



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD MEETING

### MEETING MINUTES

Wednesday, July 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.

#### II. ROLL CALL

The Town Clerk established a quorum by roll call.

**Board/Staff Present:**

Chair, Dwayne Rackard

Vice Chair, Michael Mills

Board Member, Jacqueline Haynes

Board Member, Todd Jenkins

Town Clerk, Veronica King (Support Staff: Marissa Bellenger)

Code Enforcement Officer, Baruti Abdallah-Nosakhare

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

EPD, Officer Jones

#### III. INVOCATION AND PLEDGE OF ALLEGIANCE

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

#### IV. CONSENT AGENDA

The May 7, 2025, meeting minutes (Indicating Meeting Cancellation) and the June 4, 2025, meeting minutes were approved by the Board of Directors. Chair Rackard **MOTIONS** for Approval of the May 7, 2025, and the June 4, 2025, meeting minutes; **MOVE** By Vice Chair, Michael Mills, **SECOND** by Board Member, Todd Jenkins; **AYE: ALL, MOTION PASSES (4/0).** **COMMENTS:** Prior to the board approving the consent agenda, the clerk read into record the Form 8B: Board Member Jacqueline Haynes had a voting conflict and had to recuse herself from voting on CODE CASE NO. 25-000083 Property Owner: Lorenzo Haynes during the June 4, 2025, hearings. Voting conflict: inured to the special gain or loss of a relative (Brother). **\*\*Form 8B** was submitted to the clerk's office on June 4, 2025 and a copy was given to each board member. Although there was no voting conflict according to statute, Chair Rackard stated for the record that the respondent for CODE CASE NO. 25-000063 (Arnell Q. Spencer) was a relative (Cousin).

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

**\*\* Town Clerk Veronica King** facilitated the swearing in before moving forward, 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), Darrell Howard (CODE CASE NO. 25-000081), and Anthony Olvera (CODE CASE NO. 25-000081 and CODE CASE NO. 25-000082).

**CODE CASES NO. 25-000081**      **Property Owner:** Darrell Howard, Rhonda Howard  
**Property Address:** 537 Wigman Drive, Eatonville, FL 32751  
**Parcel ID No:** 36-21-29-1229-00-110  
**Violation:** Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage, Definitions; Sec. 18-230., Cover requirements of motor vehicle, Sec. 18-231., Visual Nuisance Declared; Abatement Required; Sec. 18-232., Responsibility., Sec. 18-233., Parking restrictions for certain vehicles on residential property., Sec. 50-35., Maintenance of Exterior Premises. (a), (b)(1)., 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. As of today's date, violations has been cured except for one violation [Sec. 50-35 (a)(b)(1)] that still remains noncompliant with the Town Code. \*\*Additional pictures dated July 2, 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; and be given forty-five (45) days to come into compliance on the one pending violation. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

**Respondent:** Respondent along with neighbor (Anthony Olvera) was present and will bring property into compliance with the ordered time of 45 days.

**Board Discussion/Action:** Chair Rackard finds that the property is in violation and **MOTIONS** that Respondent's cured violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years and for Approval of 45 days to cure the remaining violation and \$100 per day thereafter; Chair Rackard **MOTIONS** for Approval of 180 days to cure and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills **AYE: ALL, MOTION PASSES (4/0).**

**CODE CASES NO. 25-000082**      **Property Owner:** Anthony Olvera, Elizabeth M. Santiago  
**Property Address:** 607 Wigman Drive, Eatonville, FL 32751  
(Addressed was confirmed by Code Officer)  
**Parcel ID No:** 36-21-29-9576-00-080  
**Violation:** Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage., Sec. 18-230., Cover requirements of motor vehicle., Sec. 18-231., Visual Nuisance Declared; Abatement Required., Sec. 18-232., Responsibility., Sec. 18-233., Parking restrictions for certain vehicles on residential property., Sec. 50-35., Maintenance of Exterior Premises. (a), (b)(1)., 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. As of today's date, the Property remained noncompliant with the Town Code. \*\*Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given forty-five (45) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

**Respondent:** Respondent was present and will bring property into compliance with the ordered time of 45 days.

**Board Discussion/Action:** Chair Rackard finds that the property is in violation and **MOTIONS** to accept staff recommendation for Approval of 45 days to cure and \$100 per day thereafter. **MOVED** By Vice Chair Mills; **SECOND** by Board Member Haynes; **AYE: ALL, MOTION PASSES (4/0).**

<b>CODE CASES NO. 25-000063</b>	<b>Property Owner:</b> Arnell Q. Spencer
<b>Property Address:</b>	325 Eaton Street, Eatonville, FL 32751
<b>Parcel ID No:</b>	35-21-29-2828-02-180
<b>Violation:</b>	Sec. 12-229., Certain motor vehicles required to be parked in garage., Sec. 50-35., Maintenance of exterior premises., 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; As of today's date, the Property remained noncompliant with the Town Code. \*\*Additional pictures dated July 2, 2025, was provided to the board showing property current conditions.

