



HISTORIC TOWN OF EATONVILLE, FLORIDA

PLANNING AND ZONING BOARD AGENDA

Thursday, October 8, 2026, at 6:30 PM

AMENDED

Town Hall - 307 E Kennedy Blvd

*****This is a reconvene of the meeting held on September 10, 2026***

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

- I. RECONVENE MEETING**
- II. ROLL CALL**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE**
- IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- V. BOARD DISCUSSIONS/DECISIONS**
 - 1.** Appointment of Planning and Zoning Board Vice Chair
 - 2. Appointment of Planning and Zoning Board Secretary
 - 3. Variance Request for 134 Moseley Avenue (**Planning**)
- VI. COMMENTS**
 - 4. Staff Comments
- VII. ADJOURNMENT**

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****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

PLANNING AND ZONING BOARD MEETING

OCTOBER 8, 2026, AT 06:30 PM

Cover Sheet

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

ITEM TITLE: Variance Request (DEV2026-1) for 134 Moseley Avenue

BOARD ACTION:

BOARD DECISION	YES	Department: PLANNING DEPARTMENT
CONSENT AGENDA		Exhibits: - Variance Request DD” Attachments: A. Staff report B. Application and email C. Posting of property D. Affidavit of public notification.
NEW BUSINESS	YES	
ADMINISTRATIVE		

REQUEST: The staff request that the Planning & Zoning board hear a request from applicant and consider staff recommendations for variance request for 134 Moseley Avenue (Case DEV2026-1).

SUMMARY:

A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home.

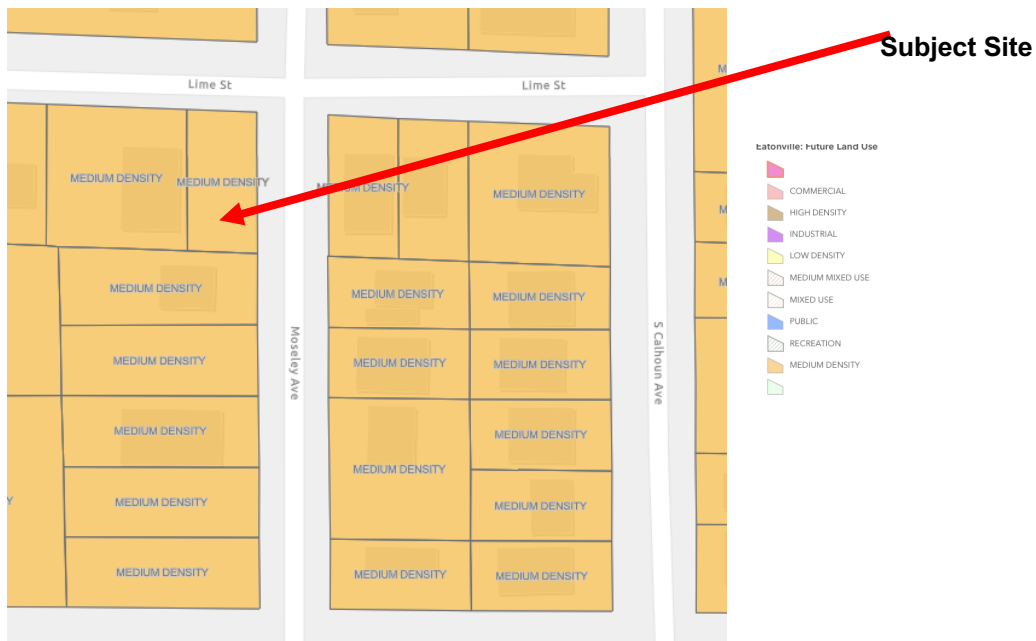
A meeting was held and called to order in hearing this matter on September 10, 2026. Due to the lack of legal representation, the meeting was reconvened to October 8, 2026.

RECOMMENDATION:

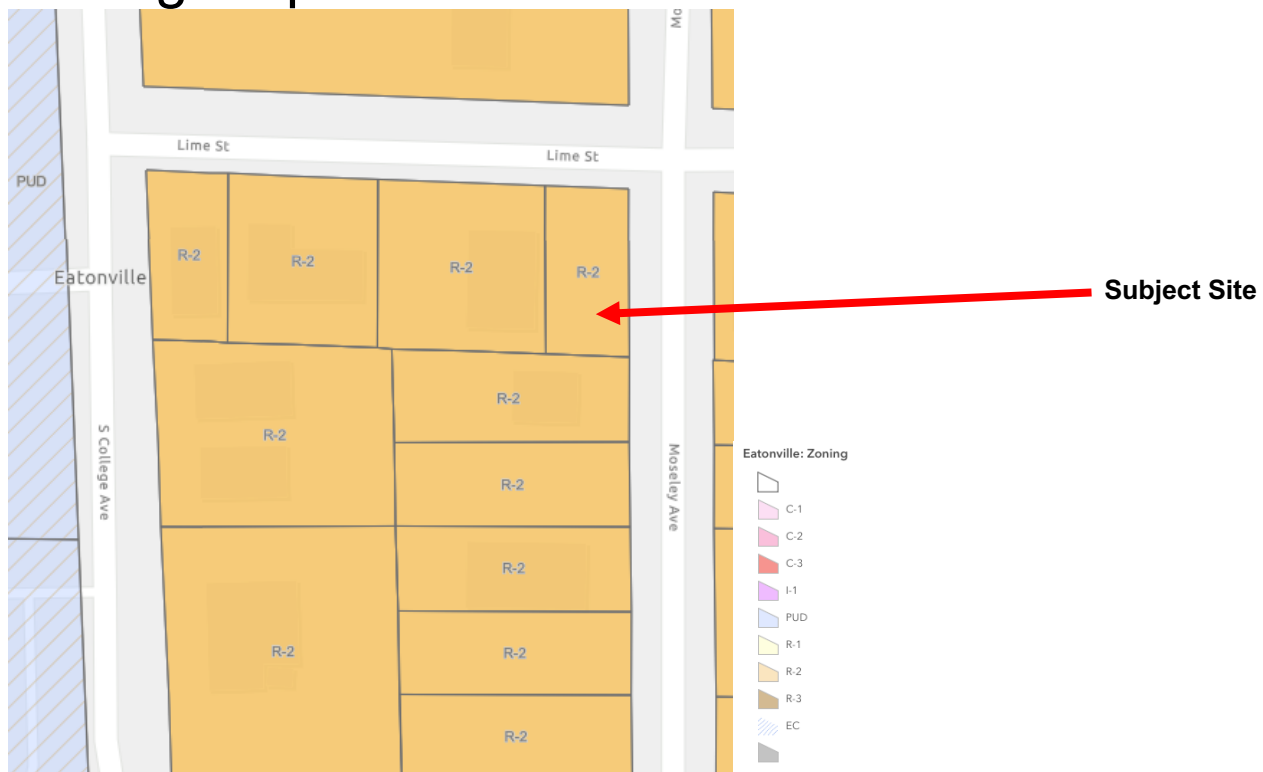
The staff report provides an analysis and recommendation. Please note this is a quasi-judicial hearing.

