

The background features a faded image of a bridge with a central clock tower. The clock tower has a circular window showing a historical scene. Text on the bridge structure includes "THE TOWN THAT FREEDOM BUILT" on the left and "OLDEST INCORPORATED AFRICAN AMERICAN MUNICIPALITY IN AMERICA" on the right. The main title "Eatonville Master Plan" is overlaid in a large, dark blue serif font.

# Eatonville Master Plan

## **WORKSHOP 2**

January 15, 2025

Updated January 28, 2025

# Executive Summary

*Added after Workshop #2 was completed.*

## **Community Table Dialogue Findings – Envisioning Eatonville’s Future**

The second workshop for the Eatonville Master Planning Process was held at Macedonia Baptist Church in the Town of Eatonville, Florida. During our time together, we fostered a mutually respectful environment built on shared goals and working assumptions, ensuring a productive and collaborative atmosphere. The session opened with a discussion led by Melissa Jest, a key figure in the National Trust for Historic Preservation, focusing on Eatonville’s rich history and culture. This dialogue laid the foundation for a deeper understanding of the town’s cultural significance as we moved into the next segment of the workshop.

Following this, participants explored best practices used in the Baker Barrios Architects’ approach, with particular attention to the creation of a functional, community-engaged HUB. This provided insights into how development can align with both modern needs and the preservation of Eatonville’s unique identity. The conversation then transitioned to specific table discussions, where residents and stakeholders were encouraged to dream and imagine a future community, they would be proud to support and be a part of. This powerful and engaging dialogue allowed participants to propose creative ideas for the town’s development, focusing on aspects such as economic growth, infrastructure, and cultural preservation.

The collective vision that emerged emphasized fostering local investment, enhancing connectivity, and creating spaces that promote social interaction and community engagement. Participants also expressed a desire to preserve Eatonville’s historical legacy while integrating modern development that reflects the town’s distinct character. There was a shared belief in the importance of local land ownership and strategic partnerships to ensure future growth aligns with the community’s values.

As part of this vision, participants specifically addressed the future of the Hungerford property, proposing ideas such as mixed-use development, the creation of a world-class museum celebrating Eatonville’s African American heritage, and the hosting of cultural events to maintain the town’s vibrant spirit. These ideas reflect the community’s commitment to preserving Eatonville’s identity while ensuring its growth and inclusivity.

The workshop concluded with actionable strategies to be further explored during the next community session on March 12, 2025, as part of the ongoing Baker Barrios Master Planning Process. This continued collaboration will guide Eatonville’s development toward a future that reflects the collective aspirations and needs of its residents.

# Purpose of the Plan

The master plan for Eatonville, Florida, aims to provide a strategic framework for the town's growth and development while preserving its unique historical and cultural significance as the first Black-incorporated municipality in the United States. It seeks to balance economic revitalization with protecting residents from displacement, promoting inclusive, sustainable, and community-driven development. By enhancing public spaces, infrastructure, and housing diversity, the plan focuses on improving quality of life, fostering economic opportunities, and supporting arts, culture, and tourism. It also emphasizes environmental sustainability, resilience to challenges, and active community engagement to ensure Eatonville remains a vibrant, self-sustained, and historically rich town that honors its legacy while embracing a thriving future.

# Workshop 2 Agenda

## I. Welcome & Check In

## II. Workshop Overview

- a. Goals & Assumptions
- b. Introductions

## III. Town Overview

- a. History & Culture
- b. Master Planning Best Practices
  - 1. MAIN STREET
  - 2. ESTABLISH QUALITY NEIGHBORHOODS
  - 3. PARKS & RECREATION - MEANINGFUL SPACES
  - 4. CONNECTIVITY & TRANSPORTATION
    - In Town Circulator
    - Regional Bus Connectivity
    - Bikeability
  - 5. ZONING OVERLAY
    - Current Zoning
    - Proposed Changes
  - 6. THE HUB
    - Cradle to Career Education
    - Jobs & Economic Vitality
    - Health & Wellness
    - Basic Services & Needs

## IV. Table Exercise

- a. Part A: Dream Big for Eatonville
- b. Part B: Picture the Future

## V. Summary

## VI. Next Steps & Closing

## VII. Feedback Survey #2

*- offered after workshop was completed*

## VIII. Workshop #2 Summary & Findings

*- added after workshop was completed*



# History & Culture

## 1887 - The Founding of Eatonville



- **Historical Significance:** Eatonville, founded in 1887, became the first all-Black incorporated town in the U.S., a landmark of Black independence and resilience during the post-Reconstruction era.
- **Key Figures:** Founded with support from white landowner Josiah C. Eaton and led by visionary Black leaders like Joseph Clark, who was essential in securing land and incorporation.
- **Community Values:** Eatonville's creation was a statement of autonomy, dignity, and opportunity, providing a safe, self-governing space for Black Americans in a hostile society.

## Cultural & Educational Growth

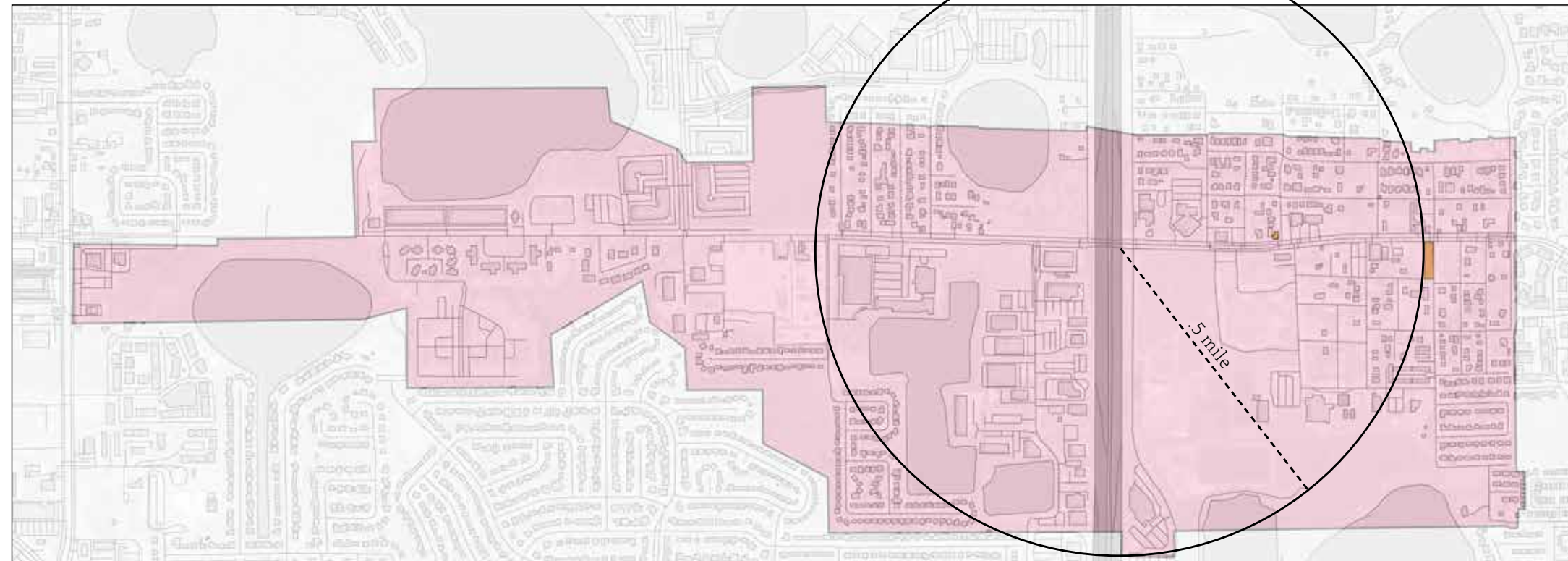


- **Cultural Legacy:** Eatonville is celebrated as the hometown of author Zora Neale Hurston, who depicted its rich culture and resilience in her work, making Eatonville a cultural symbol in the Harlem Renaissance.
- **Community Institutions:** Over the years, Eatonville thrived as a close-knit, self-sustaining community with churches, schools like the Robert Hungerford and Industrial School, and other essential structures.
- **Festivals and Museums:** Today, The Hurston Museum and the annual Zora Neale Hurston Festival honor its cultural heritage and emphasize the town's ongoing legacy.

## Eatonville Today

















- **Challenges and Preservation Efforts:** Eatonville faces modern challenges, including economic pressures and gentrification. However, community-driven efforts, such as the current master planning project, aim to balance development with cultural preservation.
- **Community Engagement:** Key institutions like the Eatonville Branch Library and community centers continue to foster local engagement, pride, and heritage, especially among younger generations.
- **A Legacy of Resilience:** Eatonville's legacy as a self-determined, culturally rich community endures, with a focus on honoring its history while actively shaping a vibrant future.



