



# HISTORIC TOWN OF EATONVILLE, FLORIDA PLANNING AND ZONING BOARD MEETING MEETING MINUTES (WORKSHOP)

Thursday, April 11, 2024, 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.*

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## 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 after the pledge of allegiance

**PRESENT:** (4) Chairman Charles Bargaineer; **Board Members:** George Williams; Angela Johnson, Milliard Livatt – Arrived after roll call (**Absent:** Angela Thomas; **Deceased:** Vice-Chair Louissteen Cummings) **\*\*Quorum met after roll call**

**STAFF:** (4) Veronica King, **Town Clerk;** Tara Salmieri, **Planning Consultant;** Ryan Knight, **Attorney;** Cobbin McGee, **Planner 1**

## INVOCATION AND PLEDGE OF ALLEGIANCE:

(**\*\*Moment of silence in memory of former Louissteen Cummins**)

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

**CITIZEN PARTICIPATION:** None

(**NO ACTION ITEMS**)

## BOARD DISCUSSION: Discussion and Review of the Zoning District Uses

Tara Salmieri led the discussion with accompanying PowerPoint (printed and distributed to the board. Purpose to review a consolidated use table for consideration. Looking through the zoning districts there has been a challenge meeting the needs of applicants and inquiries in the town using the current use table that we have; Explain the issue with not having a lot of uses. the current zoning districts only list two or three uses (too broad). The goal would be to have the use table in the land development code, if anybody came in, all nine zoning districts are listed on the consolidated use table. The existing structure is setup with purpose, intent, permitted uses, accessory uses, and special exceptions. The plan is not to change the criteria but may update some criteria. Have nine zoning districts. The content of the consolidated use tables provides use classification (residential uses), household living (use category with definitions), use type without definitions (dwelling, single-family, detached), shows district types, zoning districts indicating permitted or not permitted. Can put special exceptions and conditions (options). Use specific standards can vary and is attached to the use and usually gets permitted. If the criteria are met, the board should recommend approval. Listing uses as special exceptions and not as footer criteria give more room for negotiation. It puts the town in a vulnerable position when an applicant meets the criteria and it is denied. If a requested use type meets the criteria within that zoning requirements, the board is bond by the criteria by which the zoning refers whether like or dislike. Every aspect of the spreadsheet should have definitions and outlines for every category. Example: the club that is being renovated wants to be a performing arts center but that is not a permitted use. It can be a bar or lounge, but do not have the right to do a performing arts center. Personal Services has not definitions and no criteria, staff will need to decide what is considered personal services. The most struggles are in the commercial districts and non-residential. There is an

opportunity in residential to permit townhomes if criteria is in place (might want to explore in a zoning district). Medical marijuana dispensary management clinics are ordinance driven and the law handles those different and they have specific criteria and group homes are Florida statute requirements, these would be off the table of negotiations. In looking at the zoning districts, the desire is to be able to see where that zoning district is, look at the use and decide, vet it properly to make the best informed decision and recommendations. Cannot change what is permitted; they are entitlements. The PUB already has entitlements. In the board review the table, consider current uses that need criteria. Uses are not being taken away but they are being expanded upon. After board workshops with amendments to the land development code, the planning consultant will prepare a staff report with use tables, legal will draft up the ordinance required for a first and second readings. Workshop continued with questions and answers. The planning consultant will resend the interactive map.

**CITIZEN PARTICIPATION: (\*\*Allowed at the end of meeting at consensus of the board)**

Julian Johnson – Expressed interest in the alternate position, pending approval by the town council. Inquired about receiving current documents and continuing education as a board member (past documents are on the website, and previous training materials can be provided. (Legal) An alternate does not take an active position/role (observing) during a meeting when all regular board members are present. Recommend researching information on the Quasi-judicial and legislative processes. Training materials can be provided.

**COMMENTS:**

**Board Member Milliard Livatt** – Encourage the alternate to come to the meetings when there is a full board.

**Board Member George Williams** – No Comment

**Board Member Angela Johnson** – Thanks to the staff for the work that they put in. Acknowledged Louisstee Cummings with appreciation of her contribution to the board.

**Chair Charles Bargaineer** – Welcomed Mr. Johnson if approved for the alternate position. Thanks to the staff and acknowledged Louisstee Cummings commitment to the board.

**STAFF COMMENTS:**

**Town Clerk** – By consensus of the board, a short on May 9, 2024, would be desired for board actions. At the next meeting, meeting minutes will need to be approved and the board will need to appoint a Vice Chair. Reminded the board members to lock in the 2<sup>nd</sup> Thursdays as regular board meeting times; this is the commitment as a board member. Will resend the Planning and Zoning meeting schedule.

**Tara Salmieri** – No Comment

**ADJOURNMENT:**

**ADJOURNMENT** Chair Bargaineer motions for adjournment of meeting (Moved by Board Member Johnson; Second by Board Member Williams; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 7:52 P.M.**

**Respectfully Submitted by:**

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**Veronica L King, Town Clerk**