FISCAL & EFFICIENCY DATA: N/A

Future Land Use Map



Zoning Map



Project Analysis

Town Attorney Review:

Subpart B LDC Chapter 44: Article V Sec. 44-177 , specifically (1)

That the variance is, in fact, a variance as set forth within this chapter and within the province of the board of adjustment upon the opinion of the town attorney.

Mr. Greg Jackson, Esq, acting town attorney did review and determine that the application is a variance and within the province of the planning and zoning board on July 27,2026 so the review of the variance proceeded, given that determination.

Project Description

The subject property is a ±0.12-acre (±5,031 sqft) vacant lot in the Calhouns Subdivision. The property is zoned R-2 and is designated as MDR on the town's Future Land Use Map. Adjacent uses consist of single-family homes.

The applicant is requesting the following variance:

A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home.

Background:

1924: Property platted as part of the Calhouns Subdivision.

Analysis:

- A) Chapter 64, Article III, Division 14, specifically, Sec. 64-418 Table of dimensional standards in the residential zoning districts provides for the dimensional standards for R-2.

The minimum corner side yard setback is 15ft as identified in the table and highlighted below.

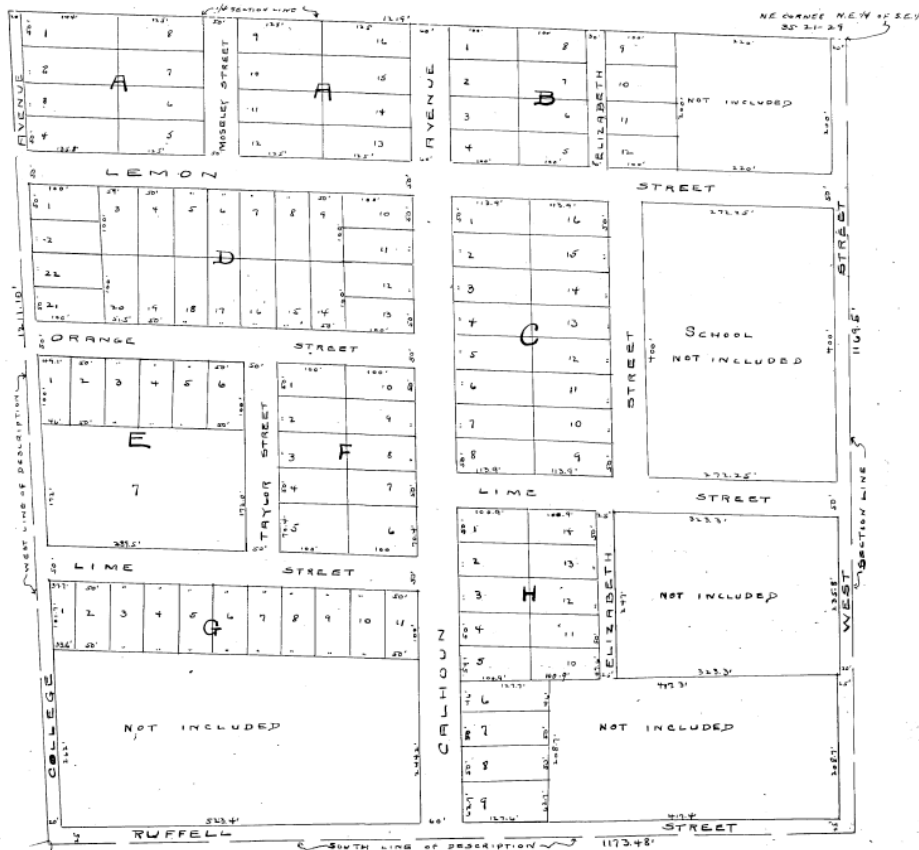
Sec. 64-418. Established.

The density, intensity, size and dimension standards for each district are as contained in the following table:

The density, intensity, size and other standards set forth herein are to be construed in the following order:											
								Minimum Living Floor Area Per Dwelling Unit (sq. ft.)			
District	Min. Lot Width	Min. Lot Area (sq. ft.)	Min. Front Yard	Min. Rear Yard	Min. Both Side Yards	Min. One Side Yard	Min. Corner Side Yard	# Bedrooms	Sq. ft.	Max. Building Coverage	Max. Height
R-2 Single Family Residential	50 ft.	5,000	25 ft.	20 ft.	15 ft.	5 ft.	15 ft.			40%	35 ft.

- B) The applicant provided statements on why the request for variance should be approved. Attachment "B" of the staff report is the applicant's application and separate email sent.

- C) The Calhouns subdivision was platted in 1924. As shown, the original plat's corner lots were approximately 50'x 100'. Existing residential homes have been constructed, meeting the zoning requirements. For example, two relatively new single family residential homes were given building permit and zoning approval in 2021 and constructed in 2022, on corner lots, that meet the code requirements and have a lot the same size and smaller as the petitioner's lot.



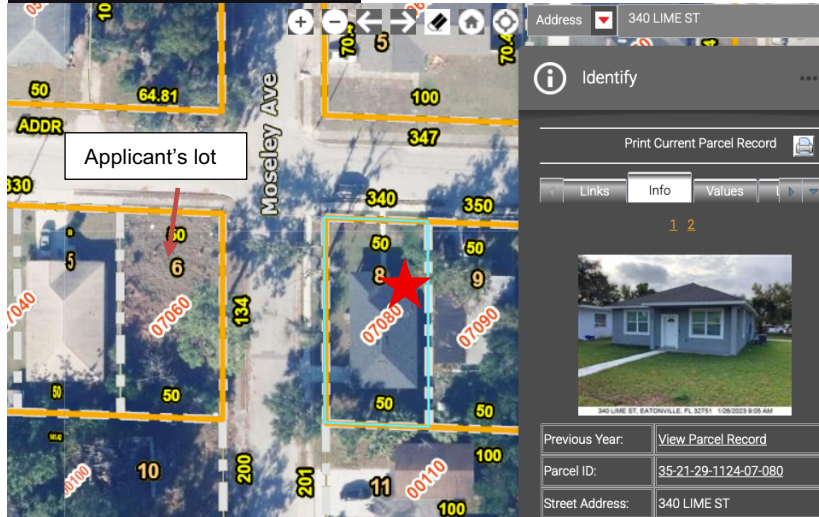
CALHOUNS SUBDIVISION 1924

FILED 420 RECORDED APRIL 23-1925 AT 10 AM.
By M. Robinson SLEK
By M. A. Howard, P.C.

D) Examples of homes on a minimum lot size of 5,000 sq.ft. on corner lots, in the same Plat as the application have been provide in this section.

