

# EATONVILLE, ORANGE COUNTY, FLORIDA HISTORIC PRESERVATION CONSULTATION



Prepared for  
The Town of Eatonville

In cooperation with the  
African American Cultural Heritage Action Fund  
National Trust for Historic Preservation

By  
©Everett Fly Associates  
February 23, 2026

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## EXECUTIVE SUMMARY

Eatonville did not loudly celebrate or keep detail documentation of its history for the first one hundred (100) years of its existence. The town's history became its shield from infrastructure and development threats that began to increase in 1987. Initially, the obvious significance as one of America's few remaining Black towns and its relationship to Harlem Renaissance folklorist Zora Neale Hurston were enough to delay external and invasive development impacts. Local efforts to hold off development were reactive as opposed to proactive. Historic preservation was managed as a matter of form as opposed to a wholehearted community pledge to heritage.

Since 2015 a new wave of outside threats has risen against Eatonville. The Town has the most basic tools of compliance and process, and extremely limited staff capacity. Significant physical (tangible) traces of history and new sources of non-physical (intangible) history exist that can shed new breadth and depth on Eatonville's local and national significance. But, many of these are rapidly disappearing.

The Florida Division of Historical Resources (FDHR), National Trust for Historic Preservation African American Cultural Heritage Action Fund (NTHP/AACHAF) and other organizations are interested in providing assistance if the Town will make requests and invest time to learn and advance.

The Town government must act on all of the following:

- Revise its Historic Preservation ordinance to remove restrictions that limit collaborative board process and prevent the Historic Preservation Board (EHPB) from doing an effective job of stewardship..
- Relieve the Town Administrator of the responsibilities of managing planning, development, permitting, review and historic preservation operations, and hire a qualified historic preservation officer, or interim consultant, to do the job properly.
- Establish a legitimate nonprofit Community Land Trust (CLT), with a governing board composed mostly of residents, to retain control of land and property in Eatonville, and prevent gentrification by helping residents and businesses retain property ownership and stay in the community.

- Develop and maintain a consistent pattern of regulatory compliance and transparent collaborative process.
- Reset Hungerford zoning to 2018 classification to allow proper analysis, public hearing and review before approving any new zoning request;
- Do not allow higher density or new townhouse zoning until guidelines are developed for careful integration into historic districts.
- Build working relationships and networks by routinely, and actively, communicate and seek advice and counsel from FDHR, NTHP/AACHAF and other agencies that provide expertise and strategic support.
- Work with local groups and organizations to build its knowledge of local history, and create its own historic archive as opposed to relying on outside sources.
- Use the broad range of community history and culture to generate authentic major cultural tourism that is active year round.

## I. OVERVIEW

### A. SCOPE / INTENT

The National Trust for Historic Preservation African American Cultural Heritage Action Fund (NTHP/AACHAF) engaged Everett Fly and Ellen Hunt as the preservation consultant. The original scope of work was meant to support the Town of Eatonville government and its efforts to embed historic preservation practice and policy into its governance and Master and Comprehensive planning beginning on September 6, 2024 and ending December 1, 2025, as follows:

- 1) Updating Eatonville's historic resources and landscape surveys and reviewing existing historic preservation plans, ordinances, and practices to devise policies that ensure the integrity of authentic historic and cultural resources are maintained using ordinances that support the preservation of cultural landscapes through sensitive development processes for the Town of Eatonville's contributing buildings and vacant lots.
- 2) Producing a written methodology to identify descendant-and-family-owned or occupied properties with developing local strategies to assist descendant residents and family stewards in sustaining ownership and building capacity.
- 3) Drafting an outline for amending the existing Eatonville Historic District National Register of Historic Places nomination (1998) to include an illustrated historic and cultural landscape report and to identify endangered historic sites for direct preservation action.

### B. PROCESS SUMMARY

The town of Eatonville was incorporated on August 15, 1887. Historic preservation was not a community or governmental priority in until Orange County proposed to widen Kennedy Boulevard into a five (5) lane thoroughfare in 1987. Residents and municipal leaders began to search for documentation and information to explain and interpret the significance of the town.

Early research, led by Mrs. N.Y. Nathiri, and eventually The Association to Preserve the Eatonville Community, Inc. (P.E.C.) focused on the life and writings of Zora Neale Hurston.

By 1990 an initial visual survey was completed to begin the nomination process for the National Register of Historic Places District (NRHP) that was completed in 1998. The NRHP inventory focused on physical characteristics of local vernacular architecture. Historic landscapes, historic archaeology and intangible (cultural history, anthropology, genealogy, humanities, etc.) historic significance were not included in the nomination research or interpretation.

In 2009 Orange County Public Schools (OCPS) closed the Robert Hungerford Preparatory High School. Since then OCPS) made several attempts to sell the historic one hundred (100) acre school site to commercial developers. A 2022 mixed use development proposal was met with strong community opposition despite OCPS insistence that the Town had no standing in sale decision. A lawsuit was filed by P.E.C. in 2022 to stop the land sale. The developer withdrew from the project. In November of 2023 a circuit court ruled in favor of P.E.C.'s case that under the deed restriction for the Hungerford School property OCPS was required to use the site for educational purposes.

The 2022 Hungerford land controversy drew the attention of the National Trust for Historic Preservation African American Cultural Heritage Action Fund (NTHP/AACHAF). A site visit took place in October of 2023, and an assistance grant was offered to the Town government.

## I. OVERVIEW

### Research and Engagement

Though the Town's decision to accept the NTHP/AACHAF grant offer was delayed, Fly/Hunt was able to gather useful information through the following:

Meeting minutes available through the online government records database for Town Council, Community Redevelopment Agency (CRA), Planning and Zoning Board (PZB), and Code Enforcement (CE) were reviewed.

Community engagement discussions were attended virtually to listen to resident concerns, interests, questions, and community knowledge.

Participation in virtual meetings with FEMA representatives and consultant during the 2025 FEMA Community Assistance Recovery Support Function initiative.

In person site meetings with Town representatives, residents, and NTHP/AACHAF staff during multi-day trips to Eatonville.

Direct communications with individual Eatonville residents as follow up to virtual and in person discussions.

Fly/Hunt reference files for research, project involvement, and field visits to Eatonville between 1989 and 2025.

The documentation and information gathered from the activities and sources listed above were used to identify examples of historic preservation issues and develop the recommendations included in this report. The recommendations are presented in priority order to address strategic and practical ways to leverage and embed historic preservation into the policies and practices of Eatonville. Illustrations are included with the recommendations as visual and graphic references. End Notes are included to document sources of information and resources that may be used to address the issues and ideas that are presented.

### Process Summary

October of 2023 - executive and senior staff of NTHP/AACHAF visited Eatonville, met with Orange County and Town government representatives, and proposed grant assistance for Town planning efforts. Fly/Hunt are asked to follow as observers.

February of 2024 - Eatonville Town Council authorized initiation of a twelve (12) month master plan process to facilitate potential development of a Florida State African American Museum on the Hungerford School site. Fly/Hunt prepare preliminary observations of proposed master plan methodology.

March of 2024 - NTHP/AACHAF submitted formal assistance grant offer to Town Administration with Fly/Hunt tasked as NTHP/AACHAF "preservation consultant working in tandem with the Town's selected planning contractor to develop and implement an integrated scope that embeds historic preservation into the Eatonville Master Plan."

May 1, 2024 - Eatonville listed on NTHP/AACHAF "America's 11 Most Endangered List."

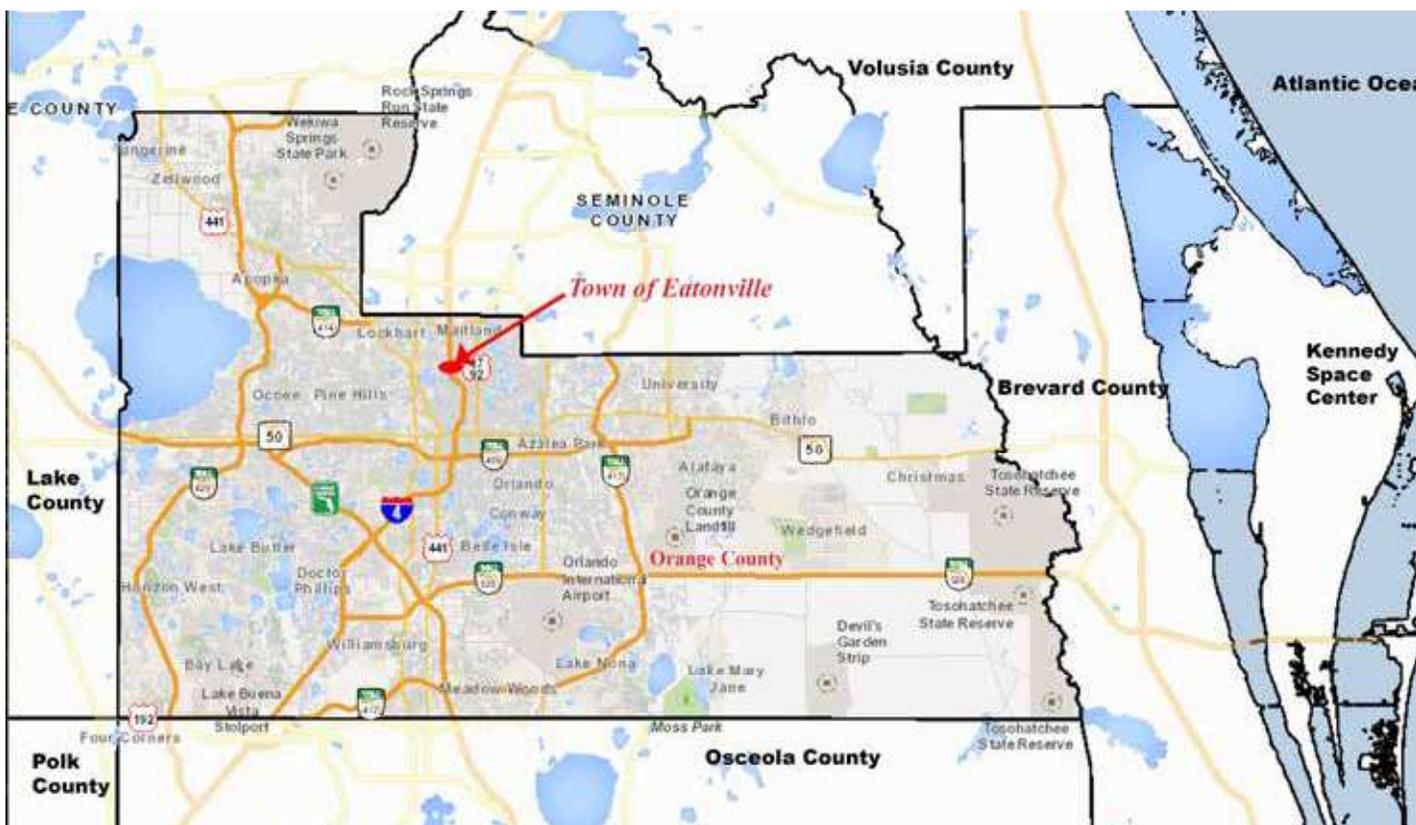
June-September, 2024 - Fly/Hunt is introduced to Town consultants and select town staff; participates in meetings with FEMA Recovery consultants at request of Town staff; and advises NTHP/AACHAF.

