

ORDINANCE 2026-7

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING ARTICLE IV CHAPTER 65 – USE REGULATIONS OF THE LAND DEVELOPMENT CODE TO REVISE THE USE TABLE BY ADDING FARMERS MARKETS AS A PERMITTED USE WITHIN THE C-3 COMMERCIAL ZONING DISTRICT; ESTABLISHING SPECIFIC USE STANDARDS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, SCRIVENER’S ERRORS AND AN EFFECTIVE DATE.

WHEREAS, F.S. Chapter 163, Part II, authorizes the Town of Eatonville to plan for the Town’s future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the Town; and

WHEREAS, the Planning and Zoning Board, designated as the Local Planning Agency, held a properly noticed Public Hearing on August 13, 2026, to receive public comment on the subject matter of this Ordinance and to make its recommendation to the Town Council; and

WHEREAS, the Town Council held properly noticed Public Hearings at First and Second Reading of this Ordinance to review the recommendations of the Planning and Zoning Board and to receive public comment on the subject matter of this Ordinance; and

WHEREAS, the Town Council finds and determines that this textual amendment is internally consistent with the Town’s Comprehensive Plan and is consistent with other controlling law to include, but not limited to Chapter 163 of the Florida Statutes; and

WHEREAS, the Town Council hereby finds that this Ordinance serves a legitimate governmental purpose and is in the best interests of the public health, safety, and welfare of the citizens of Eatonville, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE:

SECTION 1. Recitals. The recitals set forth above are hereby adopted as the true and correct legislative findings of the Town Council of the Town of Eatonville, Florida.

SECTION 2. Textual Amendments. Sections 65-1, *Principal Uses*, and 65-3, *Standards Specific to Principal Uses*, of Chapter 65, *Use Regulations*, of the Town of Eatonville Land Development Code are hereby amended as set forth in Exhibit “A,” attached hereto and incorporated herein by reference.

SECTION 3. Codification. It is the intent of the Town Council of the Town of Eatonville that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in codifying the provisions of this Ordinance.

SECTION 4. Conflicts. All Town ordinances or parts thereof in conflict herewith are, to the extent of such conflict, repealed.

SECTION 5. Severability. If any section, subsection, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 6. Scrivener's Errors. The Town Clerk and Town Attorney are authorized to correct typographical and scrivener errors that do not affect the intent of this Ordinance.

SECTION 7. Effective Date. This Ordinance shall become effective upon its adoption.

Upon Motion Duly Made And Carried, the foregoing Ordinance was approved upon its first reading on October 6, 2026.

Upon Motion Duly Made And Carried, the foregoing Ordinance was approved upon its second reading on _____, 2026.

TOWN OF EATONVILLE

Attest:

Ruthi Critton, Mayor

Veronica King, Town Clerk

Approved as to form and legality:

By: _____, Esq.
TG LAW, PLLC as Town Attorney

EXHIBIT A

Sec. 65-1. – Principal Uses.

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	I-1	HD/MX/OFF	DT HIST CULT	
	Theater								P	P	
Retail Sales Uses	Alcoholic beverage retail sales						P				
	Bank or other financial institution				P	P			P		
	Check cashing business				P		P				
	Computer hardware service						P				
	Consumer goods establishment				P		P			P	
	Convenience store without gas						P			P	
	Convenience store with gas						SE			NP	
	Drugstore or pharmacy				P	P					
	Farmer's market				P		P				Sec. 65-3(b)(3)
	Grocery store and food				P		P			P	

Sec. 65-3. – Standards Specific to Principal Uses.

3. Farmer's Market

- a. **Farmer's Market, defined.** As used in this Section, a temporary, open-air use consisting of multiple vendors offering fresh agricultural products, locally produced food items, locally handcrafted or artisanal goods for direct sale to the public from temporary booths, tents, or similar temporary structures.
- b. **Customer Parking.** Customer Parking shall be calculated using the General Business Ratio as provided in Subpart B of the Land Development Code, Chapter 60, Article XI - Off Street Parking, Sec. 60-304. Parking may be located off site. Lawful on-street parking is permitted as long as utilized in accordance with all

applicable Town parking regulations, including Sections 38-201 through Section 38-210, provided that such parking is not located along residential streets.

- i. **Parking Calculations.** For purposes of calculating parking, the floor area shall be the aggregate area occupied by vendor booths and permanent market structures, excluding pedestrian aisles, landscaped areas, seating areas, and open gathering spaces.
 - c. **Vendor Parking.** One space per vendor booth, which may be located on site or at an approved off-site location, if needed, as determined by the Chief Administrative Officer or designee.
 - d. **Alternative Parking Plan.** An alternative parking plan may be submitted and approved to meet the unique standards for a farmer's market that is not a daily market that provides:
 - i. Estimated number of vendors, hours of operation, explanation demonstrating that adequate parking will be available without adversely impacting adjacent properties or public safety;
 - ii. Parking inventory (on-site spaces, off-site, ADA);
 - iii. Shared parking area(s);
 - iv. Vendor Parking; and
 - v. Overflow Parking (if applicable.)
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