The applicant stated other lots were given variances to build on corner lots. Upon research, staff only found two homes in the area that were constructed on corner lots. Both homes met the zoning requirements. The following two pages, provide examples of two homes that have met the town's corner street yard setback requirements for R-2 Zoning District. The applicant was asked to provide examples, and to date of the finalized report, no additional information or data was provided.

Example 1: 340 Lime Street



Lot Standards	R-2 requirements	Built
Lot Width	50'	50'
Lot Area	5,000 sq.ft.	5,022 sq.ft
Front Setback	25'	25.27'
Rear Setback	20'	21.71'
Min Corner side yard	15'	15.05'
Min one side yard	5 ft.	5.0'

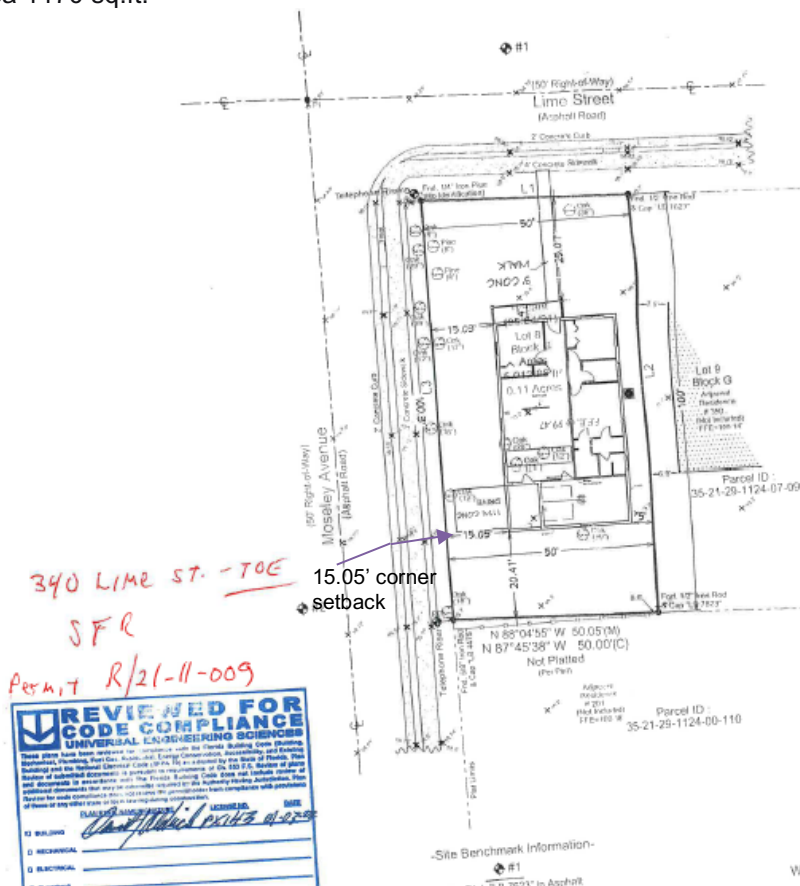
340 Lime Street, building permit was issued in 2021, and the single family home was constructed in 2022.

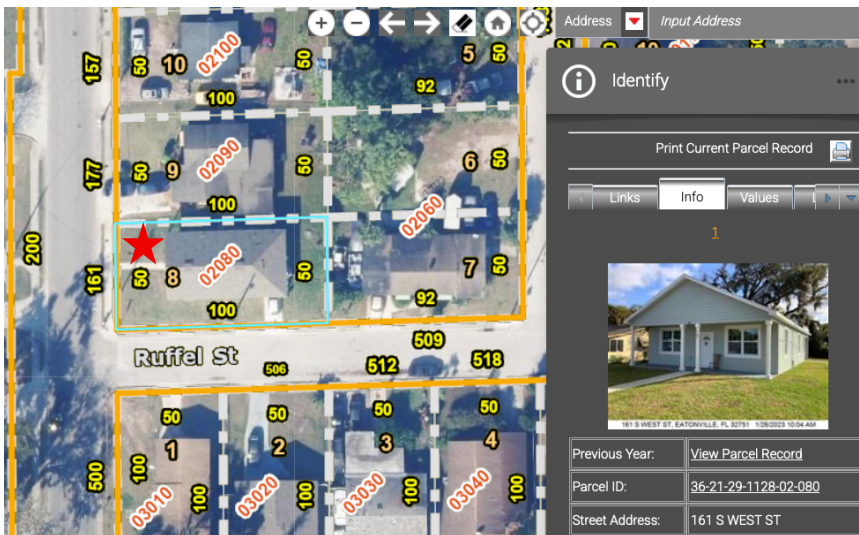
Lot size is 5,022 sq.ft. .12 acres

3 bed 2 bath

Gross area 1568

Living area 1170 sq.ft.