**Recommendations:** Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

**Respondent:** Respondent nor representative was present

**Board Discussion/Action:** Board Member Haynes finds that the property is in violation and **MOTIONS** to accept staff recommendation for Approval of 30 days to cure violations and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills; **AYE: ALL, MOTION PASSES (4/0).**

<b>CODE CASES NO. 25-000064</b>	<b>Property Owner:</b> Robert L. Bailey, Samantha A. Munro
<b>Property Address:</b>	314 Clark Street, Eatonville, FL 32751
<b>Parcel ID No:</b>	35-21-29-0000-00-054
<b>Violation:</b>	Sec. 38-30. – Off-street parking regulations., Sec. 38-31. – Parking in residential areas., Sec. 38-32. – Commercial vehicles in residential areas. (5)., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1)., Sec. 50-36., Appearance of exterior of premises. (b)(6)., Sec. 50-37., Building Maintenance., Sec. 60-84., Maintenance.

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhare presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. \*\*Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

**Respondent:** Respondent nor representative was present

**Board Discussion/Action:** Chair Rackard finds that the property is in violation and **MOTIONS** to accept staff recommendation for Approval thirty (30) days to cure and \$100 per day thereafter; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Haynes; **AYE: ALL, MOTION PASSES (4/0).**

**CODE CASES NO. 25-000065**      **Property Owner:** Alton Spencer  
**Property Address:** 326 Clark Street, Eatonville, FL 32751  
**Parcel ID No:** 35-21-29-0000-00-051  
**Violation:** Sec. 50-35., Maintenance of exterior premises. (a), (b)(1).,  
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. As of today's date, the Property remained noncompliant with the Town Code. \*\*Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

**Respondent:** Respondent nor representative was present

**Board Discussion/Action:** Vice Chair Mills finds that the property is in violation and **MOTIONS** for Approval of 30 days to cure and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Chair Rackard; **AYE: ALL, MOTION PASSES (4/0).**

**CODE CASES NO. 25-000074**      **Property Owner:** Veronica Malinder  
**Property Address:** 606 Wigman Drive, Eatonville, FL 32751  
**Parcel ID No:** 36-21-29-9576-00-100  
**Violation:** Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage., Sec. 18-230., Cover requirements of motor vehicle., Sec. 18-231., Visual Nuisance Declared., Sec. 18-232., Responsibility., Sec. 18-233., Parking restrictions for certain vehicles on residential property., Sec. 50-35., Maintenance of exterior premises. (a), (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, all violations has been cured. \*\*Additional pictures dated July 2, 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.

**Respondent:** Respondent nor representative was present

**Board Discussion/Action:** Chair Rackard finds that the property was in violation and **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 (4/0).**

**CODE CASES NO. 25-000094**      **Property Owner:** WCB INVESTMENTS, LLC.  
**Property Address:** 619 Katherine Avenue, Orlando, FL 32810  
**Parcel ID No:** 34-21-29-1227-00-130  
**Violation:** Sec. 50-35., Maintenance of exterior premises. (a), (b)(1).,  
Sec. 60-82. Permit required., Sec. 60-84., Maintenance., 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.

As of today's date, the Property remained noncompliant with the Town Code. \*\*Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations. Confirmed that the fence is non-conforming with no permit.

**Recommendations:** Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

**Respondent:** Respondent nor representative was present

**Board Discussion/Action:** Chair Rackard finds that the property is in violation and **MOTIONS** for Approval of 10 days to cure and \$100 per day thereafter based on the gravity of the property's condition; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills; **AYE: ALL, MOTION PASSES (4/0).**

## **VI. COMMENTS**

There were no staff/board comments

**The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida has been adjourned at 8:07 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.**

**(Handouts:** Photo properties taken on July 2, 2025, Amended agendas, Copies of the 8B Form submitted by Board Member Jacqueline Haynes, Form 1 Information (Statement of Financial Interest).

**Respectfully Submitted by:**

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**Veronica L King, Town Clerk**