



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

Wednesday, August 6, 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 6:48 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, Sgt. Fletcher Boone (also Officer Pooler)

(Absent) Board Member, Jacqueline Haynes

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 July 2, 2025, meeting minutes; **MOVED** By Board Member Todd Jenkins, **SECOND** by Vice Chair, Michael Mills; **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), Latonya Coley (CODE CASE NO. 24-000188), and Susan Brown, Antwan Brown, Michelle Brown (CODE CASE NO. 25-000073), Valerie Anita Johnson (CODE CASE NO. 25-00084), Tammie Jordan (CODE CASE NO. 25-000104).**

CODE CASE NO. 24-000188**Property Owner: Latonya Coley, Harold McKenly, Justin Amdemskel****Property Address:**

351 Amador Circle, Orlando, FL 32810

Parcel ID No:

35-21-29-1228-00-180

Violation:

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., 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.

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 has not been in violation since May 7, 2025. **Additional pictures dated August 6, 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. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order **No Fine** - In Compliance).

Respondent: Respondent was present (By Zoom) and stated that they did not receive any notifications since 2024.

Board Discussion/Action: Based on the testimony and evidence presented in Code Case No. 24-000188, Chair Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **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 (3/0).**

CODE CASES NO. 25-000073**Property Owner: Sue E. Brown****Property Address:**

540 Berthann Lane, Eatonville, FL 32751

Parcel ID No:

36-21-29-0561-00-080

Violation:

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property.
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. As of today's date, the property remained noncompliant with the Town Code. **Additional pictures dated August 6, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given thirty (120) 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 along with two other witnesses (Antwan Brown, Michelle Brown) was present; looking to put in a carport and need to meet with permitting.

Board Discussion/Action: Based on the testimony and evidence presented in Code Case No. 25-000073, 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 120 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; **Comments:** Chair Rackard expressed concerns as to if 120 days provides enough time for the permitting process, **(ALL MOTIONS RESCINDED)**; 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 150 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 Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

CODE CASES NO. 25-000084	Property Owner: Valerie Anita Johnson
Property Address:	483 Sunnyview Circle, Orlando, FL 32810
Parcel ID No:	35-21-29-9558-00-340
Violation:	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., 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. As of today's date, the property is not in violation. **Additional pictures dated August 6, 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. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order **No Fine** - In Compliance).

Respondent: Respondent was present; no comments

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-000084, Chair Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **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 (3/0).**

CODE CASES NO. 25-000104	Property Owner: Tammie Jordan
Property Address:	300 Campus View Drive, Orlando, FL 32810
Parcel ID No:	35-21-29-9558-00-340
Violation:	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 18 – Environment, Sec. 18-255., Abatement of Visual Nuisance. LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-31. – Parking in Residential Areas. LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-32. – Commercial Vehicles in Residential Areas. 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. As of today's date, the property is not in violation. **Additional pictures dated August 6, 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. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order **No Fine** - In Compliance).

Respondent: Respondent was present; no comments

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-000084, Chair Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **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 (3/0).**

CODE CASES NO. 24-000183	Property Owner: Felicia R. White
Property Address:	477 Sunnyview Circle, Orlando, FL 32810
Parcel ID No:	35-21-29-1228-00-330
Violation:	LCD Part II – Code of Ordinances, Chapter 18 –

Environment, Sec. 12-229., 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

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 has not been in violation since May 7, 2025. **Additional pictures dated August 6, 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. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order **No Fine** - In Compliance).

Respondent: Respondent nor representative was present

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-000084, Chair Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **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 (3/0).**

CODE CASES NO. 25-000075	Property Owner: Krisnisky White-Allen
Property Address:	613 Wigman Drive, Eatonville, FL 32751
Parcel ID No:	36-21-29-9576-00-090
Violation:	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property. 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. As of today's date, the property has not been in violation since May 7, 2025. **Additional pictures dated August 6, 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. Violation was cured prior to the

Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order
No Fine - In Compliance).

Respondent: Respondent nor representative was present

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-000084, Vice Chair Mills finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

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 8:05 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

(Handouts: Photo properties taken on August 6, 2025, Agenda, Template/Script of Code Enforcement Board Motions.)

Respectfully Submitted by:

Veronica L King, Town Clerk