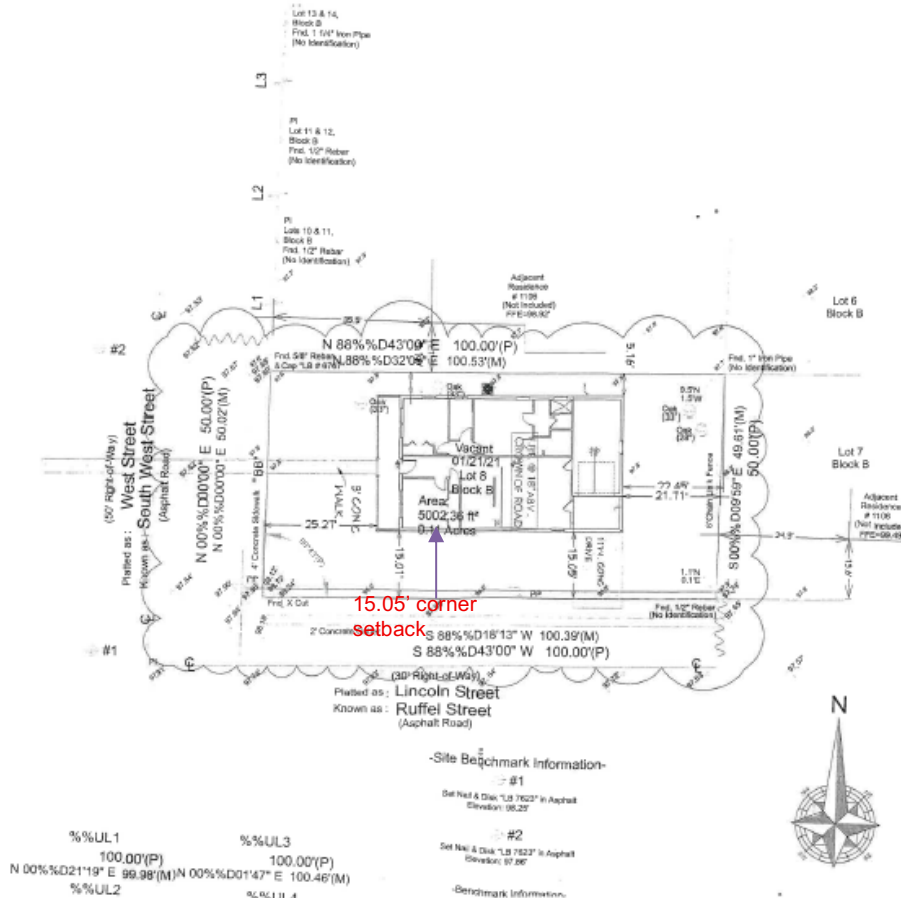


Example 2: 161 S West Street

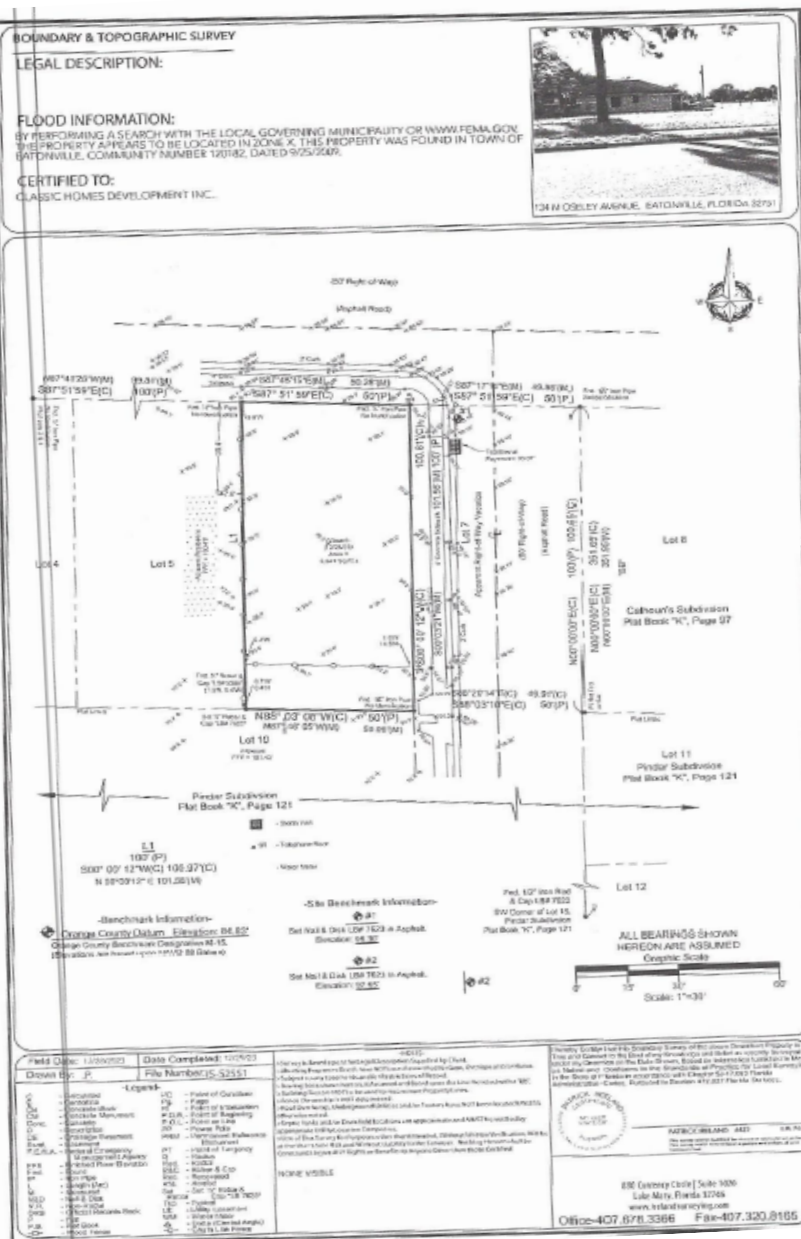
Lot Standards	R-2 requirements	Built
Lot Width	50'	50'
Lot Area	5,000 sq.ft	4,987 sq.ft
Front Setback	25'	25.27'
Rear Setback	20'	21.71'
Min Corner side yard	15'	15.01'
Min one side yard	5'	5.16'

161 s West Street- building permit was issued in 2021, and the single family home was constructed in 2022.
 Lot standards: 3 bedroom/ 2 bathroom. LA 1170 sq.ft. GA 1650 sq.ft.

Site Plan
 (Course Plans)
 161 West Street
 permit 21-07-021
 SFR



Survey of Property



Vacant Parcel
(134 Moseley
Avenue)

Findings and Recommendations

Requested Variances

The subject property is a vacant residential lot. The applicant is requesting the following variance:

A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home.

Staff Recommendation:

Denial of Variance as it does not meet all six standards for variance approval as outlined procedures in the Town's Land Development Code.

Chapter 44, Article V, Section 44-177 requires that the Board make factual findings that the applicant has satisfied the variance criteria prior to granting a variance. Based upon the application materials and evidence submitted, staff finds that the applicant has not demonstrated compliance with all of the required criteria set forth in Subpart B LDC Chapter 44: Article V Sec. 44-177. Accordingly, staff recommends denial of the requested variance.

Standards for Variance Approval Subpart B LDC Chapter 44: Article V Sec. 44-177 BOA procedures	Variance of : A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home.
Extraordinary and Exceptional Conditions. There are special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.	Meets Standard Yes ☐ No ☒ The parcel is vacant and is a typical lot size 50 x 101 and is a typical corner lot within the R-2 zoning district and does not possess unique physical characteristics or extraordinary conditions that distinguish it from other similarly situated properties. The record does not demonstrate special conditions or circumstances peculiar to the land that are not applicable to other properties within the same zoning district. Therefore, this criterion has not been met
Not result of Action by Applicant The special circumstances are not the result of the actions of the applicant.	Meets Standard Yes ☐ No ☒ The record does not demonstrate that the need for the requested variance results from unique physical characteristics of the property. Rather, the requested relief appears to result from the applicant's proposed site design. Therefore, this criterion has not been met.
No Special Privilege Conferred The granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by this Article of the LDC to other lands, buildings, or structures in the same zoning district	Meets Standard Yes ☐ No ☒ Granting the requested variance would allow a reduced street-side setback that is not available to other similarly situated corner lots within the R-2 zoning district. The record does not demonstrate unique circumstances that justify such relief. Therefore, this criterion has not been met. Page 5 & 6 of this report provides examples of similar lots that have met the standards.
Strict Application Deprives Uses. The literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.	Meets Standard Yes ☐ No ☒ The record does not demonstrate that strict application of the required setback deprives the applicant of rights commonly enjoyed by other properties within the same zoning district. The evidence indicates that a code-compliant single-family residence may be constructed on the property without the requested variance. Therefore, this criterion has not been met.
Minimum Variance The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure.	Meets Standard Yes ☐ No ☒ The applicant has not demonstrated that the requested 5.12-foot variance represents the minimum variance necessary to permit the reasonable use of the property. The record does not include evidence evaluating whether a code-compliant or modified building design could reasonably accommodate the proposed use.
Not Detrimental The authorization of the variance will not That the grant of the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be detrimental to the public welfare.	Meets Standard Yes ☒ No ☐ Based on the information submitted, the requested variance is not anticipated to adversely affect the surrounding neighborhood or be detrimental to the public health, safety, or welfare. Therefore, this criterion has been met.



