



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, May 7, 2025, at 6:30 PM

Eatonville Town Hall - 307 East Kennedy Boulevard

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION AND PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

- 1.** Approval of Meeting Minutes – April 2, 2025 (Clerk Office)

V. CODE CASE HEARINGS

- 2.** CODE CASE NO: 24-000183

- 3.** CODE CASE NO: 24-000188

- 4.** CODE CASE NO: 24-000195

- 5.** CODE CASE NO: 24-000213

- 6.** CODE CASE NO: 25-000056

- 7.** CODE CASE NO: 25-000075

- 8.** CODE CASE NO: 25-000083

- 9.** CODE CASE NO: 25-000084

- 10.** CODE CASE NO: 25-000104

- 11.** CODE CASE NO: 25-000107

VI. COMMENTS

- 12.** Staff Comments

VII. ADJOURNMENT

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at

(407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.2.

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1. Approval of Meeting Minutes – April 2, 2025 (Clerk Office)

V. CODE CASE HEARINGS

2. CODE CASE NO. 24-000183

Felicia R. White

REF: Single-Family Class III

Property Address:

477 Sunnyview Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-330

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-203., Definitions.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., 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 18 – Environment, Sec. 18-232., Responsibility. abatement required.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code.

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

3. CODE CASE NO. 24-000188

Latonya Coley, Harold McKenly, Justin Amdemeskel

REF: Single-Family Class III

Property Address:

351 Amador Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-180

Section of the Code:

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 18 – Environment, Sec., 18-232. – Responsibility.

4. CODE CASE NO. 24-000195

Alfonso Berry

REF: Single-Family Class III

Property Address:

250 Taylor Avenue, Eatonville, FL 32751

Parcel-ID No:

36-21-29-1128-01-050

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-203., Definitions.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., 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 18 – Environment, Sec. 18-232., Responsibility.

5. CODE CASE NO. 24-000213

Merishna Saint Louis

REF: Single-Family Class III

Property Address:

257 Amador Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-070

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., 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 18 – Environment, Sec. 18-232., Responsibility..

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking restrictions for certain vehicles on residential property.

6. CODE CASE NO. 25-000056

Amber Sanchez, Embry Jones

REF: Single-Family Class III

Property Address:

37 North Calhoun Avenue, Eatonville, FL 32751

Parcel-ID No:

35-21-29-1716-00-060

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards Sec. 50-2., Definitions for Interpretation of property maintenance standards and

nuisance abatement code.
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 60 –
Supplemental Zoning District Regulations, Sec., 60-300. –
Utilization of yards.

7. CODE CASE NO. 25-000083

Lorenzo Haynes

REF: Single-Family Class III

Property Address:

412 Sunnyview Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-400

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards Sec. 50-2., Definitions for
Interpretation of property maintenance standards and
nuisance abatement code.
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 60 –
Supplemental Zoning District Regulations, Sec., 60-300. –
Utilization of yards.

8. CODE CASE NO. 25-000084

Valerie Anita Johnson

REF: Single-Family Class III

Property Address:

483 Sunnyview Circle, Orlando, FL 32810

Parcel-ID No:

36-21-29-9576-00-340

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 18-203., Definitions.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 12-229., 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 18 –
Environment, Sec. 18-232., Responsibility..
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards Sec. 50-2., Definitions for
Interpretation of property maintenance standards and
nuisance abatement code.
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
exterior premises. (a), (b)(1).

9. CODE CASE NO. 25-000104

Tammie Jordan

REF: Vacant Residential

Property Address:

135 Lincoln Boulevard, Orlando, FL 32810

Parcel-ID No:

35-21-29-4572-41-210

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-203., Definitions.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., 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 18 – Environment, Sec. 18-232., Responsibility.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-255., Abatement of visual nuisance.

LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-29. – Definitions.

LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-31. – Parking in residential areas.

LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-32. – Commercial vehicles in residential areas.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1), (b)(6).

10. CODE CASE NO. 25-000107

Shemuel, LLC.

REF: Single-Family Class III

Property Address:

8 Bethune Drive, Orlando, FL 32810

Parcel-ID No:

35-21-29-4572-40-990

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1), (b)(6).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-37., Building Maintenance. (6), (15), (16).

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-39. (2), Minimum standards for basic equipment and facilities; nonresidential. LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-84. Maintenance.
LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-300. – Utilization of yards.

