

The background is a faded, grayscale image of a historic bridge. The bridge has a central clock face and several large text panels. One panel on the left reads "THE TOWN THAT FREEDOM BUILT", and another on the right reads "OLDEST INCORPORATED AFRICAN AMERICAN MUNICIPALITY IN AMERICA". At the bottom center, a small plaque says "EST. 1887".

Eatonville Master Plan

WORKSHOP 5

September 17, 2025

Workshop 5 Agenda

I. Introduction

- a. Welcome
- b. Baker Barrios Introduction
- c. Our Working Assumption

II. Summary of Our Master Planning Journe

III. Polis Community Action Plan Summary

IV. Town of Eatonville Master Plan Update

- a. History and Preservation
- b. Mainstreet
- c. Hungerford Property
- d. Parks and Recreation
- e. Transportation and Connectivity
- f. Residential Neighborhoods

V. Community HUB

VI. Community Partnerships

VII. Closing and Next Steps

Welcome & Introduction



Our Team



Tim Baker
Managing Partner



John Slavens
Managing Partner



Will Jefferson
Director of Community
Engagement



Anzhelika Arbatskaia
Director of Urban Planning



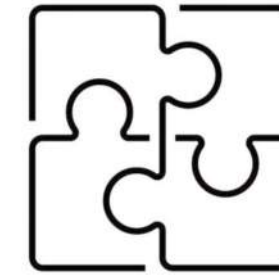
Carlo Laquian
Designer



Briana Johnson
Designer

Master Planning Workshop Goal

Our goal today is to engage in respectful communication, where everyone's voice is heard and valued. We encourage curiosity in the Master Planning process, understanding that asking questions and exploring ideas will help us shape a stronger future for the Historic Town of Eatonville. We are committed to equitable perspective sharing, ensuring that all participants feel empowered to contribute meaningfully. Together, we can create a plan that reflects the diverse voices of this community.



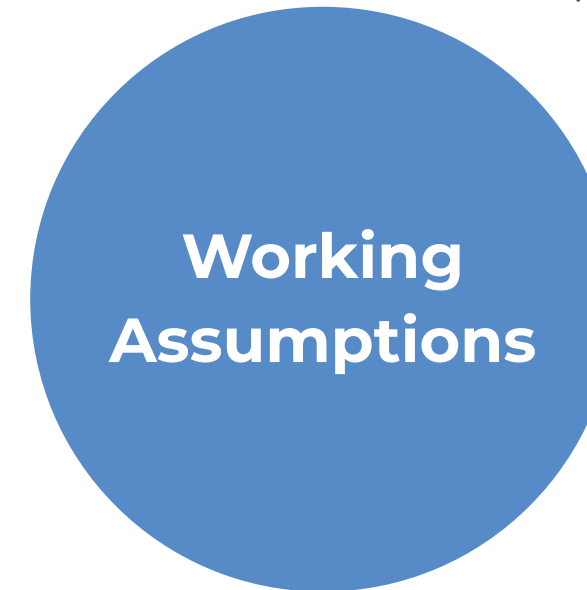
Everyone's Input is Valuable

Each person's perspective brings unique insight to the planning process.



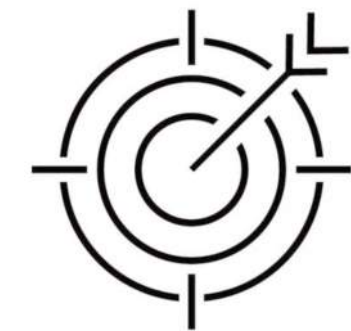
Questions Lead to Growth

Curiosity and open-mindedness help us find the best solutions together.



Respect Creates Trust

When we communicate respectfully, we build a stronger, more trusting community.



Shared Goals Drive Success

We all share the goal of building a vibrant future for Eatonville, and every voice matters in achieving it.

