



# 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

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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 – 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**

**COMFY, LLC**

**Property Use:**

Single Family III

**Property Address:**

300 Campus View Drive, Orlando, FL 32810

**Parcel ID No:**

35-21-29-0000-00-152

**Section of the Code:**

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**

**ALFONSO BERRY**

**Property Use:**

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:**

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)



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD AGENDA

### Wednesday, April 2, 2025, at 6:30 PM

### Cover Sheet

**\*\*NOTE\*\*** Please do not change the formatting of this document (font style, size, paragraph spacing, etc.)

**ITEM TITLE:** Approval of Meeting Minutes –Code Enforcement Meeting- March 5, 2025  
(Clerk Office)

**BOARD ACTION:**

<b>BOARD DECISION</b>		<b>Department:</b>
<b>CONSENT AGENDA</b>	YES	<b>Exhibits:</b> <ul style="list-style-type: none"><li>Meeting Minutes – March 5, 2025</li></ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request approval of Approval of Meeting Minutes for Wednesday, March 5, 2025, for the Code Enforcement meeting held .

**SUMMARY:** The Code Enforcement Board Meeting was held on the first Wednesday, March 5, 2025, at 6:30 PM. The minutes have been transcribed from the pre-recorded audio link for this meeting.

**RECOMMENDATION:** It is recommendation of staff to approval the Meeting Minutes of the Code Enforcement Board held March 5, 2025.

**FISCAL & EFFICIENCY:** N/A



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## SPECIAL CODE ENFORCEMENT BOARD MEETING

### MEETING MINUTES

Wednesday, March 5, 2025, at 6:30 PM

Town Hall – 307 E. Kennedy Boulevard. 32751

**SPECIAL NOTICE:** These meeting minutes are presented in an abbreviated format intended as a public discussion of stated meeting according to the Florida’s Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. *\*\*Audio Recording are available through the Town’s website on the Council Agenda Page and/or through the Clerk’s Office.*

#### I. CALL TO ORDER

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was called to order at 6:41 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

*\*\*The meeting was delayed in anticipation of the arrival of legal. Attorney Shepard connected by phone until arrival to town hall.*

#### II. ROLL CALL

The roll call and quorum were established by Veronica King, town clerk.

##### **Board/Staff Present:**

- Chair, Dwayne Rackard
- Vice Chair Michael Mills
- Board Member, Jacqueline Haynes
- Board Member, Todd Jenkins
- Board Member, Ryan Novak
- Town Clerk, Veronica King
- Code Enforcement Officer, Baruti Abdallah-Nosakhere
- Attorney, Clifford Shepard (Shepard, Smith, Hand & Brackins, P.A.)

#### III. INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Rackard (No invocation)

#### IV. CONSENT AGENDA

The January 6, 2025, minutes were approved by the Board of Directors. Chair Rackard **MOTIONS** for Approval of the January 6, 2025, meeting minutes; **SECOND** by Board member Novak; **AYE: ALL; MOTION PASSES.** **Note:** Board Member Todd Jenkins arrived at 6:37pm after the approval of meeting minutes.

#### V. CODE CASE HEARINGS/SWEARING IN

Veronica King, Town Clerk facilitated the swearing in of the Code Enforcement Officer (Baruti Abdallah-Nosakhere) who will be testifying and presenting all evidence during the hearing under the penalty of perjury. There were no other witnesses (respondent nor representative) present to be sworn in.

**CODE CASE NO: 06-F-2 and**  
**CODE CASE NO. 17-MPS-001**

**Property Owner:** Herbert Green, Jr. (No Show)

**Property Address:** 137 South West Street, Eatonville, FL 32751

**Parcel ID No:** 36-21-29-1128-02-140

**Violation:** Sec. 50-35. – Maintenance of exterior of premises. (a), Sec. 60-84. – Maintenance.

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. The hearing consists of two cases on the same property. The 1st violation is structural/condemned, and the 2nd violation is for fencing and debris.

**Recommendations:** Staff recommend that the Code Enforcement Board direct legal to record an order imposing lien with accruing fines in the amount of \$533,200.00 for the first case (06-F-2) and accruing fines in the amount of \$526,000 for the second case (17-MPS-001) with the Orange County Clerk of Courts and begin foreclosure.

**Respondent:** No respondent(s) nor witnesses were present to testify.

**Board Discussion/Action:** Since 2016, the owner has not attended previous hearings, nor have the owner paid towards accruing fines. Chair Rackard **MOTIONS** for a lien to be imposed and to begin foreclosure immediately. **SECOND** by Board Member Jenkins; ; **AYE: ALL; MOTION PASSES.**  
**Comments:** Board member Novak wanted to abstain but had no conflict to voting, had to vote  
**CODE CASE NO. 24-000380**

**Property Owner:** New Leaf Real Estate, LLC. (No Show)

**Property Address:** 118 Deacon Jones Boulevard, Orlando, FL 32810

**Parcel ID No:** 35-21-29-4572-10-150

**Violation:** Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code. Sec. 50-35. – Maintenance of exterior of premises. (a), (b)(1), Sec. 50-36. – Appearance of exterior of premises and structures, Sec. 50-39. – Minimum standards for basic equipment and facilities; nonresidential. (a)(2).

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. The property has been purchased by a new owner who cured the violation on Sunday, March 2, 2025, prior to the hearing.

**Recommendations:** Staff provided no recommendation.

**Respondent:** No respondent(s) nor witnesses were present to testify.

**Board Discussion/Action:** Since 2016, the owner has not attended previous hearings, nor have the owner paid towards accruing fines. Chair Rackard **MOTIONS** for a lien to be imposed and to begin foreclosure immediately. **SECOND** by Board Member Jenkins; **AYE: ALL; MOTION PASSES.**

## VI. COMMENTS

Ryan Novak (Board Member) – provided clarity as to why he attempted to abstain; stated that the process towards foreclosure could happen simultaneously with the filing the lien.

Jacqueline Haynes (Board Member) - expressed that the board was doing a great job.

Todd Jenkins (Board Member) - No Comments.

Michael Mills (Vice Chair) - No Comments.

Dwayne Rackard (Chair) – No Comments.

Section V. Item #1.

**VII.** Chair Rackard adjourns meeting at 7:23 P.M. in the Town Hall Council Chambers.

**Respectfully Submitted by:**

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**Veronica L King, Town Clerk**





# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD AGENDA

### Wednesday, April 2, 2025, at 6:30 PM

### Cover Sheet

**\*\*NOTE\*\*** Please do not change the formatting of this document (font style, size, paragraph spacing, etc.)

**ITEM TITLE:** Approval of Meeting Minutes –Code Enforcement Meeting- August 7, 2024  
(Clerk Office)

**BOARD ACTION:**

<b>BOARD DECISION</b>		<b>Department:</b>
<b>CONSENT AGENDA</b>	YES	<b>Exhibits:</b> <ul style="list-style-type: none"><li>Meeting Minutes – August 7, 2024</li></ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request approval of Approval of Meeting Minutes for Wednesday, August 7, 2024, for the Code Enforcement meeting held .

**SUMMARY:** The Code Enforcement Board Meeting was held on the first Wednesday, August 7, 2024, at 6:30 PM. The minutes have been transcribed from the pre-recorded audio link for this meeting.

**RECOMMENDATION:** It is recommendation of staff to approval the Meeting Minutes of the Code Enforcement Board held August 7, 2024.

**FISCAL & EFFICIENCY:** N/A



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD MEETING

### MEETING MINUTES

Section V. Item #2.

Wednesday, August 7, 2024, at 6:30 PM

**Relocated to Denton Johnson Center– 400 Ruffel St, Eatonville, FL 32751**

**SPECIAL NOTICE:** These meeting minutes are presented in an abbreviated format intended as a public discussion of stated meeting according to the Florida’s Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. *\*\*Audio Recording are available through the Town’s website on the Council Agenda Page and/or through the Clerk’s Office.*

#### **I. CALL TO ORDER**

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was called to order at 6:30 P.M. in the 400 Ruffel St, Eatonville, FL 32751 by Chair Dwayne Rackard.

*\*\*Meeting was relocated to the Denton Johnson Center due to early voting and town hall being a voting precinct.*

#### **II. ROLL CALL**

The Quorum was established by roll call by Veronica King, town clerk.

**Board/Staff Present:**

Chair, Dwayne Rackard

Vice Chair, Michael Mills

Board Member, Jacqueline Haynes

Board Member, Todd Jenkins (arrived after roll call)

Board Member, Ryan Novak

Veronica King (Town Clerk)

Baruti Abdallah-Nosakhare (Code Enforcement Officer)

Drew Smith (Attorney - Shepard, Smith, Hand & Brackins, P.A.)

#### **III. INVOCATION AND PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Rackard (No invocation)

#### **IV. PUBLIC PARTICIPATION** *(Added to the Agenda by consensus of the board)*

Angela Johnson – gave observations on abandoned vehicles and vehicles that are not operable, suggested that clarifications are made pertaining to parking restrictions (section 18.229 of the town’s code) and on commercial vehicles that are higher than 10 feet, how they are supposed to be enclosed or behind fences, asked that code enforcement go out and take look at these observations as well as recreational vehicles or trailers parked overnight, ask for clarification on wall and covering requirements for trash dumpsters, to address outstanding issues with commercial vehicles parked on lawns, abandoned cars parked on streets.

Rodney Daniels – asked questions about addressing businesses about trash dumpsters, are the churches being targeted first, there are many in the town, a daycare next to won hall, town hall does not have an enclosure, does businesses and churches have the opportunity to switch from the big dumpsters to containers if they are not able to enclose their dumpster, is there an alternative to using either wood or some other type of alternative material rather than concrete?

Board Comments: Interesting comments as they relate to today’s hearings, (legal) the will cases and must apply the code as it is written. The questions would be for a council convers code officer, not questions that the board should be responsible for, the board sits as the judge in these cases, not as a policy maker. (Code Enforcement Officer addressed the questions raised by the public) there are campaigns to address many of the issues, currently on the back end of the dumpster issues and on the front end as it pertains to abandoned vehicles, send email and the order of the campaigns can be provided, the campaign for abandoned vehicles includes recreational vehicles and commercial vehicles, in regards to the enclosure requirements, the code is specific to a 12 by 12 concrete walls for concrete or asphalt pad, must have a gate, and the gate must be such that it cannot be seen through the front of the street, the alternatives in the materials are being addressed with the recommendation being made with changing the ordinance. (Board member Novak) the board’s job is to pass judgment based upon today’s codes.

**IV. CONSENT AGENDA**

The May 1, 2024, minutes were approved by the Board of Directors. Board Member Novak **MOTIONS** for Approval of the May 1, 2024, meeting minutes; **SECOND** by Chair Rackard; **AYE: ALL; MOTION PASSES.**

**V. CODE CASE HEARINGS/SWEARING IN**

Attorney Drew Smith facilitated the swearing in of the Code Enforcement Officer (Baruti Abdallah-Nosakhre) and the Town Clerk who will be testifying and presenting all evidence during the hearing under the penalty of perjury. There were no other witnesses (respondent nor representative) present to be sworn in. The town clerk gave testimony to accommodations for the changing of the meeting location, the notice was posted on the bulletin board, the front door of town hall, on the town’s website, and a representative is sitting out from the town hall to redirect people to the Denton Johnson Center, Chair Rackard inquired about being put in place in a timely manner, (legal) yes, the town has put into place both the physical notices as well as a human body to direct people to the meeting, the process has been satisfied.

**CODE CASE NO. 23-000225**

**Property Owner:** Macedonia Missionary Baptist Church of Eatonville, Florida, Inc.

**Property Address:** 501 E. Kennedy Blvd. Eatonville, FL

**Parcel ID No:** 36-21-29-2376-02-231

**Violation:** Sec., 30-24 - Cans, Carts, Containers-Location; Sec 30-59 – Commercial Containers-Location, Sec. 30-60 – Same-Gate required ; Same Existing Enclosures. Appearance of exterior of premises and structures. Sec., 50-37. (1)(2)(7)(8)-Building Maintenance.

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhre presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. The property owner was given 120 calendar days from the date of the notice to clear the violation and bring into compliance by February 19, 2024. Date of Notice was dated October 20, 2023. All commercial businesses must have dumpsters with an enclosure and on a concrete or asphalt pad, size should be 12 by 12, 6 feet in height with a gate, the dumpster does not have an enclosure. Additional pictures showing property still in violation as of August 6, 2024 (day before hearing).

**Recommendations:** Staff recommend that the Code Enforcement Board order 120 days to bring property into compliance. If compliance is not obtained, staff recommend a daily fine of \$25.00 for every day the property remains in violation.

**Respondent:** No respondent(s) nor witnesses were present to testify.

**Board Discussion/Action:** **Board Discussion/Action:** There has not been a response from the property owner; pictures have not been taken on the day of hearing, by law, the board can rely on the code enforcement's testimony, do not have to document every day; if the code changes to make the code violation conforming, the owner would be in conformance effective on the date that the code was changed. Board Member Novak **MOTIONS** to accept staff's recommendation and finds that the owner is in violation; Chair Rackard feels that the town may be opened to possible liability by enforcing where there are numerous other violations that have not been addressed including town hall, town hall should set an example. **MOTIONS DIES FOR A LACK OF SECOND.** Board Member Novak **MOTIONS** to accept the 120 days to comply in hopes that the legislative body can make the necessary amendments to the code to bring owner into compliance, the code violation still stands and is still in the motion (**WITHDRAWN**). (Legal) gave the option to table the cases that are based on enclosures until there is some resolution as to what is going to happen with the code. **Chair Rackard MOTIONS to TABLE** the three cases based on business dumpster enclosures. **SECOND by Vice Chair Mills; YAYE:** Chair Rackard, Vice Chair Mills, Board Members Todd Jenkins and Jacqueline Haynes; **NAYE:** Board Member Ryan Novak **MOTION PASSES. Cases NO. 23-000225, NO. 23-000252, 23-000271 are TABLED.**

**CODE CASE NO. 23-000252**

**Property Owner:** Redeeming Light Center, Inc./REF: Redeeming Light Church

**Property Address:** 109 Washington Ave., Orlando, FL

**Parcel ID No:** 35-21-29-4572-31-490

**Violation:** Sec., 30-24 - Cans, Carts, Containers-Location; Sec 30-59 – Commercial Containers-Location , Sec. 30-60 – Same-Gate required ; Same Existing Enclosures. Appearance of exterior of premises and structures. Sec., 50-37. (1)(2)(7)(8)-Building Maintenance

**Town Presentation:** This case did not require staff presentations

**Recommendations:** This case did not require staff recommendation

**Respondent:** No respondent(s) nor witnesses were present to testify.

**Board Discussion/Action:** **TABLED** as part of the previous Motion; **ITEM TABLED.**

**CODE CASE NO. 23-000271**

**Property Owner:** Diocesan Publications, Inc./REF: Diocesan Publications

**Property Address:** 500 South Lake Destiny Drive Orlando, FL

**Parcel ID No:** 35-21-29-0000-00-182

**Violation:** Sec., 30-24 - Cans, Carts, Containers-Location; Sec 30-59 – Commercial Containers-Location , Sec. 30-60 – Same-Gate required ; Same Existing Enclosures. Appearance of exterior of premises and structures. Sec., 50-37. (1)(2)(7)(8)-Building Maintenance

**Town Presentation:** This case did not require staff presentations

**Recommendations:** This case did not require staff recommendation

**Respondent:** No respondent(s) nor witnesses were present to testify.

**Board Discussion/Action:** **TABLED** as part of the previous Motion; **ITEM TABLED.**

**Property Owner:** Macedonia Real Estate Community Development Corporation of Eatonville Florida/REF: 331 E. Kennedy Boulevard

**Property Address:** 331 E. Kennedy Blvd. Eatonville, FL  
P.O. Box 952767, Lake Mary, FL 32795

**Parcel ID No:** 35-21-29-0000-00-182

**Violation:** Sec., 50-35. Maintenance of exterior premises (B). Sec. 60-84. - Maintenance

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. The case opened on December 15, 2023, and December 18, 2023, notice of violation was initiated. The property owner was given 90 calendar days from the date of the notice of violation to bring the property into compliance. The compliance date was March 2024.

**Recommendations:** Staff recommend that the Code Enforcement Board order 90 days to bring into compliance, thereafter \$25 per day of fines will be accessed.

**Respondent:** No respondent(s) nor witnesses were present to testify.

**Board Discussion/Action:** Board Member Novak **MOTIONS** to order owner 180 days to bring property into compliance, thereafter \$100 per day of fines will be accessed; **SECOND** by Board Member Michael Mills; **AYE: ALL, MOTION PASSES. COMMENTS:** Chair Rackard request for clarification on the property line.

**VI. COMMENTS**

Jacqueline Haynes (Board Member) – No Comments.

Ryan Novak (Board Member) – Expressed the need to apply compliance standards across all cases when there is a clear violation (not incompliance).

Todd Jenkins (Board Member) – No Comments.

Dwayne Rackard (Chair) – We owe it to the citizens to do the right thing and not just make a decision, the code is cut and dry, it is the boards job to deliberate, reason, and come to a conclusion.

Michael Mills (Vice Chair) - By violating the owner, they will know that the board is serious and realize that they need to do something.

**VII.** Chair Dwayne Rackard **MOTIONS** for the meeting to be adjourned; **SECOND** by Board Member Ryan Novak; **AYE: ALL.** The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was adjourned at 7:27 P.M. in the Denton Johnson Center.