VI. COMMENTS

11. Staff Comments

VII. ADJOURNMENT

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HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, May 7, 2025, at 6:30 PM

Cover Sheet

****NOTE**** *Please do not change the formatting of this document (font style, size, paragraph spacing, etc.)*

ITEM TITLE: Approval of Meeting Minutes –Code Enforcement Meeting- April 2, 2025
(Clerk Office)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA	YES	Exhibits: • Meeting Minutes – April 2, 2025
NEW BUSINESS		
ADMINISTRATIVE		

REQUEST: Request approval of Approval of Meeting Minutes for Wednesday, April 2, 2025, for the Code Enforcement meeting held .

SUMMARY: The Code Enforcement Board Meeting was held on the first Wednesday, April 2, 2025, at 6:30 PM. The minutes have been transcribed from the pre-recorded audio link for this meeting.

RECOMMENDATION: It is recommendation of staff to approval the Meeting Minutes of the Code Enforcement Board held April 2, 2025.

FISCAL & EFFICIENCY: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

SPECIAL CODE ENFORCEMENT BOARD MEETING

MEETING MINUTES

Section IV. Item #1.

Wednesday, April 2, 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 6:35 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

The meeting was delayed in anticipation of the arrival of board members for a quorum.

II. ROLL CALL

The roll call and quorum were established by Veronica King, town clerk.

Board/Staff Present:

Chair, Dwayne Rackard

Vice Chair Michael Mills

Board Member, Jacqueline Haynes

Board Member, Todd Jenkins

Board Member, Ryan Novak

Town Clerk, Veronica King

Code Enforcement Officer, Baruti Abdallah-Nosakhere

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

Police Department, Sgt. Fletcher Boone

III. INVOCATION AND PLEDGE OF ALLEGIANCE

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

IV. CONSENT AGENDA

The March 5, 2025, and August 7, 2024, minutes were approved by the Board of Directors. Chair Rackard **MOTIONS** for Approval of the March 5, 2025, and August 7, 2024, meeting minutes; **MOVED** by Board Member Haynes **SECOND** by Board member Novak; **AYE: ALL; MOTION PASSES.**

V. CODE CASE HEARINGS/SWEARING IN

*(Agenda Update) ** ALFONSO BERRY - CODE CASE NO. 24-000195 – was pulled from the agenda and docket due to medical emergency.*

Veronica King, Town Clerk facilitated the swearing in of all witnesses to include the Code Enforcement Officer (Baruti Abdallah-Nosakhere) who will be testifying and presenting all evidence during the hearing under the penalty of perjury. **Sworn in Witnesses:** Baruti Abdallah-Nosakhere, Mercedes Peralta, Steve Conger, and Lixian Han, Billy Washington II, Jason Howell.

CODE CASE NO. 23-000393**Property Owner:** COMFY, LLC (Witnesses: Mercedes Peralta, Steve Conger, Lixian Han)**Property Address:** 300 Campus View Drive, Orlando, FL 32810**Parcel ID No:** 35-21-29-0000-00-152**Violation:** Code of Ordinances, Sec. 50-35. – Maintenance of exterior of premises. (b)(1),(6); Code of Ordinances, 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. Property is still in violation as of 4-2-25.

Recommendations: Staff recommend that the Code Enforcement Board accept the recommendation of 30 days to bring property into compliance and thereafter a fine of \$100 per day if not brought into compliance.

Respondents: Mercedes Peralta, Steve Conger (By zoom) , Lixian Han (By zoom) were present to give testimony. 30 days is sufficient to bring property into compliance.

***Provided updated mailing address with the clerk: 12053 Spade Spring Canyon Rd., Santa Clarita, CA 91390-4714, (805-452-5249 – Lixian Han contact).*

Board Discussion/Action: Board Member Novak **MOTIONS/MOVES** to dismiss Sec 50-35 maintenance and finds respondent in violation of Sec 60-84 with an approval of 30 days to bring property into compliance and thereafter a fine of \$100 per day if not brought into compliance. **SECOND** by Chair Rackard; **AYE: ALL; MOTION PASSES.**

CODE CASE NO. 24-000197**Property Owner:** BILLY WASHINGTON, SR./BILLY WASHINGTON II**Property Address:** 509 Ruffel Street, Eatonville, FL 32751**Parcel ID No:** 36-21-29-1128-02-060**Violation:** Code of Ordinances, Sec. 18-229.-Certain motor vehicles required to be parked in garage; Code of Ordinances, Sec. 18-231.-Visual nuisance declared; abatement required; Code of Ordinances, Sec. 18-232.-Responsibility;

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. Property is still in violation as of 4-2-25.

Recommendations: Staff recommend that the Code Enforcement Board accept the recommendation of 30 days to bring property into compliance and thereafter a fine of \$100 per day if not brought into compliance.

Respondent: Billy Washington II was present to testify. Stated that some vehicles have been moved as 4-2-25. Showed video to the board and the code officer indicated that some vehicles had been moved.

