



Veronica King &lt;vking@townofeatonville.org&gt;

## Re: Town home zoning designation

Tarus Mack <tmack@townofeatonville.org>

Thu, Jan 8, 2026 at 9:42 AM

To: Anthony Grant <classichomesdevelopmentinc@gmail.com>

Cc: Marlin Daniels <mdaniels@townofeatonville.org>, Tara Salmieri <tara@planactivestudio.com>, Veronica King <vking@townofeatonville.org>

Good morning, I'm in hopes that this matter gets resolved sooner than later. We've been waiting for a response regarding this issue for a while now. It's been since I've been in office that we've been dealing with this particular matter. I'm requesting that we put this on the agenda for our next council meeting please. If, you have any questions or concerns please feel free to contact me at +13216934498 have a blessed day...

Sincerely,  
Tarus Mack  
Councilman  
Town of Eatonville

On Jan 8, 2026, at 9:09 AM, Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)> wrote:

I wrote to the Town in August of 2024 requesting to know what zoning classification can TownHomes be built in? I was told several times that a zoning classification would be designated by the end of 2024. After that date passed I was told again by the formal administrator that it would be completed no later than April of 2025. As a developer it's troubling that the Town won't address this critical housing zoning classification especially since the Town received federal funding to build Town Homes over two years ago. I don't believe that this process would take more than a couple of months to complete. I really would appreciate if the Town would address this issue from a developer standpoint so I would know what to do with a parcel of land I purchased in 2024.

I look forward to your response.

On Mon, Dec 15, 2025 at 9:04 AM Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)> wrote:

Begin forwarded message:

**From:** Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
**Date:** December 11, 2025 at 10:33:27 AM EST  
**To:** Marlin Daniels <[mdaniels@townofeatonville.org](mailto:mdaniels@townofeatonville.org)>  
**Subject: Fwd: Town home zoning designation**

Good morning as you know, I've been attempting to get some clarification or a designation for townhomes from the town of Eatonville for almost 18 months now.

Would you please advise a timeframe when this issue will be addressed or resolved by the town council. Your planner Tara has been exceptional. She is just waiting for some direction from the administration. Please advise the status as soon as possible thank you.

**From:** Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
**Date:** December 10, 2024 at 7:38:38 PM EST  
**To:** Senswella's Mincey <[senswellamincey@gmail.com](mailto:senswellamincey@gmail.com)>

**Subject: Fwd: Town home zoning designation**

look at the dates

----- Forwarded message -----

From: **Anthony Grant** <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
Date: Wed, Oct 16, 2024 at 9:32 AM  
Subject: Fwd: Town home zoning designation  
To: Rachquel Gipson <[rtgipson@outlook.com](mailto:rtgipson@outlook.com)>, Althea Montgomery <[theamon64@gmail.com](mailto:theamon64@gmail.com)>

## Forwarded Conversation

### Subject: Town home zoning designation

From: **Anthony Grant** <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
Date: Mon, Sep 23, 2024 at 8:02 AM  
To: Angie Gardner <[agardner@townfeatonville.org](mailto:agardner@townfeatonville.org)>  
Cc: <[tmack@townfeatonville.org](mailto:tmack@townfeatonville.org)>, [twashington@townfeatonville.org](mailto:twashington@townfeatonville.org)  
<[twashington@townfeatonville.org](mailto:twashington@townfeatonville.org)>, [rdaniels@townfeatonville.org](mailto:rdaniels@townfeatonville.org)  
<[rdaniels@townfeatonville.org](mailto:rdaniels@townfeatonville.org)>, Wanda Randolph  
<[wr Randolph@townfeatonville.org](mailto:wr Randolph@townfeatonville.org)>, Valerie Mundy  
<[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)  
<[kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)>, Demetris Pressley  
<[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>

I recently purchased a parcel here in Eatonville at <335 Lime st>. My goal is to built a minimum of 18 single family market rate town homes on this parcel. I spoke with Mr. Pressley back in January regarding a zoning designation for town homes in Eatonville. As you know presently there are no zoning categories that would allow the construction of town homes in Eatonville. I was assured by Mr. Pressley that the town would have a recommended town home zoning classification ordinance by June of 2024 which has passed.

I know that the Town recently was awarded federal funding to construct affordable town homes in the community. I was hopeful that a zoning classification would have been identified and approved by now. If it is the Town Council's desire to build town homes can you tell me when a zoning ordinance will be considered? If not then I need to move forward with building single family homes on this parcel.

