



HISTORIC TOWN OF EATONVILLE, FLORIDA SPECIAL CODE ENFORCEMENT BOARD MEETING MEETING MINUTES

Monday, January 6, 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 Quorum was established by roll call by Nichole Washington, town staff standing in for the Town Clerk in her absence.

Board/Staff Present:

Chair, Dwayne Rackard

Board Member, Jacqueline Haynes

Board Member, Todd Jenkins (Arrived at 6:37pm after roll call and approval of minutes)

Board Member, Ryan Novak

Nichole Washington, HR & Risk Coordinator(Acting Clerk)

Code Enforcement Officer, Baruti Abdallah-Nosakhare

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

(Absent: Vice Chair Michael Mills, Town Clerk Veronica King)

III. INVOCATION AND PLEDGE OF ALLEGIANCE

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

IV. CONSENT AGENDA

The December 4, 2024, minutes were approved by the Board of Directors. Board Member Novak **MOTIONS** for Approval of the December 4, 2024, meeting minutes; **SECOND** by Chair Rackard; **AYE: ALL, MOTION PASSES. Note:** Board Member Todd Jenkins arrived at 6:37pm after the approval of meeting minutes. **Notes:** Hardcopies of the meeting minutes were provided to the board in follow up to email copy previously provided.

V. CODE CASE HEARINGS/SWEARING IN

Attorney Holli New facilitated the swearing in of the Code Enforcement Officer (Baruti Abdallah-Nosakhare) who will be testifying and presenting all evidence during the hearing under the penalty of perjury. There were no other witnesses (respondent nor representative) present to be sworn in.

CODE CASES NO. 18-BDLG-01

CODE CASE NO. 08-1MPS-118

Property Owner: Willie Lee Whitfield Estate

Property Address: 118 Bethune Drive, Orlando, Florida 32810

Parcel ID No: 35-21-29-4572-41-100

Violation: Sec., 50-

35. (b)(3)(6)(7)(8)(9)Maintenance of exterior premises. Sec., 50-36. Appearance of exterior of premises and structures. Sec., 50-37. (1)(2)(7)(8)-Building Maintenance

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. The previous code board issued an order for the property to be repaired or demolished. An inspection of the Property to date revealed that the property is still not in compliance and needs to be demolished. Universal Engineering Services has condemned the stated property. The Property remains noncompliant with Town Code. The property is up for auction on January 9, 2024, for failure to pay taxes.

Recommendations: Staff recommend that the Code Enforcement Board direct legal to record an order imposing the fines (lien)of ~~(\$358,350.00)~~ (Correct Fine Amount \$358,650.00) with the Orange County Clerk of Courts.

Respondent: The Respondent nor a representative was present. The alleged Property Owner, Gregory Rhimes (the next of heir and now sole owner after mother passed) currently lives in California, contacted code enforcement and sent a letter of content at the request of the code officer; the email was read during the hearing by the Code Enforcement officer. There is a request to allow up to 45-60 days to demolish the property.

Board Discussion/Action: The Lien/fines will transfer to whoever buys the property. Nothing has been provided to the board proving or indicating the authenticity of ownership. The code enforcement board can reduce the lien. Need to secure the town's interest. Legal - should treat the property equally as what has been done in times past. Chair Rackard **MOTIONS** for the owner to be contacted to secure the property, stop imposing daily fines, and for legal to file the record of lien with the Orange County Clerk of Court. **SECOND** by Board Member Ryan Novak; **YAYE:** Chair Rackard, Board Members Todd Jenkins and Ryan Novak; **NAYE:** Board Member Jacqueline Haynes. **MOTION PASSES.**

VI. COMMENTS

Dwayne Rackard (Chair) - inquired about other potential cases that are dated before this board and similar to this case, the town should have been on top of this case, (Baruti responded that there are about 4 properties marked for demolition but only one is ready to bring before the board, intend to bring to the next meeting).

Ryan Novak (Board Member) - the priority is to uphold the code, not sure if anything can be done before day of auction (within three days), demolishing the property is the best recourse in this instance that will protect the town no matter the owner, glad that the board came to a resolve to impose the lien with safety being the priority.

Todd Jenkins (Board Member) - expressed concerns about the length of time before property is demolished, property is leaning, (Baruti responded that bids are going out for the demolition with a desire to move forward as quickly as possible, will get with the inspector).

VII. Chair Dwayne Rackard **MOTIONS** for the meeting to be adjourned; **SECOND** by Board Member Ryan Novak; **AYE: ALL.** The meeting of the Code Enforcement Board Meeting of the *Town of Eatonville, Florida* was adjourned at 7:31 P.M. in the Town Hall Council Chambers.

Respectfully Submitted by:



Veronica L King, Town Clerk

