



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL

MEETING MINUTES

Tuesday, May 2, 2023 at 7:30 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 AND VERIFICATION OF QUORUM:

Mayor Gardner called the meeting to order at 7:30 p.m. and quorum was established through Mrs. Veronica King

PRESENT: (5) Councilwoman Wanda Randolph, Councilman Marlin Daniels, Councilman Theo Washington, Councilman Rodney Daniels, Mayor Angie Gardner.

STAFF: (6) Demetrius Pressley, **Interim Chief Administrator Officer**, Veronica King, **Town Clerk**, Patrick Brackins, **Attorney**, Joseph Jenkins, **Deputy Chief**, Katrina Gibson, **Finance Director**, Tara Salmieri, **Planner**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Rev. Critton led the Prayer of Invocation followed by the Pledge of Allegiance

APPROVAL OF THE AGENDA:

Mayor Gardner Motions to approve agenda; Moved by Councilman Marlin Daniels; Second by Councilman Theo Washington; **AYE: ALL, MOTION PASSES.**

CITIZEN PARTICIPATION - (The Three-minute rule was strictly enforced) – To speak on items not related to the hearings.

Ryan Novak – (Homeless) Be mindful of free citizen status when release from agency; not infringe upon individual rights (Uniformity) Great idea; however not in favor of an HOA (Annexation) Consider annexing land around Eatonville into Eatonville; will bring revenue into the town.

Joyce Irby – In widening Kennedy, hoping that the line of trees is not destroyed; they give cooler temperature and clean air.

Angela Johnson – (Code Enforcement) Request to get code enforcement up and running; parked vehicles on both sides of the street are obstructing emergency vehicles to a crawl. Must be concerned about the safety of the residents. Maybe something can be put in place in the interim of reactivating code enforcement to prevent incidents and create liability for the town. (Uniformity) When will there be a status on the CRA Master Plan; Good idea that will create a richness in the town.

PUBLIC HEARING:

#1 Approval 2nd Reading of Ordinance 2023-6 Establishing A Temporary Moratorium On The Issuance of New Building Permits - (Preamble read by Town Clerk) **Public Comments:** (*Theo McWhite*) Disagree with moratorium for single-family homes. Keep opportunity for young families to move into Eatonville; this will support Hungerford Elementary School. (*Julian Johnson*) Thanks to those who supported, sponsored, and contributed to the community celebration. Desire to buy a home in Eatonville; think that single-family homes should be kept out of the moratorium. Young black wants to move back to the town. (*Anthony Grant*) Share the same sentiments as previous speakers; why not exclude single-families, in-fill lot development, sub-

division from the moratorium. Number one priority should be to prevent becoming a rental community. What is the average impact fee for orange county, what does the budget for transportation and new roads look like; must know these things before making a decision. Should allow commercial anything under \$4,000 sq.ft.; set a threshold. (Ken) This is not the time to stop developments in Eatonville; there is a need for more development. As a developer unable to build in Eatonville, will send me somewhere else. (Angela Johnson) Considering the town financial condition, the lack of impact fees has hurt the town. Recommend a moratorium with some adjustments. There needs to be a pause in order to get impact fees in place. **Council Comments:** (Washington) Single-family and commercial should be reconsidered; should be allowed to build. (Randolph) Recommend to table this to do more research and avoid a rational decision. Would like to see a calculation with or without the 2500 sq.ft. to see the difference in the impact. Also, would like to know about the vacant land available for single-family homes. (Brackins) Can charge impact fees unless you first do a study and adopt by law appropriately under the statute. Impact fees offset the costs of impact on public infrastructure, facilities, new developments in order to maintain the level of services that currently exist. The moratorium will allow the time needed to get the impacts fees in place. Do not recommend tabling this ordinance; you cannot move the ordinance for approval, you can vote it down; there is a variety of things that can be done but it will require readvertising and beginning the process over for a 1st and 2nd reading when there is a material impact on the ordinance. Adding back the under 2500 sq.ft. or another limit with respect to single-family can be done without advertising. (Exemptions/Vested rights) Current developments will not be affected by the ordinance. Under vested right, new developments can be presented to the council to be heard for exclusion from the moratorium according to the required procedures and criteria can be considered for a permit; to be approved by council. Intended to protect the rights of the town and the builder. (R. Daniels) Who asked for the ordinance and included single-family homes; by the Mayor and other council members due to prior discussion as to whether this item should be presented as a resolution or ordinance. The single-family limit was removed as part of the 1st reading. (M. Daniels) What is the length of time for the impact fee study: it is currently underway and should be completed in approximately 90 days. The House Bill (Live Local Act) takes effect on July 1st; has to do with approvals at the local level and does not talk about permits. The impacts are currently unknown. (Gardner) The town takes a hit by paying out more than the owner when a single-family home is built; everything is an impact. The moratorium will allow administration to get internal controls in place; this is the right move for the town. **Mayor Gardner Motions** to approve 2nd Reading of Ordinance 2023-6 Establishing A temporary moratorium on the Issuance of new building permits; Moved by Councilman R. Daniels; Second by Councilwoman Randolph; **AYE:** Councilwoman Wanda Randolph, Councilman Marlin Daniels, Councilman Theo Washington, Councilman Rodney Daniels, Mayor Angie Gardner; **ALL, MOTION PASSES.**

