



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## TOWN COUNCIL MEETING

### JANUARY 21, 2025, AT 7:30 PM

### Cover Sheet

**\*\*NOTE\*\*** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

**ITEM TITLE:** **First Reading** of Ordinance 2025-1- Revisions to the Land Development Code (**Planning**)

**TOWN COUNCIL ACTION:**

<b>PROCLAMATIONS, AWARDS, AND PRESENTATIONS</b>		<b>Department:</b> PLANNING DEPARTMENT
<b>PUBLIC HEARING 1<sup>ST</sup> / 2<sup>ND</sup> READING</b>	YES	<b>Exhibits:</b> <ul style="list-style-type: none"><li>• Ordinance 2025-1</li><li>• Exhibit “A” Chapter 64 Zoning, Exhibit “B” Chapter 65 Use Regulations, Exhibit “C” Business Impact Statement</li></ul>
<b>CONSENT AGENDA</b>		
<b>COUNCIL DECISION</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:**

Request for Approval of the First Reading of Ordinance 2025-1 Revisions to Chapter 64, Article III and the creation of a new Chapter, Use Regulations.

**BACKGROUND:**

The purpose of updating the towns zoning district uses is to provide a consolidated use table that includes a comprehensive list of uses for the town so that additional business, retail, offices, and residential uses are listed to ensure the town provides a range of uses to encourage redevelopment, infill with respect to the existing uses in the town. The Planning Board had a workshop on May 13, 2024, and during a regular Planning Board Meeting (June 13, 2024) voted unanimously to approve the recommended land development code revisions. A workshop with the Town Council was held on July 16, 2024, for review of the Planning Board recommendations and to provide additional public input and direction from the Town Council.

**SUMMARY:**

The consolidated use table will provide for permitted, not permitted, use specific standards and special exceptions, by zoning district. The table also provides for definitions of each use category and use type.

**RECOMMENDATION:**

Request for Approval of the First Reading of Ordinance 2025-1 Revisions to Chapter 64, Article III and the creation of a new Chapter, Use Regulations as presented.

**FISCAL & EFFICIENCY DATA:** N/A