



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING AGENDA

Tuesday, March 03, 2026, at 7:30 PM

Town Hall - 307 E Kennedy Blvd

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

- I. CALL TO ORDER AND VERIFICATION OF QUORUM
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. APPROVAL OF THE AGENDA
- IV. PRESENTATIONS AND RECOGNITION
 - A. Presentation and Acknowledgment of Certificate of Completion at the FLC Institute For Elected Municipal Officials II (Clerk Office)
- V. CITIZEN PARTICIPATION (Three minutes strictly enforced)
- VI. PUBLIC HEARING
 - B. Approval of **First Reading** Ordinance 2026-2 Amending the Town's Land Development Code, which Permits Existing Duplexes And Prohibit New Duplex Construction (Planning)
- VII. CONSENT AGENDA
 1. Approval of Town Council Meeting Minutes (Clerk Office)
- VIII. COUNCIL DECISIONS ***Item(s) may be added or moved from consent agenda*
- IX. REPORTS
 - CHIEF ADMINISTRATIVE OFFICER'S REPORT
 - TOWN ATTORNEY'S REPORT
 - TOWN COUNCIL REPORT/DISCUSSION ITEMS
 - MAYOR'S REPORT
- X. ADJOURNMENT

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****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
MARCH 3, 2026, AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Presentation and Acknowledgment of Certificate of Completion at the FLC Institute For Elected Municipal Officials II (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: • Certificate of Completion
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request acknowledgment of Councilwoman Randolph on receiving her Certificate of Completion at the Florida League of Cities Institute For Elected Municipal.

SUMMARY: Councilwoman Wanda Randolph attended Florida League of Cities Institute For Elected Municipal Officials II on April 25-26, 2025, located in Lake Buena Vista, Florida.

RECOMMENDATION: Recommend acknowledgment on Councilwoman Randolph on receiving her Certificate of Completion at the Florida League of Cities Institute For Elected Municipal.

FISCAL & EFFICIENCY DATA: N/A



INSTITUTE FOR ELECTED MUNICIPAL OFFICIALS II

Certificate of Completion

April 25–26 · Lake Buena Vista

Presented to

Wanda Randolph

Councilwoman

Town of Eatonville



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
MARCH 3, 2025, AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Ordinance 2026-2 Amending the Town’s Land Development Code, which Permits Existing Duplexes And Prohibit New Duplex Construction (**Planning**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: PLANNING DEPARTMENT
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: <ul style="list-style-type: none">Exhibit “A” Staff Report and Exhibits “B” Ordinance 2026-2
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Review and approve the **first reading** of Ordinance 2026-2 Amending the Town’s Land Development Code, which Permits Existing Duplexes And Prohibit New Duplex Construction

SUMMARY:

Town Council directed staff to draft a new ordinance, amending the Town’s Land Development Code, which permits existing duplexes and prohibit new duplex construction.

RECOMMENDATION:

Approve revisions to the Land Development Code regarding permitting existing duplexes and prohibit new construction of duplexes by way of the **first reading** of Ordinance 2026-2.

FISCAL & EFFICIENCY DATA: N/A



**TOWN OF EATONVILLE
TOWN COUNCIL BOARD**

Zoning Revisions

DATE: February 23, 2026
TO: Town Council
FROM: Tara Salmieri, AICP (Town Planner Consultant)

SUBJECT: Zoning Revisions (Existing Duplex considerations)

BACKGROUND:

Planning has reviewed existing duplex structures, by property appraiser data, to determine if duplexes exist in the R-2 zoning district. November 13, 2025, The Planning and Zoning Board recommended revisions to Chapter 64 and Chapter 65 to include Duplex's in R-2 Zoning. An ordinance was drafted that would have permitted existing duplexes and allowed for the construction of new duplexes. That ordinance was brought back to the council for consideration and continued to not move forward. The town council has expressed a desire to permit the existing duplex's without allowing new duplex development. Following discussion, the Town Council directed staff to revise the ordinance to permit existing duplexes only and prohibit new duplex construction.

ANALYSIS:

The following is a list of existing duplexes (24) that were obtained by using property appraiser information. There might be additional structures, that were not coded with a duplex designation of 103, 812, 814.

ADDRESS	BATH	BEDS	YEAR BUILT	ZONING_CODE
147 LINCOLN BLVD	2	4	1986	R-2
251 CLARK ST	2	4	1948	R-2
316 CLARK ST	2	6	1981	R-2
324 LEMON ST	2	4	1970	R-2
326 ORANGE ST	4	6	1981	R-2
416 LIME ST	2	4	1952	R-2
311 ORANGE ST	2	4	1986	R-2
309 CLARK ST	2	4	1983	R-2
118 BETHUNE DR	2	4	1962	R-2
230 JOHNSON ST	4	6	1999	R-2

ADDRESS	BATH	BEDS	YEAR BUILT	ZONING_CODE
31 DEACON JONES BLVD	4	6	1999	R-2
44 S CALHOUN AVE	4	4	1986	R-2
385 LIME ST	2	4	1989	R-2
386 LIME ST	4	6	1992	R-2
148 ELIZABETH ST	4	4	1983	R-2
230 N EAST ST	5	6	1988	R-2
106 PEOPLE ST	2	4	1979	R-2
537 LIME ST	3	6	1956	R-2
540 FITZGERALD DR	2	4	1980	R-2
210 N EAST ST	6	5	1988	R-2
64 TAYLOR AVE	2	4	1979	R-2
435 EATON ST	4	4	1988	R-2
118 S CALHOUN AVE	3	6	1990	R-2
147 ELIZABETH ST	4	4	1983	R-2

The most current year, a duplex was constructed is 1999 and as early as 1948.