September, 2024-December 2025- Fly/Hunt conducts NTHP/AACHAF contract work, including participation in a series of monthly community engagement sessions organized and conducted by the Association to Preserve the Eatonville Community (P.E.C.); communicates with residents; prepares monthly reports.

August, 2025 Eatonville Mayor signs assistance grant agreement with NTHP/AACHAF.

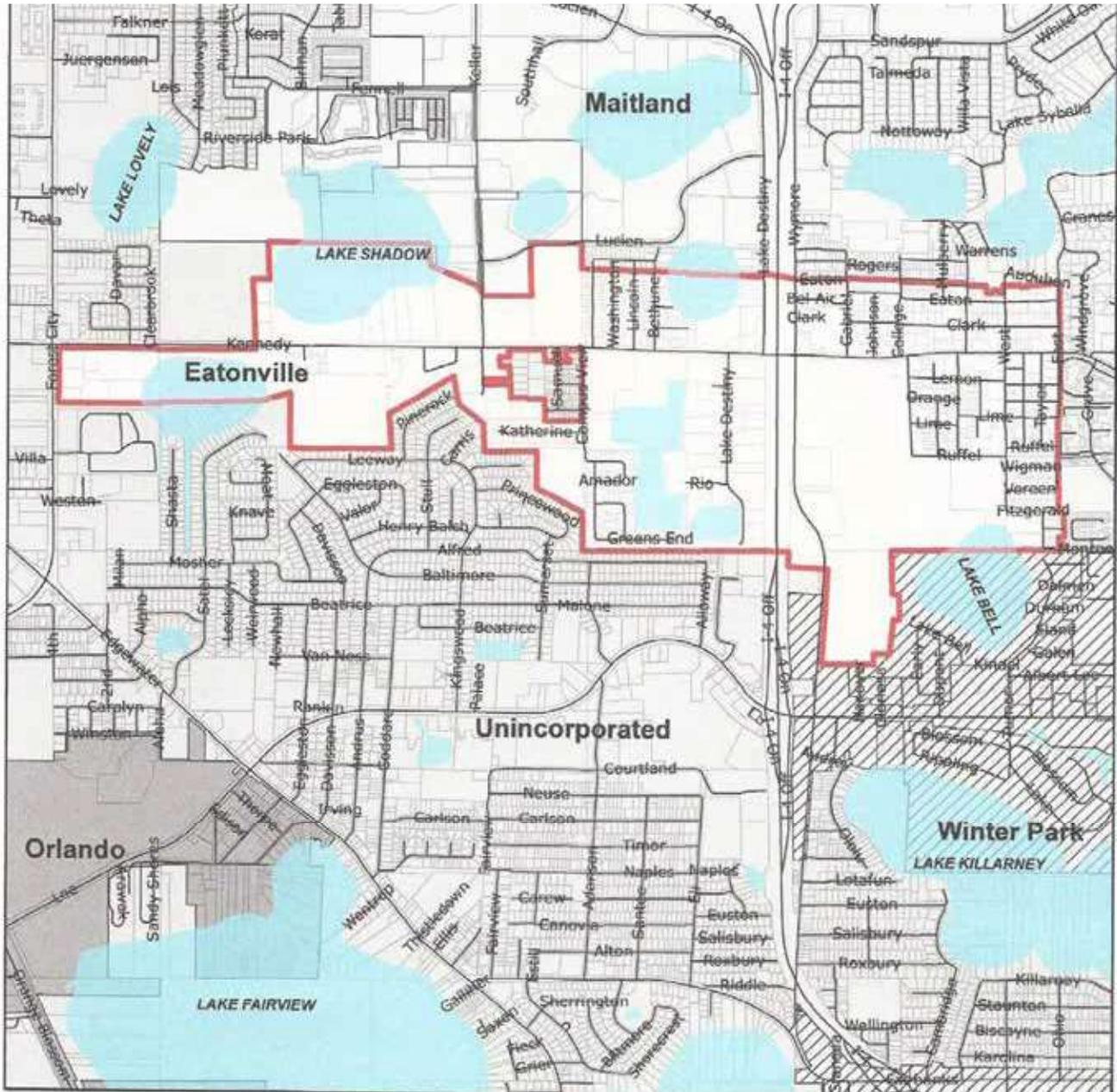
September, 2025 - Orange County School Board announces Hungerford agreement with Eatonville Mayor.

I. OVERVIEW



Orange County, Florida location map showing geographic context of Eatonville (red dot).

I. OVERVIEW



Eatonville town boundaries (red outline) and proximity to neighboring municipalities.

## II. RECOMMENDATIONS

1. A nonprofit Community Land Trust (CLT) <sup>(29)</sup> must be created to be governed by policies and practices that collectively retain resident property ownership, prevent outside interests from acquiring large tracts of land.
  - A. Key Components
    - 1) No outside entity or individual should be allowed to purchase, plan, influence or control large tracts of land in Eatonville.
    - 2) The CLT must have the ability to accept donations of property, purchase property, develop property, and make property available to Eatonville residents at affordable prices.
    - 3) The majority of the governing board should be composed of Eatonville residents.
    - 4) Zoning
      - a) Return Hungerford zoning to 2018 classification listed in Town and Orange County records: General Commercial-Mixed Use/Educational
      - b) Freeze requests for new townhouse classifications that increase development density and impact height character until a thorough master plan can be developed which is tailored to the specific conditions and needs of Eatonville.
    - 5) Florida based collaboration should be explored through Mr. Frank Wells, of Bright Community Trust<sup>(29.1)</sup>, based in Port Richey, Florida.
    - 6) Additional information should be gathered from Mr. Jason Webb of Grounded Solution Network<sup>(29.2)</sup> for expertise in networks and training sessions for organizations that seek to establish community land trusts.
    - 7) The Baker-Barrios Master Plan should not be used as the “guiding framework for development” in Eatonville.
    - 8) The proposed “Development Program” should not be accepted without detailed plans for archaeological investigation and mitigation, design appropriateness review, public presentation, and full council review and approval.
- B. Example: As of January 13, 2026 the Orange County School Board approval of the one hundred (100) acre Hungerford School land for development by the Dr. Phillips Charities nonprofit organization<sup>(1)</sup>. The development criteria and sale were negotiated without historic resources impact assessment, public presentation or input from the residents of Eatonville, and without Eatonville Town Council discussion or vote. The development program proposed includes the following:
  - 1) Baker-Barrios Master Plan<sup>(2)</sup> as the thematically based “guiding framework for development.”
  - 2) Development Program
    - a. Community Greenspace and Pavilion - Three (3) acre park with four thousand (4,000) square foot pavilion to be donated to the Town, with maintenance responsibilities.
    - b. Early Learning Center
    - c. Community Hub/Healthcare Facility
    - d. Town Hall History Museum
    - e. Affordable Housing
    - f. Contract “Inspection Period” for due diligence investigation and testing.

## II. RECOMMENDATIONS

1. A nonprofit Community Land Trust (CLT)

# School board approves Hungerford land sale

Dr. Phillips Charities plans  
huge project in Eatonville,  
a town rich in Black history

**By Steven Walker**

Orlando Sentinel

The Orange County School Board on Tuesday gave final approval to a landmark sale of the historic Hungerford school property to a local nonprofit.

The board unanimously approved a deal to sell the 117-acre plot of land, located just off Interstate 4 in Eatonville, to the Orlando-based Dr. Phillips Charities for \$14 million. Much of the sale price would be waived if the organization fulfills its plan to build affordable housing, a town museum, a park with a pavilion for outdoor events, a healthcare facility and early learning services within ten years.

“This is a good deal for Eatonville. I think it ensures sustainability within the community,” said board member Angie Gallo.

*Turn to Hungerford, Page 2*

- 2.1: January 15, 2026 Orlando Sentinel, page 1, newspaper article announcing approval of Hungerford land sale.

## II. RECOMMENDATIONS

### 2. Historic Review Board / EHRB (Ordinance 96-04) Revisions

The existing EHRB ordinance must be revised to facilitate compliance with local, state and federal regulations; performance of review, survey advisory, education, and advocacy responsibilities in a transparent, effective and professional manner that protects the full range of Eatonville's resources to the benefit of residents, the Town and nation at large.

#### A. Key Components

- 1) Before the end of March, 2026, the Town Council and senior staff should participate in an initial information and strategy meeting with NTHP/AACHAF staff to establish a common point of reference at one time. The Town Council should consider soliciting ongoing advisory assistance from NTHP/AACHAF within the next thirty (30) days to build knowledge, define strategies, identify appropriate network opportunities, resources and tools.
- 2) Section 4.0, Members, Officers, And Duties (fig.2.2), must be revised to assign all administrative duties to a full time, qualified, historic preservation officer instead of the Town Administrator, and provide training and resources for responsible board management of historic resources.
- 3) The entire EHPB membership should receive thorough, and detailed, training in historic preservation practices, policies, and specific Town resources. Training should be conducted through Florida Certified Local Government (CLG) programs of the Florida Division of Historical Resources, and/or the National Trust for Historic Preservation. The EHPB should prepare and submit an "annual report" as required by the CLG program.

4) A full-time "Historic Preservation Officer" (HPO) should be hired as soon as possible. Whether full time, or part time, the HPO credentials should not only have general qualifications in traditional disciplines (city/community planning, architecture, landscape architecture, etc.). The HPO should have documented credentials and demonstrated field experience in historic preservation related fields (history, archaeology, cultural anthropology, city planning, environmental design, architecture, landscape architecture, etc.) in underserved or ethnic communities. The HPO should be required to study the local as well as national contextual history of the town as part of her/his orientation over several months and coordinate observations and findings with EHPB members.

- 5) EHPB board members should rotate attending information workshops with Florida SHPO, and other organizations.
- 6) EHPB should explore ways to assign "local designations" as well as NRHP.
- 7) Residents should be allowed to provide input to EHPB by reporting and discussing findings before formal action is taken.

