



HISTORIC TOWN OF EATONVILLE, FLORIDA TOWN COUNCIL MEETING

FEBRUARY 17, 2025, AT 7:30 PM

Cover Sheet

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ITEM TITLE: Approval of **First Reading** of Ordinance 2026-1 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 (**Councilman Mack**)

BOARD ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (Councilman Mack)
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: <ul style="list-style-type: none">● Staff Report● Previous Drafted Ordinance 2025-7● Ordinance 2026-1● Business Impact Statement
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request that the Town Council approve the first hearing of Ordinance 2026-1.

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. An 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 a previous Ordinance (2025-7). This Ordinance did not pass the first reading during the December 2, 2025 public hearing. At the February 3, 2026 regular meeting, Councilman Mack requested by motion that the Ordinance be brought back for approval.

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 2026-1.

FISCAL & EFFICIENCY DATA: N/A