FINDINGS

The Town Council has expressed a policy direction to permit existing duplexes within the R-2 zoning district while prohibiting the construction of new duplexes. The most current property appraiser data identified duplexes that were constructed prior to 1999, establishing a rational temporal basis for distinguishing existing development from new construction. The proposed ordinance implements Council direction while maintaining the existing single-family character of the R-2 zoning district.

The following text is being recommended, by the planner, in Chapter 65, use regulations, table:

“Existing duplexes constructed on or before March 17, 2026 are permitted. Construction of new duplexes is prohibited.”

ORDINANCE NO. 2026-2

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF EATONVILLE, FLORIDA, BY AMENDING CHAPTER 65 “USE REGULATIONS” , SECTION 65-1 TO PERMIT EXISTING DUPLEXES IN R-2 SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the Town of Eatonville may regulate land use matters and design standards within the Town limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the Town of Eatonville provides updates and amendments to its Land Development regulations; and

WHEREAS, the Planning and Zoning Board held a public hearing on November 14, 2025, recommended approval of the amendment to permit duplexes in R-2 single-family zoning districts, and found the proposed amendment to be consistent with the Town of Eatonville’s Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Eatonville finds that the amendments to its Land Development Code, as set forth herein, are consistent with the Town of Eatonville’s Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Eatonville has determined that the amendments to its Land Development Code, as set forth herein, advance a public purpose and promote and protect the health, safety, and welfare of the citizens and residents of the Town.

NOW, THEREOFRE, be it ordained by the Town Council of the Town of Eatonville, Florida, as follows:

[Words in ~~strike through~~ type are deletions; words in underscore type are additions; asterisks (***) indicated an omission from the existing text which is intended to remain unchanged.]

SECTION 1. Legislative Findings. The foregoing recitals are hereby adopted as the legislative findings of the Town Council of the Town of Eatonville.

SECTION 2. Amendments. Subpart B, Chapter 65 Use Regulations, Table 65-1(c) of the Land Development Code, of the Code of Ordinances of the Town of Eatonville, is hereby amended to read as follows:

Chapter 65- Use Regulations

Table 65-1(c): Principal Uses P = permitted use SE = allowed use with approval of special exception Blank cell = use is prohibited NP = not permitted (DT HIST)											
Use Category	Use Type	Residential Districts			Non-Residential Districts				Overlays		Use-Specific Standards
		R-1	R-2	R-3	C-1	C-2	C-3	I-1	HD/MX/ OFF	DT HIST CULT	
Residential											
Household Living Uses	<u>Dwelling, two-family (duplex)</u>		P(2)								

(2) Existing duplexes constructed on or before March 17, 2026 are permitted. Construction of new duplexes is prohibited.

SECTION 3. Codification. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the Town of Eatonville, as additions or amendments thereto.

SECTION 4. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION 5. Conflicts. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION 6. Effective Date. This ordinance shall take effect and be in full force and effect immediately upon its passage and adoption.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed and transmitted upon the first reading on the ___ day of _____, 2026.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed and transmitted upon the second reading on the ___ day of _____, 2026.

Attest:

TOWN OF EATONVILLE

Veronica King, Town Clerk

Angie Gardner, Mayor



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
MARCH 3, 2026, AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Town Council Meeting Minutes (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <i>**Forthcoming on or before scheduled meeting</i> COUNCIL MEETING MINUTES:
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request approval of meeting minutes for the Town Council Meetings

SUMMARY: The Town Council Meetings are held on the 1st and 3rd Tuesdays at 7:30 p.m. and are transcribed from the audio archive for approval for the public records.

RECOMMENDATION: Recommend approval of Town Council meeting minutes

FISCAL & EFFICIENCY DATA:N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING

MEETING MINUTES

Tuesday, December 16, 2025, at 7:30 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.*

CALL TO ORDER AND VERIFICATION OF QUORUM:

Mayor Gardner called the meeting to order at 7:30 p.m. and a quorum was established by Mrs. King.

