



HISTORIC TOWN OF EATONVILLE, FLORIDA

HISTORIC PRESERVATION BOARD AGENDA

Thursday, April 02, 2026 at 6:00 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 - March 5, 2026 (Clerk Office)

VI. BOARD DECISIONS

2. Update on Historic Eatonville Survey Project (Planning)

VII. COMMENTS

3. 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 March 5, 2026
is Forthcoming**

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



HISTORIC TOWN OF EATONVILLE, FLORIDA HISTORIC PRESERVATION BOARD MEETING MEETING MINUTES

Thursday, March 5, 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 6:05 p.m.

ROLL CALL: Quorum was established by roll call through Ms. Bellenger. Ms. Bellenger also announced to the Board the resignation of Board Member Jane Turner on February 24, 2026.

PRESENT: (3) Chair Rosa Pickett, Vice Chair Ann Dawkins-Curtis, **Board Members:** John Beacham
Absent: Laverne Bellamy Williams

STAFF: (2) Marissa Bellenger, **Records Coordinator/Clerk’s Office;** Cliff Shepard, **Town Attorney** (via Zoom)

INVOCATION AND PLEDGE OF ALLEGIANCE: Board Member John Beacham 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.)*

Chair Pickett **MOTIONS** to **APPROVE** meeting minutes for January 8, 2026, with a correction to grammatical errors; **moved** by Board Member Beacham; **second** by Vice Chair Dawkins-Curtis; **AYE: ALL, MOTION PASSES, 3/0.**

BOARD DISCUSSIONS/DECISIONS:

Discussion of Hungerford Archaeological Survey and Ordinance – Ms. Bellenger began discussion by providing clarity on the handout (email from Archaeologist Tim Parsons) and the purpose of the discussion tonight. Board Member Beacham references the 2003 archaeological survey which recommended preservation, however, the research for the survey was limited in scope and there is now new technology available. Ms. Bellenger read the handout (email from Tim Parsons) to the Board. Board Member Beacham suggested doing an additional survey on the property and an archaeological preservation ordinance. The current guidelines within the Town’s code are not enough, if they were, HostDime would not have been built. Attorney Shepard – On the scale of municipal protection, municipalities are at the bottom. I assume the Hungerford property sale has been closed. Private property cannot answer to this. There are things you can do to protect the property, but designation is a line you cannot cross. Under the current circumstances, Dr. Phillips wants to be seen as upstanding and wanting to help Eatonville. Dr. Phillips announced the advisory committee yesterday. Attorney Shepard suggested working with the charity for landmark updates. He stated that they could stop building if it was significant enough (e.g., dinosaur bones or native burial site). He also suggested that the Board share the 2003 archaeological survey with the advisory committee. In terms of an ordinance, he would need to know what guidelines would be included. Board Member Beacham stated that Tim Parsons, archaeologist, volunteered

his time and that the Town has a right to do an ordinance. Attorney Shepard – It depends on what the restrictions would be in the ordinance. He referenced the Historic Board in Mount Dora, Florida. Maintaining a certain feel is more complicated than saying you cannot do this here. Board Member Beacham stated that it is not about stopping progress but rather protecting history. He asked Attorney Shepard what a typical ordinance would look like? Attorney Shepard – We would survey other Historic Preservation Board’s around Florida and see what they put in their ordinance. The attorney discussed authority and explained that the final say would end with the Town Council. With the Town Council, the ordinance would go into a first and second reading with public advertisement. Board Member Beacham – When the survey is done, what if the Town wanted to expand the historical zone? Attorney Shepard – The trust would like to work with the Town and may contribute to more surveys. First, they need to determine if they want to survey the entire Town. There would be economic implications because surveys cost more money. You do not want to regulate just one property (private property owner). I know what gets you sued and I am trying to prevent that. This goes far beyond historic preservation. The Hungerford property is important to the longtime economy of Eatonville. Attorney Shepard referenced potential state legislation on eliminating property tax. He continues by stating if we limit what can be built, we may succeed in historic preservation but fail in economic progress. Board Member Beacham stated that he will go back and discuss Attorney Shepard’s comments with his archaeologist contact. Chair Pickett agreed that they need to determine what will be in the ordinance. Attorney Shepard – Historic preservation and economic preservation goes hand in hand. Board Member Beacham reiterated that he does not want to stop progress. Attorney Shepard – The contents (of the ordinance) are key: authority and restrictions. The attorney referenced State Bill 180, which deals with governments’ authority over property owners and development. The local government cannot regulate development. He stated that the Town cannot create limitations on developers seeking permits. Chair Pickett reminded the Board that they are waiting for the survey to be completed. She asked Ms. Bellenger about an April meeting with surveyors. Ms. Bellenger referenced comments made by the Town Planner in the last meeting. Board Member Beacham stated that he would like his archaeologist contact to come in. Chair Pickett agreed.

