



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD AGENDA

Wednesday, September 3, 2025, at 6:30 PM **(AMENDED)**

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 – August 6, 2025 (Clerk Office)
- V. CODE CASE HEARINGS.
  - 2. CODE CASE NO: 25-000069
  - 3. CODE CASE NO: 25-000076
  - 4. CODE CASE NO: 25-000091
  - 5. CODE CASE NO: 25-000092
  - 6. CODE CASE NO: 25-000098
- 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

Section V. Item #1.

## CODE ENFORCEMENT BOARD AGENDA

Wednesday, September 3, 2025, at 6:30 PM **(AMENDED)**

Eatonville Town Hall - 307 East Kennedy Boulevard

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- I. CALL TO ORDER.
- II. ROLL CALL.
- III. INVOCATION AND PLEDGE OF ALLEGIANCE.
- IV. CONSENT AGENDA.

1. Approval of Meeting Minutes – August 6, 2025 (Clerk Office)

V. CODE CASE HEARINGS.

2. CODE CASE NO. 25-000069

Property Address:

Parcel-ID No:

Section of the Code:

**RUPERT DELEVEAUX**

**REF: Single-Family Class III**

232 Park Place, Orlando, FL 32810

35-21-29-4572-60-570

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.

LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning district Regulations., Sec. 60-300., Utilization of Yards.



**3.** CODE CASE NO. 25-000076

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

**JORGE A. MARTINEZ, SR., ANA MIRIAM ESCOBAR**  
**REF: Single-Family Class III**  
501 Wigman Drive, Eatonville, FL 32751  
36-21-29-9576-00-010  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 12-229., Certain Motor Vehicles  
Required to be Parked in Garage.  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 18-230., Cover Requirements of  
Motor Vehicle.  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 18-231., Visual Nuisance Declared;  
Abatement Required.  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 18-233., Parking Restrictions for Certain  
Vehicles on Residential Property.  
LCD Part II – Code of Ordinances, Chapter 50 –  
Minimum Property Standards., Sec. 50-35., Maintenance of  
Exterior Premises. (a).  
LCD Part II – Code of Ordinances, Chapter 50 –  
Minimum Property Standards., Sec. 50-35., Maintenance of  
Exterior Premises. (b)(1).

**4.** CODE CASE NO. 25-000091

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

**DEVONNE HARDY, CLARE SCOTT**  
**REF: Single-Family Class III**  
309 Campus View Drive, Orlando, FL 32810  
35-21-29-1228-00-700  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 12-229., Certain Motor Vehicles  
Required to be Parked in Garage.  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 18-230., Cover Requirements of  
Motor Vehicle.  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 18-231., Visual Nuisance Declared;  
Abatement Required.  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 18-233., Parking Restrictions for Certain  
Vehicles on Residential Property.  
LCD Part II – Code of Ordinances, Chapter 50 –  
Minimum Property Standards., Sec. 50-35., Maintenance of  
Exterior Premises. (a).  
LCD Part II – Code of Ordinances, Chapter 50 –  
Minimum Property Standards., Sec. 50-35., Maintenance of  
Exterior Premises. (b)(1).

**5. CODE CASE NO. 25-000092**

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

**DEVONNE HARDY, CLARE SCOTT**  
**REF: Single-Family Class III**  
309 Campus View Drive, Orlando, FL 32810  
35-21-29-1228-00-700  
LCD Part II – Code of Ordinances, Chapter 50 –  
Minimum Property Standards., Sec. 50-35., Maintenance of  
Exterior Premises. (a).  
LCD Part II – Code of Ordinances, Chapter 50 –  
Minimum Property Standards., Sec. 50-35., Maintenance of  
Exterior Premises. (b)(1).  
LCD Part II – Code of Ordinances, Chapter 60 –  
Supplemental Zoning district Regulations., Sec. 60-84.,  
Maintenance.

**6. CODE CASE NO. 25-000098**

**Property Address:**  
**Parcel-ID No:**

**CLARE SCOTT-HARDY**  
**REF: Single-Family Class III**  
327 Amador Circle, Orlando, FL 32810  
35-21-29-1228-00-140  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 12-229., Certain Motor Vehicles  
Required to be Parked in Garage.  
LCD Part II – Code of Ordinances, Chapter 18 –  
Environment, Sec. 18-231., Visual Nuisance Declared;  
Abatement Required

**VI. COMMENTS.**

7. Staff Comments

**VII. ADJOURNMENT.**

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**HISTORIC TOWN OF EATONVILLE, FLORIDA**  
**CODE ENFORCEMENT BOARD AGENDA**  
**SEPTEMBER 3, 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 Cases – 8-6-25 (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 6, 2025</li></ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request approval of Meeting Minutes for August 6, 2025.

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

**RECOMMENDATION:** It is the recommendation of staff to approve the Meeting Minutes of the Code Enforcement Board held August 6, 2025.

**FISCAL & EFFICIENCY:** N/A



**HISTORIC TOWN OF EATONVILLE, FLORIDA**  
**CODE ENFORCEMENT BOARD MEETING**  
**MEETING MINUTES**

**Wednesday, August 6, 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.*

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**I. CALL TO ORDER**

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was called to order at 6:48 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

**II. ROLL CALL**

The Town Clerk established a quorum by roll call.

**Board/Staff Present:**

Chair, Dwayne Rackard  
Vice Chair, Michael Mills  
Board Member, Todd Jenkins  
Town Clerk, Veronica King  
Code Enforcement Officer, Baruti Abdallah-Nosakhare  
Attorney, Holli New (Shepard, Smith, Hand & Brackins, P.A.)  
EPD, Sgt. Fletcher Boone (also Officer Pooler)  
(**Absent**) Board Member, Jacqueline Haynes

**III. INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**IV. CONSENT AGENDA**

Chair Rackard **MOTIONS** for Approval of the July 2, 2025, meeting minutes; **MOVED** By Board Member Todd Jenkins, **SECOND** by Vice Chair, Michael Mills; **AYE: ALL, MOTION PASSES (3/0).**

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

**\*\* Town Clerk Veronica King facilitated the swearing in before moving forward with the scheduled hearings, all present witnesses who will be testifying during the hearings were sworn in under the penalty of perjury. Witnesses Present: Baruti Abdallah-Nosakhare (Code Officer), Latonya Coley (CODE CASE NO. 24-000188), and Susan Brown, Antwan Brown, Michelle Brown (CODE CASE NO. 25-000073), Valerie Anita Johnson (CODE CASE NO. 25-00084), Tammie Jordan (CODE CASE NO. 25-000104).**

**CODE CASE NO. 24-000188**      **Property Owner: Latonya Coley, Harold McKenly, Justin Amdemskel**

**Property Address:** 351 Amador Circle, Orlando, FL 32810  
**Parcel ID No:** 35-21-29-1228-00-180  
**Violation:** LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage.  
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, the property has not been in violation since May 7, 2025. \*\*Additional pictures dated August 6, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order \*\*No Fine\*\* - In Compliance).

**Respondent:** Respondent was present (By Zoom) and stated that they did not receive any notifications since 2024.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case No. 24-000188, Chair Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

**CODE CASES NO. 25-000073**      **Property Owner: Sue E. Brown**  
**Property Address:** 540 Berthann Lane, Eatonville, FL 32751  
**Parcel ID No:** 36-21-29-0561-00-080  
**Violation:** LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage.  
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle.  
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.  
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).  
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhare presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, the property remained noncompliant with the Town Code. \*\*Additional pictures dated August 6, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given thirty (120) days to come into compliance. If compliance is not cured, staff recommends a daily fine of \$100.00 for every day the Property remains in violation. (In Violation \*\*With Fine\*\*).

**Respondent:** Respondent along with two other witnesses (Antwan Brown, Michelle Brown) was present; looking to put in a carport and need to meet with permitting.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case No. 25-000073, Vice Chair Mills **MOTIONS** that the Board find the Respondent is in violation of the cited sections of the Town Code and **ORDER** the Respondent to bring the property into compliance within 120 days and, based on the gravity of the violation, the Respondent's actions or inactions to correct the violation, and any previous violations, **SET** a fine in the amount of \$ 100 per day for each day the violation continues beyond the compliance deadline until the property is brought into compliance; **Comments:** Chair Rackard expressed concerns as to if 120 days provides enough time for the permitting process, **(ALL MOTIONS RESCINDED)**; Chair Rackard **MOTIONS** that the Board find the Respondent is in violation of the cited sections of the Town Code and **ORDER** the Respondent to bring the property into compliance within 150 days and, based on the gravity of the violation, the Respondent's actions or inactions to correct the violation, and any previous violations, **SET** a fine in the amount of \$ 100 per day for each day the violation continues beyond the compliance deadline until the property is brought into compliance; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

<b>CODE CASES NO. 25-000084</b>	<b>Property Owner: Valerie Anita Johnson</b>
<b>Property Address:</b>	483 Sunnyview Circle, Orlando, FL 32810
<b>Parcel ID No:</b>	35-21-29-9558-00-340
<b>Violation:</b>	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).  
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, the property is not in violation. \*\*Additional pictures dated August 6, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order \*\*No Fine\*\* - In Compliance).

**Respondent:** Respondent was present; no comments

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000084, Chair Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

<b>CODE CASES NO. 25-000104</b>	<b>Property Owner: Tammie Jordan</b>
<b>Property Address:</b>	300 Campus View Drive, Orlando, FL 32810
<b>Parcel ID No:</b>	35-21-29-9558-00-340
<b>Violation:</b>	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-255., Abatement of Visual Nuisance. LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-31. – Parking in Residential Areas. LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-32. – Commercial Vehicles in Residential Areas. LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).



LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhare presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, the property is not in violation. \*\*Additional pictures dated August 6, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order \*\*No Fine\*\* - In Compliance).

**Respondent:** Respondent was present; no comments

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000084, Chair Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

**CODE CASES NO. 24-000183    Property Owner: Felicia R. White**

<b>Property Address:</b>	477 Sunnyview Circle, Orlando, FL 32810
<b>Parcel ID No:</b>	35-21-29-1228-00-330
<b>Violation:</b>	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhare presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, the property has not been in violation since May 7, 2025. \*\*Additional pictures dated August 6, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order \*\*No Fine\*\* - In Compliance).

**Respondent:** Respondent nor representative was present

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000084, Chair Rackard finds that the respondents were in violation of the cited sections of the Town

Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

**CODE CASES NO. 25-000075    Property Owner: Krisnisky White-Allen**

**Property Address:** 613 Wigman Drive, Eatonville, FL 32751  
**Parcel ID No:** 36-21-29-9576-00-090  
**Violation:** LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage.  
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle.  
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.  
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property.  
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).  
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, the property has not been in violation since May 7, 2025. \*\*Additional pictures dated August 6, 2025, was provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years. Violation was cured prior to the Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing Order \*\*No Fine\*\* - In Compliance).

**Respondent:** Respondent nor representative was present

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000084, Vice Chair Mills finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

**VI. COMMENTS**

There were no staff/board comments

**The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida has been adjourned at 8:05 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.**

**(Handouts:** Photo properties taken on August 6, 2025, Agenda, Template/Script of Code Enforcement Board Motions.)

**Respectfully Submitted by:**

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**Veronica L King, Town Clerk**



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD AGENDA

### SEPTEMBER 3, 2025, at 6:30 PM

### Cover Sheet

Section V. Item #1.

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

**ITEM TITLE:** Hearing – Code Enforcement Cases – 9-3-25 (Code Enforcement)

**BOARD ACTION:**

BOARD DECISION		Department:
CONSENT AGENDA		Exhibits:
HEARINGS	YES	Code Information as listed below:
ADMINISTRATIVE		<ul style="list-style-type: none"><li>• CODE CASE NO: 25-000069</li><li>• CODE CASE NO: 25-000076</li><li>• CODE CASE NO: 25-000091</li><li>• CODE CASE NO: 25-000092</li><li>• CODE CASE NO: 25-000098</li></ul>

**REQUEST:** Request is for the Code Enforcement Board to hear code cases listed on the docket of open code violations within the Town of Eatonville.

**SUMMARY:** Eight code cases will be presented by the Code Enforcement Officer of the Town of Eatonville. The officer will present the elements of proof of a violation and proof of due process of law to the Code Enforcement Board. The Code Enforcement Board has the authority to use their judgement with an emphasis on all respondents coming into compliance with the town's code of ordinances and policies.

**RECOMMENDATION:** It is recommended that the Code Enforcement Board hear code cases listed on the docket of open code violations within the Town of Eatonville.

**FISCAL & EFFICIENCY:** N/A

# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 25-000069**

**OWNER: RUPERT J. DELEVEAUX**  
**PROPERTY ADDRESS: 232 PARK PLACE, ORLANDO, FL 32810**  
**PARCEL ID#: 35-21-29-4572-60-570**





# EXHIBIT A

## PHOTOGRAPHIC EVIDENCE

**IDENTIFYING PROPERTY ACCORDING  
TO THE ORANGE COUNTY PROPERTY  
APPRAISER'S WEBSITE.**

Section V. Item #1.