PRESENT: (4) Mayor Angie Gardner, Vice Mayor Theo Washington, Councilman Tarus Mack, Councilwoman Wanda Randolph, (Seat #3 – Vacant)

STAFF: (7) Marlin Daniels, **Chief Administrator Officer**; Veronica King, **Town Clerk**; Clifford Shepard, **Town Attorney**; Katrina Gibson, **Finance Director**; Valerie Mundy, **Public Works Director**; Fletcher Boone, **EPD**; Tara Salmieri, **Town Planner**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Invocation through a moment of silence led by Mayor Angie Gardner followed by the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Mayor Gardner Motions to **APPROVE** the meeting agenda with amendments; **moved by** Vice Mayor Washington **second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES. (4/0) AMENDMENTS:** Two discussion items from the workshop were added to the council meeting (The Orange County Capital Improvements and Infrastructure Subrecipient Agreement – CDBG Disaster Recovery Program CDBG-DR and Ordinance 2025-7 Amending Subpart B, "Land Development Code," Chapter 64, "Zoning," Article III "Zoning District Regulations," Chapter 65 "Use Regulations", Section 65-1 to Permit Duplexes in R- 2 Single Family Residential Zoning Districts); three walk-on items added to agenda (Resolution 2025-43; Resolution 2025-44; Resolution 2025-45- Foreclose on the Code Enforcement Lien Against Property located at 118 Bethune Drive); items #2 and #3 on the consent agenda (Approval of Purchase of Patrol Vehicle for the Eatonville Police Department and Approval of Resolution 2025-40 Establishing A Policy Governing Charitable Donations) were moved to Council Decision, the meeting minutes were removed from the agenda to be brought back at a later time.

COUNCIL APPOINTMENTS AND OATH OF OFFICE

Confirmation of Appointment of Marlin R. Daniels as Chief Administrative Officer (CAO) – (Preamble Read)

Mayor Gardner Motions to **APPROVE** Resolution 2025-41 appointing Marlin R. Daniels as Chief Administrative Officer; **moved by** Vice Mayor Washington **second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES. (4/0). Comments:** Councilman Mack suggested continuing with the interim position until after the election; the Mayor's recommendation is for the Marlin Daniels to be appointed Chief Administrative Officer; Swearing in will take place at the end of the meeting.

Confirmation of Appointment an Individual as Council Member to Council Seat #3 until the next Town Municipal Election – (Preamble Read) - NO APPOINTMENT MADE. **Comments:** Swearing in will take place at the end of the meeting.

Nomination of Ruthi Critton - Mayor Gardner Motions to **APPOINT** Ruthi Critton as Council Member to Council Seat #3; **MOTION DIES FOR LACK OF SECOND.**

Nomination of Charles Bargaineer - Councilwoman Randolph Motions to **APPOINT** Charles Bargaineer as Council Member to Council Seat #3; **MOTION DIES FOR LACK OF SECOND.**

Nomination of LaDwyana Jordan – Councilman Mack Motions to **APPOINT** LaDwyana Jordan as Council Member to Council Seat #3; **SECOND** By Vice Mayor Washington; **AYE:** Vice Mayor Theo Washington, Councilman Tarus Mack, Councilwoman; **NAYE:** Mayor Angie Gardner, Wanda Randolph, **MOTION FAILS. (2/2)**

Comments: (There was no action made to Resolution 2025-43 and Resolution 2025-44 due to the non-appointment of an individual to Council Seat #3; a special meeting was scheduled for December 22, 2025, at 5:30 p.m. to bring back to appoint an individual as Council Member to Council Seat #3 until the next Town Municipal Election; can bring back the same names with new names; a special election can cost \$7,000-\$11,000.

PRESENTATIONS AND RECOGNITION:

Reading of Proclamation for the 2026 Town Election – Mayor Gardner read the proclamation announcing that the Town of Eatonville will hold its general Town Election on Saturday, March 7, 2026, during the established Town of Eatonville General Election for the Mayor Seat #1 and Council Seats #2 and #3 between the hours of 7:00 a.m., and 7:00 p.m., on March 7, 2026, at the Town Hall, 307 East Kennedy Boulevard, Eatonville, Florida.

Reading of Proclamation for the Kook’n Kim; Mayor Gardner read the proclamation recognizing Kook'n with Kim for its ongoing commitment and dedication to providing homemade hot dinners to families during the Annual Thanksgiving Kook'n with Kim Feed My People; serving over 400 meals to the families of Eatonville. (Pictures were taken)

Reading of Proclamation for The Annual Markelle Fultzgiving; Mayor Gardner read the proclamation recognizing the Markelle Fultzgiving for its ongoing commitment and dedication to providing food boxes to assist over 1500 households during the holidays. (Pictures were taken)

CITIZEN PARTICIPATION: (2)

Joyce Irby – Mr. Daniels has proven to fair and holding people accountable, have served this community and I thank you; feel that Ruthi is set up to be disqualified because she is running for mayor, this (the appointment) would be an opportunity for others to get to know her, give her the same amount of time to talk as given to the other nominees.

