



**Town of Eatonville**  
Community Redevelopment Agency  
370 E. Kennedy Blvd  
Eatonville, FL 32751  
407-960-1361  
support@eatonvillecra.org

INVITATION TO NEGOTIATE  
**DENTON JOHNSON PARK MASTER PLAN**

The Town of Eatonville Community Redevelopment Agency (TOECRA) is soliciting responses from interested parties to enter into negotiations with the TOECRA in order to develop the park located at 400 Ruffel St, Eatonville, FL with a new Events Center, Splash Pad, parking lot upgrades, Veteran’s Memorial, boardwalk expansion, an amphitheater, and other park amenities; such as restrooms, pavilions and a playground. The master plan includes the possible development of property West of the site boundaries, currently owned by Orange County Public Schools.

**Property Description: (Known just “property”)**

- Parcel Identification Number: 35-21-29-0000-00-078
- Address Commonly Known As: 400 Ruffel St, Eatonville, FL
- Acreage: 11.159(mol)
- Zoning: R-2

**Responses to this “Invitation to Bid, Negotiate or Develop” should include the following:**

- Name and contact information of interested person or entity
- Development concept to include preliminary pricing per phase
- Any other information that the applicant feels is relevant and that is congruent with the TOECRA’s redevelopment plan

**Evaluation criteria may include, but is not limited to, the following:**

- Costs associated with disposition and project development
- Timing, timeline
- Preliminary sources and uses
- Respondent’s experience and record of performance in the State of Florida
- Impact on surrounding properties and community

Submittals will be reviewed by a development committee, TOECRA staff, with the final rendered by the TOECRA Board.

**Proposed Master Plan (See attachment)**

- The existing boundary, owned by the Town of Eatonville, includes approximately 11.2 acres. The borders are indicated below with a dashed red line. The current park includes The Denton Johnson Community Center facility parking lot, playgrounds, and associated walkways. The community amenities are fairly limited. The Eatonville Boys and Girls Clubs



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building is on the West side of the site. There is a boardwalk that begins at the wooded area near Lake Bell. The boardwalk extends to the Lake Bell shoreline shown on the South side of the site.

- The master plan indicates the replacement of the existing Community Center with a new Events Center which will be utilized for community events, weddings, and meetings. The proposed Events Center will be a 2-story facility with a Porte Cochere, and large meetings rooms, catering kitchen, restrooms, and other ancillary spaces. It is envisioned that this facility will overlook the southern wooded area with views towards s Lake Bell. A new landscaped park entrance, gateway plaza, street parking, and splash pad, will be constructed at the corner of Ruffel St/West Avenue after the existing Denton Johnson Community Center is demolished. Additional park amenities will include a large/open field for public gatherings and events, brick pavers on the existing parking lot, numerous restrooms, pavilions for families, a Veteran’s memorial honoring the War Heroes of Eatonville, and an outdoor wedding pavilion. The paved parking area will be used by town vendors to sell food, beverages, and other items on weekends. Lastly, the existing boardwalk will be replaced with simulated wood products that reduce maintenance and deterioration. It will incorporate educational signage that will inform the public of the natural, Florida wildlife and vegetation.

**Submit Written Project Proposals to:** If you are interested in submitting a response to this Invitation, please note that the response needs to be submitted no later than **Monday, 11:00 a.m. (Eastern Time), July 20th, 2020**. All written project proposals or any questions concerning this Invitation should be directed in writing to:

**Attn: Michael Johnson, Executive Director**  
**Town of Eatonville CRA Community Redevelopment Agency**  
**370 E. Kennedy Blvd**  
**Eatonville, FL 34208**  
**407.960.1361**

**Email: [Mjohnson@townofeatonvillecra.org](mailto:Mjohnson@townofeatonvillecra.org)**

Offers and accompanying documentation should be submitted in a sealed envelope, clearly marked with “Denton Johnson Master Plan” on the outside of the envelope.

***Disclosure:** This is not a request for bid and will not be subject to a bidding process. Offers will be considered on an individual basis at the time of submittal. The Town of Eatonville CRA reserves the right, at its sole discretion, to refuse any and all offers it does not deem acceptable and may accept (but is not required to do so) any offer it deems most beneficial to the CRA and the Town of Eatonville. The CRA reserves the right to enter into discussion, interviews, and negotiations with one or more of the potential responders.*



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## Existing Site Plan

The existing boundary, owned by the Town of Eatonville, includes approximately 11.2 acres. The borders are indicated below with a dashed red line. The current park includes The Denton Johnson Community Center facility parking lot, playgrounds, and associated walkways. The community amenities are fairly limited

There is a boardwalk that begins at the wooded area near Lake Bell. The boardwalk extends to the Lake Bell shore line shown on the South side of the site.

## Legend:

- |                      |                |
|----------------------|----------------|
| 1. Community Center  | 2. Parking Lot |
| 3. Boys & Girls Club | 4. Boardwalk   |



## Proposed Park Master Plan:

The master plan indicates the replacement of the existing Community Center with a



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new Events Center which will be utilized for community events, weddings, and meetings. The proposed Events Center will be a 2-story facility with a Porte Cochere, and large meetings rooms, catering kitchen, restrooms and other ancillary spaces. It is envisioned that this facility will overlook the southern wooded area with views to Veteran's Lake Bell. A new landscaped park entrance, gateway plaza, street parking, and splashpad, will be constructed at the corner of Ruffel St/West Avenue after the existing Denton Johnson Community Center is demolished. Additional park amenities will include a large/open field for public gatherings and events, brick pavers on the existing parking lot, numerous restrooms, pavilions for families, a Veteran's memorial honoring the Veteran's Heroes of Eatonville, and an outdoor wedding pavilion. The paved parking area will be used by town vendors to sell food, beverages, and other items on weekends. Lastly, the existing boardwalk will be replaced with simulated wood products that reduce maintenance and deterioration. It will incorporate educational signage that will inform the public of the natural, Florida wildlife and vegetation.

