



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD AGENDA

Wednesday, March 4, 2026, at 6:30 PM

Eatonville Town Hall - 307 East Kennedy Boulevard

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**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 – February 4, 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: 25-000299

10. CODE CASE NO: 25-000300

11. CODE CASE NO: 25-000307

**VI. COMMENTS.**

12. Staff Comments

**VII. ADJOURNMENT.**

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# HISTORIC TOWN OF EATONVILLE, FLORIDA CODE ENFORCEMENT BOARD AGENDA

MARCH 4, 2026, at 6:30 PM

## Cover Sheet

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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 – February 4, 2026 (Clerk Office)

V. CODE CASE HEARINGS.

2. CODE CASE NO: 25-000253

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.**

**REF: Vacant Residential**

**Property Address:**

221 Toni Street, Orlando, FL 32810

**Parcel-ID No:**

35-21-29-4572-60-610

**Section of the 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).

3. CODE CASE NO: 25-000254

**2M PROPERTY INVESTMENTS, LLC.**

**REF: Single-Family**

**Property Address:**

People Street, Eatonville, FL 32751

**Parcel-ID No:**

36-21-29-1128-01-140

**Section of the 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).

**4.** CODE CASE NO: 25-000255

**Property Address:**  
**Parcel-ID No:**  
**Section of the Code:**

**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

**Property Address:**  
**Parcel-ID No:**  
**Section of the Code:**

**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

**Property Address:**  
**Parcel-ID No:**  
**Section of the Code:**

**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

**Property Address:**  
**Parcel-ID No:**  
**Section of the Code:**

**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

**Property Address:**  
**Parcel-ID No:**  
**Section of the Code:**

**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: 25-000299**

**Property Address:**  
**Parcel-ID No:**  
**Section of the Code:**

**CECIL B ALLEN REVOCABLE TRUST**

**REF: Single Family Class III**

11 Lincoln Boulevard, Orlando, FL 32810  
35-21-29-4572-41-330

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 – Traffic and Vehicles.,  
Sec. 38-30., Off-street parking regulations.  
LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles.,  
Sec. 38-31., Parking in residential areas.

**10. CODE CASE NO: 25-000300**

**Property Address:**  
**Parcel-ID No:**  
**Section of the Code:**

**RANN STERLING MONTGOMERY**

**REF: Single Family Class III**

254 Clark Street, Eatonville, FL 32751-5357  
35-21-29-0000-00-193

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 38 – Traffic and Vehicles.,  
Sec. 38-30., Off-street parking regulations.  
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 40 – Traffic and Vehicles.,  
Sec. 40-346., Prohibited discharges of polluting matter in natural  
waters or storm systems. (a), (1).  
LCD Part II – Code of Ordinances, Chapter 40 – Traffic and Vehicles.,  
Sec. 40-346., Prohibited discharges of polluting matter in natural  
waters or storm systems. (a), (15).  
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).

**11. CODE CASE NO: 25-000307**

**Property Address:**  
**Parcel-ID No:**  
**Section of the Code:**

**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 –  
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).

## VI. COMMENTS.

### 12. Staff Comments.

## VII. ADJOURNMENT.

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