



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD MEETING

### MEETING MINUTES

Wednesday, October 1, 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.*

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#### I. CALL TO ORDER

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was called to order at 6:45 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

Board Member, Todd Jenkins

Interim Chief Administrative Officer, Marlin Daniels

Town Clerk, Veronica King

Code Enforcement Officer, Baruti Abdallah-Nosakhare

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

EPD, Sgt. Fletcher Boone (also Officer Pooler)

**(Absent)** Board Member, Jacqueline Haynes

#### III. INVOCATION AND PLEDGE OF ALLEGIANCE

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

#### IV. CONSENT AGENDA

Chair Rackard **MOTIONS** for Approval of the August 6, 2025, meeting minutes; **MOVED** By Vice Chair, Michael Mill, **SECOND** by Board Member Todd Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

#### V. CODE CASE HEARINGS/SWEARING IN

**\*\* Town Clerk Veronica King facilitated the swearing in before moving forward with the scheduled hearings, 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), Wally Etienne (CODE CASE NO. 25-000069), Devonnie Hardy (CODE CASE NO. 25-000091 and 25-000092), Tangela Nelson (CODE CASE NO. 25-000098), Sunaina Puri (CODE CASE NO. 25-000178). **Special Note:** Shehzad Siddique (CODE CASE NO. 25-000066) could not be present, Sent a written email providing an update to the property to include a photo. A copy of the email was given to each board member.**

**CODE CASE NO. 25-000069****Property Address:****Parcel-ID No:****Violation:****Property Owner: Rupert Deleveaux**

232 Park Place, Orlando, FL 32810

35-21-29-4572-60-570

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-229., Certain Motor Vehicles Required to be Parked in Garage.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning district Regulations., 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. The violation has been cured as of September 29, 2025. \*\*Additional pictures dated September 29, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order \*\*No Fine\*\* - In Compliance).

**Respondent:** Witness (Wally Etienne) was present and gave testimony.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000069, Chair Rackard finds that the respondent was in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now cured/corrected; **MOTIONS** that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).** **NOTE:** Legal stated the Repeated Offense Statement for the record to all in general.

**CODE CASES NO. 25-000091****Property Address:****Parcel-ID No:****Violation:****Property Owner: Devonnie Hardy, Clare Scott**

309 Campus View Drive, Orlando, FL 32810

35-21-29-1228-00-700

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-229., Certain Motor Vehicles Required to be Parked in Garage.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

**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 violation has been cured as of August 22, 2025. \*\*Additional pictures dated September 30, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order \*\*No Fine\*\* - In Compliance).

**Respondent:** Respondent (Devonne Hardy) was present and opted to not give testimony.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000091, Vice Chair Mills finds that the respondent was in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now cured/corrected; **MOTIONS** that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

**CODE CASES NO. 25-000092**

**Property Owner: Devonne Hardy, Clare Scott**

**Property Address:**

309 Campus View Drive, Orlando, FL 32810

**Parcel-ID No:**

35-21-29-1228-00-700

**Violation:**

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning district Regulations., Sec. 60-84., 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 property is still in violation as of October 1, 2025. \*\*Additional pictures dated September 30, 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 cured, staff recommends a daily fine of \$100.00 for every day the Property remains in violation. (In Violation \*\*With Fine\*\*).

**Respondent:** Respondent (Devonne Hardy) was present and provided testimony; photos were provided by witness showing the condition of the property (CODE CASE NO. 25-000092); the top cross bar was removed from the fence; Code Officer stated that a top cross bar is required for safety purposes. Respondent is in agreement with the 15 day recommendation.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case No. 25-000092, Chair Rackard **MOTIONS** that the Board find the Respondent is in violation of the cited sections of the Town Code and **ORDER** the Respondent to bring the property into compliance within (11) days, based on the gravity of the violation, the Respondent's actions or inactions to correct the violation, and any previous violations, **SET** a fine in the amount of \$100 per day for each day the violation continues beyond the compliance deadline until the property is brought into compliance; **MOVED** By Vice Chair Mills; **SECOND** by Chair Rackard; **AYE: ALL, MOTION PASSES (3/0).**

**CODE CASES NO. 25-000098**

**Property Address:**

**Parcel-ID No:**

**Violation:**

**Property Owner: Clare Scott-Hardy**

327 Amador Circle, Orlando, FL 32810

35-21-29-1228-00-140

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-229., Certain Motor Vehicles Required to be Parked in Garage.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.  
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

**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, (October 1, 2025), the property is not in violation. \*\*Additional pictures dated September 30, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order \*\*No Fine\*\* - In Compliance). **Note:** The codes were confirmed in record for accuracy (Sec. 18-203; Sec. 18-229; Sec. 50-2; Sec 50-35 (a); Sec 50-35 (b)(1).