**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....1**

**JANUARY 30, 2007**



Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**



**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....2**

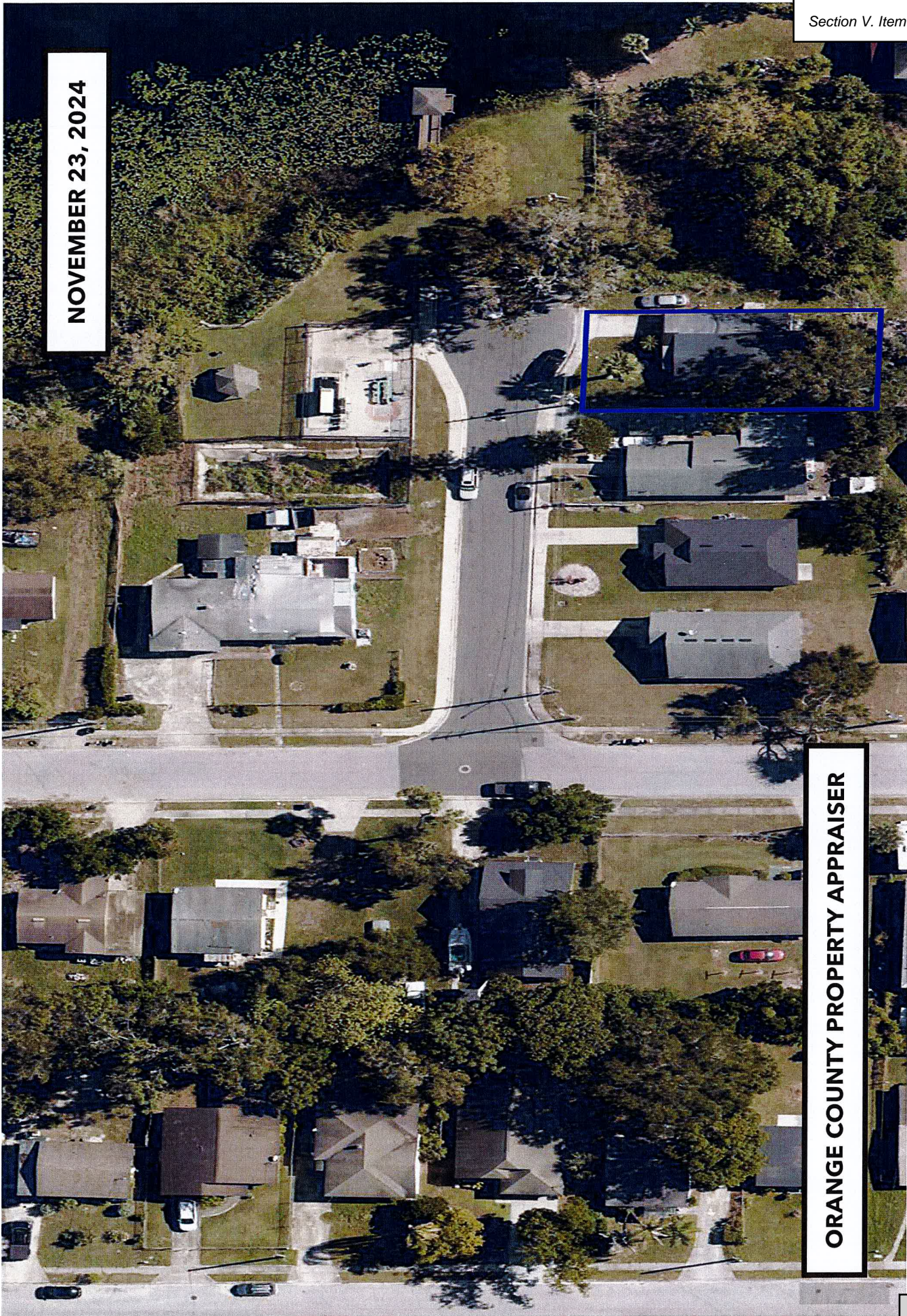


Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**



**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....3**



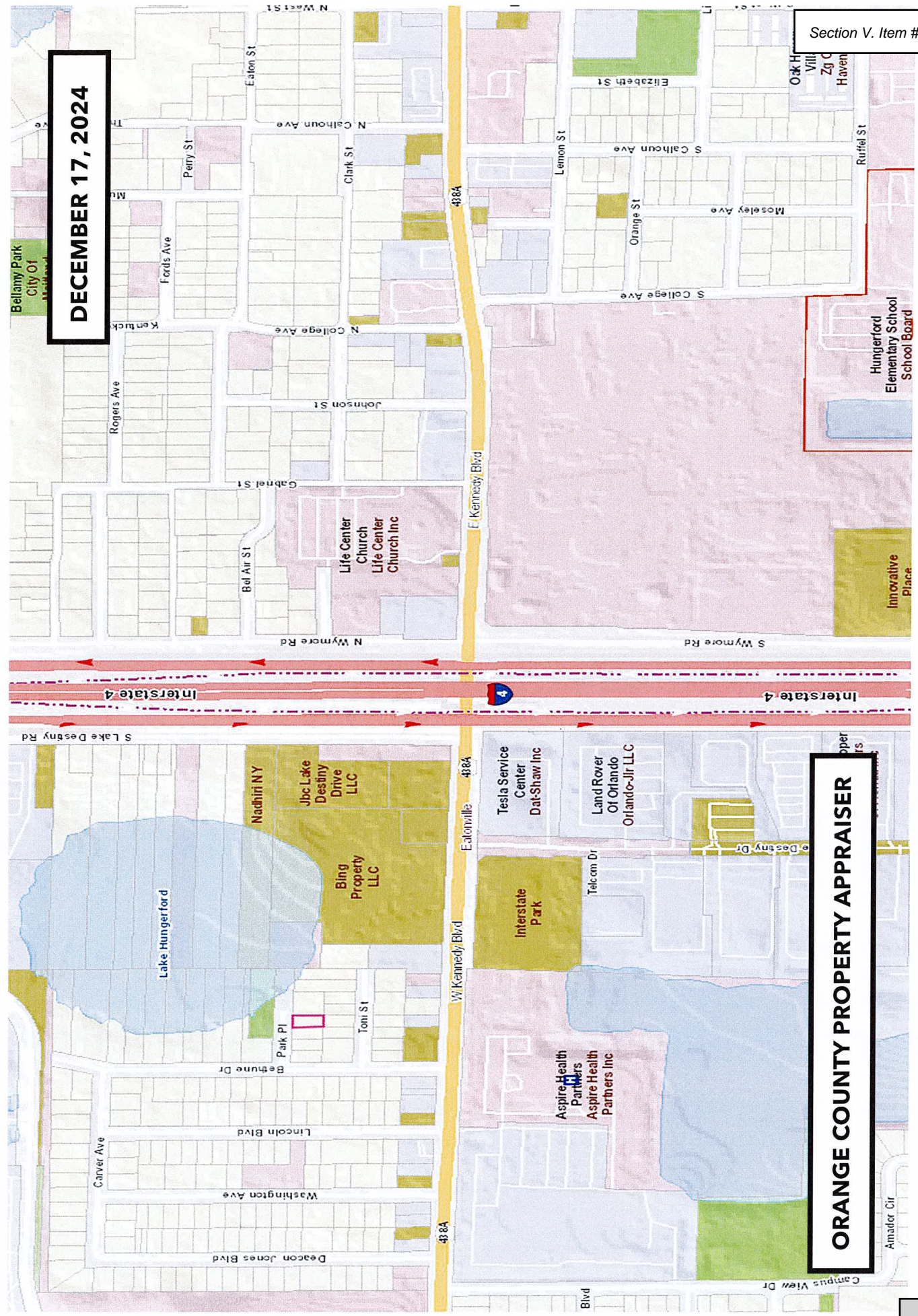
**NOVEMBER 23, 2024**

**ORANGE COUNTY PROPERTY APPRAISER**

Section V. Item #1.



RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....4



DECEMBER 17, 2024

Section V. Item #1.

ORANGE COUNTY PROPERTY APPRAISER





# EXHIBIT B

## PHOTOGRAPHIC EVIDENCE

# NOTICE OF VIOLATION



# NOTICE OF VIOLATION

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

CODE CASE NO: **25-000069**  
DATE OF NOTICE: **03/11/2025**  
COMPLIANCE DATE: **04/11/2025**

**RUPERT DELEVEAUX**  
**REF: 232 PARK PLACE**  
**1112 AUDUBON WAY**  
**MAITLAND, FL 32751**

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9615 56**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 232 PARK PLACE, ORLANDO, FL 32810, Parcel ID: 35-21-29-4572-60-570 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, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-230. - Cover requirements of motor vehicle. 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. 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. 18-233. - Parking restrictions for certain vehicles on residential property. 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: RUPERT DELEVEAUX,**

You are hereby notified, the property located at **232 PARK PLACE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. 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. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **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. 18-230. - Cover requirements of**

**motor vehicles.** Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual nuisance declared; abatement required.** 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. - Responsibility.** 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. **Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **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. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **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. **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,

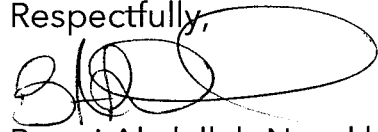


building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass 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 **[04/11/2025]** 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-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: [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 the abandoned, junked, inoperable, and/or wrecked vehicles are on the property.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.  
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL  
03/11/2025  
US POSTAGE \$009.64

ZIP 32751  
041M1 1468919

RUPERT DELEVEAUX  
232 PARK PLACE  
ORLANDO, FL 32810  
P-ID: 35-21-29-4572-60-570  
CODE CASE NO: 25-0000069

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:

RUPERT DELEVEAUX  
232 PARK PLACE  
ORLANDO, FL 32810  
P-ID: 35-21-29-4572-60-570  
CODE CASE NO: 25-0000069



Article Number (Transfer from order label)

9590 9402 8854 4005 3715 99

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 ☐ No  
If YES, enter delivery address below:

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

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

Domestic Return Receipt

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

CERTIFIED MAIL®



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 and Fees	\$

RUPERT DELEVEAUX  
232 PARK PLACE  
ORLANDO, FL 32810  
P-ID: 35-21-29-4572-60-570  
CODE CASE NO: 25-0000069

Section V. Item #1.

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



<h1 style="margin: 0;">U.S. Postal Service™</h1> <h2 style="margin: 0;">CERTIFIED MAIL® RECEIPT</h2> <p style="margin: 0;"><i>Domestic Mail Only</i></p>		For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.
<h1 style="font-size: 4em; margin: 0;">OFFICIAL USE</h1>		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	\$ _____	
<b>Postage</b>		
\$ _____	Total Postage and	
\$ _____	Sent To	
		Street and Apt. No.
		City, State, Zip+4

95 5T96 TE2T 0225 0T20 6856

## Domestic Return Receipt

USPS TRACKING #

9590 9402 8854 4005 3715 99

ORLANDO FL 328

18 MAR 2025 PM 3 L

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

• 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

Initial: \_\_\_\_\_

RECEIVED  
MAR 17 2025

United States  
Postal Service





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

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## 232 park pl notice

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**Wally Etienne** <wallyetienne@gmail.com>  
To: bnosakhere@townofeatonville.org

Thu, Apr 3, 2025 at 12:47 PM

Good day, Sir,

I am writing to you today from my residence at [232 Park Place, Orlando, Florida 32810](#), concerning the notification my landlord received about the orange vehicle situated on the side of the property.

Please know that I intend to either repair the vehicle or, should that prove unfeasible, arrange for its removal. Would it be possible to obtain an extension until July, or for any duration you deem appropriate, to allow sufficient time to address this matter properly?

Sincerely,

Wally Etienne



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

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## 232 park pl notice

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**Baruti Abdallah-Nosakhere** <bnosakhere@townofeatonville.org>  
To: Wally Etienne <wallyetienne@gmail.com>

Mon, Apr 7, 2025 at 8:03 AM

Mr. Etienne,

Yessir, you will be granted an extension until July 1st, 2025.

Thank you,  
[Quoted text hidden]



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

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## 232 park pl notice

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Wally Etienne <wallyetienne@gmail.com>

Mon, Apr 7, 2025 at 8:02 AM

To: Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Thank you very much.

[Quoted text hidden]



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

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## 232 park pl notice

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Sincerely,

Wally Etienne



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

232 park pl notice

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Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

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232 park pl notice

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To: Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Mon, Apr 7, 2025 at 8:02 AM

Thank you very much.  
[Quoted text hidden]





# NOTICE OF VIOLATION

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

CODE CASE NO: **25-000069**  
DATE OF NOTICE: **03/14/2025**  
COMPLIANCE DATE: **04/14/2025**

**RUPERT DELEVEAUX**  
**REF: 232 PARK PLACE**  
**1112 AUDUBON WAY**  
**MAITLAND, FL 32751**

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9616 24**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 401 CLARK STREET, EATONVILLE, FL 32751, Parcel ID: 35-21-29-4572-60-570** 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, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-230. -**

**Cover requirements of motor vehicle. 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. 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. 18-233. - Parking restrictions for certain vehicles on residential property. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I.**

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You are hereby notified, the property located at **232 PARK PLACE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. 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. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **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. 18-230. - Cover requirements of**



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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 **[04/14/2025]** 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-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: [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 the abandoned, junked, inoperable, and/or wrecked vehicles are on the property.

Attachment 1, Factual Description of Violation, Remedial Action Required.



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

NEOPOST  
FIRST-CLASS MAIL  
03/13/2025  
US POSTAGE \$009.64



ZIP 32751  
041M11468919

RUPERT DELEVEAUX  
1112 AUDUBON WAY  
MAITLAND, FL 32751  
P-ID: 35-21-29-4572-60-570  
CODE CASE NO: 25-000069

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
RUPERT DELEVEAUX  
1112 AUDUBON WAY  
MAITLAND, FL 32751  
P-ID: 35-21-29-4572-60-570  
CODE CASE NO: 25-000069

2. Article Number (Transfer from service label)  
1589 0710 5270 1231 9616 24

**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 ☐ No  
If YES, enter delivery address below:

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

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

**Domestic Return Receipt**

**U.S. Postal Service™**  
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Domestic Mail Only

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**OFFICIAL US**

Postmark Here

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

RUPERT DELEVEAUX  
1112 AUDUBON WAY  
MAITLAND, FL 32751  
P-ID: 35-21-29-4572-60-570  
CODE CASE NO: 25-000069

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

Section V. Item #1.

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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

\$

Postage \$

Total Postage a \$

Sent To \$

Street and Apt. #

City, State, ZIP+4

Postmark Here

MAR 14 2025

93PS-5776

RUPERT DELEVEAUX  
1112 AUDUBON WAY  
MAITLAND, FL 32751  
P-ID: 35-21-29-4572-60-570  
CODE CASE NO: 25-000069

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

42 9T96 7E2T 0225 0720 6856





# EXHIBIT C

## PHOTOGRAPHIC EVIDENCE

**PROOF OF VIOLATION(S) - JUNKED,  
WRECKED, ABANDON PROPERTY.**



**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....1**



Section V. Item #1.

**JUNKED, WRECKED, ABANDON PROPERTY**

**ABANDONED and INOPERABLE VEHICLE**

**MAY 16, 2024 - 7:13 AM**



**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....2**





**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....3**



**FEBRUARY 28, 2025 - 7:23 AM**

**ABANDONED and INOPERABLE VEHICLE**

**JUNKED, WRECKED, ABANDON PROPERTY**

**Section V. Item #1.**



**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....4**



**FEBRUARY 28, 2025 - 7:23 PM**

**ABANDONED and INOPERABLE VEHICLE**

**JUNKED, WRECKED, ABANDON PROPERTY**

*Section V. Item #1.*





# EXHIBIT D

## PHOTOGRAPHIC EVIDENCE PROOF OF POSTING THE NOTICE OF HEARING.



# CODE ENFORCEMENT DIVISION

Section V. Item #1.

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000069

**CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 20**

Vs.

RUPERT J. DELEVEAUX  
REF: 232 PARK PLACE  
1112 AUDUBON WAY  
MAITLAND, FL 32751-5451

Respondent(s)

RE: 232 PARK PLACE, ORLANDO, FL 32810  
Parcel-ID NO: 35-21-29-4572-60-570

## NOTICE OF HEARING

TO: RUPERT J. DELEVEAUX,

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 **232 PARK PLACE, 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 **3<sup>rd</sup>** day of **SEPTEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

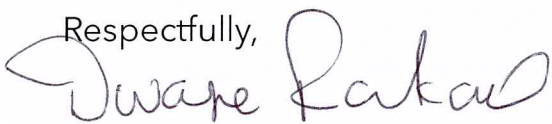


Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation 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 you 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 Wednesday, September 3, 2025, the hearing date.**

Pursuant to **Chapter 50, Sec. 50-42 (d).**, 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

NEOPOST FIRST-CLASS MAIL IM1  
08/25/2025  
**US POSTAGE \$010.44**  
 ZIP 32751  
041M11468919

RUPERT J. DELEVEAUX  
1112 AUDUBON WAY  
MAITLAND, FL 32751-5451  
P-ID: 35-21-29-4572-60-580  
CODE CASE NO: 25-000069

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>1. Article Addressed to:</div> <div><div><div>■ Complete items 1, 2, and 3.</div><div>■ Print your name and address on the reverse so that we can return the card to you.</div><div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div></div><div><div>RUPERT J. DELEVEAUX</div><div>1112 AUDUBON WAY</div><div>MAITLAND, FL 32751-5451</div><div>P-ID: 35-21-29-4572-60-580</div><div>CODE CASE NO: 25-000069</div></div></div>		<div>A. Signature</div> <div><div><input checked="" type="checkbox"/> Agent</div><div><input type="checkbox"/> Addressee</div></div>	
<div>B. Received by (Printed Name)</div>		<div>C. Date of Delivery</div>	
<div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>If YES, enter delivery address below:</div>			
<div>2. Article Number (Transfer from service label)</div> <div>9589 0710 5270 1545 9061 20</div>		<div>3. Service Type</div> <div><div><input type="checkbox"/> Priority Mail Express®</div><div><input type="checkbox"/> Registered Mail™</div><div><input type="checkbox"/> Registered Mail Restricted Delivery</div><div><input checked="" type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Certified Mail Restricted Delivery</div><div><input type="checkbox"/> Collect on Delivery</div><div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div><div><input type="checkbox"/> Signature Confirmation™</div><div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div> <div><div>Mail</div><div>Mail Restricted Delivery</div></div>	
<div>PS Form 3811, July 2020 PSN 7530-02-000-9053</div>		<div>Domestic Return Receipt</div>	

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

CERTIFIED MAIL®

9589 0710 5270 1545 02 1906 5457 0225 0120 6856

9589 0710 5270 1545 02 1906 5457 0225 0120 6856

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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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 \$

Postmark Here

Total Postage at \$

Sent To \$

Street and Apt. #

City, State, ZIP+

RUPERT J. DELEVEAUX  
1112 AUDUBON WAY  
MAITLAND, FL 32751-5451  
P-ID: 35-21-29-4572-60-580  
CODE CASE NO: 25-000069

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



9589 0720 5225 0257 5496 02

U.S. Postal Service<sup>™</sup>  
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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 at \$

Sent To \$

Street and Apt. 7

City, State, Zip+4

RUPERT J. DELEVEAUX

1112 AUDUBON WAY

MAITLAND, FL 32751-5451

P-ID: 35-21-29-4572-60-580

CODE CASE NO: 25-000069

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

AUG 25 2023

Postmark Here



RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....5

Section V. Item #1.

