



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

AMENDED

Wednesday, June 4, 2025, at 6:30 PM
Eatonville Town Hall - 307 East Kennedy Boulevard

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

- I. CALL TO ORDER
- II. ROLL CALL
- III. INVOCATION AND PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA
 - 1. Approval of Meeting Minutes – April 2, 2025 (Clerk Office)
- V. BOARD DECISION
 - 2. Approval of AMENDED Meeting Minutes – December 4, 2024 (Clerk Office)
- VI. CODE CASE HEARINGS
 - 3. CODE CASE NO: 24-000195
 - 4. CODE CASE NO: 24-000213
 - 5. CODE CASE NO: 25-000056
 - 6. CODE CASE NO: 25-000083
 - 7. CODE CASE NO: 25-000085
 - 8. CODE CASE NO: 25-000093
 - 9. CODE CASE NO: 25-000107
 - 10. CODE CASE NO: 25-000140
- VII. COMMENTS
 - 11. Staff Comments
- VIII. ADJOURNMENT

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VI. CODE CASE HEARINGS

3. CODE CASE NO. 24-000195 Alfonso Berry

REF: Single-Family Class III

Property Address:

250 Taylor Avenue, Eatonville, FL 32751

Parcel-ID No:

36-21-29-1128-01-050

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-203., Definitions.

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 18 – Environment, Sec. 18-232., Responsibility.

4. CODE CASE NO. 24-000213 Merishna Saint Louis

REF: Single-Family Class III

Property Address:

257 Amador Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-070

Section of the Code:

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 18 – Environment, Sec. 18-232., Responsibility..

LCD Part II – Code of Ordinances, Chapter 18 –

Environment, Sec. 18-233., Parking restrictions for certain vehicles on residential property.

5. CODE CASE NO. 25-000056

Amber Sanchez, Embry Jones

REF: Single-Family Class III

Property Address:

37 North Calhoun Avenue, Eatonville, FL 32751

Parcel-ID No:

35-21-29-1716-00-060

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code.

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 60 –

Supplemental Zoning District Regulations, Sec., 60-300. – Utilization of yards.

6. CODE CASE NO. 25-000083

Lorenzo Haynes

REF: Single-Family Class III

Property Address:

412 Sunnyview Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-400

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code.

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 60 –

Supplemental Zoning District Regulations, Sec., 60-300. – Utilization of yards.

7. CODE CASE NO. 25-000085

JOSEPH JERRY, ATHEA JERRY

REF: Single-Family Class III

Property Address:

220 Greens End Street, Orlando, FL 32810

Parcel-ID No:

35-21-29-1229-00-110

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 –

Environment, Sec. 18-203., Definitions.

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. 18-232., Responsibility.
 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 38 –
 Commercial Vehicles, Sec. 38-32., Commercial Vehicles
 in Residential Areas.
 LCD Part II – Code of Ordinances, Chapter 50 –
 Minimum Property Standards Sec. 50-2., Definitions for
 Interpretation of Property Maintenance Standards and
 Nuisance Abatement Code.
 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. 50-39., 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.
 LCD Part II – Code of Ordinances, Chapter 60 –
 Supplemental Zoning District Regulations., Sec. 60-300.
 Utilization of Yards.

8. CODE CASE NO. 25-000093

COMFY, LLC.

REF: Single-Family Class III

Property Address:

300 Campus View Drive, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-600

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 –
 Environment, Sec. 18-203., Definitions.
 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 38 – Traffic
 and Vehicles. Sec. 38-29. – Definitions.
 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. 50-2., Definitions
 For Interpretation of property maintenance standards and

nuisance abatement code.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1), (b)(6).

9. CODE CASE NO. 25-000107 Shemuel, LLC.

REF: Single-Family Class III

Property Address:

8 Bethune Drive, Orlando, FL 32810

Parcel-ID No:

35-21-29-4572-40-990

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards Sec. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1), (b)(6).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-37., Building Maintenance. (6), (15), (16).

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

LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-84. Maintenance.

LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-300. – Utilization of yards.

10. CODE CASE NO. 25-000140 JWWilliams Kids, LLC.

REF: Vacant Residential

Property Address:

553 Monroe Avenue, Maitland, FL 32751

Parcel-ID No:

36-21-29-0000-00-100

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-203., Definitions.

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 18 – Environment, Sec. 18-232., Responsibility.

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. 38-29. – Definitions.

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. 50-2., Definitions for Interpretation of property maintenance standards and nuisance abatement code.

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).

LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-300., Utilization of Yards.

VII. COMMENTS

11. Staff Comments

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