



HISTORIC TOWN OF EATONVILLE, FLORIDA

HISTORIC PRESERVATION BOARD

MEETING AGENDA **AMENDED**

Thursday, August 14, 2025, at 1:00 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
- II. ROLL CALL
- III. INVOCATION AND PLEDGE OF ALLEGIANCE
- IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)
- V. CONSENT AGENDA
 - 1. Approval of Historic Preservation Board Meeting Minutes 5-8-25
 - 2. Approval of Historic Preservation Board Meeting Minutes 6-12-25
- VI. BOARD DISCUSSIONS/DECISIONS
 - 3. Staffing Updates
 - 4. Discussion and Updates on the Surveying Grant
- VII. COMMENTS
 - 5. Staff
- VIII. 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 HISTORIC PRESERVATION BOARD MEETING MEETING MINUTES (AMENDED)

Thursday, May 8, 2025, at 1:00 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 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 1:07 p.m.

ROLL CALL: Roll call was conducted through Mrs. Veronica King. **No Quorum to conduct business.** Meeting will be for discussion only.

PRESENT: (2) Chair Rosa Pickett; Board Member: Laverne Bellamy Williams; (**Absent:** Ann Dawkins-Curtis; Vice Chair LaDwyana Jordan; Jane Turner; John Beachum)

STAFF: (3) Veronica King, **Town Clerk;** Tara Salmieri, **Town Certified Planner (By Zoom);** Brittani Gragg, **Executive Assistant**

INVOCATION AND PLEDGE OF ALLEGIANCE: Chair Rosa Pickett led the invocation followed by the Pledge of Allegiance.

PRESENTATION

The 2027 "Eatonville Rising" Project – (Presenter N. Y. Nathiri, Executive Director for P.E.C.) acknowledged that the Historic Preservation Board is typically a full and well attended board meeting that is conducting quite a bit of business; presented a team of people recognized as a full force of the intellect and creative energy that is propelling Eatonville into a new era. "Eatonville Rising" is an Orange County government project funded through the Arts and Cultural Affairs program, is a project funded, is an Orange County government project funded through the Arts and Cultural Affairs, uh, program, it is forward thinking looking at 2027. The requirements of the Block Blockbuster Project is at least a minimum of two to three years and the deliverable is a minimum of 50,000 people, Eatonville Rising is a celebration of milestones commemorating the 140 anniversary of the incorporation of the Town of Eatonville, and in September, the 90th anniversary of the printing of "Their Eyes Were Watching God" written by the global literary icon Zora Neale Hurston; Melissa Jest is present and a note she reference was made, when the district in Eatonville was identified and listed on the National Register in 1998, there was a Savannah district that was registered and yet only this year is the protection that is needed in terms of ordinance, the Historic Preservation Board of Eatonville is the protector, the stewards who take the heat because that is who you are, understanding that we can disagree with the government without being disagreeable, gave an example of the Art Deco District of Miami in how the council opposed on the record their opposition against seeking designation, now everyone is happy because of the tourist money, here in Eatonville being the oldest incorporated African American municipalities in the United States, there is a need to ensure it is not destroyed tearing down everything that makes the Eatonville community, if destroyed from the inside, you have nothing, the Historic Preservation board is the gatekeepers. Chair Pickett - this board is fully staffed and reinventing and finding ourselves, working with the state of Florida, Ms. Jest, and NY Nathiri, as far as the board responsibilities and how do we go about that; it is unusual for us not have the full board (today); looking at the ordinance and looking at grants to help to get the work

done; introductions began with Melissa Jest, senior Manager of Preservation projects for the African American Cultural Heritage Action Fund at the National Trust for Historic Preservation, the National Trust mission is to work with communities as they work to preserve and promote your history. bringing words from Brett Lakes, the executive director at the African American Cultural Heritage Action Fund and Senior VP, at the National Trust, excited to partner with PEC, with the Town of Eatonville, and to be a support to the historic preservation board; please call us and glad to hear that you are still in touch with Ms. Lucas, your director of the certified local government program for the state office, can guide on ways to strengthen your local ordinance in a way that preserves the built environment and also the natural landscapes that is significant to Eatonville's history, Eatonville is a certified local government, this will allow the board to be the gatekeepers and protectors of this district and town overall, to help keep up to date on the relationship with code enforcement and understand what properties are blighted in need of support, to prevent the demolition and loss of contributing structures, Chris Cody, the assistant and associate general counsel comes with a myriad of experience from the state level to the local level, is an attorney who can help the board, the town attorney, and others; can bring examples of codifying guidelines and turning them into regulations, the ordinance is the tool used to protect the built environment and gives guidance to those who want to come and be a part of Eatonville; introductions continued and consisted of the following: Everett Fly, Muhammad Nathiri, Julian Chambliss, Lonnie Graham, Sheryl Taylor, Jeffrey Cherisol, Winnifred Hurston, T K Walker, Clarissa West-White, Melva Akens, Bryan Giemza, Zienzi Dillon, Reginald Lewis, Paloma Ortega, Victor Watkins (photographer), Cynthia Haywood, a group photo was taken.