## Legend

1. New Events Center with street parking along Ruffel St & S West St
2. Gateway Entry Plaza & Splash Pad
3. Restrooms, Pavilions & Amenities
4. Parking Lot Upgrade
5. Playground
6. Amphitheater, Lawn, & Landscaping
7. Trail & Boardwalk Reconstruction
8. Veteran's Memorial





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## **Phase I Narrative:**

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Phase I would be divided into 3 interrelated parts. **Phase IA** will consist of constructing the new Events Center and drop off on West Ave, street parking along both Ruffel St and S. West Ave, and the outdoor wedding pavilion. **Phase IB** will initiate after the completion of the new Events Center and will consist of the complete demolition of the existing Denton Johnson Community Center. **Phase IC** will end Phase I with the completion of the gateway plaza, splash pad, pavilions, and restrooms.

### **Phase IA |Events Center, Drop-off, & Parking**

The Events Center is a 2-story community building used for large or small events. There are accommodations for wedding parties, meetings, catering services, and other community needs. There are large windows for first and second floor views to the landscape surrounding the lake. The sloped metal roof offers a high level of insulation and generous overhangs help ensure the interior environment is comfortable.

The covered vehicular drop-off (Porte Cochere) is a very important feature of the Events Center because it allows large parties to arrive and be unaffected by the weather or sun. As a part of this phase, parking is essential for the support of the Events Center. We have planned parking along the two streets adjacent to the site which will accommodate people visiting the Events Center and residents enjoying the park.



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## Phase IB | Demolish Existing Community Center

In order to accommodate the new Gateway Entrance Plaza, the existing Community Center will be demolished. At this time, the new Events Center will be completely functional.





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## Phase IC | Gateway Entrance Plaza, Splash Pad, & Restrooms

Once the Denton Johnson Community Center has been demolished, underground utilities can begin for the Splash Pad and the associated restroom/pump building. The Pump Room, attached to the CMU restroom building, will house all the valves and tanks needed to service the Splash Pad. The electrical room & data room will also be attached to the Restroom building.

The Restroom building itself is naturally ventilated. Ideally, rooftop solar would be an important component of the park's peak energy usage. Fixtures for the Restroom building will require very low maintenance and will be durable in nature. Plumbing chases will be accessible for maintenance and the light fixtures will be easy to access from a ladder.





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## Phase II | Playground, Parking Lot Upgrades, Amphitheater & Lawn

Phase II will truly make this park a destination space within the city. The Amphitheater will carry events for the community and the expansive lawn will provide for fantastic viewing. All landscaping will be native and low maintenance. Irrigation will be close proximity heads and site lighting will be handled with a series of 10ft poles that aid in establishing a pedestrian scale throughout the park.

The Playground is pre-designed & engineered with no additional theming, on a rubberized, ADA compliant surface. A shade structure with approximately 1000sf of shading and approximately 4 poles will be integrated with the playground so that it is comfortable to use. Shade is an important part of having a successful space for visitors to enjoy.

The Upgraded Existing Parking Lot may include additional trees along the perimeter of the space. The aesthetic upgrades that the parking lot receives will allow the parking lot to serve as a plaza for farmers markets and food trucks when it is not in peak use. Perimeter seating, tables & benches are also important to include in this outdoor design to encourage social gathering during events.





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### **Phase III | Renovation of Boardwalk, Landscape, & Veteran’s Memorial**

The final phase of the Denton Johnson Park will further enrich the experience of visiting this park by providing a monument to community Veteran’s heroes and a network of boardwalks connecting to the adjacent OCPS High School.

The Veteran’s memorial, located behind the new Events Center, will highlight citizens from the community who served in the United States Military. The Veteran’s memorial will remind visitors how important military service has been in the development of this community.

Landscaping will be a stronger component during this phase as the vegetation naturally feathers into the forested area where the new boardwalk meanders. A community garden will be a welcome addition to the park as it serves to both keep the park populated on a regular basis and serves to educate young people on how to grow their own food. Additionally, a garden will serve as an avenue for senior citizens and youth to interact and share experiences, while also improving food security for community members needing healthier options.

The existing boardwalk will be removed and replaced with a boardwalk using engineered composite decking. This new material will provide both a longer lasting and safer surface to walk on. Along the path of the boardwalk, landscaping plaques will teach those walking by about the names of native plants and the traditional alternative uses of each of the plants. Our hope is to address the existing needs of the community and give new experiences and educational opportunities every day.



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## **Program for Events Center & ROM Conceptual Cost Estimate**

The following program and Opinion of Probable Construction Costs are preliminary efforts made by the Architect without consultation with the Client. It is intended to determine a preliminary estimate of building size and possible construction costs. As previously noted, this breakout is only intended for the Phase IA Events Center facility.

We have assumed that the Events Center is a two-story block structure with standing seam metal roofing and architectural wall cladding. The character of the building is distinctly modern with its large glass curtain wall & storefront systems but with undertones of the traditional community styles seen nearby. Large events, such as weddings, community meetings, or art shows, are supported by the large covered drop-off, spacious pre-function area, and multiple ballrooms with movable partition walls. Features that service these events are the loading dock, service drive, oversized elevator, catering kitchen, wedding prep spaces, and event storage.