

TOWN COUNCIL  
REGULAR MEETING  
MINUTES  
January 3, 2023

**PRESENT:** Mayor Angie Gardner, Vice Mayor Rodney Daniels, Councilman Marlin Daniels, Councilwoman Wanda Randolph, and Councilman Theo Washington. **STAFF:** Clifford Shepard, **Town Attorney**, Randy Singh, **Chief Administrative Officer**, Veronica King, **Town Clerk**, Broderick Lampkin, **EPD Detective**, Albert English, **Public Works Director**, and Damaris Adams, **Planner I**, Tara Salmieri, **Certified Planner**, and Katrina Gibson, **Finance Director**

**CALL TO ORDER & VERIFICATION OF QUORUM**

Mayor Gardner called meeting to order at 7:40pm with a verification of quorum through Mrs. King

**INVOCATION & PLEDGE OF ALLEGIANCE**

Pastor Critton led the Prayer of Invocation, followed by the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**Motion for approval of agenda; moved by Councilman Washington; second by Councilwoman Randolph**  
**AYE: ALL, MOTION PASSES.**

**CITIZEN PARTICIPATION - THREE (3) MINUTES STRICTLY ENFORCED.**

Mayor Gardner called for Citizen Participation; with (4) participating citizens.

GRACIE CASEY – (Comments provided to clerk for reading) Recognizing two officers Detective B. Lampkins and Officer J. Diggs for speaking to her nephew helping him to understand the consequences of his behavior and bad choices he continues to make in school. It was impactful and comforting to know that I live in a community where law enforcement is fully engaged and willing to go above and beyond the call duty.; would like to see the Police Explorer program revived as well as other programs for the youth.

EDDIE COLE –Check Preserve Eatonville Community (PEC) the reason for their business; what is the economic dollars for the Town of Eatonville. Received a flyer with the town's logo; be careful, it looks like the town id a part of what a non-profit agency is doing. (School Board) Received \$4mil and 6 acres of land up to the beginning of Hungerford Elementary School; the \$4mil dollars was going to be used to start the 5,9mil reimbursable grant. Chair Teresa Jacobs moved all the funds for maintaining the property; paid in full. People are saying things that are not true. Understand economic development; there are many who can buy homes in Eatonville and all blacks are not poor.

RYAN NOVAK – Do not know much about the water situation; hope we can work things out. (Logo Use) There is the common law trademark which applies to a city's logo. State of Florida generally has a blanket code for city logos. City of Cocoa has a good application for use of logo; make a policy. (Melting Pot) multicultural groups will melt together to fully assimilate into the dominate society. (2023 Goals) What are the goals and the ideas. Progress Through Understanding resonated when quoted by Vice-Mayor R. Daniels; please stress this and give more understanding. Kudos to Mrs. King for her responsiveness, putting together of presentation.

ANGELA JOHNSON – Kudos to Mrs. King for responsiveness, rebranding/rebuilding portions of the town's website; looks like two websites. Encourage to move forward with updating the website. Thanks to Mr. Singh for restating matters mentioned in the last two years; improper oversight of finances, town's financial position, lack of records, condition of infrastructure, pipe location (use of life). On the consent agenda, request clarity of hiring a temporary CPA; is it only to assist with getting through the audit, the PlanActive Studio; how much time has been contracted over the last six months in consideration to the various projects; is the amount sufficient for the needs of the town. What are the goals for 2023; encourage to come together for a planning retreat to set and discuss the goals.

**APPROVAL OF PUBLIC HEARING (First Reading):** Approval of Public Hearing of the Rezoning Request at 200 S. Lake Destiny Drive. Tara Salmieri introduced the rezoning request by summary requesting to change from an Industrial zoning to a commercial. The request will allow for the zoning to be consistent with the comprehensive plan; currently not consistent with each other. Applicant is requesting a C1 designation which is the least of all zoning districts for commercial. Currently, the land as is can not be developed because of inconsistency between the zoning and the comprehensive plan. The C1 is compatible with the surrounding areas and does not violate Florida State Statutes with the lowest intensity. Florida Statutes requires land development to be consistent with the comprehensive plan. Planning Board is recommending approval; there is an ordinance attached. The applicant cannot develop without coming back to the board with a site plan. Logan Opsahl, the applicant introduced himself and stated that the future land use and the requested zoning comply with each other. This is step one; will come back to council with any future developments. Attorney Shepard for clarification, the current comprehensive plan and the current zoning do not fit together; the comprehensive plan rules. If applicant attempt to come back to develop under the current zoning, it will have to be denied because of the inconsistencies. To fix, either amend the comprehensive plan or amend the zoning. Applicant is recommending to amend the zoning to be consistent with the comprehensive plan.

**(No Public Comments)**

**Council Comments:** What are the plans if approved; currently office use is being discussed. The applicant moves forward with what the zoning districts and uses permitted; there are special exceptions in C1. If Council would like to look at the uses, the code, what is permitted, council could add special conditions since there are no pending applications; must fast track. The current application is for amending the rezoning map and assignment of zoning district to the parcel of land from industrial to commercial C1 zoning district allowing for consistency with the comprehensive plan. There is only one hearing for the rezone. Information was made available to the public fifteen (15) days prior; posted several times, on the website, bulletin board, Orlando Sentinel, and through the Planning Board (December 8) What is essential services; code is loose on defining essential services. To approve with conditions does not apply to the request because there is no development application. Under the C1 zoning district there is no allowance for a night club unless Council does it. *(Reading of Preamble by Town Clerk)*