Angela Johnson – commending the staff on the award for funding from Orange County, inquired as to if the line of credit that you have is going to be sufficient considering the projected cash flow, and the timelines with the particular projects and spending; is there staffing at the appropriate level, if not what is the considerations; request status water reimbursement; suggest looking at other municipalities that have a credit based deposit system policy, it unfair to individuals with high credit ratings to be required to pay the same deposit, what is the town’s policy on returning deposit for customers who have maintained an “A” rating; how is the interest earnings being applied back to the customers.

PUBLIC HEARINGS:

Approval of the Second Reading of Ordinance No. 2025-06 Local Business Preference Program - (Preamble Read) Mundy: this is the first step to including local businesses in these opportunities that we have at these meetings, there are several steps to be taken, have done some training and need to continue training. **Citizen Comments:** Joyce Irby – asked to work with the people in the community who are licensed electricians, licensed plumbers, but do not have all things to qualify; Brady McMackley – this will guarantee that money will stay in Eatonville and go to small businesses no matter the background; Donovan Stokes - We need to fight for us (small businesses). **Mayor Gardner Motions** to **APPROVE** the Second Reading of Ordinance No. 2025-06 Local Business Preference Program; **MOVED** by Councilman Mack; **SECOND** by Vice Mayor Washington; **YAYE: ALL, MOTION PASSES (4/0).**

Approval of the Second Reading of Ordinance 2025-8 Amending Division 2 of Article VI, Code Enforcement, of Chapter 2, Administration, of the Town’s Code of Ordinances, to Dissolve the Code Enforcement Board and Establish Provisions for Code Enforcement Special Magistrate.- (Preamble Read) No Public Comments; **Mayor Gardner Motions** to **APPROVE** the Second Reading of Ordinance No. 2025-8 Amending Division 2 of Article VI, Code Enforcement, of Chapter 2, Administration, of the Town’s Code of Ordinances, to Dissolve the Code Enforcement Board and Establish Provisions for Code Enforcement Special Magistrate.; **MOVED** by Councilwoman Randolph; **SECOND** by Councilman Mack; **YAYE: ALL, MOTION PASSES (4/0).** **Comments:** a part-time support staff for Code Enforcement is already in the budget; the current board will be active until a magistrate is hired; clerk recommends that the board is given an invitation to serve on the board of adjustments; salary is based on the RFP; notice will be sent out to the board.

CONSENT AGENDA: **Mayor Gardner Motions** to **APPROVE** the consent agenda (Item #4 only - Approval of the Orange County Capital Improvements and Infrastructure Subrecipient Agreement – CDBG Disaster Recovery Program CDBG-DR); **MOVED** by Councilwoman Randolph; **SECOND** by Vice Mayor Washington; **YAYE: ALL, MOTION PASSES (4/0).** **Notes:** Council Meeting Minutes 12-2-25 was removed from the meeting agenda; the approval of Purchase of Patrol Vehicle for the Eatonville Police and the approval of Resolution 2025-40 Establishing A Policy Governing Charitable Donations were moved to council decisions.

COUNCIL DECISIONS:

(Walk-on) Approval of Resolution 2025-45 Authorizing the Town Attorney To Foreclose on the Code Enforcement Lien Against the Property Located at 118 Bethune Drive; **(Preamble Read) Mayor Gardner Motions** to **APPROVE** Resolution 2025-45 Authorizing the Town Attorney To Foreclose on the Code Enforcement Lien Against the Property Located at 118 Bethune Drive; **MOVED** by Councilwoman Randolph; **SECOND** by Vice Mayor Washington; **YAYE: ALL, MOTION PASSES (4/0).**

Approval of Purchase of Patrol Vehicle for the Eatonville Police Department; **Mayor Gardner Motions** to **APPROVE** the Purchase of Patrol Vehicle for the Eatonville Police Department; **MOVED** by Vice Mayor Washington; **SECOND** by Councilman Mack; **YAYE: ALL, MOTION PASSES (4/0).** **Comments:** Vehicles need to have uniformity in appearance; it is certified vehicle with a warrant; Chief have brought in 10 vehicles at a total cost of approximately \$24,000; vehicles are being maintained with logs and regular maintenance; remaining funds will go back towards the police budget.

Approval of Resolution 2025-40 Establishing A Policy Governing Charitable Donations; **(Preamble Read) Mayor Gardner Motions** to **APPROVE** Resolution 2025-40 Establishing A Policy Governing Charitable Donations; **MOVED** by Vice Mayor Washington; **SECOND** by Councilman Mack; **YAYE: ALL, MOTION PASSES (4/0).** **Comments:** Vehicles need to have uniformity.

COUNCIL DISCUSSIONS:

The Orange County Capital Improvements and Infrastructure Subrecipient Agreement – CDBG Disaster Recovery Program CDBG-DR – Valerie Mundy was available to provide information and to answer questions.

Ordinance 2025-7 Amending Subpart B, “Land Development Code,” Chapter 64, “Zoning,” Article III “Zoning District Regulations,” Chapter 65 “Use Regulations”, Section 65-1 to Permit Duplexes in R- 2 Single Family Residential Zoning Districts - Tara Salmieri was available to provide information and to answer questions.

