



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, January 7, 2026, at 6:30 PM (REVISED)

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 – December 3, 2025 (**Clerk Office**)

V. CODE CASE HEARINGS.

- 2.** CODE CASE NO: 25-000253
- 3.** CODE CASE NO: 25-000254
- 4.** CODE CASE NO: 25-000255
- 5.** CODE CASE NO: 25-000258
- 6.** CODE CASE NO: 25-000262
- 7.** CODE CASE NO: 25-000263
- 8.** CODE CASE NO: 25-000291
- 9.** CODE CASE NO: 25-000307

VI. COMMENTS.

- 10.** Staff Comments

VII. ADJOURNMENT.

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****PUBLIC NOTICE****

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- 2. CODE CASE NO: 25-000253**

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.

REF: Vacant Residential

221 Toni Street, Orlando, FL 32810

35-21-29-4572-60-610

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).

- 3. CODE CASE NO: 25-000254**

2M PROPERTY INVESTMENTS, LLC.

REF: Single-Family

People Street, Eatonville, FL 32751

36-21-29-1128-01-140

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).

4. CODE CASE NO: 25-000255

LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.

REF: Vacant Residential

139 People Street, Eatonville, FL 32751

36-21-29-1128-01-130

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).

5. CODE CASE NO: 25-000258

LATANYA ENGLISH

REF: Single-Family Class III

513 Clark Street, Eatonville, FL 32751

36-21-29-2376-03-150

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. 18-233., 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).

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(2).

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. 50-36., Appearance of exterior premises and structures (1).

6. CODE CASE NO: 25-000262

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.

REF: Vacant Residential

37 South Calhoun Avenue. Eatonville, FL 32751

35-21-29-1124-03-020

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 50 –
Minimum Property Standards., Sec. 50-36., Appearance of exterior premises and structures (1).

7. CODE CASE NO: 25-000263

ALEJANDRO JOSE VAZQUEZ

REF: Vacant Residential

North Calhoun Avenue, Eatonville, FL 32751-5375

35-21-29-1716-00-070

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).

8. CODE CASE NO: 25-000291

FKH SFR PROPCO B-HLD LP

REF: Single Family Class III

413 Clark Street, Eatonville, FL 32751

35-21-29-7754-00-120

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.

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).

9. CODE CASE NO: 25-000307

JBC LAND, LLC.

REF: Commercial Vacant Land

690 West Kennedy Boulevard, Orlando, FL 32810

35-21-29-0000-00-032

LCD Part II – Code of Ordinances, Chapter 50 –

Property Address:

Parcel-ID No:

Section of the Code:

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)(2).

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