AUGUST 22, 2025 - 14:35 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT TOWN HALL



**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570  
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....6**









# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 25-000076**

**OWNER: JORGE A. MARTINEZ/ANA MIRIAM ESCOBAR**  
**PROPERTY ADDRESS: 501 WIGMAN DRIVE, EATONVILLE, FL 32751**  
**PARCEL ID#: 36-21-29-9576-00-010**





# EXHIBIT A

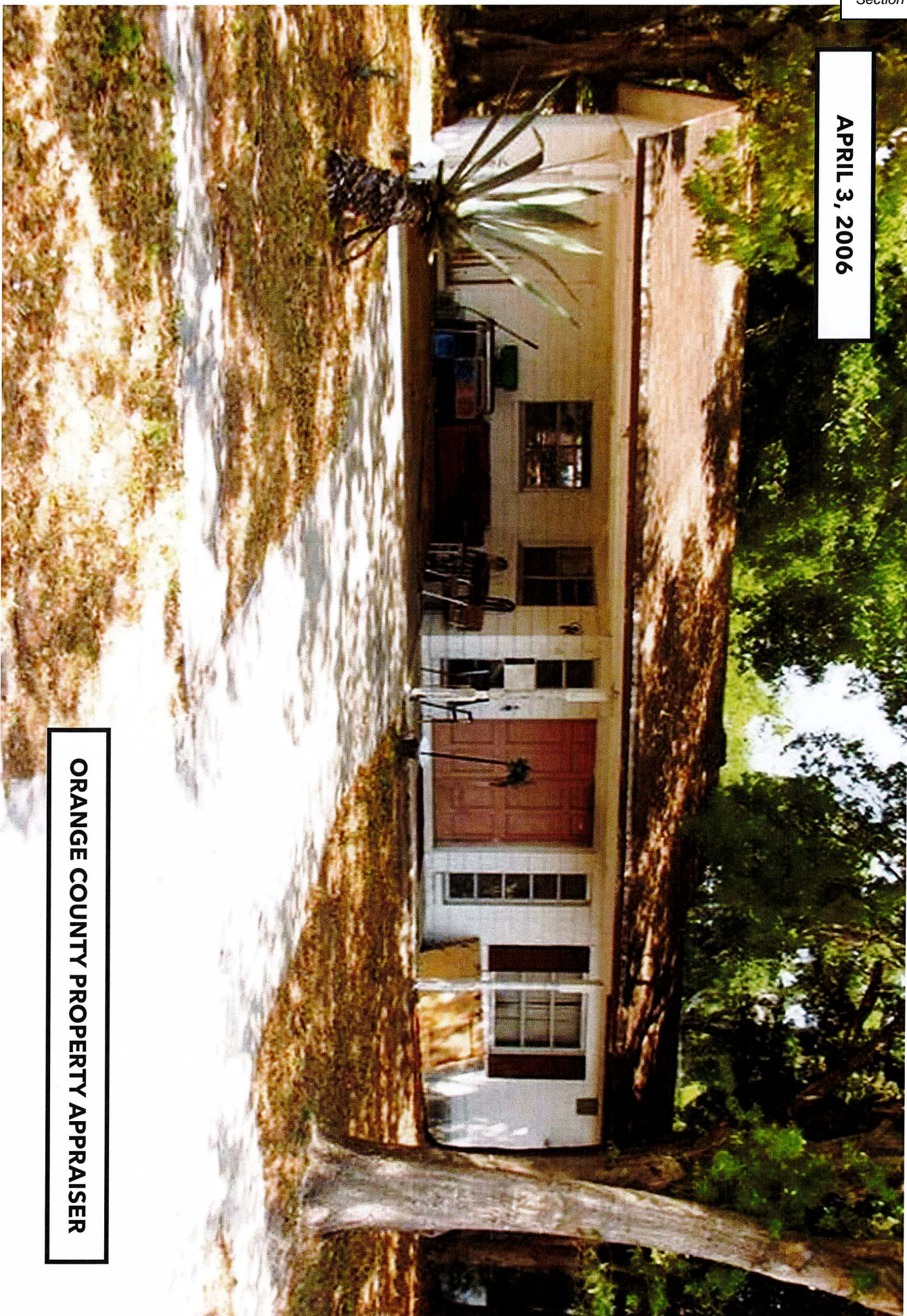
## PHOTOGRAPHIC EVIDENCE

**IDENTIFYING PROPERTY ACCORDING  
TO THE ORANGE COUNTY PROPERTY  
APPRAISER'S WEBSITE.**



**JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-01  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (OCPA).....1**

**APRIL 3, 2006**



**ORANGE COUNTY PROPERTY APPRAISER**



**JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-01  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (OCPA).....2**

**JANUARY 26, 2023 - 10:25 AM**



**ORANGE COUNTY PROPERTY APPRAISER**



**JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-01  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (OCPA).....3**

**OCTOBER 15, 2023**



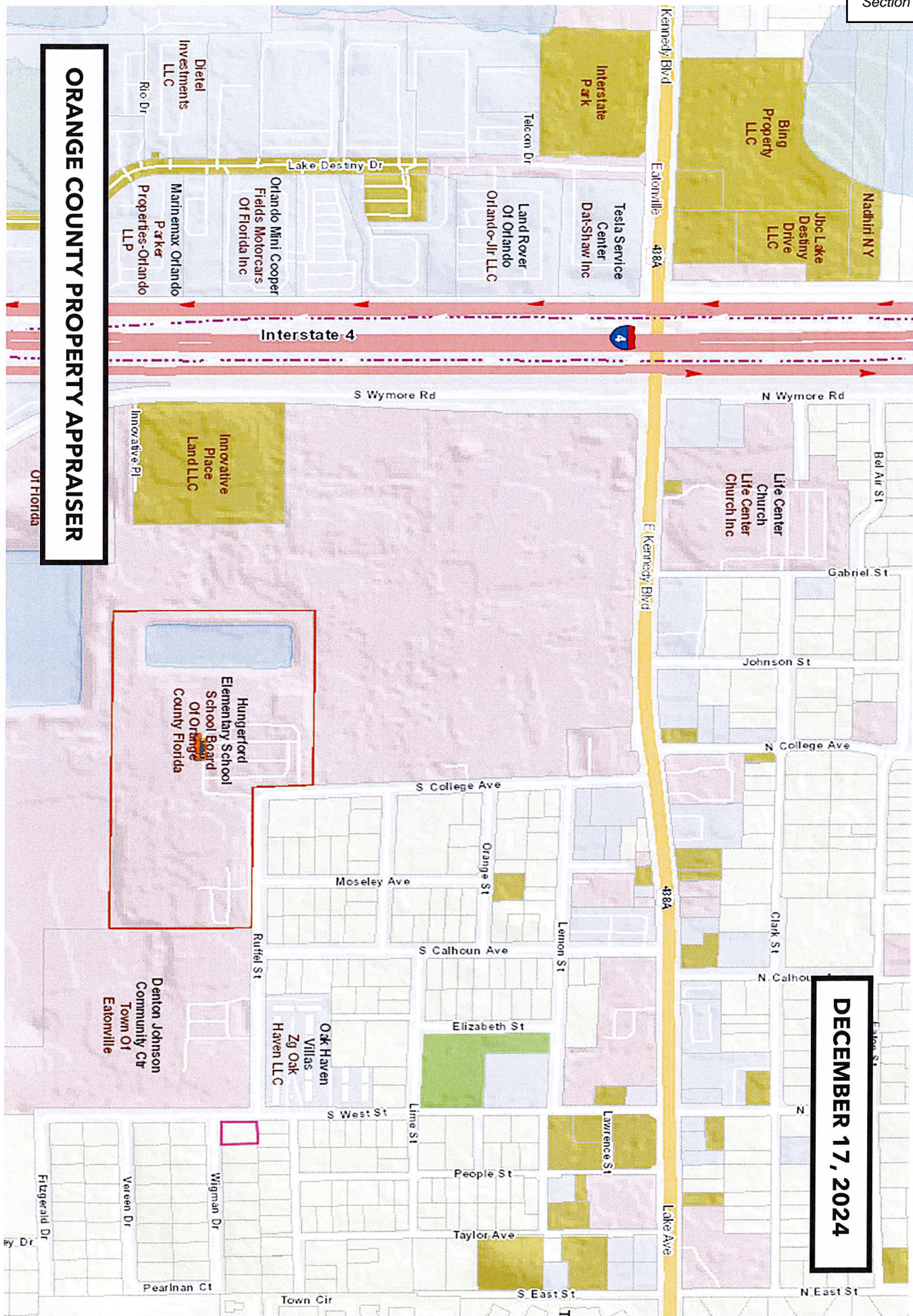
**ORANGE COUNTY PROPERTY APPRAISER**



**JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-01  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (OCPA).....4**

**DECEMBER 17, 2024**

**ORANGE COUNTY PROPERTY APPRAISER**







# EXHIBIT B

## PHOTOGRAPHIC EVIDENCE

# NOTICE OF VIOLATION





# NOTICE OF VIOLATION

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

CODE CASE NO: **25-000076**  
DATE OF NOTICE: **03/14/2025**  
COMPLIANCE DATE: **04/14/2025**

**JORGE A. MARTINEZ, SR./ANA MIRIAM ESCOBAR**

**REF: 501 WIGMAN DRIVE**

**8216 MALLORY TERRACE**

**GAITHERSBURG, MD 20879**

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9616 48**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 501 WIGMAN DRIVE, EATONVILLE, FL 32751, Parcel ID: 36-21-29-9576-00-010** 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, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-230. -**

**Cover requirements of motor vehicle. 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. 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. 18-233. - Parking restrictions for certain vehicles on residential property. 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).**

**TO: JORGE A. MARTINEZ, SR./ANA MIRIAM ESCOBAR,**

You are hereby notified, the property located at **501 WIGMAN DRIVE, 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. 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. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **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. 18-230. - Cover requirements of motor vehicles.** Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual**



**nuisance declared; abatement required.** 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. - Responsibility.** 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. **Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **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. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **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. **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.

Please be advised that if the violation is not cured by **[04/14/2025]** 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-Nosakhire  
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 an inoperable vehicle parked on the premises.

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

1. Remove or repair, the junked, abandoned, wrecked, and/or inoperable vehicle from the premises; or make the vehicle operable.

Attachment 1, Factual Description of Violation, Remedial Action Required.



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



9589 0710 5270 1231 9616 48

JORGE A. MARTINEZ/ANA MIRIAM ESCOBAR  
8216 MALLORY TERRACE  
GAITHERSBURG, MD 20879  
P-ID: 36-21-29-9576-00-010  
CODE CASE NO: 25-000076

NEOPOST FIRST-CLASS MAIL  
03/15/2025  
US POSTAGE \$009.64



ZIP 32751  
041M11468919

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS TO HOLD TO THE RIGHT

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:

JORGE A. MARTINEZ/ANA MIRIAM ESCOBAR  
8216 MALLORY TERRACE  
GAITHERSBURG, MD 20879  
P-ID: 36-21-29-9576-00-010  
CODE CASE NO: 25-000076



9590 9402 8854 4005 3714 38

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
  - ☐ Insured Mail
  - ☐ Registered Mail
  - ☐ Registered Mail Restricted Delivery
  - ☐ Signature Confirmation™
  - ☐ Signature Confirmation Restricted Delivery
  - ☐ Signature Confirmation Restricted Delivery (over \$500)

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	\$
Sent To	
Street and Apt.	
City, State, Zip	

JORGE A. MARTINEZ/ANA MIRIAM ESCOBAR  
8216 MALLORY TERRACE  
GAITHERSBURG, MD 20879  
P-ID: 36-21-29-9576-00-010  
CODE CASE NO: 25-000076

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

Section V. Item #1.





SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <div><p>JORGE A. MARTINEZ/ANA MIRIAM ESCOBAR 8216 MALLORY TERRACE GAITHERSBURG, MD 20879 P-ID: 36-21-29-9576-00-010 CODE CASE NO: 25-000076</p><p>9590 9402 8854 4005 3714 38</p></div> <p>2. Article Number</p> <p>9589 0710 5270 1231 9616 48</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>[Signature]</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>ANA ESCOBAR 3/24/25</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail<sup>TM</sup></p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail<sup>®</sup> <input type="checkbox"/> Signature Confirmation<sup>TM</sup></p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>		<p><input type="checkbox"/> Priority Mail Express<sup>®</sup></p> <p><input type="checkbox"/> Registered Mail<sup>TM</sup></p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation<sup>TM</sup></p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9063		Domestic Return Receipt	



USPS TRACKING #

9590 9402 8854 4005 3714 38

RECEIVED

United States Postal Service

Initials

MAR 27 2025

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

████████████████████

CAPITOL DISTRICT 208

24 MAR 2025 PM 2 L

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

307 E Kennedy Blvd  
Eatonville, FL 32751

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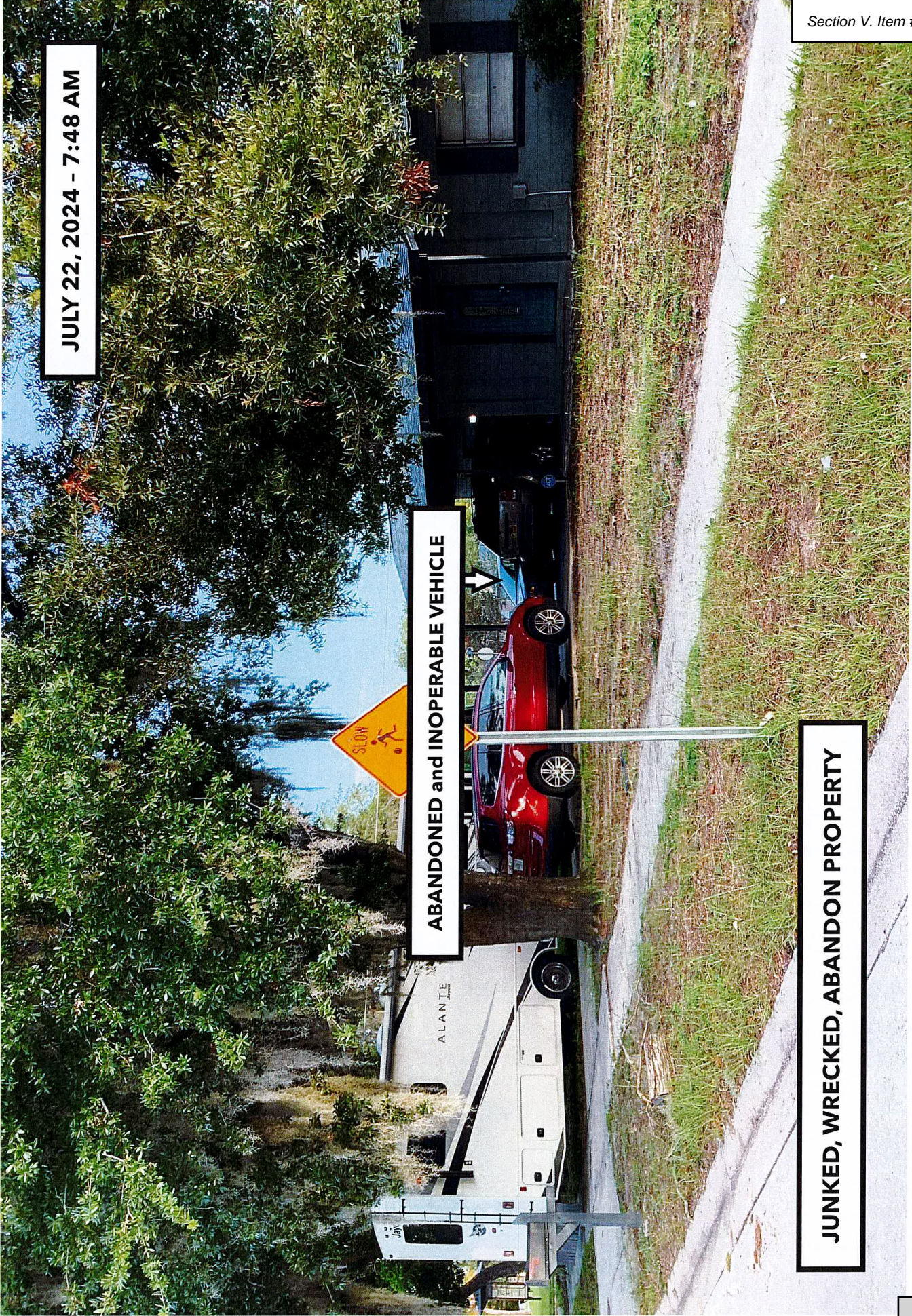
# EXHIBIT C