Board Discussion/Action: Vice Chair Mills **MOTIONS/MOVES** to accept staff recommendation of 30 days to bring property into compliance and thereafter a fine of \$100 per day if not brought into compliance. **SECOND** by Chair Rackard; **AYE: ALL; MOTION PASSES.**

CODE CASE NO. 25-000058**Property Owner:** DISTRESSED SOLUTIONS, LLC**Property Address:** 140 South West Street, Eatonville, FL 32751**Parcel ID No:** 35-21-29-3660-03-010

Violation: Code of Ordinances, Sec. 50-2. (2)(3)(4) – Definitions for interpretation of property maintenance standards and nuisance abatement code; Code of Ordinances, Sec. 50-35. – Maintenance of exterior premises. (a); Code of Ordinances, Sec. 50-35. – Maintenance of exterior premises. (b)(1); Code of Ordinances, Sec. 50-36. – Appearance of exterior of premises and structures. (1); Code of Ordinances, 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. Property is still in violation as of 4-2-25.

Recommendations: Staff recommend that the Code Enforcement Board accept the recommendation of 30 days to bring property into compliance and thereafter a fine of \$100 per day if not brought into compliance.

Respondent: Jason Howell was present to testify, stated that no notifications were received (provided to the clerk for the record two USPS Tracking reports), Initially requested for a 30-day period for compliance and to be brought back for another hearing without accessing fines. ***Provided updated mailing address with the clerk: 412 E. Madison Street, Suite 800B, Tampa, Florida 33622, (P.O. Box 20367, Tampa, FL 33622)*

Board Discussion/Action: Chair Rackard **MOTIONS/MOVES** to accept staff recommendation of 30 days to bring property into compliance and thereafter a fine of \$100 per day if not brought into compliance. **SECOND** by Vice Chair Mills; **AYE:** Chair Rackard, Vice Chair Mills, Board Member Jenkins; **NAYE:** Board Member Haynes, Board Member Novak **MOTION PASSES. Comments: (Board Member Novak)** inquired to the respondent if an extension beyond 30 days be sufficient **(yes); (Legal)** under the statue F.S. 162.12, additional notice beyond certified mail was provided which is sufficient notices consistent with the statue (posting on property, or posting at town hall/municipality), evidence that an attempt to hand deliver or mail notices along with the alternative postings meet the requirements of the statue; **(Respondent)** Respondent ask for board to consider a 45 day period for compliance (not honored).

CODE CASE NO. 25-000060**Property Owner:** CECIL B ALLEN REVOCABLE TRUST**Property Address:** 360 Eaton Street, Eatonville, FL 32751**Parcel ID No:** 35-21-29-0000-00-152

Violation: Code of Ordinances, Sec. 18-203.-Definitions; Code of Ordinances, Sec. 18-229.-Certain motor vehicles required to be parked in garage; Code of Ordinances, Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code.(2); Code of Ordinances, Sec. 50-35. – Maintenance of exterior premises. (a), Code of Ordinances, Sec. 50-35. – Maintenance of exterior premises. (b)(1), Code of Ordinances, Sec. 60-300.-Utilization of yards.(a)

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. Property is still in violation as of 4-2-25.

Recommendations: Staff recommend that the Code Enforcement Board accept recommendation of 30 days to bring property into compliance and thereafter a fine per day if not brought into compliance.

Section IV. Item #1.

Respondent: No witness present to testify.

Board Discussion/Action: Board Member Haynes **MOTIONS/MOVES** to accept staff recommendation of 30 days to bring property into compliance and thereafter a fine of \$100 per day if not brought into compliance. **SECOND** by Vice Chair Mills; **AYE: ALL; MOTION PASSES.**

VI. COMMENTS

Holli New, (Town Attorney) - Recommend training for the board in the areas of the town's code, implementing policies and procedures (administrative), the clerk recommends training with meeting protocols, decorum, and best practices, can look at the town's resolution on meeting protocols, can lay at a step-by-step procedures (SOP); town council can be invited to offer feedback or attend the training/workshop; give suggested topics to town clerk.

Veronica King, (Town Clerk) – No Report

Ryan Novak, (Board Member) – No Report

Jacqueline Haynes, (Board Member) – No Report

Todd Jenkins, (Board Member) – No Report

Michael Mills, (Vice Chair) – No Report

Dwayne Rackard, (Chair) – No Report

VII. Chair Rackard **MOTIONS/MOVES** adjourns meeting **SECOND** by Vice Chair Mills; **AYE: ALL; MOTION PASSES;** Meeting adjourned at 8:12 P.M. in the Town Hall Council Chambers.

Respectfully Submitted by:

Veronica L King, Town Clerk