Eatonville Master Planning Workshops: Our Journey

Workshop 1 – Getting Started

- Came together as neighbors to learn about master planning
- Talked about Eatonville’s history and why it matters for the future
- Built trust, shared stories, and set goals as a community

Workshop 2 – Dream Big

- Imagined a brighter Main Street full of life and business
- Shared ideas for safe neighborhoods, parks, and schools
- Talked about better ways to walk, bike, and ride buses
- Dreamed together about what Eatonville could look like in the future

Workshop 3 – Making a Plan

- Turned community dreams into clear action steps
- Focused on Main Street, neighborhoods, Parks& open space, Historic Preservation, Transportation, and Hungerford
- Connected Eatonville’s history and culture to every idea
- Started shaping designs and plans that reflect the people’s voice

Workshop 4 – Building Next Steps

- Worked in groups to set priorities for Main Street, housing, parks, history, Hungerford, and transportation
- Created action steps that the town can use right away
- Showed how resident voices become real plans for change

What We Built Together

- **Trust:** People felt heard and valued
- **Confidence:** Residents saw their ideas shaping real plans
- **Future:** A master plan and roadmap that protects Eatonville’s history while planning for tomorrow

Workshop 1



Workshop 2



Workshop 3



Workshop 4



The background image is a faded, grayscale photograph of the historic clock tower in Eatonville, Florida. The tower features a large clock face and several inscriptions. On the left, it says "THE TOWN THAT FREEDOM BUILT". On the right, it says "OLDEST INCORPORATED AFRICAN AMERICAN MUNICIPALITY IN AMERICA". Below the clock face, a sign reads "EST. 1887".

NEXT UP:

> Polis Community Action Plan Update

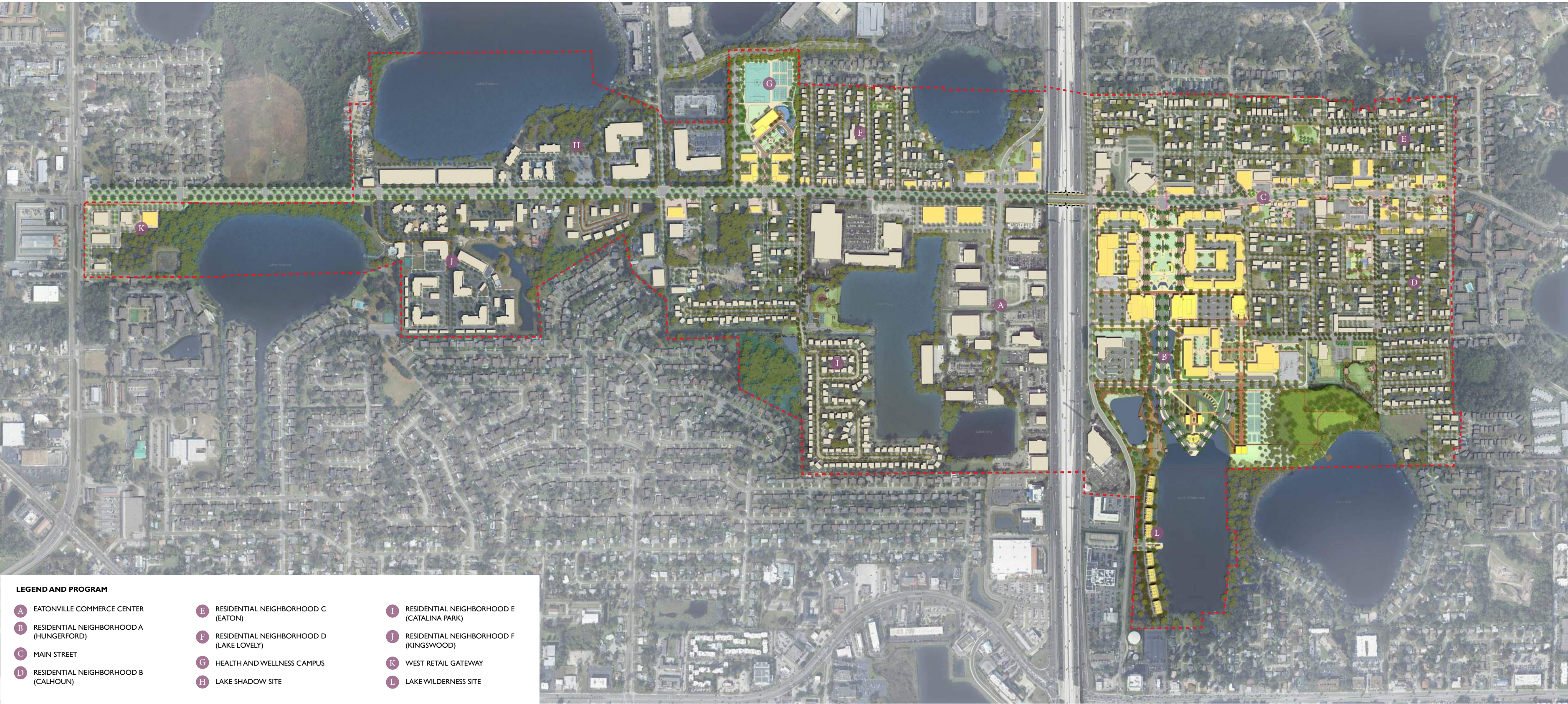
Polis Institute Community Engagement (2023–2024)

- Polis Institute hosted workshops with residents and stakeholders for 7 months.
- Focus areas: **Health & Wellness, Youth & Education, Career & Employment, Arts & Culture, Land Development.**
- Residents shared ideas for a **vibrant Eatonville** and shaped a community-driven vision for the town.