# Historic & Cultural Assets Map



- |  |  |   |   |
|--|--|---|---|
|  National Historic District         |  Eatonville Town Hall Marker                    |  Joe Clark's Store                               |  Thomas House                  |
|  Zora Neale Hurston National Museum |  Robert Hungerford Normal and Industrial School |  Hungerford School Marker                        |  1955 Fire Department Building |
|  Club Eaton/Club                    |  Eatonville Police Department                   |  Moseley House                                   |   |
|  Dash's Citrus Grove & House Marker |  Eatonville Gate                                |  St. Lawrence African Methodist Episcopal Church |   |



# Historic & Cultural Assets



## Hungerford School

The Hungerford School was established in 1889, modeled after Alabama's Tuskegee Institute with financial support from Booker T. Washington. The school was named after Dr. Robert Hungerford, a white physician living in Maitland who had been teaching reading and writing to local black men. The Hungerford School was founded by a young couple, Russell and Mary Calhoun; Russell Calhoun was a Tuskegee graduate. After Robert Hungerford died of typhoid fever in 1888, his son gave Calhoun 40 acres for a new school for African Americans.



## Club Eaton/Club Koh

The club goes back to at least 1950 and was one of scores of Black-owned venues, called the Chitlin' Circuit, where Black musicians, including legends of jazz, blues and early rock-and-roll, performed.



## Moseley House

What is now referred to as the Moseley House Museum, was once owned by Jim and Matilda Clark Moseley. Matilda, or Miss Tillie as she was affectionately known, was the best friend of Zora Neale Hurston. Zora was a frequent visitor of the Moseley House.



## Zora Neale Hurston National Museum of Fine Arts

Established in 1990, The Hurston's mission is to provide a place "in the heart of the community" where the public can view the work of artists of African ancestry, who live in the United States or throughout the Diaspora.

The Hurston is named in honor of Historic Eatonville's most famous resident. Probably the most significant collector and interpreter of Southern African American culture, Zora Neale Hurston (1891-1960), writer, folklorist, anthropologist, has since the 1970s enjoyed a revival of interest, due in large part to "disciples" such as Alice Walker, the Pulitzer Prize-winning author of *The Color Purple*, and her biographer, Robert Hemenway (*Zora Neale Hurston, A Literary Biography*) and Valerie Boyd (*Wrapped in Rainbows*).



## St. Lawrence African Methodist Episcopal Church

St. Lawrence African Methodist Church was Founded in 1881. St. Lawrence Church is older than the historic town itself, and it is one of the oldest African American Church's in the Central Florida area. It was named in honor of Lewis Lawrence of Maitland who donated the land for the church. Since it's original construction, the church has been rebuilt or renovated at least three times.

# Main Street

## Eatonville Designated Florida Main Street Community

Florida Main Street is a program administered by the Division of Historical Resources under the Florida Department of State, which currently oversees 47 communities throughout the state. By implementing the National Main Street Center's Four-Point Approach<sup>®</sup>, Florida Main Street encourages economic development within the context of historic preservation through the revitalization of Florida's downtowns – the community's heart and soul.



**ECONOMIC VITALITY** focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.



**ORGANIZATION** involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district.



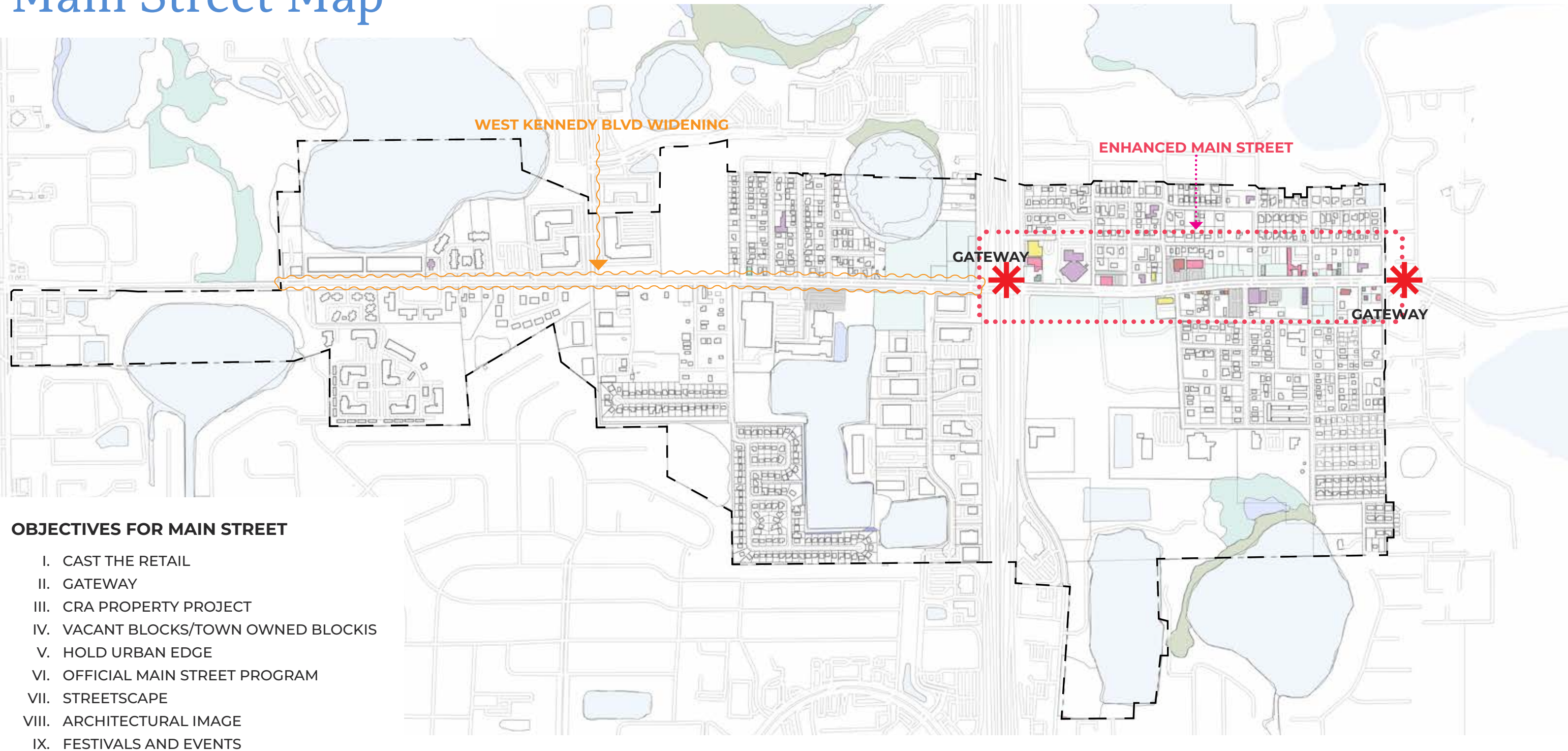
**PROMOTION** positions the downtown or commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics.



**DESIGN** supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.



# Main Street Map

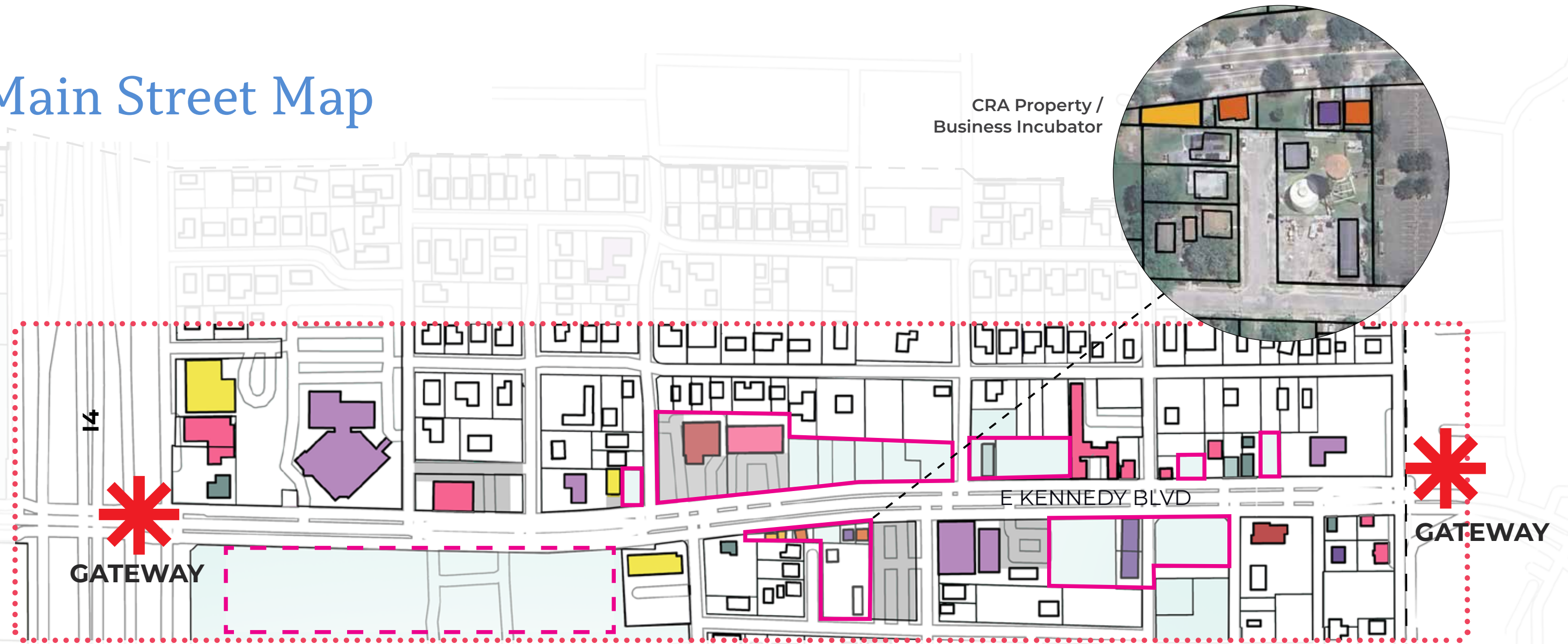


## OBJECTIVES FOR MAIN STREET












- I. CAST THE RETAIL
- II. GATEWAY
- III. CRA PROPERTY PROJECT
- IV. VACANT BLOCKS/TOWN OWNED BLOCKS
- V. HOLD URBAN EDGE
- VI. OFFICIAL MAIN STREET PROGRAM
- VII. STREETScape
- VIII. ARCHITECTURAL IMAGE
- IX. FESTIVALS AND EVENTS