STAFF COMMENTS:

Records Coordinator – Marissa Bellenger – Ms. Bellenger commented on the search for the stained glass piece from the Hungerford property. She requested for Board Member Beacham’s personal contact to inquire about the piece. She also announced that there are two vacant seats on the Board.

BOARD MEMBER COMMENTS:

Board Member Beacham – Mr. Beacham thanked Councilwoman Randolph and Councilman Mack for attending tonight’s meeting. He shared his condolences to Councilwoman Randolph. Councilwoman Randolph made comments to the Board: Historic Preservation is an important part of our Town. Next time CLG training is scheduled, please go. We are going to work to get the stained glass piece back to Eatonville. We need to secure it and put it in our lobby. You would be surprised what a stained glass piece would bring economically to Eatonville.

ADJOURNMENT Chair Pickett **adjourned the meeting at 6:58pm.**

HANDOUT: Email from Archaeologist Tim Parsons.

ATTEST

Respectfully Submitted by: Marissa Bellenger

Veronica L King, Interim Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA HISTORIC PRESERVATION BOARD MEETING

APRIL 2 2026 AT 6:00 PM

Cover Sheet

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

ITEM TITLE:

Update on Historic
Eatonville Survey Project

BOARD ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: Planning
CONSENT AGENDA		
BOARD DECISION/ DISCUSSION	x	
ADMINISTRATIVE		

REQUEST:

Board Discussion on the Survey Project

SUMMARY:

The consultant from CPC will provide an update on the historic survey project for board review and discussion.

RECOMMENDATION:

