



HISTORIC TOWN OF EATONVILLE, FLORIDA CODE ENFORCEMENT BOARD MEETING MEETING MINUTES – (AMENDED)

Wednesday, June 4, 2025, at 6:30 PM

Town Hall – 307 E. Kennedy Boulevard. 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public 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 and/or through the Clerk's Office.*

I. CALL TO ORDER

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was called to order at 6:30 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

II. ROLL CALL

The Town Clerk established a quorum by roll call.

Board/Staff Present:

Chair, Dwayne Rackard

Vice Chair, Michael Mills (Arrived after roll call)

Board Member, Jacqueline Haynes

Board Member, Todd Jenkins

Town Clerk, Veronica King

Code Enforcement Officer, Baruti Abdallah-Nosakhare

Attorney, Holli New (Shepard, Smith, Hand & Brackins, P.A.)

EPD, Officer Colangelo

III. INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Rackard (No invocation)

IV. CONSENT AGENDA

The April 2, 2025, meeting minutes were approved by the Board of Directors. Chair Rackard **MOTIONS** for Approval of the April 2, 2025, meeting minutes; **MOVE** By Board Member Jenkins, **SECOND** by Board Member Haynes; **AYE: ALL, MOTION PASSES (4/0).**

V. BOARD DECISION

The December 4, 2024, meeting minutes were brought back to the board with proposed amendments and for approval of minutes with amendments by the Board of Directors. The town clerk read into the record Form 8, Memorandum of Voting Conflict for County, Municipal, And Other Local Public Officers submitted by Board Member Haynes on May 7, 2025. Board Member Jacqueline Haynes had a voting conflict (on December 4, 2024) and had to recuse herself from voting on CODE CASE NO. 23-000308 Property Owner: Evan W. Brooks (Dad); Voting conflict: injured to the special gain or loss of a relative. ****Form 8B** was submitted to the clerk's office and provided to each board member. This amendment includes inclusion of Form 8B into the minutes for 12-4-2024. Chair Rackard **MOTIONS** for Approval of the December 4, 2024, Amended meeting minutes; **MOVE** By Board Member Jenkins, **SECOND** by Chair Rackard; **AYE: ALL, MOTION PASSES (4/0).**

VI. CODE CASE HEARINGS/SWEARING IN

**** Town Clerk Veronica King** facilitated the swearing in before moving forward, all present witnesses who will be testifying during the hearings were sworn in under the penalty of perjury. Witnesses Present: Baruti Abdallah-Nosakhare (Code Officer), Amber Sanchez and Embry Jones (Respondents for CASE NO. 25-000056).

ADDITIONAL COMMENTS: Board Member Jacqueline Haynes had a voting conflict and had to recuse herself from voting on CODE CASE NO. 25-000083 Property Owner: Lorenzo Haynes. Voting conflict: inured to the special gain or loss of a relative (Brother). ****Form 8B** was submitted to the clerk's office.

CODE CASES NO. 24-000195

Property Address:

Parcel ID No:

Violation:

Property Owner: Alfonso Berry

250 Taylor Avenue, Eatonville, FL 32751

36-21-29-1128-01-050

Sec. 18-203., Definitions; Sec. 12-229., Certain motor vehicles required to be parked in garage, Sec. 18-231., Visual nuisance declared; abatement required, Sec. 18-232., Responsibility.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhare presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. ****Additional pictures** dated June 4, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Chair Rackard **MOTIONS** for Approval of 60 days to cure and \$100 per day thereafter (**MOTION WITHDRAWN**); Vice Chair Mills **MOTIONS** for Approval of 180 days to cure and \$100 per day thereafter; **MOVED** By Board Member Haynes; **SECOND** by Board Member Jenkins **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 24-000213

Property Address:

Parcel ID No:

Violation:

Property Owner: Merishna Saint Louis

257 Amador Circle, Orlando, FL 32810

35-21-29-1228-00-070

Sec. 12-229., Certain motor vehicles required to be parked in garage. Sec. 18-231., Visual nuisance declared; abatement required., Sec. 18-232., Responsibility., Sec. 18-233., Parking restrictions for certain vehicles on residential property.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhare presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. ****Additional pictures** dated June 4, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present.

Board Discussion/Action: Chair Rackard **MOTIONS** to accept staff recommendation for Approval of 30 days to cure and \$100 per day thereafter **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000056**Property Address:****Parcel ID No:****Violation:****Property Owner:** Amber Sanchez, Embry Jones.

37 North Calhoun Avenue, Eatonville, FL 32751

35-21-29-1716-00-060

Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code., Sec. 50-35., Maintenance of exterior premises. (a)., Sec., 60-300. – Utilization of yards.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. **Additional pictures dated June 4, 2025, was provided to the board showing property current conditions.

Recommendations: Staff recommended that Respondent be given fifteen (15) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Amber Sanchez, Embry Jones was present and testified of efforts to cure the violations, some cleanup has been completed, can bring property into compliance within the recommended time.