# Main Street Map



## LEGEND

 EDUCATIONAL BLDNS	 COMMUNITY	 EMPTY LOTS
 RELIGIOUS BLDNS	 RESIDENTIAL	 PARKING LOTS
 RETAIL/BUSINESS	 CULTURAL	 OPPORTUNITY/INFILL SITES
 GOVERNMENTAL BLDNS	 UNIDENTIFIED BLDNS	



# Main Street Architectural Inspiration

## The Main Streets

create the central axis and gateway into Sarasota Quay. The streetscape should draw users into the Town and create dynamic and active use zones with a variety of ground level experiences.

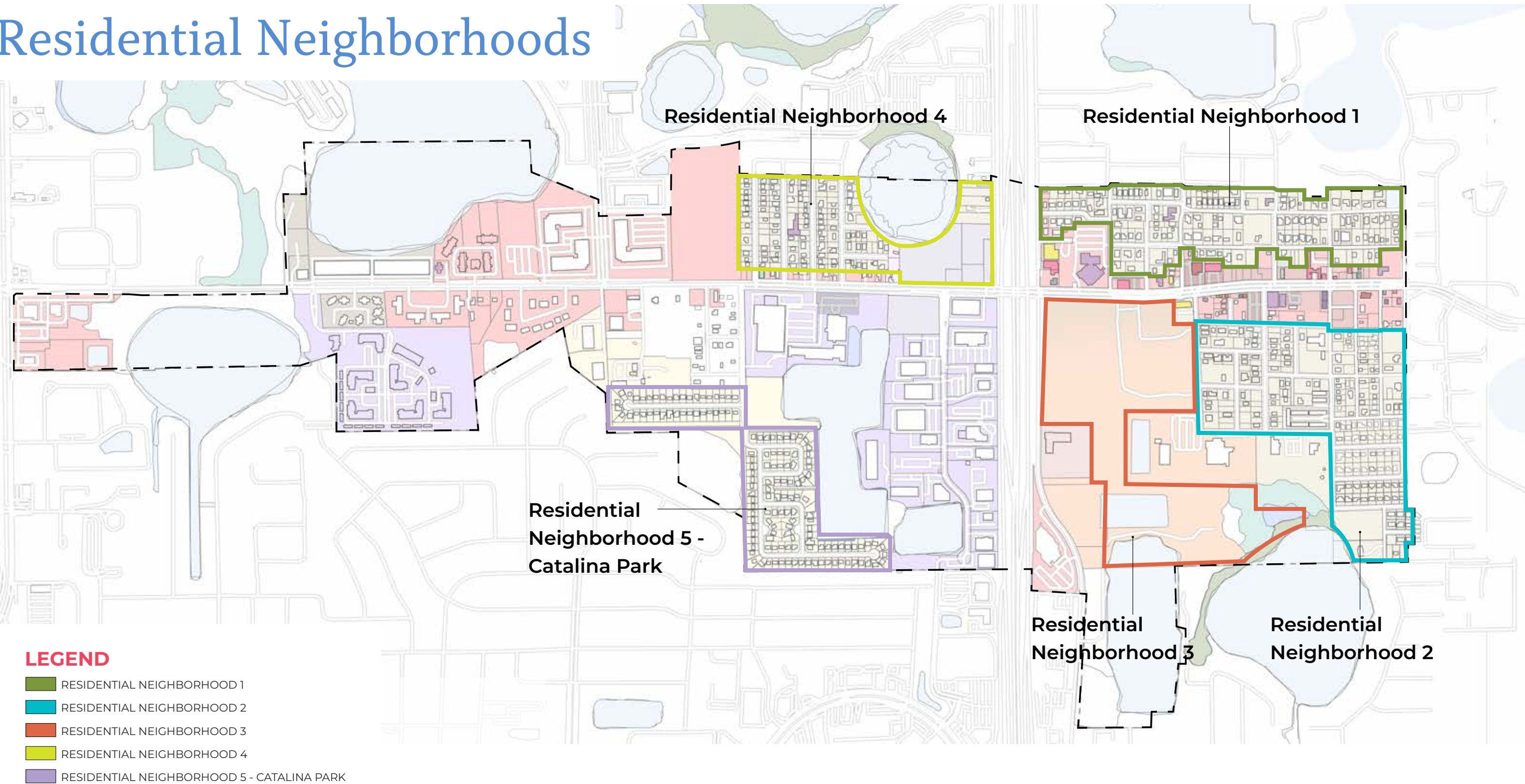
## Streetscape and Building Frontage

Buildings should be setback to allow for pedestrian access and street trees. Where there is no on-street parking, wider pedestrian areas should allow for outdoor cafes and larger pedestrian use zones





# Residential Neighborhoods



# Residential Neighborhoods

## NEIGHBORHOOD IDENTITY

Neighborhood identity and branding play a crucial role in promoting good urbanism and revitalizing towns and cities by fostering a sense of belonging, attracting investment, and enhancing the overall quality of life

### Fostering Community Pride and Cohesion

**Sense of Belonging:** A well-defined neighborhood identity makes residents feel connected to their community, fostering pride and ownership.

**Social Bonding:** Shared identity encourages collaboration and stronger social ties among residents, which can lead to collective efforts to improve the area.

---

### Supporting Economic Development

**Niche Markets:** Branding creates opportunities for small businesses and startups that align with the neighborhood's identity (e.g., arts districts, culinary hubs).

**Workforce Attraction:** Vibrant, well-branded neighborhoods attract talent, contributing to a thriving local economy.

### Attracting Visitors and Investment

**Cultural and Economic Appeal:** Unique branding can draw tourists, businesses, and investors by showcasing a neighborhood's distinctive character, history, or culture.

**Boosting Property Values:** A strong identity enhances the perceived value of the area, encouraging real estate development and economic activity.

---

### Promoting Walkability and Connectivity

**Landmark and Wayfinding:** Unique branding elements like signage, streetscapes, and landmarks make navigation easier and encourage exploration on foot.

**Human-Scale Design:** Neighborhood identity encourages development that respects the scale and texture of the local area, supporting walkability and livability.

# Residential Neighborhoods *continued*

## Encouraging Placemaking and Vibrancy

**Public Spaces:** Identity-focused placemaking, like creating parks, murals, or community centers, fosters active, engaging, and inclusive environments.

Events and Activities: Branding can drive local festivals, farmers' markets, and other activities that energize the area and promote social interaction.

---

## Aligning with Sustainability Goals

**Resilient Communities:** Branding tied to green practices or eco-friendly initiatives attracts residents and businesses that prioritize sustainability.

**Conservation Efforts:** A clear identity can emphasize natural or built assets, reinforcing their importance and protecting them from overdevelopment.

## Preserving Historical and Cultural Heritage

**Heritage Integration:** Emphasizing a neighborhood's unique history or cultural legacy helps protect its character while weaving it into future development.

Storytelling: Branding narrates the story of the place, making it relatable and memorable for residents and visitors alike.

---

## Catalyzing Revitalization

**Transforming Perceptions:** A strong brand can help reshape outdated or negative perceptions of a neighborhood, attracting new energy and investment.

Leveraging Creativity: Engaging local artists and designers in branding efforts fosters creative expression and innovation that revitalizes the area.



# Residential Neighborhoods

## AMENITIES

Each Neighborhood shall have amenities to provide the quality of life and promote wellbeing and sustainable economical growth.

### AMENITIES EXAMPLES

- I. Open Space
- II. Park/playground within 15 min walk
- III. Wayfinding
- IV. Pedestrian walkways/ sidewalks
- V. Facade Enhancement
- VI. Streetscapes





# Residential Neighborhoods

## HOUSING TYPOLOGY

**The Main Streets** create the central axis and gateway into Sarasota Quay. The streetscape should draw users into the Town and create dynamic and active use zones with a variety of ground level experiences.

