



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, May 7, 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. CODE CASE HEARINGS

2. CODE CASE NO: 24-000183

3. CODE CASE NO: 24-000188

4. CODE CASE NO: 24-000195

5. CODE CASE NO: 24-000213

6. CODE CASE NO: 25-000056

7. CODE CASE NO: 25-000075

8. CODE CASE NO: 25-000083

9. CODE CASE NO: 25-000084

10. CODE CASE NO: 25-000104

11. CODE CASE NO: 25-000107

VI. COMMENTS

12. Staff Comments

VII. ADJOURNMENT

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(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.



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1. Approval of Meeting Minutes – April 2, 2025 (Clerk Office)

V. CODE CASE HEARINGS

2. CODE CASE NO. 24-000183

Felicia R. White

REF: Single-Family Class III

Property Address:

477 Sunnyview Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-330

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. abatement required.

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).

3. CODE CASE NO. 24-000188

Latonya Coley, Harold McKenly, Justin Amdemeskel

REF: Single-Family Class III

Property Address:

351 Amador Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-180

Section of the Code:

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., 18-232. – Responsibility.

4. 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.

5. 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.

6. 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.

7. CODE CASE NO. 25-000083

Lorenzo Haynes

REF: Single-Family Class III

412 Sunnyview Circle, Orlando, FL 32810

35-21-29-1228-00-400

Property Address:

Parcel-ID No:

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.

8. CODE CASE NO. 25-000084

Valerie Anita Johnson

REF: Single-Family Class III

483 Sunnyview Circle, Orlando, FL 32810

36-21-29-9576-00-340

Property Address:

Parcel-ID No:

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 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).

9. CODE CASE NO. 25-000104

Tammie Jordan

REF: Vacant Residential

Property Address:

135 Lincoln Boulevard, Orlando, FL 32810

Parcel-ID No:

35-21-29-4572-41-210

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), (b)(1), (b)(6).

10. 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.

VI. COMMENTS

11. Staff Comments

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