



HISTORIC TOWN OF EATONVILLE, FLORIDA HISTORIC PRESERVATION BOARD MEETING MEETING MINUTES

Thursday, March 5, 2026, at 6:00 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.*

CALL TO ORDER: Chair Rosa Pickett called the meeting to order at 6:05 p.m.

ROLL CALL: Quorum was established by roll call through Ms. Bellenger. Ms. Bellenger also announced to the Board the resignation of Board Member Jane Turner on February 24, 2026.

PRESENT: (3) Chair Rosa Pickett, Vice Chair Ann Dawkins-Curtis, **Board Members:** John Beacham
Absent: Laverne Bellamy Williams

STAFF: (2) Marissa Bellenger, **Records Coordinator/Clerk's Office;** Cliff Shepard, **Town Attorney** (via Zoom)

INVOCATION AND PLEDGE OF ALLEGIANCE: Board Member John Beacham led the invocation followed by the Pledge of Allegiance.

CITIZEN PARTICIPATION: None.

APPROVAL OF MINUTES: (*Board was given an opportunity to review the minutes before voting.*)

Chair Pickett **MOTIONS** to **APPROVE** meeting minutes for January 8, 2026, with a correction to grammatical errors; **moved** by Board Member Beacham; **second** by Vice Chair Dawkins-Curtis; **AYE: ALL, MOTION PASSES, 3/0.**

BOARD DISCUSSIONS/DECISIONS:

Discussion of Hungerford Archaeological Survey and Ordinance – Ms. Bellenger began discussion by providing clarity on the handout (email from Archaeologist Tim Parsons) and the purpose of the discussion tonight. Board Member Beacham references the 2003 archaeological survey which recommended preservation, however, the research for the survey was limited in scope and there is now new technology available. Ms. Bellenger read the handout (email from Tim Parsons) to the Board. Board Member Beacham suggested doing an additional survey on the property and an archaeological preservation ordinance. The current guidelines within the Town's code are not enough, if they were, HostDime would not have been built. Attorney Shepard – On the scale of municipal protection, municipalities are at the bottom. I assume the Hungerford property sale has been closed. Private property cannot answer to this. There are things you can do to protect the property, but designation is a line you cannot cross. Under the current circumstances, Dr. Phillips wants to be seen as upstanding and wanting to help Eatonville. Dr. Phillips announced the advisory committee yesterday. Attorney Shepard suggested working with the charity for landmark updates. He stated that they could stop building if it was significant enough (e.g., dinosaur bones or native burial site). He also suggested that the Board share the 2003 archaeological survey with the advisory committee. In terms of an ordinance, he would need to know what guidelines would be included. Board Member Beacham stated that Tim Parsons, archaeologist, volunteered

his time and that the Town has a right to do an ordinance. Attorney Shepard – It depends on what the restrictions would be in the ordinance. He referenced the Historic Board in Mount Dora, Florida. Maintaining a certain feel is more complicated than saying you cannot do this here. Board Member Beacham stated that it is not about stopping progress but rather protecting history. He asked Attorney Shepard what a typical ordinance would look like? Attorney Shepard – We would survey other Historic Preservation Board’s around Florida and see what they put in their ordinance. The attorney discussed authority and explained that the final say would end with the Town Council. With the Town Council, the ordinance would go into a first and second reading with public advertisement. Board Member Beacham – When the survey is done, what if the Town wanted to expand the historical zone? Attorney Shepard – The trust would like to work with the Town and may contribute to more surveys. First, they need to determine if they want to survey the entire Town. There would be economic implications because surveys cost more money. You do not want to regulate just one property (private property owner). I know what gets you sued and I am trying to prevent that. This goes far beyond historic preservation. The Hungerford property is important to the longtime economy of Eatonville. Attorney Shepard referenced potential state legislation on eliminating property tax. He continues by stating if we limit what can be built, we may succeed in historic preservation but fail in economic progress. Board Member Beacham stated that he will go back and discuss Attorney Shepard’s comments with his archaeologist contact. Chair Pickett agreed that they need to determine what will be in the ordinance. Attorney Shepard – Historic preservation and economic preservation goes hand in hand. Board Member Beacham reiterated that he does not want to stop progress. Attorney Shepard – The contents (of the ordinance) are key: authority and restrictions. The attorney referenced State Bill 180, which deals with governments’ authority over property owners and development. The local government cannot regulate development. He stated that the Town cannot create limitations on developers seeking permits. Chair Pickett reminded the Board that they are waiting for the survey to be completed. She asked Ms. Bellenger about an April meeting with surveyors. Ms. Bellenger referenced comments made by the Town Planner in the last meeting. Board Member Beacham stated that he would like his archaeologist contact to come in. Chair Pickett agreed.

STAFF COMMENTS:

Records Coordinator – Marissa Bellenger – Ms. Bellenger commented on the search for the stained glass piece from the Hungerford property. She requested for Board Member Beacham’s personal contact to inquire about the piece. She also announced that there are two vacant seats on the Board.

BOARD MEMBER COMMENTS:

Board Member Beacham – Mr. Beacham thanked Councilwoman Randolph and Councilman Mack for attending tonight’s meeting. He shared his condolences to Councilwoman Randolph. Councilwoman Randolph made comments to the Board: Historic Preservation is an important part of our Town. Next time CLG training is scheduled, please go. We are going to work to get the stained glass piece back to Eatonville. We need to secure it and put it in our lobby. You would be surprised what a stained glass piece would bring economically to Eatonville.

ADJOURNMENT Chair Pickett **adjourned the meeting at 6:58pm.**

HANDOUT: Email from Archaeologist Tim Parsons.

ATTEST

Respectfully Submitted by: Marissa Bellenger

Veronica L King, Interim Town Clerk