#### B. Example:

- 1) As a Certified Local Government (CLG) the Town of Eatonville has not reported any local historic preservation activities (inventory, landmarks, tax incentive, grant program, regulatory laws, property acquisition) to the National Park Service (NPS) over the past 15 years.<sup>(14)</sup> The Town has not been able to take advantage of any NPS program funding or technical assistance due to the lack of activity.
- 2) The Town Council, EHPB and residents were not notified of the October of 2023 assistance grant offer by NTHP/AACHAF until June of 2025.

## II. RECOMMENDATIONS

### 2. Historic Review Board (Ordinance 96-04) Revisions

4.3 **Administrator.** The Town Administrator, or his designee, with the assistance of staff members shall be responsible for supervising the preparation of materials for meetings, the maintenance of all records and the preparation of correspondence. Further, the Town Administrator, or his designee, shall be authorized to approve applications for routine repair and maintenance, including painting, roof repairs and other miscellaneous repairs. He/She shall also be responsible for scheduling regular meetings as well as Committee meetings of the HPB. In addition, the Town Administrator, or his designee, or the staff member designated by the Town Administrator, or his designee, shall be familiar with all applications and shall advise the HPB on design review matters where appropriate. When requested by the Chairman, the Town Administrator, or his designee shall also represent the HPB at public meetings. Other responsibilities shall include coordination with appropriate Town departments including, but not limited to, the zoning and planning offices of the Town and making recommendations to the HPB regarding zoning and planning issues, rules of procedure and design guidelines.

2.2 Current responsibilities of Town Administrator for Historic Preservation Board, Ordinance 96-04, p. 7

## II. RECOMMENDATIONS

### 3. Community Redevelopment Agency (CRA)

A. The CRA must adopt policies and procedures that directly leverage historic preservation, and comply with required process, to “use new approaches to redevelopment within communities as mandated by Florida Statutes, Chapter 163, Part III.

- 1) The CRA policies and procedures must be revised to comply with historic preservation policies, regulations, goals, and practices.
- 2) Town and CRA should look for ways to assist heir property descendants resolve tax and partition issues and retain their properties, or make them available to Eatonville residents before resorting to demolition or outside sales.
- 3) CRA staff should be required to participate in historic preservation training workshops.
- 4) The CRA should consider developing a “conservation and recycling” component to conserve and reuse unique architectural materials and components, and protect local landscape features and materials.
- 5) The CRA should develop a community sustainability program modeled after the NTHP HOPE Crew<sup>(30)</sup> program to include salvage labor and skills training for community residents.
- 6) The CRA should develop a program modeled after the City of San Antonio, Texas Deconstruction and Circular Economy<sup>(28)</sup> initiative to “...recapture building materials from the waste stream and redirect them back into our communities for reuse.”

### 3. Community Redevelopment Agency (CRA)

#### B. Example

1) The FDHR awarded a reimbursement subgrant from the National Park Service (NPS) African American Cultural Heritage program to the Town in 2022 and executed the agreement in 2023 to rehabilitate the Club Eaton structure (fig. 3.3) into what was to be known as the “Chitlin Circuit Performing Arts & Entertainment Event Center.” Physical demolition of the existing structure began in July of 2025, before architectural and engineering documents were actually produced and presented to FDHR, NPS, the Town Council, or the resident public for review and comment. The Town did not hire a consulting architect to prepare documents until September, 2025, after the property was sold to a private developer. Demolition and hazardous materials mitigation permits were not issued prior to starting work. The original building was not documented with as-built drawings or photographs prior to demolition. These actions led to physical damage to the structure, stoppage of the work and suspension of funding. As of January, 2026 the building shell remains empty and unprotected (fig. 3.8).

## II. RECOMMENDATIONS

### 3. Community Redevelopment Agency (CRA)



2.3: View west, on E. Kennedy Boulevard, of Club Eaton, circa 1990. (9977A-14.jpg)



2.4 View of front of Club Eaton, before demolition.



2.5 View of remaining south side shell of Club Eaton, after demolition was stopped due to lack of proper permits, mitigation procedures and impact review.

## II. RECOMMENDATIONS

### 3. Community Redevelopment Agency (CRA)

#### B. Example

- 2) The mid-century modern residence (built in 1957) at 119 S. West Street was demolished within six (6) months after it was acquired by the CRA (fig.2.22; fig.2.23)<sup>(18)</sup>. The home was heir property of Mrs. Charity Mae Robinson and Mr. Howard Napoleon Miller, Sr. Mrs. Robinson was a well known educator who taught for thirty eight (38) years in Orlando area schools. Mr. Miller was a resident of Eatonville from the 1940's and became a prominent African American pharmacist in Orange County. The property was built in 1963, making sixty two (62) years old when demolished, exceeding the fifty (50) year minimum criteria to be eligible for historic designation.
- 3) In 2020 a property improvement award was made under a "facade improvement grant" program. Proper management procedures were not followed and qualified trades subcontractors were not employed. A settlement had to be negotiated with the grant recipient, and the facade program was put on hold<sup>(20)</sup>.
- 4) In 2024 a property improvement award was made to Mr. David Washington who owns property at 419/421 E. Kennedy Boulevard. Schematic design architectural plans were published without public or agency review. The property owner withdrew from the project in July of 2025 due to inaction on the part of the Town.

## II. RECOMMENDATIONS

### 3. Community Redevelopment Agency (CRA)



2.6: Mid-century modern residential heir property at 119 S. West Street before demolition.



2.7: Mid-century modern residential heir property at 119 S. West Street with demolition in progress.

## II. RECOMMENDATIONS

### 3. Community Redevelopment Agency (CRA)

#### B. Example

- 5) Two (2) unoccupied residential structures exist at 206 Mosely Avenue (fig.2.8; 2.9). The structures are not secure or stabilized to prevent collapse. Despite deterioration, the structures could be disassembled, and significant amounts of materials could be salvaged for repair of other structures.

## II. RECOMMENDATIONS

### 3. Community Redevelopment Agency (CRA)

#### B. Example



2.8: Structure deteriorating at front of 206 Moseley Avenue.



2.9: Structure deteriorating at rear of 206 Moseley Avenue.

## II. RECOMMENDATIONS

4. Archaeology due diligence, review, interpretation, monitoring, reporting, and mitigation requirements must be added to the Town planning and development policies and ordinances, and historic preservation ordinance.

### A. Key Components

- 1) Town policy and practice must require investigation of all cemetery and residential sites be conducted by a professional archaeologist. The 2006 report cannot be considered as conclusive.
- 2) The Hungerford Industrial School site must be tested and evaluated for historic site designated as a significant archaeological site prior to any sale or development.
- 3) Crossreference of historic records research and oral interviews should be required as reference for decision making.
- 4) The cemetery site should be a priority item for future historic resources research and physical archaeological documentation.

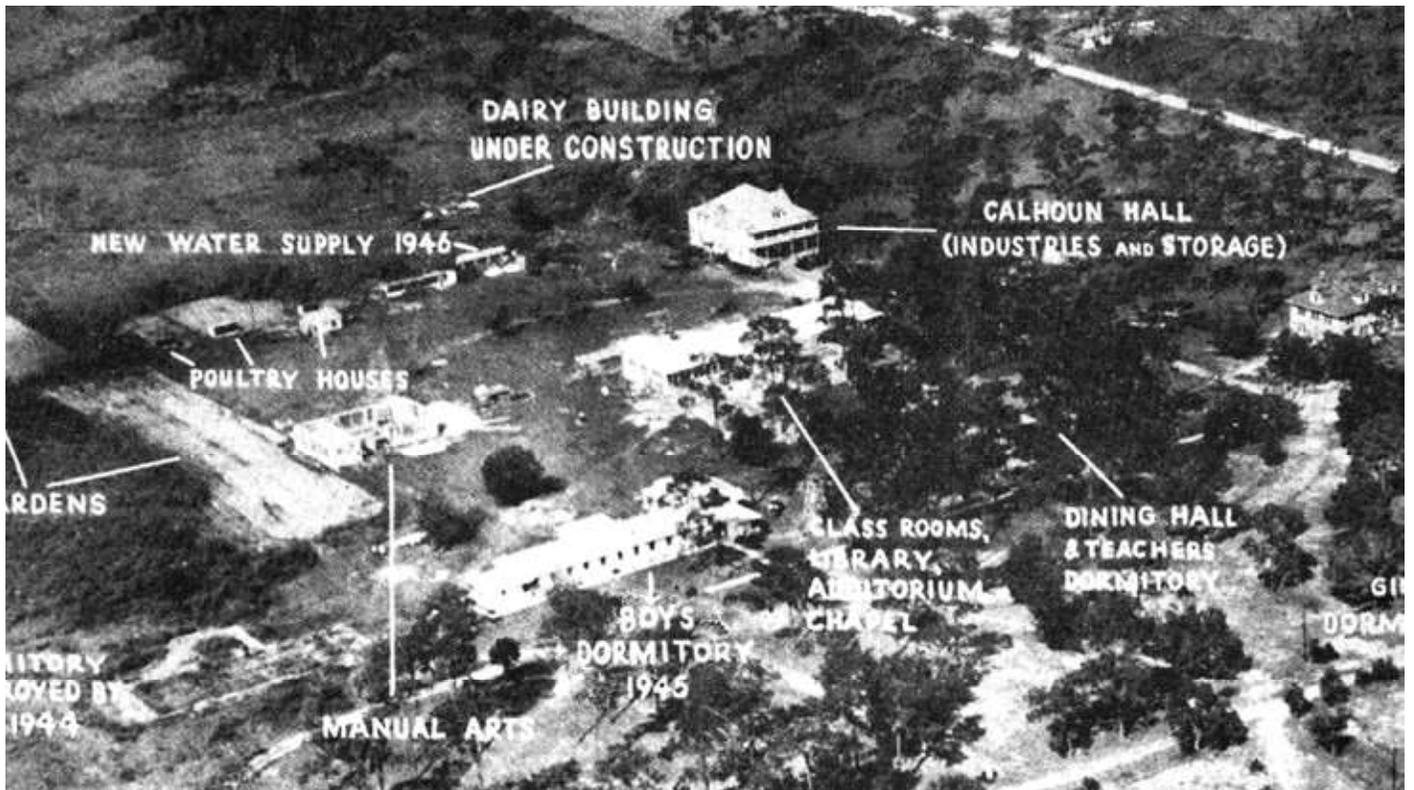
### B. Example

- 1) Archaeological shovel tests (24 inches below ground) were completed by Pan-American Consultants, Inc. at the northeast corner of the Hungerford School E. Kennedy Boulevard at S. College Avenue) site in 2003. Two hundred and thirty six (236) artifacts were recovered, dating from the early to mid-twentieth century. "A portion of a partially-intact brick sidewalk" was also uncovered "near the surface of the road intersection." The archaeological consultant recommended that the discoveries "as potentially eligible for National Register of Historic Places eligibility, pending additional work. The archaeological discoveries do not appear in the 1998 NRHP inventory, and there has been no follow up on the consultants recommendation of eligibility.<sup>(31)</sup>

- 2) Requests were made by the Town administration, between August, 2025 and October, 2025, for the CRA to transfer ownership of the "Old Cemetery" site (fig. 3.1; 504 Eaton Street) to the Town to allow change of zoning and construction of new residential development. The Town and CRA were using a 2006 report<sup>(15)</sup> prepared by a professional geologist. The maps (fig. 3.12, 3.13) in the 2006 investigation and report do not indicate that the entire site, including the West Street right-of-way, was investigated in detail. Only five (5) spots were field tested and investigated. The 2006 investigation and report used hand augers techniques to probe for fragments below ground surface. A typical hand auger is less than eighteen (18) inches in diameter. Professional archaeological field investigation would typically be expected to cover at least an area of six (6) feet by six (6) feet, distributed across a site. Finally, there are at least four (4) living Eatonville resident witnesses who recall seeing grave headstones and a fence around the "Old Cemetery" site.

