



HISTORIC TOWN OF EATONVILLE, FLORIDA HISTORIC PRESERVATION BOARD MEETING AGENDA

Thursday, May 7, 2026, at 6:00 PM

Town Hall - 307 E Kennedy Blvd

****This is a combined workshop presentation that will consist of the
Planning & Zoning Board, the Historical Preservation Board, and others not limited to****

- 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 – April 2, 2026 (Clerk Office)
- VI. BOARD DISCUSSIONS/COMMENTS**
- VII. STAFF COMMENTS**
- 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

Thursday, April 2, 2026, at 6:00 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 6:00 p.m.

ROLL CALL: Quorum was established by roll call through Ms. Bellenger.

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

STAFF: (4) Marissa Bellenger, **Records Coordinator;** Tara Salmieri, **Town Planner;**

OTHER ATTENDEES: (2) Ennis Davis, **Community Planning Collaborative,** Malcolm Jones, **MAJ Architecture**

INVOCATION AND PLEDGE OF ALLEGIANCE: Vice Chair Ann Dawkins-Curtis led the invocation followed by the Pledge of Allegiance.

CITIZEN PARTICIPATION:

N.Y. Nathiri – Ms. Nathiri began her comments by congratulating the Historic Preservation Board for identifying themselves as students of preservation. The Board represents the backbone of what is possible in Eatonville. The expertise you provide to Council is critical. Ms. Nathiri encouraged the Board to get assistance from the Department of Historic Resources and asked for guidelines for historical designation for the entire town. Chair Pickett stated that she would like to consider Nathiri’s recommendation in Board Decision/Discussions. **(Board Member John Beacham arrived)**

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

Board Member Beacham **MOTIONS** to **APPROVE** meeting minutes for March 5, 2026; **moved** by Board Member Beacham; **second** by Vice Chair Dawkins-Curtis; **AYE: ALL, MOTION PASSES, 5/0.**

BOARD DISCUSSIONS/DECISIONS:

Update on Historic Eatonville Survey Project – Town Planner, Tara Salmieri, introduced Ennis Davis from the Community Planning Collaborative (CPC). Ennis Davis began by stating that he and his team had a brief update on the historic resources project. He began his PowerPoint presentation by showing the 1956 Town of Eatonville map with a blue highlighted area of survey limits and survey area map showing the Eatonville plat, 1998 historic district, and pre-1980 parcels. Davis continued with the project plan overview and its four phases. Phase 1 was data collection, research, and community outreach. Feedback from community outreach included information on historic buildings/sites, important people and important events with lasting impact (e.g., construction of I-4). The feedback also identified other important spaces such as entertainment venues (Club

Eaton, The Rainbow), churches, demolished buildings, citrus groves, Joe Clark’s store, and the establishment of the Association to Preserve the Eatonville Community. Phase 2 focused on field work and draft forms. CPC conducted a survey for 260 sites developed before 1980 and overall, the survey recorded 289 historic properties. For Phase 3, the draft survey report is anticipated to be completed later this month (April). Ennis then presented next step recommendations which included the need for an additional survey for the West side of town; an archaeological survey for the original cemetery; developing a new cultural heritage trail and oral histories; and finally, the expansion of the historic boundary. Phase 4 will conclude with final forms and survey report. CPC will also present in Town meetings in May with the estimated completion of the survey in June. Board Member Beacham stated that the Historic Preservation Board has been discussing making the entire Town a historic district. Ennis Davis responded that the survey could provide additional information to achieve an expansion. The expansion will be up to Council. Board Member Beacham asked if CPC was aware of the 2003 archaeological survey of the Hungerford property. He asked Tim Parsons, an archaeologist, to expand. Tim Parsons stated that he recently looked into the archaeological site at the Hungerford School. The surveyors identified two archaeological sites. There are more resources available today like spatial mapping which could discover any intact remaining of the demolished school. In 2003, the site was recommended for eligibility. The Hungerford School was discussed in 1998 but not included. Tara Salmieri requested to shift the focus back to Davis and CPC, and perhaps there could be another discussion on Hungerford. Board Member Beacham asked if they could recommend expansion while the survey is ongoing. Salmieri – That is a challenging question to ask Ennis and his team since they are surveyors and not boundary experts. Chair Pickett asked for clarity on the surveyors’ recommendations and if the Board could select a recommendation and begin working on it. Salmieri confirms and provided clarity. Chair Pickett requested for public comments. N.Y. Nathiri shared her opinion on the historic survey progress and spoke about 19 historic sites that have been demolished since the 1998 survey.

Club Eaton Presentation (Walk-on) – Salmieri introduced the walk-on item and explained that there is a certificate of appropriateness for Club Eaton which does not need Board approval. Malcolm Jones, Architect – Began his presentation with the as-built report with the significance, description, and history of Club Eaton. Mr. Jones showed an original photograph of Club Eaton and described the architecture of the building. He also shared layouts of Club Eaton over time. He spoke on the current condition of the building (deterioration). After the as-built report, he presented the proposed concept rendering. Chair Pickett asked if he would use existing materials of the building. Jones confirmed. He proposed that Club Eaton be renamed to “The Circuit” to honor the history of the Chitlin Circuit. Board Member Beacham asked if the original Club Eaton was mid-century modern. Jones confirmed. Board Member Beacham – Could we save some artifacts for the Town’s proposed museum? Jones – Yes. There will also be a museum/gift shop in the packaging area of the building. Board Member Beacham asked if there would be an individual owner. Jones – Currently, there is a private owner, but there is a CRA lease purchase agreement. Board Member Dawkins-Curtis asked about parking. Jones stated that they are looking at street parking as well as a vacant lot. Board Member Simmons stated that she likes the idea of keeping the shell of the original building, but she is also worried about parking. Board Member Beacham noted that there are architectural similarities with the motel on East Kennedy and suggested that the architects work with those owners.

Department of Historic Resources Recommendation (N.Y. Nathiri) – Chair Pickett stated that she would like the Board to decide whether to pursue assistance from the Department of Historic Resources on guidance for expansion of the local district. She would like a presentation from the department’s staff. The Board was in consensus to move forward with the recommendation.

BOARD MEMBER COMMENTS:

John Beacham, Board Member – Thank you to the Council and Mayor for attending tonight’s meeting. Our intent is to preserve historic Eatonville. We want Eatonville to survive another 130 years.

Rosa Pickett, Chair – Thank you to the residents and showing us that the time change of our meetings works.
Anne Dawkins-Curtis, Vice Chair – Requested that the Board look at available grants from the CLG.

STAFF COMMENTS:

Marissa Bellenger, Records Coordinator – Ms. Bellenger shared program news with the National Park Service and Public Works.

Tara Salmieri, Town Planner – We were not in CLG compliance, but thanks to information sent by Marissa, we are now. Ms. Salmieri spoke on grants and what is currently available to the Historic Preservation Board to use. She requested that the Board identify their goals so that funding could be allocated. There is no deadline to receive the funds.

ADJOURNMENT Chair Pickett **adjourned the meeting at 7:29pm.**

HANDOUT: National Park Service National Disaster Recovery Assistance Program

Respectfully Submitted by: Marissa Bellenger

ATTEST:

Veronica King, Town Clerk