



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

DECEMBER 3, 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 Cases – 11-5-25 (Clerk Office)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA	YES	Exhibits: <ul style="list-style-type: none">Meeting Minutes – November 5, 2025
NEW BUSINESS		
ADMINISTRATIVE		

REQUEST: Request approval of Approval of Meeting Minutes for November 5, 2025.

SUMMARY: The Code Enforcement Board Meeting was held on the first Wednesday, November 5, 2025, at 6:30 PM. The minutes have been transcribed from the pre-recorded audio link for this meeting.

RECOMMENDATION: It is the recommendation of staff to approve the Meeting Minutes of the Code Enforcement Board held November 5, 2025.

FISCAL & EFFICIENCY: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD MEETING

MEETING MINUTES

Wednesday, November 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 6:40 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

Town Clerk, Veronica King

Code Enforcement Officer, Baruti Abdallah-Nosakhare

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

EPD, Officer Surplice

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 October 2, 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), Charlie Clayton (CODE CASE NO. 25-000179 and 25-000180)**

CODE CASES NO. 25-000179

Property Address:

Parcel ID No:

Violations:

Property Owner: BING PROPERTY, LLC.

121 West Kennedy Blvd, Orlando, FL 32810

35-21-29-0000-00-080

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. (1).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-39., Minimum standards for basic equipment and facilities; nonresidential. (a)(2).

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. Property is still in violation. Violation 50-35(a) has been pulled from the list of violations. **Additional pictures dated November 5, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given ten (10) 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 was present; removed the fence, respondent will meet with the Code Enforcement Officer on November 6, 2025, to walk the property in order to verify compliance and problem areas.

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-000179, Vice Chair Mills **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 (10) 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; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

CODE CASES NO. 25-000180

Property Owner: BING PROPERTY, LLC.

Property Address:

151 West Kennedy Boulevard, Orlando, FL 32810

Parcel ID No:

35-21-29-0000-00-087

Violations:

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. (1).

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. Property is still in violation. Violation 50-35(a) has been pulled from the list of violations. **Additional pictures dated November 5, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given ten (10) 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 was present; will meet with the Code Enforcement Officer on November 6, 2025, to walk the property in order to verify compliance and problem areas.

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-000180, Chair Rackard expressed concerns for the respondent to not only cure the violations but to maintain the property for safety, 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 (10) 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 \$250 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 Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

VI. COMMENTS

Board Members - No board comments

Attorney – Holli New – Stated the repeated violation statement for the record; it applies to all cases. The compliance deadline starts 10 days from the date the order is signed.

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was adjourned at 7:20 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

(Handouts: Photos and additional support documents of properties taken on December 3, 2025, by Code Officer, copy of agenda,

Respectfully Submitted by:

Veronica L King, Town Clerk