Additional Actions (From the Floor): Councilman Mack Motions to **RESCIND** the denial of Ordinance 2025-7; **AYE:** Councilman Tarus Mack, Wanda Randolph **NAYE:** Vice Mayor Theo Washington; Mayor Angie Gardner, **MOTION FAILS. (2/2) Comments:** There are 50 duplexes that exist; there are 9 existing duplexes that meet the criteria if the ordinance is brought with a favorable vote; the other lots will be non-conforming (they are too small and not consistent with the comprehensive plan).

Additional Discussion:

Councilman Mack – Expressed concerns about the selection of engineering services; desire to see other businesses receive opportunities to be received instead of the same people (companies); need grade differently and spread the wealth; it is a Request For Qualification (RFQ), the qualifications are ranked based on the statute; can make own qualification but still have to be based on qualifications.

CHIEF ADMINISTRATIVE REPORT: Marlin Daniels – Thank you all for the vote of confidence on tonight; this Thursday is Christmas on the Boulevard, please come out and support the youth; working diligently on policies needing to be updated; looking into the water deposit restricted funds; Ms. Mundy along with GCI have been working on a cash flow about the line of credits for all the projects; there is a need for additional staff to govern grants and financial needs; working on the water situation with Mrs. Gibson; need to visit the credit base line for utilities; Happy holidays and prosperity.

ATTORNEY REPORT: Clifford Shepard – Will be present at meetings by zoom starting through January 23 or 24 (will be in New York); will be in attendance at the special meeting.

TOWN COUNCIL REPORT/DISCUSSION ITEMS:

Vice Mayor Theo Washington – Will be running for Mayor, Seat 1 for the Town of Eatonville coming election; will resign (from current seat) as required.

Councilwoman Wanda Randolph – received notice some time again and waiting on the proposed draft for the Hungerford properties; the meeting (OCPS Board Meeting) is January the 6th at 10 a.m.; they will allow us to come to meeting to give input; thanked Brad for coming to meeting, offering prayers for his mother; inquired about the amount that will be given for the water situation (hoping to have this information by the end of January); Merry Christmas to all.

Councilman Tarus Mack – Pertaining to Seat #3 (vacancy), every candidate is qualified; condolences to anyone who have suffered any loss; inquired about the status of HostDime, will the free Wi-Fi be provided (will get with Mr. Daniels); congratulation to all who received a proclamation; thanked all for having the courage to run for office, it is a great commitment, will have to complete Sunshine Annual classes; congratulations to Mr. Daniels confirmation as the Chief Administrative Officer, felt it would have been more sufficient to have you sit in that seat after the election cycle; want to see the code enforcement (officer) who is doing a great job to get the help that he needs; thanked the staff for doing a good job; hoping to come to a conclusion about the water rate credit; discussed concern with the Catalina Park Policing Center (will get with Mr. Daniels); looking forward to December 18th Christmas on the Boulevard; enjoyed seeing the smiles on the children during the

Christmas Tree lighting; inquired about any lawsuit against the town (none that the town attorney is aware of), looking forward to filling seat #3 sooner than later; Merry Christmas and Happy New Year.

MAYOR’S REPORT: Angie Gardner – Condolences to Chester Glover (passed away)who worked for the county and worked with Val Deming's office; condolences to Rob Reiner and his family; congratulations Mr. Daniels; ask that the town council consider that the town cannot afford a water rebate over an asterisk, nothing was done wrong, those are real funds going out of the enterprise fund that was already in a deficit at one point over a million dollars, Mr. Daniels will give you the information but it is a mature decision that will be needed.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; **moved** by Councilman Mack; **second** by Councilwoman Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:29pm.**

Handouts: agendas (workshop and regular meeting);(35 of 58) Exhibit B Project Budget Sheet for Eatonville Resilience and Recovery Community Development Block Grant Disaster Recovery; Resolution 2025-43; Resolution 2025-44; Resolution 2025-45; TOE Statement of Revenue and Expenditures.

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Mayor



HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR COUNCIL MEETING

MEETING MINUTES

Tuesday, February 17, 2026, at 7:30 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.*

CALL TO ORDER AND VERIFICATION OF QUORUM:

Mayor Gardner called the meeting to order at 7:34 p.m. and a quorum was established by Ms. Bellenger.

PRESENT: (5), Councilman Tarus Mack, Councilwoman LaDwyana Jordan, Councilwoman Wanda Randolph, Vice Mayor Theo Washington, Mayor Angie Gardner

STAFF: (8) Marlin Daniels, **Chief Administrator Officer**; Marissa Bellenger, **Records Coordinator**; Cliff Shephard, **Town Attorney**; Valerie Mundy, **Public Works Director**; Tara Salmieri, **Town Planner**; Katrina Gibson, **Finance Director**; Mofoluso Murnane, **Consultant**; Chief Stanley Murray, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Mayor Gardner introduces a moment of silence in remembrance of civil rights activist and politician, Reverend Jesse Jackson. The invocation was followed by the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Mayor Gardner MOTIONS to **APPROVE** the meeting agenda; **moved by** Councilwoman Randolph; **second by** Vice Mayor Washington.