## PHOTOGRAPHIC EVIDENCE

**PROOF OF VIOLATION(S) - JUNKED,  
WRECKED, ABANDON PROPERTY.**



JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-010  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000076).....1



JULY 22, 2024 - 7:48 AM

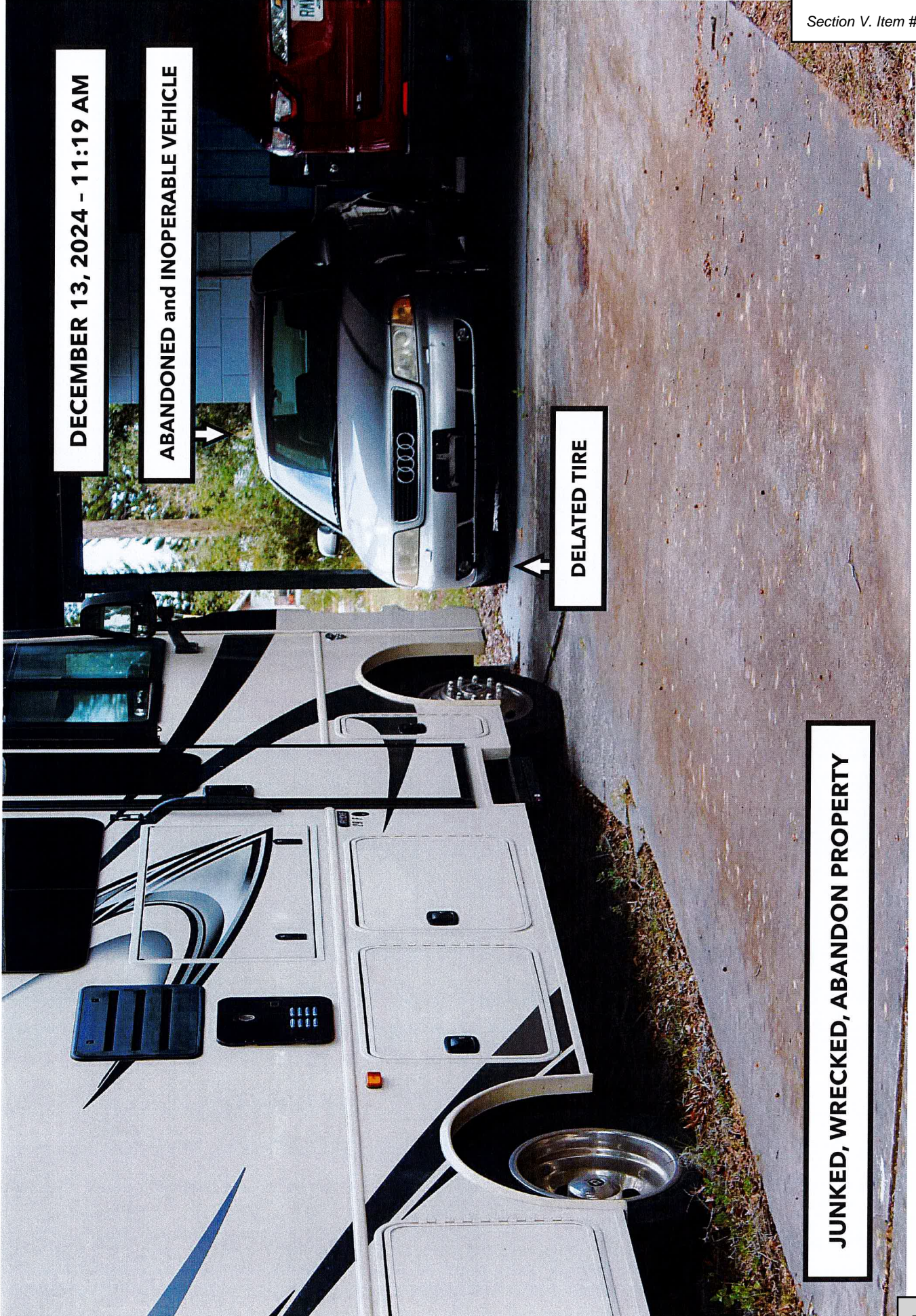
ABANDONED and INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDON PROPERTY

Section V. Item #1.



JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-010  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000076).....2



DECEMBER 13, 2024 - 11:19 AM

ABANDONED and INOPERABLE VEHICLE

DELATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section V. Item #1.



JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-010  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000076).....3



DECEMBER 13, 2024 - 11:19 AM

ABANDONED and INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDON PROPERTY

Section V. Item #1.



JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-010  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000076),.....4



APRIL 16, 2025 - 2:01 PM

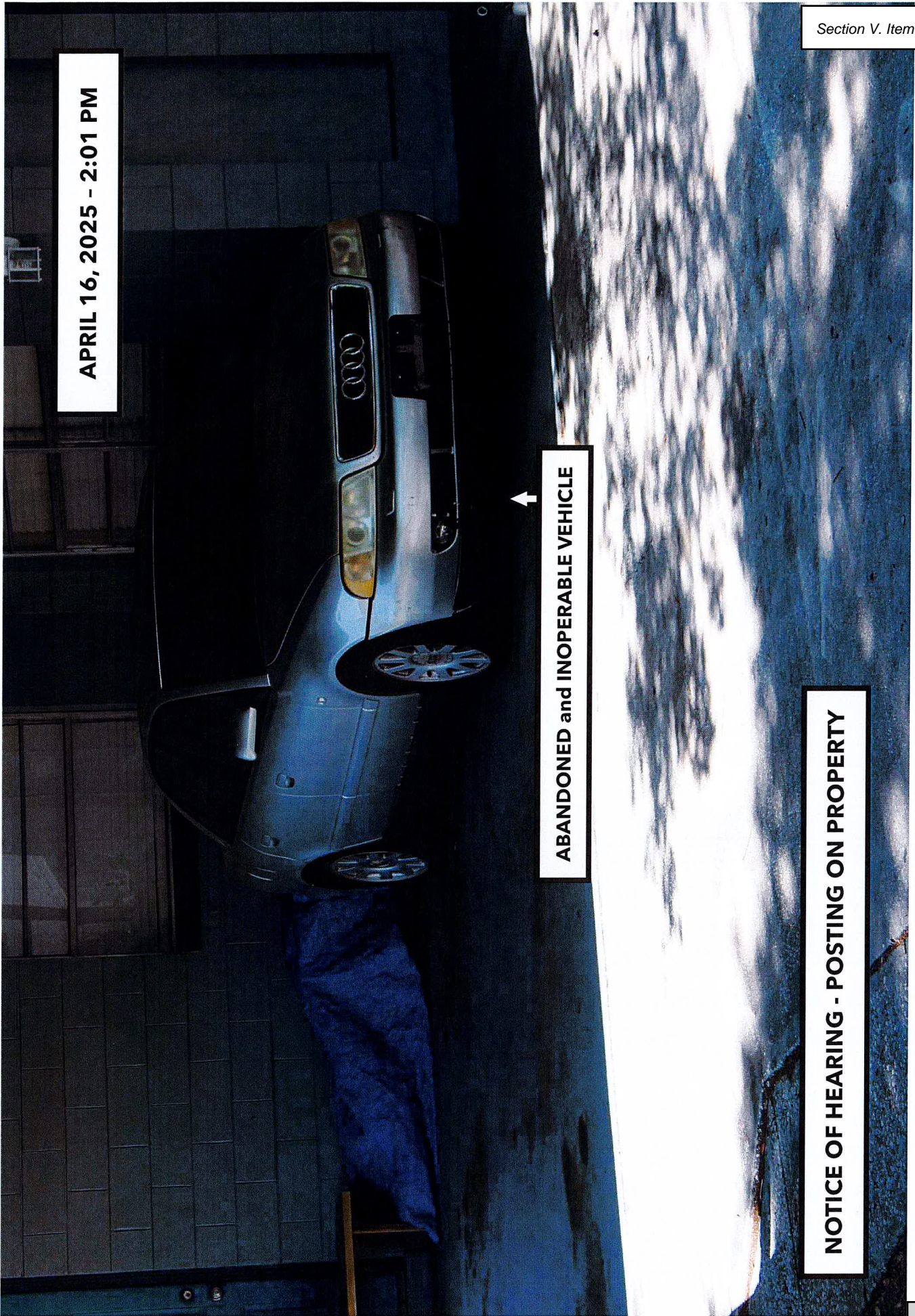
ABANDONED and INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDON PROPERTY

Section V. Item #1.



JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-010  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000076).....5



APRIL 16, 2025 - 2:01 PM

ABANDONED and INOPERABLE VEHICLE

NOTICE OF HEARING - POSTING ON PROPERTY

Section V. Item #1.



JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-010  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000076).....6



AUGUST 20, 2025 - 9:34 AM

ABANDONED and INOPERABLE VEHICLE

DELATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section V. Item #1.





# EXHIBIT D

## PHOTOGRAPHIC EVIDENCE PROOF OF POSTING THE NOTICE OF HEARING.



# CODE ENFORCEMENT DIVISION

Section V. Item #1.

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000076

**CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 37**

Vs.

JORGE A. MARTINEZ, SR. ANA MIRIAM ESCOBAR  
REF: 501 WIGMAN DRIVE  
8216 MALLORY TERRACE  
GAITHERSBURG, MD 20879-1564

Respondent(s)

RE: 501 WIGMAN DRIVE, EATONVILLE, FL 32751  
Parcel-ID NO: 36-21-29-9576-00-010

## NOTICE OF HEARING

TO: JORGE A. MARTINEZ, SR. ANA MIRIAM ESCOBAR,

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 **501 WIGMAN DRIVE, 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 **3<sup>rd</sup>** day of **SEPTEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

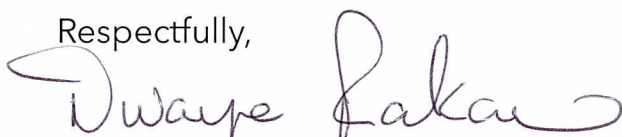


Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation 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 you 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 Wednesday, September 3, 2025, the hearing date.**

Pursuant to **Chapter 50, Sec. 50-42 (d).**, 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

NEOPOST FIRST-CLASS MAIL  
08/25/2025 IM1  
**US POSTAGE \$010.44**  
 ZIP 32751  
041M11468919

JORGE A. MARTINEZ, SR./ANA M. ESCOBAR  
8216 MALLORY TERRACE  
GAITHERSBURG, MD 20879-1564  
P-ID: 36-21-29-9576-00-010  
CODE CASE NO: 25-000076



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div><input type="checkbox"/> Complete items 1, 2, and 3.</div> <div><input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</div> <div><input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</div>		<div>A. Signature <b>X</b></div> <div>B. Received by (Printed Name)  C. Date of Delivery  <div><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div></div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div>	
<div>1. Article Addressed to: <b>JORGE A. MARTINEZ, SR./ANA M. ESCOBAR</b> <b>8216 MALLORY TERRACE</b> <b>GAITHERSBURG, MD 20879-1564</b> <b>P-ID: 36-21-29-9576-00-010</b> <b>CODE CASE NO: 25-000076</b></div> <div> 9590 9402 8194 3030 0371 47</div>		<div>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	
<div>2. Article Number (Transfer from service label) <b>9589 0710 5270 1545 9061 37</b></div>		<div>Domestic Return Receipt</div>	
<div>PS Form 3811, July 2020 PSN 7530-02-000-9053</div>			

U.S. Postal Service<sup>™</sup>  
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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. \$

City, State, Zip \$

Postmark Here

JORGE A. MARTINEZ, SR./ANA M. ESCOBAR  
8216 MALLORY TERRACE  
GAITHERSBURG, MD 20879-1564  
P-ID: 36-21-29-9576-00-010  
CODE CASE NO: 25-000076

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

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

**CERTIFIED MAIL<sup>®</sup>**

9589 0710 5270 1545 9061 37 2E 1906 5457 0225 0120 6856

9589 0710 5270 1545 9061 37 2E 1906 5457 0225 0120 6856



U.S. Postal Service<sup>™</sup>  
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OFFICIAL USE

