



HISTORIC TOWN OF EATONVILLE, FLORIDA
REGULAR CRA MEETING
APRIL 17, 2025, AT 6:30 PM
Cover Sheet

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

ITEM TITLE:

Approval of Resolution CRA-R- 2025-19 Authorizing the
Redevelopment of 119 S. West St Property for an Affordable Housing
Development Project of 4 Single Family detached fee simple homes
(Administration)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none">• Resolution CRA-R-2025-19
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA-R-2025-19

SUMMARY: In March 2025, the CRA Board of Directors purchased property located at 119 S. West Street which sat on 4 buildable lots. The administration is recommending the redevelopment of said property by building 4 new single-family affordable homes which consist in Orange County housing sales and affordability criteria.

RECOMMENDATION: The TOECRA Administration recommends approval of Resolution CRA-R-2025-19

FISCAL & EFFICIENCY DATA:

RESOLUTION CRA-R-2025-18

A RESOLUTION OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) APPROVING THE REDEVELOPMENT OF 119 S. WEST ST PROPERTY INTO FOUR (4) SINGLE-FAMILY HOMES AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

WHEREAS the TOECRA Board of Directors is the fiduciary to the CRA Trust Account and seeking to manage the CRA Trust in an efficient manner; and

WHEREAS the TOECRA Board of Directors wants to maximize the use of property acquired by the agency; and

WHEREAS the TOECRA Board of Directors supports Affordable Housing Development Initiative which is consistent with 1997 CRA Plan; and

WHEREAS the TOECRA Board of Directors authorizes the Executive Director to complete the redevelopment located at 119 S. West Street for the development of (4) single-family affordable housing units; and

WHEREAS the TOECRA Board of Directors additionally authorizes the Executive Director to utilize funds allocated in the Infill Home Loan Program and negotiate with Orange County and there lending partner National Lending Partners for construction financing as needed for the project; and

WHEREAS the TOECRA Board of Directors requires all final lending contracts and/or agreements be approved by the Board of Directors prior to use of any funds obtained for construction purposes; and

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

SECTION ONE: APPROVAL: The TOECRA Board of Directors supports Affordable Housing and Redevelopment opportunities which support the purpose of establishing more affordable within the CRA District. The Board of Directors approves the recommended bidder for demolition services for 119 S. West Street property owned by the TOE CRA.

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 17th day of APRIL 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Board Designee