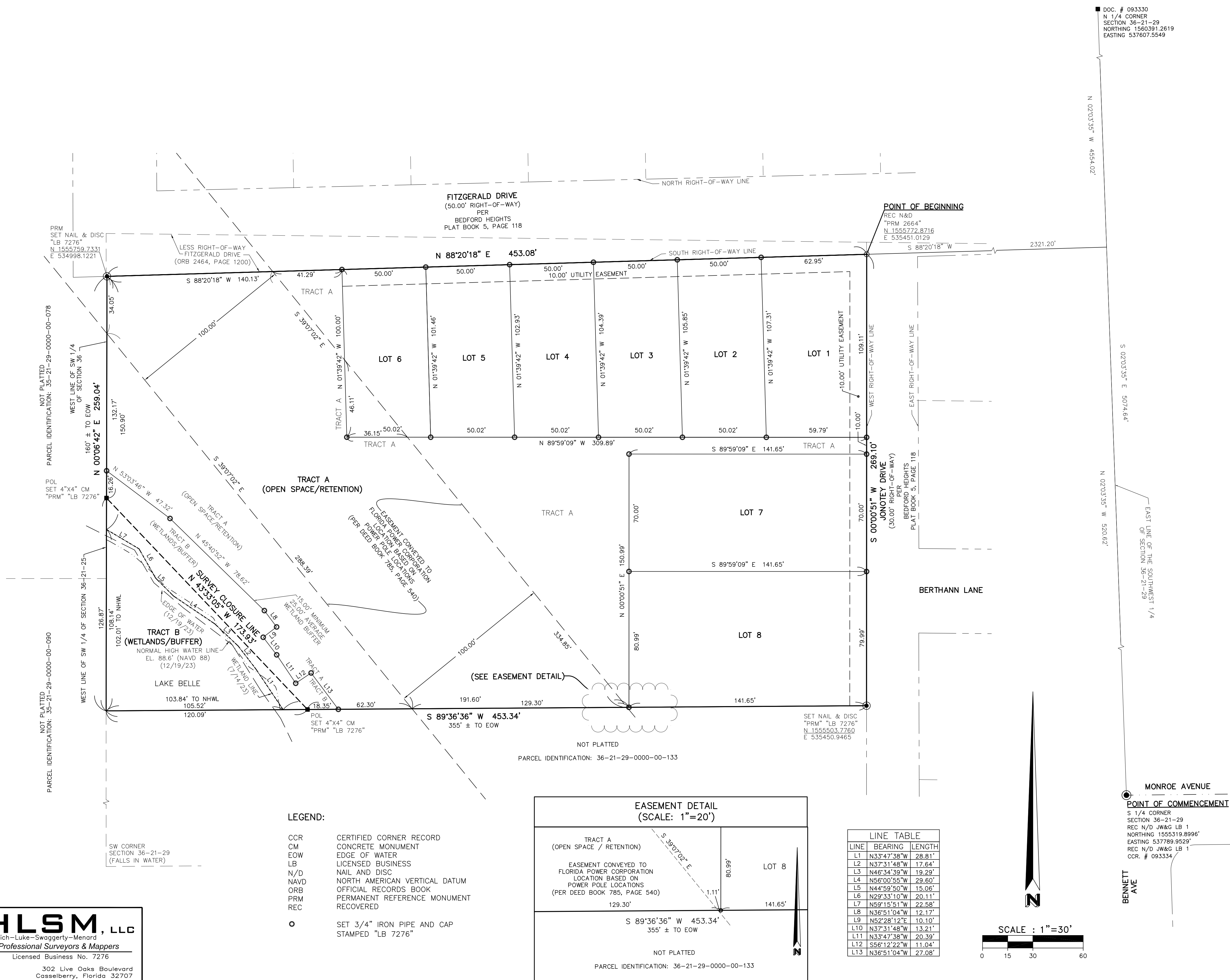
County Comptroller in and for Orange County, Florida

By: _____

HLSM, LLC
Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276
302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
Survey@HLSM.US

PAGE

HLSM, LLC
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HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

AUGUST 5, 2025, AT 7:30 PM

Cover Sheet

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

ITEM TITLE: Approval Resolution 2025-14 – Establishing a 30-day Work From Home Limit (Councilwoman Randolph)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (RANDOLPH)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: - Resolution 2025-14
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request approval of Resolution 2025-14 limiting any and all employees to work from home no more than 30-days within a calendar year until such the Town Council Adopts A Work From Home Policy.

SUMMARY: The Administration hired a Grant Coordinator/Manager in November 2023. Shortly, thereafter, the employee was given the approval to work from home up to the present. The Administrator contends that the Mayor (In Article II 2.03), gives the mayor and the administration oversight to manage the Town's Staff and Schedule as deemed best in the interest of the Town.