Since the Town received a grant for the construction of affordable town homes several months ago. I would have thought a zoning designation would have been considered already. This process should take no longer than six months to approve. I've asked myself if the Town received federal funding then why haven't the Town taken the necessary steps like zoning to utilize the grant funds, unless it's your desire to reject the funding from HUD.

I hope the later is not the case Eatonville residents could greatly benefit from a project funding affordable housing.

Below is a rendering of the type of market rate town homes I would like to build in Eatonville.

Again can you advise if and when the Town Council will be considering an ordinance that will designate the zoning for town home construction?

If you have any question please contact me.

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From: Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>  
Date: Mon, Sep 23, 2024 at 6:40 PM  
To: Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>, Tara Salmieri <[tara@planactivestudio.com](mailto:tara@planactivestudio.com)>  
Cc: Valerie Mundy <[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org) <[kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)>

Mr. Grant,

Thank you for your email and for bringing these important matters for the Town to consider and review.

Per an ongoing conversation with Mr. Grant and the Town Planner there may be little confusion surrounding townhomes and the complexities involved in zoning and land use regulations. Let's try to clarify the following points: [Per a conversation with Tara Salameri (Town Planner)]

⇒ **Zoning and Land Use Restrictions:** While R-3 zoning allows for townhomes, the R-1 and R-2 zones do not. The density requirements for townhomes are typically higher than those permitted under R-1 and R-2. The Residential High (RH) land use category, which allows up to 17 units per acre, is currently the only option for townhome development in Eatonville.

The dimensional table for R-3 zoning may need to be updated to ensure that minimum lot sizes are compatible with townhome development. A typical townhouse lot width is often around 20-25 feet.

Per our discussion staff is aware of your plans to develop single-family market-rate townhomes on your parcel at 335 Lime St.

Regarding the zoning ordinance for townhomes, I want to assure you that the Town is committed to creating a beneficial process for development while considering the needs and desires of our residents. While initially I did place a specific timeline due to staff workload and complexity of the process dealing with Zoning, Land Use, Impact Fees, and Live Local items; I cannot be provided a direct timeline at this moment, we are actively working on addressing zoning and land use issues related to townhome development. In the meantime, I am more than happy to sit down with you and Town Planner – Tara Salameri, to give this a more realistic time with an understanding of all the additional parameters involved.

Please rest assured that the Town is taking the necessary steps to maximize this opportunity for affordable townhomes.

The process of approving zoning ordinances has exceeded the previous time frame, but we are working diligently on this process.

The rendering you provided offers valuable insight into your vision for the project. We appreciate your commitment to building quality projects in Eatonville.

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D. C. Pressley, CSM  
**Chief Administrative Officer**

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From: **Anthony Grant** <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
Date: Tue, Sep 24, 2024 at 2:18 PM  
To: Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>  
Cc: Tara Salmieri <[tara@planactivestudio.com](mailto:tara@planactivestudio.com)>, Valerie Mundy <[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org), Wanda Randolph <[wr Randolph@townfeatonville.org](mailto:wr Randolph@townfeatonville.org)>, [tmack@townfeatonville.org](mailto:tmack@townfeatonville.org), [rdaniels@townfeatonville.org](mailto:rdaniels@townfeatonville.org), [rdaniels@townfeatonville.org](mailto:rdaniels@townfeatonville.org), Angie Gardner <[agardner@townfeatonville.org](mailto:agardner@townfeatonville.org)>, [twashington@townfeatonville.org](mailto:twashington@townfeatonville.org), [twashington@townfeatonville.org](mailto:twashington@townfeatonville.org)

So basically there was never a process started to designate an area zoning classification for townhomes?

Sent from my iPhone

On Sep 23, 2024, at 6:40 PM, Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)> wrote:

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From: **Anthony Grant** <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
Date: Tue, Sep 24, 2024 at 2:21 PM  
To: [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org) <[kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)>

Sent from my iPhone

Begin forwarded message:

**From:** Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
**Date:** September 24, 2024 at 2:18:41 PM EDT  
**To:** Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>  
**Cc:** Tara Salmieri <[tara@planactivestudio.com](mailto:tara@planactivestudio.com)>, Valerie Mundy <[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org), Wanda Randolph <[wr Randolph@townfeatonville.org](mailto:wr Randolph@townfeatonville.org)>, [tmack@townfeatonville.org](mailto:tmack@townfeatonville.org), [rdaniels@townfeatonville.org](mailto:rdaniels@townfeatonville.org), Angie Gardner <[agardner@townfeatonville.org](mailto:agardner@townfeatonville.org)>, [twashington@townfeatonville.org](mailto:twashington@townfeatonville.org)  
**Subject: Re: Town home zoning designation**

So basically there was never a process started to designate an area zoning classification for townhomes?