N/A

FISCAL & EFFICIENCY DATA: N/A

EATONVILLE HISTORIC RESOURCES SURVEY

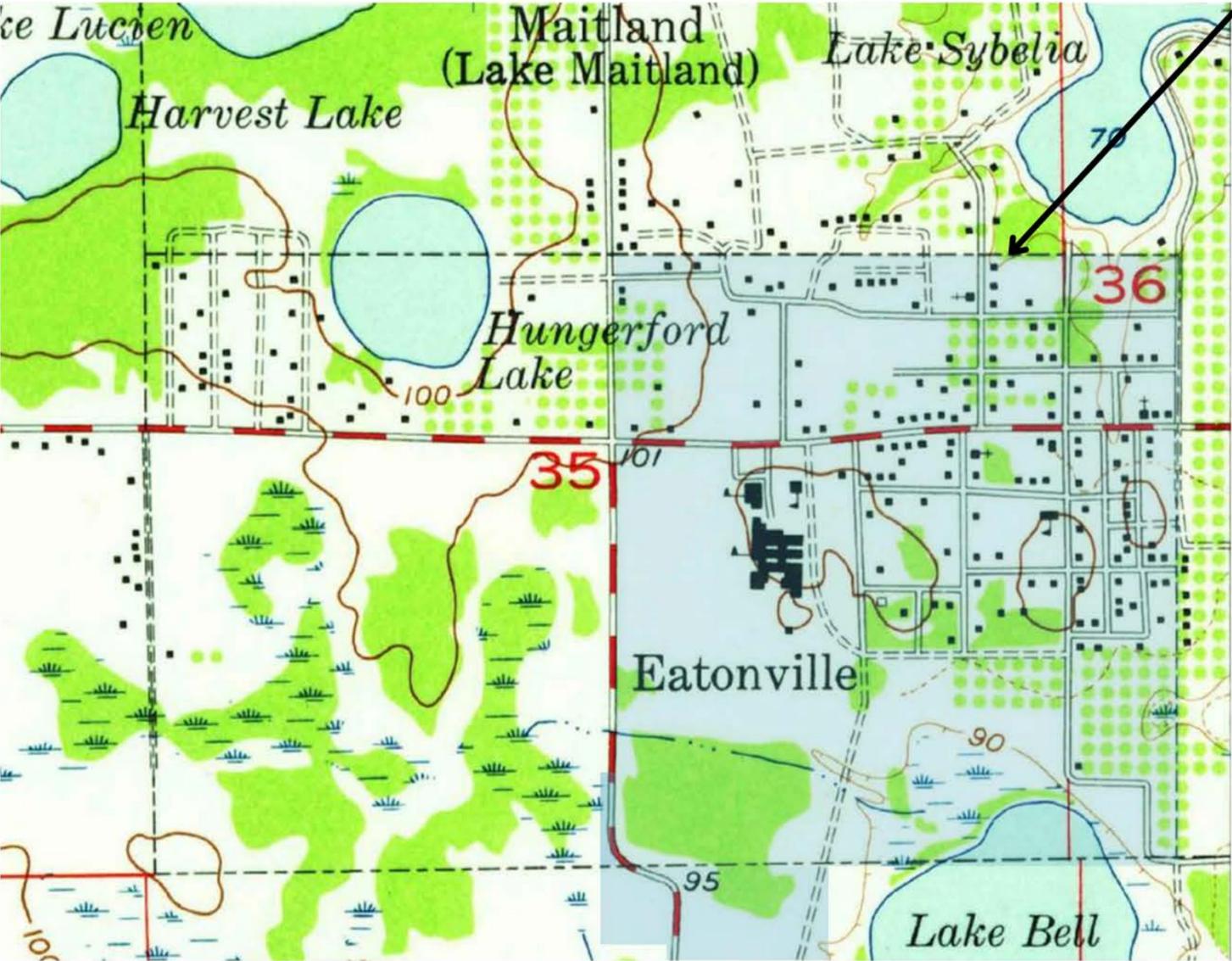
HISTORIC PRESERVATION BOARD UPDATE



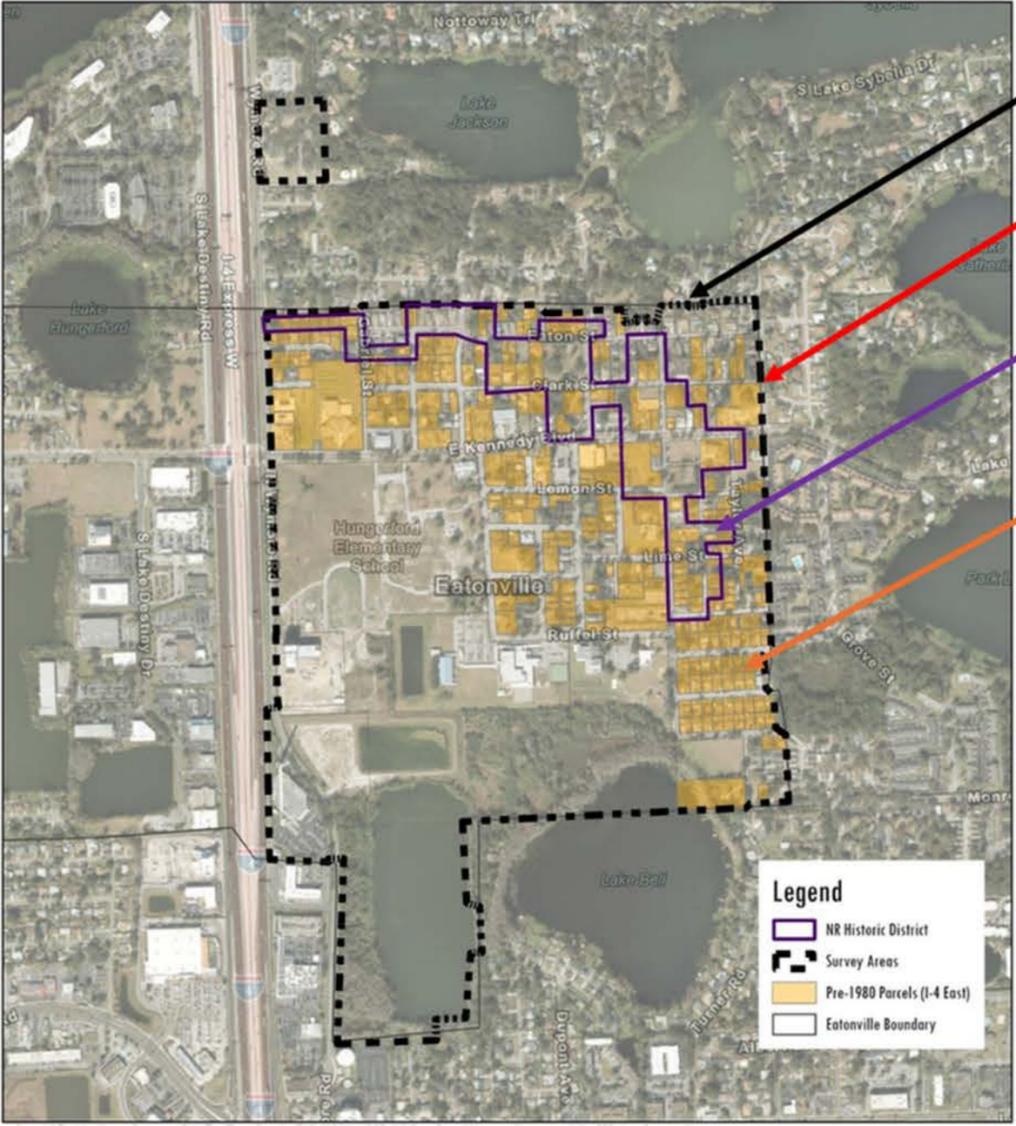
APRIL 2, 2026

COMMUNITY PLANNING
COLLABORATIVE

PROJECT BACKGROUND



1956 Town of Eatonville Topographic Map



Survey Area Map

Survey Area

Survey Area

Eatonville Plat

1998 National Register Historic District

Pre-1980 Parcels (East of I-4)



Town of Eatonville Historic Resources Survey

COMMUNITY PLANNING COLLABORATIVE

PROJECT PLAN OVERVIEW

Historic Resources Survey Underway
Enriching Eatonville's History

L to R: Patricia McClain, Bobby Holly, Rosalyn Wright, David McDonald, & Maryse Coffee in 1955.

SHARE YOUR STORIES

COMMUNITY MEETINGS TO DOCUMENT AND SHARE HISTORY!

Tuesday, October 7, 2025
5:00-6:30pm
Eatonville Branch Library
200 E. Kennedy Blvd., Eatonville, FL 32751

Thursday, October 9, 2025
5:30-7:00pm
Zoom Meeting
bit.ly/eatonville1

Inside Club Eaton during the 1950s. (Jim Robinson)

Rochelle French and Gabriel Brown in 1935. (Florida Memory)

The **Town of Eatonville**, in partnership with the **African American Cultural Heritage Action Fund of the National Trust for Historic Preservation**, CPC and Planning2Preserve are leading a project to record historic resources in Eatonville to better document the past and plan for the future.

The historic resource survey will:

- Include homes, businesses, parks, schools, churches and more.
- Help inform preserving historic sites and recording the Town's pre-1975 history.
- Tell the story of the Eatonville's history and people.