However, no work from home policy has been established or adopted by the town council under policy and procedures. Therefore, a resolution is being presented for council approval setting a 30-day work from home limit within a calendar year.

RECOMMENDATION: Recommend that the Town Council Approve Resolution 2025-14 limiting any and all employees to work from home no more than 30 days within a calendar year until the Town Council Adopts A Work From Home Policy.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION #2025-14

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA ESTABLISHING A 30-DAY WORK FROM HOME LIMIT FOR ALL EMPLOYEES UNTIL THE TOWN COUNCIL HAS ADOPTED A FORMAL EMPLOYEE WORK FROM HOME POLICY, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS: The Town of Eatonville desires to maintain a safe and productive work environment for all employees.

WHEREAS: The Town Council realizes that there will be a need and limited circumstances for employees to work from home on a limited basis from time to time.

WHEREAS: The Town Council wishes to create and adopt a policy that will govern employees working from home to carry out the business of the Town.

WHEREAS: The Town Council does not have a present employee work from home policy that provides governance, supervision, or scope for employees working from home.

WHEREAS: The Town Council wishes to discuss and consider a work from home policy.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA AS FOLLOWS:

SECTION ONE: Effective immediately upon the adoption of this resolution, no employee will be permitted to work from home beyond 30-days within a calendar year until the Town Council has officially adopted a work from home policy.

SECTION TWO: CONFLICTS: All Resolutions or parts of Resolutions in conflict with any other Resolution or any of the provisions of the Resolution is hereby 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 be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution two

SECTION FOUR: EFFECTIVE DATE: This Resolution will take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 5 day of August 2025.

Angie Gardner, Mayor

ATTEST:

Veronica L. King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

AUGUST 5, 2025, AT 7:30 PM

Cover Sheet

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

ITEM TITLE: Approval of Resolution 2025-16 – Interim Legal Counsel Services
(Councilwoman Randolph)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE/COUNCILWOMAN RANDOLPH
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: - Resolution 2025-16
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request approval of Resolution 2025-16 to hire an interim for Town Attorney/Legal Counsel Services of Greg Jackson for The Town of Eatonville Town Council

SUMMARY: The Town Council on July 15, 2025, by majority vote 3-0, desired to move in another direction terminating the services of Shepard, Smith, Kohlmyer & Hand, P.A. as legal counsel for the Town of Eatonville. This is in accordance to The Town of Eatonville Charter - Section 3.03 that a Town Attorney that is appointed may be removed by a simple majority vote of the Council.

By resolution, the Town Council desires to hire Attorney Greg Jackson as the interim Attorney/Legal Counsel for the Town of Eatonville until a permanent town attorney is hired.

RECOMMENDATION: Recommendation for the Town Council by majority vote to approve Resolution 2025-16 to hire an interim (Attorney Greg Jackson) for Town Attorney/Legal Counsel until one is hired.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION #2025-16**A RESOLUTION OF THE TOWN OF EATONVILLE TOWN COUNCIL, HIRING LEGAL COUNSEL AS INTERIM ATTORNEY FOR THE TOWN OF EATONVILLE, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, in accordance with the Town Charter, Town Council must appoint a Town Attorney serving as chief legal advisor. The Town Attorney shall be appointed by a simple majority vote of the Town Council.

WHEREAS, the Town Attorney is bound by the Town Charter Section 3.03.; as a member in good standing of the Florida Bar; shall give legal counsel to the Council, the Mayor, and all town departments, offices, and agencies; and shall represent the Town in legal proceedings; and perform such other duties as are assigned by the Charter or the Town Council.

WHEREAS, Gregory Jackson is board certified in City, County, and local government law; in good standing of the Florida Bar; serving as Attorney to the Town of Eatonville Community Redevelopment Agency (TOECRA).

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, THE FOLLOWING:

SECTION ONE: At a duly held meeting of the Town Council, it has been resolved that the Town Council has decided to hire Gregory Jackson as Interim Town Attorney serving as chief legal advisor to the Town of Eatonville The Town Council until a permanent town attorney one is hired.

SECTION TWO: CONFLICTS: All Resolutions or parts of Resolutions in conflict with any other Resolution or any of the provisions of the Resolution is hereby 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 5 day of August 2025.