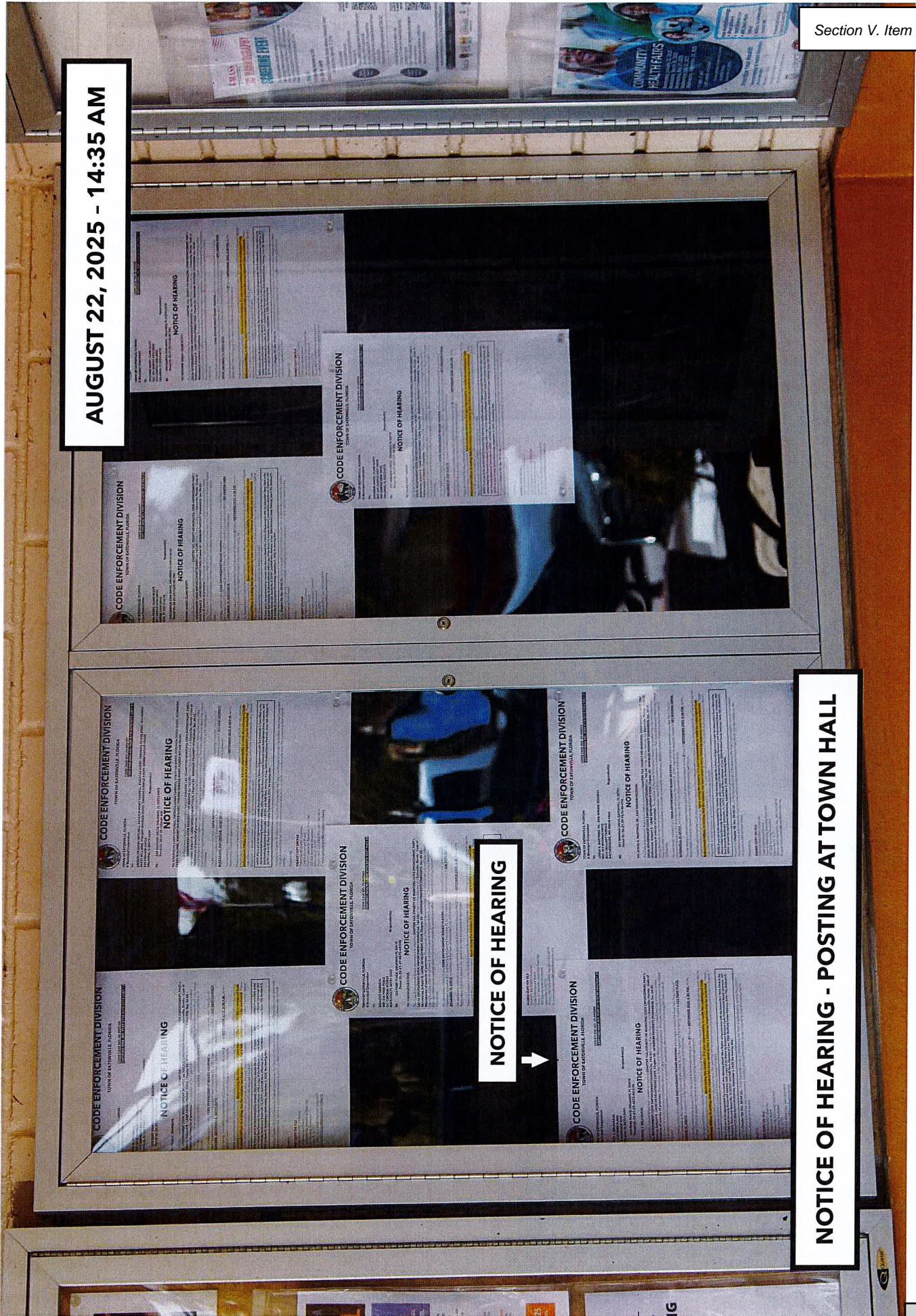
Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage a	\$	
Sent To		JORGE A. MARTINEZ, SR./ANA M. ESCOBAR
Street and Apt.		8216 MALLORY TERRACE
City, State, ZIP <sup>4</sup>		GAITHERSBURG, MD 20879-1564
		P-ID: 36-21-29-9576-00-010
		CODE CASE NO: 25-000076

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

7E 7906 545T 0225 0720 6856



JORGE A. MARTINEZ, ANA M. ESCOBAR, P-ID NO: 36-21-29-9576-00-010  
501 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000076).....5



AUGUST 22, 2025 - 14:35 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT TOWN HALL

Section V. Item #1.





Section V. Item #1.

AUGUST 25, 2025 - 2:26 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING ON PROPERTY



**AUGUST 25, 2025 - 2:26 PM**

# NOTICE OF HEARING - POSTING ON PROPERTY

OWNER: JORGE A. MARTINEZ/ANA MIRIAM ESCOBAR  
PROPERTY ADDRESS: 501 WIGMAN DRIVE, EATONVILLE, FL 32751  
CARETEL ID#: 36-21-29-9576-00-010

32751 at least (5) days before resumption of operation.

Pursuant to **Chapter 50, Sec. 50-42 (d)**, of the Eastonville 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 [ ] day(s) after the date of this notice. If you do not cure the violation by the [ ] day(s) after the date of this notice, the Town shall incur the cost of remedying the violation and the cost shall be added to your account.



# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 25-000091**

**OWNER: DEVONNE HARDY/CLARE SCOTT  
PROPERTY ADDRESS: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810  
PARCEL ID NO: 35-21-29-1228-00-700**



# EXHIBIT A

## PHOTOGRAPHIC EVIDENCE

**IDENTIFYING PROPERTY ACCORDING  
TO THE ORANGE COUNTY PROPERTY  
APPRAISER'S WEBSITE.**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....1**

**JANUARY 18, 1007**



Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....2**



**MAY 5, 2018 - 2:45 PM**

Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....3**

**JANUARY 9, 2023 - 11:24 AM**



Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....4**

**JANUARY 8, 2025**

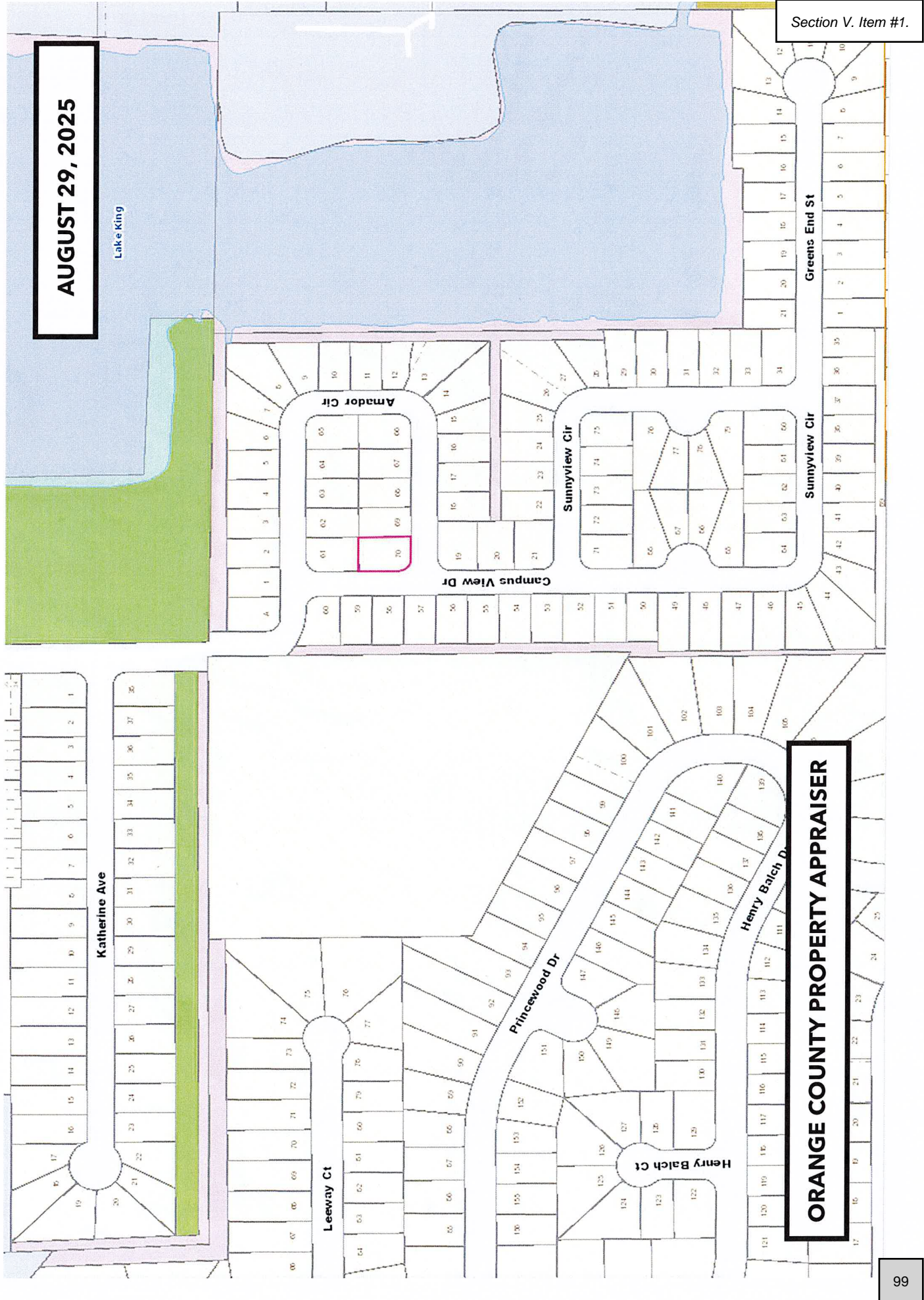
Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**





DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....5



AUGUST 29, 2025

ORANGE COUNTY PROPERTY APPRAISER

Section V. Item #1.





# EXHIBIT B

## PHOTOGRAPHIC EVIDENCE

# NOTICE OF VIOLATION





Town of Eatonville - Code Enforcement Division

# NOTICE OF VIOLATION

Section V. Item #1.

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

CODE CASE NO: **25-000091**  
DATE OF NOTICE: **03/14/2025**  
COMPLIANCE DATE: **04/18/2025**

**DEVONNE HARDY/CLARE SCOTT**

**REF: 309 CAMPUS VIEW DRIVE**

**309 CAMPUS VIEW DRIVE**

**ORLANDO, FL 32810**

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9617 78**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-700** 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, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-230. - Cover requirements of motor vehicle. 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. 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. 18-233. - Parking restrictions for certain vehicles on residential property. 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).**

**TO: DEVONNE HARDY/CLARE SCOTT,**

You are hereby notified, the property located at **309 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 **Sec. 18-203. - Definitions. 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. **Partly dismantled motor vehicle** means a motor vehicle which has been partially separated into pieces or components for a period of at least seven days. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **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. 18-230. - Cover requirements of motor vehicles.** Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual nuisance declared; abatement required.** 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. - Responsibility.** 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.

**Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **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. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **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.

**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

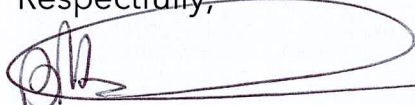


proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards 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.

Please be advised that if the violation is not cured by **[04/18/2025]** 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-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: [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 are multiple vehicles on the premises that are defined as abandoned, inoperable, and partially dismantled parked on the premises.

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

2. There are multiple vehicles on the premises that are defined as abandoned, inoperable, and partially dismantled parked on the premises.



TOWN OF EATONVILLE

307 E. Kennedy Blvd.  
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL  
03/17/2025 IMI  
US POSTAGE \$009.64



ZIP 32751  
041M11468919

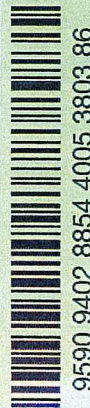
DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-1228-00-700  
CODE CASE NO: 25-000091

ENDER: 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:

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-1228-00-700  
CODE CASE NO: 25-000091



9590 9402 8854 4005 3803 86

Article Number (Transfer from reverse if applicable)  
589 0710 5270 1231 9617 78

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  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail (over \$500)  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

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

CERTIFIED MAIL



82 2196 1231 0225 0710 6856  
82 2196 1231 0225 0710 6856

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 \$

Postmark  
Here

Total Postage \$  
Sent To  
Street and Apt.  
City, State, Zip

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-1228-00-700  
CODE CASE NO: 25-000091

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

Section V. Item #1.



U.S. Postal Service<sup>™</sup>  
CERTIFIED MAIL<sup>®</sup> 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+

DEVONNE HARDY  
309 CAMPUS VIEW DR  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-1228-00-700  
CODE CASE NO: 25-000091

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

31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

32751  
MAR 20 2023  
Eatonville CPU  
Postmark  
Eatonville, FL

9589 0710 5270 1231 9617 28



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>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.</div> <div>DEVONNE HARDY/CLARE SCOTT 309 CAMPUS VIEW DRIVE ORLANDO, FL 32810 P-ID NO: 35-21-29-1228-00-700 CODE CASE NO: 25-000091</div> <div>9589 0710 5270 1231 9617 78</div>		<div>A. Signature <input checked="" type="checkbox"/> Agent <i>Clare Scott</i> <input type="checkbox"/> Addressee</div> <div>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery <i>Clare Scott FL 32810</i></div> <div>C. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: <i>0</i></div> <div>MAR 27 2025 USPS</div> <div>3. Service Type / <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Adult Signature Restricted Delivery™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <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</div>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



USPS TRACKING #

9590 9402 8854 4005 3803 86

ORLANDO FL 328

27 MAR 2025 PM 5 L

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

RECEIVED

MAR 31 2025

Initial: \_\_\_\_\_

United States  
Postal Service

• 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





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne\_hardy@yahoo.com>  
Reply-To: Devonne Hardy <devonne\_hardy@yahoo.com>  
To: "code-enforcement@townofeatonville.org" <code-enforcement@townofeatonville.org>

Thu, Apr 17, 2025 at 5:59 PM

Code Enforcement Division,

Hello...my name is  
Mr. Devonne Hardy,  
309 Campusview Drive  
Orlando, Florida 32810-6218

I am requesting an extension of 90 days to bring all infractions up to date.

Case#25-000091  
Case#25-000092  
Csae#25-000098

Thank you for your understanding in this matter.

Mr. Hardy





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

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## Notice of Violations

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**Devonne Hardy** <devonne\_hardy@yahoo.com>  
Reply-To: Devonne Hardy <devonne\_hardy@yahoo.com>  
To: "bnosakhere@townofeatonville.org" <bnosakhere@townofeatonville.org>

Fri, Apr 18, 2025 at 1:34 PM

Hardy 90 days extension  
[Quoted text hidden]





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

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## Notice of Violations

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**Baruti Abdallah-Nosakhere** <bnosakhere@townofeatonville.org>  
To: Devonne Hardy <devonne\_hardy@yahoo.com>

Tue, Apr 22, 2025 at 12:43 PM

Mr. Hardy, good day to you.

Your request is approved. Your compliance date is extended to July 21, 2025.

Please respond to this communication to acknowledge and confirm.

Thank you,  
[Quoted text hidden]





# EXHIBIT C

## PHOTOGRAPHIC EVIDENCE

**PROOF OF VIOLATION(S) - JUNKED,  
WRECKED, ABANDON PROPERTY.**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....1**



**JANUARY 13, 2025 - 1:27 PM**

**INOPERABLE VEHICLE - PARTIALLY DISMANTLED**

**JUNKED, WRECKED, ABANDON PROPERTY**

**Section V. Item #1.**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....2**



**JANUARY 13, 2024 - 7:19 AM**

**ABANDONED and INOPERABLE VEHICLE**



**JUNKED, WRECKED, ABANDON PROPERTY**

Section V. Item #1.