The historic structure survey will **not**:

- Place any regulations on your property.
- Publicize any private information.
- Require access to private property.

Contact us for more info:

planning@townofeatonville.org 407-623-8900

COMMUNITY PLANNING COLLABORATIVE
planningcollab.com

- Phase 1 - Data Collection, Research & Community Outreach
- Phase 2 - Fieldwork & Data Forms
- Phase 3 - Draft Survey Report
- Phase 4 - Final Forms & Survey Report

Town of Eatonville Historic Resources Survey



PHASE 1: DATA COLLECTION, RESEARCH & COMMUNITY OUTREACH



- Data Collection and Archival Research
- October 7, 2025 - Town Council Meeting
- October 7, 2025 - Community Workshop
- October 9, 2025 - Community Workshop
- October 16, 2025 - Historic Preservation Board
- October 16, 2025 - Planning & Zoning Board



Town of Eatonville Historic Resources Survey

PHASE 1: COMMUNITY OUTREACH FEEDBACK

What historic buildings or sites stand out to you as representing Eatonville?

- Heroes
- Poncho's
- Hungerford
- Wymore
- "The Red Store"
- The Moseley House
- 11 Taylor Avenue
- St. Lawrence
- Water Towers
- Post Office
- Thomas House
- Funeral Home/City Hall
- Library

What important people in Eatonville have made a lasting impact?

- Mr. Otey (Hungerford Principal & Town Historian - Memoir)
- Mr. Fimore
- Peter L. Lias
- Matilda Moseley ("Tillie," niece of town founder; friend of Zora)
- Ancestors buried in Old Town Cemetery
- Catherine W. Clark Alexander (Postmaster; Joe Clark descendant)
- Ms. Ware
- Ms. Tina McCall Waters
- Mayor Abraham Gordon
- Deacon Jones (NFL Player Hall of Fame)
- Norman Lewis (actor)
- N.Y. Nathiri
- Zora Neale Hurston

What important events in Eatonville have made a lasting impact?

- Juneteenth (about a decade ago)
- 5K Walk
- The "Zegthe" ball?
- MLK Jr Parade
- Hungerford Band (at Hannibal Square - look up)
- Zora Fest
- Construction of I-4
- Closure of Hungerford
- Proposal to widen Kennedy Blvd.
- Land use threats - adult entertainment, incinerator - backstory to formation of PEC

Where did you go to shop and eat in Eatonville?

- Boswell's Tavern
- Mr. Gordon's Restaurant (near Mosley house)
- Ms. Ward's (hamburgers)
- Neats
- Coleman's Pizza
- Benton's BBQ
- Homestyle
- Soul Food Fantasy
- Reed's Grocery
- Tiger Store
- Frame Shop (prior to this was House of Beauty & Charm - Eloise Evans)
- Post Office (current post office used to be town hall)
- Verreen Cabinetry



PHASE 1: COMMUNITY OUTREACH FEEDBACK

What entertainment venues did you visit in Eatonville?

- The Rainbow
- Mr. B's & Heroes
- Drive-In
- Club Eaton
- Pool and Tennis Court
- Denton Johnson Community Center

What church did you go to in Eatonville?

- Macedonia Missionary Baptist Church
- St. Lawrence

What demolished buildings do you miss the most?

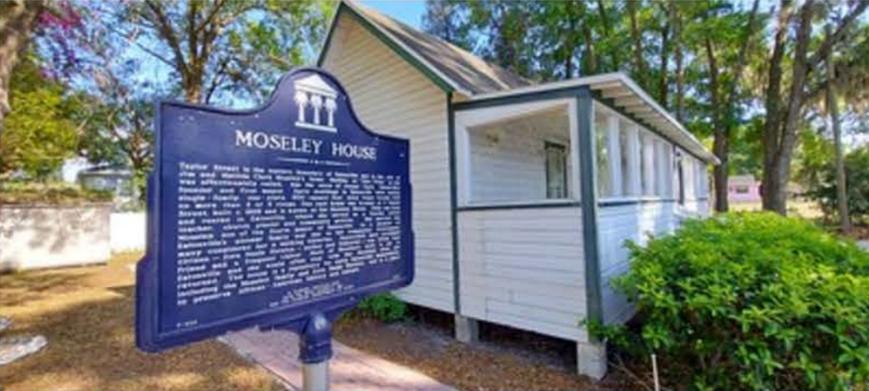
- Hungerford School
- Old Elementary School (pre-remodel)
- Citrus groves

Is there anything else you'd like to share about Eatonville's history?