Board Discussion/Action: Chair Rackard **MOTIONS** to accept staff recommendation for Approval of 15 days to cure and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Board Member Haynes (**ALL MOTIONS WITHDRAWN**); Vice Chair Mills **MOTIONS** for Approval of 30 days to cure and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Board Member Haynes; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000083**Property Address:****Parcel ID No:****Violation:****Property Owner:** Lorenzo Haynes

412 Sunnyview Circle, Orlando, FL 32810

35-21-29-1228-00-400

Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code, Sec. 50-35., Maintenance of exterior premises. (a)., Sec., 60-300. – Utilization of yards.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation; Respondent cured violations prior to hearing. **Additional pictures dated June 4, 2025, was provided to the board showing property current conditions.

Recommendations: Staff recommended that Respondent's violation be noted to enforce repeat violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Violation cured before hearing; violation noted to enforce repeat violation Chair Rackard **MOTIONS** to accept staff recommendation that property was in violation and is noted to enforce repeat violation; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills; **AYE: ALL, MOTION PASSES (3/0).** **Comments:** Board Member Jacqueline Haynes had to recuse herself from this case and vote, respondent is a family member (Brother). The Form 8B was submitted to the clerk.

CODE CASES NO. 25-000085**Property Address:****Parcel ID No:****Violation:****Property Owner:** Joseph Jerry, Athea Jerry

220 Greens End Street, Orlando, FL 32810

35-21-29-1229-00-110

Sec. 18-203., Definitions., Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage., Sec. 18-230.,

Cover requirements of motor vehicle., Sec. 18-231., Visual Nuisance Declared; Abatement Required., Sec. 18-232., Responsibility., Sec. 18-233., Parking restrictions for certain vehicles on residential property., Sec. 38-32., Commercial Vehicles in Residential Areas., Sec. 50-2., Definitions for Interpretation of Property Maintenance Standards and Nuisance Abatement Code., Sec. 50-35., Maintenance of Exterior Premises. (a)., Sec. 50-35., Maintenance of Exterior Premises. (b)(1)., Sec. 50-39., Minimum Standards for Basic Equipment and Facilities; Nonresidential. (a)(2)., Sec. 60-84. Maintenance., Sec. 60-300. Utilization of Yards.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. **Additional pictures dated June 4, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given ninety (90) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Chair Rackard **MOTIONS** to accept staff recommendation for Approval of 90 days to cure and \$100 per day thereafter; (**MOTION WITHDRAWN**); Board Member Jenkins **MOTIONS** for Approval of 180 days to cure and \$100 per day thereafter; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Haynes; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000093

Property Address:

Parcel ID No:

Violation:

Property Owner: Comfy, LLC

300 Campus View Drive, Orlando, FL 32810

35-21-29-1228-00-600

Sec. 18-203., Definitions., Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage., Sec. 38-29. – Definitions., Sec. 38-31. – Parking in residential areas., Sec. 38-32. – Commercial vehicles in residential areas., Sec. 50-2., Definitions For Interpretation of property maintenance standards and nuisance abatement code., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1), (b)(6).

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. **Additional pictures dated June 4, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Chair Rackard **MOTIONS** for Approval of 45 days to cure and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000107**Property Address:****Parcel ID No:****Violation:****Property Owner:** Shemuel, LLC

8 Bethune Drive, Orlando, FL 32810

35-21-29-4572-40-990

Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1), (b)(6)., Sec. 50-37., Building Maintenance. (6), (15), (16)., Sec. 50-39. (2), Minimum standards for basic equipment and facilities; nonresidential., Sec. 60-84. Maintenance., Sec. 60-300. – Utilization of yards.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. **Additional pictures dated June 4, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given fifteen (15) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Chair Rackard **MOTIONS** for Approval of 10 days to cure and \$250 per day thereafter based on the gravity of the property's condition; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Haynes; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000140**Property Address:****Parcel ID No:****Violation:****Property Owner:** JWilliams Kids, LLC.

553 Monroe Avenue, Maitland, FL 32751

36-21-29-0000-00-100

Sec. 18-203., Definitions., Sec. 12-229., Certain motor vehicles required to be parked in garage, Sec. 18-231., Visual nuisance declared; abatement required., Sec. 18-232., Responsibility., Sec. 18-255., Abatement of visual nuisance., Sec. 38-29. – Definitions., Sec. 38-31. – Parking in residential areas., Sec. 38-32. – Commercial vehicles in residential areas., Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code., Sec. 50-35., Maintenance of exterior premises. (a)., Sec. 50-35., Maintenance of exterior premises. (b)(1)., Sec. 50-35., Maintenance of exterior premises. (b)(6)., Sec. 60-300., Utilization of Yards.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. **Additional pictures dated June 4, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given fifteen (15) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$150.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

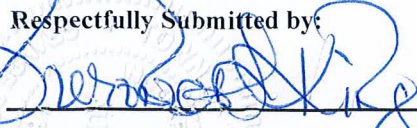
Board Discussion/Action: Chair Rackard **MOTIONS** for Approval of 10 days to cure and \$250 per day thereafter based on the gravity of the property's condition; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills; **AYE: ALL, MOTION PASSES (4/0).**

VII. COMMENTS

There were no staff/board comments

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida has been adjourned at 8:50 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

Respectfully Submitted by:



Veronica L King, Town Clerk