



HISTORIC TOWN OF EATONVILLE, FLORIDA

SPECIAL CRA MEETING

JULY 24, 2025, AT 5:00 PM

Cover Sheet

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

ITEM TITLE: Approval of Resolution 2025-27 TOE CRA approving the house plans for property located at 119 S. West St. (4 Parcels) and Toni St.

BOARD OF DIRECTORS ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: TOE CRA
CONSENT AGENDA		Exhibits <ul style="list-style-type: none">• House Plans Toni St.• House Plans S. West St.
BOARD DECISION	YES	
ADMINISTRATIVE		

REQUEST: The Executive Director is requesting that the Board of Directors approve the house plans to be built on the 4 parcels located at 119 S. West St. and on the 2 parcels located on Toni St.

SUMMARY: The TOE CRA acquired properties located at 119 S. West St. and 225 W. Kennedy Blvd (1 commercial parcel and 2 residential parcels located on Toni St.) The Executive director is seeking to development each parcel with 4 affordable homes located on the West St. property and to market rate homes located on the Toni St. property. Through our MOU with HELP CDC a tentative approval in the amount \$990,000.00 is being recommended for OCBCC approval pending final review by the housing department. These funds will be used for construction of the affordable units. The \$200,000.00 Infill funds allocated by the BOD in the budget will be used to develop the Toni St parcels. This site will be ready for permitting early August 2025 with a completion date of 120 days from issuance of permit.

RECOMMENDATION: Approval of Resolution CRA 2025-27 approving housing plans for each project

FISCAL & EFFICIENCY DATA: \$200,000.00 from Infill loan program as budgeted. Affordable Homes to sold for \$345,000.00 which is the maximum Orange County sale price. Market rate units will be based on the appraised value of each home.

Resolution 2025-27

A RESOLUTION OF THE TOWN OF EATONVILLE BOARD OF DIRECTORS AUTHORIZING THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY HOUSING PLANS FOR THE 4 PARCELS LOCATED AT 119 WEST STREET AND THE 2 PARCELS OF PROPERTY LOCATED ON TONI STREET PROVIDING FOR CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS the Board of Director shas adopted the Town of Eatonville CRA Plan which addresses the removal of slum and blight as identified in the Blight Study; and

WHEREAS the Board of Directors acknowledges Florida Statute 163.357 1 (b) which states the members of the governing body shall be the members of the agency, but such members constitute the head of a legal entity, separate, distinct, and independent from the governing body of the county or municipality. If the governing body declares itself to be an agency which already exists, the new agency is subject to all of the responsibilities and liabilities imposed or incurred by the existing agency.

WHEREAS the Board of Directors acknowledges Florida Statute 163.358 4 the power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(4) and the power to assume the responsibility to bear loss as provided in s. 163.370(4).

WHEREAS the Board of Directors acknowledges 1997 CRA Plan Goal 4 Create an Attractive and Viable Sense of Place; housing is an objective which the agency should seek to implement; and

WHEREAS the Board of Directors authorizes and acknowledges through the MOU with HELP CDC neighborhood revitalization is an objective of the partnership and developing the 4 parcels located on West Street for the purpose of affordable housing accomplishes the intent of the MOU; and

WHEREAS the Board of Directors approve and supports the housing floor plans and elevations submitted to HELP CDC and to OCBCC CHOD application process and housing plans submitted for market rate housing; and

WHEREAS the Board of Directors support both affordable and market rate housing within the CRA District and understand both the West Street project and the Toni Street project accomplishes the market mix which improves the vacant infill properties and increases the tax base of the CRA District; and

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

SECTION ONE: HOUSING PLANS . The Board of Directors approves the proposed housing plans and authorizes the Executive Director to carry all necessary steps to develop all CRA owned infill properties per residential zoning requirements (see exhibits A & B).

SECTION TWO: AUTHORIZATION: Authorizes the Town of Eatonville Community Redevelopment Agency Executive Director to develop such CRA Owned Properties for infill purposes which is consistent with the CRA Plan and Florida Statute 163 Part III.

SECTION THREE: CONFLICTS: All Resolutions of the Town of Eatonville Board of Directors or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict superseded and 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.

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

PASSED AND ADOPTED this 24TH day of JULY 2025.

Angie Gardner, Chair

ATTEST:

Veronica King, Town Clerk or Designee