CITIZEN PARTICIPATION: There were no citizens to participate during citizen participation

APPROVAL OF MINUTES: *(No Action Taken due to unestablished quorum)*

STAFFING UPDATES: **(Moved before Board Discussions)**

Brittani Gragg (Executive Director) – serve as the executive administrative assistant, sat in previous a meeting as part of some initial conversations, sitting in today in place of Mr. Cobbin McGee, not replacing him, present to meeting in his absence, yield to the town leadership for any official updates as it pertains to personnel, purpose is to assist you all in any way, to continue the conversation because of the deadlines; Mr. Pressley can discuss updates on the personnel

Tara Salmieri, Town Certified Planner – working with the Town of Eatonville for about three and a half years, serve as the planning director and senior planner, anything dealing deals with policy change, comprehensive plans, and land development code, I will either review it, lead it, and here to serve as a consultant, that has been the role for the last three and a half years, have worked with Cobbin and others in that role, have not been involved with the historic preservation board, not sure what and if that will change, asked to be here to listen and be available.

Further Comments/Discussions: Chair Picket expressed concerns about items discussed at the last meeting with things to do through Mr. McGee, facing the grant deadline June 2nd, updates on the grant writing rested with Mr. McGee, Ms. Gragg will do her best to determine what information has already been collected. And requested for the board to share the open tasks so that she along with Ms. Salmieri can ensure that you meet your deadlines; can go back and listen to the last meeting to determine what is needed (meeting are recorded and minutes are transcribed), URL link has already been sent to Mr. Pressley, Brittani Gragg, and Tara Salmieri; the board wanted to focus on the surveying grant, there was conversation about a survey being done through FEMA and Mr. Cobbin was to compare the FEMA survey results with some information that was provided last meeting by Board member Jane Turner to determine if it was even necessary to move forward with the surveying grant, he was also to meet Mr. Pressley to update him on the historical preservation board and offered himself to start the grant writing process, he was the gatekeeper and administrative contract, NY Nathiri extended herself as a resources and indicated that there were possible funds to underwrite the cost of a grant writer, Mr. McGee and NY Nathiri were to get together, these were the assignments that Mr. Cobin was

working with as it relates to the grant; the information is being reviewed this week and Ms. Gragg will provide updates to the clerk for distribution to the board instead of waiting a month for another meeting; there was a question as to whether there might be more properties that qualify because of the 50 year piece; whatever information is needed, the clerk will make it ready and available to Brittani and Tara, all packets that have been given to the Historical Preservation Board is online and is available; the recommendations from staff after the review will determine if a special meeting will be needed.

ADJOURNMENT Chair Rosa Pickett adjourns meeting. **Meeting Adjourned at 2:35 P.M.**

Respectfully Submitted by:

Veronica L King, Interim Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA HISTORIC PRESERVATION BOARD MEETING MEETING MINUTES (AMENDED)

Thursday, June 12, 2025, at 1:00 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 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 1:01 p.m.

ROLL CALL: Quorum was established by roll call through Mrs. Veronica King

PRESENT: (5) Chair Rosa Pickett; Board Members: Jane Turner, Ann Dawkins-Curtis; Vice Chair LaDwyana Jordan; John Beachum -Arrived after roll call (**Absent:** Laverne Bellamy Williams)

STAFF: (4) Demetris Pressley, **Chief Administrative Officer**; Veronica King, **Town Clerk**; Tara Salmieri, **Planner**; Brittani Gragg, **Assistant to the Mayor**

INVOCATION AND PLEDGE OF ALLEGIANCE: Board member Jane Turner led the invocation followed by the Pledge of Allegiance.

