



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

Thursday, February 12, 2026, at 1:00 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 1:02 p.m.

ROLL CALL: Quorum was established by roll call through Ms. Bellenger.

PRESENT: (6) Chair Rosa Pickett, Vice Chair Ann Dawkins-Curtis, **Board Members:** Laverne Bellamy Williams, John Beacham (arrived after roll call) **Absent:** Jane Turner

STAFF: (3) Marissa Bellenger, **Records Coordinator/Clerk's Office;** Tara Salmieri, **Town Planner;** Marlin Daniels, **Chief Administrative Officer**

INVOCATION AND PLEDGE OF ALLEGIANCE: Vice Chair Ann Dawkins-Curtis 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 Vice Chair Dawkins-Curtis; **second** by Board Member Williams; **AYE: ALL, MOTION PASSES, 3/0. Comments:** John Beacham arrived after the approval of the minutes.

BOARD DISCUSSIONS/DECISIONS: None.

STAFF COMMENTS:

Tara Salmieri, Town Planner – During Staff Comments, the Board had the opportunity to ask questions to the Town Planner Tara Salmieri. Ms. Salmieri began with a request for a copy of minutes from the last meeting so she can find questions directed to her. Ms. Bellenger provided her with a copy. She also noted that Resolution 2026-8 was approved at the February 3, 2026, Regular Council meeting. The Resolution changed the meeting day and time for the Historic Preservation Board to the first Thursday at 6 p.m. Mr. Daniels stated that administration will need to schedule staff for evening meetings and requested that the Board give proper notice. Ms. Salmieri asked if the Resolution referenced the code. Ms. Bellenger responded yes. Board Member John Beacham asked staff about the possibility of expanding the historical boundary ordinance. Ms. Salmieri explained the relationship between the ordinance and land development code. Board Member Beacham brought to the staff and Board's attention an archaeological survey conducted on the Hungerford property in 2008 (correct date: 2003) which recommended historical preservation. Ms. Salmieri stated that there can be an overlay for the ordinance, but there needs to be justification. Board Member Beacham asked since the survey was conducted in 2008 (2003), if it could be the justification? Ms. Salmieri responded that she had not seen the archaeological survey, so she would have to review it before providing an answer. However, she stated that

they would not be able to expand the existing boundary, because it would have to connect with the original one. The historic district is a concentrated area. She will have to get advice from the Town Attorney. Moreover, a boundary change will take longer than May. They would also have to come back with amendments once the survey is completed. Chair Pickett stated initially the Board wanted to determine what the new historic district would be. We still have questions on whether to expand the historic boundary. Ms. Salmieri stated that the survey is being done to answer that question. Board Member Beacham – When Ennis Davis was in front of the Board, I do not believe they were aware of the 2003 archaeological survey. Beacham suggested inviting Attorney Shepard so he could explain the survey’s impact. Mr. Daniels asked if Beacham would like to make the entire town within a historic boundary. Board Member Beacham responded yes or at least include the Hungerford property. Mr. Daniels responded that if the Board wanted the entire town designated within a historic ordinance, the Council would not approve. Daniels explained the strain it would do on renovations or building in the community. Ms. Salmieri explained that she is just sharing the planning process. She asked Mr. Beacham what he is hoping to accomplish including the Hungerford property. Board Member Beacham explains the historical and heritage significance of the property. Ms. Salmieri – Are you looking to prevent development? Board Member Beacham stated that he would like to prevent excavation. He reiterates that he would like the Town Planner or Attorney to analyze the 2003 archaeological survey. Ms. Salmieri clarified that there is an overlay on the Hungerford property which requires developers to come to Council or the Planning and Zoning Board. Chair Pickett asked what the role of the Historic Preservation Board is? Ms. Salmieri explained that the Board’s authority is over the existing boundary. She stated that the Council is always thinking of historic preservation and that the Historic Preservation Board, as well as the Planning and Zoning Board, only provide recommendations. Mr. Daniels announced that he has to step out of the meeting due to prior commitments. He stated that the Mayor and Council cherishes the Board’s involvement and suggested that they create a report. Council members can also be invited to their meetings. Ms. Salmieri recommended a joint meeting or workshop which could be in April in alignment with the survey team’s progression. Mr. Daniels referenced an email sent by Ms. Bellenger requesting questions from Board members prior to the meeting so that staff can be adequately prepared. Board Member Beacham officially requested that Attorney Shepard be at their next Board meeting. Ms. Salmieri requested for more information to provide to the consultants. Ms. Bellenger stated that the information Mr. Beacham is referring to was part of a public record request, and that she will share the digital copy with Ms. Salmieri. Ms. Bellenger stated that she will ask Hannibal Square for a contact at the Morse museum to plan a field trip to visit the stained glass piece that was in the Hungerford school. Ms. Salmieri also provides an update on the historical survey. The survey team has finished 201 site files with 89 files additional files to be completed. She requested that the survey team’s final recommendation come to the Historic Preservation Board in April. The Town cemetery master site file has been submitted and accepted by the state. Ms. Salmieri continued with another update. She has been directed by the Town Council to change the code to allow townhomes in any residential area. She will be conducting a workshop on March 3rd. She asked the Board if they had any concerns. Board Member Beacham asked what the design of the townhomes would be? Ms. Salmieri answered and stated that it would be a significant change to how Eatonville is designed. Board Member Beacham asked about the average lot size for townhomes. Ms. Salmieri – There are some standard lots with some that are considered non-conforming which have original platted lots (44x110). Some go to 50, or 60 and 70, but the predominant design is 50. Board Member Beacham stated that his concern would be lot size and the standards to adhere to. Vice Chair Dawkins-Curtis asked how it would look if a townhome was placed next to a historic home? Ms. Salmieri responded that this would be the first she has seen, which would be allowed everywhere. Chair Pickett is concerned about townhomes being allowed everywhere. Ms. Salmieri made note of the Board’s concerns. Chair Pickett – The question is: Eatonville, who do you want to be? When you have no standards, anything goes. Vice Chair Dawkins-Curtis asked where the ordinance came from. Ms. Salmieri responded it came from an elected official and developers. Board Member Beacham asked about the construction of homes by the CRA. Ms. Salmieri responded that those are single family homes. Board Member Beacham commented on the need for preservation and brought up apartments that were built within the Town. Ms. Salmieri commented on Dr.

Phillips and told the Board that she asked developer plans come to her first. Board Member Beacham brought up annexed land in Maitland. Ms. Salmieri responded that annexation cannot happen in Eatonville because there is no unincorporated land near the Hungerford property. Board Member Williams asked about the stained glass piece from Hungerford. Ms. Bellenger responded that the Board will receive an email from her with possible dates to visit the piece.

BOARD MEMBER COMMENTS: None.

ADJOURNMENT Chair Pickett **adjourned the meeting at 2:05pm.**

Respectfully Submitted by:

Veronica L King, Interim Town Clerk