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....3**

**JANUARY 13, 2024 - 7:19 AM**

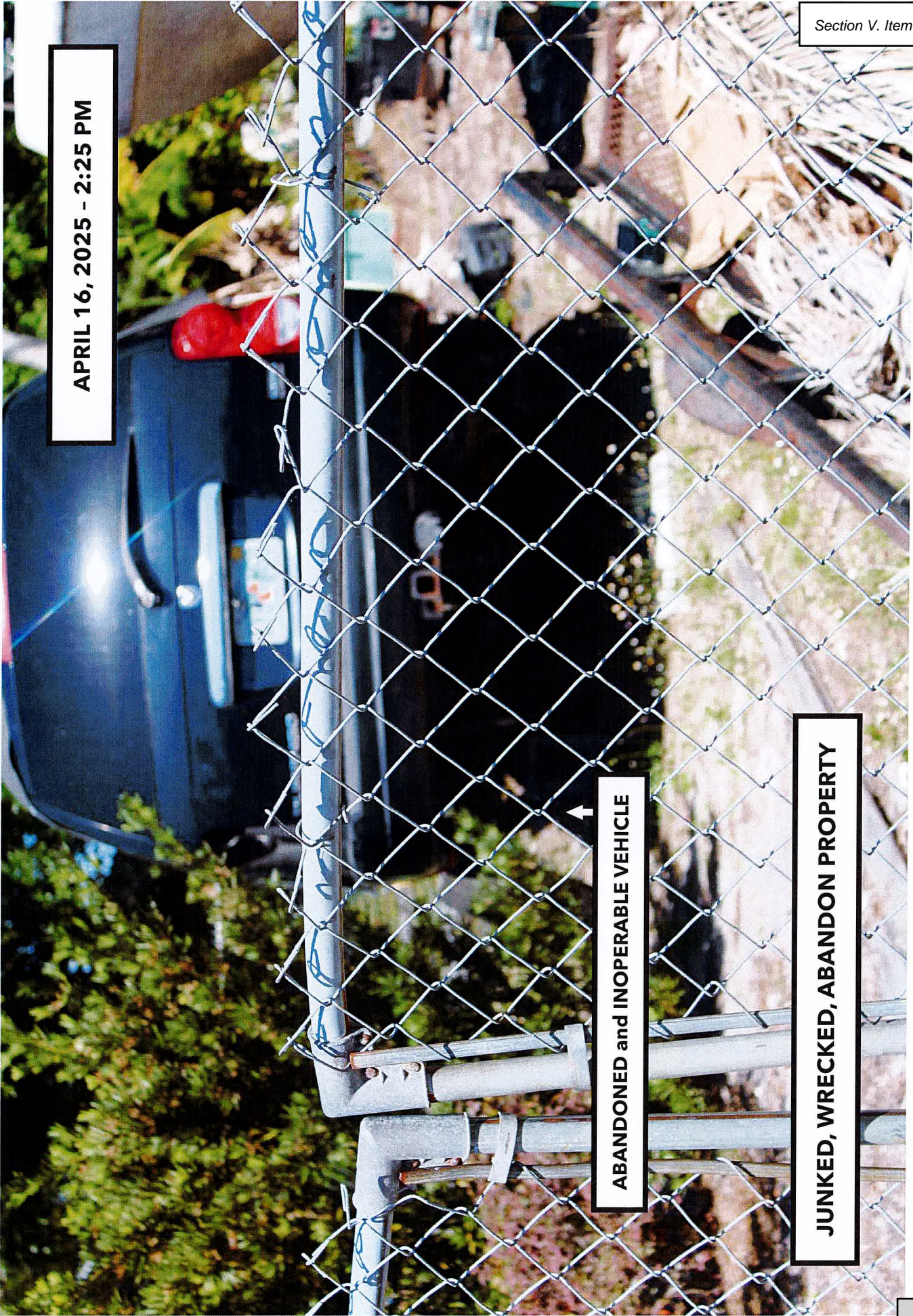
Section V. Item #1.

**ABANDONED and INOPERABLE VEHICLE**

**JUNKED, WRECKED, ABANDON PROPERTY**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....4**



**APRIL 16, 2025 - 2:25 PM**

**ABANDONED and INOPERABLE VEHICLE**

**JUNKED, WRECKED, ABANDON PROPERTY**

*Section V. Item #1.*



DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....5



Section V. Item #1.





**AUGUST 6, 2025 - 7:37 AM**

**ABANDONED and INOPERABLE VEHICLE**

**ABANDONED and INOPERABLE VEHICLE**

**JUNKED, WRECKED, ABANDON PROPERTY**

**Section V. Item #1.**





# EXHIBIT D

## PHOTOGRAPHIC EVIDENCE PROOF OF POSTING THE NOTICE OF HEARING.





# CODE ENFORCEMENT DIVISION

## TOWN OF EATONVILLE, FLORIDA

**TOWN OF EATONVILLE, FLORIDA:**  
**A Municipal Corporation**

**CODE CASE NO: 25-000091**

**CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 44**

**Vs.**

**DEVONNE HARDY, CLARE SCOTT**  
**REF: 309 CAMPUS VIEW DRIVE**  
**309 CAMPUS VIEW DRIVE**  
**ORLANDO, FL 32810-6218**

**Respondent(s)**

**RE: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-6218**  
**Parcel-ID NO: 35-21-29-1228-00-700**

# NOTICE OF HEARING

**TO: DEVONNE HARDY, CLARE SCOTT,**

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 **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-6218**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **3<sup>rd</sup>** day of **SEPTEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

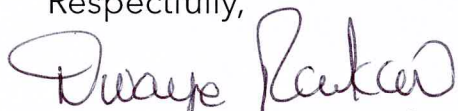


Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation 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 you 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 Wednesday, September 3, 2025, the hearing date.**

Pursuant to **Chapter 50, Sec. 50-42 (d).**, 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

NEOPOST  
08/25/2025  
FIRST-CLASS MAIL  
IM1  
US POSTAGE  
**\$010.44**  
  
ZIP 32751  
041M11468919

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810-6218  
P-ID: 35-21-29-1228-00-700  
CODE CASE NO: 25-000091



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0; text-align: center;"> <p><b>DEVONNE HARDY/CLARE SCOTT</b>  <b>309 CAMPUS VIEW DRIVE</b>  <b>ORLANDO, FL 32810-6218</b>  <b>P-ID: 35-21-29-1228-00-700</b>  <b>CODE CASE NO: 25-000091</b></p> </div>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</span></p> <p>B. Received by (<i>Printed Name</i>) <span style="float: right;">C. Date of Delivery</span></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <div style="text-align: center;">   <p>9590 9402 8194 3030 0371 30</p> </div>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery </div> <div style="width: 45%;"> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery </div> </div>
<p style="text-align: right;">44 <span style="margin-left: 20px;">Mail</span> <span style="margin-left: 20px;">Mail Restricted Delivery</span></p>	



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

OFFICIAL USE

9589 0710 5270 1545 9061 44  
9589 0710 5270 1545 9061 44



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

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 at \$

Sent To \$

Street and Apt. #

City, State, ZIP+4

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810-6218  
P-ID: 35-21-29-1228-00-700  
CODE CASE NO: 25-000091

Postmark Here

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



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

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

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☐ Adult Signature Restricted Delivery

\$

Postage \$

\$

Total Postage at \$

Sent To \$

Street and Apt. #

City, State, Zip+4

DEVONNE HARDY/CLARE SCOTT

309 CAMPUS VIEW DRIVE

ORLANDO, FL 32810-6218

P-ID: 35-21-29-1228-00-700

CODE CASE NO: 25-000091

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

44 1906 5457 0225 0120 6856



DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....5

AUGUST 22, 2025 - 14:35 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT TOWN HALL

Section V. Item #1.



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....6**



**AUGUST 25, 2025 - 2:26 PM**

**NOTICE OF HEARING**

**NOTICE OF HEARING - POSTING ON PROPERTY**

Section V. Item #1.



DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....7

AUGUST 25, 2025 - 2:51 PM

TOWN OF EATONVILLE  
1887



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

CODE CASE NO: 25-000091

OWNER: DEVONNE HARDY/CLARE SCOTT  
PROPERTY ADDRESS: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810  
PARCEL ID NO: 35-21-29-1228-00-700



CODE ENFORCEMENT DIVISION  
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

Vs:  
DEVONNE HARDY, CLARE SCOTT  
REF: 309 CAMPUS VIEW DRIVE  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810-4218  
Respondent(s)  
RE: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-4218  
Parcel ID: 35-21-29-1228-00-700

### NOTICE OF HEARING

TO: DEVONNE HARDY, CLARE SCOTT.

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, Support B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35, - Ordinance 162-2021, which is hereby adopted and shall be in full force and effect from and after the date of its adoption. The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide a 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 **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-4218** in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2nd** day of **SEPTEMBER 2025, 6:30 P.M.** in 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 this violation, it is your responsibility to notify you a Code Enforcement Officer in writing that the violation has been cured so that a follow-up inspection may be conducted.** Please Magistrate A, upon violation, pursuant to Florida Statutes 162.06(2).

**NOTE:** If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the East Kennedy Boulevard Building of Building address, with a copy of the Notice to Dwayne Backlund, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, at least 10 days before Wednesday, September 3, 2025, the hearing date.

Pursuant to Chapter 68, Sec. 50-42 (d), of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein by the 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 BACKLUND, Chairman  
Code Enforcement Board  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (877) 423-8908 | Fax: (877) 423-8919  
E: code.enforcement@eatonville.org

NOTICE OF HEARING - POSTING ON PROPERTY



# TOWN OF EATONVILLE

1887






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

**CODE CASE NO: 25-000092**


**OWNER: DEVONNE HARDY/CLARE SCOTT  
PROPERTY ADDRESS: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810  
PARCEL ID NO: 35-21-29-1228-00-700**



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <div><p>DEVONNE HARDY/CLARE SCOTT 309 CAMPUS VIEW DRIVE ORLANDO, FL 32810-6218 P-ID: 35-21-29-1228-00-700 CODE CASE NO: 25-000091</p><p>9590 9402 8194 3030 0371 30</p></div>		<p>A. Signature <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label) 9589 0710 5270 1545 9061</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

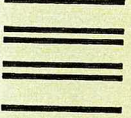


USPS TRACKING #



9590 9402 8194 3030 0371 30

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



United States  
Postal Service


RECEIVED

AUG 28 2015


Initial: \_\_\_\_\_

• 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



51-680099







# EXHIBIT A

**PHOTOGRAPHIC EVIDENCE**

**IDENTIFYING PROPERTY ACCORDING**

**TO THE ORANGE COUNTY PROPERTY**

**APPRAISER'S WEBSITE.**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....1**

**JANUARY 18, 1007**



**ORANGE COUNTY PROPERTY APPRAISER**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....2**

**MAY 5, 2018 - 2:45 PM**



**ORANGE COUNTY PROPERTY APPRAISER**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....3**

**JANUARY 9, 2023 - 11:24 AM**



**ORANGE COUNTY PROPERTY APPRAISER**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....4**

**JANUARY 8, 2025**

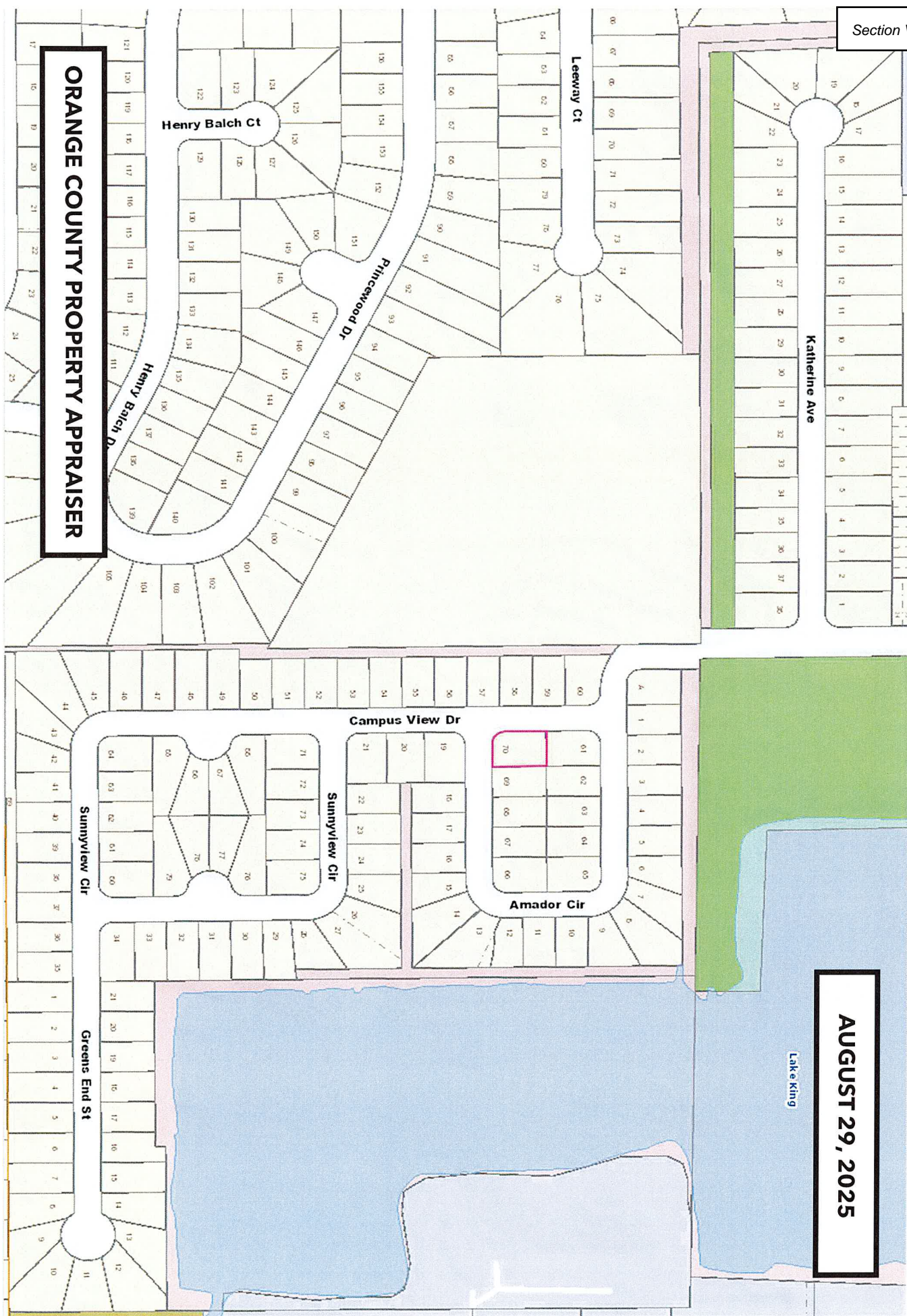
**ORANGE COUNTY PROPERTY APPRAISER**





**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....5**

**AUGUST 29, 2025**



**ORANGE COUNTY PROPERTY APPRAISER**





# EXHIBIT B

## PHOTOGRAPHIC EVIDENCE

# NOTICE OF VIOLATION





# NOTICE OF VIOLATION

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

CODE CASE NO: **25-000092**  
DATE OF NOTICE: **03/14/2025**  
COMPLIANCE DATE: **04/18/2025**

**DEVONNE HARDY/CLARE SCOTT**

**REF: 309 CAMPUS VIEW DRIVE**

**309 CAMPUS VIEW DRIVE**

**ORLANDO, FL 32810**

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9617 85**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-700** 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 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-84. - Maintenance.

**TO: DEVONNE HARDY/CLARE SCOTT,**

You are hereby notified, the property located at **309 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 **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. 60-84. 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 **[04/18/2025]** 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,

A handwritten signature in black ink, appearing to read 'Baruti Abdallah-Nosakhare', enclosed within a hand-drawn oval.

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: [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 non-conformance fence on the premises.

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

- 1. Repair or remove the non-conformance fence on the premises.



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

NEOPOST FIRST-CLASS MAIL  
03/17/2025  
US POSTAGE \$009.64<sup>0</sup>



ZIP 32751  
041M11468919

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-1228-00-700  
CODE CASE NO: 25-000092

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:

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-1228-00-700  
CODE CASE NO: 25-000092



9590 9402 8854 4005 3803 79

Article Number (Transfer from service label)

189 0710 5270 1231 9617 85

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  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)  
☐ 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

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810

P-ID NO: 35-21-29-1228-00-700

CODE CASE NO: 25-000092

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

Section V. Item #1.



U.S. Postal Service<sup>TM</sup>

CERTIFIED MAIL<sup>®</sup> 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

DEVONNE HARDY/CLARE SCOTT

309 CAMPUS VIEW DRIVE

ORLANDO, FL 32810 68/954321-1233

Street and Apt.

P-ID NO: 35-21-29-1228-00-700

City, State, ZIP+4

CODE CASE NO: 25-000092

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

See Reverse for Instructions

58 2196 TE2T 0225 0T20 6856



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p>Complete items 1, 2, and 3.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</p> <p>DEVONNE HARDY/CLARE SCOTT 309 CAMPUS VIEW DRIVE ORLANDO, FL 32810 P-ID NO: 35-21-29-1228-00-700 CODE CASE NO: 25-000092</p> <p>9590 9402 8854 4005 3803 79</p> <p>Article Number (Transfer from service label)</p> <p>9589 0710 5270 1231 9617 85</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>A. Signature <u>Clare N Scott</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Clare N Scott</u> <input type="checkbox"/> Date of Delivery <u>8/2/20</u></p> <p>C. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below: <u>2025</u></p> <p>SPS - LOCKHART BRANCH</p> <p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail (over \$500)</p> <p>Domestic Return Receipt</p>	



USPS TRACKING #

9590 9402 8854 4005 3803 79

ORLANDO FL 328

27 MAR 2025 PM 3 L

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

• 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

Initial:

RECEIVED  
MAR 31 2025

United States  
Postal Service





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

---

## Notice of Violations

---

**Devonne Hardy** <devonne\_hardy@yahoo.com>

Thu, Apr 17, 2025 at 5:59 PM

Reply-To: Devonne Hardy <devonne\_hardy@yahoo.com>

To: "code-enforcement@townofeatonville.org" <code-enforcement@townofeatonville.org>

Code Enforcement Division,

Hello...my name is  
Mr. Devonne Hardy,  
309 Campusview Drive  
Orlando, Florida 32810-6218

I am requesting an extension of 90 days to bring all infractions up to date.