Key Resident Priorities

- **Health & Wellness:** Better access to healthcare, community gardens, and safe activities for youth and elders.
- **Youth & Education:** Learning programs, exposure to careers, and support for student success.
- **Career & Employment:** Support for small businesses, more jobs, and financial education.
- **Arts & Culture:** Creative programs for all ages and spaces for local artists to teach and perform.
- **Land Development:** More homeowners, affordable housing, and planning that respects Eatonville's history.

Workshop 5: Master Plan Update



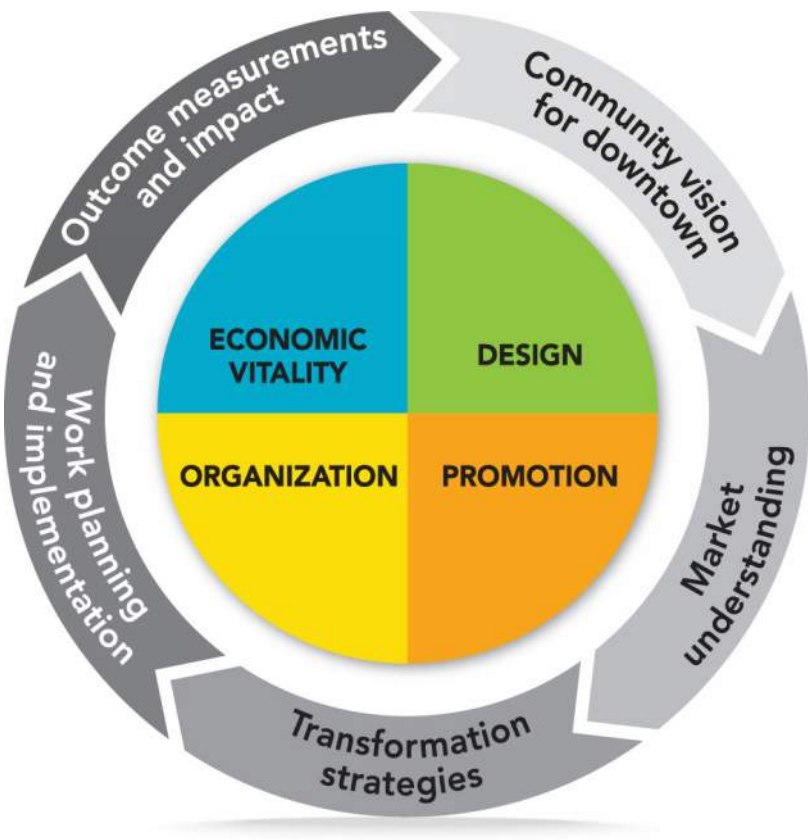
History & Preservation



Historic & Cultural Assets Map



Main Street



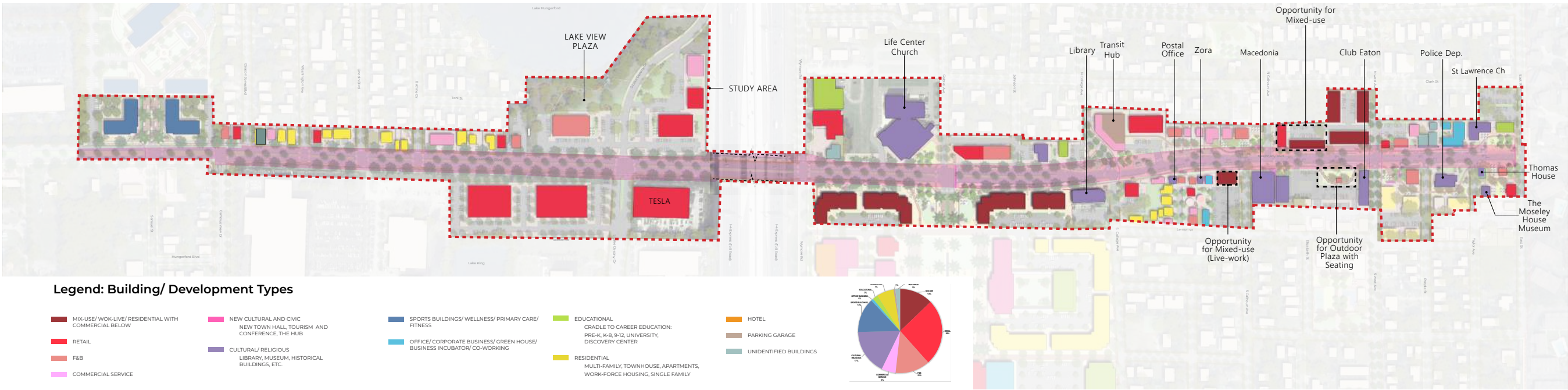
Why Support Main Street?