## II. RECOMMENDATIONS

### 4. Archaeology



2.10: Robert Hungerford Industrial School aerial photo circa 1950 (showing areas for documentation).

## II. RECOMMENDATIONS

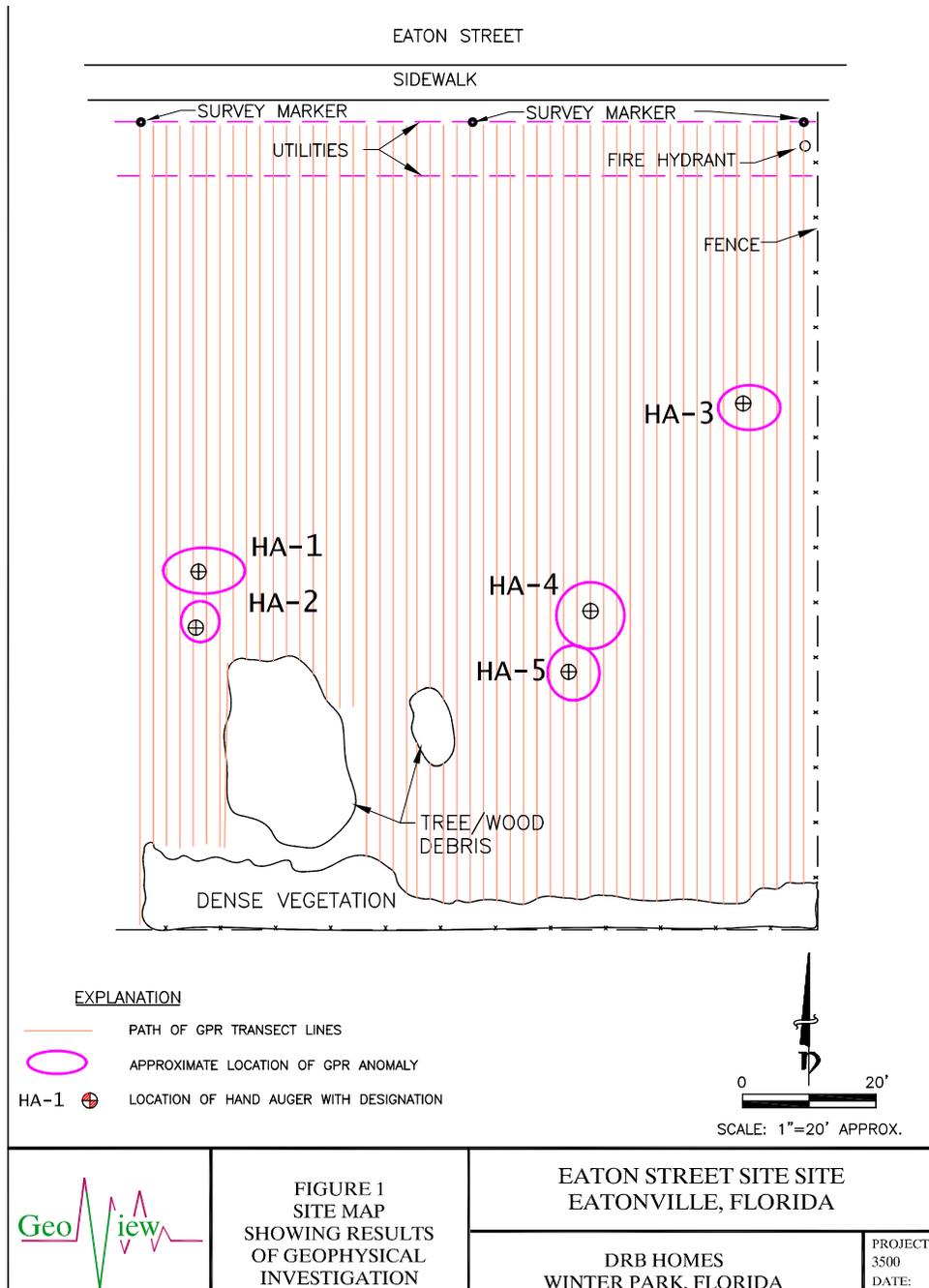
### 4. Archaeology



2.11: Orange County Appraisal map, showing location of “Old Cemetery” and residential lots. 1882 boundary of Lewis Lawrence’s Eatonville plat shown in red dashed line.

II. RECOMMENDATIONS

4. Archaeology



2.12: 2006 geology report map showing limited hand auger boring locations adjacent to "Old Cemetery" site.

## II. RECOMMENDATIONS

### 5. Community Participation and Stewardship

A transparent multilevel community engagement and public-private partnership program must be developed with residents and local organizations throughout Eatonville.

#### A. Key Components

1) The Town should host, and maintain, an ongoing series of public information workshops on historic preservation in order to build local capacity and involvement on multiple levels. Decision makers and staff need to be tutored and mentored to build technical and administrative capacity related to historic preservation assets.

2) A formal collaboration MOU between the Town and community organizations should be created in the absence of functioning archive, staffing, programming and tourism infrastructure. The existing individual community organizations do have authority over ordinances and property, and do not produce research and programming that comprehensively represent the broadest scope and context of Eatonville’s significant culture and history.

#### a) EXAMPLE:

1) A “tourism Master Plan” proposed by the Town CRA <sup>(23)</sup> did not follow process to include the Eatonville Historic Preservation Board, or historic preservation resources; highlighted the Club Eaton project despite suspension of State of Florida funding; and did not provide for qualified staffing.



2.13: P.E.C. Community Engagement session, 2025.

## II. RECOMMENDATIONS

### 5. Community Participation and Stewardship

#### B. Recommendations

2) “1887 First” - The group must work on researching and reviving skills and production of some of Eatonville’s early signature trades and crafts. Products could be promoted and sold in the “Night Market” events produced by the group.

3) “Eatonville 1887” - The group must work on adding in depth contextual research of sites such as the “Catherine Clark Post Office” and the 1955 fire station and volunteer firemen. The respective significance as one of the few federal post offices and municipal fire companies in America managed by African Americans could be incorporated into more engaging regular tours produced by the group.

4) P.E.C. - Despite its noticeable success using Zora Neale Hurston as its principal theme, a much broader range of authentic themes must be developed for long term relevance and stewardship. The organization’s programming experience could generate audiences for a more complete history of Eatonville.

5) All of the organizations must consider investing in ownership of existing land or historic structures to participate in meaningful long term stewardship and expand the economic potential of cultural tourism.



2.14: 1887 First “Night Market” held monthly to showcase local arts and humanities vendors.



2.15: Eatonville 1887 professionally guided walking tours.



2.16: Annual ZORA Festival by Association to Preserve the Eatonville Community (P.E.C.).

## II. RECOMMENDATIONS

6. Physical Development Policies, Guidelines, Practices /Tangible Historic Resources  
Existing codes, ordinances and comprehensive plan must be refined with historic preservation as an integrated foundation. The amendments must comply with Certified Local Government guidelines<sup>(14)</sup> and not be arbitrary to avoid triggering Florida Senate Bill 180. Careful study and on-the-ground documentation of Eatonville’s physical conditions (built and environmental) and community needs could provide justifiable parameters to better manage development.

### A. Key Components

- 1) A moratorium on new development should be enacted to allow time for proper planning and preparation.
- 2) All master planning and comprehensive planning should include guidelines and impacts related to three dimensional physical characteristics such as scale, form, views, etc. All potential projects must be evaluated for impacts on overall Town historic integrity and related historic resources.
- 3) The zoning ordinance should be revised to directly reference the National Register of Historic Places (NRHP / 1998), and any future amendments. Historic subdivisions should be used to define historic districts, and physically marked.
- 4) Zoning code classifications should be revised to protect historic residential uses, including development density and landscape guidelines specific to Eatonville’s local character.
- 5) Introduction of higher density townhouse zoning is not recommended.
- 6) The 2018 “General Commercial-Mixed Use/Educational zoning designation for the Hungerford School site should be restored to allow proper review.

### B. Example:

- 1) Several development proposals have been presented in recent years for the one hundred (100) acre Hungerford School property. All included housing that was not affordable for most Eatonville residents (fig.2.17).
- 2) The Smith Motel tract was proposed for “mixed use retail and HUD housing”<sup>(13.1)</sup> without public input, Planning Board review, Historic Preservation Board Review or regional HUD agency review, and physically out of character with Eatonville’s townscape (fig.2.18, 2.19, 2.20).

## II. RECOMMENDATIONS

### THE HUNGERFORD DISTRICT AT EATONVILLE SITE PLAN

- |   |  |
|---|--|
| Parcel 1: Commercial Retail                   | Parcel 7: For-Sale / Homeownership Townhomes |
| Parcel 2: Office Space                        | Parcel 8: Environmental Education Pavilion   |
| Parcel 3: Office Space                        | Parcel 9: Linear Park / Green Space          |
| Parcel 4: Mixed-Use Retail and Office Space   | Parcel 10: Retention Ponds                   |
| Parcel 5: Multifamily Rental Apartments       | Parcel 11: Lake Wilderness                   |
| Parcel 6: Civic-Use Building and Public Plaza | Parcel 12: Retention Ponds                   |



2.17: 2021 non-resident development proposal isolating community, excluding opportunities for community participation and benefits, ignoring traces of historic Hungerford Industrial School.