Angie Gardner, Mayor

ATTEST:

Veronica L. King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

AUGUST 5, 2025, AT 7:30 PM

Cover Sheet

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

ITEM TITLE: Approval of Resolution 2025-17 – Non-Rehire of Individuals Dismissed
Due to Unsatisfactory Performance or Conduct
(Councilwoman Randolph)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE/COUNCILWOMAN RANDOLPH
PUBLIC HEARING 1ST / 2ND READING		Exhibits: - Resolution 2025-17
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Request approval of Resolution 2025-17 A Resolution of the Town Council of the Town Of Eatonville, Florida, Establishing A Rehire Eligibility Policy For Former Employees.

SUMMARY: Town Council of the Town of Eatonville recognizes the importance of fair, consistent, and transparent hiring practices. The Town seeks to ensure that employment decisions are based on merit, past performance, and the best interests of the Town’s operations and public trust; and finds it necessary to establish a formal policy governing the eligibility of former employees for re-employment.

By resolution, the Town Council desires to establish clear and consistent standards for assessing the eligibility of former town employees for re-employment.

RECOMMENDATION: Recommendation for the Town Council by majority vote to approve Resolution 2025-17 A Resolution of the Town Council of the Town Of Eatonville, Florida, Establishing A Rehire Eligibility Policy For Former Employees.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION NO. 2025-17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, ESTABLISHING A REHIRE ELIGIBILITY POLICY FOR FORMER EMPLOYEES, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Eatonville recognizes the importance of fair, consistent, and transparent hiring practices; and

WHEREAS, the Town seeks to ensure that employment decisions are based on merit, past performance, and the best interests of the Town's operations and public trust; and

WHEREAS, the Town finds it necessary to establish a formal policy governing the eligibility of former employees for re-employment.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA:

Section 1. The following Rehire Eligibility Policy is hereby adopted:

Rehire Eligibility Policy

Purpose:

To establish clear and consistent standards for assessing the eligibility of former Town employees for re-employment.

Policy:

1. Voluntary Resignation in Good Standing:

Employees who voluntarily resigned and provided appropriate notice (generally two weeks) may be eligible for rehire, subject to department needs and position availability.

2. Layoffs:

Employees separated due to layoff, reorganization, or budgetary constraints may be rehired without prejudice and may receive priority consideration.

3. Termination for Cause (Unsatisfactory Performance or Misconduct):

Employees who were dismissed due to unsatisfactory job performance or misconduct are generally not eligible for rehire. Exceptions may be granted only with written approval from the Department Director, the Chief Administrative Officer, and the Personnel Officer, based on:

- The nature and severity of the cause for termination.
- Time elapsed since the separation.

- Evidence of rehabilitation, retraining, or improved qualifications.

4. Probationary Termination:

Individuals separated during a probationary period may be considered for rehire for other positions if the cause of separation did not involve misconduct or dishonesty.

5. Documentation:

All rehire decisions shall be documented and retained in the employee's personnel record, with justification and required approvals.

6. Non-Discrimination:

All decisions under this policy shall be made in compliance with federal and state equal employment opportunity laws.

Section 2. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

Section 3. If any section, subsection, sentence, clause, or provision of this Resolution is held invalid, the remainder shall not be affected.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of August, 2025.

TOWN OF EATONVILLE, FLORIDA

By: _____
Angie Gardner, Mayor

ATTEST:

Veronica King, Town Clerk

Rehire Eligibility Policy

Purpose:

To establish clear guidelines for determining the eligibility of former employees for re-employment with the Town of Eatonville.

Policy Statement:

The Town of Eatonville reserves the right to determine the rehire eligibility of former employees based on the circumstances of their prior separation. Re-employment is not guaranteed and is subject to departmental needs, qualifications, and prior employment history.

Eligibility Criteria:

1. Voluntary Resignation in Good Standing:

Employees who resigned voluntarily and provided appropriate notice (typically at least two weeks) may be considered for rehire.

2. Layoff:

Employees separated due to layoff may be eligible for rehire without prejudice and may be given priority consideration depending on department needs.

3. Termination Due to Unsatisfactory Performance or Conduct:

Employees who were terminated for unsatisfactory performance or misconduct are generally not eligible for rehire. Exceptions may be made on a case-by-case basis with the joint approval of the Department Director, the Chief Administrative Officer, and the Personnel Officer, taking into account:

- The nature and severity of the performance or conduct issue.
- Time elapsed since separation.
- Demonstrated evidence of rehabilitation, retraining, or improved qualifications.

4. Termination During Probationary Period:

Individuals separated during their probationary period may be considered for rehire for other positions, provided the cause for termination does not involve misconduct or dishonesty.

5. Documentation:

All rehire decisions will be documented in the employee's personnel file with justification and approvals noted.

Administration:

This policy shall be administered by the Personnel Officer and shall be applied in a manner consistent with all applicable laws, including Equal Employment Opportunity principles.