Docusign Envelope ID: 12D27B46-0054-8E77-82E0-A88D665C71E1

HISTORIC TOWN OF EATONVILLE, FLORIDA
HISTORIC PRESERVATION BOARD MEETING
MEETING MINUTES

Thursday, October 1, 2026, at 6:00 PM

Denton Johnson Center – 400 Ruffel Street, Eatonville, FL 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. ***Audio Recording are available through the Town's website on the Council Agenda Page.*

CALL TO ORDER: Chair Rosa Pickett called the meeting to order at 6:00 p.m.

ROLL CALL: Quorum was established by roll call through Ms. Bellenger, Clerk's Office.

PRESENT: **(5)** Chair Rosa Pickett **Board Members:** Vice Chair Ann Dawkins-Curtis, Tiffany Simmons, Laverne Bellamy Williams (late), John Beacham (late)

STAFF: **(5)** Marissa Bellenger, **Deputy Town Clerk;** Marlin Daniels, **Chief Administrative Officer;** Camille Evans, **Town Attorney;** Olestine Turenne, **Endow Law;** Sergeant Fletcher Boone, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE: Board Member Simmons led the invocation followed by the Pledge of Allegiance.

Chair Pickett moved Citizen Participation after the Consent Agenda.

CONSENT AGENDA:

Vice Chair Dawkins-Curtis **MOTIONS** to **APPROVE** meeting minutes for August 6, 2026; **moved** by Vice Chair Dawkins-Curtis; **second** by Board Member Simmons; **AYE: ALL, MOTION PASSES, 4/0. Comments:** Board Member Beacham arrived after the vote.

CITIZEN PARTICIPATION:

N.Y. Nathiri – Spoke about the Heritage Tourism District, which is incorporating the historic town limits. I would recommend that you ask staff to have the Executive Director brief you on what is happening, because it aligns with your recommendation for the local ordinance.

Chair Pickett asked for administration to respond. Mr. Daniels – There is no comment from staff right now. There are a lot of moving parts, and I would ask you all to follow the process. Board Member Beacham – Has the survey been voted on by the Town? Mr. Daniels – Not yet. We just got through our budget cycle.

BOARD DISCUSSIONS/DECISIONS:

Discussion with Town Attorney Regarding the Role of the Historic Preservation Board – Attorney Evans introduced herself and her associate at Endow Law. She went over the agenda for her presentation (introduction, sharing references about the Board's legal framework then the Board's priorities). Attorney Evans shared information about her law firm, Endow Law, a minority and women-owned firm based in Orlando. Endow Law was brought in a few weeks ago on an emergent basis. They are new to the Town of Eatonville, but not Orlando. Attorney Evans shared some recognition (awards) Endow Law has received. She also shared who is on the Endow team (attorneys and