**Respectfully Submitted by:**

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**Veronica L King, Town Clerk**



# TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION  
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

**CODE CASE NO: 23-000393**

**OWNER: COMFY, LLC.**

**PROPERTY ADDRESS: 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810**

**PARCEL-ID NO: 35-21-29-0000-00-152**



**300 Campus View Dr 35-21-29-1228-00-600**

**Name(s):**  
COMFY LLC

**Physical Street Address:**  
300 Campus View Dr

**Property Use:**  
0103 - Single Fam Class III

**Mailing Address On File:**  
12053 Spade Spring Canyon Rd  
Santa Clarita, CA 91390-4714

**Postal City and Zip:**  
Orlando, FL 32810

**Municipality:**  
Eatonville

[Incorrect Mailing Address?](#)



292135122800600 01/18/2007

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[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

**Historical Value and Tax Benefits ⓘ**

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 <a href="#">MKT</a>	\$40,000	\$106,049	\$1,000	\$147,049	3.4%	\$96,862	10.0%
2023 <a href="#">MKT</a>	\$40,000	\$101,268	\$1,000	\$142,268	27.5%	\$88,056	10.0%
2022 <a href="#">MKT</a>	\$32,500	\$78,101	\$1,000	\$111,601	11.2%	\$80,051	10.0%
2021 <a href="#">MKT</a>	\$30,000	\$69,352	\$1,000	\$100,352	N/A	\$72,774	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <a href="#">\$</a>			\$0		\$616
2023 <a href="#">\$</a>			\$0		\$666
2022 <a href="#">\$</a>			\$0		\$388
2021 <a href="#">\$</a>			\$0		\$340

**2024 Taxable Value and Estimate of Proposed Taxes ⓘ**

**Tax Year**

2024	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$147,049	\$0	\$147,049	3.2160	1.4%	\$472.91	22%
Public Schools: By Local Board	\$147,049	\$0	\$147,049	3.2480	0.0%	\$477.62	22%
General County	\$96,862	\$0	\$96,862	4.4347	0.0%	\$429.55	20%
Town Of Eatonville	\$96,862	\$0	\$96,862	7.2938	0.0%	\$706.49	33%
Library - Operating Budget	\$96,862	\$0	\$96,862	0.3748	0.0%	\$36.30	2%
St Johns Water Management District	\$96,862	\$0	\$96,862	0.1793	0.0%	\$17.37	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$2,140.24</b>	

**Non-Ad Valorem Assessments**

**2024 Non-Ad Valorem Assessments**

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

**2024 Gross Tax Total: \$2,140.24**

2024 Tax Savings Tax Savings

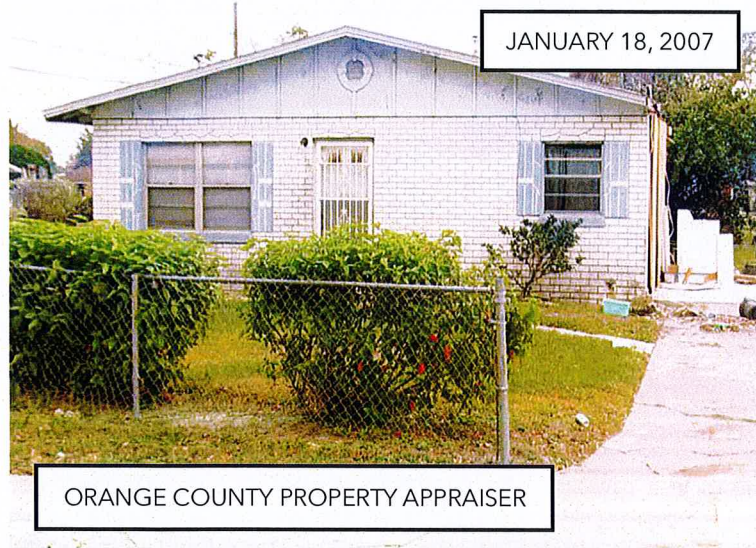
Your taxes without exemptions would be: \$2,756.68

Your ad-valorem tax with exemptions is: - \$2,140.24

**Providing You A Savings Of: = \$616.44**



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 1



JANUARY 18, 2007

ORANGE COUNTY PROPERTY APPRAISER

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO

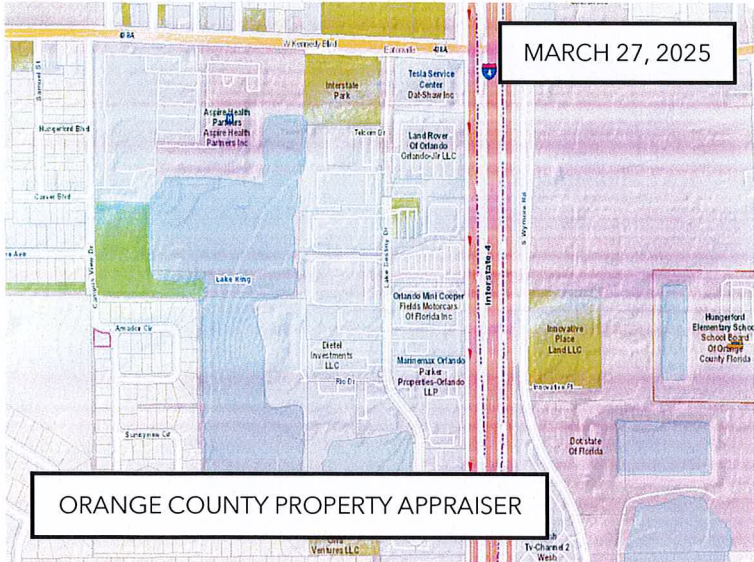


Section VI. Item #3.

OCTOBER 15, 2023

ORANGE COUNTY PROPERTY APPRAISER

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 3



MARCH 27, 2025

ORANGE COUNTY PROPERTY APPRAISER



# CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE II. - MINIMUM STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (b).**

**Sec. 50-35. - Maintenance of exterior of premises. (b)(1), (6).** The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery. **(6)** Sources of infestation.

(LDC 1982, ch. 4, § 2-1.1; Ord. No. 99-15, § I, 10-19-1999)





# CODE VIOLATION

## **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.**

**Sec. 60-84. - Maintenance.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chainlink fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005 or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

(LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995; Ord. No. 2004-12, 5-4-2004)



# Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

Section VI. Item #3.

Town of Eatonville  
Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751

<input checked="" type="checkbox"/>	1 <sup>st</sup> NOTICE	<input type="checkbox"/>	2 <sup>nd</sup> NOTICE
<input type="checkbox"/>	3 <sup>rd</sup> NOTICE	<input type="checkbox"/>	FINAL NOTICE

**COMFY, LLC.**  
**REF: 300 CAMPUS VIEW DRIVE**  
**12053 SPADE SPRING CANYON ROAD**  
**SANTA CLARITA, CA 91390**

CODE CASE#: **23-000393**  
DATE OF NOTICE: **12/15/2023**  
COMPLIANCE DATE: **03/08/2024**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property, located at 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-600 into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE II. - MINIMUM STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (b).**  
**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.**

**TO: COMFY, LLF.,**

You are hereby notified, the property located at **300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in order to correct this violation, **Sec. 50-35. - Maintenance of exterior of premises. (b).** The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards. **Sec. 60-84.**, Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing.



Please be advised that if the violation is not cured by **[03/08/2024]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to Chapter 50 of the Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

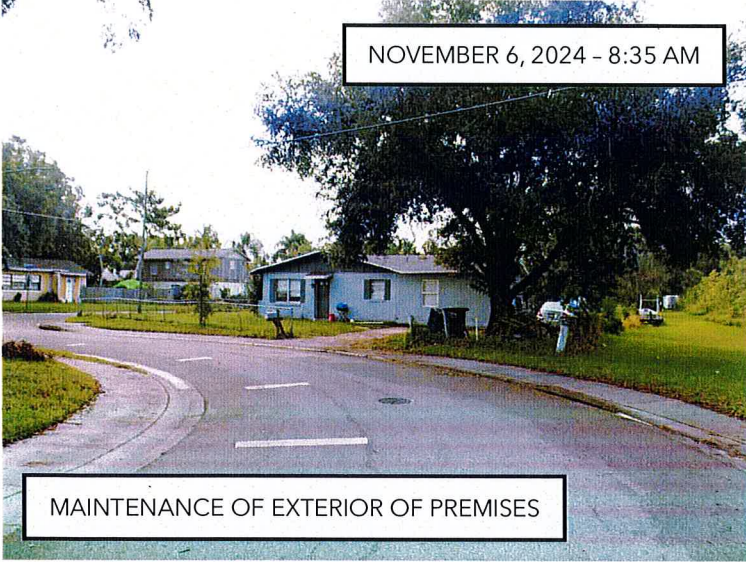
Respectfully,



Baruti Abdallah-Nosakhare  
Code Enforcement Officer  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: [bnosakhare@townofeatonville.org](mailto:bnosakhare@townofeatonville.org)



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 1

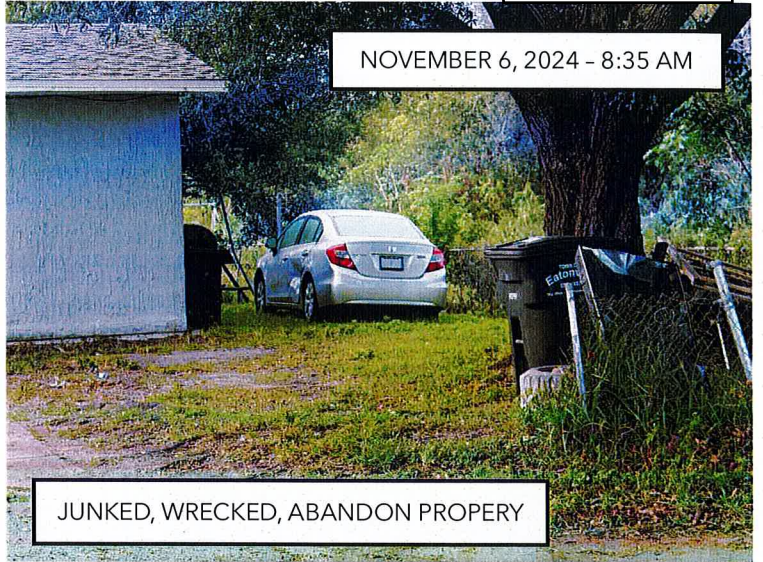


NOVEMBER 6, 2024 - 8:35 AM

MAINTENANCE OF EXTERIOR OF PREMISES

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 2

Section VI. Item #3.



NOVEMBER 6, 2024 - 8:35 AM

JUNKED, WRECKED, ABANDON PROPERTY

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 3

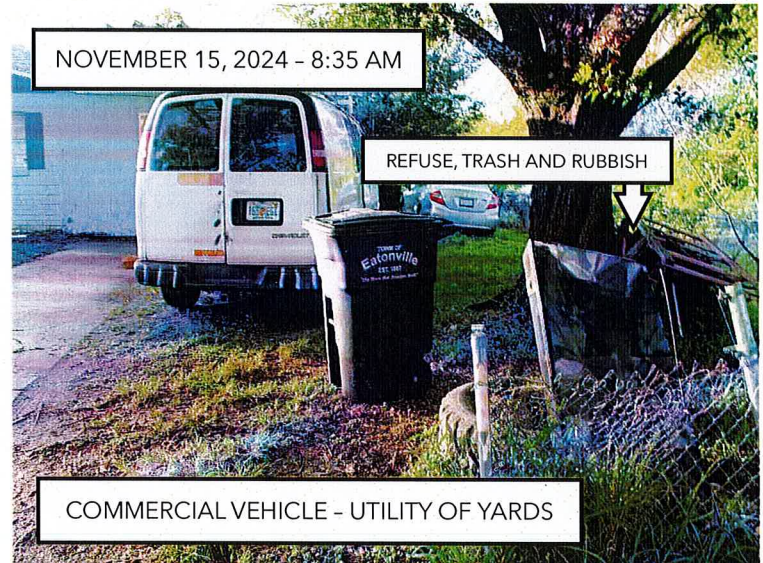


NOVEMBER 6, 2024 - 8:35 AM

REFUSE, TRASH AND RUBBISH

DEBRIS, REFUSE, RUBBISH, TRASH

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 4



NOVEMBER 15, 2024 - 8:35 AM

REFUSE, TRASH AND RUBBISH

COMMERCIAL VEHICLE - UTILITY OF YARDS

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 5



NOVEMBER 15, 2024 - 8:35 AM

NONCONFORMING FENCE

MAINTENANCE OF EXTERIOR OF PREMISES

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 6



NOVEMBER 15, 2024 - 8:35 AM

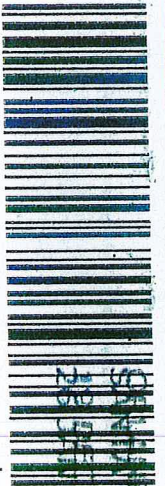
NONCONFORMING FENCE

MAINTENANCE OF EXTERIOR OF PREMISES



TOWN OF EATONVILLE  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751

CERTIFIED MAIL



SANTA CLARITA CA 913  
12/18/2023 PM 5 L

NEOPOST  
12/18/2023  
US POSTAGE \$008.779  
FIRST-CLASS MAIL

ZIP 32751  
041M1 1468919

UNCLAIMED

UNCLAIMED

12/26/23  
1/20/24

9589 0710 5270 1231 9536 43

COMFY, LLC.  
REF: 300 CAMPUS VIEW DRIVE  
12053 SPADE SPRING CANYON ROAD  
SANTA CLARITA CA 91300

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMFY, LLC.  
REF: 300 CAMPUS VIEW DRIVE  
12053 SPADE SPRING CANYON ROAD  
SANTA CLARITA, CA 91390



9589 0710 5270 1231 9536

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Signature Confirmation™

Collect on Delivery  Signature Confirmation Restricted Delivery

In Delivery Restricted Delivery

43 Mail  Mail Restricted Delivery (over \$500)

Domestic Return Receipt



9589 0710 5270 1231 9536 43

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

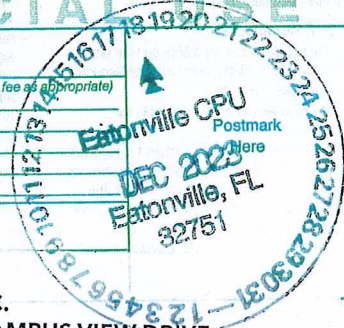
Total Postage \$

Sent To **COMFY, LLC.**

Street and A/R **REF: 300 CAMPUS VIEW DRIVE**

City, State, ZIP+4® **12053 SPADE SPRING CANYON ROAD  
SANTA CLARITA, CA 91390**

PS Form 3800, January 2020





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 23-000393**

A Municipal Corporation

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 39**

Vs.

**COMFY, LLC.**

**REF: 300 CAMPUS VIEW DRIVE  
12053 SPADE SPRING CANYON ROAD  
SANTA CLARITA, CA 91390**

Respondent(s)

**RE: 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810**

**Parcel-ID NO: 35-21-29-1228-00-600**

## NOTICE OF HEARING

**TO: COMFY, LLC.,**

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.



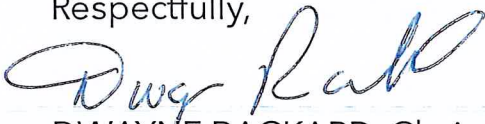
You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

**NOTE: If your are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, April 2, 2025, hearing date.**

Pursuant to **Chapter 2, Sec. 2-257 (f).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org



# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 23-000393  
CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 39

Vs.

COMFY, LLC.  
REF: 300 CAMPUS VIEW DRIVE  
12053 SPADE SPRING CANYON ROAD  
SANTA CLARITA, CA 91390

Respondent(s)

RE: 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810  
Parcel-ID NO: 35-21-29-1228-00-600

## NOTICE OF HEARING

TO: COMFY, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2)

Pursuant to **Chapter 2, Sec. 2-257 (f)** of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

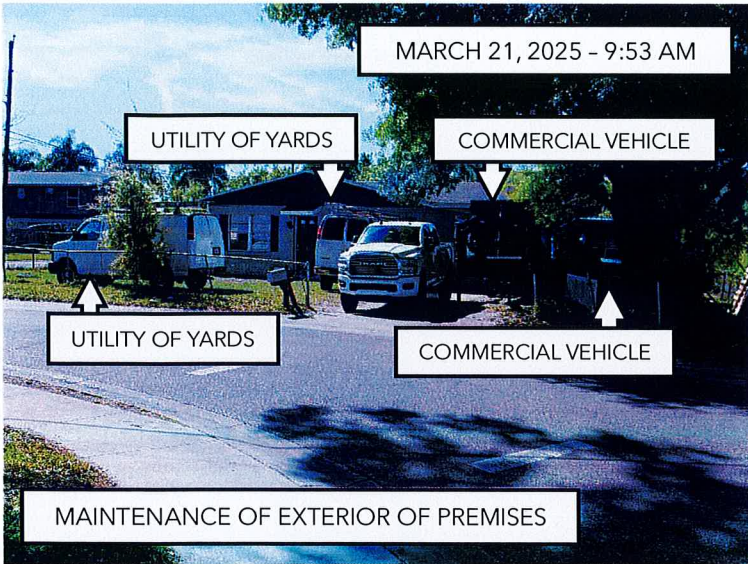
Respectfully,

**SIGNED COPY ON FILE**

DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919

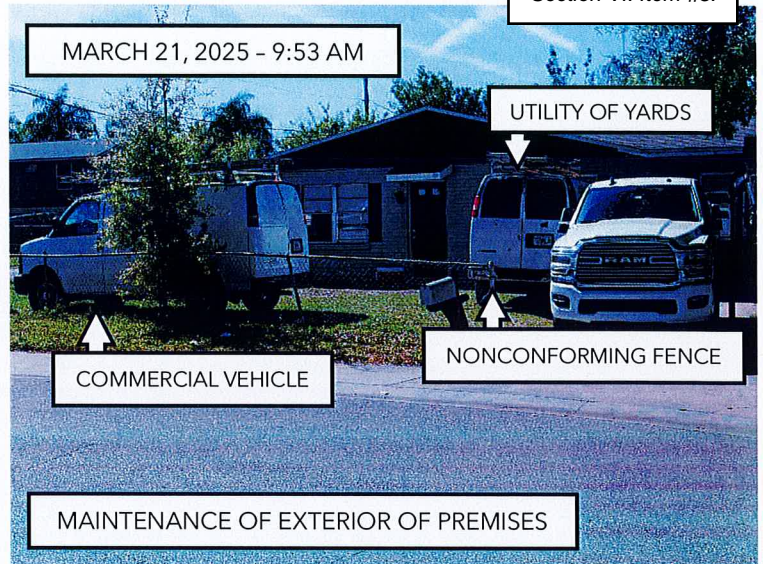


COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 1



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 2

Section VI. Item #3.



