



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

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.*

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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 6:35 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 the recommendation of 30 days to bring property into compliance and thereafter a fine of \$100 per day if not brought into compliance.

**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:**

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**Veronica L King, Town Clerk**