ATTACHMENT B

Section V. Item #1.

Town of Eatonville

Planning, Zoning, & Building Department

307 East Kennedy Blvd.

Eatonville, Florida 32751

407-623-8900 Phone

www.townofeatonville.org

Application Submittal Check List:

Item	Y/N	Date	Staff
Completed Uniform Development Application	✓	12/4/25	
Application Fee			
Proof of Ownership	✓	12/4/25	
Agent Authorization Letter			
Survey / Signed Sealed Plans (6)	✓	12/4/25	
Cover Letter and Documents	✓	12/4/25	
One Labeled CD with electronic copy of submittals			
Public Notice Fee			

Property Owner Approval: _____ Date: 12/4/25

Authorized Agent Signature: _____ Date: _____

Applicant Signature (notarized) _____ Date: _____

I/We _____ of _____ AUTHORIZATION OF OWNER

hereby authorize _____ to act on my

behalf with regard to obtaining _____ regarding _____
Name of Project

OWNER'S SIGNATURE

OWNER'S SIGNATURE

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2____, by, who is personally known to me or has produced _____.

My Commission expires:

NOTARY PUBLIC – STATE OF FLORIDA

NAME OF NOTARY – TYPED OR PRINTED
COMMISSION# _____



Town of Eatonville
Planning, Zoning, & Building Department
307 East Kennedy Blvd.
Eatonville, Florida 32751
407-623-8900 Phone
www.townofeatonville.org

UNIFORM DEVELOPMENT APPLICATION File No. _____

Applicant Information (A pre-application meeting with staff may be required to discuss the project review timeline and procedures.)

1. Project Name: 134 Moseley Ave
2. Property Owner: Classic Home Developers LLC Phone: 407 468 2405
3. Site Address: 134 moseley Ave Email: classichomesdevelopment@gmail.com
4. Agent authorized by Owner*: _____
5. Applicant Address: 50 Bethune Dr Orlando
*Please provide owner authorization letter

Property Information

Parcel ID Number	<u>3521 29 1124 07 060</u>						
Street Address							
Site Information	Existing	Proposed	Abutting Property				
Future Land Use			North	South	East	West	
Zoning	<u>R2</u>	<u>R2</u>					
Gross Sq. Ft.	<u>5,000</u>						
Acres of parcel							

Type of Request			
Special Exception/Use	☐	Comp Plan Amendment (Small or Large)	☐
Site Plan Review	☐	Rezoning	☐
Minor Site Plan	☐	Annexation	☐
		Variance	☒
		Subdivide	☐
		Other:	☐

Project Summary

Requesting side set back variance for 5.88 ft
To meet the side set back corner lot code of 15 feet

Variance Criteria

Section V. Item #1.



Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Town of Eatonville Sec. 44-115 for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The lot does not meet the Town corner lot set back (side) for development

The lot is the original property size

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by this Article of the LDC to other lands, buildings, or structures in the same zoning district.
4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

I would not be able to build a home on this corner lot without a side set back variance

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The request if approved would ~~not~~ make the property development be in the minimum requirement under Eatonville code

The granting of the variance would not harm the neighbors or cause any harm to the general public



December 4, 2025

I have attached an application for a variance for 134 Moseley Ave. I would like to build a single-family home on this corner lot, however, I cannot meet the required corner set back of 15 feet which is required by code. In order to meet the required corner set back I'm requesting a variance for the East side of the lot of 9.88 feet. If granted this will allow us to construct a single-family home on the lot. If not, it will create a hardship whereby we will not be able to build on this lot.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Anthony Grant".

Anthony Grant, President

Property Record - 35-21-29-1124-07-060

Orange County Property Appraiser • <http://www.ocpaf1.org>

Property Summary

Property Name

134 Moseley Ave

Names

Classic Home Developers Inc Llc

Municipality

EVL - Eatonville

Property Use

0001 - Vacant Residential

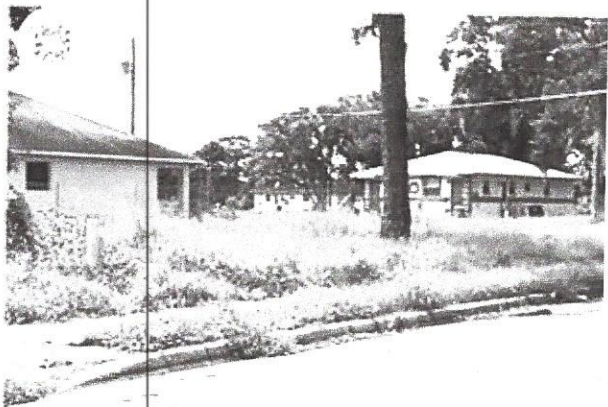
Mailing Address

50 Bethune Dr
Lockhart, FL 32810-6401

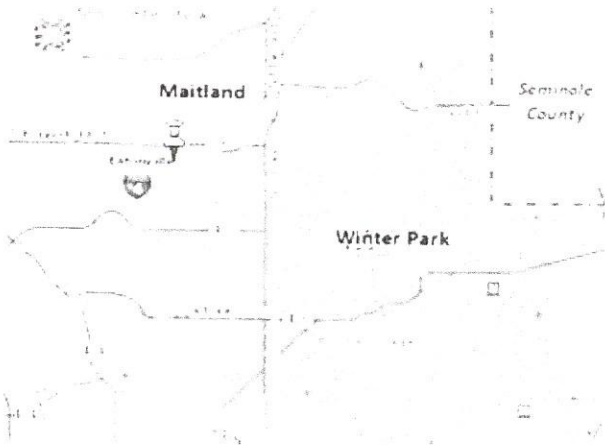
Physical Address

134 Moseley Ave
Maitland, FL 32751

OR
Code
Code
For
Mobile
Phone



134 MOSELEY AVE, MAITLAND, FL 32751 7/24/2019 3:25 PM



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025		\$50,000	+ \$0	+ \$0 = \$50,000 (0%)		\$50,000 (210%)
2024		\$50,000	+ \$0	+ \$0 = \$50,000 (0%)		\$16,105 (10%)
2023		\$50,000	+ \$0	+ \$0 = \$50,000 (67%)		\$14,641 (10%)
2022		\$30,000	+ \$0	+ \$0 = \$30,000		\$13,310
Tax Year Benefits						
2025						
2024						
2023						
2022						
						Tax Savings
						\$0
						\$416
						\$434
						\$20

2025 Taxable Value and Certified Taxes

Section V. Item #1.