- 1. Celebrating the Historic Core**
Residents emphasized the importance of Eatonville’s heritage along Main Street. The survey revealed that the existing building fabric provides both a cultural anchor and a foundation for sensitive revitalization. This underscores the opportunity to preserve architectural character while introducing adaptive reuse strategies that honor the town’s identity..
- 2. Recognizing Mixed Fabric and Development Typologies**
Through categorizing properties by their current building or development types, residents helped illuminate the variety of conditions that define Main Street today. This layered urban fabric reflects both resilience and untapped potential, allowing for a thoughtful approach where infill development and preservation coexist to strengthen the corridor’s overall cohesion.
- 3. Identifying Phased Opportunities for Growth**
Community feedback aligned with the phasing plan, highlighting areas ready for near-term activation as well as those that require longer-range investment. This phased strategy ensures Main Street’s evolution remains both realistic and responsive, with incremental improvements that residents can see and feel while safeguarding long-term aspirations.
- 4. Building a Framework for Future Vibrancy**
Stakeholders articulated a vision of Main Street not only as a thoroughfare but as a civic spine—where walk -ability, active ground-floor uses, and cultural expression converge. Their insights affirm a future opportunity framework rooted in community-driven priorities, shaping Main Street into a place that balances economic vitality with cultural celebration.

Main Street



- The existing condition of the current Eatonville Mainstreet was surveyed
- Areas were designated by their current building or development types
- Each property was separated into various categories in conjunction with the phasing plan to determine areas of future opportunity



Hungerford Property

PROGRAM

A THE HUB - THE HEART OF EATONVILLE/ MIXED-USE

A.1 NEW TOWN HALL, 2 STORY

A.2 HUB - COMMUNITY HUB, 2 STORY
- CRADLE TO CAREER EDUCATION
- JOBS & ECONOMIC VITALITY
- BASIC SERVICES AND NEED
- HEALTH AND WELLNESS

