



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING AGENDA

Tuesday, November 03, 2026 at 7:30 PM

Denton Johnson Center – 400 Ruffel Street

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 AND VERIFICATION OF QUORUM

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE AGENDA

IV. PRESENTATIONS AND RECOGNITION

A. Updates from the Dr. Phillips Charities pertaining to the Hungerford School Property.
(Legislative/Councilman Mack)

V. CITIZEN PARTICIPATION (Three minutes strictly enforced)

VI. PUBLIC HEARING

B. Public Hearing – Second Reading – Approval of the 2nd Reading of Resolution Ordinance 2026-7 Amending The Existing Use Regulations In Chapter 65 To Permit Farmers Markets
(Administration)

VII. CONSENT AGENDA

VIII. COUNCIL DECISIONS

IX. REPORTS

CHIEF ADMINISTRATIVE OFFICER’S REPORT

TOWN ATTORNEY’S REPORT

TOWN COUNCIL REPORT/DISCUSSION ITEMS

MAYOR’S REPORT

X. 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
EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
NOVEMBER 3, 2026, AT 7:30 PM
Cover Sheet

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

ITEM TITLE: Updates from the Dr. Phillips Charities pertaining to the Hungerford School Property. **(Legislative/Councilman Mack)**

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: LEGISLATIVE/COUNCILMAN MACK
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: <ul style="list-style-type: none">N/A
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request that the Town Council hear updates from the Dr. Phillips Charities pertaining to the Hungerford School Property

SUMMARY:
On September 30, 2025, the Orange County School Board approved the transfer of the historic Hungerford property from Orange County Public Schools to Dr. Phillips Charities. Beyond the Hungerford property, Eatonville is one of the oldest incorporated Black towns in the United States. At the center of this town’s history is the Hungerford property, formerly home to the Robert L. Hungerford Normal and Industrial School, founded in the late 1800s to provide education to Black students in the South. In recent years, concerns grew over potential private development and the loss of community control.

Dr. Phillips Charities has requested to provide updates during every town council meeting to the town Council on the plans towards redeveloping the Hungerford School property.

RECOMMENDATION: - Recommending that the Town Council hear updates from the Dr. Phillips Charities pertaining to the Hungerford School Property.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL BOARD MEETING

NOVEMBER 3, 2026, AT 07:30 PM

Cover Sheet

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

ITEM TITLE: Public Hearing – Second Reading – Approval of the 2nd Reading of Resolution Ordinance 2026-7 Amending The Existing Use Regulations In Chapter 65 To Permit Farmers Markets (**Administration**)

BOARD ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: <ul style="list-style-type: none"> • Ordinance 2026-7 • Business Impact Estimate (FS Requirements) • Zoning Map • Public – Legal Notices
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Approval of the 2nd Reading of Resolution Ordinance 2026-7 Amending the existing use regulations in Chapter 65 to permit farmers markets in the C-3 zoning district, subject to applicable standards.

SUMMARY:

August 13, 2026, the Planning Board made a recommendation to amend the Town’s Land Development Code to include permitting farmer’s markets as a use in C-3 zoning district, subject to the applicable standards.

Staff reviewed the use regulations and found that farmers markets are currently permitted in the C-1 zoning district. Allowing farmers markets in additional commercial zoning districts would provide the public greater access to fresh produce and serve the public interest by expanding access to locally available food options.

This item/1st hearing was tabled at the September 15, 2026, Council Meeting to bring back at a later date.

Approval of the first reading took place October 6, 2026, at 7:30 p.m.

The 2nd hearing was tabled at the October 20, 2026, Council Meeting to bring back at a later date.

RECOMMENDATION:

Approval of the 2nd Reading of Resolution Ordinance 2026-7 Amending Chapter 65, specifically Table 65-1(c), to permit farmers markets in the C-3 zoning district.

FISCAL & EFFICIENCY DATA: N/A

ORDINANCE 2026-7

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING ARTICLE IV CHAPTER 65 – USE REGULATIONS OF THE LAND DEVELOPMENT CODE TO REVISE THE USE TABLE BY ADDING FARMERS MARKETS AS A PERMITTED USE WITHIN THE C-3 COMMERCIAL ZONING DISTRICT; ESTABLISHING SPECIFIC USE STANDARDS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, SCRIVENER’S ERRORS AND AN EFFECTIVE DATE.