Case#25-000091  
Case#25-000092  
Csae#25-000098

Thank you for your understanding in this matter.

Mr. Hardy





Baruti Abdallah-Nosakhare <bnosakhare@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne\_hardy@yahoo.com> Fri, Apr 18, 2025 at 1:34 PM

Reply-To: Devonne Hardy <devonne\_hardy@yahoo.com>

To: "bnosakhare@townofeatonville.org" <bnosakhare@townofeatonville.org>

Hardy 90 days extension  
[Quoted text hidden]





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

---

**Notice of Violations**

---

**Baruti Abdallah-Nosakhere** <bnosakhere@townofeatonville.org>  
To: Devonne Hardy <devonne\_hardy@yahoo.com>

Tue, Apr 22, 2025 at 12:43 PM

Mr. Hardy, good day to you.

Your request is approved. Your compliance date is extended to July 21, 2025.

Please respond to this communication to acknowledge and confirm.

Thank you,  
[Quoted text hidden]



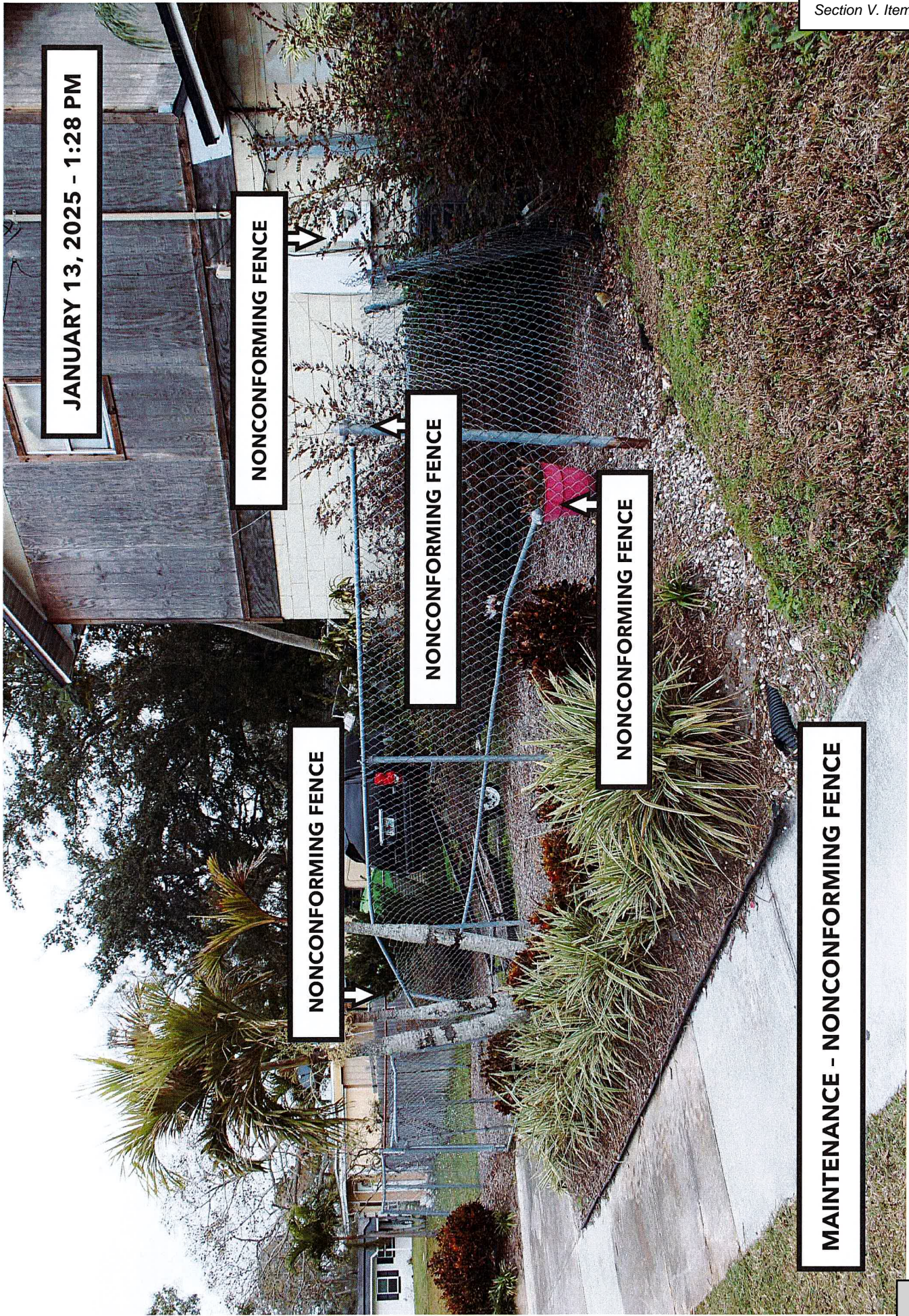


# EXHIBIT C

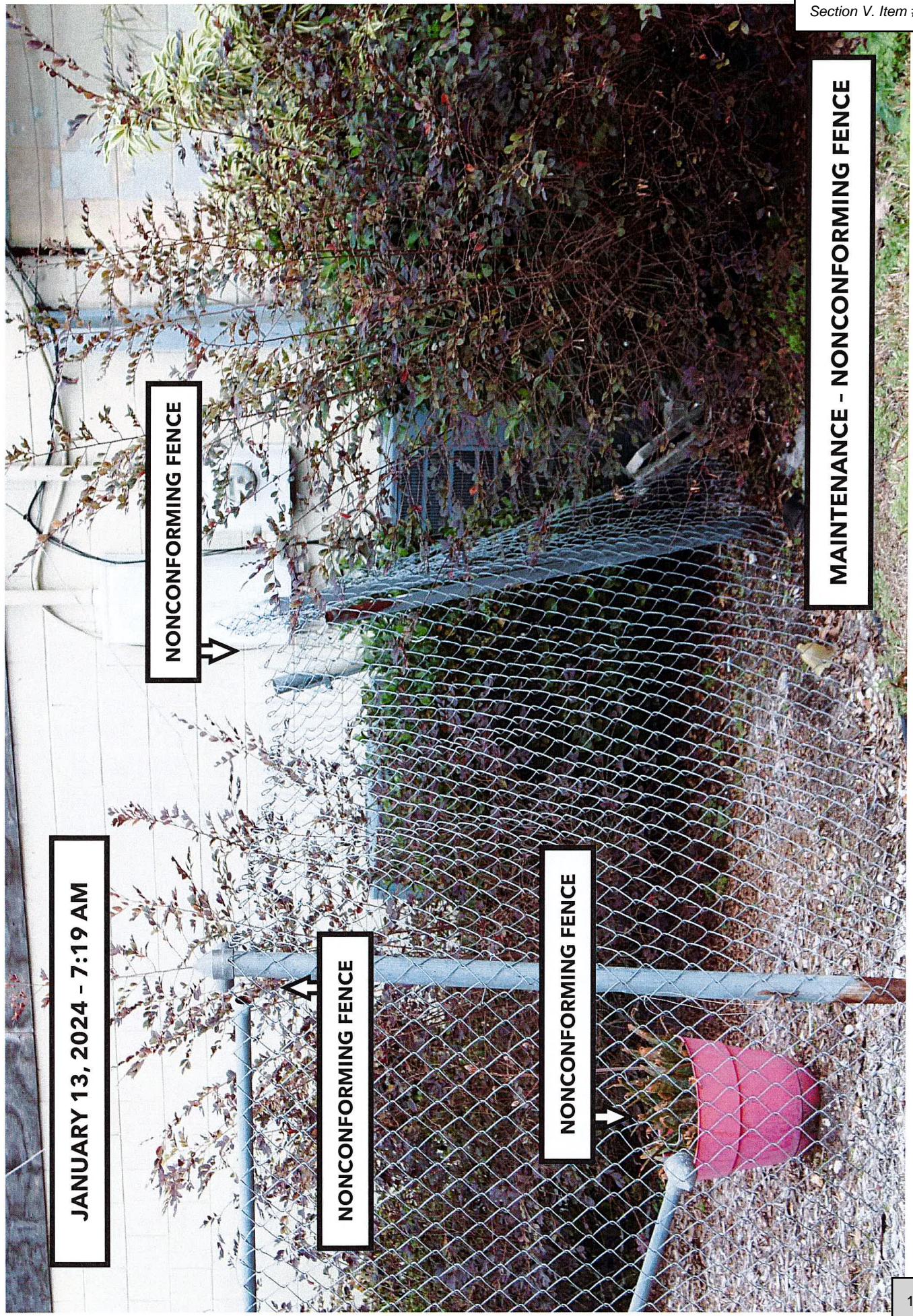
## PHOTOGRAPHIC EVIDENCE

**PROOF OF VIOLATION(S) - JUNKED,  
WRECKED, ABANDON PROPERTY.**









JANUARY 13, 2024 - 7:19 AM

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

MAINTENANCE - NONCONFORMING FENCE

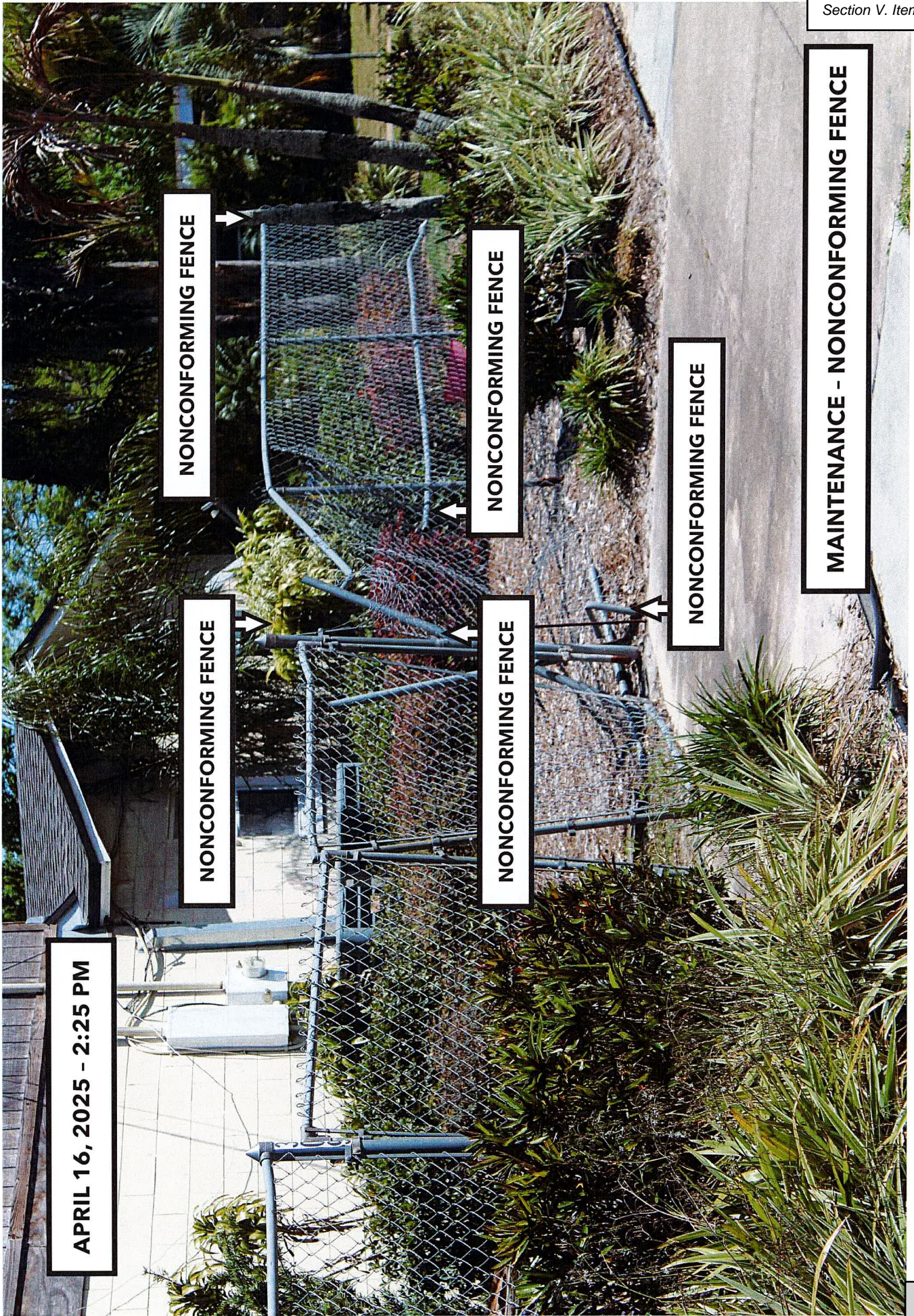


JANUARY 13, 2024 - 7:19 AM

NONCONFORMING FENCE

MAINTENANCE OF EXTERIOR OF PREMISES

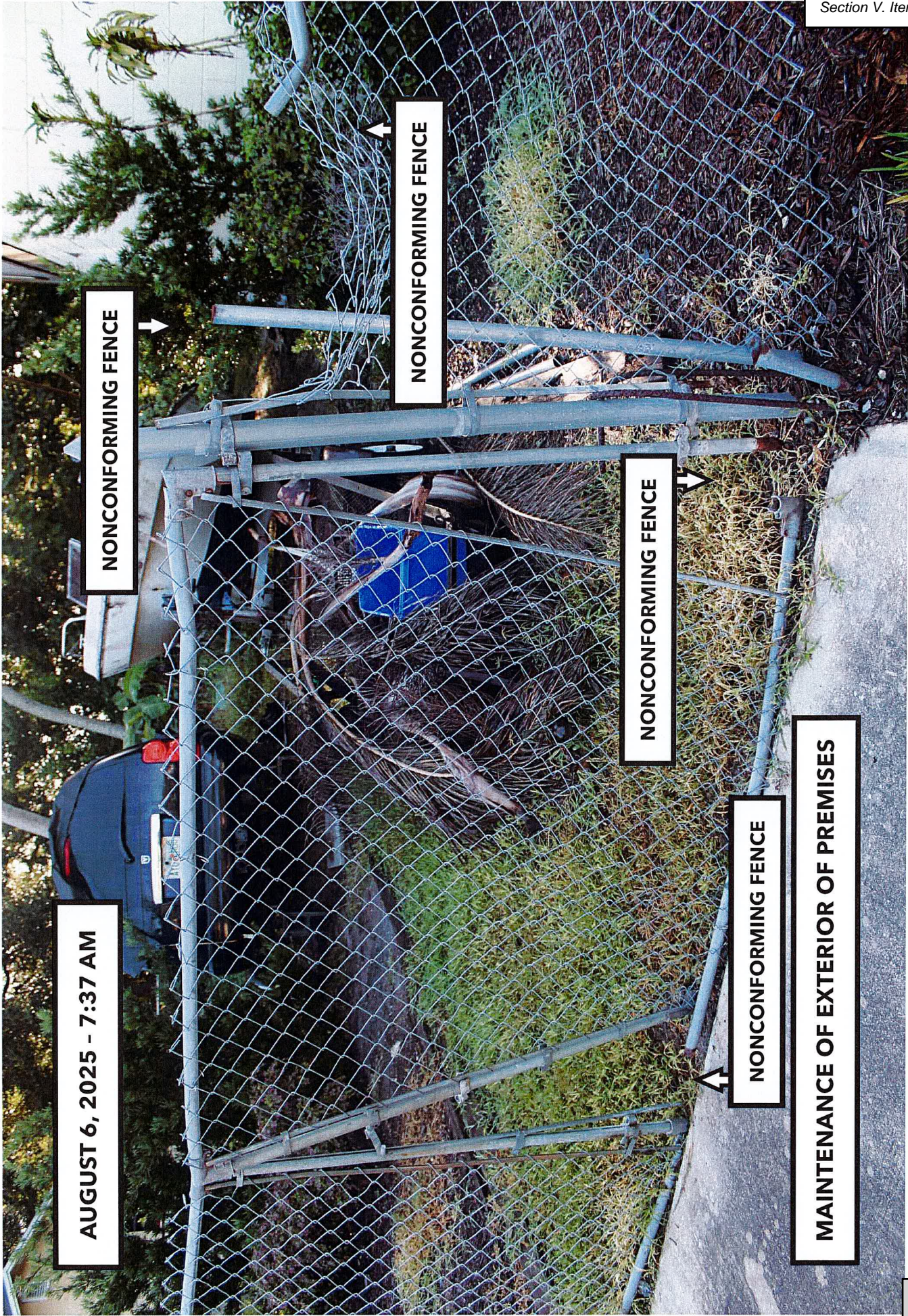
















# EXHIBIT D

## PHOTOGRAPHIC EVIDENCE PROOF OF POSTING THE NOTICE OF HEARING.





# CODE ENFORCEMENT DIVISION

## TOWN OF EATONVILLE, FLORIDA

**TOWN OF EATONVILLE, FLORIDA:**  
**A Municipal Corporation**

**CODE CASE NO: 25-000092**

**CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 51**

**Vs.**

**DEVONNE HARDY, CLARE SCOTT**  
**REF: 309 CAMPUS VIEW DRIVE**  
**309 CAMPUS VIEW DRIVE**  
**ORLANDO, FL 32810-6218**

**Respondent(s)**

**RE: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-6218**  
**Parcel-ID NO: 35-21-29-1228-00-700**

# NOTICE OF HEARING

**TO: DEVONNE HARDY, CLARE SCOTT,**

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 **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-6218**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **3<sup>rd</sup>** day of **SEPTEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

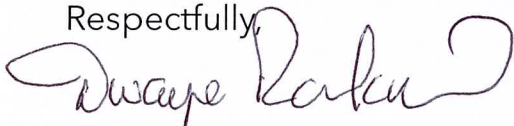


Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation 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 you 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 Wednesday, September 3, 2025, the hearing date.**

Pursuant to **Chapter 50, Sec. 50-42 (d).**, 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

NEOPOST FIRST-CLASS MAIL IMI  
08/25/2025  
**US POSTAGE \$010.44**  
 ZIP 32751  
041M11468919

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810-6218  
P-ID: 35-21-29-1228-00-700  
CODE CASE NO: 25-000092



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>1. Article Addressed to:</div> <div><div>■ Complete items 1, 2, and 3.</div><div>■ Print your name and address on the reverse so that we can return the card to you.</div><div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div></div> <div><div>DEVONNE HARDY/CLARE SCOTT</div><div>309 CAMPUS VIEW DRIVE</div><div>ORLANDO, FL 32810-6218</div><div>P-ID: 35-21-29-1228-00-700</div><div>CODE CASE NO: 25-000092</div></div> <div><div></div><div>9590 9402 8194 3030 0371 23</div></div> <div><div>2. Article Number (Transfer from service label)</div><div>9589 0710 5270 1545 9061 51</div></div>		<div>A. Signature</div> <div><div><input checked="" type="checkbox"/> Agent</div><div><input type="checkbox"/> Addressee</div></div> <div>B. Received by (Printed Name)</div> <div>C. Date of Delivery</div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No</div>	
<div>3. Service Type</div> <div><div><input type="checkbox"/> Adult Signature</div><div><input type="checkbox"/> Adult Signature Restricted Delivery</div><div><input checked="" type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Certified Mail Restricted Delivery</div><div><input type="checkbox"/> Collect on Delivery</div><div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div></div> <div><div><input type="checkbox"/> Priority Mail Express®</div><div><input type="checkbox"/> Registered Mail™</div><div><input type="checkbox"/> Registered Mail Restricted Delivery</div><div><input type="checkbox"/> Signature Confirmation™</div><div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div>			

Mail Restricted Delivery



U.S. Postal Service<sup>™</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT  
Domestic Mail Only

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

OFFICIAL USE

9589 0710 5270 1545 7906 51  
9589 0710 5270 1545 7906 51



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

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 \$

Postmark Here

Total Postage: \$

Sent To \$

Street and Apt.

City, State, Zip

DEVONNE HARDY/CLARE SCOTT

309 CAMPUS VIEW DRIVE

ORLANDO, FL 32810-6218

P-ID: 35-21-29-1228-00-700

CODE CASE NO: 25-000092

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

See Reverse for Instructions



U.S. Postal Service<sup>™</sup>  
CERTIFIED MAIL<sup>®</sup> 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

DEVONNE HARDY/CLARE SCOTT

309 CAMPUS VIEW DRIVE

ORLANDO, FL 32810-6218

P-ID: 35-21-29-1228-00-700

CODE CASE NO: 25-000092

Postmark Here

US 25 2025

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


15 1906 5451 0225 0120 6456



# Domestic Return Receipt




USPS TRACKING #



9590 9402 8194 3030 0371 23

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




United States  
Postal Service

**RECEIVED**  
AUG 28 2025

Initial: \_\_\_\_\_

• 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





DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....5

AUGUST 22, 2025 - 14:35 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT TOWN HALL



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....6**



**NOTICE OF HEARING - POSTING ON PROPERTY**

**NOTICE OF HEARING**

**AUGUST 25, 2025 - 2:26 PM**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....7**

**AUGUST 25, 2025 - 2:51 PM**

# NOTICE OF HEARING - POSTING ON PROPERTY

169



# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 25-000098**

**OWNER: CLARE SCOTT-HARDY**  
**PROPERTY ADDRESS: 327 CAMPUS VIEW DRIVE, ORLANDO, FL 32810**  
**PARCEL-ID NO: 35-21-29-1228-00-140**





# EXHIBIT A

## PHOTOGRAPHIC EVIDENCE

**IDENTIFYING PROPERTY ACCORDING  
TO THE ORANGE COUNTY PROPERTY  