### Streetscape and Building Frontage

Buildings should be setback to allow for pedestrian access and street trees. Where there is no on-street parking, wider pedestrian areas should allow for outdoor cafes and larger pedestrian use zones.

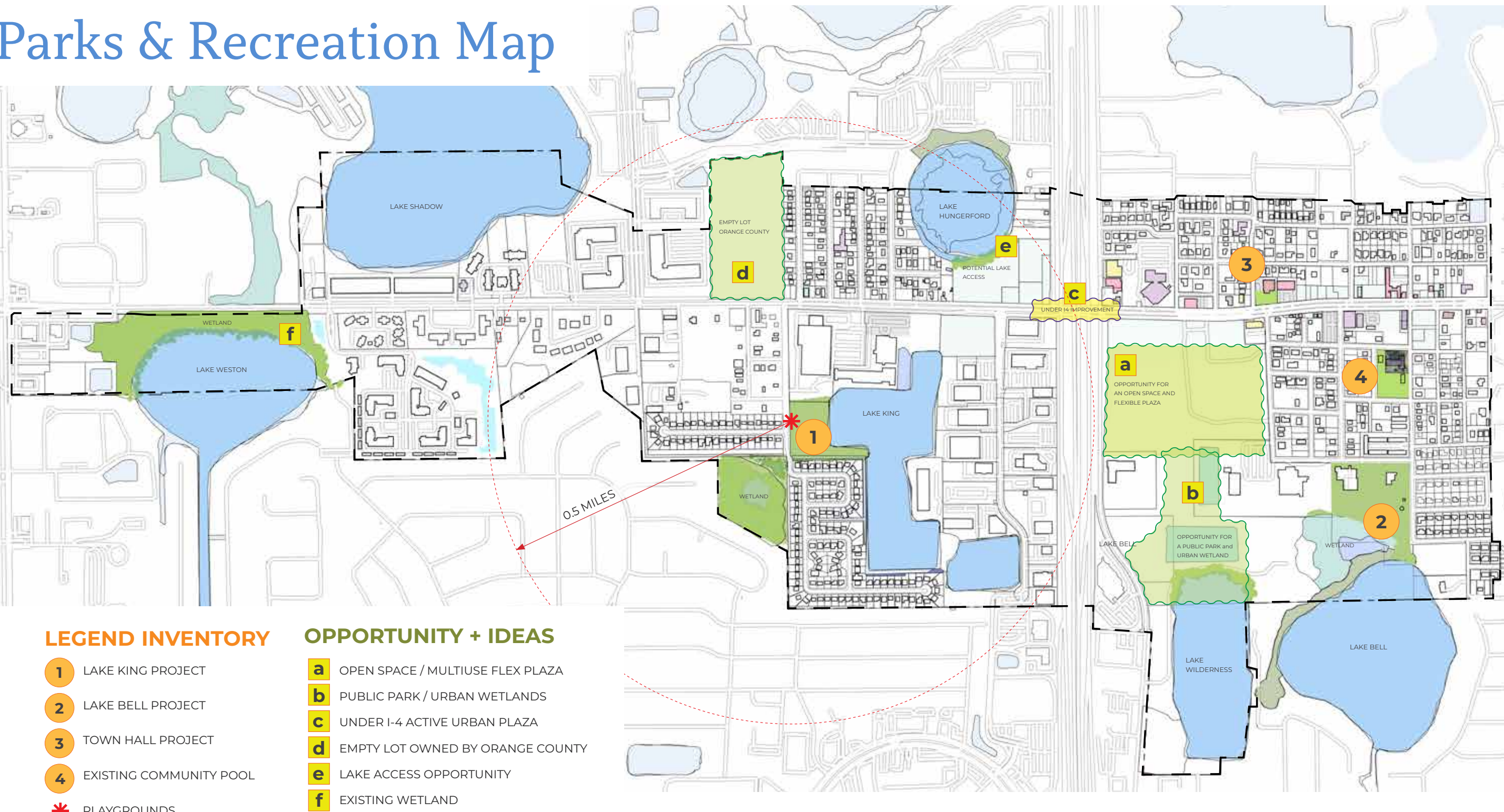


Copyright © 2020  
Opticos Design, Inc.





# Parks & Recreation Map



## LEGEND INVENTORY

- 1 LAKE KING PROJECT
- 2 LAKE BELL PROJECT
- 3 TOWN HALL PROJECT
- 4 EXISTING COMMUNITY POOL
- \* PLAYGROUNDS

## OPPORTUNITY + IDEAS

- a OPEN SPACE / MULTIUSE FLEX PLAZA
- b PUBLIC PARK / URBAN WETLANDS
- c UNDER I-4 ACTIVE URBAN PLAZA
- d EMPTY LOT OWNED BY ORANGE COUNTY
- e LAKE ACCESS OPPORTUNITY
- f EXISTING WETLAND