## II. RECOMMENDATIONS

### 6. Physical Development Policies, Guidelines, Practices /Tangible Historic Resources



2.18: Schematic design rendering, viewing toward northeast, for proposed mixed use complex at 421/429 E. Kennedy Boulevard (2023) out of scale and townscape character.



2.19: Schematic design rendering, viewing west, for proposed mixed use complex at 421/429 E. Kennedy Boulevard (2023) out of scale with existing structures and townscape context.

## II. RECOMMENDATIONS

6. Development Policies, Guidelines, Practices /  
Tangible Historic Resources Stewardship



2.20: Existing view, toward northeast, of 421/429 E.Kennedy Boulevard and streetscape context.

## II. RECOMMENDATIONS

### 7. Nonphysical (Intangible) Historic Resources Policies, Practices, Stewardship

The Town must expand working knowledge of its nonphysical (history, anthropology, genealogy, sociology, etc.) historic and cultural assets beyond and develop ways to use them to assist residents and advance economic development through authentic cultural tourism.

#### A. Key Components

- 1) The Town is urged to build its own catalog of historic relationships and community genealogy to authentically document and interpret its history and culture.
- 2) Interpretation of Eatonville's intangible history related to Tuskegee (Institute) University, the A.M.E. church organization, the NAACP, the Florida citrus industry, African American arts education, and community genealogy must be included in the methodology to produce authentic interpretation of significant buildings and landscapes.
- 3) The inventory research scope must include eligible resources west of Interstate Highway 4 (I-4).
- 4) A master orientation package should be created to consistently orient and inform consultants before beginning any project. The historical content could be curated by the EHPB.

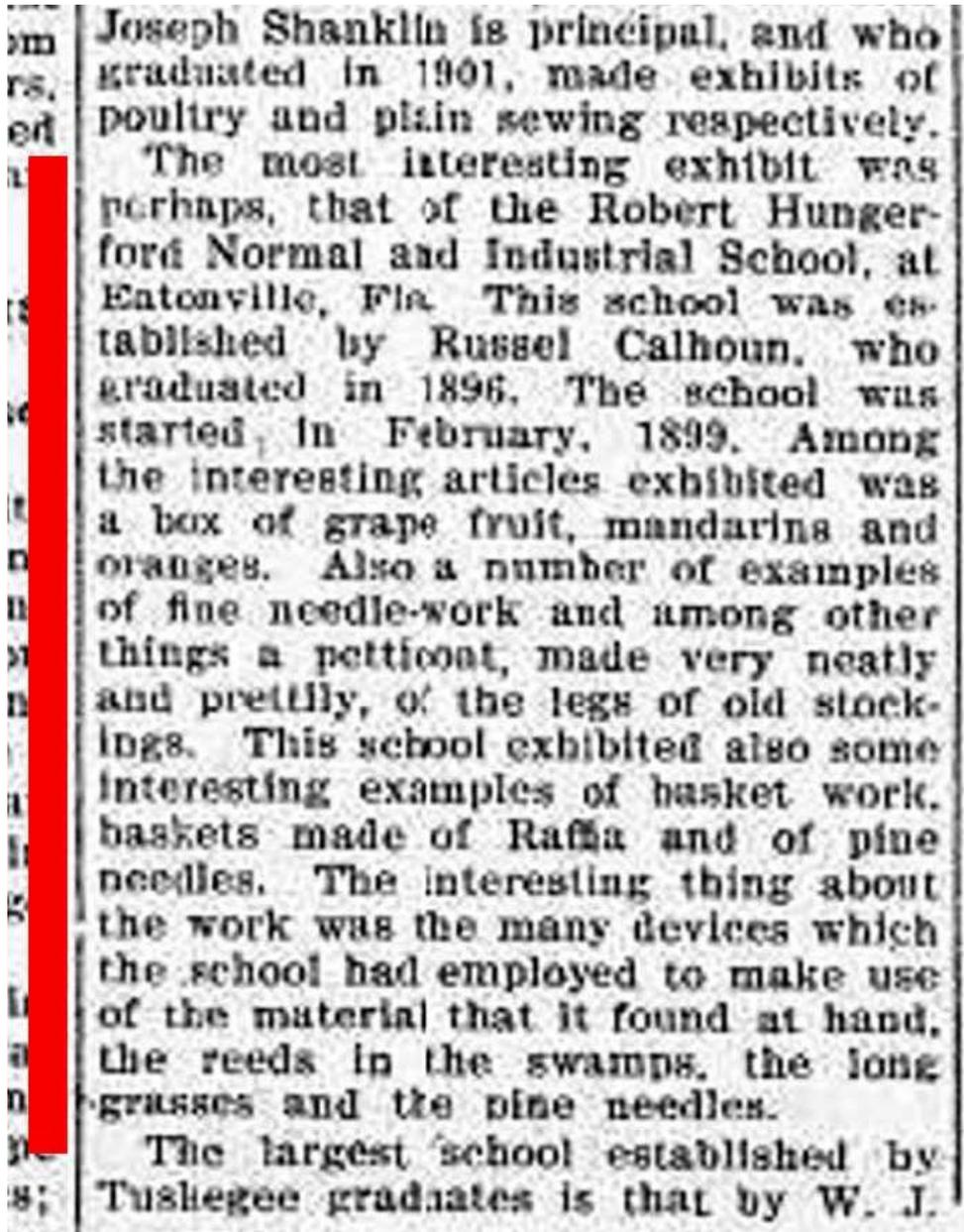
#### B. Example

- 1) Currently, five (5) annual cultural tourism events are produced in the town:
  - Martin Luther King national holiday mid-January
  - Zora FESTIVAL - late-January
  - Juneteenth national holiday - mid-June
  - Founders Day - mid-August
  - Christmas on the Boulevard mid-DecemberOnly the Founders Day event is exclusively created and produced by the Town of Eatonville. The Town lacks a variety of marketable tourism products.

- 2) In October, 2025 a planning consultant was engaged to conduct a historic resources inventory to update and expand the original 1998 National Register data. The methodology proposed by included traditional on site observations, local public records investigation, and preexisting publications and academic work<sup>(22)</sup>. The methodology did not include direct research and primary source research. Exclusion of these, and similar topics, will limit authentic interpretation of cultural significance of land and structures.

## II. RECOMMENDATIONS

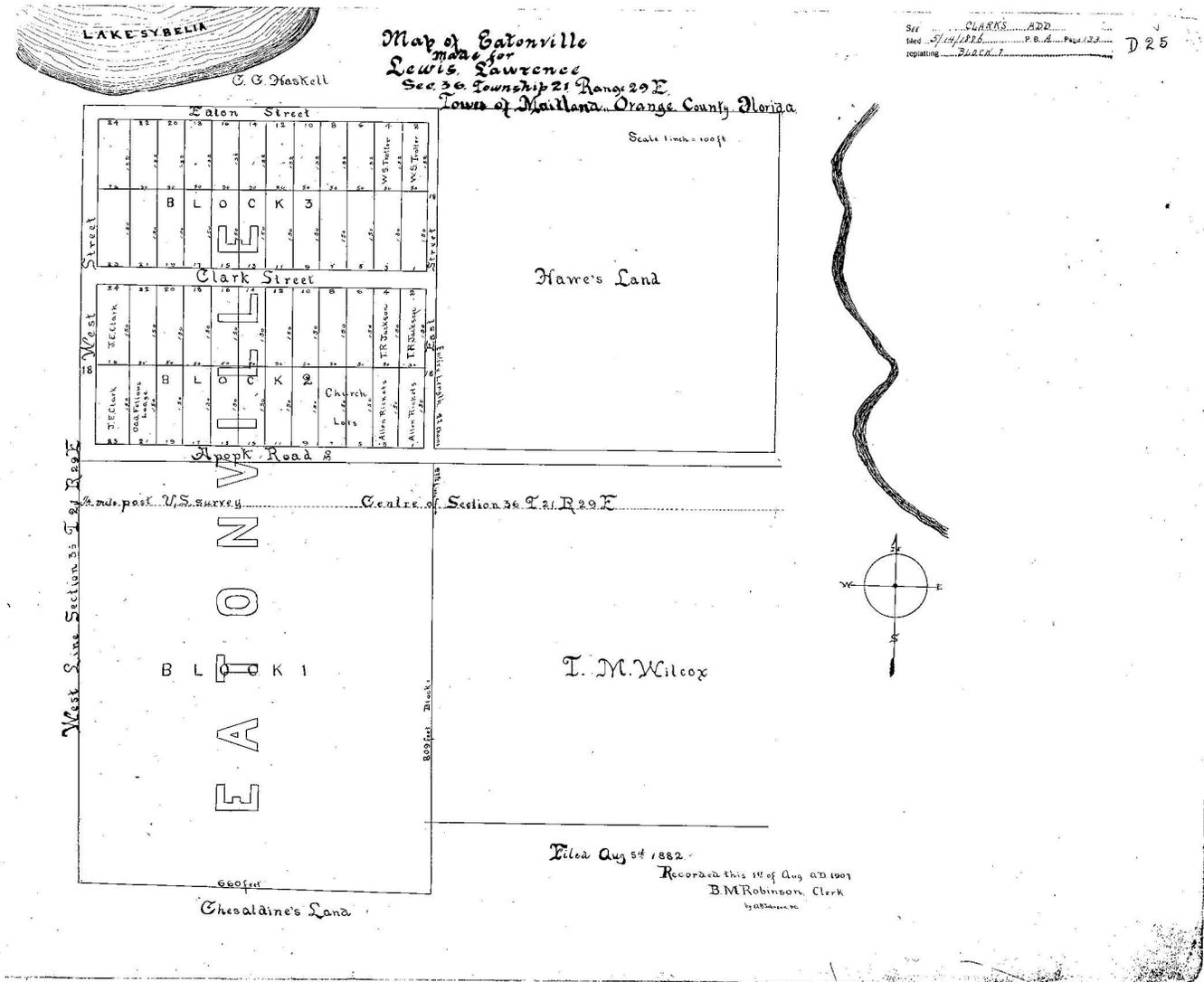
### 7. Nonphysical (Intangible) Historic Resources Policies, Practices, Stewardship



2.21: Hungerford School work products recognized on exhibit at Tuskegee Institute, Alabama, 25th Anniversary celebration. The Appeal African American Newspaper, St. Paul, Minnesota, April 7, 1906,

## II. RECOMMENDATIONS

### 7. Nonphysical (Intangible) Historic Resources Policies, Practices, Stewardship



2.22: 1882 plat of Lewis Lawrence's Map of Eatonville documenting the original subdivisions incorporated as the Town of Eatonville. Typical lot size of 50' x150' remains as historic development pattern.

