



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL BOARD MEETING

SEPTEMBER 15, 2026, AT 07:30 PM

Cover Sheet

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

ITEM TITLE: Approval of the First Reading of Ordinance 2026-8 Establishing Registration and Operation of Rental Homes (**Councilman Mack**)

BOARD ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: Ordinance 2026-8 – Draft Form
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request for the town council to approve of the First Reading of Ordinance 2026-8 Establishing Registration and Operation of Rental Homes.

SUMMARY: In recent years, many formerly private homes have been turned into residential rental units. Those rental units have oftentimes been rented to individuals who because they have no ownership interest in the property have allowed the properties to deteriorate. In addition, problems have occurred because many tenants who have no ownership interest in the real estate have not been concerned about following the Codes of the Town, including Codes which govern maintenance and safety of the property

The Town Council of the Town of Eatonville finds that residential rental properties with the Town are not being properly maintained or managed, creating a potential nuisance for neighboring properties as well contributes to the slum & blights conditions; the council finds that residential rental properties with the Town are not being properly maintained or managed, creating a potential nuisance for neighboring properties as well contributes to the Slum & blights conditions.

The intent of this Ordinance is to collect current and accurate information regarding rental properties and to encourage the appropriate management of those properties in order to protect the general health, safety and welfare of the residents and visitors to the Town of Eatonville.

Previously discussed during workshop on April 15, 2026. A Business Impact Estimate (FS Requirements) will be required by the 2nd Reading.

RECOMMENDATION: Approve of the First Reading of Ordinance 2026-8 Establishing Registration and Operation of Rental Homes..

FISCAL & EFFICIENCY DATA: N/A