B HUNGERFORD SCHOOL - CRADLE TO CAREER EDUCATION

B.0 PRE K - EARLY LEARNING CENTER, 2 STORY,

B.1 K-5, 2 STORY

B.2 6-7, 2 STORY

B.3 8-9, 2 STORY

B.4 10-12, 2 STORY

B.5 UNIVERSITY, 3 STORY

B.6 PARKING GARAGE, 2 STORY

C HOTEL, CONFERENCE AND CULTURAL TOURISM/ HISTORY CENTER, 6 STORY
150 KEYS

D MIXED-INCOME 80/20 RESIDENTIAL, 3 STORY
102 UNITS

E COMMERCIAL

E.1 COMMERCIAL LIVE/ WORK, 2 STORY

E.2 COMMERCIAL LIVE/ WORK, 2 STORY

E.3 GROCERY, 1 STORY

F CORPORATE ENTERPRISE CAMPUS, JOBS & ECONOMIC VITALITY, 2 STORY

G WORK FORCE HOUSING

H COMMUNITY GARDENS

LEGEND

1 GATEWAY

2 FESTIVAL PARK WITH EVENT LAWN

3 MARKET UNDER THE BRIDGE

4 AMPHITHEATRE

5 MAGNET HIGH SCHOOL, 1000 STUDENTS, ACADEMIC PLAZA/ GREEN QUAD

6 PARK

7 WETLAND

8 RELOCATE DOT/ RETENTION POND

9 8 ACRE EXISTING WETLAND WITH 50 FT DEVELOPMENT BUFFER WITH BOARDWALK

10 EXISTING LIBRARY

11 ARRIVAL/ COURTYARD

12 RETENTION

13 GARDEN

14 RETAIL

15 EXISTING CORPORATE ENTERPRISE- DATA CENTER

16 SURFACE PARKING

17 OFFICE

18 BALLROOM AND CONFERENCE CENTER

19 DISCOVERY CENTER

20 RECREATION COURTS/ FIELDS