CITIZEN PARTICIPATION: N.Y. Nathiri spoke on three different issues: One is about the [survey] grant, because you were not able to submit the application to the state, it is important to find out what happened. We started this discussion in February, and it seemed like we had lots of talks. We need to understand what happened so that we can correct it moving forward, would like to offer to coordinate so we can complete the application under guidance. Lastly, the Town of Eatonville was one of the early communities in Orange County to have a historic preservation board. Because of the quality of the ordinance and work, people are looking at this historic board and we can be proud of the people who are on it. The Town of Eatonville has a historic district that is 45 years old. The board plays an important role in bringing to the attention of the council the assets, if we keep tearing down assets that are not registered and do not protect them, there would be no historic Town of Eatonville.

APPROVAL OF MINUTES: (*Board was given an opportunity to review the minutes before voting.*)

Town Clerk Veronica King clarified for the record that the April 10th minutes are being brought back to the board because there was no quorum at the last meeting, if there are changes needed later, the board can come back and amend them.

Chair Pickett **Motion** to **Approve** meeting minutes for April 10, 2025; **moved** by Vice Chair Jordan; **second** by Board Member Curtis; **AYE: ALL, MOTION PASSES.**

Chair Pickett asks the Town Clerk to clarify meeting minutes for May 8, 2025. Mrs. King requested that they be tabled because there was not a full quorum at the meeting. She asked that missing board members have time to listen to the meeting audio. Chair Pickett **Tabled** the May 8, 2025, meeting minutes, **by consensus of the board.**

BOARD DISCUSSIONS/DECISIONS:

Discussion and Updates on the Surveying Grant – Chief Administrative Officer Demetris Pressley addresses the board about updates on staffing. Pressley – One of our planning coordinators is no longer with the town which transpired at the same time of the review of the grant. Our town planner consultant, Mrs. Tara Salmieri, will be working to assist the board and she does have some updates. Mr. Pressley wanted to make sure the board knew that the administration was aware [of the grant], after discussing with staff, there is a better path forward. Chair Pickett gives the floor to Tara Salmieri for updates. Tara Salmieri – When the transition occurred we were right at the time of the date of grant submission. There was no information or work that we were able to find leading up to the June 2nd submission date. Met with Certified Local Government (CLG) who has been here with the historic preservation board conducting training, spoke about the grant, the deadline, to understand what the pros and cons were, and if we were not able to meet [requirements/deadline]. We ended up choosing another funding source because of the restrictions the state grant could have. The state grant is a competitive grant that many municipalities go after, the state has still not received funding for that grant. The grant would not go into effect until June/July 2026. There are other options with the National Historic Trust; we met with an organization that the National Trust wanted to provide, and they also do surveys. Negotiation are now beginning, and the survey will be created through another method of funding that is one hundred percent guaranteed. That funding can start within the next 2-3 months, and the survey can be underway. We met with the Community Planning Collaborative (CPC) and had a discussion earlier this week to discuss what we wanted with the survey; and not only the state designations. This will take a couple more community meetings to educate instead of just doing the data analysis. The first step is the survey. It is believed by the next meeting we will be able to share the contract and hopefully start the kick-off dates. Board Member With the information given, do we have to make an application for that? Tara Salmieri – No, right now we are just doing the scope. The firm contracted through the trust will create the application which will be reviewed by town's administration. Chair Pickett asked about the Community Planning Collaborative and Ennis Davis. Tara Salmieri explained the CPC is the firm doing the survey. Assistant to the Mayor – He is also working directly with P.E.C. which ties into the timeline. **Staff Comments:** Tara Salmieri clarified that the state grant would not have funded community outreach, but the National Trust would. The Town Clerk asked for clarification for the record whether it is Ennis Davis' firm that will be leading this survey. Tara Salmieri stated that she did not know if he is leading it, but his firm is drafting the contract. Board Member – Asked about the Ennis Davis flyer given to members and whether this meeting was pertaining to the survey. Tara Salmieri – I know nothing about the flyer and what the meeting will look like. Chair Pickett asks N.Y. Nathiri to clarify the flyer. N.Y. Nathiri – P.E.C. has a contract with the National Trust for Historic Preservation for a series called citizens engagement sessions which began in January and will run until October. Each of those sessions will present different experts in the field and this Ennis Davis third session. If you remember in October 2023, there was a visit made by the Trust and Southern Poverty Law Center; and in one of the sessions Mr. Pressley presented an overview. At that time, the head of the African American Action Fund, made a commitment to give the Town a grant of \$150,000. The contract is a nice coming together of historic preservation at the national level with the town. For the record, Davis is also president of the Florida Historic Trust Preservation, can assure that the people of this town want to see it be successful. I offer referrals of people who can assist. Tara Salmieri – At the last Town Council meeting, they requested an update on the historic preservation and survey, will be at the council meeting next Tuesday to do a workshop and provide an update on the survey and its benefits. Mr. Davis will not be in attendance, but he will be virtual to discuss what his firm typically does for surveys. As Mrs. Nathiri spoke of the \$150,000 grant, only a portion will go to the survey. The results of the survey will be the first step in updating the ordinance, suggesting including a historic preservation element when the town updates their 10-year comprehensive plan next year. Board Member – it appears that the Board is being driven by the non-profit in terms of communication with the National Trust. How relevant is it that we be at this meeting? Assistant to the Mayor – From the community engagement perspective, these events are mission critical for the community regardless of what this Board does. It is asked that all members of this community attend these meetings. The purpose of those meetings hosted by P.E.C. has nothing to do with this Board, but more to do with the value of being informed. Attendance is incredibly important. Tara Salmieri –