- MLK Parade & January Carnival
- Pop Warner Football
- CETA Summer Employment Program
- Tennis Program (Ms. Ware & Tina McCall Waters)
- Orange groves
- Mack's Garage/Service Station (was home of museum for many years)
- Healthy Eatonville Place
- Joe Clark Store
- The Ladies Club
- Economic development conversations
- Development of PEC
- Mr. Monroe - 1st house on Katherine Avenue
- Ben Smith Motel
- Fomer Eatonville Cemtery
- Life Center
- Eatonville Day Care/Kindergarten (1st early learning center)
- Laundry/Salon on Kennedy
- Hungerford Elementary



PHASE 2: FIELD WORK & DRAFT FORMS



- Conduct survey fieldwork for 260 sites developed prior to 1980 in the oldest section of Town (east of Interstate 4)
- 138 estimated updated site files and required attachments
- 122 estimated new site files and required attachments



Town of Eatonville Historic Resources Survey

PHASE 2: FIELD WORK & DRAFT FORMS

Page 1

Original
 Update



HISTORICAL CEMETERY FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the Guide to Historical Cemetery Form for detailed instructions.

Site #8 **OR12445**
Field Date **10-16-2025**
Form Date **11-13-2025**
Recorder # **JMM**

Cemetery Name Old City Cemetery / Eatonville Cemetery Multiple Listing (DHR only) _____
Project Name Eatonville Historic Resources Survey Survey # (DHR only) _____
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

USGS 7.5 Map Name ORLANDO WEST USGS Date _____ Plat or Other Map Lawrence's Eatonville
City/Town (within 3 miles) Eatonville In City Limits? yes no unknown County Orange
Township 21S Range 29E Section 36 1/4 section NW SW SE NE Irregular Sect. Name _____
Township _____ Range _____ Section _____ 1/4 section NW SW SE NE
Landgrant _____ Tax Parcel # multiple
UTM Coordinates: Zone 16 17 Easting [] [] [] [] [] [] [] [] Northing [] [] [] [] [] [] [] []
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Address / Vicinity / Route to:
General vicinity: north of Clark Street, northwest corner of Lawrence's Eatonville Subdivision.

Public Tract Containing Cemetery (e.g. park name) Lewis Lawrence's Eatonville Subdivision

HISTORY

Year Cemetery Established 1890 approximately year listed or earlier year listed or later **Clear Check Boxes**
Ownership History (especially original owners)
Walking tour brochure: land for the cemetery donated by Sam Moseley, one of Eatonville's pioneers & 5th mayor; and Mr. Weston a previous slave holder
Year Burials Ceased, if applicable _____ Reason(s) Burials Ceased (describe below) _____
Remained active until 1931 and today is covered by residential development; per OR09101 NR Nomination

Range of Death Dates: Earliest Year _____ Most Recent Year _____
Acreage Expansions/Dates _____
List People Important in Local, State, or National History Buried in Cemetery
per brochure: Sam Moseley, Joseph Clark; Other families mentioned include the Bogers, Westons, Lesters, and the Joneses.
Describe Previous Repair, Cleaning or Restoration Efforts _____

DESCRIPTION

Type (select all that apply) community company town epidemic family fraternal order
 memorial park military (not national) municipal national potter's field
 prison religious Rural Movement other (describe) _____

Ethnic Group(s) Interred (select all that apply) White non-Hispanic Hispanic Asian Caribbean African American
 American Indian-tribe: _____ other (describe) _____

