



HISTORIC TOWN OF EATONVILLE, FLORIDA

HISTORIC PRESERVATION BOARD AGENDA

Thursday, January 08, 2026 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 Meeting Minutes – November 13, 2025 (Clerk's Office)
- VI. BOARD DECISIONS**
 - 2. Appointing a Vice Chair (Clerk's Office)
 - 3. Discussion of Historic Preservation Board Regular Meetings Day and Time (Chair Picketts)
- VII. COMMENTS**
 - 4. Staff Comments
- VIII. 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



Meeting Minutes for the Historic Preservation Meeting held November 13, 2025 is Forthcoming

****Will be provided prior/on
the day of the meeting**



HISTORIC TOWN OF EATONVILLE, FLORIDA

HISTORIC PRESERVATION BOARD MEETING

MEETING MINUTES

Thursday, November 13, 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: Vice Chair LaDwyana Jordan called the meeting to order at 1:02 p.m.

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

PRESENT: (4) Vice Chair LaDwyana Jordan, **Board Members:** Jane Turner, Laverne Bellamy Williams (arrived after roll call); **Alternate:** John Beacham; **Absent (2):** Chair Rosa Picketts, Board Member Ann Dawkins-Curtis

STAFF: (3) Brianna Ross, **Planning Coordinator;** Marissa Bellenger, **Records Coordinator;** Tara Salmieri, **Town Planner**

INVOCATION AND PLEDGE OF ALLEGIANCE: Vice Chair LaDwyana Jordan led the invocation followed by the Pledge of Allegiance.

CITIZEN PARTICIPATION: None.

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

Vice Chair LaDwyana Jordan **MOTIONS** to **APPROVE** meeting minutes for October 16, 2025; **moved** by Board Member Beacham; **second** by Board Member Turner; **AYE: ALL, MOTION PASSES, 3/0.** **Comments:** (Board Member Laverne Bellamy Williams arrived after vote)

BOARD DISCUSSIONS/DECISIONS:

Presentation on the Certified Local Government: Historic Preservation Training (Planning) – Brianna Ross, Planning Coordinator, presented a PowerPoint presentation on the CLG Historic Preservation Training she recently attended. Ross attended the two-day training with Board Member Turner and Councilwoman Wanda Randolph. Ross explained that the training required no cost and encouraged board members to attend sessions. The Certified Local Government training provides access to resources such as preservationist organizations. Day one of the training focused on engaging and educating the public. Ross presents potential opportunities such as walking tours and an interactive historical website. There are incentives available for CLGs including Historic Preservation tax incentives, DHR grants, as well as Emergency and Revolving Funds. Ross continues with the day one of training by explaining how to identify and explore historic resources. One important thing is the use of a local ordinance which allows the local government the ability to protect historic resources from demolition and incompatible alterations. Man-made creations such as buildings, structures, objects, sites, and historic districts can be designated and included on the National Register. Ms. Bellenger informs the board that the resources provided by Ms. Ross has been emailed to each of them. Ross continues the overview of day one with the Secretary of Interior's standards for treatment of historic properties which focus on preservation, restoration, rehabilitation, and reconstruction. Ms. Ross references the preservation plan of Tacoma,