CITIZEN PARTICIPATION – (5)

Michelle Fort – Ms. Fort discussed an issue with the Community Redevelopment Agency’s procurement policy. When concerning the HUD grants, the project was already specified, but they now want to do something else. She states that projects with DEI language can be halted by President Trump and the Town should not be relying on grants. She suggests that the Council table Resolution 2026-9. In regard to the Tourism Master Plan, Ms. Fort refers to the City of Winter Park and Mount Dora, who do not have a Tourism Master Plan but rather a Comprehensive Plan. Ms. Fort was in attendance at the CRA Board meetings when the tourism plan was presented, and the Board did not approve. The Town has an opportunity to thrive, and by stating that the Town needs a policy does not make sense because the TDT website does not recommend a policy.

Joyce Irby – Ms. Irby began by asking if the town is Eatonville or “Cheatonville.” Ms. Irby stated that the Council is walking a fine line by treating the CRA Executive Director’s recommendations as the word of God while he uses unvetted information. Ms. Irby examples Club Eaton, HostDime, and the skimming of grants. She asks that Council members not be puppets and instead do what is right for the people.

Ryan Novak – Mr. Novak commented on the HUD grant and the absence of an agreement between the Town and the CRA. He asked if there is a purchase price or plan for 308 E. Kennedy Blvd, which one of the HUD grants is designated for.

Candace Finley – Dr. Finley announced that eSTEAMed Learning will be hosting an event on Saturday called “Routes to Roots,” a historic bike and walking tour. Eatonville residents will receive free admission. eSTEAMed Learning will also be offering a Spring Break camp March 16-20th called the “eSTEAMed Culture Experience.” The camp is free but space is limited.

Angela Johnson – Ms. Johnson made comments on the CRA HUD sub-recipient grant. She asked the Council how they consider something without all the documents. Ms. Johnson also references unclear language in the document. She asked the Council if they had submitted a request to change the grant project? She stated that the Council would be transferring the money from the Town to the CRA without an interlocal agreement. Ms. Johnson also asked for the status of the line of credit from Seacoast Bank. Ms. Johnson recommended that Resolution 2026-9 be denied.

PUBLIC HEARING:

Approval of **First Reading** of Ordinance 2026-1 Amending Subpart B, “Land Development Code,” Chapter 64, “Zoning,” Article III “Zoning District Regulations,” Chapter 65 “Use Regulations,” Section 65-1 to Permit Duplexes in R-2 Single Family Residential Zoning Districts (**Councilman Mack**) – Ms. Bellenger reads the Preamble. **Mayor Gardner opens the item for public discussion.** Michelle Fort – Was there new evidence presented to bring back the ordinance? By moving this forward, the Town will be losing money because the impact fees are still being worked on. The ordinance needs to be tabled until they are complete. Ms. Fort stated that the Council needs to focus on business. Ryan Novak – Mr. Novak stated that he is speaking against the ordinance. He asked the Council who stands to gain from the ordinance. How do duplexes solve home ownership? Mr. Novak stated that duplexes are rentals and do not solve home ownership issues. In addition, no new information has been provided. The Planning and Zoning Board’s only statement was that they recommend the ordinance. Residents and the Council should be asking themselves: who profits? The lot size benefits very few people. Mr. Novak stated that the Town cannot build both a tourist identity and residential commercial development. He ends by stating ordinances should serve everyone, not just a few people. Joyce Irby stated that she is bothered that one person can come up with a concern, and Council will respond by breaking down. Ms. Irby referenced the “Cheatonville” article from the early 2000s. She ends her comment by stating that there is an undue influence that has nothing to do with the Town. **Mayor Gardner closes public comments.** Mayor Gardner (to the Town Planner) – Is there any new information? Salmieri – No.

Mayor Gardner calls for a motion; moved by Councilman Mack, **second** by Councilwoman Randolph. **Questions/comments:** Mayor Gardner states the ordinance will not be for the betterment of the community. She references comments made by residents during the public hearing. Councilwoman Randolph asks where administration is on the impact fees? Mr. Daniels – We are still working on it. He stated that he cannot provide a timeline. Councilwoman Randolph – It has been over a year, what is taking so long? Mr. Daniels explained that one is finished, but they are still waiting on wastewater and stormwater impact fees. Attorney Shepard clarified that impact fees will not impact new development or expansion. It will impact new development with water infrastructure. He comments on a moratorium blocked by a state bill. He also stated that it will take 90 days to implement impact fees and urges the importance of beginning work on it now.