## II. RECOMMENDATIONS

### 7. Nonphysical (Intangible) Historic Resources Policies, Practices, Stewardship



J. E. CLARK'S PINEAPPLE FARM, EATONVILLE, FLA.

2.23: Historic photo of Joe Clark in his “Pineapple Farm” is an example of Eatonville’s agricultural, gardening, craft, and entrepreneurial legacies that can be developed for authentic year round cultural tourism.

## II. RECOMMENDATIONS

### 8. National Register of Historic Places (NRHP) (NRHP/1998)

The existing 1998 NRHP district must be amended to include the portions of the corporate town limits that are fifty (50) years old, or older.

#### A. Key Components

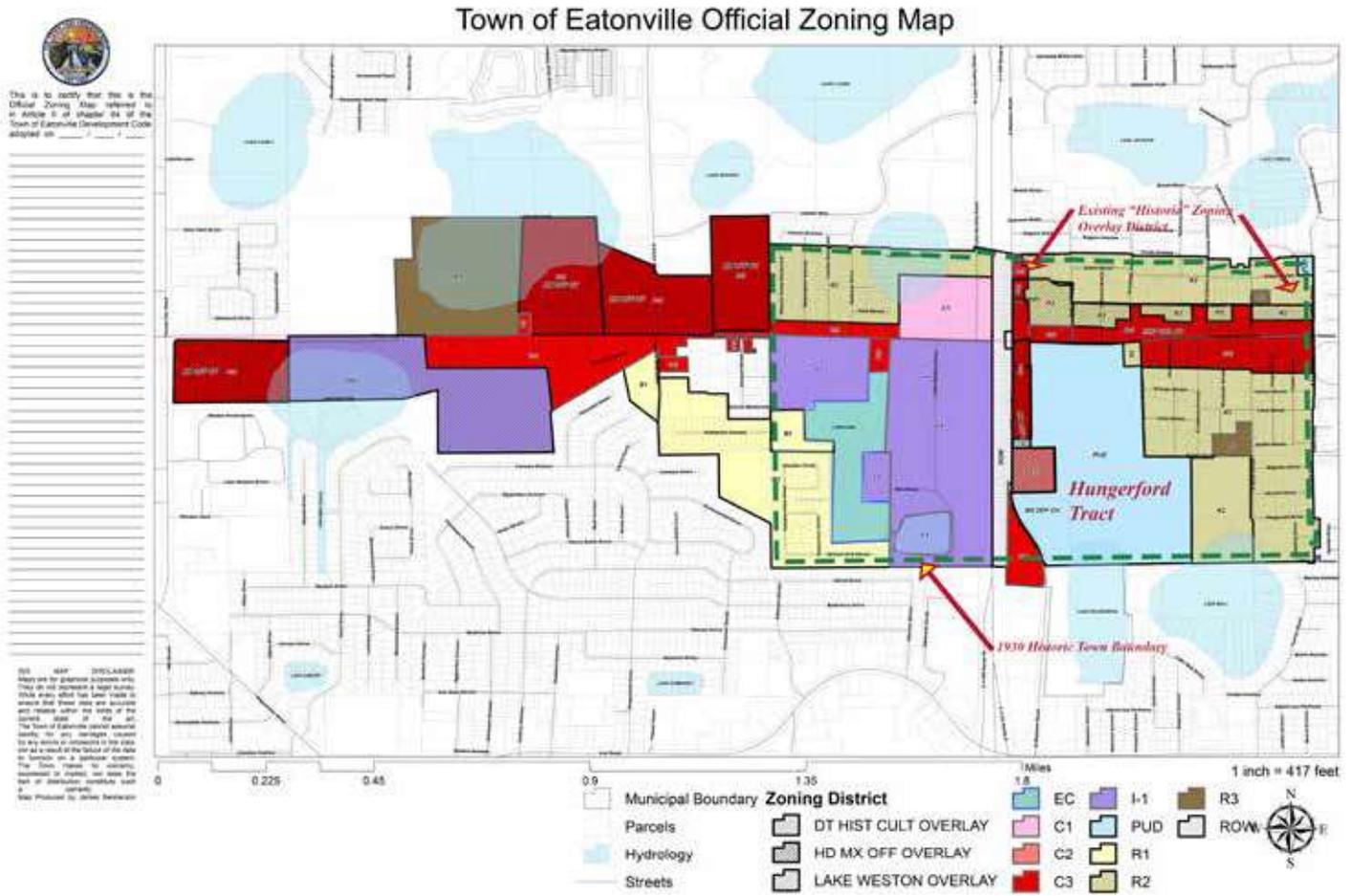
- 1) All tangible architectural and landscape resources (built and natural) should be researched and interpreted to identify the qualities and associations unique to Eatonville.
- 2) The entire extent of the corporate limits, on both sides of Interstate Highway 4, should be included in all future historic resources inventories or surveys.
- 3) Research should include cultural (folklore) traditions, rituals and customs, oral history, and crossreferenced by documented history (periodicals, public records, etc.).
- 4) Interpretation should reference the national context of historic Black towns of similar age and type (agricultural, suburb, education center, etc.). The Town should use the research process to begin to build a comprehensive historical archive.
- 5) Future historic resource investigation, documentation and interpretation should include archaeology, including the entire Hungerford School and “old cemetery” sites. FEMA Task 3 Recovery Report (September 2024)<sup>(27)</sup> recommends adding archaeology to the Town’s design and permit review process.

#### B. Example

The existing NRHP district focuses on architecture and less than 25% of the town land area (fig.2.24, 2.25). Associations with a wide range of significant persons, events or characteristics are not taken into consideration.

II. RECOMMENDATIONS

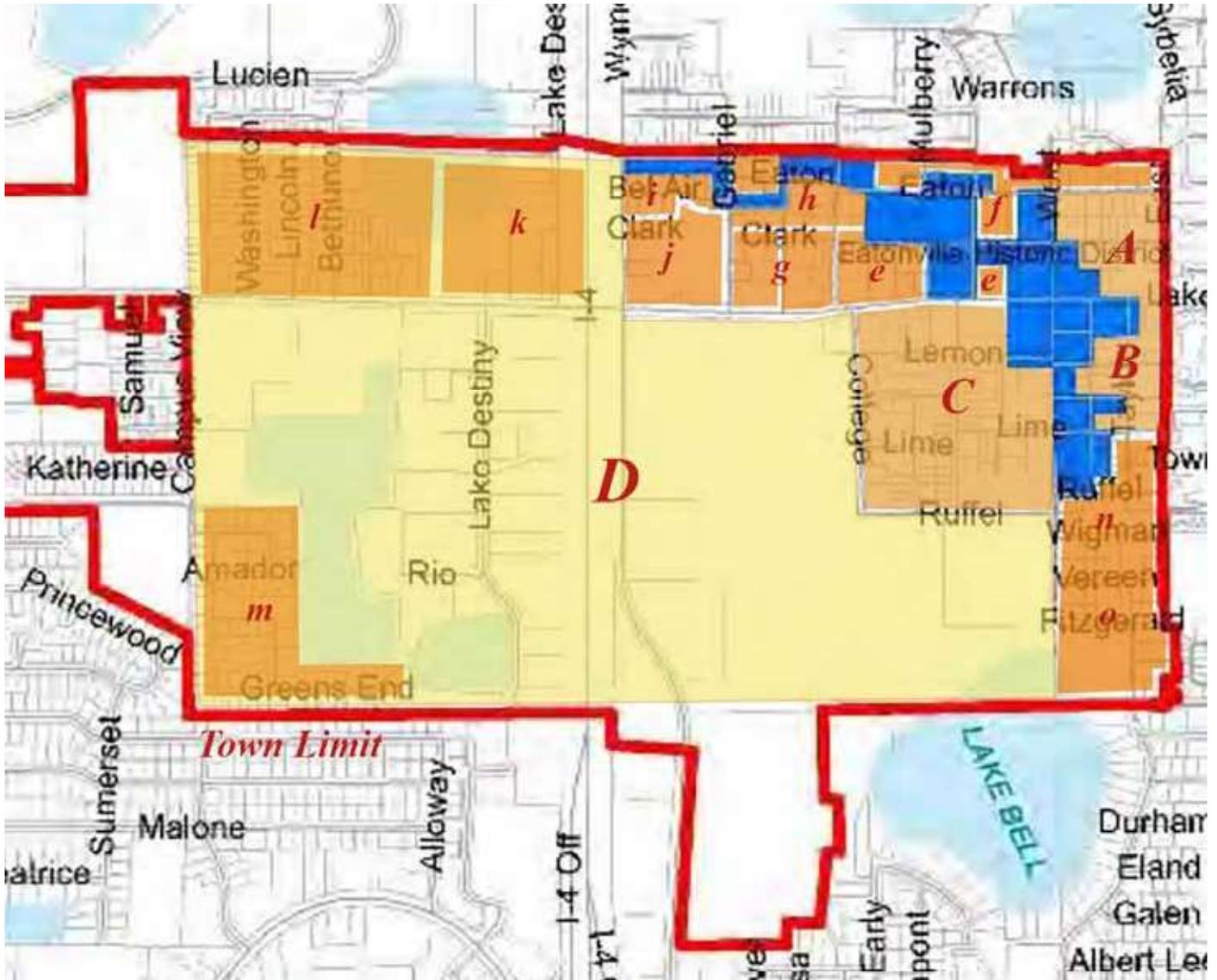
8. National Register of Historic Places (NRHP)  
 (NRHP/1998)



2.24: Existing Eatonville Zoning map showing historic district limits along E. Kennedy Boulevard.

## II. RECOMMENDATIONS

### 8. National Register of Historic Places (NRHP) (NRHP/1998)



- 2.25: “Blue” area outlines boundaries of existing 1998 National Register District;  
“Orange” areas outline documented historic subdivisions, 50-years, or older;  
“A”/Lewis Lawrence Eatonville; “B”/Clark’s Addition; “C”/Holden Brothers Addition;  
“D”/Hungerford School property; lower case letters (e, f, g, h, i, j, k, l, m, n, o) mark  
additional documented subdivisions with potential for historic designation.

