

9/22/2026

TO: Mayor Ruthi Critton and Members of the Town Council

FROM: Michael Johnson, Executive Director Eatonville Community Redevelopment Agency

Re: AGENDA ITEM: Resolution No. 2026-⁵¹~~47~~— Waiver of Town-Assessed Fees for the Eatonville
CRA Four-Unit Single-Family Housing Project

EXECUTIVE SUMMARY

The Eatonville Community Redevelopment Agency ("CRA") proposes the development of Four (4) new single-family homes on various CRA-owned residential lots zoned R-2 within the Town of Eatonville. The proposed resolution would authorize the waiver of eligible development-related fees assessed directly by the Town for these Four homes, including applicable building, permitting, plan-review, development-review, utility connection, municipal impact, and related Town-controlled charges where legally permissible.

School impact fees are expressly excluded from the waiver, as are fees imposed by Orange County, Orange County Public Schools, the State of Florida, special districts, utilities, or other entities where the Town does not possess legal authority to waive the charge.

The proposed action is intended to reduce the governmental cost of producing the Four homes, maximize the CRA's investment in actual housing construction, support attainable homeownership, return CRA-owned residential lots to productive use, and promote neighborhood stabilization.

The approach is consistent with broader affordable-housing strategies used in Orange County. Orange County's 2026 Affordable Housing on Religious Institution Lands ("AHRIL") framework recognizes both single-family and multifamily residential development, including ownership housing, as forms of affordable-housing development. Florida law also expressly permits municipalities to provide exceptions or waivers of impact fees for qualifying affordable housing.

BACKGROUND

The CRA owns multiple residential parcels within the Town that are zoned R-2 and suitable for single-family residential development. Rather than continuing to hold these properties as vacant or underutilized public assets, the CRA proposes to construct Four single-family homes as part of its neighborhood revitalization and housing initiative.

Development of the properties advances several public objectives:

- increasing the supply of quality single-family housing;
- expanding opportunities for homeownership;
- placing CRA-owned residential property into productive use;
- eliminating vacant-property conditions that may contribute to neighborhood deterioration;
- encouraging private investment in surrounding residential neighborhoods;

- strengthening the residential character of established neighborhoods; and
- ultimately returning the properties to the taxable property base following conveyance to private homeowners.

Development fees represent a direct component of the cost of constructing each home. Because the CRA and Town are both public entities working toward the same housing and redevelopment objectives, requiring the CRA project to pay eligible Town-controlled fees can effectively transfer public resources from one public purpose to another rather than increasing the resources available for construction.

The proposed resolution therefore provides a targeted 100% waiver of eligible Town-assessed fees for these Four homes only. It does not establish a general fee waiver for private development.

CONSISTENCY WITH ORANGE COUNTY HOUSING GUIDELINES

The proposed Town action is consistent in principle with Orange County's use of regulatory and financial incentives to facilitate affordable-housing production. Orange County's 2026 AHRIL program expressly recognizes single-family and multifamily residential uses, including rental and ownership housing, within its affordable-housing framework. The County's program demonstrates the broader policy principle that local governments may reduce regulatory and development barriers when doing so facilitates qualifying affordable-housing production.

The proposed Eatonville initiative applies that principle on a smaller, targeted scale: publicly controlled land is combined with local governmental development-cost relief to increase the feasibility of homeownership housing.

The Town's action is also consistent with Florida's statutory affordable-housing framework. Section 163.31801(11), Florida Statutes, expressly provides that a municipality may grant an exception or waiver from an impact fee for development or construction of qualifying affordable housing and is not required to use other revenues to offset that impact-fee waiver.

Additionally, Section 166.04151, Florida Statutes, recognizes reductions or waivers of impact fees and water and sewer charges as potential municipal affordable-housing incentives. Accordingly, the proposed resolution uses a recognized housing-policy mechanism: reduce eligible governmental development costs so that more project resources can be directed toward producing housing.

For purposes of accountability, staff further recommends that the CRA document the affordability requirements applicable to the project, including purchaser eligibility, household-income requirements, owner-occupancy requirements, sales-price methodology, and any required affordability or resale-control period.

FISCAL IMPACT

Approval of the resolution will result in the Town foregoing certain one-time development-related revenues that otherwise could be assessed against the Four residential units. The precise fiscal impact should be calculated by the Building Department, Planning and Zoning, Finance, Public Works/Utilities, and other applicable departments before issuance of the individual building permits.

For transparency, staff recommends maintaining a fee-waiver schedule substantially in the following form:

- Building/Permit Fees
- Plan/Development Review
- Town Impact Fees
- Water Connection/Tap
- Sewer Connection/Tap
- Other Eligible Town Fees
- School Impact Fees -NOT WAIVED

The waiver should be accounted for as a foregone municipal revenue/public housing incentive, rather than represented as a cash payment from the Town to the CRA. Importantly, Florida law provides that when a qualifying affordable-housing impact fee is waived under §163.31801(11), the municipality is not required to replace the waived impact-fee amount with other revenues.

PUBLIC BENEFIT

The public benefit extends beyond the dollar value of the waived fees.

The proposed partnership leverages CRA-owned land + CRA housing investment + Town development-cost relief to produce Four new residential assets.

The anticipated benefits include:

Housing Production. Four additional single-family homes will be added to Eatonville's housing inventory.

Homeownership. The project can create Four opportunities for households to transition into homeownership, subject to the CRA's adopted purchaser and affordability requirements.

Neighborhood Stabilization. Construction on vacant or underutilized CRA-owned lots places those properties into active residential use and encourages continued investment in surrounding neighborhoods.

Reduced Development Cost. Eligible Town fee waivers allow a greater share of project funding to be invested directly in construction rather than governmental transaction costs.

Public Asset Conversion. CRA-owned vacant land is converted into occupied housing serving a long-term community purpose.

Tax-Base Impact. Following completion and conveyance to private homeowners, the properties may return to taxable private ownership, subject to applicable assessments and exemptions.

CRA Plan Implementation. The project supports community redevelopment objectives related to neighborhood revitalization, housing, elimination of deteriorating conditions, and productive reuse of CRA-controlled property.

The fundamental public-benefit structure is:

CRA-Owned Residential Land → Town Fee Relief → Reduced Development Cost → Four New Homes → Qualified Homeowners → Neighborhood Stabilization → Productive Private Residential Property

STAFF RECOMMENDATION

Staff recommends that the Town Council approve Resolution No. 2026-⁵¹~~47~~, authorizing the waiver of eligible Town-assessed fees associated with the CRA's Four-unit single-family housing project, subject to the following conditions:

1. The waiver applies exclusively to the Four identified CRA-owned R-2 residential properties.
2. Only fees legally controlled by the Town may be waived.
3. School impact fees shall not be waived.
4. Fees imposed independently by Orange County, Orange County Public Schools, the State of Florida, special districts, or other entities remain applicable unless separately waived by the entity having jurisdiction.
5. The waiver does not eliminate any building-code, zoning, permitting, inspection, engineering, life-safety, utility, or certificate-of-occupancy requirement.
6. Town Finance and applicable departments shall document the amount of each fee waived for each property.

7. The CRA shall maintain documentation of any affordability, purchaser-eligibility, owner-occupancy, resale, or affordability-period requirements applicable to the project.
8. The Town Attorney shall confirm the legal authority for each category of fee to be waived before implementation.

This approach provides Council with a clear record demonstrating both the fiscal value of the Town's contribution and the measurable housing benefit expected in return.

