

ORDINANCE NO. 2026-2

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF EATONVILLE, FLORIDA, BY AMENDING CHAPTER 65 “USE REGULATIONS” , SECTION 65-1 TO PERMIT EXISTING DUPLEXES IN R-2 SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the Town of Eatonville may regulate land use matters and design standards within the Town limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the Town of Eatonville provides updates and amendments to its Land Development regulations; and

WHEREAS, the Planning and Zoning Board held a public hearing on November 14, 2025, recommended approval of the amendment to permit duplexes in R-2 single-family zoning districts, and found the proposed amendment to be consistent with the Town of Eatonville’s Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Eatonville finds that the amendments to its Land Development Code, as set forth herein, are consistent with the Town of Eatonville’s Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Eatonville has determined that the amendments to its Land Development Code, as set forth herein, advance a public purpose and promote and protect the health, safety, and welfare of the citizens and residents of the Town.

NOW, THEREOFRE, be it ordained by the Town Council of the Town of Eatonville, Florida, as follows:

[Words in ~~strike through~~ type are deletions; words in underscore type are additions; asterisks (***) indicated an omission from the existing text which is intended to remain unchanged.]

SECTION 1. Legislative Findings. The foregoing recitals are hereby adopted as the legislative findings of the Town Council of the Town of Eatonville.

SECTION 2. Amendments. Subpart B, Chapter 65 Use Regulations, Table 65-1(c) of the Land Development Code, of the Code of Ordinances of the Town of Eatonville, is hereby amended to read as follows:

Chapter 65- Use Regulations

Table 65-1(c): Principal Uses P = permitted use SE = allowed use with approval of special exception Blank cell = use is prohibited NP = not permitted (DT HIST)											
Use Category	Use Type	Residential Districts			Non-Residential Districts				Overlays		Use-Specific Standards
		R-1	R-2	R-3	C-1	C-2	C-3	1-1	HD/MX/ OFF	DT HIST CULT	
Residential											
Household Living Uses	Dwelling, two-family (duplex)		P(2)								

(2) Existing duplexes constructed on or before March 17, 2026 are permitted. Construction of new duplexes is prohibited.

SECTION 3. Codification. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the Town of Eatonville, as additions or amendments thereto.

SECTION 4. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION 5. Conflicts. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION 6. Effective Date. This ordinance shall take effect and be in full force and effect immediately upon its passage and adoption.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed and transmitted upon the first reading on the 3rd day of March, 2026.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed and transmitted upon the second reading on the ____ day of _____, 2026.

Attest:

TOWN OF EATONVILLE

Veronica King, Town Clerk

Angie Gardner, Mayor