



HISTORIC TOWN OF EATONVILLE, FLORIDA

PLANNING AND ZONING BOARD AGENDA

Thursday, August 14, 2025, at 6:30 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 Meeting Minutes 6-13-2024
- VI. BOARD DISCUSSIONS/DECISIONS
 - 2. Board and Staff Updates
- 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



HISTORIC TOWN OF EATONVILLE, FLORIDA
PLANNING AND ZONING BOARD MEETING
MEETING MINUTES

Thursday, June 13, 2024, at 6:30 PM
Town Hall - 307 E Kennedy Blvd.

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 AND VERIFICATION OF QUORUM: Chair Bargaineer called the meeting to order at 6:30 p.m. and a quorum was established by Mrs. King

PRESENT: (5) Chair Charles Bargaineer; **Board Members:** George Williams, Angela Thomas, Milliard Livatt Jr., Angela Johnson (Arrived after roll call)

STAFF: (5) Veronica King, **Town Clerk**, Tara Salmieri, **Town Planner**; Cobbin McGee, **Town Planner**; Ryan, Knight; **Attorney**; Sgt. Fletcher Boone; **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Larry Hopkins led the Prayer of Invocation followed by the Pledge of Allegiance

CITIZEN PARTICIPATION: None.

APPROVAL OF CONSENT AGENDA: Chair Bargaineer calls for **motion** to **APPROVE** the Meeting Minutes for January 11, 2024, and April 11, 2024; **moved** by Board member Thomas; **second** by Board Member Williams; **AYE: ALL, MOTION PASSES 5/0.**

BOARD DECISIONS:

Appointment of Vice Chair – Chair Bargaineer calls for **motion** to **APPROVE** the appointment of Board Member Angela Thomas to Vice Chair; **moved** by Board Member Williams; **second** by Board Member Thomas; **opposed** by Board Member Milliard Livatt; **MOTION PASSES 4/1.**

BOARD DISCUSSIONS:

Discussion and Review of Zoning District Uses (Administration) – Town Planner Tara Salmieri presented a PowerPoint on the Zoning District Uses. The Board will go over the consolidate use table Ms. Salmieri brought to the board in April. R-1 and R-2 are for residential use only; R-3 are for apartments. The purpose of Salmieri showing the current zoning, is to clarify that the Town does not have a lot of zoning districts. The majority of use that have been thoroughly defined is in C-3 (commercial). The Board should focus on the comprehensive plan and how that is consistent with zoning. Zoning districts is not a Planning Board function but wanted to bring information to the board [only zoning that come before planning and zoning is special exceptions]. There will not be a recommendation to approve, it is not the Board’s responsibility. Salmieri pulled out 4-5 uses to discuss that will be a topic for discussion. One use Salmieri did not pull out was townhomes. Townhomes could be a permitted use, but the townhome would affect the dimensional standard table. There is no standard in the town’s code to allow townhomes. Board Member mentions they know a number of residents who have talked about townhomes. Is this something that can be put on their [the council] radar? Can potentially put townhomes on the east side of town in the R-2 zoning. Tara Salmieri – The townhomes are possible as long as the density per units per acre is suitable. We might have to change the land use as well. The council workshop will go over zoning for the purposes of the comprehensive plan. Board Member asks if the use table has anything regarding tiny homes? Salmieri – No, not at this time. Tiny homes typically means 500 square feet or smaller, or you can do

multiple tiny homes on a parcel. We would have to create a new land use for the tiny homes because of the density—can look into this as well. Recommended adding an accessory dwelling unit, also known as mother-in-law suites, in the use table to permit them in R-1 and R-2 zoning. Board Member asks Salmieri if you did have a mother-in-law suite, how does that impact the parking? Salmieri says it requires an additional parking space. You also do not have to count the density in the accessory dwelling unit. Salmieri still has a lot of refining to do before the council workshop in July. The other thing she looked at is the code, and the town allows alcohol and lounges, surrounding towns are doing microbreweries. Salmieri added as a use only in C-3 with conditions that it has to be part of eating and drinking establishments. Spoke with the CRA director, and there was a desire to have uses the town do not typically have. For example, boat sales, service, rentals, or repair; is in I-1 with conditions [permitted]. The Live Local Act allows any property zoned industrial, commercial or mixed-use to have affordable housing. The conditions for boat sales or repair, the service space needs to be in a closed building, not visible from the street. No boats can be left and stored for more than 30 days and parts cannot be sitting outside. Board Member asked Salmieri to clarify language that states additional screening may be required. Salmieri would be required if it is located in close proximity to residential or retail commercial. A home with a pool is an example of an accessory use, the pool would be the accessory. Added food dispensing vehicles which are basically food trucks. There are also some criteria such as proper licensing and have to have an agreement with somebody that is in any one of the zoning districts. Initially the hours were until 12am, but recently the City of Orlando changed it to 10pm, because the police department were dealing with more issues between 10-12am. Board Member asks what problems were there? Salmieri says the issues were not with the food truck, but the congregating that took place around the truck. There have been a few shootings and deaths. I thought we could just lead on the experts and follow the 10pm stipulation. Board Member asks if there is anything that mentions other types of vendors. Salmieri says they would have to obtain a vendor permit. There are some special exceptions that has been added. Currently the code requires any home office to come to this Board and Town Council for approval. That is an old 1980s requirement. Recommends moving the home office into permitted standards [with conditions]. Mobile homes would also be moved from special exception to permitted standards [C3]. Board Member asks what the definition for a mobile home is. Salmieri would have to pull up the code and look at the definition of a mobile home. The intent for permitting; if someone is renovating a large shopping center or for a development; using a mobile home to house the business. Salmieri also recommended removing the used car portion of the special exceptions because most towns would prefer to allow new car dealerships. Next steps, would be to coordinate with administration during a council workshop. Salmieri states that she is happy to have additional discussions. Board Member asks when Salmieri recommends to the council tiny homes to mention that affordable housing offers rental assistance. Salmieri recommends using accessory dwelling units [ADU] to describe tiny homes.

COMMENTS: None.

STAFF COMMENTS:

Town Clerk, Veronica King – Encourages board members to sign up for TextMyGov which is the town’s new communication tool that allow for two-way communication and engagement with the community. The administration is looking to do the budget workshop at the end of July.

Town Planner, Cobbin McGee – Asks board members to encourage community members, especially young entrepreneurs, to share their ideas on additional uses, so we can incorporate them into this table update.

ADJOURNMENT Chair Bargaineer motions for adjournment of meeting; **moved** by Board Member Williams; **second** by Vice Chair Thomas; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 7:36 P.M.**

Respectfully Submitted by:

Veronica L King, Town Clerk