



HISTORIC TOWN OF EATONVILLE, FLORIDA
REGULAR CRA MEETING
AUGUST 21, 2025, AT 5:30 PM
Cover Sheet

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

ITEM TITLE: Approval of Resolution CRA-2025-37 Approval of Rhodes & Brito Piggyback Agreement for Architectural & Engineering Services for 140 S. West Street Design & Engineering for Senior Center Project. (Administration)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none">Resolution CRA-R-2025-37
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA-R-2025-37

SUMMARY: The TOE CRA has entered into a lease purchase agreement with Distressed Solutions LLC for property located at 140 S. West Street. This property is in need of A&E Services to meet the development code requirements and permitting requirements of the Town of Eatonville. Services are billed on a monthly basis, so cost is spread over a contract period of deliverables. The cost for the agreement is \$130,088.00. This cost may be absorbed in the Renovation Line of Credit/Loan or CDBG Grant/or grant

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-37

FISCAL & EFFICIENCY DATA:

RESOLUTION CRA-2025-37

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOE CRA) APPROVING “PIGGYBACK” WITH THE ARCHITECT’S CONTINUING SERVICE CONTRACT FOR ORANGE COUNTY GOVERNMENT; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

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

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

WHEREAS the TOECRA Board of Directors seeks to acquire property located at 140 S. West St. whose parcel I.D. is (36-21-29-3660-03-010) and legal description is HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3; and

WHEREAS the TOECRA Board of Directors, hereinafter referred to as the OWNER has requested Rhodes & Brito Architects Inc., (R&B) hereinafter referred to as the ARCHITECT, to provide Professional Architectural and Engineering (A/E) Services for the renovation of the Senior Center at the Town of Eatonville; and

WHEREAS the TOECRA Board of Directors understanding that this project will be a task order in “piggyback” with the ARCHITECT’s continuing service contract for Orange County Government. That Contract is No. Y18-907A Continuing Architectural Services Amendment No.9. The procurement contact for Orange County Government is Ms. Carrie Mathes, MPA, CFCM, NIGP-CPP, CPPO, C.P.M., CPPB, APP, Procurement Manager. All design services will be in compliance with this contract; and

WHEREAS the TOECRA Board of Directors understands A/E design services will include development of approved conceptual design to construction documents (for permitting), assistance in the Bid/Award process, and Construction Phase Services; and

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

SECTION ONE: BACKGROUND: The Town of Eatonville CRA Board of Directors has entered into a Lease Purchase agreement with Distressed Solutions LLC for property located at 140 S. West St., Eatonville, FL 32751 for purpose of establishing the Eatonville Senior and Wellness Center. The facility renovations will require A&E services to include Parking, Ingress and Egress, Electrical, Plumbing, HVAC, Windows, Doors, Interior Build-out, Painting, Landscaping and Signage

SECTION TWO: AUTHORIZATION: The Town of Eatonville CRA Board of Directors authorizes the piggyback services of Rhodes & Brito Architectural firm to provide A&E Services for the Renovation Project of 140 S. West St. named the Eatonville Senior and Wellness Center.

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

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

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

PASSED AND ADOPTED this 21st day of August 2025.

ATTEST:

Veronica L. King, Town Clerk

Angie Gardner, Chairwoman