Washington, which is very comprehensive. Ross notes the challenges of preservation such as funding, but since the Town of Eatonville is a CLG, there are resources. Ross continues the presentation by discussing day two of CLG training. The National Alliance of Preservation Commissions (NAPC), NPS, and Florida Historic Trust each provide technical assistance, guidance, and conferences. For example, the NAPC is an organization designed to provide a resource to preservation commissions and boards. Ross shares priorities and goals the Historic Preservation Board can work toward such as engaging with the community to assist with the ongoing historic survey (Ms. Ross handed Board Members a questionnaire created by the Community Planning Collaborative survey team). Ross instructed members to come up with 2-3 engagement activities by the next meeting. Board Member Beacham – Last meeting we talked about doing an ordinance immediately alongside the survey. Tara Salmieri (Town Planer) – You need a justification to expand the boundary and at this point we do not have that. Board Member Beacham asks about a temporary pause for demolitions. Salmieri – The Historic Preservation Board does not have legal authority to deny demolitions. The town cannot deny a demolition to an individual property. The Historic Preservation Board can review demolitions and make recommendations but cannot deny. Board Member Beacham references the City of Orlando's Historic Preservation Board and how they deal with demolitions. Salmieri explains the role of the City of Orlando's Historic Preservation and recent legislation impacting their authority. Salmieri will get with the Town Attorney and states that the Historic Preservation Board can influence in other ways like through funding. Board Member Turner – We should be working with the Planning and Zoning Board. We need to look into building a credible historic district. Salmieri – The only legal authority you have is over the current historic boundary. The Historic Preservation Board can provide recommendations and become part of the process with the Planning and Zoning Board if it is the will of the Town Council. Salmieri recommends waiting for the completion of the historic survey so the district can be expanded. She also clarified that Ms. Ross' presentation was focused on what the Historic Preservation Board can do while waiting for the survey. Board Member Beacham – In the last meeting, comments were made by Jenny Wolfe (Planning to Preserve) regarding expansion before the completion of the survey. Salmieri states that Ms. Wolfe's comments were incorrect. You are not able to expand a historical ordinance without the completed survey. There needs to be justification for having the boundary expanded. Board Member Beacham – The Hungerford property is about to be developed. My concern is that it will be developed before the district is expanded so there will be a conflict. Salmieri – You cannot justify Hungerford without a historic survey. The property also already has entitlements on it as well as design standards. You are not able to develop and change the standards. If there were to be development, they would have to ask for amendments to the zoning. As of now, there has not been any applications to change it. Board Member Beacham asks how they could prevent annexation? Salmieri responds that it is not possible to prevent annexation. Board Member Turner inquired about being proactive and identifying other properties that they want included in the expansion of the historical boundary. Turner states that the survey is ultimately about them. Salmieri – The National Trust hired a consultant to update the master site files (Ennis Davis and the Community Planning Collaborative). If education is not the priority, CLG provides resources and forms to survey yourselves. Board Member Turner – It seems like we are outside of the discussion. We need to have input or be included in their findings. Salmieri – Ms. Ross provided you all with a questionnaire which has yet to be completed by you all. Community Planning Collaborative are fact finding and figuring out what meets the state's criteria. Salmieri encourages the board members to share historical information regarding Eatonville. She clarifies that the CPC are not making decisions but rather collecting data. Board Member Beacham asks why the questionnaire is important and what purpose it serves. Salmieri – It becomes part of the narrative and official documentation in the historic registry. Ms. Ross shares an example of Biscayne Bay and their website which contains oral histories from community members. Board Member Beacham – Ennis Davis pushed to expand the boundary before the survey is complete. He requested that Ms. Salmieri follow up with Mr. Davis in regard to his statement. Vice Chair Jordan asks how do homes become historically identified? Salmieri – The survey will deal with this. Ms. Salmieri shares the historic structures form with the Board. Vice Chair Jordan clarified that she would like to see which homes in the Bel-Air division qualify as historic. Salmieri explains the criteria for historic structures. Board Member Turner stated that from her understanding from the

CLG training, residents (homeowners) should be approached. Salmieri states that it does not apply to the master site files. Ms. Ross added that resources from the Department of Historic Resources are included in her PowerPoint. Board Member Turner stated that there is a need for homeowner engagement which Salmieri acknowledged. Board Member Turner also stated that if they are in need of further assistance, the Department of Historic Resources offers a service in which you can speak to someone. Board Member Beacham asks how the board can speak with the town attorney. Salmieri – The town attorney can come and explain legal aspects, but it needs to be approved by administration. Vice Chair Jordan asks what that process looks like. Salmieri states that they just completed it by making the request to her.

Discussion of Historic Preservation Board Regular Meetings Day and Time (Chair Picketts) – Vice Chair Jordan **MOTIONS to TABLE** the Discussion of HPB Regular Meetings Day and Time due to the absence of Chair Picketts; **moved** by Board Member Beacham, **second** by Board Member Williams. **AYE: ALL, MOTION PASSES, 4/0.**

BOARD MEMBER COMMENTS:

Board Member Turner – I was very happy to attend the CLG training. Turner suggests that the Board Members rotate so that they each have an opportunity to receive training, or invite a representative from Tallahassee to come and speak to the Board. I also had the opportunity to visit Royal, Florida, which has a historical designation. The town was founded as a land grant town in 1865. If we have the opportunity to visit other communities that are active in historic preservation, I believe that would be beneficial to the Board.

Board Member Beacham – Agrees that the Board should visit similar historic towns. Beacham also encourages Board members to seek out community members to fill out the questionnaire as well as attend regular Historic Preservation Board meetings.

Vice Chair Jordan – Concurs with Board Member Beacham in regard to community members filling out the questionnaire. Board Member Turner – Is the questionnaire limited to Eatonville residents? Vice Chair Jordan – Since it is referencing memory, it should not be limited. Salmieri adds that if the Board would like to suggest a question, they can include it via online or QR code (provided on the questionnaire). Board Member Beacham comments on adding landmarks. Salmieri states that as a Board, they can recommend to the CRA to buy historical sites.

STAFF COMMENTS:

Brianna Ross (Planning Coordinator) – Thank you for listening to my presentation. I have a background in history and if there is any way I can support this Board, please let me know.

HANDOUTS: Eatonville Memories questionnaire

ADJOURNMENT Vice Chair Jordan Motions for Adjournment of Meeting; **Moved** by Board Member Turner; **Second** by Board Member Williams; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 2:22pm.**

Respectfully Submitted by:

Veronica L King, Town Clerk