



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

Thursday, April 13, 2023, at 6:30 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:

Chair Charles Bargaineer called the meeting to order at 6:30 p.m. and quorum was established by roll call through Mrs. Veronica King afterwards the pledge of allegiance.

PRESENT: (6) Chair Charles Bargaineer; Vice-Chair Louisstee Cummings; **Board Members:** George Williams; Angela Thomas; Angela Johnson; Millard Livatt (Arrived after Roll Call)

STAFF: (3) Veronica King, **Town Clerk;** Tara Salmieri, **Planner;** Patrick Brackins, **Attorney**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Chair Charles Bargaineer led the Prayer of Invocation followed by the Pledge of Allegiance

APPROVAL OF MINUTES:

Chair Bargaineer calls for motion to approve the December 8, 2022, Meeting Minutes; moved by Board member Thomas; second by Board Member Williams; **AYE: ALL, MOTION PASSES.**

PUBLIC PARTICIPATION: – No Public Participation

EX-PARTE COMMUNICATIONS ON QUASI-JUDICIAL MATTER: Attorney Patrick Brackins gave a brief introduction of the quasi-judicial hearing on a rezoning application. The planner will talk to you about the details. if anyone is going to provide testimony, they will have to be placed under oath when the hearing starts. The applicant for this hearing is the town itself. The town planner will be presenting the reasons for it. The decision is supposed to be based on the evidence and testimony and any documents you see at the hearing; not based on opinions or anything outside of what you hear at this meeting. Questions can be asked, and the property owner can also ask questions. This is a change of zoning, a specific item for a specific piece of property, making it quasi-judicial. Attorney Brackins swore in Tara Salmieri who would testify in the hearing.

BOARD DECISIONS:

Approval of DEV 2023.301 (Quasi-Judicial) 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; by Ordinance No. 2023-5, Amending the Towns' Zoning Map. (Tara Salmieri) The project's name is Wayne Dench existing zoning is C3, and the future land use is high density residential. The surrounding land use is with the Lake Weston plan development that is going up south and east. The apartment complexes to the west are another existing multifamily also zoned as a C3. This existing

multifamily has seventy-seven units. There was a variance that was given to this parcel of land in 2018 with a comprehensive planned, land development update. The zoning that has been assigned to this land is not consistent with the comprehensive plan. The request is to rezone this piece of land to be consistent with the comprehensive plan and to allow the multi family dwelling units to occur. In summary, the property has a commercial zoning designation with a high residential future land use designation; it is inconsistent with the comprehensive plan. Rezoning the property from a C3 to R3 will allow the property to be consistent with the comprehensive plan's high density, residential future land use designation. Rezoning creates compatibility with the surrounding areas required by the land development code. The recommendations as requirement in the Florida statute is for the land development code to be consistent with the comprehensive plan, to rezone this property at 1000 West Kennedy Boulevard from C3 zoning to R3 zoning. The property has seventy-seven units already; if demolished, it could only yield sixty-eight units, and would still be consistent with the zoning. This would be the max permitted in the zoning district. The reason that this application is coming forward by the town and not by the applicant is because in 2018, when they changed the comprehensive plan, what should have happened then on the same was to also have the zoning change to be consistent with the comprehensive plan making both the future land use map and the zoning map the same. This request is a cleanup change to make the zoning consistent with the comprehensive plan. (Attorney Brackins) By approving this request, changing the zoning map is what is being done, there is no authorizing of any type of build, site plan, or new construction. Those would be separate applications. **(No Public Comments)** Chair Bargaineer **MOTIONS** to approval of DEV 2023.301 (Quasi-Judicial) 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); ; moved by Board Member Johnson; second by Vice Chair Cummings; **AYE: ALL, MOTION PASSES.**

COMMENTS:

Board Member Millard Livatt – No Comments

Board Member George Williams – No Comments

Board Member Angela Thomas – Thank you for helping us get documentations up to date, and we really do appreciate it.

Vice Chair Louissteen Cummings - I agree along with Ms. Thomas. Thank you for what you have shown us and helping us understand.

Board Member Angela Johnson – Ditto the same sentiments; inquired about updates on the new state law and its possible impact with mixed use, land use designations and commercial (Attorney Brackins) the Live Local Act, the Affordable Housing Act that has to do with commercial and industrially zoned properties that can now be developed for multifamily mixed use for affordable housing, or for affordable housing benefit, the law goes into effect on July 1st. The precise scope and impact of that law is not known at this time. The League of Cities has not put out a formal opinion about what we can expect. It is expected that it will have a significant impact on every community across the state. Give the league time to figure out what the impact is going to be and go from there. It is designed to improve the affordable housing crisis across the state and at the same time, it also removes any ability for communities to have price controls to keep rents low. We will at some provide all our clients with a memorandum of what we can expect to include its impacts.

Chair Charles Bargaineer – Thanks the staff and team for their diligent hard work.

STAFF COMMENTS: None

ADJOURNMENT Chair Bargaineer motions for adjournment of meeting (Moved by Board Member Thomas;
Second by Board Member Williams; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 6:50 P.M.**

Respectfully Submitted by:

Veronica L King, Town Clerk