



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

Wednesday, March 5, 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 6:41 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

***The meeting was delayed in anticipation of the arrival of legal. Attorney Shepard connected by phone until arrival to town hall.*

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, Clifford Shepard (Shepard, Smith, Hand & Brackins, P.A.)

III. INVOCATION AND PLEDGE OF ALLEGIANCE

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

IV. CONSENT AGENDA

The January 6, 2025, minutes were approved by the Board of Directors. Chair Rackard **MOTIONS** for Approval of the January 6, 2025, meeting minutes; **SECOND** by Board member Novak; **AYE: ALL; MOTION PASSES.** **Note:** Board Member Todd Jenkins arrived at 6:37pm after the approval of meeting minutes.

V. CODE CASE HEARINGS/SWEARING IN

Veronica King, Town Clerk facilitated the swearing in of the Code Enforcement Officer (Baruti Abdallah-Nosakhere) 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 CASE NO: 06-F-2 and
CODE CASE NO. 17-MPS-001**

Property Owner: Herbert Green, Jr. (No Show)

Property Address: 137 South West Street, Eatonville, FL 32751

Parcel ID No: 36-21-29-1128-02-140

Violation: Sec. 50-35. – Maintenance of exterior of premises. (a), 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 hearing consists of two cases on the same property. The 1st violation is structural/condemned, and the 2nd violation is for fencing and debris.

Recommendations: Staff recommend that the Code Enforcement Board direct legal to record an order imposing lien with accruing fines in the amount of \$533,200.00 for the first case (06-F-2) and accruing fines in the amount of \$526,000 for the second case (17-MPS-001) with the Orange County Clerk of Courts and begin foreclosure.

Respondent: No respondent(s) nor witnesses were present to testify.

Board Discussion/Action: Since 2016, the owner has not attended previous hearings, nor have the owner paid towards accruing fines. Chair Rackard **MOTIONS** for a lien to be imposed and to begin foreclosure immediately. **SECOND** by Board Member Jenkins; ; **AYE: ALL; MOTION PASSES.**
Comments: Board member Novak wanted to abstain but had no conflict to voting, had to vote
CODE CASE NO. 24-000380

Property Owner: New Leaf Real Estate, LLC. (No Show)

Property Address: 118 Deacon Jones Boulevard, Orlando, FL 32810

Parcel ID No: 35-21-29-4572-10-150

Violation: Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code. Sec. 50-35. – Maintenance of exterior of premises. (a), (b)(1), Sec. 50-36. – Appearance of exterior of premises and structures, 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. The property has been purchased by a new owner who cured the violation on Sunday, March 2, 2025, prior to the hearing.

Recommendations: Staff provided no recommendation.

Respondent: No respondent(s) nor witnesses were present to testify.

Board Discussion/Action: Since 2016, the owner has not attended previous hearings, nor have the owner paid towards accruing fines. Chair Rackard **MOTIONS** for a lien to be imposed and to begin foreclosure immediately. **SECOND** by Board Member Jenkins; **AYE: ALL; MOTION PASSES.**

VI. COMMENTS

Ryan Novak (Board Member) – provided clarity as to why he attempted to abstain; stated that the process towards foreclosure could happen simultaneously with the filing the lien.

Jacqueline Haynes (Board Member) - expressed that the board was doing a great job.

Todd Jenkins (Board Member) - No Comments.

Michael Mills (Vice Chair) - No Comments.

Dwayne Rackard (Chair) – No Comments.

VII. Chair Rackard adjourns meeting at 7:23 P.M. in the Town Hall Council Chambers.

Respectfully Submitted by:

Veronica L King, Town Clerk