



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, April 2, 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 – March 5, 2025 (Clerk Office)
 - 2. Approval of Meeting Minutes – August 7, 2024 (Clerk Office)
- V. CODE CASE HEARINGS
 - 3. CODE CASE NO. 23-000393
 - 4. CODE CASE NO. 24-000195
 - 5. CODE CASE NO. 24-000197
 - 6. CODE CASE NO. 25-000058
 - 7. CODE CASE NO. 25-000060
- VI. COMMENTS
 - 7. Staff Comments
- VII. ADJOURNMENT

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.2.



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, April 2, 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 – January 6, 2025 (Clerk Office)
2. Approval of Meeting Minutes – August 7, 2024 (Clerk Office)

V. CODE CASE HEARINGS

3. CODE CASE NO. 23-000393

Property Use:

Property Address:

Parcel ID No:

Section of the Code:

COMFY, LLC

Single Family III

300 Campus View Drive, Orlando, FL 32810

35-21-29-0000-00-152

Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS, Sec. 50-35. – Maintenance of exterior of premises. (b)(1),(6)

Code of Ordinances, Subpart B, Land Development Code, Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV.-FENCES, Sec. 60-84. –

Maintenance.

4. CODE CASE NO. 24-000195

Property Use:

Property Address:

Parcel ID No:

Section of the Code:

ALFONSO BERRY

Single Family Class III

250 Taylor Avenue, Eatonville, FL 32751

36-21-29-1128-01-050

Code of Ordinances, Part II, Chapter 18 – Environment, Article V.-Junked, Wrecked, Abandon Property, Division 2.-Abandoned Vehicles, Subdivision I.-General, Sec. 18-229.-Certain motor vehicles required to be parked in garage.

Code of Ordinances, Part II, Chapter 18 – Environment, Article V.-Junked, Wrecked, Abandon Property, Division 2.-Abandoned Vehicles, Subdivision I.-General, Sec. 18-231.-Visual nuisance declared; abatement required.

Code of Ordinances, Part II, Chapter 18 – Environment, Article V.-Junked, Wrecked, Abandon Property, Division 2.-Abandoned Vehicles, Subdivision I.-General, Sec. 18-232.-Responsibility.

5. CODE CASE NO. 24-000197

Property Use:

Property Address:

Parcel ID No:

Section of the Code:

BILLY WASHINGTON, SR./BILLY WASHINGTON, II

Single Family III

509 Ruffel Street, Eatonville, FL 32751

36-21-29-1128-02-060

Code of Ordinances, Part II, Chapter 18 – ENVIRONMENT, ARTICLE V.-JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2.-ABANDONED VEHICLES, SUBDIVISION I.-GENERAL, Sec. 18-229.-Certain motor vehicles required to be parked in garage.

Code of Ordinances, Part II, Chapter 18 – ENVIRONMENT, ARTICLE V.-JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2.-ABANDONED VEHICLES, SUBDIVISION I.-GENERAL, Sec. 18-231.-Visual nuisance declared; abatement required.

Code of Ordinances, Part II, Chapter 18 – ENVIRONMENT, ARTICLE V.-JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2.-ABANDONED VEHICLES, SUBDIVISION I.-GENERAL, Sec. 18-232.-Responsibility.

6. CODE CASE NO. 25-000058

Property Use:

Property Address:

Parcel ID No:

Section of the Code:

DISTRESSED SOLUTIONS, LLC

Office Child Care I

140 South West Street, Eatonville, FL 32751

35-21-29-3660-03-010

Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.-IN GENERAL, Sec. 50-2. (2)(3)(4) – Definitions for interpretation of property maintenance standards and nuisance abatement code.

Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.-IN GENERAL, Sec. 50-35. – Maintenance of exterior premises. (a).

Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.-IN GENERAL, Sec. 50-35. – Maintenance of exterior premises. (b)(1).

Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.-IN GENERAL, Sec. 50-36. – Appearance of exterior of premises and structures. (1).

Code of Ordinances, Subpart B, Land Development Code, Chapter 60 SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV.-FENCES/Sec. 60-84.- Maintenance.

7. CODE CASE NO. 25-000060

CECIL B ALLEN REVOCABLE TRUST

Property Use:

Single Family III

Property Address:

360 Eaton Street, Eatonville, FL 32751

Parcel ID No:

35-21-29-0000-00-152

Section of the Code:

Code of Ordinances, Part II, Chapter 18 – Environment, Article V. Junked, Wrecked, Abandon Property, Division 2.-Abandoned Vehicles, Subdivision I.-General, Sec. 18-203.-Definitions.

Code of Ordinances, Part II, Chapter 18 – Environment, Article V. Junked, Wrecked, Abandon Property, Division 2.-Abandoned Vehicles, Subdivision I.-General, Sec. 18-229.-Certain motor vehicles required to be parked in garage.

Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.-IN GENERAL, Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code.(2)

Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.-IN GENERAL, Sec. 50-35. – Maintenance of exterior premises. (a).

Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.-IN GENERAL, Sec. 50-35. – Maintenance of exterior premises. (b)(1).

Code of Ordinances, Subpart B, Land Development Code, Chapter 60 SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE XI.-OFF-STREET PARKING/Sec. 60-300.-Utilization of yards.(a)