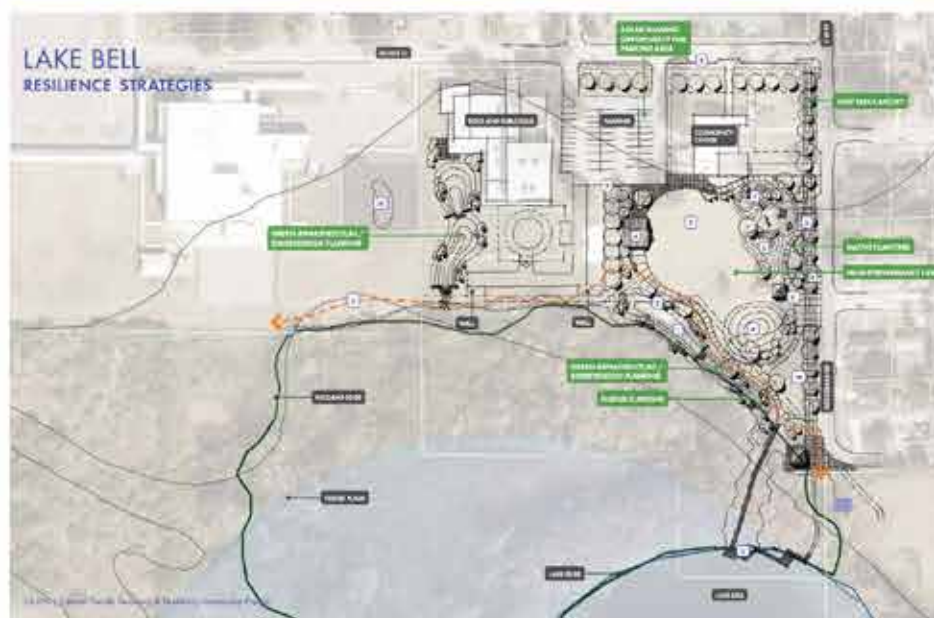


# Parks & Recreation Projects by EPA

## 1 LAKE KING PROJECT

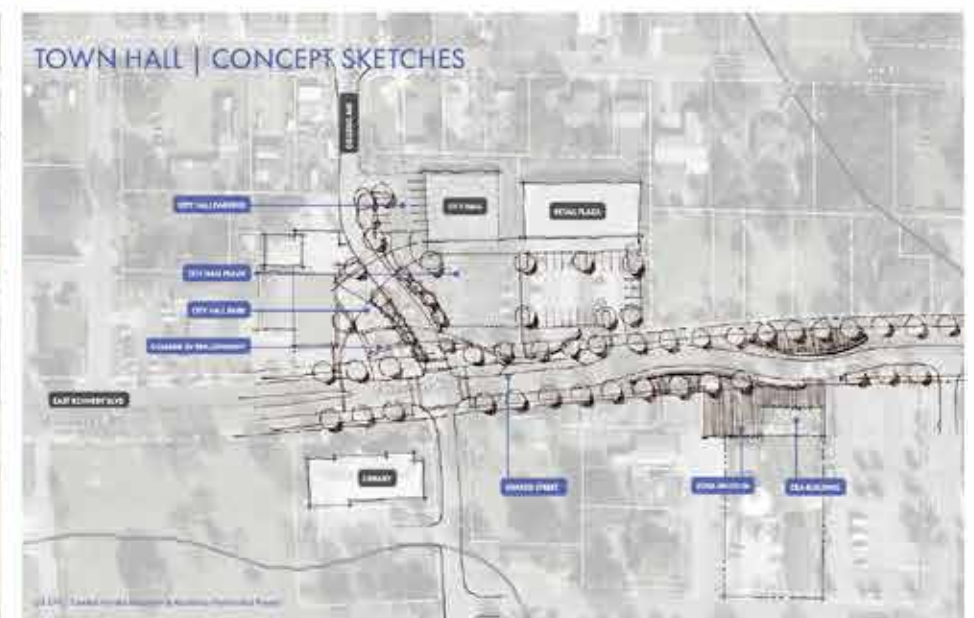


## 2 LAKE BELL PROJECT



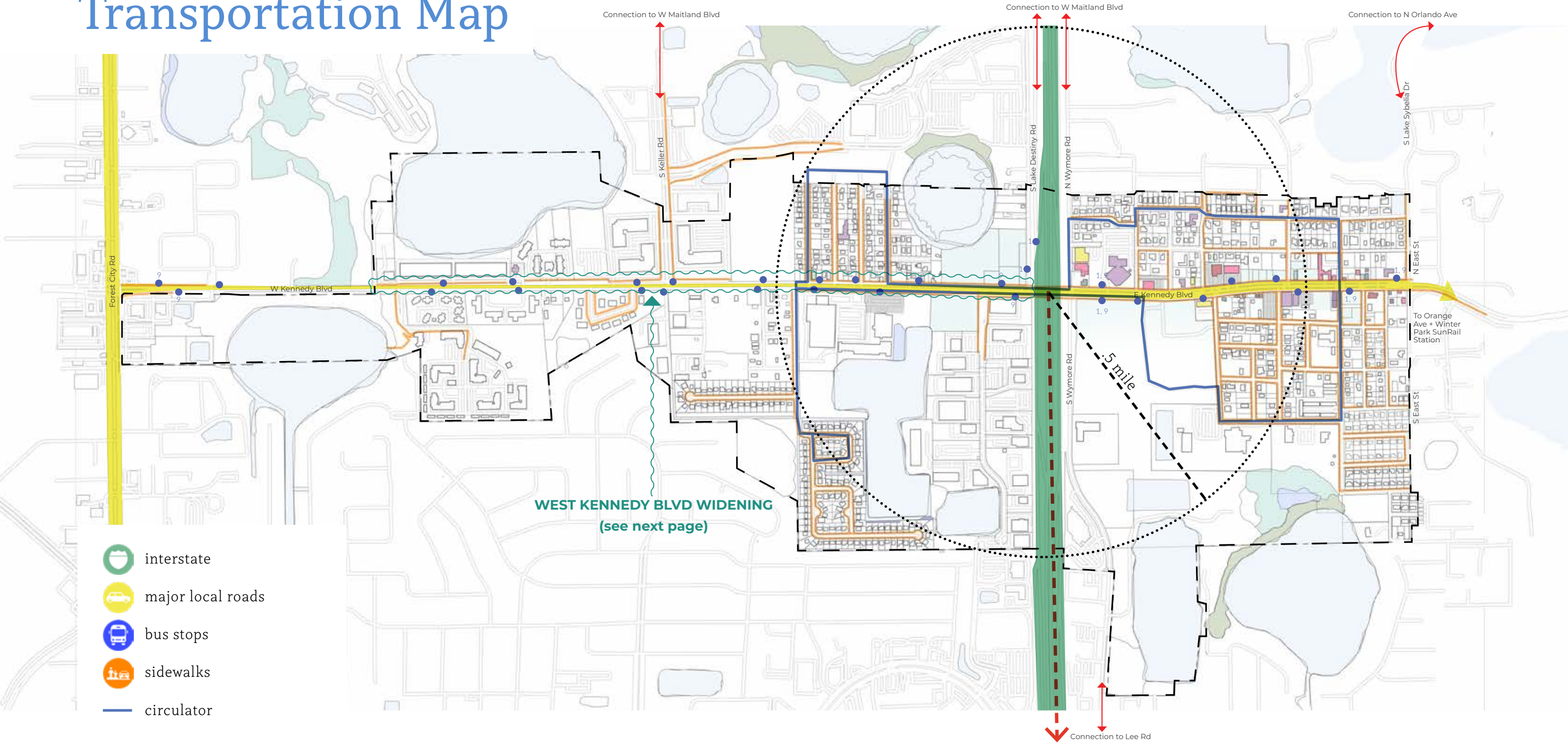
## 3 TOWN HALL PROJECT

### PRECEDENTS






# Transportation Map





# Transportation & Connectivity

## OBJECTIVES

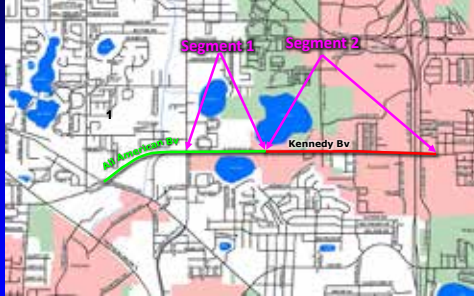
-  Kennedy blvd safety and streetscape projects
-  Bus routs availability and variety
-  Bus stops Improvements and Naming
-  Propose Town Circulator
-  Sidewalks availability and connectivity
-  Pedestrian safety at East Kennedy Blvd, calming techniques, parklets
-  Lack of adequate connectivity to Lee Rd
-  Lack of adequate connectivity to employment centers, education centers, & healthcare
-  New Bike Lanes

# Transportation Map

## WEST KENNEDY BLVD PROJECT

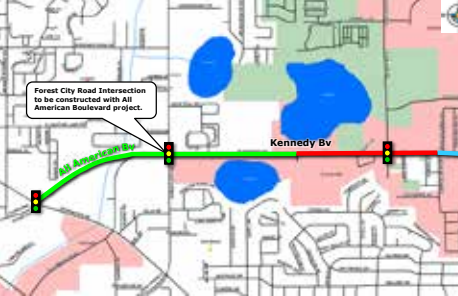
### Roadway Improvements

- Construction Segments
  - Segment 1
    - West of Forest City Road to Kingston Court
  - Segment 2
    - Kingston Court to Gabriel Street



### Roadway Improvements

- Traffic signals
  - All signalized intersections will include mast arms
  - Upgraded control technology and ADA improvements




