



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

SEPETMBER 1, 2026, AT 7:30 PM

Cover Sheet

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ITEM TITLE:

Discussion of HostDime and Review of the Previous Amendments in
Consideration to an Amendments #3 (**Councilwoman Randolph**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (RANDOLPH)
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: <i>Host Dime Developer's Agreement and to include Amendments No. 1 and No. 2</i>
CONSENT AGENDA		
COUNCIL DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: Request that the Town Council review the previous Amendments and consider implementing Amendment No. 3 to the development agreement of the Host Dime AI Data Center.

SUMMARY: **Host Dime** has been granted multiple formal extensions and amendments by the Town of Eatonville to finish its 100,000 square-foot facility.

Timeline of Amendments and Extensions

According to official municipal filings, the operations start date was delayed through the following legal updates:

- **Original Date:** The project was initially scheduled for completion by **July 31, 2025**, but required adjustments earlier in the planning phase.
- **Early Extension:** The town first pushed the required operational deadline back to **October 29, 2020**.
- **Amendment No. 1:** Formalized a new completion target of **June 30, 2024**.
- **Amendment No. 2:** Extended the timeline again to **July 31, 2025**.
- **Amendment No. 3:** Recommending increase in fees up to **\$500 per day penalty** if the company misses the new established milestone.

Project Status and Delivery

Construction on the \$100 million AI-ready facility at 1 Innovate Place is nearing its final stage.

- **Current Forecast:** [HostDime](#) expects the building to fully open in **Q3 2026**.
- **Infrastructure Financials:** The Town of Eatonville provided **\$200,000 in reimbursements** to cover third-party design and construction costs for potable water and sewer connections.
- **Community Impact:** As completion nears, the Eatonville Town Council has faced increasing pushback from local residents raising concerns over the facility's long-term impact on noise, utility

bills, water resources, and power grids as well three scheduled presentations to the Town Council on updates.

RECOMMENDATION: 1. Discuss implementing a recommended legally binding Amendment No. 3 to the Development Agreement, for the Town Council to further discuss accountability to Host Dime commitments withholding the final Certificate of Occupancy if the developer fails to fulfill site commitments such as mandatory sound dampening, water resource impacts, operational utilities, compliance with local, county, state, and federal standards. 2. That Town Council under Amendment #2 was to collect daily contractual fines of \$250 per day due to the Town of Eatonville's the last agreement up to December 2025. Desire to levy additional fines to the present until standard safety codes and site criteria are fully satisfied as well as community engagement for the protection of the residents and businesses community.

FISCAL & EFFICIENCY DATA:N/A