Mayor Gardner restates the question; AYE: Councilman Mack, Councilwoman Jordan. **NAY:** Councilwoman Randolph, Vice Mayor Washington, Mayor Gardner. **MOTION FAILS, 2/3.** **Questions/comments:** Mr. Daniels requests next steps from Attorney Shepard. Councilman Mack – It is not unlawful and I can bring it up as many times as I want. Attorney Shepard confirms that Councilman Mack is

correct and the Council does not have a procedural rule. If it is brought back again or added to the agenda again, it would be listed as first reading. If there were changes to be suggested between the first and second hearing, for example, the Council liked the ordinance but wanted to change something, it can be done as long as it does not change the intent of the ordinance. Even if you make changes between the first and second reading, it does still require two readings. Councilwoman Randolph – If this comes back, what would be the time frame to get impact fees in place? Attorney Shepard – We were told that the Florida Rural Water Association had done a rate study. We were also told that the rate study would then be rolled into the impact fee study, which I do not know the status of except that it is not complete. I learned that this evening. If we were here on first reading, which is the only thing it could be, to adopt an impact fee, it would have to come back for a second reading. Mayor Gardner asks about the one year wait for the impact fees. Mr. Daniels stated that he will follow up with the Florida Rural Water Association tomorrow. Mrs. Gibson – The fees are halfway finished. The association was missing a couple of things from us that they needed. Mayor Gardner asks about the procedure for failed legislation. Attorney Shepard – Somebody would have to draft rules and it could be on just this one thing or it could be a series. Councilwoman Randolph – Would it be fair to allow the builder to not continue construction? Attorney Shepard stated that he cannot answer about fairness and explained why. Councilwoman Randolph – Can I relinquish my vote since I believe it is not fair? Attorney Shepard – You can make a motion to reconsider the vote. He explains that duplexes are not permitted by the Town’s code. He explained that the ordinance is about new duplex development. Mr. Daniels stated a recent example of a builder asking to construct a duplex and they were told that it is not permitted by the code because it is non-conforming. Attorney Shepard – This is not a situation where someone is being held up trying to get a permit. The reason they cannot get a permit is because it is not legal. It only becomes legal if you move this ordinance on. Councilman Mack addresses a concern brought up by a resident that the ordinance will only benefit one person. Ms. Salmieri offers some clarity and explanation. There was a complete analysis done on duplexes. She stated that when she first brought this to the Council, there were 29 duplexes in the Town. The ordinance deals with new developments. The Council can revise the Town’s permitted use table to include duplexes “not later than 1999,” and include the 29. She stated that there are three options Council can choose from: (1) change the non-conforming, (2) allow duplexes in residential zoning, or (3) revise the permitted use table. Councilman Mack addresses comments regarding home ownership. Councilwoman Randolph stated that the ordinance is very complicated and hard to understand (navigate). **Councilwoman Randolph MOTIONS to RECONSIDER** the vote. Discussion continues with a question from Mayor Gardner directed to Ms. Salmieri regarding refinancing or repairing duplexes. Ms. Salmieri – If it is non-conforming, it potentially has an issue for refinancing. Mayor Gardner – If something happens to current duplexes, they would be able to rebuild or renovate. Mayor Gardner also states that she does not like that duplexes can be allowed anywhere in residential zoning. Ms. Salmieri – That is not in the ordinance, so you would have to amend a motion to add that. Mayor Gardner stated that she is okay with the modification and not allowing new duplex builds. Attorney Shepard – Ms. Salmieri can redraft the ordinance with that goal. He explained how new construction should have impact fees. Councilwoman Jordan asked about the vote the Council just made. Attorney Shepard – If the consensus is you want a new ordinance along with what we just discussed then you could have a motion to reconsider, but if it gets passed, there is nothing for her to do, and we are done. Mayor Gardner (to Councilwoman Randolph) – Are you wanting to rescind your motion on an ordinance that is going to allow complete rebuild and new builds? Or were you interested in the modifications and allowing those that already exist? Councilwoman Randolph asks what they just voted on? Attorney Shepard – If you wanted to allow new constructions, that is what is on the table.

Mayor Gardner restates the question; moved by Councilwoman Randolph, **second** by Councilman Mack.

Questions/comments: Mr. Daniels – If you all are rescinding, you are going back to the original ordinance presented tonight. **Mayor Gardner resumes the motion. AYE:** Councilwoman Randolph, Councilman Mack, Councilwoman Jordan. **NAY:** Vice Mayor Washington, Mayor Gardner. **MOTION PASSES, 3/2.**

Mayor Gardner calls for motion to APPROVE Ordinance 2026-1; moved by Councilman Mack. **MOTION FAILS FOR LACK OF SECOND.**

APPROVAL OF CONSENT AGENDA:

Mayor Gardner MOTIONS to APPROVE the Consent Agenda; moved by Vice Mayor Washington, **second** by Councilman Mack. **AYE: ALL, MOTION PASSES.**

COUNCIL DECISIONS:

Approval of Resolution 2026-9 Naming the Town of Eatonville CRA as the Sub-Recipient for both HUD Grants (Councilman Mack) – Councilman Mack – This is something that I brought up and I had some time to think about it and have considered what the citizens have recommended. I would like to remove this item. **Mayor Gardner calls for motion; [COUNCIL DID NOT MOVE/SECOND] AYE: None, NAY: Councilman Mack, Councilwoman Randolph, Councilwoman Jordan, Vice Mayor Washington, Mayor Gardner. MOTION FAILS, 0/5.** (Time: 2:20:04) **Comments: Recommending a revote due to no move and second.**