WHEREAS, F.S. Chapter 163, Part II, authorizes the Town of Eatonville to plan for the Town’s future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the Town; and

WHEREAS, the Planning and Zoning Board, designated as the Local Planning Agency, held a properly noticed Public Hearing on August 13, 2026, to receive public comment on the subject matter of this Ordinance and to make its recommendation to the Town Council; and

WHEREAS, the Town Council held properly noticed Public Hearings at First and Second Reading of this Ordinance to review the recommendations of the Planning and Zoning Board and to receive public comment on the subject matter of this Ordinance; and

WHEREAS, the Town Council finds and determines that this textual amendment is internally consistent with the Town’s Comprehensive Plan and is consistent with other controlling law to include, but not limited to Chapter 163 of the Florida Statutes; and

WHEREAS, the Town Council hereby finds that this Ordinance serves a legitimate governmental purpose and is in the best interests of the public health, safety, and welfare of the citizens of Eatonville, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE:

SECTION 1. Recitals. The recitals set forth above are hereby adopted as the true and correct legislative findings of the Town Council of the Town of Eatonville, Florida.

SECTION 2. Textual Amendments. Sections 65-1, *Principal Uses*, and 65-3, *Standards Specific to Principal Uses*, of Chapter 65, *Use Regulations*, of the Town of Eatonville Land Development Code are hereby amended as set forth in Exhibit “A,” attached hereto and incorporated herein by reference.

SECTION 3. Codification. It is the intent of the Town Council of the Town of Eatonville that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in codifying the provisions of this Ordinance.

SECTION 4. Conflicts. All Town ordinances or parts thereof in conflict herewith are, to the extent of such conflict, repealed.

SECTION 5. Severability. If any section, subsection, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 6. Scrivener’s Errors. The Town Clerk and Town Attorney are authorized to correct typographical and scrivener errors that do not affect the intent of this Ordinance.

SECTION 7. Effective Date. This Ordinance shall become effective upon its adoption.

Upon Motion Duly Made And Carried, the foregoing Ordinance was approved upon its first reading on October 6, 2026.

Upon Motion Duly Made And Carried, the foregoing Ordinance was approved upon its second reading on October 20, 2026.

TOWN OF EATONVILLE

Attest:

Ruthi Critton, Mayor

Veronica King, Town Clerk

Approved as to form and legality:

By: _____, Esq.
TG LAW, PLLC as Town Attorney

EXHIBIT A

Sec. 65-1. – Principal Uses.

Table 65-1(c): Principal Uses P = permitted use SE = allowed use with approval of special exception Blank cell = use is prohibited NP = not permitted (DT HIST)											
Use Category	Use Type	Residential Districts			Non-Residential Districts				Overlays		Use-Specific Standards
		R-1	R-2	R-3	C-1	C-2	C-3	I-1	HD/MX/OFF	DT HIST CULT	
	Theater								P	P	
Retail Sales Uses	Alcoholic beverage retail sales						P				
	Bank or other financial institution				P	P			P		
	Check cashing business				P		P				
	Computer hardware service						P				
	Consumer goods establishment				P		P			P	
	Convenience store without gas						P			P	
	Convenience store with gas						SE			NP	
	Drugstore or pharmacy				P	P					
	Farmer's market				P		P				Sec. 65-3(b)(3)
	Grocery store and food				P		P			P	

Sec. 65-3. – Standards Specific to Principal Uses.

3. Farmer's Market

- a. **Farmer's Market, defined.** As used in this Section, a temporary, open-air use consisting of multiple vendors offering fresh agricultural products, locally produced food items, locally handcrafted or artisanal goods for direct sale to the public from temporary booths, tents, or similar temporary structures.
- b. **Customer Parking.** Customer Parking shall be calculated using the General Business Ratio as provided in Subpart B of the Land Development Code, Chapter 60, Article XI - Off Street Parking, Sec. 60-304. Parking may be located off site. Lawful on-street parking is permitted as long as utilized in accordance with all

applicable Town parking regulations, including Sections 38-201 through Section 38-210, provided that such parking is not located along residential streets.