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III. END NOTES

(1) Orlando Sentinel, January 13, 2026, page 1 & 4; Orlando Sentinel, January 15, 2026, page 1 & 2



Joyce Fry stands outside the site of the historic Hungerford School property in Eatonville on Monday. Fry is a proponent of a proposal for Orange County Public Schools to sell the land to Dr. Phillips Charities. JOE BURGANK/ORLANDO SENTINEL

# Eatonville residents split over Hungerford land deal

Some welcome Dr. Phillips Charities' plans, others want land in town's hands

By Steven Walker  
Orlando Sentinel

EATONVILLE—Willie Griggs tipped his black-felt cowboy hat to the Family Dollar employee holding the door for him and greeted her warmly. But when Griggs, 78, glanced across the street to the now-vacant Hungerford school property, a place where his daughter once attended school, his expression turned to frustration. A deal to sell the historic school land to a charity—expected to be approved by the Orange County School Board on Tuesday—strikes him as wrong, even if the nonprofit

plans to build many amenities he and others feel the small town needs. Like plenty of his neighbors, Griggs wants the sale scrapped and the land given to Eatonville, a town founded by freed slaves. The town, not an outside group, should control what happens to the historic school land in its borders, they say. "Whoever was wrong needs to admit that, come together and start over and get it right," he said. Others, though, see Dr. Phillips Charities' plans for the land, unused for nearly two decades, as the jumpstart Eatonville needs. The nonprofit, which recently developed

Orlando's Packing District and has deep pockets, could bring transformative development to the 117 acres that fronts Interstate 4 and serves as a gateway to the town. "It would be good to see a bigger community, a better community, and if they're trying to bring something better to the community, why not?" said Clerrick Cutliff, 34, who grew up near Eatonville and on a recent afternoon stopped at the same store where Griggs shopped. Eatonville is one square mile, and the median income is about \$35,800, well below the state and regional average. The Hungerford property sits on Kennedy

Turn to Hungerford, Page 4

# School board approves Hungerford land sale

Dr. Phillips Charities plans huge project in Eatonville, a town rich in Black history

By Steven Walker  
Orlando Sentinel

The Orange County School Board on Tuesday gave final approval to a landmark sale of the historic Hungerford school property to a local nonprofit.

The board unanimously approved a deal to sell the 117-acre plot of land, located just off Interstate 4 in Eatonville, to the Orlando-based Dr. Phillips Charities for \$14 million. Much of the sale price would be waived if the organization fulfills its plan to build affordable housing, a town museum, a park with a pavilion for outdoor events, a healthcare facility and early learning services within ten years.

"This is a good deal for Eatonville. I think it restores sustainability within the community," said board member Angie Gallo.

Turn to Hungerford, Page 2

# Hungerford

From Page 1

The nonprofit recently rebuilt Orlando's Packing District in partnership with the city, revitalizing the area west of College Park. Its Eatonville plan is more challenging and potentially more impactful, seeking to transform a low-income, historically Black town through an ambitious development of the most valuable resource within its limits.

The talk to Dr. Phillips has been controversial in Eatonville, winning support from the town's mayor but prompting opposition from other town leaders and dividing residents. Some are frustrated that the land



An aerial image shows the site of the former Hungerford School in Eatonville on Sept. 20. RICARDO RAMIREZ BUJES/ORLANDO SENTINEL

# A new era for Eatonville?

The Orange County School Board voted Tuesday to sell the 117-acre former site of Hungerford School and industrial facility to Dr. Phillips Charities. It is the largest development project in the Town of Eatonville. The charity plans a mixed-use development with affordable housing, retail and public uses.

Several people urged the school board to slow down the deal, saying they didn't want an outside group developing a prime real estate spot in the small town.

"It's great to have powerful partners, but at the same time, you don't want to have the people at the mercy of an organization with more power than most of the residents," said Steven Charleston, a local activist.

But board members avoid firm. Stephanie Varosa, whose district includes Eatonville, said it hasn't been a "perfect process" but said the deal was a "win-win" that the district and the town need to embrace.

"Some have claimed that they are going to fight for Eatonville, but so are, lighting the town's resources and saying 'yes' to a needed gift that comes your way," Varosa said.

Eatonville is one square mile, and the median income is about \$35,800, well below the state and regional average. The Hungerford property is a gateway to the town founded by freed slaves.

The school was founded in 1897 as a boarding school for Black students. The school board purchased the Hungerford land more than 70 years ago — for

recent attempt to sell the property — which initially had town approval — prompted backlash from residents who feared the developer's plans for a mixed-use project were too big and would lead to gentrification and displacement of long-time Eatonville residents.

The town council eventually voted to reject zoning measures that would have made it easier for development.

The Hungerford site was recently considered for a state Black history museum, though state leaders decided that would be built on land near St. Augustine.

Members of Eatonville's town council oppose by the school board's decision to sell to Dr. Phillips have said they would try to negotiate with Dr. Phillips about the development plans. Some said they loved not enough of the plans would boost the town's tax base since some new facilities, including a grocery store, are planned, too.

A meeting is scheduled for Jan. 20.

Teresa Jacobs, chair of the school board, urged Eatonville residents to come together and work with the nonprofit.

"A lot of collaboration, a lot of important decisions to be made, and we can only make them if everybody who has a voice shows up with that spirit of collaboration," Jacobs said.



Eatonville is one square mile, and the median income is about \$35,800, well below the state and regional average. The Hungerford property is a gateway to the town founded by freed slaves.

under market value and under controversial circumstances, since Eatonville residents argue — and opposed a public school there for years. The school was closed in 2009, and the buildings were demolished in 2010.

For more than a decade, the town and the school district worked to get the property sold to various private developers, which would put the land on town tax rolls. The school district is exempt from paying property taxes.

But contracts for the sale fell through and would-be buyers backed out. Prior to the Dr. Phillips deal, the district's most

# Hungerford

From Page 1

Rejoiced, the town's main shopping district, which has a car wash, a business, the Town Hall and a barbershop. The school district would like Eatonville's future, even as it declines to discuss it.

The property was the site of the former Robert J. Hampton Normal and Industrial School, founded as a boarding school for Black students in 1897.

By the late 1940s, the school was struggling financially, and the white-run Orange County School Board purchased it for a small and under-contracted amount. The school deteriorated as a public high school for Black students, shut down in 1967, and abandoned in 2009. The site is now vacant and surrounded by nature.

The school board in Eatonville has tried for nearly two decades to sell the land to developers, but plans have always fallen through. In 2012, the school board approved a deal to sell the land to a private developer, but one town leader became angry at the deal and led to a lawsuit.

The town leaders pushed for the school board to donate the land directly to Eatonville, but school leaders said that could be done through a trust. The school board instead opted for a deal that would transfer ownership to the town in September.

"The people of Eatonville deserve progress," said town leader Vanessa Walker, who has been vocal about the deal since it was announced in 2015.

The Phillips' plan includes a museum, a park with a pavilion for outdoor events, a healthcare facility and early learning services as well as affordable housing, including a grocery store, according to the agreement.

Mayor Angie Fletcher, who has led the opposition to the deal with Dr. Phillips, said the deal would be a "win-win" for both sides. She said she would like to see the deal proceed, but she is not a proponent of the deal.

At the school board meeting, the board and the Phillips' plan were discussed. The board members said they would like to see the deal proceed, but they are not a proponent of the deal.

Others in town worry Dr. Phillips' plan does not include enough affordable housing, and some worry about the impact of the deal on the town's economy. Some worry about the impact of the deal on the town's history.



An aerial image of the site of the former Hungerford School in Eatonville. JOE BURGANK/ORLANDO SENTINEL

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A meeting is scheduled for Jan. 20.

Teresa Jacobs, chair of the school board, urged Eatonville residents to come together and work with the nonprofit.

### III. END NOTES

- (2) Eatonville Master Plan/Workshop 5. September 17, 2025, Baker Barrios, Architecture, Interior Design, Planning, Landscape Architecture, Urban Design; Orlando, FL/Tampa/Nashville/Chicago/Boston  
<https://www.envisioneatonville.com>
- (3) Town of Eatonville 2018-2038 Comprehensive Plan Amendment: Goals, Objectives And Policies  
[https://www.townofeatonville.org/sites/g/files/vyhlf6581/f/uploads/comp\\_plan\\_2018-2038\\_-\\_goals\\_objectives.pdf](https://www.townofeatonville.org/sites/g/files/vyhlf6581/f/uploads/comp_plan_2018-2038_-_goals_objectives.pdf)
- (4) Town of Eatonville 2018 Comprehensive Plan Amendment: Data Inventory And Analysis Based On Evaluation And Appraisal Report  
<https://www.townofeatonville.org/sites/g/files/vyhlf6581/f/uploads/2018-compplan-supportive-dataanalysisrequired-by-fs-no-ord-adoption-required-1.pdf>
- (5) Chapter 10 - BUILDINGS AND BUILDING REGULATIONS  
[https://library.municode.com/fl/eatonville/codes/code\\_of\\_ordinances?nodeId=SPBLADECO](https://library.municode.com/fl/eatonville/codes/code_of_ordinances?nodeId=SPBLADECO)  
Eatonville Land Development Code
- (6) Town of Eatonville CRA Redevelopment Plan Update, 2015.pdf
- (7) 1996 Town of Eatonville Historic Board Founding Documents.pdf
- (8) WORKING DRAFT Eatonville Recovery Plan 1.22.24.pdf
- (9) Florida Department of Business & Professional Regulation/Florida Building Codes 8th Edition, Effective December 31, 2023  
[https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
- (10) Florida Building Codes  
<https://codes.iccsafe.org/codes/florida>  
Building Code, Test Protocols      Building Code, Accessibility  
Building Code, Building              Building Code, Energy Conservation  
Building Code, Plumbing              Building Code, Mechanical  
Building Code, Fuel Gas                Building Code, Existing Building  
Building Code, Residential
- (11) Florida Department of Environmental Protection  
<https://floridadep.gov/oip/oip/content/comprehensive-plan>  
The Office of Intergovernmental Programs coordinates the department's review of amendments to local government comprehensive plans. Pursuant to Chapter 163, Florida Statutes,
- (12) Federal 106 Review and Compliance  
<https://www.achp.gov/digital-library-section-106-landing/section-106-applicant-toolkit>  
Although the Section 106 regulations do not mandate a time frame within which a federal agency must complete its review, the federal agency should plan for the time needed to consult to resolve adverse effects to historic properties at the beginning of the project planning process...

#### IV. END NOTES

(13) Eatonville Development Projects

(13.1) Eatonville awarded HUD funds for proposed mixed-use development

<https://www.bizjournals.com/orlando/news/2023/07/13/eatonville-mixed-use-development-hud-florida.html>

By Ryan Lynch – Staff Writer, Orlando Business Journal, Jul 13, 2023

Updated Jul 13, 2023 12:14pm EDT

\*\*\*WITH CONCEPTUAL ARCHITECTURAL RENDERING

(13.2) Eatonville residents rebuild after missing out on additional federal hurricane funding

<https://www.wftv.com/news/local/eatonville-residents-rebuild-after-missing-out-additional-federal-hurricane-funding/FHJQI2JBYVA4DEAOMJREKUE3UA/>

WFTZ9, By Phylcia Ashley, WFTV.com

October 11, 2023 at 7:21 pm EDT

EATONVILLE, Fla. — The town of Eatonville is working to ensure it doesn't miss out on federal funds.