Approval of the rezone of 1000 W. Kennedy Boulevard, parcel ID 34-21-29-0000-00-078, from C-3 Zoning District (Commercial) to R-3 (Multifamily Residential) by Ordinance 2023-5. (Quasi-Judicial hearing) Tara Salmieri was sworn in by Attorney Brackins. Tara Salmieri (Town Planner) introduced the request for a rezoning approval of application DEV 2023.301 recommending the rezone of 1000 W. Kennedy Boulevard, parcel ID 34-21-29-0000-00-078, from C-3 Zoning District (Commercial) to R-3 (Multifamily Residential) on approximately 4.07 acres; the Town of Eatonville is the applicant. In 2018, the comprehensive plan was changed but the zoning map was not changed; currently the rezoning map is inconsistent with the comprehensive plan. Planning and Zoning is recommending approval of this request. Florida statute requires that the zoning be consistent with the comprehensive plan. **Public Comments:** (Ryan Novak, sworn in by legal). Recommend the changes be made at one time when resolving inconsistencies between the comprehensive plan and the zoning map. **Council Comments:** (Gardner) Who will this change affect the parking; the variance was approved in 2018 and will carry through, there will be no additional changes. No additional units can be built out under the change. (Preamble read by Town Clerk) **Mayor Gardner Motions** to approve the rezone of 1000 W. Kennedy Boulevard, parcel ID 34-21-29-0000-00-078, from C-3 Zoning District (Commercial) to R-3 (Multifamily Residential) by Ordinance 2023-5; Moved by Councilwoman Wanda Randolph; Second by Councilman R. Daniels; **AYE:** Councilwoman Wanda Randolph, Councilman

Marlin Daniels, Councilman Theo Washington, Mayor Angie Gardner; **NAYE:** Councilman Rodney Daniels; **MOTION PASSES.**

APPROVAL CONSENT AGENDA: Mayor Gardner Motions to approve the consent agenda approving the Town Council Meeting Minutes for April 18, 2023; Moved by Councilman M. Daniels; Second by Councilman Theo Washington; **AYE: ALL, MOTION PASSES.**

COUNCIL DECISIONS:

Approval Resolution 2023-2 Appointment of Vice-Mayor – (Mayor Gardner) We have to move on; recommend Councilman Theo Washington for Vice Mayor; **Mayor Gardner Motions** to approve Resolution 2023-2 Appointing Councilman Washington as Vice-Mayor; Moved by Councilman R. Daniels; Second by Councilman M. Daniels; **AYE:** Councilman Theo Washington, Mayor Angie Gardner; **NAYE:** Councilwoman Wanda Randolph, Councilman Marlin Daniels, Councilman Rodney Daniels; **MOTION FAILS.**