Current Status: still used for burials no longer used for burials, but maintained abandoned
Condition: well maintained some areas maintained poorly maintained not maintained, but easily identifiable
 not maintained, hard to identify not identifiable but known to exist (explain): See Eatonville NR Nomination

Total # of Graves: _____ Does Total # Include Unmarked Graves?: yes no
Describe Evidence of Unmarked Graves (include count) _____
Total Cemetery Size (give length by width or area, specify ft, m, ac, ha, etc.) 3 acres per brochure
Describe Cemetery Boundary (e.g. "cast iron fence", stone or brick wall, hedge, etc.) _____
Historical Vegetation (trees, shrubs, flowers) _____
Public Access: unlimited restricted: how? public parcel on cemetery corner is fully accessible.
Threats (select all that apply) abandonment agriculture mining/timbering public development private development
 desecration/vandalism other (explain): most of cemetery is built on except a public parcel

Associated Historical Properties/Archaeological Remains (non-cemetery) _____
 Check if Historical Structure Form completed Check if Archaeological Site Form completed

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Clear Check Boxes Date _____	
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)	

HR048R0210, effective 05/2016 Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Rule 1A-46.001, F.A.C. Phone 850.245.6440 / Fax 850.245.6429 / E-mail: SiteFile@dos.fl.gov

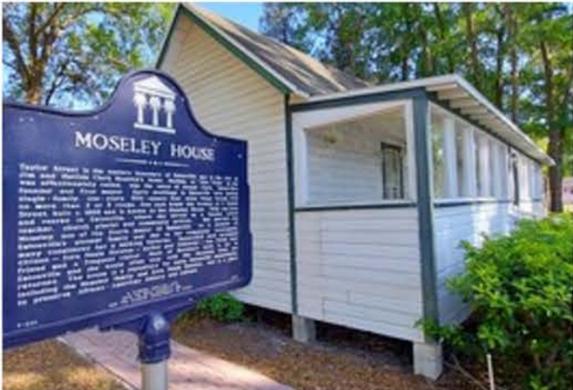
FINDINGS

- In total, the survey recorded **289** historic properties, including updated [n=**56**] and newly documented resources [n=**233**] as well as properties that have been demolished [n=**19**].



Town of Eatonville Historic Resources Survey

PHASE 3: DRAFT SURVEY REPORT



- Draft Survey Report - An extra emphasis and focus on cultural heritage updates in the survey area since the 1997 National Register designation
- Provide recommendations for next steps

ANTICIPATED DRAFT SURVEY REPORT COMPLETION EARLY APRIL



Town of Eatonville Historic Resources Survey

PHASE 3: NEXT STEP RECOMMENDATIONS

EXAMPLES OF RECOMMENDATIONS UNDER CONSIDERATION



Existing cultural heritage signage in need of replacement

- Additional Survey for Eatonville west of I-4
- Archaeology study of original town cemetery
- Develop a new cultural heritage trail and digital heritage tourism experience, collecting more oral histories
- Expansion of National Register/Local Historic District boundaries and linking with land use and zoning policies



PHASE 4: FINAL FORMS & SURVEY REPORT



1961 Town of Eatonville Plat Map

- May 5, 2026 - Town Council Meeting
- May 7, 2026 - Historic Preservation Board Meeting
- May 14, 2026 - Planning & Zoning Board Meeting
- Finalize FMSF Forms, Survey Report / Next Step Recommendations
- Final virtual meeting with NTHP/AACHAF

**JUNE 2026 ESTIMATED COMPLETION DATE
CONTRACT ENDS JULY 31, 2026**



EATONVILLE HISTORIC RESOURCES SURVEY

HISTORIC PRESERVATION BOARD UPDATE

EMAIL: [INFO@PLANNINGCOLLAB.COM](mailto:info@planningcollab.com)

WEBSITE: [WWW.PLANNINGCOLLAB.COM](http://www.planningcollab.com)

INSTAGRAM | TWITTER | LINKEDIN: [@PLANNINGCOLLAB](https://www.instagram.com/planningcollab)