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 3



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 4



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 5



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600  
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 6





# TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION  
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

**CODE CASE NO: 24-000195**

**OWNER: ALFONSO BERRY  
PROPERTY ADDRESS: 250 TAYLOR AVENUE, EATONVILLE, FL 32751  
PARCEL-ID NO: 36-21-29-1128-01-050**

**250 Taylor Ave** 36-21-29-1128-01-050

**Name(s):**  
BERRY ALFONSO

**Physical Street Address:**  
250 Taylor Ave

**Property Use:**  
0103 - Single Fam Class III

**Mailing Address On File:**  
250 Taylor Ave  
Eatonville, FL 32751-5444  
[Incorrect Mailing Address?](#)

**Postal City and Zip:**  
Maitland, FL 32751

**Municipality:**  
Eatonville



292136112801050 04/03/2006

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

**Historical Value and Tax Benefits**

Has Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024	\$50,000	\$108,002	\$0	\$158,002	3.2%	\$70,766	3.0%
2023	\$50,000	\$103,125	\$0	\$153,125	38.2%	\$68,705	3.0%
2022	\$30,000	\$80,799	\$0	\$110,799	32.2%	\$66,704	3.0%
2021	\$24,000	\$59,790	\$0	\$83,790	N/A	\$64,761	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024	\$25,000	\$20,766	\$0	\$87,236	\$2,359
2023	\$25,000	\$18,705	\$0	\$84,420	\$2,276
2022	\$25,000	\$16,704	\$0	\$44,095	\$1,502
2021	\$25,000	\$14,761	\$0	\$19,029	\$1,021

**2024 Taxable Value and Certified Taxes**

Tax Year

2024	2023	2022	2021
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$70,766	\$25,000	\$45,766	3.2160	1.4%	\$147.18	24%
Public Schools: By Local Board	\$70,766	\$25,000	\$45,766	3.2480	0.0%	\$148.65	25%
General County	\$70,766	\$45,766	\$25,000	4.4347	0.0%	\$110.87	18%
Town Of Eatonville	\$70,766	\$45,766	\$25,000	7.2938	0.0%	\$182.35	30%
Library - Operating Budget	\$70,766	\$45,766	\$25,000	0.3748	0.0%	\$9.37	2%
St Johns Water Management District	\$70,766	\$45,766	\$25,000	0.1793	0.0%	\$4.48	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$602.89</b>	

**Non-Ad Valorem Assessments**

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

**2024 Gross Tax Total: \$602.89**

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,961.99

Your ad-valorem tax with exemptions is: - \$602.89

**Providing You A Savings Of: = \$2,359.10**



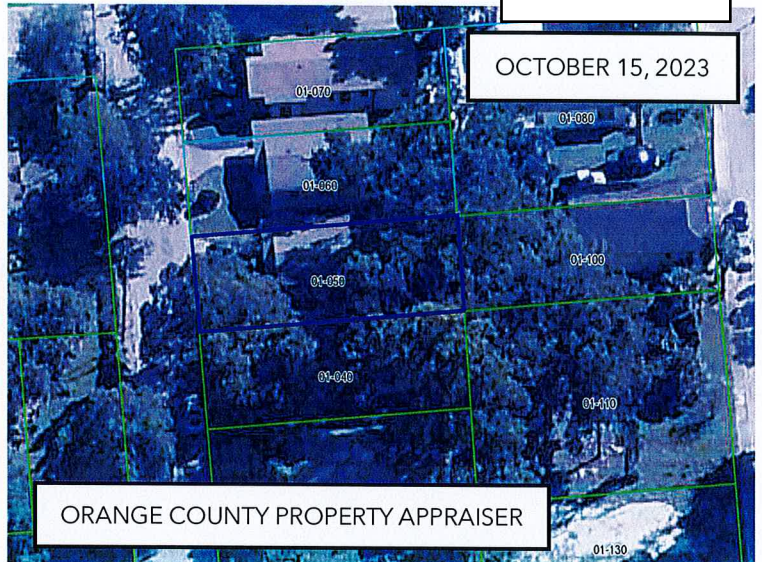
ALFONSO BERRY, P-ID NO: 35-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751 - 1



APRIL 3, 2006

ORANGE COUNTY PROPERTY APPRAISER

ALFONSO BERRY, P-ID NO: 35-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE

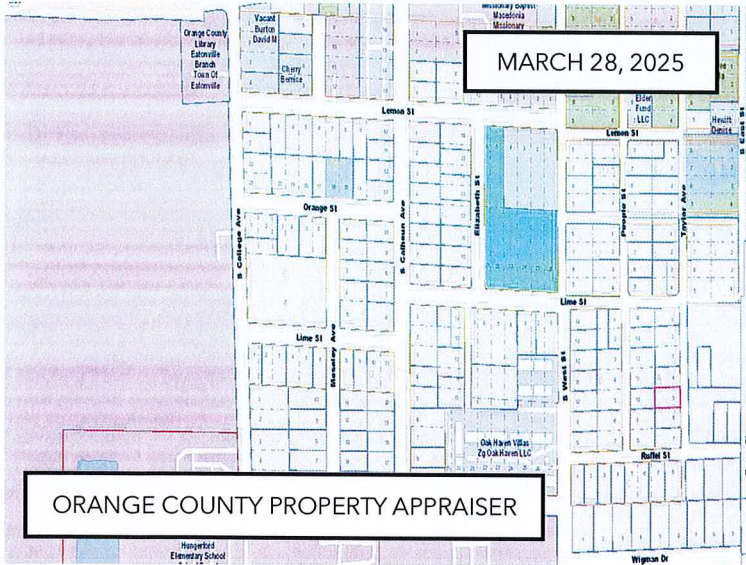


Section VI. Item #3.

OCTOBER 15, 2023

ORANGE COUNTY PROPERTY APPRAISER

ALFONSO BERRY, P-ID NO: 35-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751 - 3



MARCH 28, 2025

ORANGE COUNTY PROPERTY APPRAISER



# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.**

**Sec. 18-229. - Certain motor vehicles required to be parked in garage,** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **(Ord. No. 96-06, § 6, 7-2-1996; Ord. No. 2004-11, § 6, 4-20-2004; Ord. No. 2006-2, § 6, 8-15-2006)**





# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required.**

**Sec. 18-231**, Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **(Ord. No. 96-06, § 8, 7-2-1996; Ord. No. 2004-11, § 8, 4-20-2004; Ord. No. 2006-2, § 8, 8-15-2006)**



# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility.**

**Sec. 18-232**, The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **(Ord. No. 96-06, § 9, 7-2-1996; Ord. No. 2004-11, § 9, 4-20-2004; Ord. No. 2006-2, § 9, 8-15-2006)**





# Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

Town of Eatonville  
Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751

<input checked="" type="checkbox"/>	1 <sup>st</sup> NOTICE	<input type="checkbox"/>	2 <sup>nd</sup> NOTICE
<input type="checkbox"/>	3 <sup>rd</sup> NOTICE	<input type="checkbox"/>	FINAL NOTICE

**ALFONSO BERRY**  
**REF: 250 TAYLOR AVENUE**  
**250 TAYLOR AVENUE**  
**EATONVILLE, FL 32751**

CODE CASE#: **24-000195**  
DATE OF NOTICE: **06/06/2024**  
COMPLIANCE DATE: **06/21/2024**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property located at 250 TAYLOR AVENUE, EATONVILLE, FL 32751, Parcel ID: 36-21-29-1128-01-050 into compliance with

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.**

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required.**

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility.**

**TO: ALFONSO BERRY,**

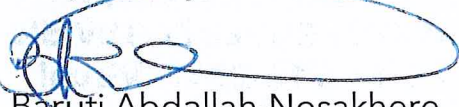
You are hereby notified, the property located at **250 TAYLOR AVENUE, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229**, No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231**, Any motor vehicle which is parked on residentially zoned or

commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232**, The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

Please be advised that if the violation is not cured by **[06/21/2024]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to **Chapter 18** of the Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



Baruti Abdallah-Nosakhare  
Code Enforcement Officer  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: [bnosakhare@townofeatonville.org](mailto:bnosakhare@townofeatonville.org)



**ALFONSO BERRY, P-ID: 36-21-29-1128-01-050  
136 TAYLOR AVENUE, EATONVILLE, FL 32751 (OCPA).....1**



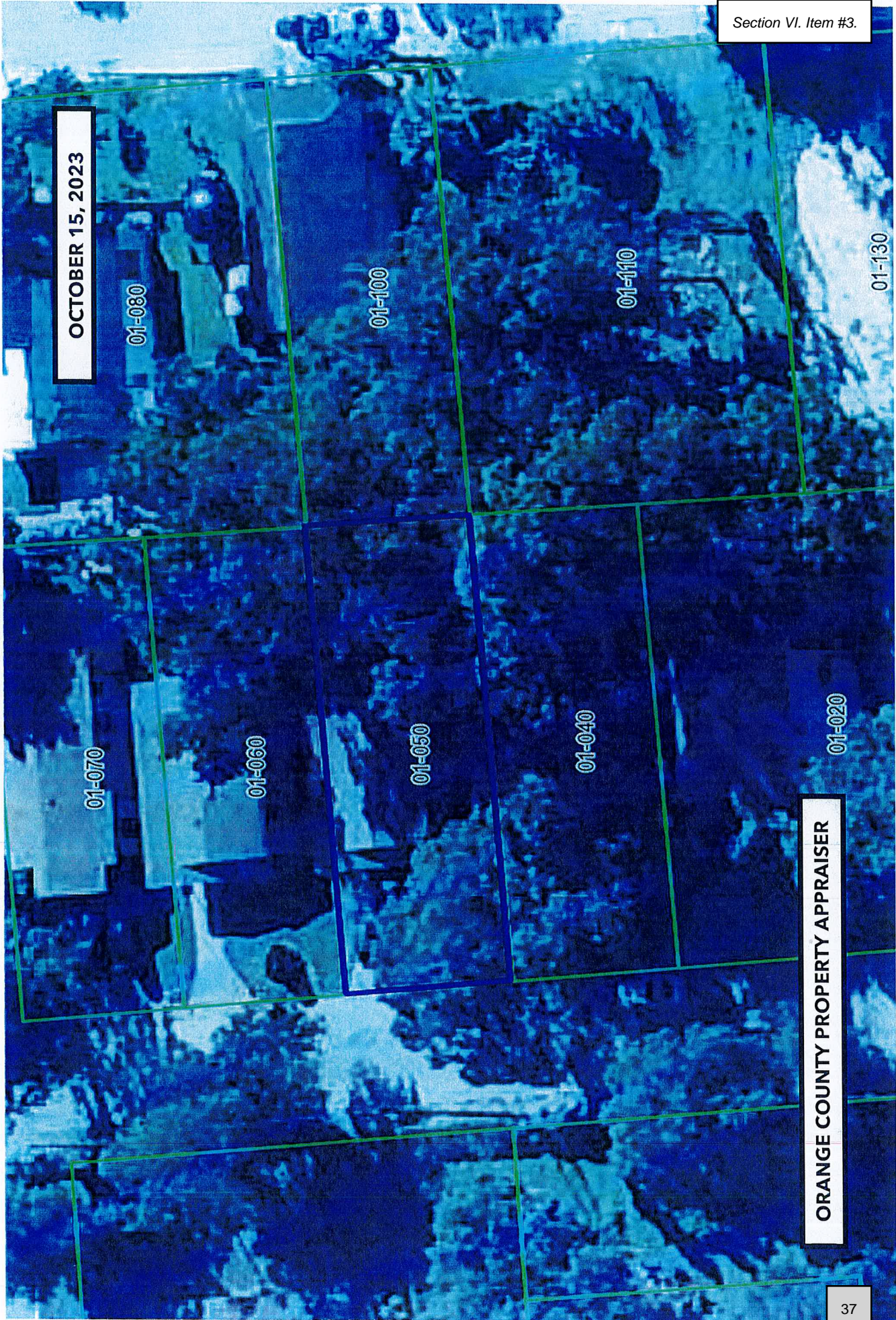
APRIL 3, 2006

Section VI. Item #3.

ORANGE COUNTY PROPERTY APPRAISER

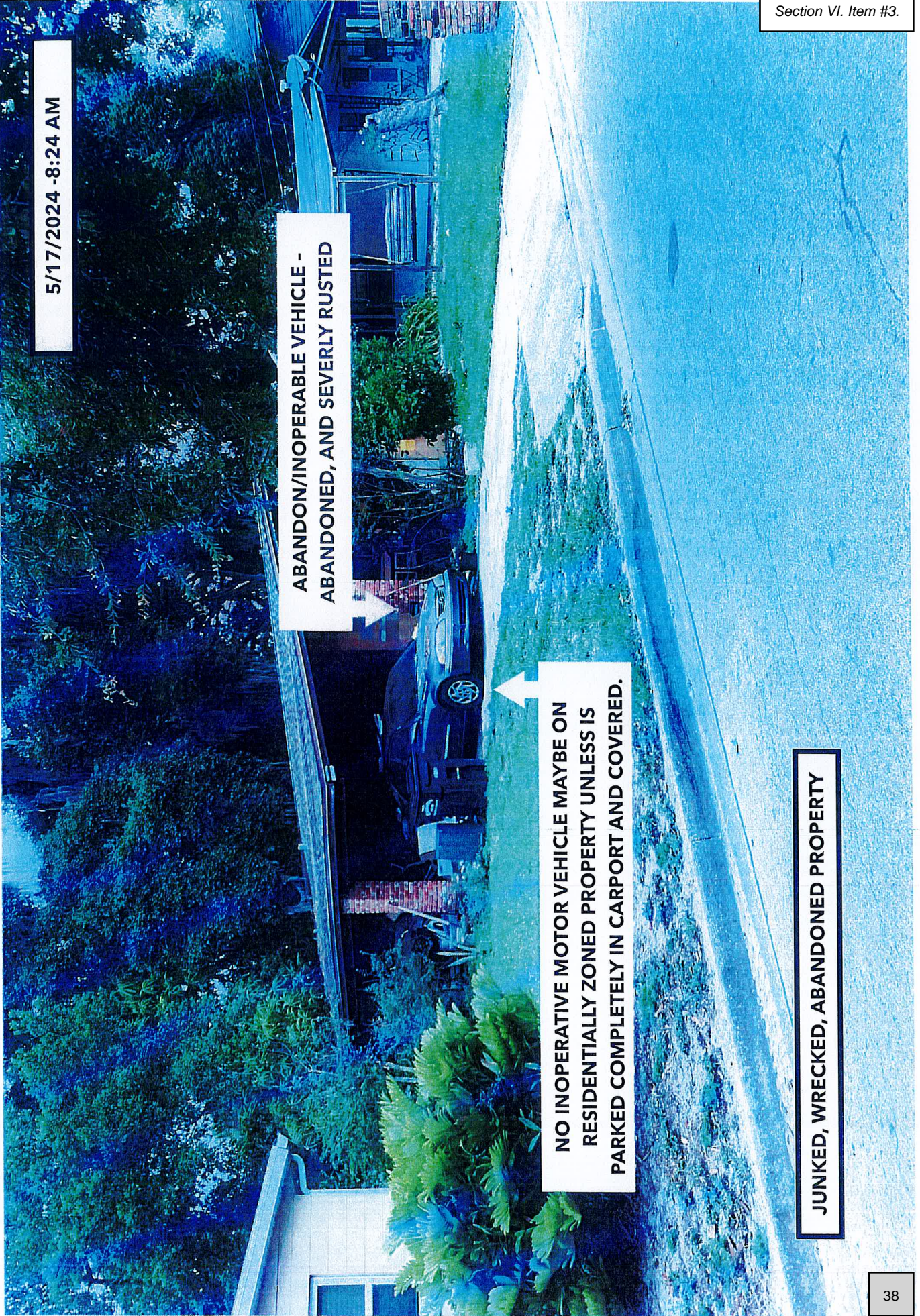


**ALFONSO BERRY, P-ID: 36-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751 (OCPA).....2**





**ALFONSO BERRY, P-ID: 36-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751.....1 (CODE CASE#: 24-000195)**



5/17/2024 - 8:24 AM

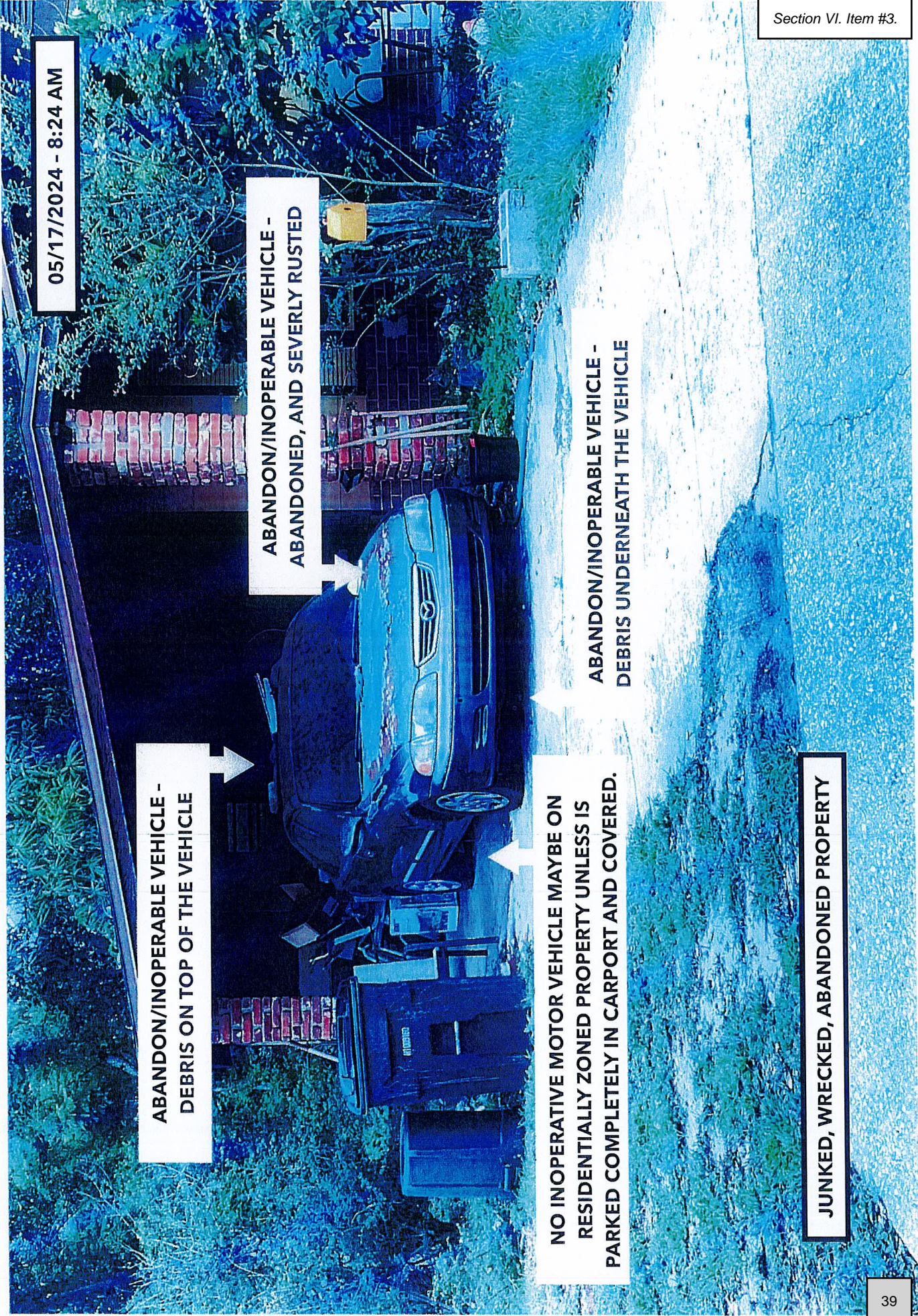
ABANDON/INOPERABLE VEHICLE -  
ABANDONED, AND SEVERLY RUSTED

NO INOPERATIVE MOTOR VEHICLE MAYBE ON  
RESIDENTIALLY ZONED PROPERTY UNLESS IS  
PARKED COMPLETELY IN CARPORT AND COVERED.