### Roadway Improvements

- Typical Section #1
  - West of Forest City Road to Campus View Drive




### Roadway Improvements

- Typical Section #2
  - West of Campus View Drive to Gabriel Street



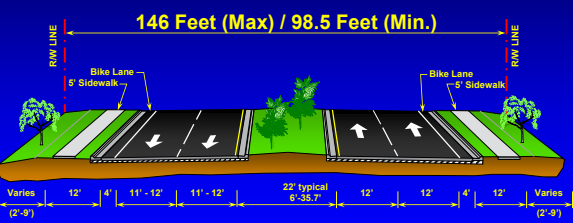
### Roadway Improvements

- Lake Destiny Drive typical section
  - Northern realignment



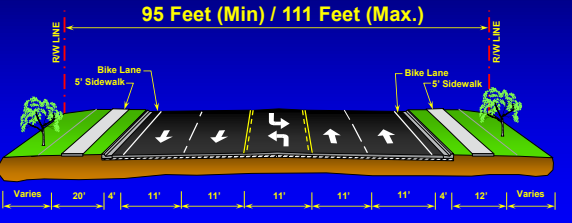
### Roadway Improvements

- Typical Section #1



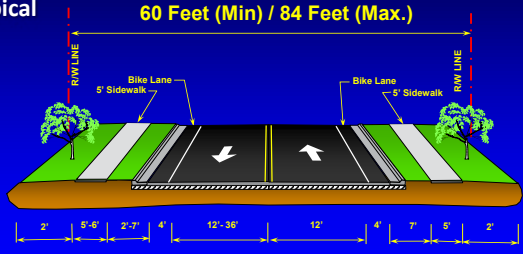
### Roadway Improvements

- Typical Section #2



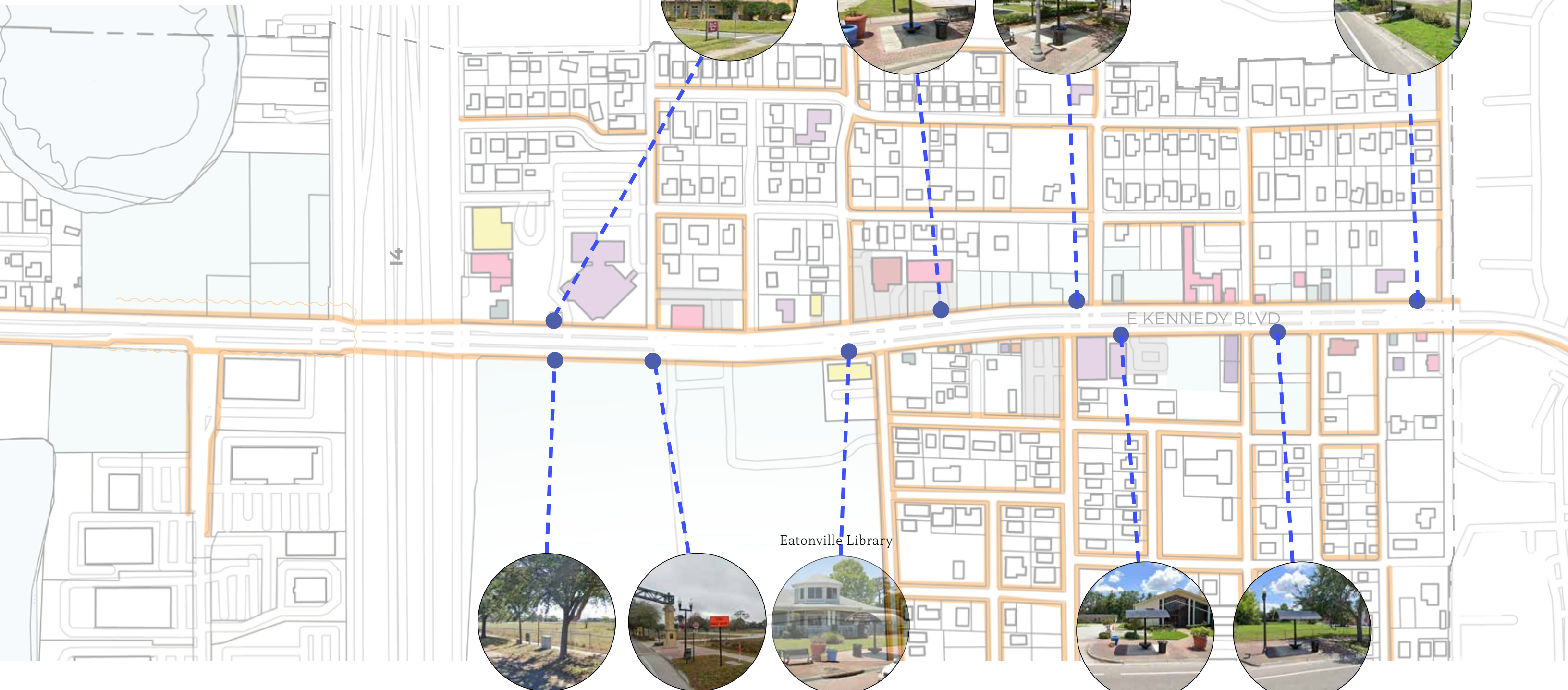
### Roadway Improvements

- Lake Destiny Drive Typical Section



# Transportation Map

## BUS STOP INVENTORY - EAST KENNEDY BLVD



E KENNEDY BLVD + N WYMORE RD

E KENNEDY BLVD AND S COLLEGE AVE

E KENNEDY BLVD AND S CALHOUN

E KENNEDY BLVD AND N EAST ST



14

E KENNEDY BLVD

Eatonville Library



E KENNEDY BLVD AND S WYMORE RD

E KENNEDY BLVD AND GABRIEL ST

E KENNEDY BLVD AND S COLLEGE AVE

E KENNEDY BLVD AND S CALHOUN AVE

E KENNEDY BLVD AND S WEST ST



# Transportation Map

## BUS STOP INVENTORY - WEST KENNEDY BLVD

W KENNEDY BLVD AND FOREST CITY RD



W KENNEDY BLVD AND DAVAR AVE



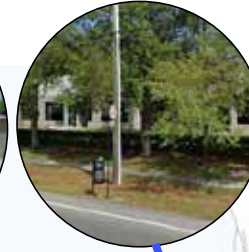
E KENNEDY BLVD AND KINGSTON CT



E KENNEDY BLVD AND KINGSTON CT



W KENNEDY BLVD AND S KENNEDY CIR



W KENNEDY BLVD AND SAMUEL ST



W KENNEDY BLVD AND DEACON JONES BLVD



W KENNEDY BLVD AND LINCOLN BLVD



W KENNEDY BLVD AND BETHUNE DR



W KENNEDY BLVD AND S LAKE DESTINY DR AVE



W KENNEDY BLVD AND FOREST CITY RD



E KENNEDY BLVD AND KINGSTON CT



W KENNEDY BLVD AND S KENNEDY CIR



W KENNEDY BLVD AND S KENNEDY CIR



W KENNEDY BLVD AND SAMUEL ST



W KENNEDY BLVD AND DEACON JONES BLVD



W KENNEDY BLVD AND BETHUNE DR



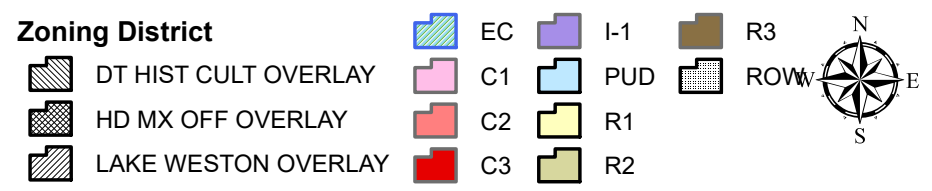
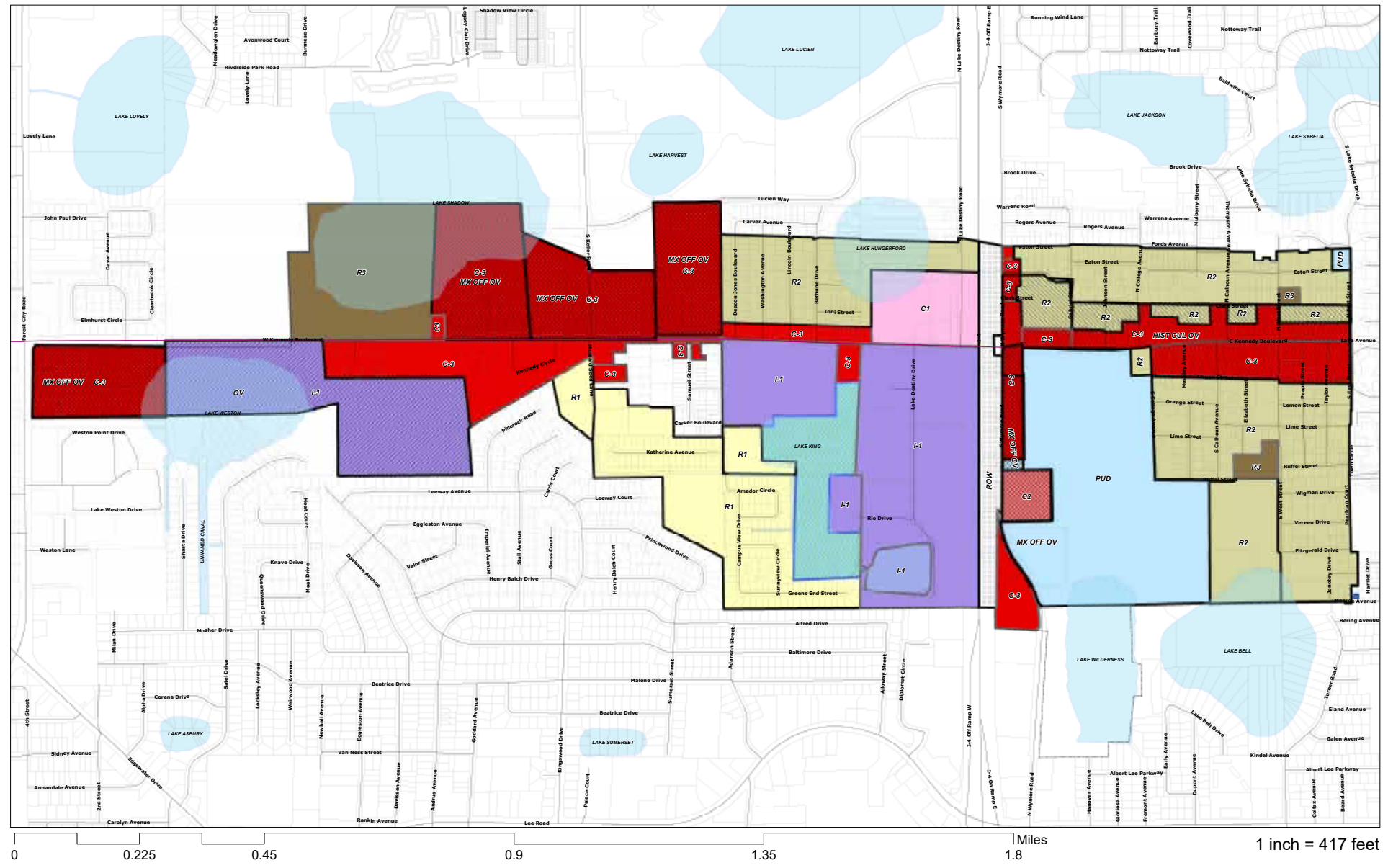
W KENNEDY BLVD AND S LAKE DESTINY DR AVE

Tesla Service Center

14



# Town of Eatonville Official Zoning Map



## District Examples



R1 & R2 - Single Family Residential



R3 - Multiple Family Residential



C1 - Planned Commercial



C2 - Planned Office



C3 - General Commercial



I1 - Planned Industrial



# Zoning Regulations Overview

The zoning regulations in Eatonville, Florida, are reflective of the town’s historical significance and unique community structure, but updating or enhancing them may be necessary to support a sustainable, successful future. Here are key elements to consider:

## 1. **Current Zoning Structure**

Eatonville’s zoning regulations generally focus on preserving its residential character and historic landmarks. There are residential, commercial, and mixed-use zones that maintain the town’s small, close-knit feel. Much of the town is residentially zoned, with commercial zones concentrated in specific areas, typically around major roads. This limited commercial space can constrain economic growth, especially as Eatonville looks to attract businesses that enhance its vibrancy.

## 2. **Mixed-Use Development**

Mixed-use zoning, if expanded, could benefit Eatonville by encouraging more versatile development, integrating residential and commercial areas. Mixed-use zones support walkability and reduce reliance on vehicles, which contributes to both a vibrant town atmosphere and environmental sustainability. Increased mixed-use zoning could facilitate small businesses, restaurants, and community spaces—elements that attract both residents and visitors, increasing the town’s economic resilience.