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$50,000	\$0	\$50,000	3.2010 (-0.47%)	\$160.05	17 %
Public Schools: By Local Board	\$50,000	\$0	\$50,000	3.2480 (0.00%)	\$162.40	17 %
Orange County (General)	\$50,000	\$0	\$50,000	4.4347 (0.00%)	\$221.74	24 %
Town Of Eatonville	\$50,000	\$0	\$50,000	7.2938 (0.00%)	\$364.69	39 %
Library - Operating Budget	\$50,000	\$0	\$50,000	0.3748 (0.00%)	\$18.74	2 %
St Johns Water Management District	\$50,000	\$0	\$50,000	0.1793 (0.00%)	\$8.97	1 %
				18.7316	\$936.58	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

CALHOUNS SUB K/97 LOT 6 BLK G

Total Land Area

5,031 sqft (+/-) | 0.12 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	EVL-R-2	1 Units	\$50,000.00	\$50,000	\$0.00	\$0

Buildings

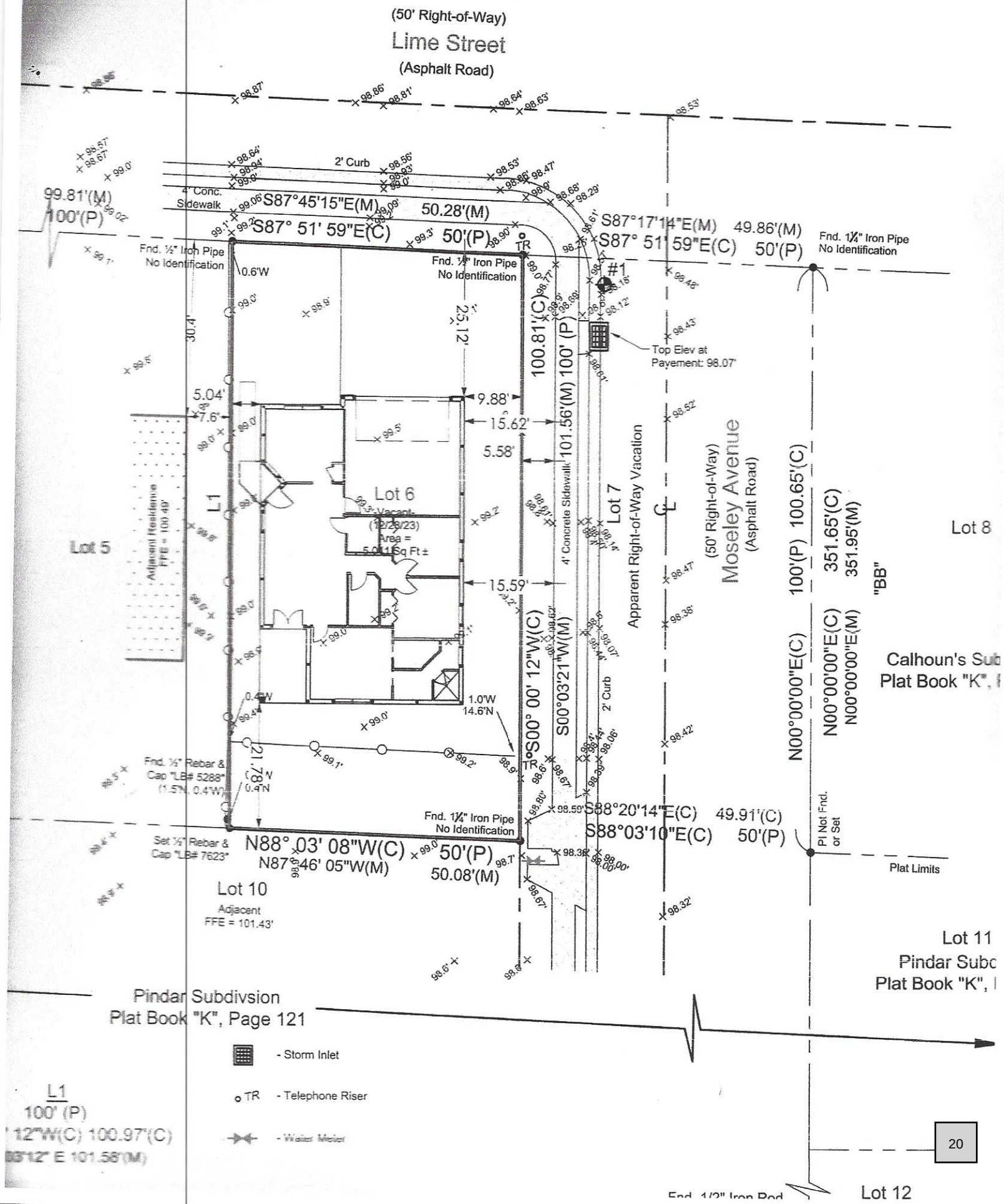
Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Section V. Item #1.
01/05/2024	\$29,865	20240082124	/	Warranty Deed - Multiple Parcels			Vacant
10/22/2018	\$7,700	20180626231	/	Warranty Deed - Multiple Parcels			Vacant
06/08/2018	\$6,500	20180361057	/	Warranty Deed - Multiple Parcels			Vacant
06/08/2018	\$40,000	20180360019	/	Special Warranty Deed - Multiple Parcels			Vacant



BOUNDARY & TOPOGRAPHIC SURVEY

Section V. Item #1.

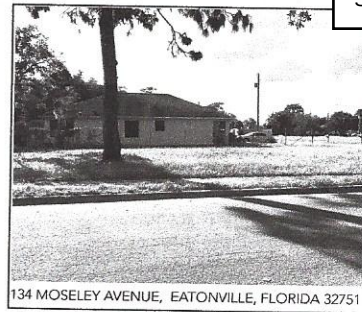
LEGAL DESCRIPTION:

FLOOD INFORMATION:

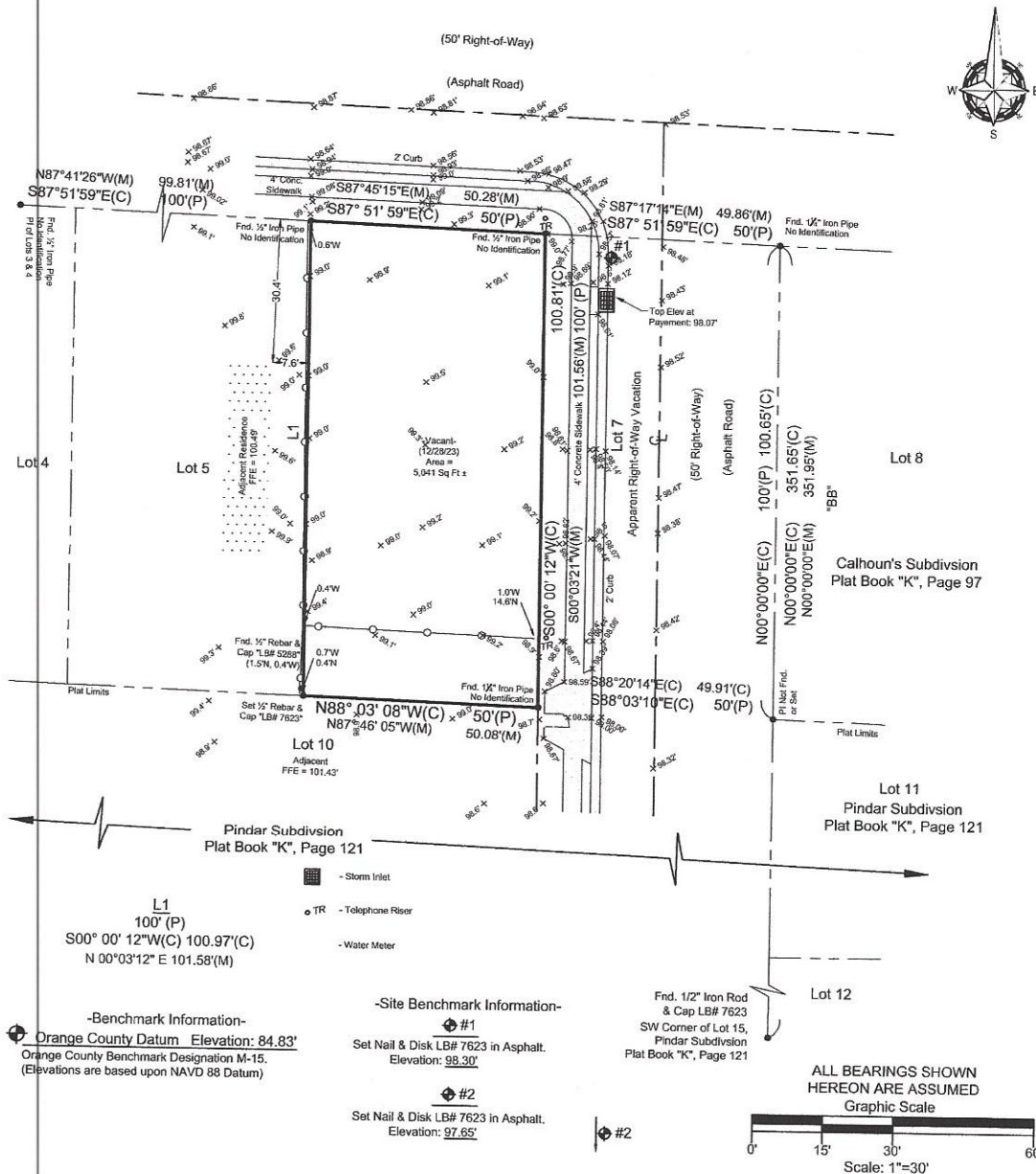
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN TOWN OF EATONVILLE, COMMUNITY NUMBER 120182, DATED 9/25/2009.

CERTIFIED TO:

CLASSIC HOMES DEVELOPMENT INC..



134 MOSELEY AVENUE, EATONVILLE, FLORIDA 32751



-Benchmark Information-
Orange County Datum Elevation: 84.83'
Orange County Benchmark Designation M-15.
(Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-

- #1
Set Nail & Disk LB# 7623 in Asphalt.
Elevation: 98.30'
- #2
Set Nail & Disk LB# 7623 in Asphalt.
Elevation: 97.65'
- #2

ALL BEARINGS SHOWN
HEREON ARE ASSUMED
Graphic Scale

0' 15' 30' 60'
Scale: 1"=30'

Field Date: 12/28/2023 Date Completed: 12/29/23
Drawn By: J.P. File Number: S-52551

Legend	
C - Calculated	PC - Point of Curvature
CB - Containing	Pg - Page
CM - Concrete Block	PI - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference
ESmt. - Easement	Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FPE - Finished Floor Elevation	R - Radius
Fnd. - Found	Rad. - Radial
IP - Iron Pipe	R&C - Rebar & Cap
L - Length (Arc)	Rec. - Recovered
M - Measured	Rfd. - Roofed
N&D - Nail & Disk	Set - Set 1/2" Rebar & Cap LB# 7623
N.R. - Non-Radial	Typ. - Typical
ORB - Official Records Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	WM - Delta (Central Angle)
W - Wood Fence	-O- - Chain Link Fence

-NOTES-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Research for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter SJ-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND 6637 LB: 7623
This survey is intended ONLY for the use of said certified parties.
This survey is NOT valid without signature and endorsed with Surveyor Seal.

800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Anthony Grant

50 Bethune Drive

Orlando, Florida 32810

August 7, 2026

Town of Eatonville

Building and Planning Department

307 East Kennedy Boulevard

Eatonville, Florida 32751

RE: Variance Request - Reduction of Street-Side Setback
Property: Lot 6, Mosley Avenue, Eatonville, Florida

Dear Planning and Building Department:

I respectfully request approval of a variance to reduce the required street-side setback for my corner lot located on Mosley Avenue in order to construct a single-family residence approximately thirty-five (35) feet in width.

This request is based upon the unique physical characteristics of the property and is not intended to circumvent the Town's zoning regulations. Rather, the requested variance is necessary to allow the property to be developed in a reasonable manner while remaining compatible with the surrounding neighborhood.

The subject property is a fifty-foot (50') wide corner lot. Unlike an interior lot, it is subject to both a front setback and a fifteen-foot (15') street-side setback along Mosley Avenue. The combination of these setback requirements significantly reduces the buildable area of the lot and creates a hardship that is unique to this parcel and is not generally experienced by owners of interior residential lots.

Because of the lot's corner configuration and the required street-side setback, the available building envelope is substantially narrower than similarly zoned interior lots. The proposed thirty-five-foot-wide home represents a reasonable single-family residence and is consistent with the type and scale of residential development in the surrounding neighborhood.

The hardship is not self-created. It results from the physical configuration of the lot and the application of the zoning requirements to a corner parcel. Without the requested variance, the property is unnecessarily limited in its ability to accommodate a reasonably sized single-family home.

The requested variance represents the minimum relief necessary to permit reasonable residential development. I am not requesting the elimination of the Town's setback requirements, but only a reduction sufficient to construct a functional and attractive home that remains consistent with the residential character of the neighborhood.

