

Property Standards., Sec. 50-45., Notice of condemnation; hearing.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-46., Authority to condemn.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-48., Alternative actions for lot cleanup.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-50., Secured property; administrative charges and cost; administrative penalty.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-51., Emergency powers.

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 **Additional pictures dated December 3, 2025, was provided to the board showing property current conditions and violations. As of December 3, 2025, the Respondent has not cured the violation(s), and the imposed fines remain unpaid.

Recommendations: Staff recommends that the board make a recommendation to the Town Council to move forward with foreclosure proceedings.

Respondent: Not Present.

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 18-BLD-01 and 08-1MPS-1, Chair Rackard finds that the respondent is 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; **MOTIONS** for the board to recommend to the town council to move forward with foreclosure; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE:** Chair Rackard, Board Member Jenkins; **NAYE:** Vice Chair Mills, **MOTION PASSES (2/1).** **NOTE:** Request to offer an extension was discussed for consideration; extension was not approved by the majority unfavorable vote by the board; the Code Enforcement Board finds it appropriate to grant permission to foreclose.

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was adjourned at 7:08 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

(Handouts: Photos of properties taken on December 3, 2025, by Code Officer, copy of agenda, Copy of the November 5, 2025, meeting minutes.

Respectfully Submitted by:

Veronica L King, Town Clerk