



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
DECEMBER 2, 2025, AT 7:30 PM
Cover Sheet

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ITEM TITLE:
Ordinance 2025-7

First Reading of Ordinance 2025-7 Amending Subpart B, “Land Development Code,” Chapter 64, “Zoning,” Article III “Zoning District Regulations,” Chapter 65 “Use Regulations” , Section 65-1 to Permit Duplexes in R- 2 Single Family Residential Zoning Districts (**Planning**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: PLANNING DEPARTMENT
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: <ul style="list-style-type: none">• Staff Report• Ordinance 2025-7• Business Impact Statement
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request that the Town Council approve the first hearing of Ordinance 2025-7

SUMMARY:

The planning department has been reviewing the Land Development Code and has determined that there is a need to revise R-2 zoning district to permit Duplex’s as of right or a conditional use. A Ordinance is being presented to the town council for approval of first reading Amending the Town’s Land Development Regulations to permit Duplex’s in R-2 Zoning district as provided in Ordinance 2025-7.

RECOMMENDATION: - Recommending that the Town Council approve Amending the Town’s Land Development Regulations to permit Duplex’s in R-2 Zoning district as provided in Ordinance 2025-7.

FISCAL & EFFICIENCY DATA: N/A