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From: **Anthony Grant** <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
Date: Tue, Sep 24, 2024 at 3:18 PM  
To: Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>  
Cc: Tara Salmieri <[tara@planactivestudio.com](mailto:tara@planactivestudio.com)>, Valerie Mundy <[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org), [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)

Mr. Pressley I think it would be in the best interest of development to request a zoning change from R-2 to R-3. Can you provide what steps I need to take to seek rezoning for this parcel?

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From: Tara Salmieri <[tara@planactivestudio.com](mailto:tara@planactivestudio.com)>  
Date: Tue, Sep 24, 2024 at 5:57 PM  
To: Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>, Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>  
Cc: Valerie Mundy <[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org) <[kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)>

Mr. Grant,

Thank you for the conversation today and allowing me to fully understand the request. In my opinion, the best path forward for your particular request on 335 Lime street is as follows:

1. Small Scale Land use amendment from RMD (Residential medium density) 8 units an acre to RHD (Residential High Density) 17 units an acre
2. Rezone from RS-2 to RS-3
3. You can submit one application and do a concurrent application for a land use amendment and a rezone.
  - a. Planning Board meeting (1)
  - b. City Council Meeting (1) - small scale amendment (30 day waiting period for any appeals) and first reading of the rezoning
  - c. City council meeting (2), at least 31 days later, the second reading of the rezone can be done (if no one appeals)

I believe, the overall time frame would be 3-4 months (depending on when items are submitted and the next planning board meeting). The town has an electronic version of the Unified Application that I can get for you vs the hard copy you typically use. Unless you prefer the hard copy. The application, please check off "rezoning" an "comprehensive plan amendment".

Please note that staff can only provide the pathway, review the application and provide a staff report for the recommending body (planning board) and the city council (decision makers) will be leading the effort. The schedule may change if either the PB or City Commission wants additional information and tables the item. I know you have a ton of experience working for an with the town and know all of this, it just my standard caution to all applicants when a timeline is requested.

If you have any additional questions, please don't hesitate to call me at 407-454-1291 or email.

Thank you again for your time.

Tara Salmieri, AICP

PlanActive Studio

Phone 407.454.1291

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**From:** Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
**Date:** Tuesday, September 24, 2024 at 3:18 PM  
**To:** Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>  
**Cc:** Tara Salmieri <[tara@planactivestudio.com](mailto:tara@planactivestudio.com)>, Valerie Mundy <[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org) <[kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)>  
**Subject:** Re: Town home zoning designation

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From: **Anthony Grant** <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
Date: Tue, Oct 15, 2024 at 2:16 PM  
To: Tara Salmieri <[tara@planactivestudio.com](mailto:tara@planactivestudio.com)>  
Cc: Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>, Valerie Mundy <[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org) <[kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)>

Good afternoon, could you please email me a rezoning application? Thanks

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From: **Anthony Grant** <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
Date: Tue, Oct 15, 2024 at 2:17 PM  
To: <[James.Benderson@gmail.com](mailto:James.Benderson@gmail.com)>

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From: **Tara Salmieri** <[tara@planactivestudio.com](mailto:tara@planactivestudio.com)>  
Date: Tue, Oct 15, 2024 at 3:06 PM  
To: Anthony Grant <[classichomesdevelopmentinc@gmail.com](mailto:classichomesdevelopmentinc@gmail.com)>  
Cc: Demetris Pressley <[dpressley@townfeatonville.org](mailto:dpressley@townfeatonville.org)>, Valerie Mundy <[vmundy@townfeatonville.org](mailto:vmundy@townfeatonville.org)>, [kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org) <[kgibson@townfeatonville.org](mailto:kgibson@townfeatonville.org)>

Mr. Grant

Sure, it is the universal development application that you have used before, please check comprehensive plan amendment and rezoning.

You will be do a rezoning AND a small scale amendment. Please let me know if you have any questions.

<IMG\_4853.jpg>  
<UNIFORM DEVELOPMENT APPLICATION.pdf>