JUNKED, WRECKED, ABANDONED PROPERTY



**ALFONSO BERRY, P-ID: 36-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751.....2 (CODE CASE#: 24-000195)**



05/17/2024 - 8:24 AM

ABANDON/INOPERABLE VEHICLE -  
DEBRIS ON TOP OF THE VEHICLE

ABANDON/INOPERABLE VEHICLE -  
ABANDONED, AND SEVERLY RUSTED

NO INOPERATIVE MOTOR VEHICLE MAYBE ON  
RESIDENTIALLY ZONED PROPERTY UNLESS IS  
PARKED COMPLETELY IN CARPORT AND COVERED.

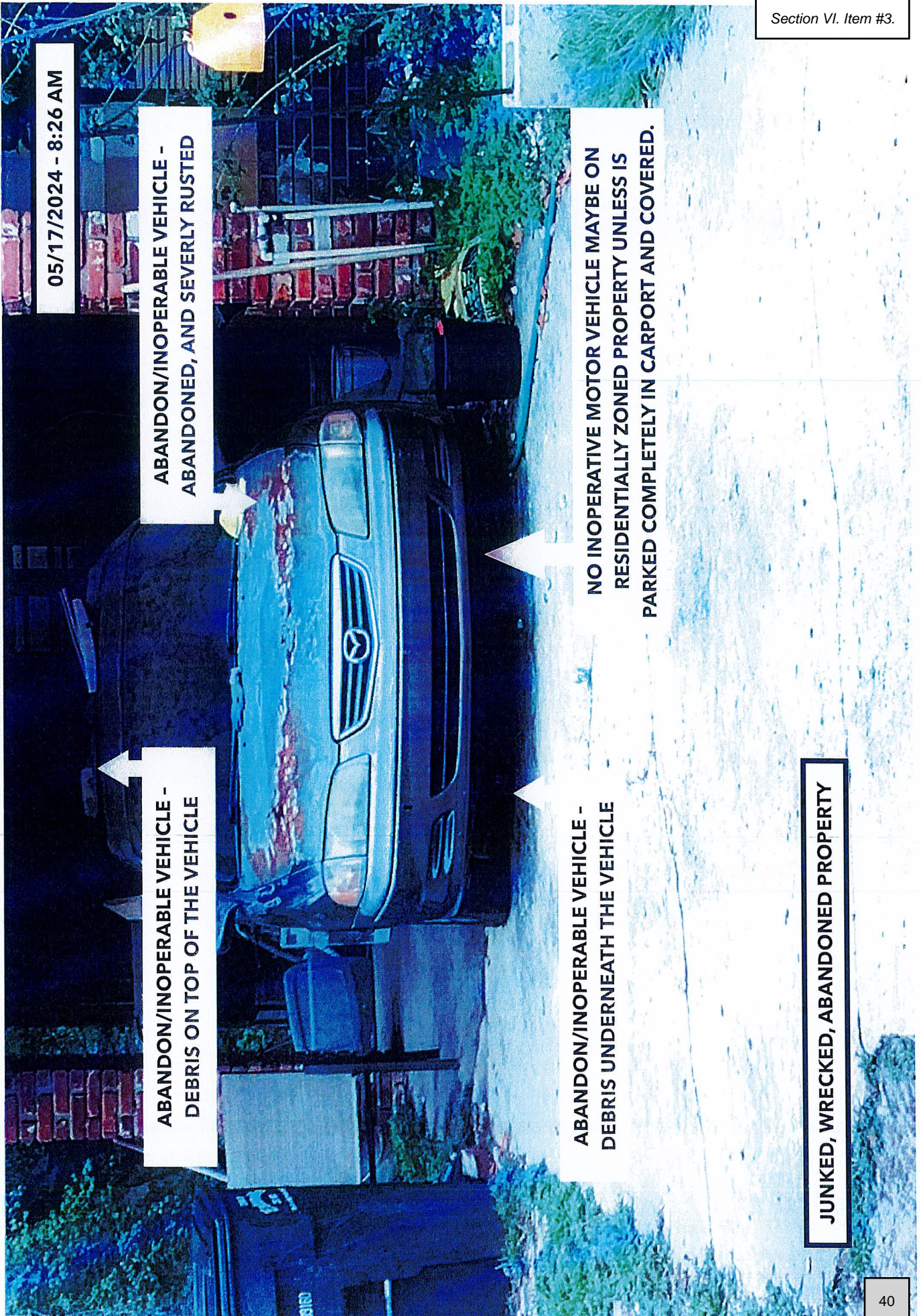
ABANDON/INOPERABLE VEHICLE -  
DEBRIS UNDERNEATH THE VEHICLE

JUNKED, WRECKED, ABANDONED PROPERTY

Section VI. Item #3.



**ALFONSO BERRY, P-ID: 36-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751.....3 (CODE CASE#: 24-000195)**



05/17/2024 - 8:26 AM

ABANDON/INOPERABLE VEHICLE -  
DEBRIS ON TOP OF THE VEHICLE

ABANDON/INOPERABLE VEHICLE -  
ABANDONED, AND SEVERLY RUSTED

ABANDON/INOPERABLE VEHICLE -  
DEBRIS UNDERNEATH THE VEHICLE

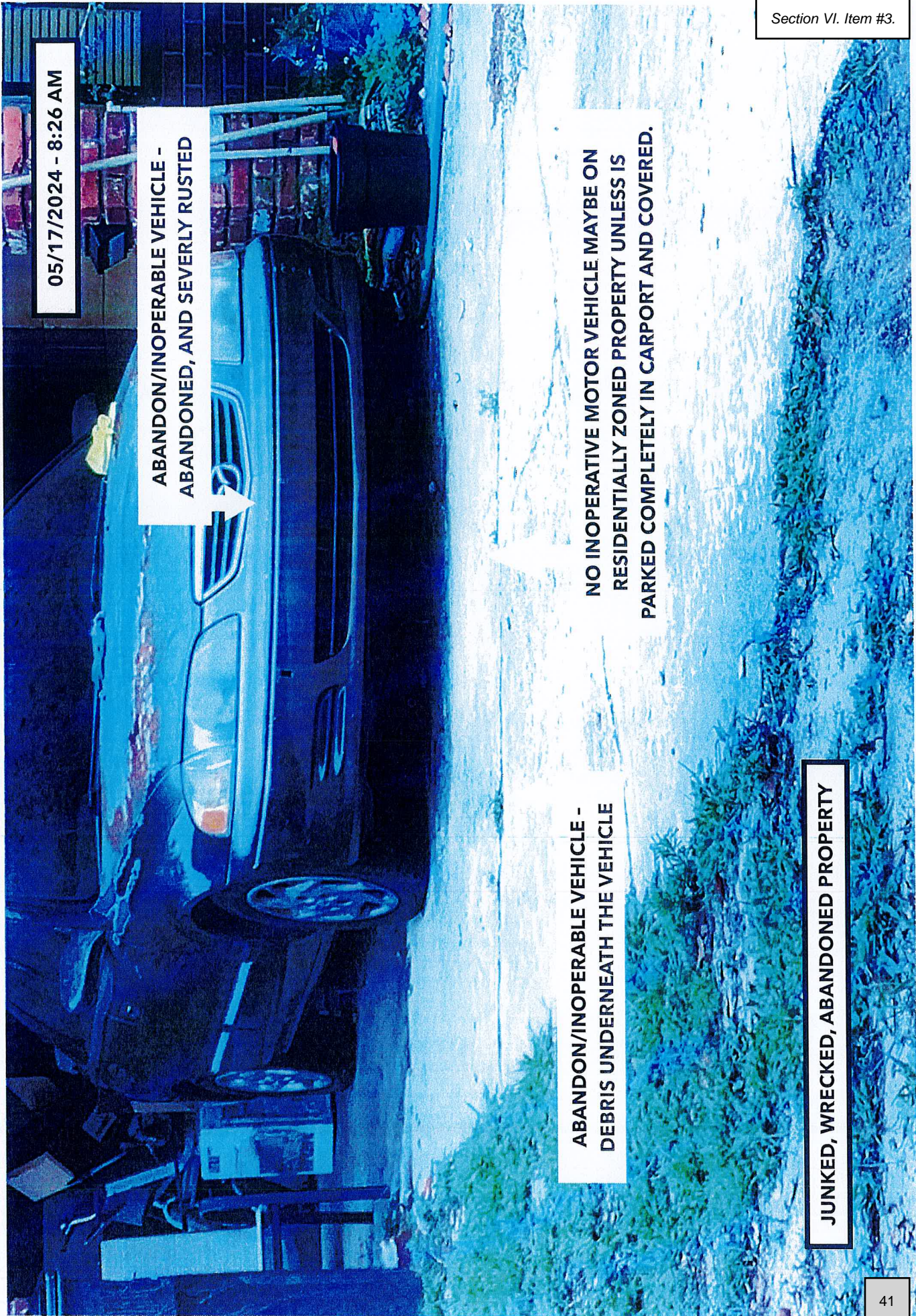
NO INOPERATIVE MOTOR VEHICLE MAYBE ON  
RESIDENTIALLY ZONED PROPERTY UNLESS IS  
PARKED COMPLETELY IN CARPORT AND COVERED.

JUNKED, WRECKED, ABANDONED PROPERTY

Section VI. Item #3.



**ALFONSO BERRY, P-ID: 36-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751.....4 (CODE CASE#: 24-000195)**



05/17/2024 - 8:26 AM

ABANDON/INOPERABLE VEHICLE -  
ABANDONED, AND SEVERLY RUSTED

ABANDON/INOPERABLE VEHICLE -  
DEBRIS UNDERNEATH THE VEHICLE

NO INOPERATIVE MOTOR VEHICLE MAYBE ON  
RESIDENTIALLY ZONED PROPERTY UNLESS IS  
PARKED COMPLETELY IN CARPORT AND COVERED.

JUNKED, WRECKED, ABANDONED PROPERTY

Section VI. Item #3.



**ALFONSO BERRY, P-ID: 36-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751.....5 (CODE CASE#: 24-000195)**



Section VI. Item #3.

05/17/2024 - 8:26 AM

ABANDON/INOPERABLE VEHICLE -  
DEBRIS ON TOP OF THE VEHICLE

ABANDON/INOPERABLE VEHICLE -  
DEBRIS ON TOP OF THE VEHICLE

NO INOPERATIVE MOTOR VEHICLE MAYBE ON  
RESIDENTIALLY ZONED PROPERTY UNLESS IS  
PARKED COMPLETELY IN CARPORT AND COVERED.

JUNKED, WRECKED, ABANDONED PROPERTY



**TOWN OF EATONVILLE**  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751

NEOPOST  
FIRST-CLASS MAIL  
06/06/2024  
**US POSTAGE \$008.69**  
ZIP 32751  
041M11468919

ALFONSO BERRY  
REF: 250 TAYLOR AVENUE  
250 TAYLOR AVENUE  
EATONVILLE, FL 32751  
CODE CASE#: 24-000195

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ALFONSO BERRY  
REF: 250 TAYLOR AVENUE  
250 TAYLOR AVENUE  
EATONVILLE, FL 32751  
CODE CASE#: 24-000195



9590 9402 7978 2305 3332 26

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9539 26

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt



9589 0710 5270 1231 9539 26

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

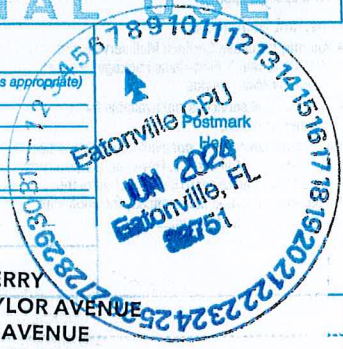
**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_  
 Total Postage and Fees \$ \_\_\_\_\_

Sent To **ALFONSO BERRY**  
 REF: 250 TAYLOR AVENUE  
 Street and Apt. **250 TAYLOR AVENUE**  
 City, State, ZIP **EATONVILLE, FL 32751**  
**CODE CASE#: 24-000195**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



# USPS Tracking®

FAQs >

Tracking Number:

Remove X

## 9589071052701231953926

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

Your item was delivered to an individual at the address at 10:08 am on July 24, 2024 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus®

### Delivered

Delivered, Left with Individual

MAITLAND, FL 32751

July 24, 2024, 10:08 am

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

[Track Another Package](#)





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 24-000195

A Municipal Corporation

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 15**

Vs.

**ALFONSO BERRY**  
**REF: 250 TAYLOR AVENUE**  
**250 TAYLOR AVENUE**  
**EATONVILLE, FL 32751**

Respondent(s)

**RE: 250 TAYLOR AVENUE, EATONVILLE, FL 32751**  
**Parcel-ID NO: 36-21-29-1128-01-150**

## NOTICE OF HEARING

**TO: ALFONSO BERRY,**

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.


You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **250 TAYLOR AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

**NOTE: If your are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville’s Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, April 2, 2025, hearing date.**

Pursuant to **Chapter 2, Sec. 2-257 (f).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,  


DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org



**TOWN OF EATONVILLE**  
 307 E. Kennedy Blvd.  
 Eatonville, Florida 32751

ALFONSO BERRY  
 250 TAYLOR AVENUE  
 EATONVILLE, FL 32751  
 P-ID NO: 36-21-29-1128-01-050  
 CODE CASE NO: 24-000195

NEOPOST  
 FIRST-CLASS MAIL  
 IM1  
 03/21/2025  
**US POSTAGE \$009.64**

ZIP 32751  
 041M11468919



**CERTIFIED MAIL**  
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.  
 Article Addressed to:

ALFONSO BERRY  
 250 TAYLOR AVENUE  
 EATONVILLE, FL 32751  
 P-ID NO: 36-21-29-1128-01-050  
 CODE CASE NO: 24-000195

Article Number (Number from reverse side)  
 9590 9402 8854 4005 3803 31

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail (over \$500)  
 Insured Mail Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only  
 For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$

Total Postage \$  
 Sent To  
 Street and Apt.  
 City, State, ZIP+4

ALFONSO BERRY  
 250 TAYLOR AVENUE  
 EATONVILLE, FL 32751  
 P-ID NO: 36-21-29-1128-01-050  
 CODE CASE NO: 24-000195

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse

Section VI. Item #3.



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ALFONSO BERRY  
 250 TAYLOR AVENUE  
 EATONVILLE, FL 32751  
 P-ID NO: 36-21-29-1128-01-050  
 CODE CASE NO: 24-000195



9590 9402 8854 4005 3803 31

9589 0710 5270 1231 9618 15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *A. Perry*

B. Received by (Printed Name)

C. Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Section VI. Item #3.

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____



Postage \$ \_\_\_\_\_

Total Postage a \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

ALFONSO BERRY  
 250 TAYLOR AVENUE  
 EATONVILLE, FL 32751  
 P-ID NO: 36-21-29-1128-01-050  
 CODE CASE NO: 24-000195

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING #



9590 9402 8854 4005 3803 31

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

United States Postal Service

RECEIVED  
MAR 26 2025

• Sender: Please print your name, address, and ZIP+4® in this box.®

CODE ENFORCEMENT DIVISION  
 ATTN: BARUTI ABDALLAH-NOSAKHERE  
 307 EAST KENNEDY BOULEVARD  
 EATONVILLE, FL 32751





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 24-000195  
CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 15

Vs.

ALFONSO BERRY  
REF: 250 TAYLOR AVENUE  
250 TAYLOR AVENUE  
EATONVILLE, FL 32751

Respondent(s)

RE: 250 TAYLOR AVENUE, EATONVILLE, FL 32751  
Parcel ID NO: 36-21-29-1128-01-050

## NOTICE OF HEARING

TO: ALFONSO BERRY,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **250 TAYLOR AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2)

Pursuant to Chapter 50 of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

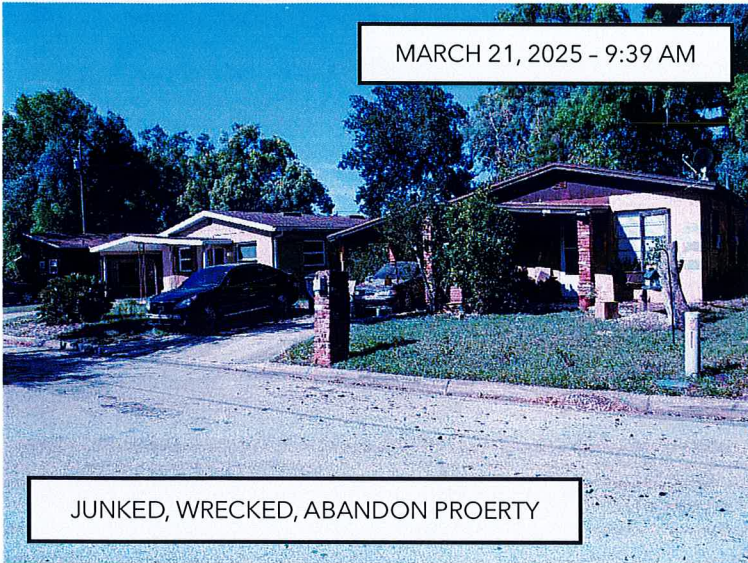
Respectfully,

### SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org

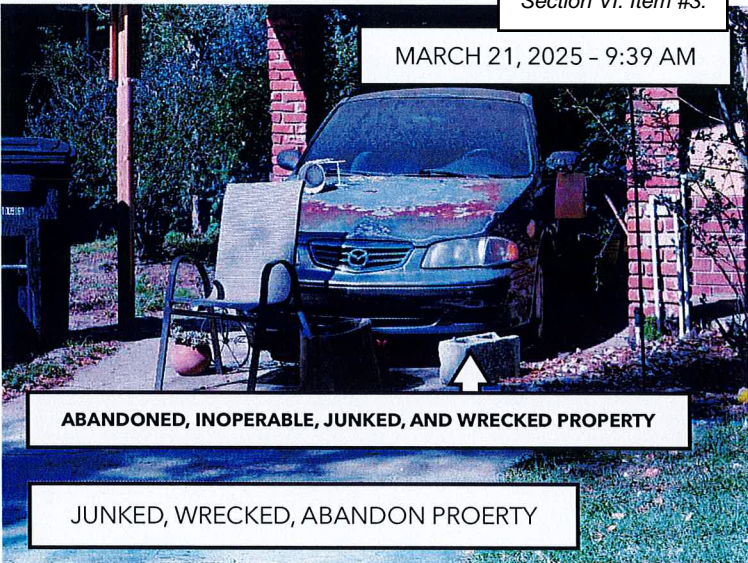


ALFONSO BERRY, P-ID NO: 35-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751 - 1

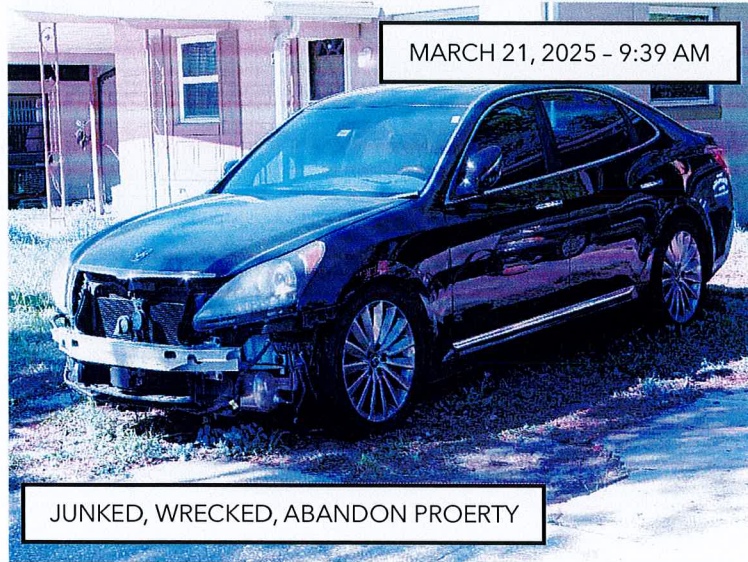


ALFONSO BERRY, P-ID NO: 35-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE

Section VI. Item #3.



