



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

Wednesday, February 4, 2026, 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 6:58 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

## II. ROLL CALL

The Records Coordinator established a quorum by roll call.

### **Board/Staff Present:**

Chair, Dwayne Rackard

Vice Chair, Michael Mills

Board Member, Todd Jenkins

Records Coordinator, Marissa Bellenger

CE Officer, Baruti Abdallah-Nosakhere

Attorney, Holli New (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

Chair Rackard **MOTIONS** for Approval of the December 3, 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

**\*\* Records Coordinator Marissa Bellenger 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-Nosakhere (Code Officer), Jennifer F. Edwards (CODE CASE NO. 25-000265), Sandy Perugorria (CODE CASE NO. 25-000286), and Dozell Warner (CODE CASE NO. 25-000292). **Special Note:** Nam Dihm and Kim Phan-Dihn (CODE CASE NO. 25-000286) were not present.**

**CODE CASE NO. 25-000265****Property Owner: Jennifer F. Edwards****REF: Single Family Class III****Property Address:**

19 Bel Air Street, FL 32751-5324

**Parcel-ID No:**

35-21-29-0570-00-040

**Violation:**

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 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).

**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 is still in violation as of February 4, 2026. \*\*Additional pictures dated February 4, 2026, were provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given thirty (30) days to come into compliance. In addition, violations are noted to stipulate the repeat violation clause if violation occurs within five (5) years. 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:** Witness (Jennifer F. Edwards) was present and gave testimony.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000265, 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 (90) 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; violations are to be noted to stipulate the repeat violation clause if violation occurs within five (5) years at a **SET** fine of \$250 per day; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

**CODE CASES NO. 25-000286****Property Owner: Nam Dihm, Kim Phan-Dihm****REF: Class II Quadraplex****Property Address:**

114 Eaton Street, Eatonville, FL 32751

**Parcel-ID No:**

35-21-29-5420-00-470

**Section of the Code:**

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. 50-35., Building Maintenance (15). of exterior premises (b)(6).

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation.

There is no evidence that the violation has been cured as of February 4, 2026. \*\*Additional pictures dated February 4, 2026, were provided to the board showing the property's current exterior conditions.

**Recommendations:** Staff noted that the last complaint was on January 11, 2026. While staff cannot say the violation exists, they recommend that the Board find the respondents in violation.

**Respondent:** Respondent not present. (Tenant Sandy Perugorria was present and gave testimony that she has not seen rodents recently, but a smell has begun to omit from her apartment).

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000286, 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).** **Comments:** Attorney New stated violations are to be noted to stipulate the repeat violation clause if violation occurs within five (5) years at a **SET** fine of \$250 per day.

**CODE CASES NO. 25-000292**

**Property Owner: 500 ACRES, LLC (Dozell Warner)**

**REF: Single Family Class III**

**Property Address:**

6 Lincoln Boulevard, Orlando, FL 32810

**Parcel-ID No:**

35-21-29-4572-31-430

**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 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (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. The property is still in violation as of February 4, 2026. \*\*Additional pictures dated February 4, 2026, were provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given ninety (90) 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 (Dozell Warner) was present and provided testimony; photos and a video were provided by witness showing the condition of the property (CODE CASE NO. 25-000292); the majority of the debris has been removed. Warner asks the Board if he can remove the wooden structure without permission from the Town. The Code Enforcement Officer responded that he will

have to go through planning and zoning. Attorney New stated that the respondent will need to email the photos and video as part of the official record.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case No. 25-000292, 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 (90) days, 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 Vice Chair Mills; **AYE: ALL, MOTION PASSES (3/0).**  
**Comments:** Attorney New stated violations are to be noted to stipulate the repeat violation clause if violation occurs within five (5) years at a **SET** fine of \$250 per day. The respondent will receive a written order after the Board's decision.

## **VI. COMMENTS**

Board Members – There were no board comments.

Attorney Holli New – Reminded the board has the right to not make the finding or table if evidence is not sufficient.

**The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was adjourned at 8:25 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.**

**(Handouts:** Photos and additional support documents of properties taken from March 6, 2024, to February 4, 2026, by Code Officer, copy of agenda.)

**Respectfully Submitted by:**

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**Veronica L King, Town Clerk**