



# HISTORIC TOWN OF EATONVILLE, FLORIDA PLANNING AND ZONING BOARD MEETING MEETING MINUTES

Thursday, October 16, 2025, at 6:30 PM

Town Hall - 307 E Kennedy Blvd.

**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.*

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**CALL TO ORDER AND VERIFICATION OF QUORUM:** Chair Bargaineer called the meeting to order at 6:34 p.m. and no quorum was established to conduct the business of the board. **Note:** There has to be four present board members in the face-to-face meeting (not including zoom).

**PRESENT:** (5) Chair Charles Bargaineer **Board Members:** George Williams, Milliard Livatt Jr., Angela Johnson (By Zoom-with no voting privileges) **Absent:** Vice Chair Angela Thomas;

**STAFF:** (3) Veronica King, **Town Clerk;** Tara Salmieri, **Town Planner;** Brianna Ross, **Planning and Development Coordinator**

## INVOCATION AND PLEDGE OF ALLEGIANCE:

Mr. Larry Hopkins (Member of the Community) led the Prayer of Invocation followed by the Pledge of Allegiance

**CITIZEN PARTICIPATION:** None.

**APPROVAL OF CONSENT AGENDA:** There was no action taken (No Quorum)

## BOARD DISCUSSIONS/DECISIONS:

Presentation by Community Planning Collaborative (Kick off Survey project): A presentation was presented by Ennis Davis and Jenny Wolfe using a PowerPoint informing the board of the purpose of the Historic Resources Survey, the Town of Eatonville, in partnership with the African American Cultural Heritage Action Fund of the National Trust for Historic Preservation, CPC and Planning2Preserve are leading a project to record historic resources in Eatonville to better document the past and plan for the future. The Community Planning Collaborative (CPC) staff presented the project purpose, methods, justification for the project area, schedule and address what the Florida Master Site File is; it is not a regulatory tool, the presentation also detailed how field work is conducted, the CPC staff was available to answer questions and/or take feedback to include into the project. The presentation covered an Introduction, What is a Historic Resources Survey?, Who does a Survey?, Why do a Survey?, Components of a Survey, the Survey Project Schedule (1-4 Phases), and Case Studies, it also discussed the proposed Eatonville Survey Area; the Community Planning Collaborative (CPC) is an urban planning and historic preservation consulting practice whose purpose is to elevate the voices and culture of those traditionally excluded from urban planning, land use and zoning. Responses to the Board: the survey is a starting tool, it is hard to plan for the future when we don't understand the past, the town already have a National Register Historic District that is designated, the survey is to update information that led to the creation; the National Register doesn't affect property rights, it is honorary (including the survey), would need to look into a local district and local policy to protect or stop demolitions, the survey honors the ancestral past, the history, but it creates opportunities, and for preservation, understanding the cultural history, the importance of each building, the story behind every single building can help from an economic development perspective, and a preservation perspective, can become eligible for grants; this is a goal of Eatonville's Historic Preservation Board, they will be a part of the process, the original survey was done in the 90s, it is recommended to update every ten years; if



anything changes policy-wise, it would come to this board (Planning and Zoning) for review, but not in this phase (surveying); the survey and the master plan are two different projects, two different schedules, and two different objectives (will not be integrated), if there are findings after the survey, the comprehensive plan can be amended, can create new policies; the Historical Preservation Board are making recommendations to update their ordinance (Historic Preservation) after the survey is completed.

Zoning revisions for consideration, modifying use table and dimensional standards for R-2 Zoning: Tara Salmieri, conducted a presentation using a PowerPoint; The planning department reviewed the Land Development Code and has determined that there is a need to revise R-2 zoning district to permit Duplex's as of right or a conditional use, the zoning district R-2 only permits detached homes, if considering to add duplexes to R2, additional language will be needed for the lot sizes and will need to add a provision in the use table that they are permitted, will entail modifying the use standards as well, to meet and be consistent with the comprehensive plan the minimum will have to be 100 feet (at least 11,000 square feet of land) for a duplex; if the board moves forward with making revisions to the table, the planner recommends shifting, C1, C2, C3, I1 standards, they are in the wrong column, there are no changes to those standards (C1, C2, C3, I1); right now the town does have existing duplexes that are considered non-conforming, if anything happens like a fire or a hurricane that wipe out the buildings, they will not be able to be built back (the land development code does not permit that use to get rebuilt-not an insurance matter), you can only build what your uses are permitted on a particular zoning district, some (duplexes) were built in 1947 before the town had a code, it is okay to move forward and not allow them, consideration to permit them with criteria or have a special exception process could be considered; the board requested that options be presented to the board, prefer that criteria be met before a duplex goes in; there is a Florida statute that has been signed that prohibits putting in design standards in general for construction in the town, specifically for single-family homes the only place that you can do that is in your historic district, if doing a duplex and it is a conditional use, a standard can be added, cannot add standards to uses that are permitted by right.

#### **COMMENTS:**

#### **Staff Update:**

**ADJOURNMENT** Chair Bargaineer motions for adjournment of meeting; **moved** by Board Member Williams; **second** by Board Member Livatt; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 7:19 P.M.**

**Respectfully Submitted by:**



**Veronica L King, Town Clerk**