ALFONSO BERRY, P-ID NO: 35-21-29-1128-01-050  
250 TAYLOR AVENUE, EATONVILLE, FL 32751 - 3





# TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION  
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

**CODE CASE NO: 24-000197**

**OWNER: BILLY WASHINGTON, SR./BILLY WASHINGTON, II  
PROPERTY ADDRESS: 509 RUFFEL STREET, EATONVILLE, FL 32751  
PARCEL-ID NO: 36-21-29-1128-02-060**



**509 Ruffel St 36-21-29-1128-02-060**

**Name(s):**  
WASHINGTON BILLY SR  
WASHINGTON BILLY II

**Physical Street Address:**  
509 Ruffel St

**Property Use:**  
0103 - Single Fam Class III

**Mailing Address On File:**  
509 Ruffel St  
Maitland, FL 32751-5485

**Postal City and Zip:**  
Maitland, FL 32751

**Municipality:**  
Eatonville



292136112802060 04/03/2006

[Upload Photos ↑](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

**Historical Value and Tax Benefits ⓘ**

Has Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024	\$60,000	\$64,471	\$0	\$124,471	4.5%	\$46,146	3.0%
2023	\$60,000	\$59,149	\$0	\$119,149	58.8%	\$44,802	3.0%
2022	\$30,000	\$45,020	\$0	\$75,020	20.2%	\$43,497	3.0%
2021	\$30,000	\$32,399	\$0	\$62,399	N/A	\$42,230	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024	\$25,000	\$0	\$5,000	\$78,325	\$2,031
2023	\$25,000	\$0	\$5,000	\$74,347	\$1,952
2022	\$25,000	\$0	\$500	\$31,523	\$1,070
2021	\$25,000	\$0	\$500	\$20,169	\$870

**2024 Taxable Value and Certified Taxes ⓘ**

**Tax Year**

2024	2023	2022	2021
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$46,146	\$30,000	\$16,146	3.2160	1.4%	\$51.93	17%
Public Schools: By Local Board	\$46,146	\$30,000	\$16,146	3.2480	0.0%	\$52.44	17%
General County	\$46,146	\$30,000	\$16,146	4.4347	0.0%	\$71.60	24%
Town Of Eatonville	\$46,146	\$30,000	\$16,146	7.2938	0.0%	\$117.77	39%
Library - Operating Budget	\$46,146	\$30,000	\$16,146	0.3748	0.0%	\$6.05	2%
St Johns Water Management District	\$46,146	\$30,000	\$16,146	0.1793	0.0%	\$2.89	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$302.68</b>	

**Non-Ad Valorem Assessments**

**2024 Non-Ad Valorem Assessments**

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

**2024 Gross Tax Total: \$302.68**

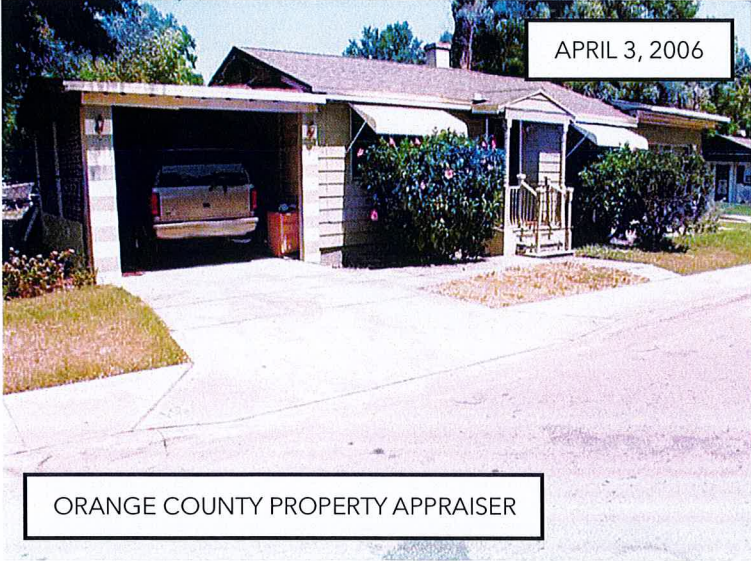
2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,333.41

Your ad-valorem tax with exemptions is: - \$302.68

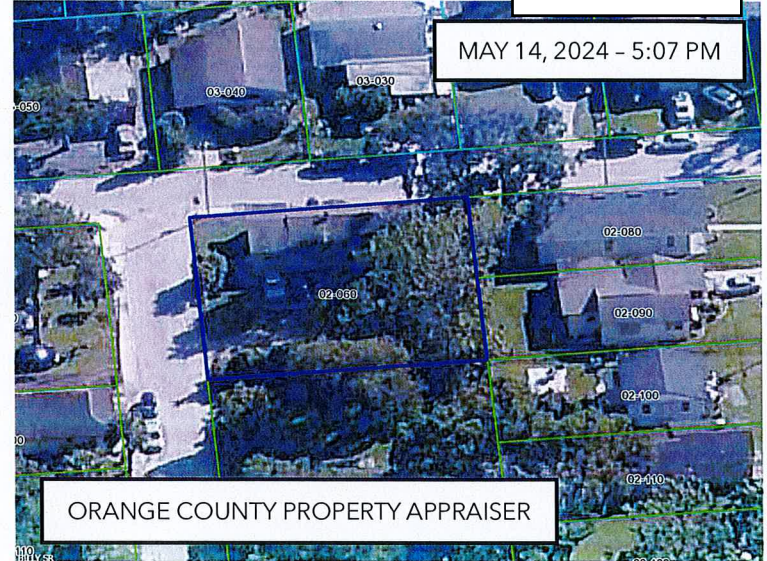
**Providing You A Savings Of: = \$2,030.73**





APRIL 3, 2006

ORANGE COUNTY PROPERTY APPRAISER



MAY 14, 2024 - 5:07 PM

ORANGE COUNTY PROPERTY APPRAISER

AMBER SANCHEZ - EMBRY JONES, P-ID NO: 35-21-29-4572-10-150  
37 NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - 3



MARCH 28, 2025

ORANGE COUNTY PROPERTY APPRAISER





# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.**

**Sec. 18-229. - Certain motor vehicles required to be parked in garage,** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **(Ord. No. 96-06, § 6, 7-2-1996; Ord. No. 2004-11, § 6, 4-20-2004; Ord. No. 2006-2, § 6, 8-15-2006)**





# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required.**

**Sec. 18-231**, Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **(Ord. No. 96-06, § 8, 7-2-1996; Ord. No. 2004-11, § 8, 4-20-2004; Ord. No. 2006-2, § 8, 8-15-2006)**





# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility.**

**Sec. 18-232**, The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **(Ord. No. 96-06, § 9, 7-2-1996; Ord. No. 2004-11, § 9, 4-20-2004; Ord. No. 2006-2, § 9, 8-15-2006)**





# Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

Town of Eatonville  
Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751

<input checked="" type="checkbox"/>	1 <sup>st</sup> NOTICE	<input type="checkbox"/>	2 <sup>nd</sup> NOTICE
<input type="checkbox"/>	3 <sup>rd</sup> NOTICE	<input type="checkbox"/>	FINAL NOTICE

**BILLY WASHINGTON, SR. BILLY WASHINGTON, II** CODE CASE#: **24-000197**  
**REF: 509 RUFFEL STREET** DATE OF NOTICE: **06/06/2024**  
**509 RUFFEL STREET** COMPLIANCE DATE: **06/21/2024**  
**EATONVILLE, FL 32751**

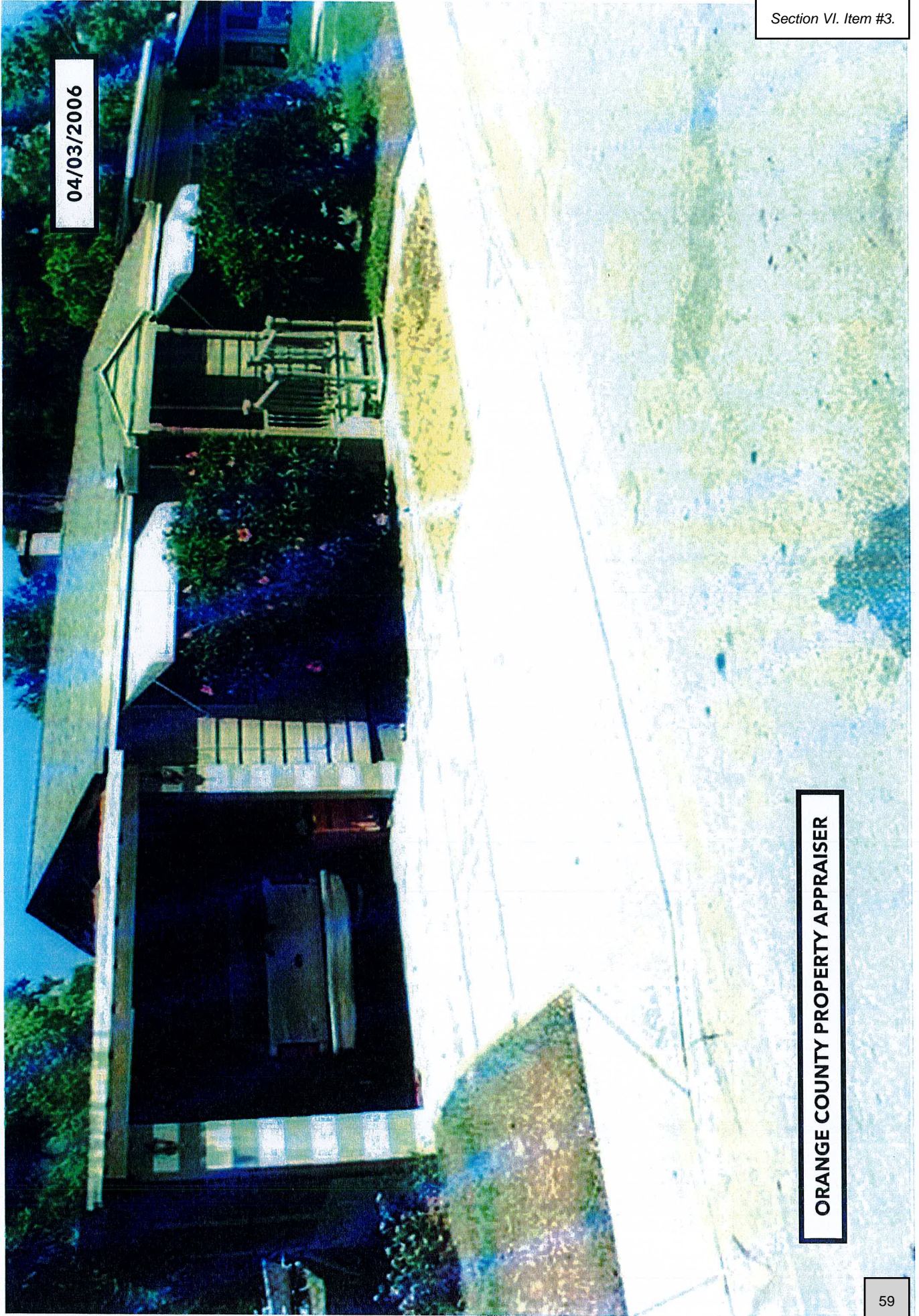
First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property located at 509 RUFFEL STREET, EATONVILLE, FL 32751, Parcel ID: 36-21-29-1128-01-100 into compliance with  
**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.**  
**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required.**  
**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility.**

**TO: BILLY WASHINGTON, SR./BILLY WASHINGTON, II,**

You are hereby notified, the property located at **509 RUFFEL STREET, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229**, No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231**, Any motor vehicle which is parked on residentially zoned or commercially



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751 (OCPA).....1**



04/03/2006

Section VI. Item #3.

ORANGE COUNTY PROPERTY APPRAISER



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751 (OCPA).....2**





**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....1 (CODE CASE#: 24-000197)**



05/14/2024 - 11:23 AM

NO INOPERATIVE MOTOR VEHICLE MAYBE ON  
RESIDENTIALLY ZONED PRIVATE PROPERTY UNLESS IT  
IS PARKED COMPLETELY IN CARPORT AND COVERED.

Section VI. Item #3.

JUNKED, WRECKED, ABANDONED PROPERTY



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....2 (CODE CASE#: 24-000197)**



**05/14/2024 - 11:23 AM**

**NO INOPERATIVE MOTOR VEHICLE MAYBE ON  
RESIDENTIALLY ZONED PRIVATE PROPERTY UNLESS IT  
IS PARKED COMPLETELY IN CARPORT AND COVERED.**

**JUNKED, WRECKED, ABANDONED PROPERTY**

*Section VI. Item #3.*



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....4 (CODE CASE#: 24-000197)**

05/14/2024 - 11:24 AM

NO PERSON OWNING, RENTING OR LEASING REAL PROPERTY IN A RESIDENTIALLY ZONED DISTRICT SHALL CAUSE OR ALLOW TO BE PARKED ON ANY RESIDENTIAL PROPERTY A COMMERCIAL VEHICLE.

NO INOPERATIVE MOTOR VEHICLE MAYBE ON RESIDENTIALLY ZONED PRIVATE PROPERTY UNLESS IT IS PARKED COMPLETELY IN CARPORT AND COVERED.

Section VI. Item #3.

JUNKED, WRECKED, ABANDONED PROPERTY



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....5 (CODE CASE#: 24-000197)**



05/14/2024 - 11:23 AM

NO PERSON OWNING, RENTING OR LEASING REAL PROPERTY IN A RESIDENTIALLY ZONED DISTRICT SHALL CAUSE OR ALLOW TO BE PARKED ON ANY RESIDENTIAL PROPERTY A COMMERCIAL VEHICLE.

NO INOPERATIVE MOTOR VEHICLE MAYBE ON RESIDENTIALLY ZONED PRIVATE PROPERTY UNLESS IT IS PARKED COMPLETELY IN CARPORT AND COVERED.

JUNKED, WRECKED, ABANDONED PROPERTY

Section VI. Item #3.



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....8 (CODE CASE#: 24-000197)**



05/14/2024 - 11:26 AM

NO PERSON OWNING, RENTING OR LEASING REAL PROPERTY IN A RESIDENTIALLY ZONED DISTRICT SHALL CAUSE OR ALLOW TO BE PARKED ON ANY RESIDENTIAL PROPERTY A COMMERCIAL VEHICLE.

NO PERSON OWNING, RENTING OR LEASING REAL PROPERTY IN A RESIDENTIALLY ZONED DISTRICT SHALL CAUSE OR ALLOW TO BE PARKED ON ANY RESIDENTIAL PROPERTY A COMMERCIAL VEHICLE.

JUNKED, WRECKED, ABANDONED PROPERTY

Section VI. Item #3.



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....9 (CODE CASE#: 24-000197)**



05/14/2024 - 11:27 PM

ABANDON/INOPERABLE VEHICLE - OUTDATED TAG

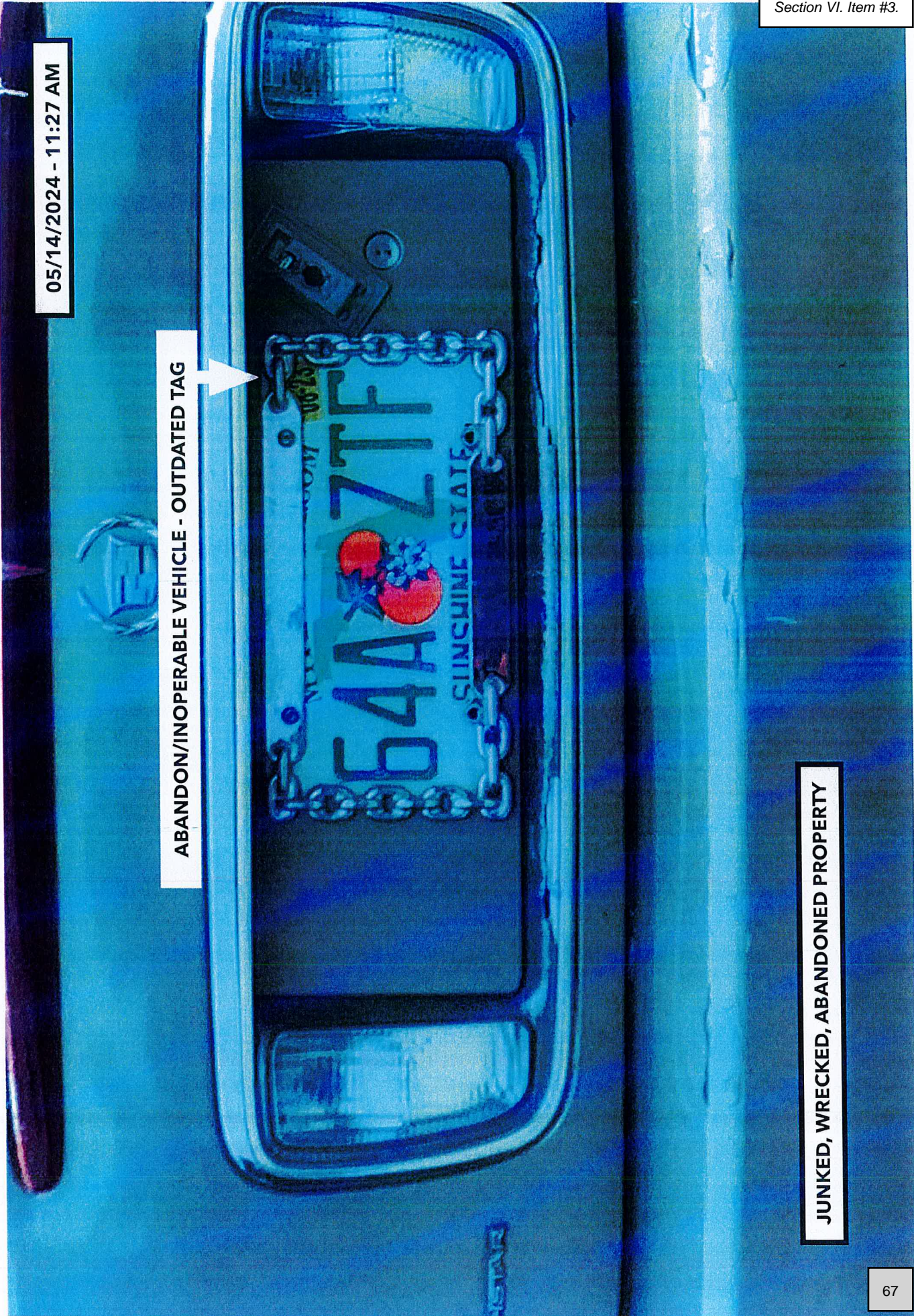
NO INOPERATIVE MOTOR VEHICLE MAYBE ON  
RESIDENTIALLY ZONED PRIVATE PROPERTY UNLESS IT  
IS PARKED COMPLETELY IN CARPORT AND COVERED.