Docusign Envelope ID: 12D27B46-0054-8E77-82E0-A88D665C71E1

paralegals). Attorney Evans went over Endow Law's relevant experience and how they assist. Attorney Evans stated a brief overview of the Historic Preservation Board including how local, state, and federal law shape the framework of the Board. Attorney Evans clarified how Sunshine Law applies to the Board. She explained how Board business creates public records. Attorney Evans asked the Board for their priorities within the next 6 months, their concerns, questions they want to ask, and what training/resources may be most helpful. Board Member Beacham - What if I wanted to email the Mayor and Council members? Attorney Evans - You responsibilities with Sunshine relate to the Historic Preservation Board. You can email them, but it is the Council's responsibility to reply to you individually. Board Member Beacham - We were discussing expanding the Town boundaries (with the historic district). We requested a workshop with Council, and we are waiting to get to the next step. How do we continue to proceed with that? Attorney Evans - We will take all of your questions and come back. State laws may influence historical designation (boundary). Ms. Bellenger gave us the minutes from the past year, and we were intentional in looking through the topics discussed, so your question was not surprising to me. State laws, such as Senate Bill 180 prohibit local governments from placing zoning districts on properties which can be burdening. Vice Chair Dawkins-Curtis - This Board was tasked with reviewing the Historic Preservation Board code. Attorney Evans - We will come back with recommendations and the proper pathway for getting those approved. Ordinances are approved by the Tow Council. It will not be something done quickly of half hazard. Are there any provisions you have in mind right now? Vice Chair Dawkins-Curtis recommended a workshop or training on the code. Board Member Simmons asked for training on the code and how to update/modernize it. Chair Pickett stated that earlier, before Simmons was on the Board, they were given copies of other Historic Preservation ordinances. Ms. Bellenger stated that she will look for the materials. Board Member Beacham asked if Attorney Evans had read the survey report. Attorney Evans stated that she did, but she will not give an opinion on the recommendations. Board Member Beacham brought up how previous members left the Board because nothing ever left the diocese. He also mentioned the 2003 Hungerford Archaeological Report and designating the property. He stated that he does not want to leave this dormant. Board Member Simmons - The Mayor came in before the meeting started and clarified some things about Ennis Davis and the survey. She said that November he will be presenting the survey to the Council, so there is movement. Mr. Daniels clarified that it would be the second week of November. Chair Pickett - We would also like to be part of the workshop. Board Member Simmons - I think we have done all that we can do with the survey, but what are we doing now with the current district. How would we go about funding or doing a project? I do not want us to come in and come up with something new. I would like to support ongoing projects like Beacham's walking tour, or P.E.C. Board Member Beacham - If there is a grant that we want to go after, what is the process? Attorney Evans - This Board should be able to pursue grant funding and resources within the register. If you find a grant, send it to the Town Clerk and we can help vet it then coordinate with staff. This will come with training for the Board. Chair Pickett asked about how events can be publicized by the Town. Board Member Simmons - Is there a way to support historic initiatives in the community? Mr. Daniels - For us to promote, it would have to be a partnership. He suggested that the Board come and give a report to the Council or send a report to him so that he can disseminate it to the Council. Board Member Simmons repeated her question. Attorney Evans - You have powers that include funding and advocacy, but I would like to get back to you and include them in a training workshop. Board Member Beacham asked about scheduling a training and a workshop with Council. Attorney Evans - We would probably aim for the next meeting. She suggested working with them [the attorneys] before workshopping with Council about the boundary expansion. Vice Chair Dawkins-Curtis - As a HPB member, are we allowed to visit another Board to see what they are doing? Attorney Evans - Absolutely. We will also provide you information on other Boards once we do our research. Board Member Simmons recommended Beale Street, Alex Haley's home, the French Quarter. Ms. Bellenger stated that she will look for local Historic Preservation Board's and send their meeting schedules to the Board. Board Member Beacham stated that their main goal is to make a difference. Attorney Evans - The opportunity to be of service to the Town of Eatonville is important. Our tagline is "Attorneys by trade, community builders by passion." Chair Pickett also thanked Attorney Evans and her firm. She spoke about the importance of approving the survey. Attorney Evans - The ability to get a complete survey can be challenging, and I have been involved in title defects. The process that you have identified will all

Docusign Envelope ID: 12D27B46-0054-8E77-82E0-A88D665C71E1

be part of the work that we do together. If there is anything else that you think of, forward it to Ms. Bellenger, who will then share it with us.

STAFF COMMENTS:

Marissa Bellenger - Deputy Town Clerk – No report.

Marlin Daniels, Chief Administrative Officer – No report.

ADJOURNMENT Chair Pickett **adjourned the meeting at 7:05pm.**

HANDOUTS: Eatonville Rising Materials; Copy of Endow Law presentation

Respectfully Submitted by: Marissa Bellenger

ATTEST

DocuSigned by:
Signed by:
Veronica King
72FBDE7143BF4AC...

Veronica King, Town Clerk