Davis is not Eatonville specific; he is not representing the Town. He is talking about general topics so that the community can understand the role of policy and how that plays in decision making. Board Member– How many meetings predate this one and have they been attended by residents? N.Y. Nathiri this event will be P.E.C. 's sixth session since January. Board Member– How is the information being disseminated to encourage attendance? N.Y. Nathiri – There has been a door-to-door campaign to hand out flyers, did not expect many in attendance but meetings have gone from 10-15 people to upwards of 20. Feedback has been very inspiring, but have not implemented a survey instrument, a landing page is being created on P.E.C. website to allow past sessions to be viewed. Tara Salmieri It can take 6-7 months to do the survey, confirms that a timeline will be available. Chair Pickett asks that the board remain in the loop and possibly review the contract before it is finalized. Tara Salmieri says that she cannot give approval/disapproval of Pickett's request. Mr. Pressley clarified that the administration will move at a quick pace to get it done. He will make sure that the board is included in the email to keep them in the loop, but it does not require board approval. Chair Pickett clarified she was not looking for approval, just to be kept in the loop.

Discussion of Historic Preservation Ordinance Update: Discussion began when John Beacham asked what the historical zoning is currently and if it includes the Hungerford Property. Tara Salmieri said the boundary is small and does not include the Hungerford Property. Chair Pickett – Thought the survey would include the entire town. In terms of waiting to change the ordinance because of the survey, it is a pretty strong document, but it may need some tweaking. Tara Salmieri – Municipalities update their surveys every 10 years, but the Town of Eatonville is thirty years behind on their update. The team surveying now, will suggest they do another one in 5 years. Chair Pickett – Thank you, this information is tremendously helpful. We have heard from people who offered to help, and we have been trying to figure out how to pull them in to help; Board member Beacham requested a printout of the current historical zoning map which was then handed out by Town Clerk Veronica King.

STAFF COMMENTS:

Veronica King (Town Clerk): For the event coming up this Saturday, I would like to give the Board the assurance that you would not be violating the Sunshine law for attending. I do have a general public notice on the bulletin board that indicates that there can be more than one council/board members attending special events. Do keep in mind that if there are items that could potentially come to this Board, not to discuss those items, also not to discuss among yourselves. Also, starting Saturday is our early voting for the special election (District 15). The next Historic Preservation meeting will not be impacted by the voting schedule.

BOARD MEMBER COMMENTS:

John Beacham: Thanked Mrs. King for her help and resources. We have a chance to impact our community in a positive way, What we are doing as a historical board is important. I think we can come together and reason and make it work for the Town of Eatonville.

Chair Pickett: We had so much energy going into this and so much hope and plans, I really did not want our balloon to be deflated. Thank you Town of Eatonville, Mr. Pressley and Staff for keeping our hope alive.

ADJOURNMENT Chair Rosa Pickett adjourns meeting. **Meeting Adjourned at 2:01 P.M.**

Respectfully Submitted by:

Veronica L King, Interim Town Clerk