□ WATCH CHANNEL 9 EYEWITNESS NEWS

Dozens of homes in the Catalina neighborhood were flooded from Hurricane Ian.

Community members say they had to rely on insurance and personal resources for repairs.

(13.3) Maxwell Alejandro Frost / Central Florida (FL-10) in the United States House of Representatives.

<https://frost.house.gov/media/press-releases/breaking-frost-secures-nearly-12-million-for-key-local-projects-in-central-florida>

(13.4) Keeping the Memory of the Chitlin Circuit Alive, July 3, 2020, by Ennis Davis, AICP

<https://www.thejaxsonmag.com/article/keeping-the-memory-of-the-chitlin-circuit-alive-page-2/>

The Jackson / Jacksonville, Florida

(13.5) “The Circuit” Performing Arts & Entertainment Event Center

<https://dos.fl.gov/aach>

Florida Department of State - Club Eaton grant (2021/application; 2023/contract)

African-American Cultural and Historical Grants

Ruben A. Acosta, Bureau Chief, Historic Preservation; Deputy State Historic

Preservation Office (Ruben.Acosta@DOS.MYFLORIDA.com); 850-245-6364

(14) Certified Local Government Community Details / Eatonville, Florida National Park Service

[https://grantsdev.cr.nps.gov/CLG\\_Review/GetCLGCoordinator.cfm?IDNumber=1124](https://grantsdev.cr.nps.gov/CLG_Review/GetCLGCoordinator.cfm?IDNumber=1124)

(15) Final Report Geophysical Investigation Eaton Street Site, Eatonville, Florida

Prepared by GeoView, Inc./St. Petersburg, FL, for DRB Homes, December 5, 2006

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/eatnvllefl-meet-0e35a484bc6e44cca14b551bea79cb4d/>

ITEM-Attachment-001-b0649bba32754903bd70aec94d875bc0.pdf

(16) 2024 Florida Statutes, Title XI, Chapter 163, Intergovernmental Programs, Part III, Community Redevelopment

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=chapter+163+part+III&URL=0100-0199/0163/0163PARTIIIContentsIndex.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=chapter+163+part+III&URL=0100-0199/0163/0163PARTIIIContentsIndex.html)

#### IV. END NOTES

- (17) July 20, 2024, Town of Eatonville Community Redevelopment Agency Agenda  
In 2015, building on the base of the 1997 plan, CSG created a CRA Plan Update Document, which was never approved or adopted...Because the 2015 plan was never approved and adopted, the time frame was not extended, and the original 1997 (the current plan) will sunset on January 1st, 2027;  
<https://mccmeetingspublic.blob.core.usgovcloudapi.net/eatnvllefl-meet-1f1a5e47402045b5adfa692b0504a4a7/ITEM-Attachment-001-0f93573703dc4b99988535826d0d2267.pdf>
- (18) April 29, 2025, Town of Eatonville Community Redevelopment Agency Agenda  
Discussion of proposal to “demolish a beautiful Eatonville home located at 119 S. West Street that was recently purchased to build four single family affordabl homes.”
- (19) July 2, 2024 Town of Eatonville Community Redevelopment Agency Agenda  
Acknowledgement of June 21, 2024 resignation of TOECRA Executive Director and appointment of interim Executive Director  
<https://mccmeetingspublic.blob.core.usgovcloudapi.net/eatnvllefl-meet-e344819458bf418ca11048344cf67816/ITEM-Attachment-001-057e1e710ef44cb5b610116b13d16a6a.pdf>
- (20) December 20, 2022 Town of Eatonville Community Redevelopment Agency Agenda  
Discussion of deficient work and use of unlicensed contractors at 213 W. Kennedy Boulevard  
<https://mccmeetings.blob.core.usgovcloudapi.net/eatnvllefl-pubu/MEET-Minutes-317664181cb64becbd8cba13e9c03869.pdf>
- (21) Experience Smart Site Plan / WETLANDS-IMPORTANT\_EATONVILLE AREA  
<https://experience.smartsiteplan.com/explore/Orlando,FL-32837-Wetland-Map?s=wetlands&lt=28.61180116&ln=-81.40269650&z=15>
- (22) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Wetland Evaluation and Delineation  
What is a wetland?  
Because the term wetland can mean different things to different people, it is necessary to have a technical definition to standardize the concept. Florida wetlands are defined as those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions.  
<https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/wetland-evaluation-and>
- (23) U.S. Department of Transportation  
Safe Streets and Roads for All (SS4A) Grant Program  
The Bipartisan Infrastructure Law (BIL) established the Safe Streets and Roads for All (SS4A) discretionary program with \$5 billion in appropriated funds over 5 years, 2022-2026. The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries. Over \$3 billion is still available for future funding rounds.  
<https://www.transportation.gov/grants/SS4A>

#### IV. END NOTES

- (24) Proposal for Consulting Services: Town of Eatonville Historic Resources Survey  
Prepared by Community Planning Collaborative, Jaxonville, Florida, June 18, 2025
- (25) Resolution 2026-1; A resolution of the Town of Eatonville Town Council adopting the Town of Eatonville Tourism master plan (2016-2031)  
Prepared by Town of Eatonville Community Redevelopment Agency, January 6, 2026
- (26) Vision Zero Network  
Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. First implemented in Sweden in the 1990s, Vision Zero has proved successful across Europe — and now it’s gaining momentum in major American cities.  
<https://visionzeronetwork.org/about/what-is-vision-zero/>
- (27) FEMA / Federal Emergency Management Agency  
(27.1) FEMA Spearheads Collaboration for Resilient Florida Communities  
Release Date: January 31, 2024  
FEMA is proud to announce substantial achievements in strengthening resilience across several Florida communities. FEMA is working with the Interagency Recovery Coordination’s Targeted Recovery Support Unit and other local and federal agencies. These collaborative efforts have provided remarkable progress in the historically underserved communities of the Azalea Park neighborhood in Orlando, the Goldsboro area in Sanford, and the Eatonville township in Orange County — areas profoundly impacted by Hurricane Ian.  
<https://www.fema.gov/press-release/20240131/fema-spearheads-collaboration-resilient-florida-communities>
- (27.2) Task 3: Preliminary Strategy for Leading Co-designed Placemaking with Historic Preservation  
FEMA Recovery Assistance / Interagency Recovery Coordination  
Release Date: September 5, 2024
- (28) Historic Preservation Process and Incentive examples  
City of San Antonio Office of Historic Preservation (OHP) Vacant building program  
<https://www.sa.gov/Directory/Departments/OHP/Vacant-Buildings>  
The Vacant Building Program (VBP) was created with the goal to address the root causes of vacancy, increase public safety, and encourage economic development by spurring owners of vacant buildings to bring their properties back into productive use.
- Deconstruction and Salvage Initiative  
<https://www.sanantonio.gov/historic/CurrentProjects/Deconstruction>  
A deconstruction ordinance was listed as mitigation strategy in the Climate Action and Adaptation Plan (2019). Additionally, deconstruction addresses many other intersecting City policy priorities, including waste reduction, public health, affordable housing, workforce development, and equity.
- Living Heritage and Trades Education  
<https://www.sanantonio.gov/historic/LivingHeritage>  
The Living Heritage program preserves and promotes the cultural, social, and economic, heritage of San Antonio. The program seeks to support new development and growth while protecting community character and cultural heritage.

#### IV. END NOTES

(29) Community Land Trust (CLT)

(29.1) Bright Community Trust

<https://www.thebrightway.org/>

Frank Wells, President and Chief Impact Officer

Location: Port Richey, FL

Email: [frank@thebrightway.org](mailto:frank@thebrightway.org)

Bright Community Trust (formerly Pinellas Community Housing Foundation) was formed in May 2008 as a 501(c)3 non-profit entity for providing long-term affordable housing. The organization was initially created as a subsidiary of the Housing Finance Authority of Pinellas County (HFA). It resulted from the Board of County Commissioners (BCC) forward-thinking regarding new ways to address the affordable housing shortage.

(29.2) Grounded Solutions Network

<https://groundedsolutions.org/staff/>

Jason Webb, Community and Technical Assistance Principal

Location: New Bedford, MA

Email: [jwebb@groundedsolutions.org](mailto:jwebb@groundedsolutions.org)

Mr. Webb explained that he spent a time working in Claremont, Florida, and provided insights into Florida and national strategies for development of CLT organizations. His opinion was that Florida had a “good ecosystem” for financing and regulating CLT organizations. He noted that Eatonville should take action now because the town could be expected to be affected by the IH-4 “Bright Line Connector” initiative for the next 100 years.

<https://www.gobrightline.com/press-room/2023/tampa-delegation-ride-brightline-from-miami-to-orlando>

(29.3) Grounded Solutions Network

Schumacher Center for a New Economics

<https://centerforneweconomics.org/people/jason-webb/>

Community Land Trusts — Modeling new systems for holding and allocating our Natural Commons—earth, air, water, and fire (minerals and fossil fuels)—in a manner that is just and sustainable. Includes legal documents for Community Land Trusts that ensure permanently affordable access to land for workforce housing, farming, regional manufacturing, local businesses, and the arts.

(29.4) Dudley Street Neighborhood Initiative (DSNI), Boston, Massachusetts

[dsni.org](http://dsni.org)

DSNI was formed by Dudley residents seeking to reclaim a neighborhood that had been ravaged by disinvestment, arson fires and dumping.

(29.5) Initiative on Land, Housing & Property Rights

Boston College Law School

Dr. Thomas W. Mitchell, Ph.D., Director has worked on Heirs’ Property and the Uniform Partition of Heirs Property Act: Challenges, Solutions, and Historic Reform for the State of Florida.

Dr. Mitchell has agreed to search his files for Florida based attorneys and state legislators who may be able to assist Eatonville in structuring a Community Land Trust.

(30) H.O.P.E. Crew (Hands On Preservation Experience) / National Trust for Historic Preservation

<https://savingplaces.org/hope-crew>

#### IV. END NOTES

(31) Town of Eatonville Town Council Workshop, February 3, 2026

Letter from Orange County CDBG to Eatonville to provide input, including potential archaeological impacts, on Winter Park Wastewater Lift Station Project. Construct a wastewater lift station for Ravaudage development and run a force main down Kennedy Blvd , through Eatonville, to get wastewater treatment capacity from Altamonte Springs.

<https://mccmeetings.blob.core.usgovcloudapi.net/eatnvllefl-pubu/MEET-Packet-91320410e7064363854d22fbdd7ce76e.pdf>

IV. END NOTES

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