- i. **Parking Calculations.** For purposes of calculating parking, the floor area shall be the aggregate area occupied by vendor booths and permanent market structures, excluding pedestrian aisles, landscaped areas, seating areas, and open gathering spaces.
 - c. **Vendor Parking.** One space per vendor booth, which may be located on site or at an approved off-site location, if needed, as determined by the Chief Administrative Officer or designee.
 - d. **Alternative Parking Plan.** An alternative parking plan may be submitted and approved to meet the unique standards for a farmer's market that is not a daily market that provides:
 - i. Estimated number of vendors, hours of operation, explanation demonstrating that adequate parking will be available without adversely impacting adjacent properties or public safety;
 - ii. Parking inventory (on-site spaces, off-site, ADA);
 - iii. Shared parking area(s);
 - iv. Vendor Parking; and
 - v. Overflow Parking (if applicable.)
-



TOWN OF EATONVILLE - BUSINESS IMPACT ESTIMATE/EXEMPTION FORM

This Business Impact Estimate is provided in accordance with Florida Statute §166.041(4). This form should be included in agenda packet for the item under which the proposed Ordinance is to be considered, and must be posted on the Town's website by the time notice of the proposed Ordinance is published. This Business Impact Estimate may be revised following its initial posting.

Proposed Ordinance's Title/Reference:

ORDINANCE 2026-7

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING ARTICLE IV CHAPTER 65 – USE REGULATIONS OF THE LAND DEVELOPMENT CODE TO REVISE THE USE TABLE BY ADDING FARMERS MARKETS AS A PERMITTED USE WITHIN THE C-3 COMMERCIAL ZONING DISTRICT; ESTABLISHING SPECIFIC USE STANDARDS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

If one or more boxes are checked below, this means the TOWN OF EATONVILLE is of the view that a business impact estimate is not required for the proposed Ordinance pursuant to Florida Statute §166.041(4)(c), but the TOWN OF EATONVILLE is providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed Ordinance.

[CHECK BOX BELOW AS APPLICABLE]

- ☐ The proposed Ordinance is required for compliance with federal or state law or regulation;
- ☐ The proposed Ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed Ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed Ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed Ordinance is an emergency Ordinance;
- ☐ The proposed Ordinance relates to procurement; or

- ☐ The proposed Ordinance is enacted to implement the following:
- a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that although an exemption noted above may apply, the TOWN OF EATONVILLE hereby publishes the following information:

1. Summary of the proposed Ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):
The proposed ordinance expands use(s) for commercial zoning designations, specifically C-3 that provide additional uses for fresh food to be accessible to the town of Eatonville residences.

2. An estimate of the direct economic impact of the proposed Ordinance on private, for-profit businesses in the Town, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

No costs are projected to occur as this is an optional use and not required.

(b) Any new charge or fee imposed by the proposed Ordinance, or for which businesses will be financially responsible:

No charges or fee's will be imposed.

(c) An estimate of the Town's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

No additional costs to add a permitted use to a zoning district.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed Ordinance:

No impact is expected

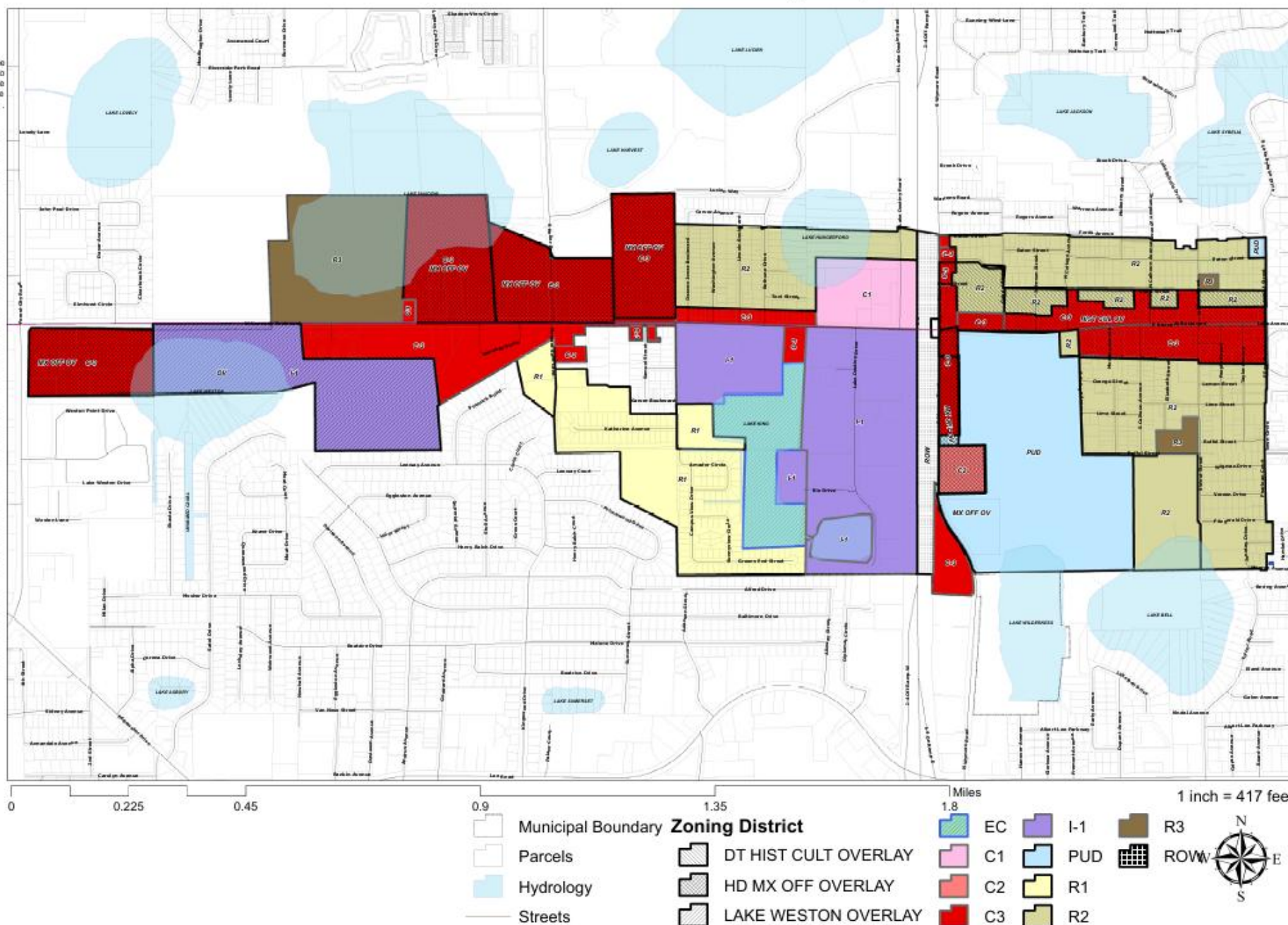
4. Additional information the governing body deems useful (if any):

No additional information.

Town of Eatonville Official Zoning Map



This is to certify that this is the Official Zoning Map referred to in Article II of chapter 64 of the Town of Eatonville Development Code adopted on ____ / ____ / ____.



GIS MAP DISCLAIMER:
Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, the Town of Eatonville cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. The Town makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.
Map Produced by James Benderson



NOTICE OF CHANGE OF PERMITTED USES – SECOND PUBLIC HEARING

The **TOWN OF EATONVILLE, FLORIDA** proposes to adopt the following Ordinance:

ORDINANCE NO. 2026-7

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING ARTICLE IV CHAPTER 65 – USE REGULATIONS OF THE LAND DEVELOPMENT CODE TO REVISE THE USE TABLE BY ADDING FARMERS MARKETS AS A PERMITTED USE WITHIN THE C-3 COMMERCIAL ZONING DISTRICT; ESTABLISHING SPECIFIC USE STANDARDS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

The Town Council is considering the proposed Ordinance at two public hearings:

1. **First Public Hearing and First Reading: was held on October 6, 2026, at 7:30 p.m.**
2. **Second Public Hearing and Second Reading: Tuesday, November 3, 2026, at 7:30 p.m.**

The second Public Hearing will be held at the **Denton Johnson Center at 400 Ruffel Street, Eatonville, Florida, 32751**. Interested persons may appear at the second Public Hearing and be heard regarding the proposed ordinance. The hearing may be continued to a future date, time, and place announced at the hearing. Copies of the proposed ordinance and its business impact estimate are available for public inspection at Town Hall, 307 E. Kennedy Boulevard, Eatonville, Florida, during regular business hours, and on the Town's website.



APPEAL NOTICE: In accordance with Florida Statute §286.0105, any person who decides to appeal any decision made by the Town Council with respect to any matter considered at these public hearings will need a record of the proceedings and, for such purpose, 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: In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in these proceedings should contact the **Town Clerk at (407) 623-8910** at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing **711**.

October 27, 2026
 From: Marissa Bellenger
 TO:

Orlando Sentinel Legal Ads

Please place the following display legal ad in your paper on Wednesday, October 28, 2026, and in no event later than Thursday, October 29, 2026. Please provide proof prior to and proof of publication.