## 3. **Residential Density and Affordability**

Zoning regulations that support higher residential density (e.g., multifamily housing or accessory dwelling units and “missing middle” housing) could be beneficial. This allows for a range of housing options catering to diverse demographics, from young professionals to families and seniors.

Density increases should be carefully managed to preserve Eatonville’s character, but promoting more affordable housing options will help keep the town accessible to a wider range of income levels. (Ex. : Sec. 64-116. - Prohibited uses. (b)Construction of duplexes in the R-2 Single-Family Residential District is prohibited.)

# Zoning Regulations Overview *continued*

## 4. **Historic Preservation**

Eatonville's zoning often emphasizes historic preservation due to its unique heritage as one of the oldest Black-incorporated towns in the U.S. Future zoning should balance preservation with modernization efforts that maintain cultural identity while allowing for necessary infrastructure upgrades.

## 5. **Community Amenities and Open Space**

Current zoning could include provisions for more green spaces, public parks, and community centers to enhance quality of life and provide spaces for social interaction. Green spaces can also improve environmental resilience by managing stormwater and reducing urban heat.

## 6. **Environmental Sustainability**

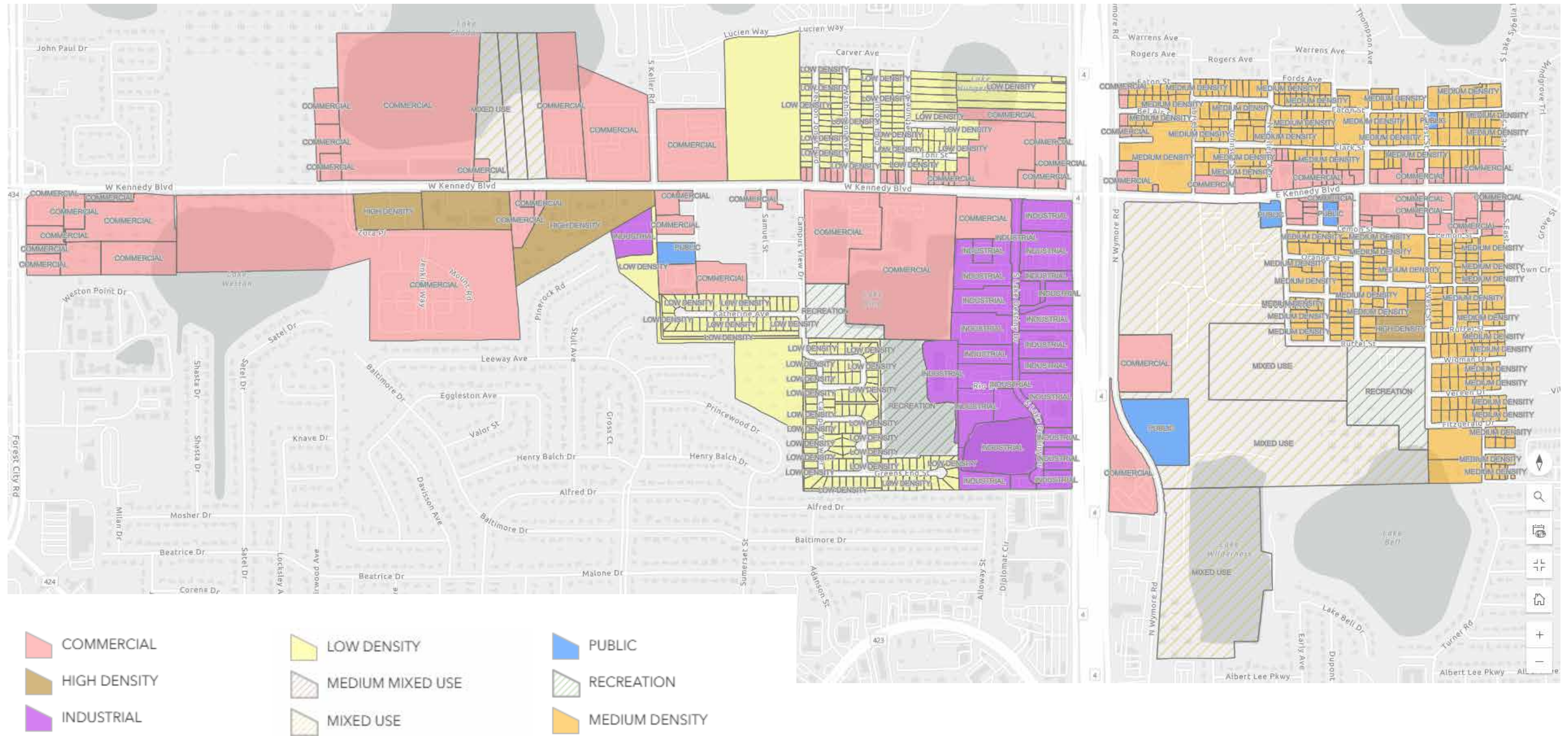
Regulations could promote sustainable building practices and renewable energy integration to ensure future development aligns with long-term environmental goals. Zoning changes encouraging green infrastructure, such as permeable pavements, rain gardens, and solar panels, would position Eatonville as a forward-thinking community.

## **Conclusion**

While Eatonville's zoning has strengths in preserving the town's character and heritage, it may benefit from updates to support a more self-sustained and vibrant future. Strategic changes in mixed-use, density, and environmental policies would help Eatonville adapt to modern needs, fostering an inclusive and thriving community.



# Future Land Use



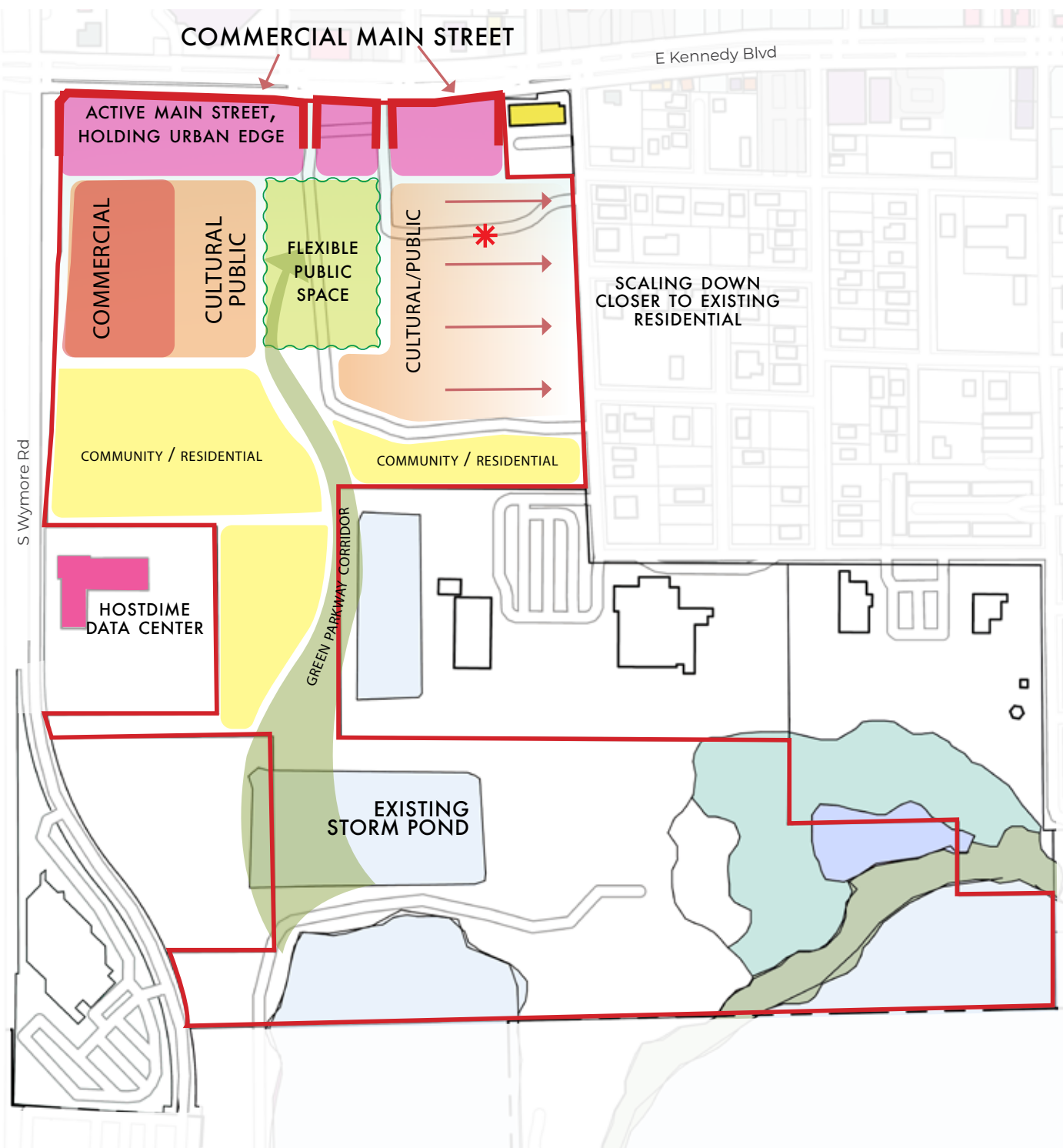


# Overlay Map





# Hungerford Property



## Your Ideas Here:



# Report on Community Table Dialogue Findings

*Added after Workshop #2 was completed.*

In the first table exercise, residents and stakeholders engaged in a reflective dialogue to envision how Eatonville could become an even better place to live, work, and play. Participants were encouraged to dream big and propose creative ideas, focusing on both development opportunities and impactful infrastructure improvements.