21 HISTORIC PRESERVATION CULTURAL CENTER & TOURISM

22 ZORA NEALE HURSTON/ NY COMMUNITY EVENT CTR/ PAVILION

23 EXISTING COMMUNITY RECREATIONAL CENTER

24 THE PAVILION - FOOD MARKET WITH FOOD TRUCKS

25 GUEST COTTAGES

26 ZORA NEALE HURSTON RESTAURANT PAVILION/ F&B

27 PEDESTRIAN WALKWAY CRADLE TO CAREER DISCOVERY WALK

28 PARKING GARAGE

29 EXISTING BOYS & GIRLS CLUB

30 EXISTING EATONVILLE HISTORICAL GATEWAY ARCH

31 50 FT DEVELOPMENT BUFFER FROM THE EXISTING WETLAND

32 MULTI-USE PATHWAY

33 PLAYGROUND FOR EARLY LEARNING CENTER

34 WALKWAY ARCADE



BUILDING/ DEVELOPMENT TYPES LEGEND

MIX-USE/ WORK-LIVE/ RESIDENTIAL WITH COMMERCIAL BELOW

GROCERY/ RETAIL

F&B

COMMERCIAL SERVICE

NEW CULTURAL AND CIVIC
NEW TOWN HALL, TOURISM
AND CONFERENCE, THE HUB

CULTURAL/ RELIGIOUS
LIBRARY, MUSEUM, HISTORICAL
BUILDINGS, ETC.

SPORTS BUILDINGS/ WELLNESS/ PRIMARY
CARE/ FITNESS

OFFICE/ CORPORATE BUSINESS/ GREEN
HOUSE/ BUSINESS INCUBATOR/ CO-
WORKING

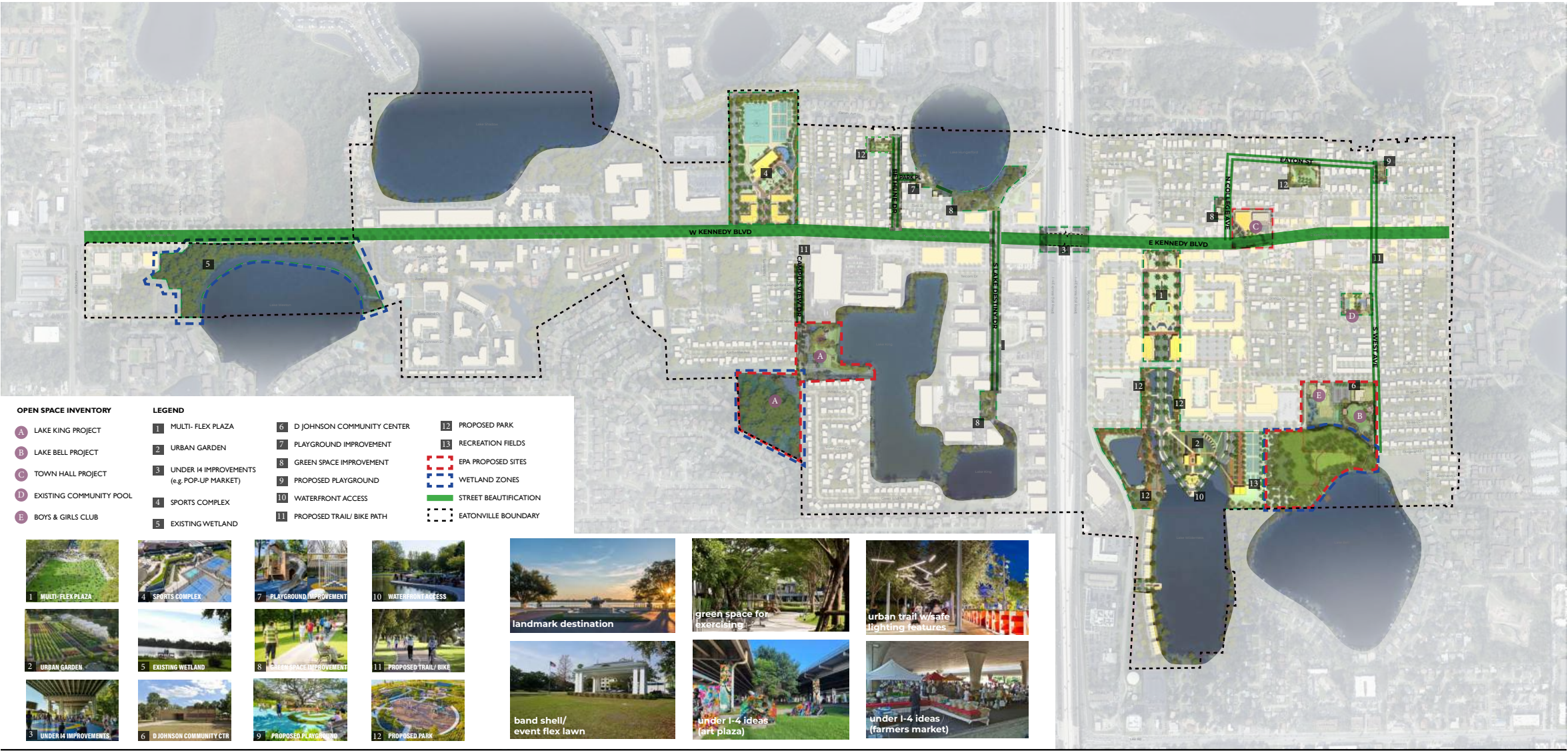
EDUCATIONAL
CRADLE TO CAREER EDUCATION:
PRE-K, K-8, 9-12, UNIVERSITY,
DISCOVERY CENTER