Section VI. Item #3.

JUNKED, WRECKED, ABANDONED PROPERTY



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....10 (CODE CASE#: 24-000197)**



05/14/2024 - 11:27 AM

ABANDON/INOPERABLE VEHICLE - OUTDATED TAG

Section VI. Item #3.

JUNKED, WRECKED, ABANDONED PROPERTY



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....3 (CODE CASE#: 24-000197)**



05/17/2024 - 8:12 AM

ABANDON/INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDONED PROPERTY

Section VI. Item #3.



**BILLY WASHINGTON, SR. AND BILLY WASHINGTON, II, P-ID: 36-21-29-1128-01-100  
509 RUFFEL STREET, EATONVILLE, FL 32751.....5 (CODE CASE#: 24-000197)**

05/17/2024 - 8:12 AM



ABANDON/INOPERABLE VEHICLE - OUTDATED TAG

Section VI. Item #3.

JUNKED, WRECKED, ABANDONED PROPERTY



Section VI. Item #3.

IN OF EATONVILLE  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751

BILLY WASHINGTON, SR.  
BILLY WASHINGTON, II  
REF: 509 RUFFEL STREET  
509 RUFFEL STREET  
EATONVILLE, FL 32751  
CODE CASE#: 24-000197

NEOPOST  
06/06/2024  
US POSTAGE \$008.69  
FIRST-CLASS MAIL

ZIP 32751  
041M11468919

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the malpiece, or on the front if space permits.

1. Article Addressed to:  
BILLY WASHINGTON, SR.  
BILLY WASHINGTON, II  
REF: 509 RUFFEL STREET  
509 RUFFEL STREET  
EATONVILLE, FL 32751  
CODE CASE#: 24-000197



9590 9402 7978 2305 3331 72

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2 Article Number (Transfer from service label)  
9589 0710 5270 1231 9539

3. Service Type  
Mail  
Mail Restricted Delivery

Domestic Return Receipt



9589 0710 5270 1231 9539 88

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

**Certified Mail Fee**  
 \$ \_\_\_\_\_

**Extra Services & Fees** (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

**Postage**  
 \$ \_\_\_\_\_

**Total Postage** \$ \_\_\_\_\_

**Sent To** BILLY WASHINGTON, SR.  
 BILLY WASHINGTON, II  
 REF: 509 RUFFEL STREET  
 509 RUFFEL STREET

**Street and Apt. No.** EATONVILLE, FL 32751

**City, State, ZIP+4®** EATONVILLE, FL 32751  
 CODE CASE#: 24-000197

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





Tracking Number:

Remove X

## 9589071052701231953988

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

Your item was delivered to an individual at the address at 9:54 am on July 8, 2024 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus<sup>®</sup>

### Delivered

Delivered, Left with Individual

MAITLAND, FL 32751  
July 8, 2024, 9:54 am

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus<sup>®</sup>



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



**OFFICE OF EATONVILLE**  
 7 E. Kennedy Blvd.  
 Eatonville, Florida 32751

Section VI. Item #3.

BILLY WASHINGTON, SR./BILLY WASHINGTON, II  
 509 RUFFEL STREET  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-060  
 CODE CASE NO: 24-000197

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
  - Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

BILLY WASHINGTON, SR./BILLY WASHINGTON, II  
 509 RUFFEL STREET  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-060  
 CODE CASE NO: 24-000197



Article Number: 9589 0710 5270 1231 9618 46

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Add

B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Return Receipt
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



9589 0710 5270 1231 9618 46  
 9589 0710 5270 1231 9618 46

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Extra Services & Fees (check box and fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

BILLY WASHINGTON, SR./BILLY WASHINGTON, II  
 509 RUFFEL STREET  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-060  
 CODE CASE NO: 24-000197

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NEOPOST FIRST-CLASS MAIL  
 03/21/2025 IMI  
**US POSTAGE \$009.64**



ZIP 32751  
 041M11468919



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BILLY WASHINGTON, SR./BILLY WASHINGTON, II  
 509 RUFFEL STREET  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-060  
 CODE CASE NO: 24-000197



9590 9402 8586 3244 7182 35

2. Article Number (Transfer from sender label)  
 9589 0710 5270 1231 9618 46

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *B. Washington*  Agent  Addressee  
 B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Section VI. Item #3.

**U.S. Postal Service™  
 CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage a \$  
 Sent To \$  
 Street and Apt. 1  
 City, State, ZIP+



BILLY WASHINGTON, SR./BILLY WASHINGTON, II  
 509 RUFFEL STREET  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-060  
 CODE CASE NO: 24-000197

94 RT96 TEET 0225 0120 6956

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**USPS TRACKING #**  
 ORLANDO FL 328  
 24 MAR 2025 PM 5 L

9590 9402 8586 3244 7182 35

**United States Postal Service**

Initial: \_\_\_\_\_  
 MAR 26 2025  
 RECEIVED

• Sender: Please print your name, address, and ZIP+4® in this box •

CODE ENFORCEMENT DIVISION  
 ATTN: BARUTI ABDALLAH-NOSAKHERE  
 307 EAST KENNEDY BOULEVARD  
 EATONVILLE, FL 32751

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 24-000197**

A Municipal Corporation

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 46**

Vs.

**BILLY WASHINGTON, SR./BILLY WASHINGTON, II**

**REF: 509 RUFFEL STREET**

**509 RUFFEL STREET**

**EATONVILLE, FL 32751**

Respondent(s)

**RE: 509 RUFFEL STREET, EATONVILLE, FL 32751**

**Parcel-ID NO: 36-21-29-1128-02-060**

## NOTICE OF HEARING

**TO: BILLY WASHINGTON, SR./BILLY WASHINGTON, II,**

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **509 RUFFEL STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.



Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

**NOTE: If your are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville’s Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, April 2, 2025, hearing date.**

Pursuant to **Chapter 2, Sec. 2-257 (f).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 24-000197  
CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 46

Vs.

BILLY WASHINGTON, SR./BILLY WASHINGTON, II  
REF: 509 RUFFEL STREET  
509 RUFFEL STREET  
EATONVILLE, FL 32751

Respondent(s)

RE: 509 RUFFEL STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 36-21-29-1128-02-060

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TO: BILLY WASHINGTON, SR./BILLY WASHINGTON, II,

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Respectfully,

### SIGNED COPY ON FILE

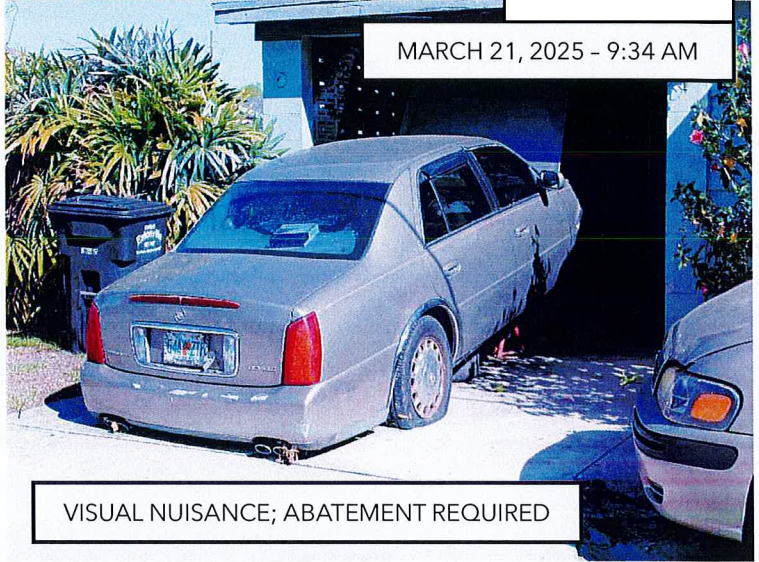
DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org





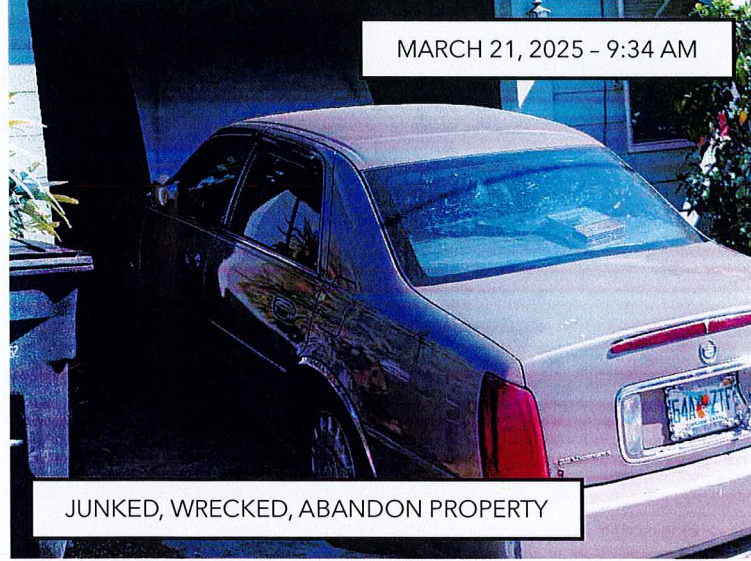
MARCH 21, 2025 - 9:33 AM

JUNKED, WRECKED, ABANDON PROPERTY



MARCH 21, 2025 - 9:34 AM

VISUAL NUISANCE; ABATEMENT REQUIRED



MARCH 21, 2025 - 9:34 AM

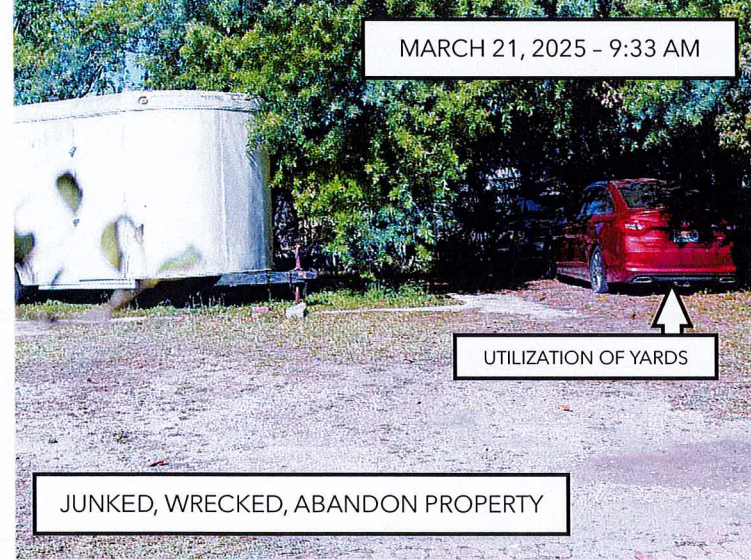
JUNKED, WRECKED, ABANDON PROPERTY



MARCH 21, 2025 - 9:35 AM

ABANDONED, INOPERABLE, JUNKED, AND WRECKED PROPERTY

UTILIZATION OF YARDS



MARCH 21, 2025 - 9:33 AM

UTILIZATION OF YARDS

JUNKED, WRECKED, ABANDON PROPERTY

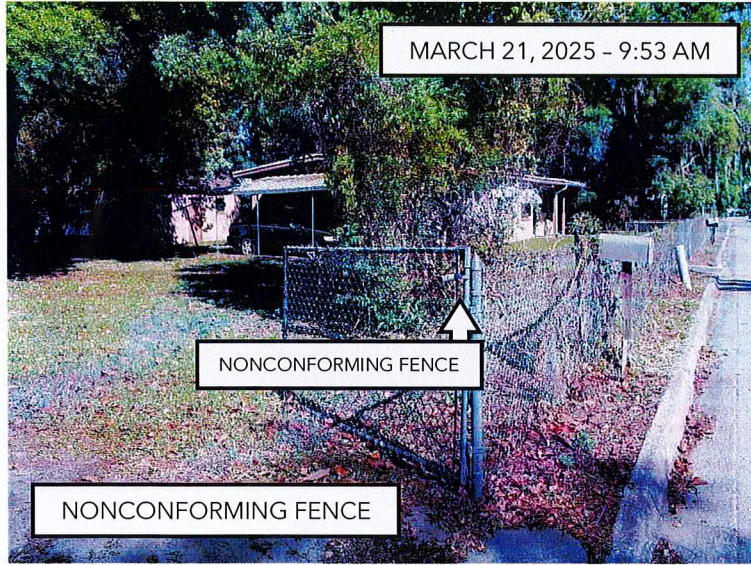
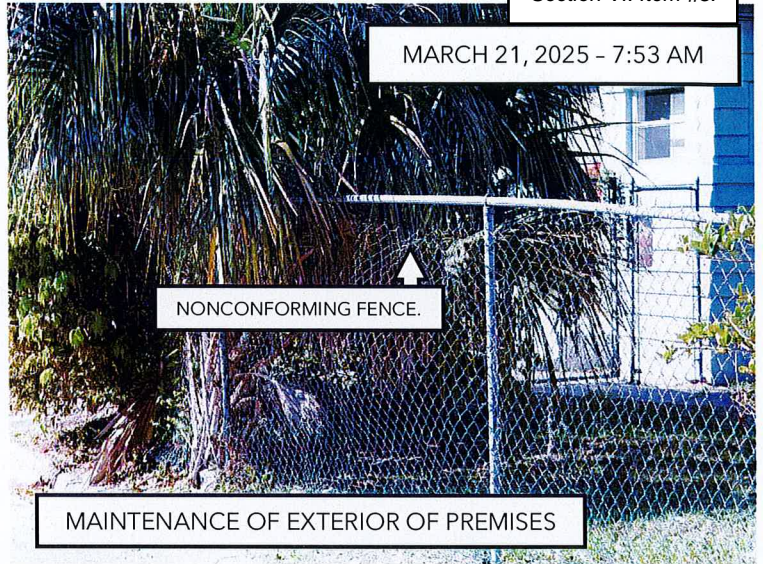


MARCH 21, 2025 - 9:35 AM

NONCONFORMING FENCE

JUNKED, WRECKED, ABANDON PROPERTY







# TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION  
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

**CODE CASE NO: 25-000058**

**OWNER: DISTRESSED SOLUTIONS, LLC.  
PROPERTY ADDRESS: 140 SOUTH WEST STREET, EATONVILLE, FL 32751  
PARCEL ID#: 35-21-29-3660-03-010**



Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 03/29/2024 System Refresh Date: 03/24/2024

**140 S West St** 35-21-29-3660-03-010

**Name(s):** DISTRESSED SOLUTIONS LLC      **Physical Street Address:** 140 S West St      **Property Use:** 1910 - Office Child Care I

**Mailing Address On File:** 550 N Reo St Ste 202 Tampa, FL 33609-1062      **Postal City and Zip:** Maitland, FL 32751      **Municipality:** Eatonville

[Incorrect Mailing Address?](#)

**Property Name:** Divine Individual Day Care (fka)

[View 2023 Property Record Card](#)



[Upload Photos](#)

- PROPERTY FEATURES
- VALUES, EXEMPTIONS AND TAXES**
- SALES
- MARKET STATS
- LOCATION

Historical Value and Tax Benefits ⓘ

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2023	\$89,241	\$396,872	\$12,248	\$498,361	10.0%	\$498,361	10.0%
2022	\$84,839	\$356,159	\$12,248	\$453,246	-7.1%	\$453,246	-7.1%
2021	\$77,235	\$398,296	\$12,248	\$487,779	9.0%	\$487,779	9.0%
2020	\$77,235	\$358,110	\$12,248	\$447,593	N/A	\$447,593	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings

2023 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

2023	2022	2021	2020
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$498,361	\$0	\$498,361	3.1730	-1.3%	\$1,581.30	17%
Public Schools: By Local Board	\$498,361	\$0	\$498,361	3.2480	0.0%	\$1,618.68	17%
General County	\$498,361	\$0	\$498,361	4.4347	0.0%	\$2,210.08	24%
Town Of Eatonville	\$498,361	\$0	\$498,361	7.2938	0.0%	\$3,634.95	39%
Library - Operating Budget	\$498,361	\$0	\$498,361	0.3748	0.0%	\$186.79	2%
St Johns Water Management District	\$498,361	\$0	\$498,361	0.1793	-9.2%	\$89.36	1%
<b>Totals</b>				<b>18.7036</b>		<b>\$9,321.16</b>	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

**2023 Gross Tax Total: \$9,321.16**

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$9,321.16

Your ad-valorem tax with exemptions is: - \$9,321.16

**Providing You A Savings Of: = \$0.00**





# CODE VIOLATION

**Eatonville, Florida - 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.**

**Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition.

**Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials.





# CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT  
CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. -  
Maintenance of exterior premises. (a).**

**Sec. 50-35. - Maintenance of exterior of premises (a).** It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street.

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT  
CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. -  
Maintenance of exterior premises. (b)(1).**

**Sec. 50-35. - Maintenance of exterior of premises (b).** The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery.





## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

### Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. (1).

**Sec. 50-36. - Appearance of exterior of premises and structures.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1)** Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed.





# CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT  
CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE  
IV. - FENCES/Sec. 60-84. - Maintenance.**

**Sec. 60-84. - Maintenance.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chainlink fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005 or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.



**TOWN OF EATONVILLE**  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751

NEOPOST  
FIRST-CLASS MAIL  
03/07/2025  
IM1  
**US POSTAGE \$009.64**

ZIP 32751  
041M11468919



**DISTRESSED SOLUTIONS, LLC.**  
550 NORTH REO STREET, SUITE 202  
TAMPA, FL 33609  
P-ID: 35-21-29-3660-03-010  
CODE CASE NO: 25-000058

**SENDER: COMPLETE THIS SECTION**

- 1. Article Addressed to:
  - Complete items 1, 2, and 3.
  - Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.