Below is a summary of their collective contributions:



## KEY IDEAS FOR DEVELOPMENT AND IMPROVEMENT:

### Stability and Economic Opportunities:

- Foster economic opportunities within the community to promote growth and sustainability.
- Identify and attract community investors and stakeholders.
- Establish a trust board of local businesses and residents to oversee financial allocations and community investments.

### Infrastructure and Connectivity:

- Enhance connectivity through accessible routes and integration with transportation systems.
- Reinforce the Main Street corridor with automated streetcars and pedestrian-friendly amenities.
- Improve roads and sidewalks through grants and public works initiatives.

### Community and Green Spaces:

- Prioritize green spaces, open areas, and community gardens (e.g., 4'x16' planters) to support local access to fresh produce.
- Encourage spaces for outdoor activities, such as benches, coffee shops, and gathering areas that inspire social interactions and lingering moments.
- Develop spaces that can host festivals and events, creating positive economic impacts.

### Cultural Preservation and Unique Identity:

- Reinforce the town's unique cultural fabric while preserving its historical significance.
- Establish criteria for historic preservation, particularly along Main Street.
- Support the integration of modern amenities, such as cafes, while maintaining the town's distinctive character.

### Strategic Partnerships and Outreach:

- Engage businesses in neighboring Maitland and Winter Park to create mutual opportunities and collaboration.
- Conduct outreach to businesses on both sides of I-4 to explore economic partnerships and expand resources.

### Reimagining Social Spaces:

- Focus on areas that invite community gatherings, such as cafes, open spaces, and areas designed for "night out" activities.
- Create spaces that reflect where residents and visitors would like to linger, fostering a sense of belonging and community pride.

This vision reflects the collective aspirations of Eatonville residents and stakeholders, emphasizing stability, connectivity, economic growth, and cultural preservation while ensuring the town remains a vibrant, inclusive, and sustainable place for future generations.

Residents and stakeholders were also asked to propose strategies for achieving their visions for Eatonville. The focus shifted to the "how" — identifying actionable steps to bring their ideas to life within their cherished community. Their responses are included on the following page.



# Report on Community Table Dialogue Findings *continued*

## PROPOSED STRATEGIES

- Enhance accessibility to routes with the Americans with Disabilities Act (ADA) to ensure inclusivity.
- Establish a concentrated historic district to preserve the town's heritage.
- Develop athletic fields and courts to promote physical activity and community engagement.
- Create a legacy plan emphasizing education and intergenerational learning.
- Conduct feasibility studies to evaluate the practicality of proposed initiatives.
- Foster retail growth and partnerships to stimulate economic development.
- Support and promote small businesses as a cornerstone of the local economy.
- Apply for the Florida Main Street Program to enhance Main Street revitalization efforts.
- Secure sponsorships, venture capital, and vested partners to fund community initiatives.
- Implement youth involvement programs that bridge the gap between younger and older generations.

These strategies provide a clear roadmap to transform Eatonville into a thriving and inclusive community.

## Closing Table Discussion: The Future of Eatonville's Hungerford Property

In the final table discussion, residents were encouraged to envision the future of the Hungerford property with a focus on compassion for Eatonville's rich history and culture. Participants reflected on the types of buildings, spaces, and services they would like to see, as well as ways to honor the town's legacy. The following key ideas emerged:

## COMMUNITY ASPIRATIONS FOR THE HUNGERFORD PROPERTY

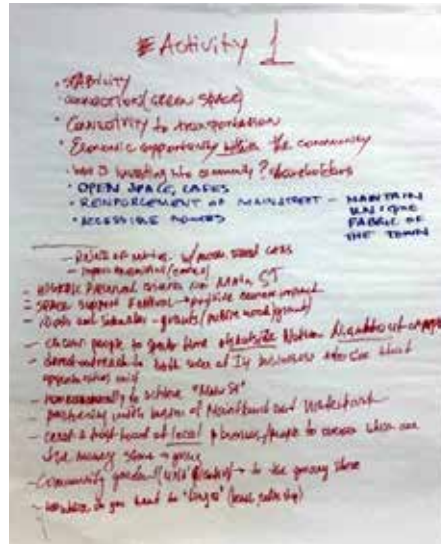
- Preserve and reflect Eatonville's historical identity as "the town that freedom built," celebrating its significance in African American history.
- Sustain impactful celebrations, such as a Juneteenth event, to further honor the town's culture.
- Explore the use of impact fees from Hungerford development to fund community improvements.
- Design a mixed-use development to encourage residents and visitors to stay, live, work, and engage in Eatonville.
- Establish Eatonville as a joyful and celebratory town year-round through cultural and community events.
- Create a world-class museum highlighting Eatonville's history and contributions to American heritage.
- Advocate for local land ownership to ensure development aligns with the town's values and long-term vision.

Due to time constraints, this community dialogue agreed that these ideas will be further explored in the following community session, scheduled for March 12, 2025. This continued conversation will ensure thoughtful and inclusive planning for the future of the Hungerford property and the Baker Barrios Master Planning Process with the Town of Eatonville.



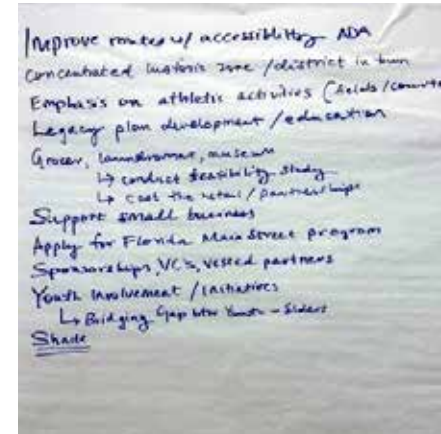
# Workshop #2 Notes

Added after Workshop #2 was completed.



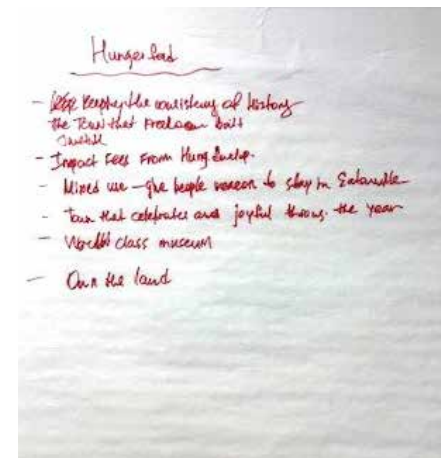
## Activity 1

- Stability
  - Connection (Green Space)
  - Connectivity to transportation
  - Economic opportunity within the community
  - Who is investing in the community? Shareholders
  - Open space, cafes
  - Reinforcement of mainstream – Maintain unique fabric of the town
- **Accessible routes**
  - Reinforcement of main street with automated street cars
  - Improve amenities (cafes)
  - Historic preservation, criteria on Main Street
  - Space support festival – Positive economic impact
  - Roads and sidewalks – grants (public work/grant)
  - Encourage people to spend time outside notion – night out capabilities
  - Direct outreach to both sides of I-4 businesses to see what opportunities exist
  - How economically to achieve “Main Street”
  - Partnering with businesses of Maitland and Winter Park
  - Create a trust board of local businesses/people to assess where the money starts > going
  - Community garden (4' x 16' planters) to the grocery store
  - Where do you want to linger (bench, coffee shop)



## Picture 2

- Improve routes with accessibility ADA
- Concentrated historic zone/district in town
- Emphasis on athletic activities (fields/courts)
- Legacy plan development/education
  - Conduct feasibility study
  - Cast the retail/partnerships
- Support small businesses
- Apply for Florida Main Street program
- Sponsorships, VC's, vested partners
- Youth involvement/initiatives
  - Bridging the gap between youth – elders
- Shade



## Hungerford Property

- Keeping the consistency of history the town that freedom built - Juneteenth
- Impact fees from Hungerford Development
- Mixed use – give people reason to stay in Eatonville
- Town that celebrates and joyful through the year
- World class museum
- Own the land





# Thank you!

Please join us for **Workshop #3** on **March 12, 2025**.

Visit [envisioneatonville.com](https://envisioneatonville.com) for a comprehensive look at the Town of Eatonville's master planning initiative.



- ARCHITECTURE
- INTERIOR DESIGN
- PLANNING
- LANDSCAPE ARCHITECTURE
- URBAN DESIGN

Making tomorrow a better place.

Orlando • Tampa • Nashville  
Chicago • Boston

AR0014098 | LA6667121