Mayor Gardner Motions to approve Resolution 2023-2 Appointing Councilman R. Daniels as Vice-Mayor; Moved by Councilman Washington; Second by Councilwoman Randolph; **AYE: ALL, MOTION PASSES.**

REPORTS:

INTERIM CHIEF ADMINISTRATIVE OFFICER: Demetrius Pressley
(Updates): We are in the second week of the feasibility study, tile replacement in the lobby in two weeks, stormwater improvement currently taking place on the southwest side of town, have not received any application for the Public Works position; asking the council for adjustment of salary, looking for direction from council as to Mainstreet and the CRA planning Founder’s Day. (M. Daniels) Would love to see other entities come together for Founder’s Day, the Chambers, and other non-profits. (Gardner) Founder’s Day will be an administrative function with the conclusion of partners. (Pressley) Will put out a public notice to foster a collective effort.

TOWN ATTORNEY’S REPORT: Attorney Patrick Brackins – No Report

TOWN COUNCIL REPORT/DISCUSSION ITEMS-

Councilman M. Daniels – Prayer for the Mentor family during bereavement; A’tisha Blue, Figueroa lost son, funeral is Saturday at Macedonia MBC. (Strategic Workshop) A good meeting that gave a chance to voice concerns. (Legislation) Keep focus amidst distractions and moving parts; voting is key. There are decisions are being made that will impact us. We are people over politics.

Councilwoman W. Randolph – (Code Enforcement) Have been information on qualification; current staff will be going to certification training; acknowledged effort. (Crime/Assault) Be conscious of the rise in crime and assault on children; EPD to provide some awareness. (Hungerford Elementary) Met with principal; we have a very good school. Supplies for school are needed; have begun (Logo) Pending information pertaining to the town’s logo (Pool) Request update; currently being cleaned and thereafter the motor will be addressed (Chief Police) Request update; will be reposted; previous applicants are no longer interested. Need to revisit salary ranges (Chambers of Commerce) Acknowledged for their workshops and resources in the community; contact the Chambers for more information.

Councilman T. Washington – Condolences to the Drake family (Water Bill) Need to revisit how the \$5 late fees are being addressed as it relates to due dates falling on the weekend; let’s not penalize or citizens (Water Rate Study) Need to implement.

Vice-Mayor R. Daniels – (Family Dollar) Unsatisfactory appearance; needs attention; (I-4 Overpass) there is water gathering under the overpass (Pool) Inquired about a MOU and who authorized the work; who is the contractor - requesting response by email (Condolences) to the Drake, Caldwell, and others who have

lost loved ones. (Resolution) request for a resolution for a co-worker – will follow up (Vice Mayor) gave assurance of intent; here for the town and not to undermine the Mayor’s administration. Will support in moving the town forward; welcome feedback (Recognition) Eddie Cole, Hall of Fame at Rollins; Jaylen Carter, drafted into the NFL. In closing, offer availability to the Mayor to represent the town in her absence at events that require representation. (Washington) In response to the Family Dollar’s concern, the head quarter is local on Edgewater Drive.

MAYOR’S REPORT

Mayor Angie Gardner – Condolences to the families (Family Dollar) The inside is not safe; mandating a standard in the master plan may can be considered when addressing these types of concerns (Water Rate Study) the study is in the pipeline but has not been authorized as of yet. (Town Celebration) 1887 and Land Back hosted a nice event (Orange County Charter Review) will get together in June with those who have expressed interest (Water Bill) Deadlines that fall on the weekend should be due on the next weekday (Citizen Advisory) considering a Mayor’s Citizen Advisory for the Town’s Charter Review as the Council sits as the Charter Review Board. Thanks to Julian Johnson for representing the town on the tourist development advisory board. (Community Resource) Community Frig, organized by Candance Finley, providing food for those in need - See Flyer for more information (State of the Town) Moved to June (Founder’s Day) Looking to collaborate with the citizens, this administration values the citizen’s feedback.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; Moved by Councilman M. Daniels; Second by Councilman Theo Washington; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:04 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Mayor