**DISTRESSED SOLUTIONS, LLC.**  
550 NORTH REO STREET, SUITE 202  
TAMPA, FL 33609  
P-ID: 35-21-29-3660-03-010  
CODE CASE NO: 25-000058



9590 9402 8586 3244 7183 89

2. Article Number (Transfer from service label)  
9589 0710 5270 1231 9575 42

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 Agent  
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

- 3. Service Type  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Collect on Delivery  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

4. Insurance (over \$500)  
 Insured Mail (over \$500)  
 Registered Mail Restricted Delivery

Domestic Return Receipt

**CERTIFIED MAIL®**  
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

9589 0710 5270 1231 9575 42  
9589 0710 5270 1231 9575 42

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

**Certified Mail Fee** \$  
**Extra Services & Fees (check box, add fee as appropriate)**  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
**Postage** \$  
**Total Postage** \$  
**Sent to** \$  
**Street and Apt.**  
**City, State, ZIP**

**DISTRESSED SOLUTIONS, LLC.**  
550 NORTH REO STREET, SUITE 202  
TAMPA, FL 33609  
P-ID: 35-21-29-3660-03-010  
CODE CASE NO: 25-000058

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse

Section VI. Item #3.



9589 0710 5270 1231 9575 42

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

**Certified Mail Fee** \$ \_\_\_\_\_

**Extra Services & Fees** (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

**Postage** \$ \_\_\_\_\_

**Total Postage** \$ \_\_\_\_\_

**Sent To** \_\_\_\_\_

**Street and Apt.** \_\_\_\_\_

**City, State, ZIP+4** \_\_\_\_\_

**POSTMARK**  
 Eatomville CPU  
 Here  
 MAR 2025  
 Eatomville, FL 32751

**ADDRESSEE**  
 DISTRESSED SOLUTIONS, LLC.  
 550 NORTH REO STREET, SUITE 202  
 TAMPA, FL 33609  
 P-ID: 35-21-29-3660-03-010  
 CODE CASE NO: 25-000058

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





Town of Eatonville - Code Enforcement Division

# NOTICE OF VIOLATION

Section VI. Item #3.

Town of Eatonville  
Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751

CODE CASE NO: **25-000058**  
DATE OF NOTICE: **3/10/2025**  
COMPLIANCE DATE: **3/20/2025**

**DISTRESSED SOLUTIONS, LLC.**  
**REF: 140 SOUTH WEST STREET**  
**550 NORTH REO STREET, SUITE 202**  
**TAMPA, FL 33609**  
**CERTIFIED MAIL NO: 9589 0710 5270 1231 9575 42**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the, **DISTRESSED SOLUTIONS, LLC., property located at, 140 SOUTH WEST STREET, EATONVILLE, FL 32751, Parcel ID: 35-21-29-3660-03-010** into compliance with **Eatonville, Florida - 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. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. (a). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.**

**TO: DISTRESSED SOLUTIONS, LLC.,**

You are hereby notified, the property located at **140 SOUTH WEST STREET, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the



open space outside any building erected thereon. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials. **Sec. 50-35. - Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **Sec. 50-36. - Appearance of exterior of premises and**



**structures.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1) Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. Sec. 60-84. - Maintenance.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chainlink fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005 or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

Please be advised that if the violation is not cured by **[3/20/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.



Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville, Florida - Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



Baruti Abdallah-Nosakhere  
Code Enforcement Officer  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: [code-enforcement@townofeatonville.org](mailto:code-enforcement@townofeatonville.org)



## Description of Violation and Remedial Action Required

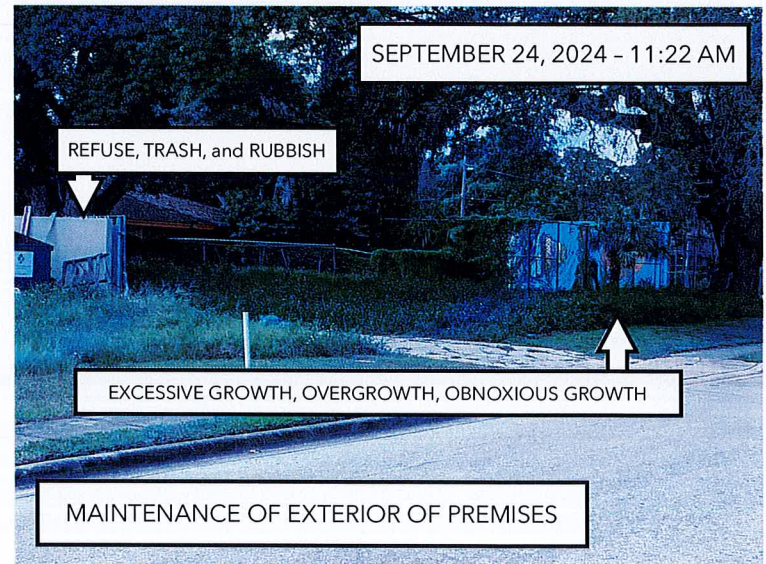
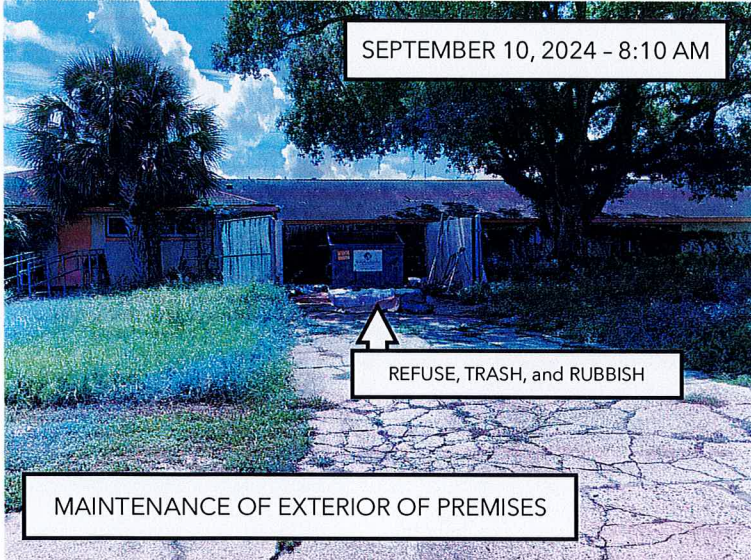
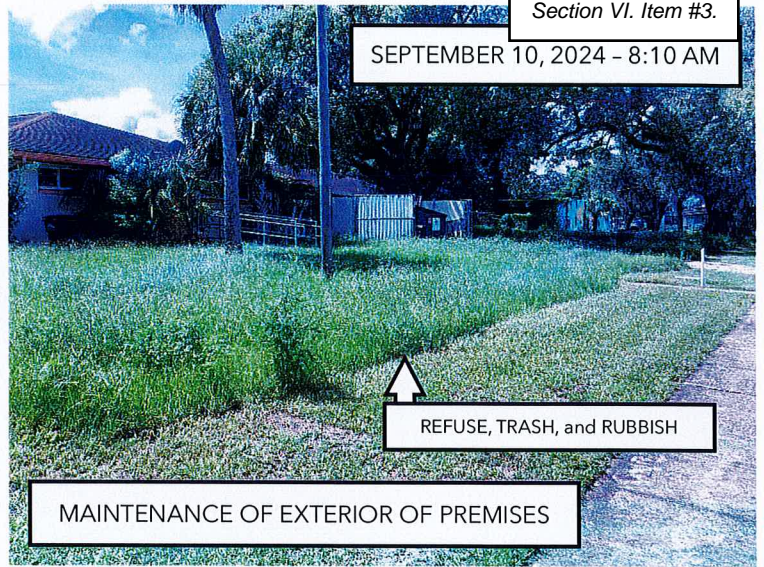
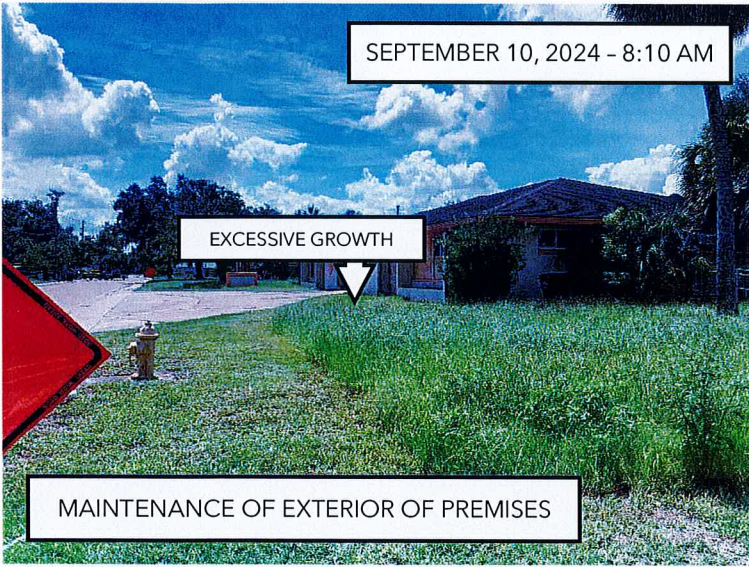
**a. Description of violation(s) that has the property in noncompliance:**

1. There is a nonconforming fence on the property.
2. Trash, debris, refuse, rubbish, etc. are scattered in and around the commercial container enclosure.
3. Excessive growth/overgrowth/obnoxious growth on the entirety of the premises.

**b. Remedial action(s) required to bring the property into compliance:**

1. Repair or remove the nonconforming fence on the property.
2. Remove all trash, debris, refuse, rubbish, etc. from the premises.
3. Mow the grass. To cure the property of all excessive growth, overgrowth, and/or obnoxious growth from the premises.

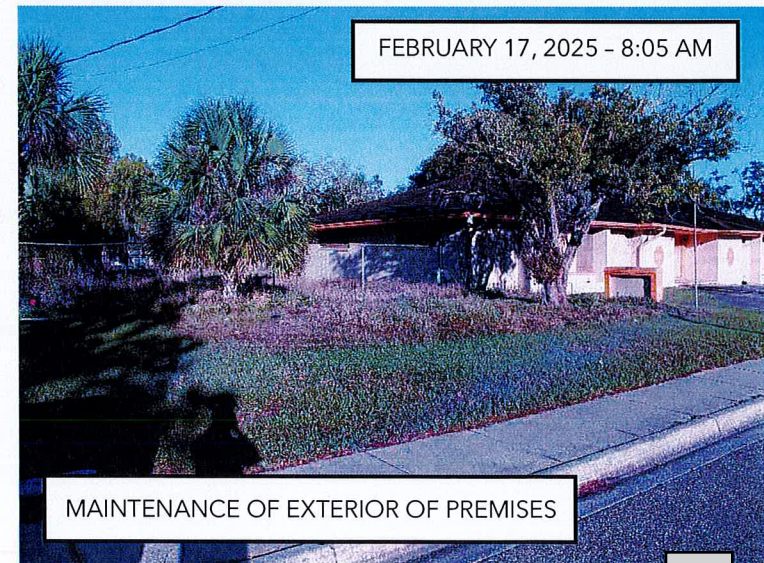
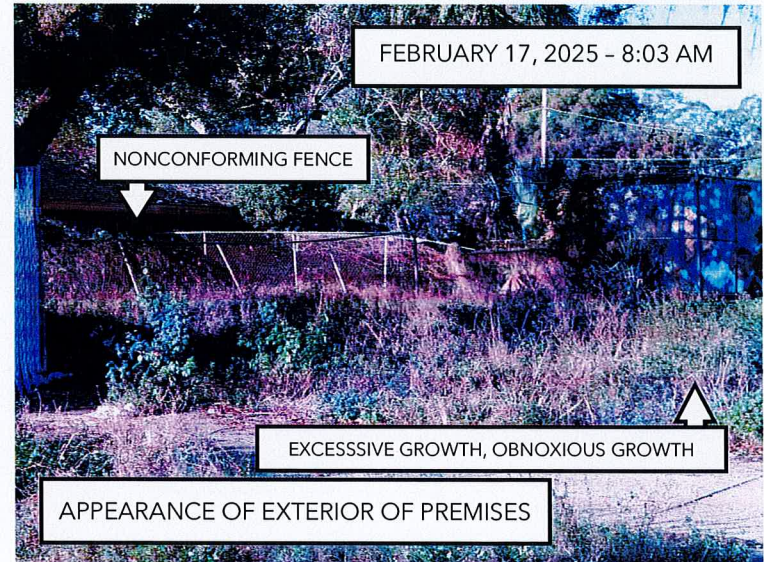








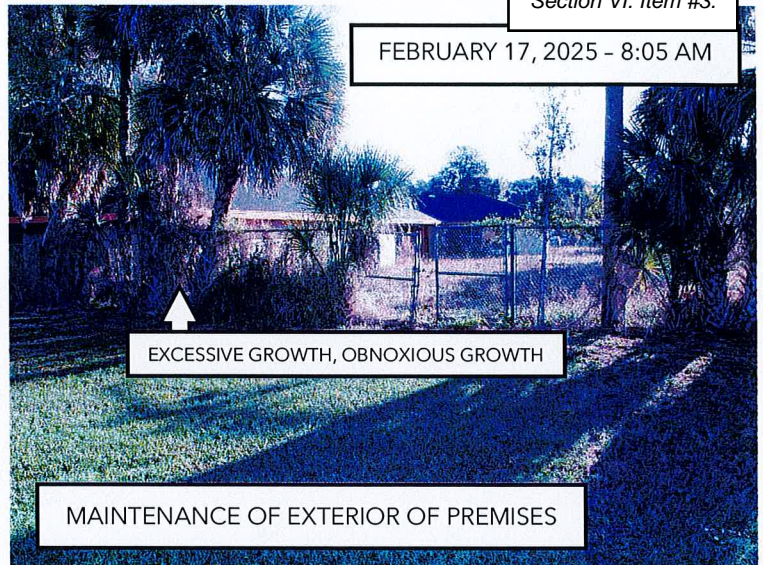
Section VI. Item #3.







Section VI. Item #3.







# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000058**

A Municipal Corporation

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 53**

Vs.

**DISTRESSED SOLUTIONS, LLC.**

**REF: 140 SOUTH WEST STREET**

**550 NORTH REO STREET, SUITE 202**

**TAMPA, FL 33609**

Respondent(s)

**RE: 140 SOUTH WEST STREET, EATONVILLE, FL 32751**

**Parcel-ID NO: 35-21-29-3660-03-010**

## NOTICE OF HEARING

**TO: DISTRESSED SOLUTIONS, LLC.,**

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **140 SOUTH WEST STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.



You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

**NOTE: If your are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville’s Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, April 2, 2025, hearing date.**

Pursuant to **Chapter 2, Sec. 2-257 (f)**., of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000058  
CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 53

Vs.

DISTRESSED SOLUTIONS, LLC.  
REF: 140 SOUTH WEST STREET  
550 NORTH REO STREET, SUITE 202  
TAMPA, FL 33609

Respondent(s)

RE: 140 SOUTH WEST STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-3660-03-010

## NOTICE OF HEARING

TO: DISTRESSED SOLUTIONS, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **140 SOUT WEST STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2)

Pursuant to **Chapter 2, Sec. 2-257 (f)** of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

### SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919



**TOWN OF EATONVILLE**  
 907 E. Kennedy Blvd.  
 Eatonville, Florida 32751

Section VI, Item #3.

**DISTRESSED SOLUTIONS, LLC.**  
 550 NORTH REO STREET, SUITE 202  
 TAMPA, FL 33609  
 P-ID NO: 35-21-29-3660-03-010  
 CODE CASE NO: 25-000058

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**DISTRESSED SOLUTIONS, LLC.**  
 550 NORTH REO STREET, SUITE 202  
 TAMPA, FL 33609  
 P-ID NO: 35-21-29-3660-03-010  
 CODE CASE NO: 25-000058

9590 9402 8586 3244 7182 42



PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Restricted Mail®
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail (over \$500)
  - Insured Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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 9589 0710 5270 1231 9618 53

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark Here

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

**DISTRESSED SOLUTIONS, LLC.**  
 550 NORTH REO STREET, SUITE 202  
 TAMPA, FL 33609  
 P-ID NO: 35-21-29-3660-03-010  
 CODE CASE NO: 25-000058

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NEOPOST FIRST-CLASS MAIL 1M1  
 03/21/2025  
**US POSTAGE \$009.64**



ZIP 32751  
 041M11468919



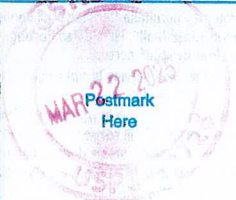
9589 0710 5270 1231 9618 53

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage a \$

Sent To

Street and Apt. 1

City, State, ZIP+

**DISTRESSED SOLUTIONS, LLC.**  
**550 NORTH REO STREET, SUITE 202**  
**TAMPA, FL 33609**  
**P-ID NO: 35-21-29-3660-03-010**  
**CODE CASE NO: 25-000058**



# TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION  
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

**CODE CASE NO: 25-000060**

**OWNER: CECIL B ALLEN REVOCABLE TRUST  
PROPERTY ADDRESS: 360 EATON STREET, EATONVILLE, FL 32751  
PARCEL-ID NO: 35-21-29-0000-00-152**



**360 Eaton St** 35-21-29-0000-00-152

**Name(s):**  
CECIL B ALLEN REVOCABLE TRUST

**Physical Street Address:**  
360 Eaton St

**Property Use:**  
0103 - Single Fam Class III

**Mailing Address On File:**  
1111 Audubon Way  
Maitland, FL 32751-5451  
[Incorrect Mailing Address?](#)

**Postal City and Zip:**  
Maitland, FL 32751

**Municipality:**  
Eatonville



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[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

**Historical Value and Tax Benefits**

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 <input checked="" type="checkbox"/> MKT	\$35,000	\$51,252	\$0	\$86,252	5.2%	\$47,945	10.0%
2023 <input checked="" type="checkbox"/> MKT	\$35,000	\$47,023	\$0	\$82,023	31.2%	\$43,586	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$30,000	\$32,495	\$0	\$62,495	25.6%	\$39,624	10.0%
2021 <input checked="" type="checkbox"/> MKT	\$24,000	\$25,765	\$0	\$49,765	N/A	\$36,022	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$			\$0		\$471
2023 <input checked="" type="checkbox"/> \$			\$0		\$472
2022 <input checked="" type="checkbox"/> \$			\$0		\$281
2021 <input checked="" type="checkbox"/> \$			\$0		\$169

**2024 Taxable Value and Certified Taxes**

Tax Year

2024	2023	2022	2021
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$86,252	\$0	\$86,252	3.2160	1.4%	\$277.39	24%
Public Schools: By Local Board	\$86,252	\$0	\$86,252	3.2480	0.0%	\$280.15	24%
General County	\$47,945	\$0	\$47,945	4.4347	0.0%	\$212.62	19%
Town Of Eatonville	\$47,945	\$0	\$47,945	7.2938	0.0%	\$349.70	31%
Library - Operating Budget	\$47,945	\$0	\$47,945	0.3748	0.0%	\$17.97	2%
St Johns Water Management District	\$47,945	\$0	\$47,945	0.1793	0.0%	\$8.60	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$1,146.43</b>	

**Non-Ad Valorem Assessments**

**2024 Non-Ad Valorem Assessments**

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

**2024 Gross Tax Total: \$1,146.43**

2024 Tax Savings Tax Savings

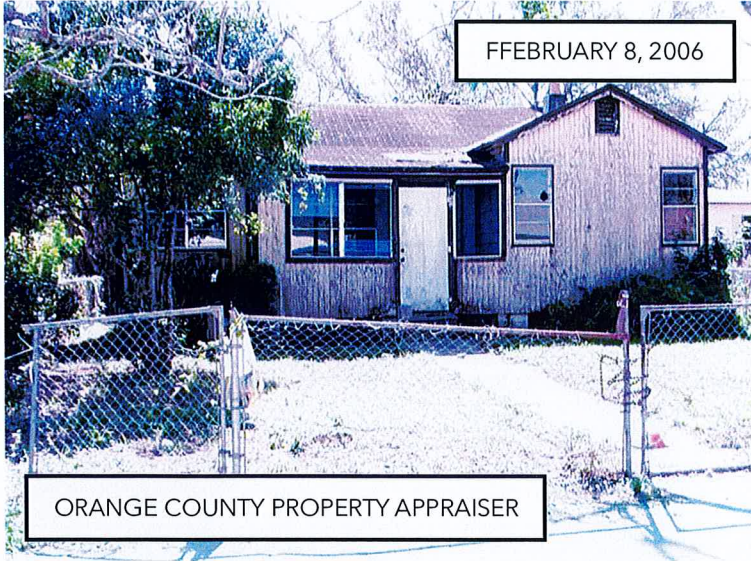
Your taxes without exemptions would be: \$1,616.93

Your ad-valorem tax with exemptions is: - \$1,146.43

**Providing You A Savings Of: = \$470.50**



CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152  
360 EATON STREET, EATONVILLE, FL 32751 - 1



ORANGE COUNTY PROPERTY APPRAISER

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152  
360 EATON STREET, EATONVILLE, Section VI. Item #3.