I also understand that a similar residential variance has previously been approved for a corner property at West Avenue and Russell Street in Eatonville. That variance has not created an adverse

impact on the neighboring property. The prior approval demonstrates that comparable setback relief can be compatible with the surrounding neighborhood and supports treating this request consistently with the Town's past practices where similar corner-lot conditions exist.

Granting this variance will not adversely affect neighboring properties or the public interest. The proposed home will comply with all other applicable zoning and building requirements and will be designed so that it does not interfere with traffic visibility, pedestrian safety, drainage, utility access, or emergency access. Development of the currently vacant lot will also improve the appearance of the property, contribute to the local tax base, and support quality residential infill development within the Town.

For these reasons, I respectfully request that the Town approve the requested variance. I believe the request is reasonable, represents the minimum relief necessary, is consistent with the character of the surrounding neighborhood, and is consistent with prior variance practices involving similarly situated corner properties.

Thank you for your time and consideration. I appreciate your review of this application and the opportunity to present this request to the appropriate reviewing board.

Respectfully submitted,


Anthony Grant

ATTACHMENT "C"

AUGUST 31, 2026 - 3:11 PM



NOTICE OF PUBLIC HEARING

AUGUST 31, 2026 - 3:12 PM

NOTICE OF PUBLIC HEARING

TOWN OF EATONVILLE

DATE: 9-10-2026 TIME: 6:30 PM

REQUEST: Variance to reduce 15-ft corner
Side yard setback to 9.88 ft. / 134 Moseley Ave.

CASE NUMBER: (DEV 2026-1) / Eatonville, FL 32751
(Parcel # 35-21-29-124-07-060)

___ Annexation ___ Certificate of Appropriateness

___ Special Exception ☒ Variance ___ Rezoning

___ Other

TOWN HALL, 307 E. KENNEDY BLVD.,
EATONVILLE, FLORIDA 32751, PHONE 407-623-8900

NOTICE OF PUBLIC HEARING

**Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

Sold To:

Town Of Eatonville - 104696
PO BOX 2163
EATONVILLE, FL 32751-6800

Bill To:

Town Of Eatonville - 104696
PO BOX 2163
EATONVILLE, FL 32751-6800

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of (Case: DEV. 2026.01) Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 1 Sep 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

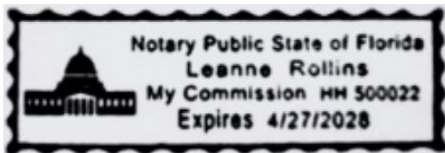
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 1 Sep 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

128789

NOTICE OF PUBLIC HEARING
DEV. 2026.01 VARIANCE FROM
CHAPTER 64, ARTICLE III, DIVI-
SION 14, SECTION 64-418 OF THE
TOWN OF EATONVILLE LAND DE-
VELOPMENT CODE TO REDUCE
THE REQUIRED 15-FOOT CORNER
SIDE YARD SETBACK ALONG
MOSELEY AVENUE BY 5.12 FEET,
RESULTING IN A 9.88-FOOT COR-
NER SIDE YARD SETBACK FOR
THE CONSTRUCTION OF A SINGLE-
FAMILY HOME
(Property: 134 Moseley Ave.,
Eatonville, Florida 32751 | Parcel # 35-
21-29-124-07-060)

BY THE PLANNING AND ZONING
BOARD OF THE TOWN OF
EATONVILLE, FLORIDA, SERVING
AS THE LOCAL PLANNING
AGENCY OF THE TOWN OF
EATONVILLE, FLORIDA, NOTICE
IS HEREBY GIVEN that, pursuant to
Chapter 163, Florida Statutes, and
Chapter 64, Article III, Division 14,
Section 64-418 of the Town of
Eatonville Land Development Code
Regulations, comments, objections
and recommendations regarding the
request for a Variance to reduce the
required 15-foot corner side yard set-
back along Moseley Avenue by 5.12
feet, resulting in a 9.88-foot corner
side yard setback for the construction
of a single-family home (Case: DEV.
2026.01), will be heard by the Plan-
ning and Zoning Board of the Town of
Eatonville, Florida, at a public hear-
ing on Thursday, September 10, 2026
at 6:30 p.m., or as soon thereafter as
this matter can be heard, in the Town
Council Chambers, Town Hall, located
at 307 E. Kennedy Blvd, Eatonville,
Florida 32751.

At the aforementioned public hearing,
all interested parties may appear to
be heard with respect to the proposed
Variance. These public hearings may
be continued to one or more future
dates.

Copies of the Request for variance
from chapter 64, article III, Division
14, Section 64-418 of the Town of
Eatonville Land Development Code to
reduce the required 15-foot corner
side yard setback along Moseley Av-
enue by 5.12 feet, resulting in a 9.88-
foot corner side yard setback for the
construction of a single-family home
(Case: DEV. 2026.01) are available for
public inspection at the Town Hall, lo-
cated at 307 E. Kennedy
Blvd, Eatonville, Florida 32751, dur-
ing regular business hours, 9:00 a.m.
– 5:00 p.m., Monday – Friday.

Any person requiring reasonable ac-
commodation to participate in this
meeting should contact the Office of
the Town Clerk at (407) 623-8900 at
least three days in advance so
arrangements can be made. All per-
sons are advised that if they decide to
appeal any decision made at the
above referenced public hearing, they
will need a record of the proceedings,
and that, for such purpose, they may
need to ensure that a verbatim record
of the proceedings is made, which
record includes the testimony and evi-
dence upon which the appeal is to be
based. The Town does not prepare or
provide a verbatim record of the pro-
ceedings.
128789 9/01/2026

128789

PUBLIC HEARING NOTICE
VARIANCE REQUEST
(UPDATE)

PROPERTY: 134 Moseley Avenue, Eatonville, Florida

REQUEST:

A variance from Chapter 64, Article III, Division 14, Section 64-418 of the Town of Eatonville Land Development Code to reduce the required 15-foot corner side yard setback along Moseley Avenue by 5.12 feet, resulting in a 9.88-foot corner side yard setback for the construction of a single-family home

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Eatonville Planning & Zoning Board will hold a public hearing to consider the above variance request.

Planning & Zoning Board
September 10, 2026, at 6:30 p.m. **(Recessed at 6:36 p.m.)**
October 8, 2026, at 6:30 p.m. **(Meeting Scheduled to Reconvene)**
Town Hall
307 E. Kennedy Boulevard
Eatonville, Florida 32751

All interested persons are invited to attend and be heard regarding the variance request.

The application and related materials are available for review through the Town of Eatonville Planning Department.

For additional information:
Town of Eatonville Planning Department
tara@planactivestudio.com
vking@townofeatonville.org

APPEAL NOTICE: In accordance with Florida law, any person who decides to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at the public hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA NOTICE: Persons with disabilities needing assistance to participate in this proceeding should contact the Town of Eatonville in advance of the meeting to request assistance or accommodations.