This advertisement is required by section 166.041(3)(c)2., Florida Statutes. It must be no less than 2 columns wide by 10 inches long, with a headline in type no smaller than 18 point, and must NOT be placed in the portion of the newspaper where legal notices and classified advertisements appear. Please also publish the notice on the newspaper's website and the statewide legal notice website as required by section 50.0211, Florida Statutes, and include confirmation of the print size, page placement, and online posting in the proof of publication.

Begin Ad

NOTICE OF CHANGE OF PERMITTED USES

The Town of Eatonville proposes to adopt the following ordinance:



AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING ARTICLE IV CHAPTER 65 – USE REGULATIONS OF THE LAND DEVELOPMENT CODE TO REVISE THE USE TABLE BY ADDING FARMERS MARKETS AS A PERMITTED USE WITHIN THE C-3 COMMERCIAL ZONING DISTRICT; ESTABLISHING SPECIFIC USE STANDARDS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

A public hearing on the ordinance (second public hearing and second reading) will be held on **Tuesday, November 3, 2026, at 7:30 p.m.**, or as soon thereafter as the matter can be heard, at the **Denton Johnson Center located at 400 Ruffel Street, Eatonville, Florida, 32751.**

At the public hearing, all interested parties may appear to be heard with respect to the proposed Ordinance 2026-7 Amending Article IV Chapter 65 – Use Regulations Of The Land Development Code To Revise The Use Table By Adding Farmers Markets As A Permitted Use Within The C-3 Commercial Zoning District; Establishing Specific Use Standards. The public hearing may be continued to one or more future dates; the date, time, and place of any continued hearing will be announced at the hearing. The first public hearing and first reading for Ordinance 2026-7 were held on October 6, 2026.

Copies of the proposed Ordinance 2026-7 are available for public inspection at the Town Hall, located at 307 E. Kennedy Boulevard, Eatonville, Florida, during regular business hours, 8:00 a.m. - 5:00 p.m., Monday – Friday. The proposed ordinance and its business impact estimate are also available on the Town's website.

Any person requiring reasonable accommodation to participate in this meeting should contact the Office of the Town Clerk at (407) 623-8910 at least three days in advance so arrangements can be made. All persons are advised that if they decide to appeal any decision made at the 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 evidence upon which the appeal is to be based.

End Ad

Preview - Content may appear in color online but may be printed in black and white.

NOTICE OF CHANGE OF PERMITTED USES

The Town of Eatonville proposes to adopt the following ordinance:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING ARTICLE IV CHAPTER 65 – USE REGULATIONS OF THE LAND DEVELOPMENT CODE TO REVISE THE USE TABLE BY ADDING FARMERS MARKETS AS A PERMITTED USE WITHIN THE C-3 COMMERCIAL ZONING DISTRICT; ESTABLISHING SPECIFIC USE STANDARDS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

A public hearing on the ordinance (second public hearing and second reading) will be held on Tuesday, November 3, 2026, at 7:30 p.m., or as soon thereafter as the matter can be heard, at the Denton Johnson Center located at 400 Ruffel Street, Eatonville, Florida, 32751.

At the public hearing, all interested parties may appear to be heard with respect to the proposed Ordinance 2026-7 Amending Article IV Chapter 65 – Use Regulations Of The Land Development Code To Revise The Use Table By Adding Farmers Markets As A Permitted Use Within The C-3 Commercial Zoning District; Establishing Specific Use Standards. The public hearing may be continued to one or more future dates; the date, time, and place of any continued hearing will be announced at the hearing. The first public hearing and first reading for Ordinance 2026-7 were held on October 6, 2026.

Copies of the proposed Ordinance 2026-7 are available for public inspection at the Town Hall, located at 307 E. Kennedy Boulevard, Eatonville, Florida, during regular business hours, 8:00 a.m. - 5:00 p.m., Monday – Friday. The proposed ordinance and its business impact estimate are also available on the Town's website.

Any person requiring reasonable accommodation to participate in this meeting should contact the Office of the Town Clerk at (407) 623-8910 at least three days in advance so arrangements can be made. All persons are advised that if they decide to appeal any decision made at the 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 evidence upon which the appeal is to be based.

175756 10/29/26

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at <https://www.tribpub.com/central-terms-of-service/>) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business