**Respondent:** Witness (Devonne Hardy) was present and opted to not give testimony.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000098, Chair Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Chair Rackard; **SECOND** by Vice Chair Mills; **AYE: ALL, MOTION PASSES (3/0).**

**CODE CASES NO. 25-000178**

**Property Address:**

**Parcel-ID No:**

**Violation:**

**Property Owner: BISHT And BATTARAU, LLC.**

**REF: Commercial Vacant Lad**

101 West Kennedy Boulevard, Orlando, FL 32810

35-21-29-0000-00-108

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum

Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(6).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-36., Appearance of Exterior of Premises and Structures.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-39., Minimum Standards for Basic equipment and Facilities; Nonresidential. (a),(2).

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. There has been some cleanup but the property is still in violation. \*\*Additional pictures dated September 30, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given fifteen (30) days to come into compliance. If compliance is not cured, staff recommends a daily fine of \$100.00 for every day the Property remains in violation. (In Violation \*\*With Fine\*\*).

**Respondent:** Witness (Sunaina Puri) representing the owner was present and gave testimony. Request pictures of the problems areas and will comply within 30 days. Owner provided an email in which copies were provided to the board.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000178, Chair Rackard **MOTIONS** that the Board find the Respondent is in violation of the cited sections of the Town Code and **ORDER** the Respondent to bring the property into compliance within (30) days and, based on the gravity of the violation, the Respondent's actions or inactions to correct the violation, and any previous violations, **SET** a fine in the amount of \$100 per day for each day the violation continues beyond the compliance deadline until the property is brought into compliance; violations are to be noted to stipulate the repeat violation clause if violation occurs within five (5) years at a **SET** fine of \$250 per day; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

**CODE CASES NO. 25-000037      Property Owner: WRB CORP C/O WALTER Ramalho Barcelos**

**Property Address:** 320 Eaton Street, Eatonville, FL 32751

**Parcel ID No:** 35-21-29-0000-00-125

**Violation:** LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-71., Front Yard.  
LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-82., Permit Required.  
LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-83., Exposed Frame of Each Section Wood Walls or Fence Must Face Interior yard of Homeowner.  
LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-85., Nonconforming Fences.

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. There was a fence put in without no permit, the owner inherited the violation, a permit has been received as of September 22, 2025, and the violation has been cured. \*\*Additional pictures dated September 29, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent's violations be noted to stipulate the

repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order **\*\*No Fine\*\*** - In Compliance).

**Respondent:** Respondent nor representative was present

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000098, Vice Chair Mills finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

<b>CODE CASES NO. 25-000066</b>	<b>Property Owner: Shehzad Siddique</b>
<b>Property Address:</b>	226 Park Place, Orlando, FL 32810
<b>Parcel ID No:</b>	35-21-29-4572-60-580
<b>Violation:</b>	LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a). LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhare presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. There has been some clean up; the property owner has restricted access and owner is requesting for an access road to be provided by the town. The Town Clerk referenced the email in which a copy was provided to the board with explanation from the owner. **\*\*Additional pictures dated September 29, 2025, was provided to the board showing property current conditions and violations.**

**Recommendations:** Staff recommended that Respondent be given fifteen (30) days to come into compliance. If compliance is not cured, staff recommends a daily fine of \$100.00 for every day the Property remains in violation. (In Violation **\*\*With Fine\*\***).

**Respondent:** Respondent nor representative was present; an email was sent to the town clerk in which copies were made to the board.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000066, Chair Rackard **MOTIONS** to **TABLE** this case for continuation; would like for the respondent to appear to the next meeting; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

## **VI. COMMENTS**

**Board Members** - There were no board comments

**Town Clerk (Veronica King)** – Informed the board that Board Member Jacqueline Haynes is resigning due to her new job that is preventing her from attending scheduled hearings.

**Additional Comments:** The board by consensus allowed Regina Johnson (Resident) to address the board. She expressed concerns about the blocking of her back door by the owner; there is only the front entrance/exit. She was advised to contact the Planning Department at Town Hall.

**The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was adjourned at 9:00 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.**

**(Handouts:** Photos and additional support documents of properties taken on both September 29, 2025, and September 30, 2025, by Code Officer, copy of agenda, copy of email from Shehzad Siddique (CODE CASE NO. 25-000066) providing an update to the property to include a photo,



photos provided by witness showing the condition of the property (CODE CASE NO. 25-000092).

Respectfully Submitted by:



Veronica L King, Town Clerk