RESIDENTIAL
MULTI-FAMILY, TOWNHOUSE,,
APARTMENTS, WORK-FORCE
HOUSING, COTTAGES

HOTEL

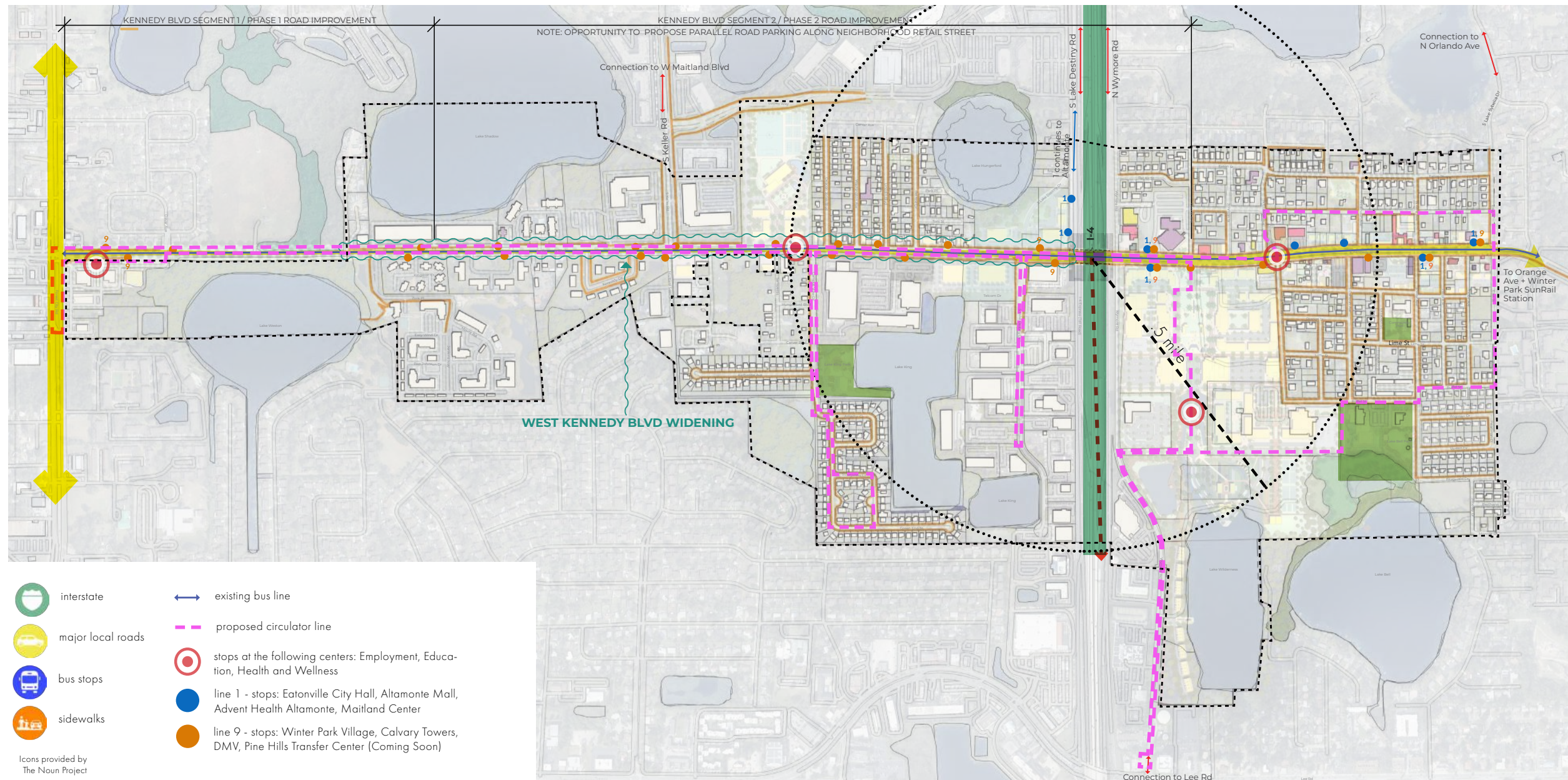
PARKING GARAGE

Parks & Recreation



- Current green spaces and future open space/green spaces were determined by the BBA team
- Connection points to and from the various green spaces were highlighted to show areas for landscape improvement within the town
- A new sports complex was proposed on W. Kennedy Blvd.
- The Hungerford masterplan was proposed on E. Kennedy Blvd.
 - Ideas for an under i-4 market or installation were proposed to improve the large physical divide
- Several planned features were presented to residents as methods for improving the green spaces that existed

Transportation & Connectivity



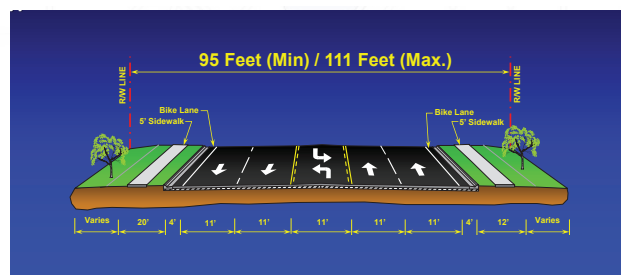
Lack of connectivity to employment,
education, & healthcare centers