Approval of Resolution 2026-1 Adopting a Tourism Master Plan (Vice Mayor Washington) – Mayor Gardner calls for motion; moved by Councilman Mack, **second** by Councilwoman Randolph. **Questions/comments: Councilman Mack –** I know we had a discussion about this resolution during the workshop. I know the significance of the master plan in terms of TDT funding. I know we said we would do a study and I would like to consider what the CAO recommended. I believe we should table this item. **Councilman Mack rescinds his move; Councilwoman Randolph rescinds her second. Mayor Gardner MOTIONS to TABLE; moved** by Vice Mayor Washington, **second** by Councilman Mack. **AYE: ALL, MOTION PASSES.**

REPORTS:

Chief Administrative Officer - Marlin Daniels – Mr. Daniels began by discussing the importance of collecting business tax from events. In addition, he would like the Town to look into obtaining their own solid waste truck. For the next Council meeting, he will be bringing up a policy requiring a Town employee to be present for events. For mid-term evaluations, all directors will be conducting reviews of their employees. He also emphasized implementation of timelines for events (90 to 120 days prior). Mr. Daniels has been in discussion with the Town Planner in regard to updating the code. The audit is also in progress and will be finished by the end of March or first week of April. This means that the budget work will begin sooner.

Town Attorney - Cliff Shepard – The next five years of development on the Hungerford property will be very important to the Town's survival. Attorney Shepard emphasized how property tax reform will impact the property and the Town. He urges the council to not forget to focus on the property's development.

MAYOR'S REPORT - Mayor Angie Gardner – Keep Mrs. King and Alice Grant's family in your prayers.

TOWN COUNCIL REPORT/DISCUSSION ITEMS -

Vice Mayor Theo Washington – The Vice Mayor repeats "I am Somebody" in remembrance of the passing of Reverend Jesse Jackson. He commented on Mrs. King's eulogy for her son at his funeral this past weekend, stating that she did a wonderful job. He ends his report by urging everyone to be safe and not take things for granted. The Vice Mayor also spoke about the life of Alice Grant, her community work, and the impact she made on his son.

Councilwoman Wanda Randolph – The Councilwoman began by sending prayers to Mrs. King, her son, and the Jackson family. She continues by stating that it is very important to cut unnecessary spending. The Councilwoman asked about the status of a recent developer consultant contract. **Attorney Shepard** responded by stating that he reviewed the contract and sent a memo. He suggested that the Mayor or Mr. Daniels meet with the developer regarding the language of the contract because he has concerns. **Mr. Daniels** – With the Council’s permission, I would love to get on the phone with the consultant (Lawrence) and Attorney Shepard. **Mayor Gardner** concurs. **Councilman Mack** stated that he would like to see the email exchange between the developer and administration. **Councilwoman Randolph** continues her report by asking what the upcoming meeting with Dr. Phillips is about? **Mr. Daniels** – Their planner will be meeting with ours. No decisions will be made. They are just conducting studies. **Councilwoman Randolph** – Why can we not wait for the consultant before continuing meetings? **Mr. Daniels** – This is just gathering data and there is a 180-day deadline.

Councilwoman LaDwyana Jordan – The Councilwoman sends her prayers to Mrs. King and Reverend Jesse Jackson’s family. She thanks everyone for coming out and wishes them a great night.

Councilman Tarus Mack – Councilman Mack starts by thanking everyone for coming out to tonight’s meeting. He sends his condolences to Alice Grant and Scoot Banks. He also comments on Mrs. King’s eulogy at her son’s funeral. Councilman Mack also speaks on the impact of Reverend Jesse Jackson. He is looking forward to Drowille this upcoming weekend. The Councilman speaks on the importance of impact fees and moving it forward. He also addresses debris in the community and places accountability onto Public Works. **Mr. Daniels** stated that Orange County has been contacted in regard to the trash at Zaxby’s. **Councilman Mack** continues by asking for the status of the reimbursements for water rates. In addition, he supports the possibility of the Town doing their own solid waste management service. The Councilman asks if there are any open positions or Board positions? If so, he would like the Clerk to make an announcement every Council meeting. He also stresses the importance of the Hungerford property and stated that the Town is in a critical time. In regard to the upcoming election, the Councilman stated that after March 7th the Council could look very different. He ends his report by asking the attorney if there are any pending lawsuits? **Attorney Shepard** responded no.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; **moved** by Councilman Mack; **second** by Councilwoman Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:16pm.**

HANDOUTS: Tourism Master Plan Feasibility Study, HUB Sub-recipient Executive Summary, HUD Compliance Matrix

Respectfully Submitted by:

Veronica L King, Town Clerk

APPROVED

Angie Gardner, Mayor