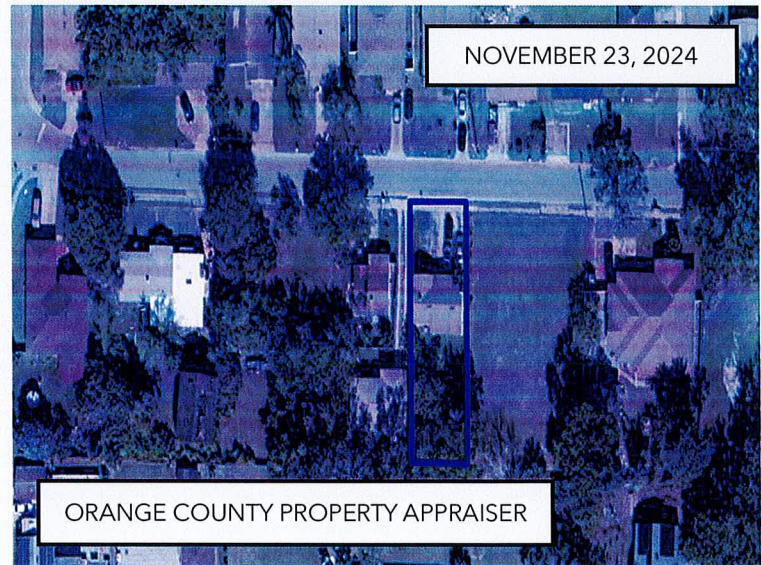
ORANGE COUNTY PROPERTY APPRAISER

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152  
360 EATON STREET, EATONVILLE, FL 32751 - 3



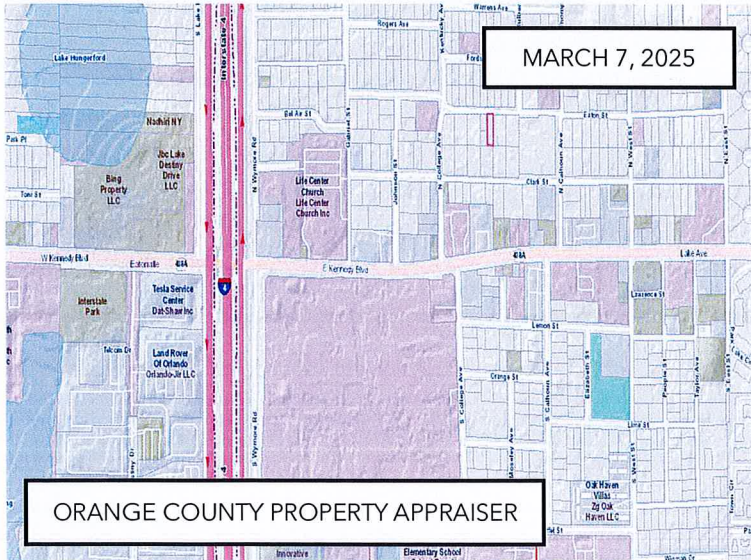
ORANGE COUNTY PROPERTY APPRAISER

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152  
360 EATON STREET, EATONVILLE, FL 32751 - 4



ORANGE COUNTY PROPERTY APPRAISER

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152  
360 EATON STREET, EATONVILLE, FL 32751 - 5



ORANGE COUNTY PROPERTY APPRAISER





# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-203. - Definitions.**

**Sec. 18-203. Definitions.** The following words, terms and phrases when used in this division shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: **Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. Inoperative motor vehicle means a motor vehicle which has not been operable for a period of at least 30 days. **Parked** means the standing of a motor vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or embarking or disembarking passengers. **(Ord. No. 96-06, § 1, 7-2-1996; Ord. No. 2004-11, § 1, 4-20-2004; Ord. No. 2006-2, § 1, 8-15-2006)**





# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.**

**Sec. 18-229. Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. (**Ord. No. 96-06, § 6, 7-2-1996; Ord. No. 2004-11, § 6, 4-20-2004; Ord. No. 2006-2, § 6, 8-15-2006**)





# CODE VIOLATION

**Eatonville, Florida - 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.**

**Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code.** **Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials.





# CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT  
CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. -  
Maintenance of exterior premises. (a).**

**Sec. 50-35. - Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street.

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT  
CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. -  
Maintenance of exterior premises. (b)(1).**

**Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery.





# CODE VIOLATION

**Eatonville, Florida - 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.**

**Sec. 60-300. - Utilization of yards. (a)**, In all residential districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards and shall be counted as meeting off-street parking requirements; except that within a required front yard, all parking shall be located in a driveway or turn-around.



**TOWN OF EATONVILLE**  
 307 E. Kennedy Blvd.  
 Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL  
 03/07/2025  
**US POSTAGE \$009.64**



ZIP 32751  
 041M11468919

CECIL B ALLEN REVOCABLE TRUST  
 1111 AUDUBON WAY  
 EATONVILLE, FL 32751  
 P-ID NO: 35-21-29-0000-00-152  
 CODE CASE NO: 25-000060

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse  
 so that we can return the card to you.  
 Attach this card to the back of the mailpiece,  
 or on the front if space permits.

Article Addressed to:

CECIL B ALLEN REVOCABLE TRUST  
 1111 AUDUBON WAY  
 EATONVILLE, FL 32751  
 P-ID NO: 35-21-29-0000-00-152  
 CODE CASE NO: 25-000060



9590 9402 8854 4005 3715 44

Article Number (Transfer from number 1-10)

089 0710 5270 1231 9575 66

Form 3811, July 2020 PSN 7530-02-000-9063

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

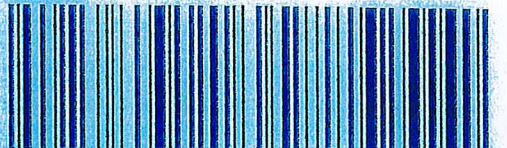
D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Insured Mail (over \$500)  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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9590 0710 5270 1231 9575 66

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 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage \$

Postmark  
 Here

CECIL B ALLEN REVOCABLE TRUST  
 1111 AUDUBON WAY  
 EATONVILLE, FL 32751  
 P-ID NO: 35-21-29-0000-00-152  
 CODE CASE NO: 25-000060

Section VI. Item #3.

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse





# NOTICE OF VIOLATION

Town of Eatonville  
Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751

CODE CASE NO: **25-000060**  
DATE OF NOTICE: **3/10/2025**  
COMPLIANCE DATE: **3/20/2025**

**CECIL B ALLEN REVOCABLE TRUST**

**REF: 360 EATON STREET**

**1111 AUDUBON WAY**

**MAITLAND, FL 32751**

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9575 66**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the, SINGLE FAMILY CLASS III, property located at, 360 EATON STREET, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-0000-00-152 into compliance with Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-203. - Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.

Eatonville, Florida - 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. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1). Eatonville, Florida - 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.



**TO: CECIL B ALLEN REVOCABLE TRUST,**

You are hereby notified, the property located at **360 EATON STREET, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. Definitions.** The following words, terms and phrases when used in this division shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: **Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Parked** means the standing of a motor vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or embarking or disembarking passengers. **Sec. 18-229. Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code.** **Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash,



debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood.

**Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials. **Sec. 50-35. - Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building,

structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. -**

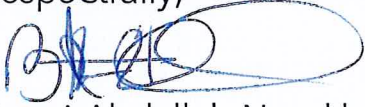
**Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **Sec. 60-300. - Utilization of yards. (a)**, In all residential districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards and shall be counted as meeting off-street parking requirements; except that within a required front yard, all parking shall be located in a driveway or turn-a-round.

Please be advised that if the violation is not cured by **[3/20/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.



Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville, Florida - Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



Baruti Abdallah-Nosakhere  
Code Enforcement Officer  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: [code-enforcement@townofeatonville.org](mailto:code-enforcement@townofeatonville.org)



## Description of Violation and Remedial Action Required

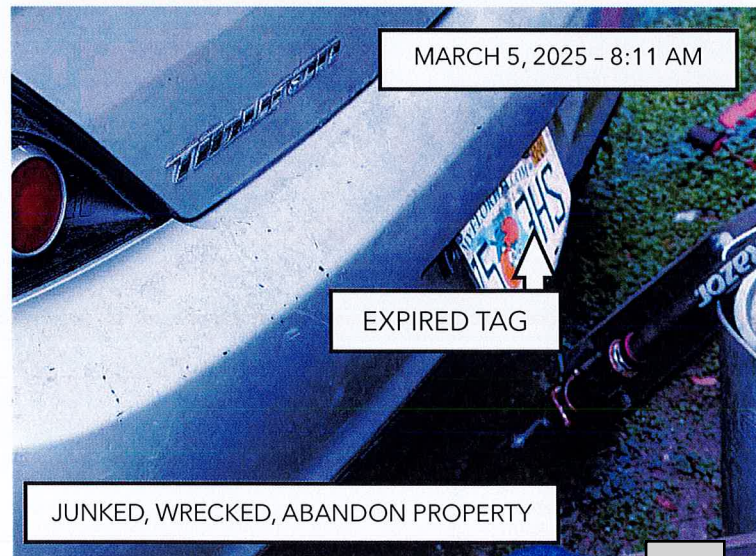
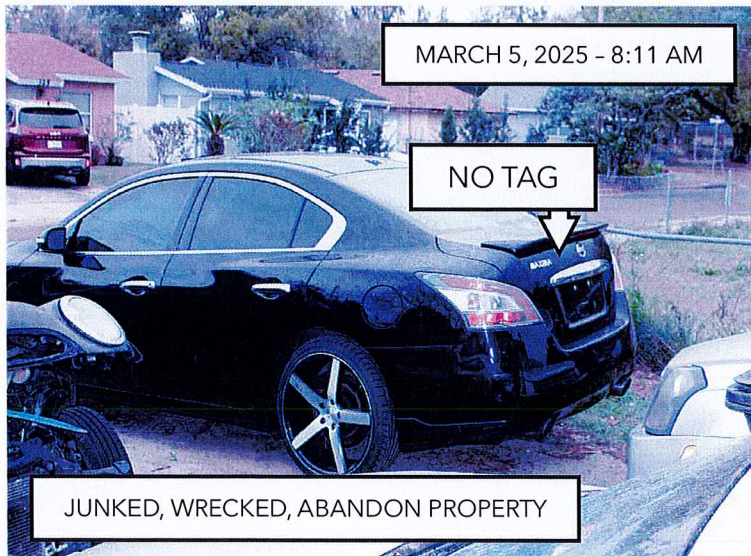
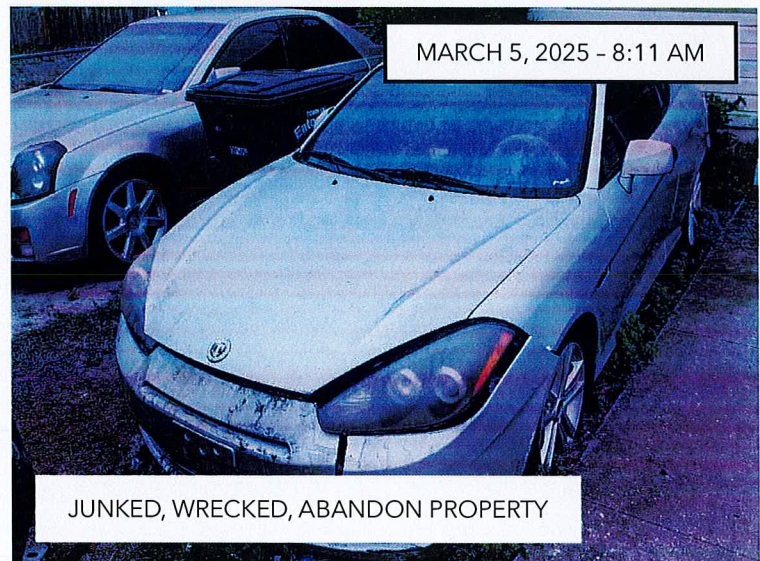
**a. Description of violation(s) that has the property in noncompliance:**

1. Abandoned, junked, inoperable, and/or wrecked vehicles are on the property.

**b. Remedial action(s) required to bring the property into compliance:**

1. Remove all Abandoned, junked, inoperable, and/or wrecked vehicles are on the property.







9589 0710 5270 1231 9575 66

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$

**Total Postage** \$

Sent To

Street and Apt.

City, State, ZIP+

**CECIL B ALLEN REVOCABLE TRUST**  
1111 AUDUBON WAY  
EATONVILLE, FL 32751  
P-ID NO: 35-21-29-0000-00-152  
CODE CASE NO: 25-000060







# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 25-000060

A Municipal Corporation

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 60**

Vs.

**CECIL B ALLEN REVOCABLE TRUST**

**REF: 360 EATON STREET**

**1111 AUDOBON WAY**

**MAITLAND, FL 32751**

Respondent(s)

**RE: 360 EATON STREET, EATONVILLE, FL 32751**

**Parcel-ID NO: 35-21-29-0000-00-152**

## NOTICE OF HEARING

**TO: CECIL B ALLEN REVOCABLE TRUST,**

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **360 EATON STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

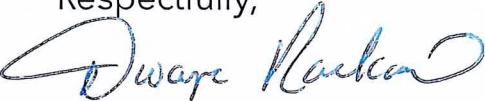


Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

**NOTE: If your are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, April 2, 2025, hearing date.**

Pursuant to **Chapter 2, Sec. 2-257 (f).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org



Section VI. Item #3.

**TOWN OF EATONVILLE**  
807 E. Kennedy Blvd.  
Eatonville, Florida 32751

**CECIL B ALLEN REVOCABLE TRUST**  
360 EATON STREET  
EATONVILLE, FL 32751  
P-ID: 35-21-29-0000-00-152  
CODE CASE NO: 25-000060

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.
- Article Addressed to:

**CECIL B ALLEN REVOCABLE TRUST**  
360 EATON STREET  
EATONVILLE, FL 32751  
P-ID: 35-21-29-0000-00-152  
CODE CASE NO: 25-000060



9590 9402 8586 3244 7182 59

Article Number (Transfer from service label)

089 0710 5270 1231 9618 60

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Address

B. Received by (Printed Name)  C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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**OFFICIAL USE**

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<input type="checkbox"/> Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

**Postage**

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

Postmark Here

**CECIL B ALLEN REVOCABLE TRUST**  
360 EATON STREET  
EATONVILLE, FL 32751  
P-ID: 35-21-29-0000-00-152  
CODE CASE NO: 25-000060

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NEOPOST FIRST-CLASS MAIL  
03/21/2025  
US POSTAGE \$009.64  
ZIP 32751  
041M11468919



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- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ \_\_\_\_\_
  - Return Receipt (electronic) \$ \_\_\_\_\_
  - Certified Mail Restricted Delivery \$ \_\_\_\_\_
  - Adult Signature Required \$ \_\_\_\_\_
  - Adult Signature Restricted Delivery \$ \_\_\_\_\_



Postage  
\$ \_\_\_\_\_

Total Postage :  
\$ \_\_\_\_\_

Sent To  
\$ \_\_\_\_\_

Street and Apt.  
\_\_\_\_\_

City, State, ZIP  
\_\_\_\_\_

**CECIL B ALLEN REVOCABLE TRUST**  
**1111 AUDUBON WAY**  
**MAITLAND, FL 32751**  
**P-ID: 35-21-29-0000-00-152**  
**CODE CASE NO: 25-000060**



Tracking Number:

[Remove X](#)

## 9589071052701231961860

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

### Latest Update

Your item was delivered to an individual at the address at 9:38 am on March 28, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

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### Delivered

**Delivered, Left with Individual**

MAITLAND, FL 32751

March 28, 2025, 9:38 am

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

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**Product Information**



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# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000060  
CERTIFIED MAIL NO: 9589 0710 5270 2556 9618 60

Vs.

CECIL B ALLEN REVOCABLE TRUST  
REF: 360 EATON STREET  
1111 AUDUBON WAY  
MAITLAND, FL 32751

Respondent(s)

RE: 360 EATON STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-0000-00-152

## NOTICE OF HEARING

TO: CECIL B ALLEN REVOCABLE TRUST,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **360 EATON STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2)

Pursuant to **Chapter 2, Sec. 2-257 (f)** of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

### SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org