Pedestrian safety at East Kennedy Blvd, calming techniques, parklets



New Bike Lanes



Kennedy blvd streetscape projects



Bus routes availability and variety



Bus stops Improvements and Naming

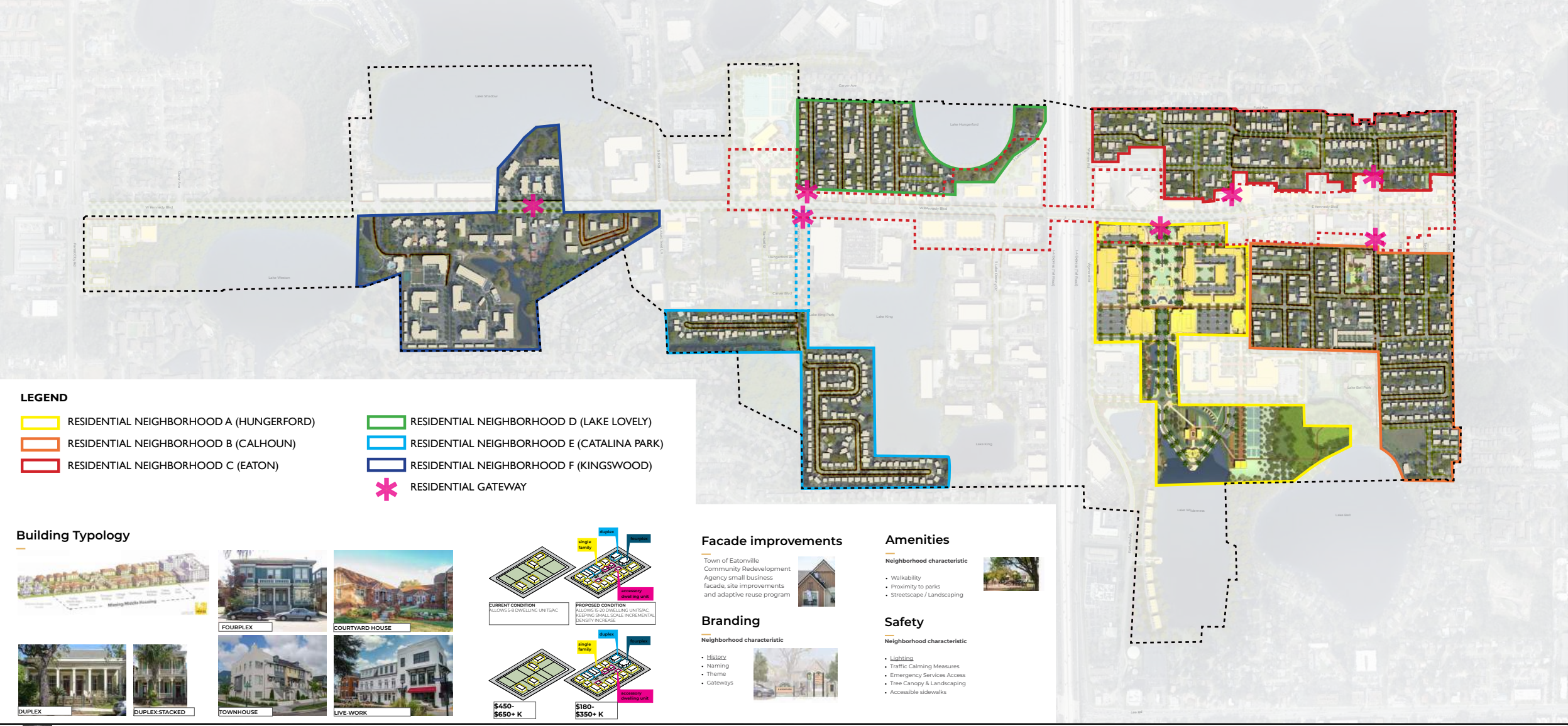


Propose Town Circulator



Sidewalks availability and connectivity

Residential Neighborhoods



- There was little to no revision of the existing neighborhood delineation
- BBA respected the existing neighborhood names and boundaries
- BBA would propose to establish neighborhood sub-committees to appoint representatives for each one
- BBA discussed and educated on the various methods for creating strong neighborhood identities (*including: building typology (code), branding, façade improvements, improved amenities, and overall neighborhood safety*)

Community Resource HUB

Community Board

Neighbors Caring for Neighbors

Keeper of the Vision - Quarterback

- Strong Chairperson
- Resident Ambassadors - BD Members
- Experts / Partnership / Advisors
 - Education
 - Wellness
 - Jobs
 - Housing

The “HUB”

- Community Serving Facility
- Wrap Around Service
- One-Stop Shop



* Partners identified are preliminary and subject to change.

* PROGRAM

Wrap-Around Service Concierge Service

1. Wrap-Around Services - Basic Need
2. Health Clinic (Supported by Mobile Center and a local healthcare provider)
3. Health Insurance - Local Provider
4. Wellness Facilities
5. Education Enrichment
 - Program Counselors
 - Classrooms
 - Tutoring
 - Multi-purpose Space
6. Technology Center / Incubator / Co-Work Space
7. Teaching Kitchen / Nutritionist
8. Job Connect Counselors
9. Community Board (501C3) Offices
10. Mobility Center
11. Family Counseling

“People, Places, & Partnerships”

The Partnerships are Growing

Key Stakeholders

EDUCATION

- eSTEAMed Learning – Candace Finley
- Thomas Leadership Academy – Mrs. Cheryl Thomas
- Children Enriched with Opportunity (C.E.O.) – Mary Davis-Johnson
- Redeeming Light - Keeping Up Program – Beverly Brown
- Boys and Girls Club – Shadrick Alexander

HEALTH & WELLNESS

- LifeCycle Club – Patra Stanley
- Game Over Fitness – James Williams
- Florida Elks Children’s Therapy - Represented by Ms. Althea Montgomery
- Winter park Health Foundation (potential partner) – Nie Abrahams

JOBS & ECONOMIC VITALITY

- Eatonville Chamber of Commerce – Lavonda Wilder
- Neighborhood Center for Families
- HELP C.D.C. – Nicole Oriol

BASIC NEEDS & HOUSING

- HELP C.D.C. – Nicole Oriol
- Neighborhood Center for Families
- OCLS - Social Worker Program





Thank you!

Visit **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

Workshop 5

Presentation of the Masterplan

SUMMARY

- Residents reviewed the final master plan documentation presented by BBA.
- Handouts were distributed to each resident in attendance.
- Residents were encouraged to give feedback or final comments.
- All final deliverables will be published to EnvisionEatonville for future reference.

