



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
OCTOBER 6, 2026, AT 7:30 PM
Cover Sheet

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ITEM TITLE: Resolution 2026-51 Waiving the TOE fees for the purpose of Affordable Housing for the CRA 4 Single-Family Housing Project
(Administration/CRA)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: (ADMINISTRATION/CRA)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: Resolution 2026 - 51
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Approval of Resolution 2026 - 51

SUMMARY: Section 163.31801(11), Florida Statutes, expressly allows a municipality to waive its impact fee for housing meeting the statutory affordable-housing definition without requiring the municipality to use other revenues to offset that waiver. The statute also distinguishes water/sewer connection fees from statutory “impact fees”. The CRA nexus is also strong: §163.360 requires CRA plans either to address affordable housing or explain why they do not, while §163.355 expressly recognizes redevelopment that includes housing affordable to low- and moderate-income residents as serving the public welfare. The school impact fee exclusion in the draft avoids implying that Eatonville is exercising authority belonging to the school district or another assessing entity.

RECOMMENDATION: **Waiver:** 100% of eligible Town of Eatonville-assessed fees.

FISCAL & EFFICIENCY DATA: N/A