**Motion to approve rezoning request at 200 S. Lake Destiny Drive;** moved by Councilman Washington; second by Councilwoman Randolph; **Discussion:** Can our infrastructure handle a development with this commercial zoning. Because there is no application for development and not know details of a possible development of future office use, it would be difficult to answer/determine. This type of capacity questions would be determined in a site plan review. **ROLL CALL: AYE; Councilwoman Wanda Randolph, Councilman Theo Washington, Mayor Angie Gardner, Vice Mayor Rodney Daniels, Councilman Marlin Daniels, AYE: ALL, MOTION PASSES.**

**Motion for approval Consent Agenda (Council Meeting Minutes – December 20, 2022 , Plan Active Studio Planning Support Services Contract , and hiring of a temporary CPA from a qualified Temp Agency;** moved by Councilman Theo Washington; second by Councilwoman Randolph; **AYE: ALL, MOTION PASSES.**

**(No Council Decisions)**

**REPORTS:**

**CHIEF ADMINISTRATIVE OFFICER:** (Randy Singh) Continuing to work of items discussed at last meeting. (Updates) Fire and Law Enforcement Fee Study will need more time, not comfortable with the current study

**LEGAL COUNSEL REPORT:** (Clifford Shepard) Previous pulled the fire and law enforcement fee ordinance; provided additional information that would take the town in a better direction. Would like to prioritize organizing a retreat

**COUNCIL REPORTS:**

**Councilman Marlin Daniels** – Happy New Year. It is important to ensure due diligence in gathering information and research. If we want to move the town forward, we have to allow for reflection and take true assessment of what is going on. Request that Mayor and Mr. Singh address the email that came in concerning the police department. Public safety is important and should be at the forefront. Request more information on the Zora Festival; need clarity, no cost should be incurred by the residents. PEC should incur all cost and has received over \$75,000 of taxpayers' dollars.

**Councilman Theo Washington** – Happy New Year and stay safe. Condolences to the family of Ruby Knight.

**Councilwoman Wanda Randolph** – (Concerns) No MLK Parade information received, visited the Black Mayor's website and they are expected to be in Eatonville during the Zora Festival; will Council be invited? Who is spearheading the MLK Parade and the vendors? (Code Enforcement) Code Enforcement Officer is also over the Recreation Department; are we hiring a Recreation Director? (Club Eaton) Building is an eye sore and safety hazard. (Exposed Wires) Two individuals complaint about exposed wires coming out of the green boxes along the highway. (Request Updates) What is the update on the West Water Tower; it is poor in appearance. There is a flyer that indicates the 2<sup>nd</sup> reading for the Hungerford Property will be February 7<sup>th</sup> as a projected date; how is this information available without Council being informed?

**Vice Mayor Rodney Daniels** – Happy New Year. We are a melting pot; different groups and backgrounds coming together with a common goal to preserve the town's history. Thanks to Councilwoman Randolph for keeping water at the forefront. Thanks to Mr. Singh for raising awareness about the water situation; each administration should take a portion of responsibility in improving the water infrastructure; piping. It has been stated that developments have not come before this board and things were done illegal; get with the Tara (Planner) to get information; don't believe the former Planner would jeopardize going to jail or losing his license. We must come to a common ground when something is wrong; we have not been able to agree that purchasing a home from a mentally challenged elderly man and taking things off the agenda is wrong; right is right, wrong is wrong. An elected official should have the right to address departments heads; not direct but ask questions. To Mr. English, would like to receive follow up on the money that was allocated for the water tower as well as the debris left on Lincoln Street resulting from the water break, looking forward for a response in an email. (Councilman Washington clarified that were two developers who did not come back to Council with a site plan for approval; one came for a rezone but did not come back for the site plan, the other never came before the board.

**Mayor Angie Gardner** – Happy New Year. Apologized to for not getting all the steps right at the last Zora Fest in making sure the Council was a part of the Mayor's activities; The Mayor's event is January 28, 2023, 8am (Location is being worked), and official invitation will be sent. To Attorney Shepard, is there a clause that can be added to an agreement that will incorporate any agreement that is out there, or any prior understanding; yes, there is an integration clause but does not include agreement mandated by the state such as grants; only agreements that you control and negotiate. (MLK Parade) Flyer is on the website. The same person is taking care of all vendors, applications, and the process; Mrs. King is overseeing the process. Mrs. King provided clarity that she is not overseeing the process but rather available to assist when there are questions. Mrs. Robinson is coordinating the parade. Councilman M. Daniels is requesting information prior to the event. (Hungerford-6acres) The two million dollars that was waived, came after it was pointed out in the agreement. (2023 Goals) To know where we are financially and to have a Capital Improvement Plan. (Retreat) Mr. Singh will get with Mrs. King to setup retreat and confirm a date. (Zora Festival) Not perfect; steps are being taking to ensure law enforcement is paid. (Code Enforcement) The current Code Enforcement officer is helping out with recreation; the former code enforcement officer did not work out. (West Water Tower) will look into it; should have been done a year ago. (Club Eaton) The roof fell in; we are aware of and have discussed. (Removal of Agenda Item) I have already apologized; it will

not happen again. (Hungerford 2<sup>nd</sup> Read) The date should not have been stated; the date is not official until it is on the agenda.

**ADJOURNMENT:** Motion to adjourn, moved by Councilman Washington; seconded by Councilman M. Daniels; **AYE: ALL, MOTION PASSES. MEETING ADJOURNED** at: 8:46PM.

**Respectfully Submitted by:**

**APPROVED**

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**Veronica L King, Town Clerk**

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**Angie Gardner, Mayor**