APPRAISER'S WEBSITE.**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....1**

**JANUARY 18, 1007**



Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....2**



**MAY 5, 2018 - 2:45 PM**

Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**



DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1 228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....3



JANUARY 9, 2023 - 11:24 AM

Section V. Item #1.

ORANGE COUNTY PROPERTY APPRAISER



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....4**

**JANUARY 8, 2025**

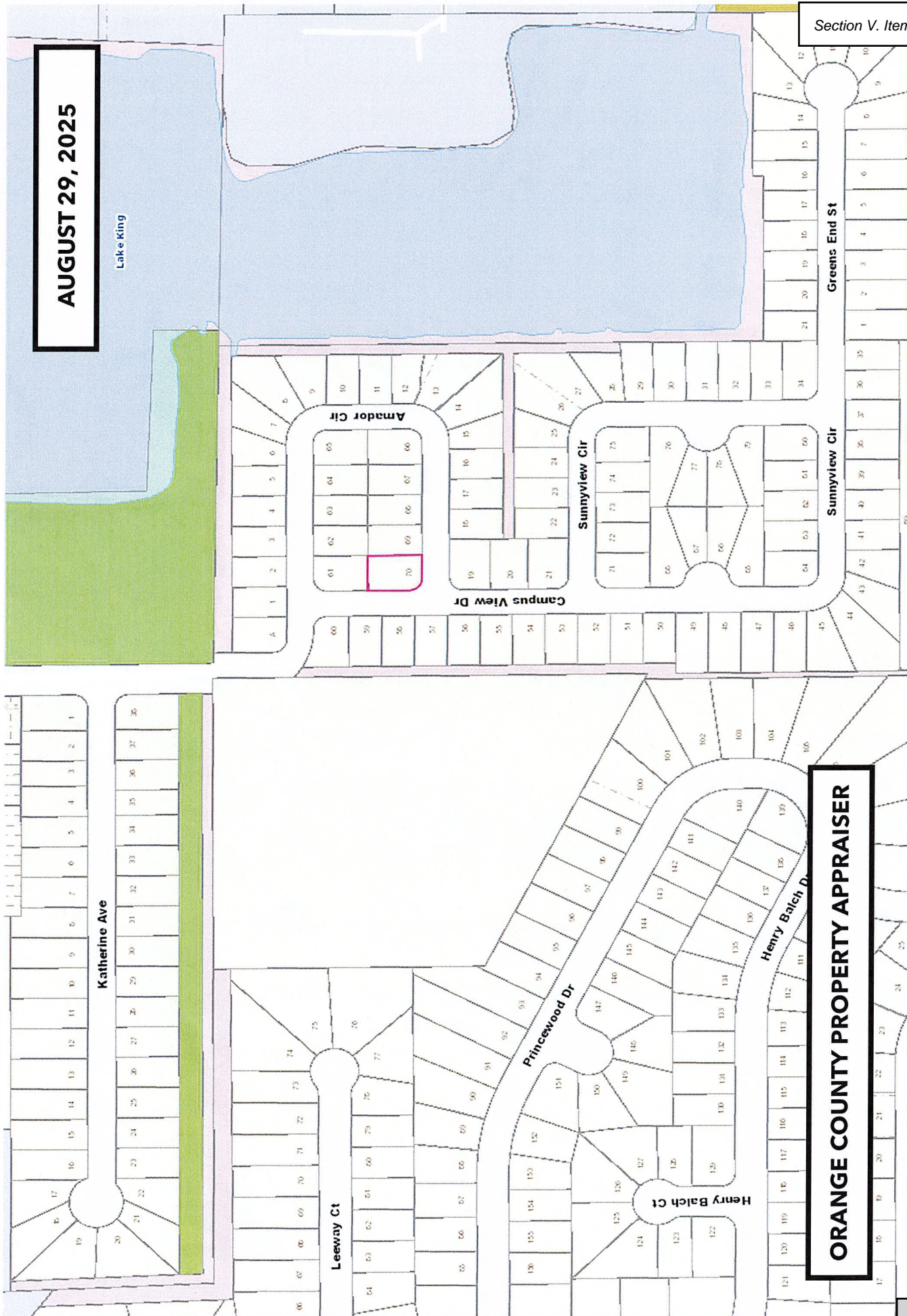
Section V. Item #1.

**ORANGE COUNTY PROPERTY APPRAISER**





DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCA).....5



AUGUST 29, 2025

Section V. Item #1.

ORANGE COUNTY PROPERTY APPRAISER





# EXHIBIT B

## PHOTOGRAPHIC EVIDENCE

# NOTICE OF VIOLATION





# NOTICE OF VIOLATION

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

CODE CASE NO: **25-000098**  
DATE OF NOTICE: **03/19/2025**  
COMPLIANCE DATE: **04/19/2025**

**CLARE SCOTT-HARDY**  
**REF: 327 AMADOR CIRCLE**  
**309 CAMPUS VIEW DRIVE**  
**ORLANDO, FL 32810**  
**CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 08**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the, SINGLE-FAMILY CLASS III, property located at, 327 AMADOR CIRCLE, ORLANDO, FL 32810, Parcel-ID: 35-21-29-1228-00-140 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).

**TO: CLARE SCOTT-HARDY,**

You are hereby notified, the property located at **327 AMADOR CIRCLE, ORLANDO, FL 32810** 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. **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.

Please be advised that if the violation is not cured by **[04/19/2025]** 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-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: code-enforcement@townofeatonville.org



## Description of Violation and Remedial Action Required

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

1. Junked, inoperable, wrecked and/or abandoned property on the property.

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

1. Repair and remove junked, inoperable, wrecked and/or abandoned property from the premises.

Attachment 1, Factual Description of Violation, Remedial Action Required.



TOWN OF EATONVILLE

307 E. Kennedy Blvd.  
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL  
03/19/2025 IMI  
US POSTAGE \$009.64



ZIP 32751  
041M11468919

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID: 35-21-29-1228-00-700  
CODE CASE NO: 25-000098

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:

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID: 35-21-29-1228-00-700  
CODE CASE NO: 25-000098



9590 9402 8854 4005 3803 55

2. Article Number (Transfer from carrier label)

9589 0710 5270 1231 9618 08

PS 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 ☐ No  
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ 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

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 \$

Postmark  
Here

Postage

Total Postage \$

DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID: 35-21-29-1228-00-700  
CODE CASE NO: 25-000098

Sent To

Street and Apt.

City, State, ZIP

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

Section V. Item #1.



9586 0710 5225 0720 6856

80 8T96 1E2T 0225 0720 6856

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT  
Domestic Mail Only

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

OFFICIAL MAIL

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<sup>4</sup>



DEVONNE HARDY/CLARE SCOTT  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810  
P-ID: 35-21-29-1228-00-700  
CODE CASE NO: 25-000098

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

32751  
Eatonville, FL  
Postmark  
MAR 20 2023  
Eatonville CPU  
12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

183



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>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.</div> <div>DEVONNE HARDY/CLARE SCOTT 309 CAMPUS VIEW DRIVE ORLANDO, FL 32810 P-ID: 35-21-29-1228-00-700 CODE CASE NO: 25-000098</div> <div> 9590 9402 8854 4005 3803 55</div> <div>2. Article Number (Transfer from container label) 9589 0710 5270 1231 9618 08</div>		<div>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/>  <input type="checkbox"/> Addressee</div> <div>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</div> <div>C. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</div> <div>USPS MAR 27 2025 HSNBANCH</div> <div>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 <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</div> <div>4. Insured Mail <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery <input type="checkbox"/> Insured Mail over \$500</div>	

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



USPS TRACKING #

9590 9402 8854 4005 3803 55

ORLANDO, FL 328

27 MAR 2025 PM 5 L

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

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

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

RECEIVED  
MAR 31 2025  
Initial: \_\_\_\_\_

United States  
Postal Service





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

**Devonne Hardy** <devonne\_hardy@yahoo.com>  
Reply-To: Devonne Hardy <devonne\_hardy@yahoo.com>  
To: "code-enforcement@townofeatonville.org" <code-enforcement@townofeatonville.org>

Thu, Apr 17, 2025 at 5:59 PM

Code Enforcement Division,

Hello...my name is  
Mr. Devonne Hardy,  
309 Campusview Drive  
Orlando, Florida 32810-6218

I am requesting an extension of 90 days to bring all infractions up to date.

Case#25-000091  
Case#25-000092  
Csae#25-000098

Thank you for your understanding in this matter.

Mr. Hardy





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

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Notice of Violations

---

Devonne Hardy <devonne\_hardy@yahoo.com>  
Reply-To: Devonne Hardy <devonne\_hardy@yahoo.com>  
To: "bnosakhere@townofeatonville.org" <bnosakhere@townofeatonville.org>

Fri, Apr 18, 2025 at 1:34 PM

Hardy 90 days extension  
[Quoted text hidden]





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>  
To: Devonne Hardy <devonne\_hardy@yahoo.com>

Tue, Apr 22, 2025 at 12:43 PM

Mr. Hardy, good day to you.

Your request is approved. Your compliance date is extended to July 21, 2025.

Please respond to this communication to acknowledge and confirm.

Thank you,  
[Quoted text hidden]





# EXHIBIT C

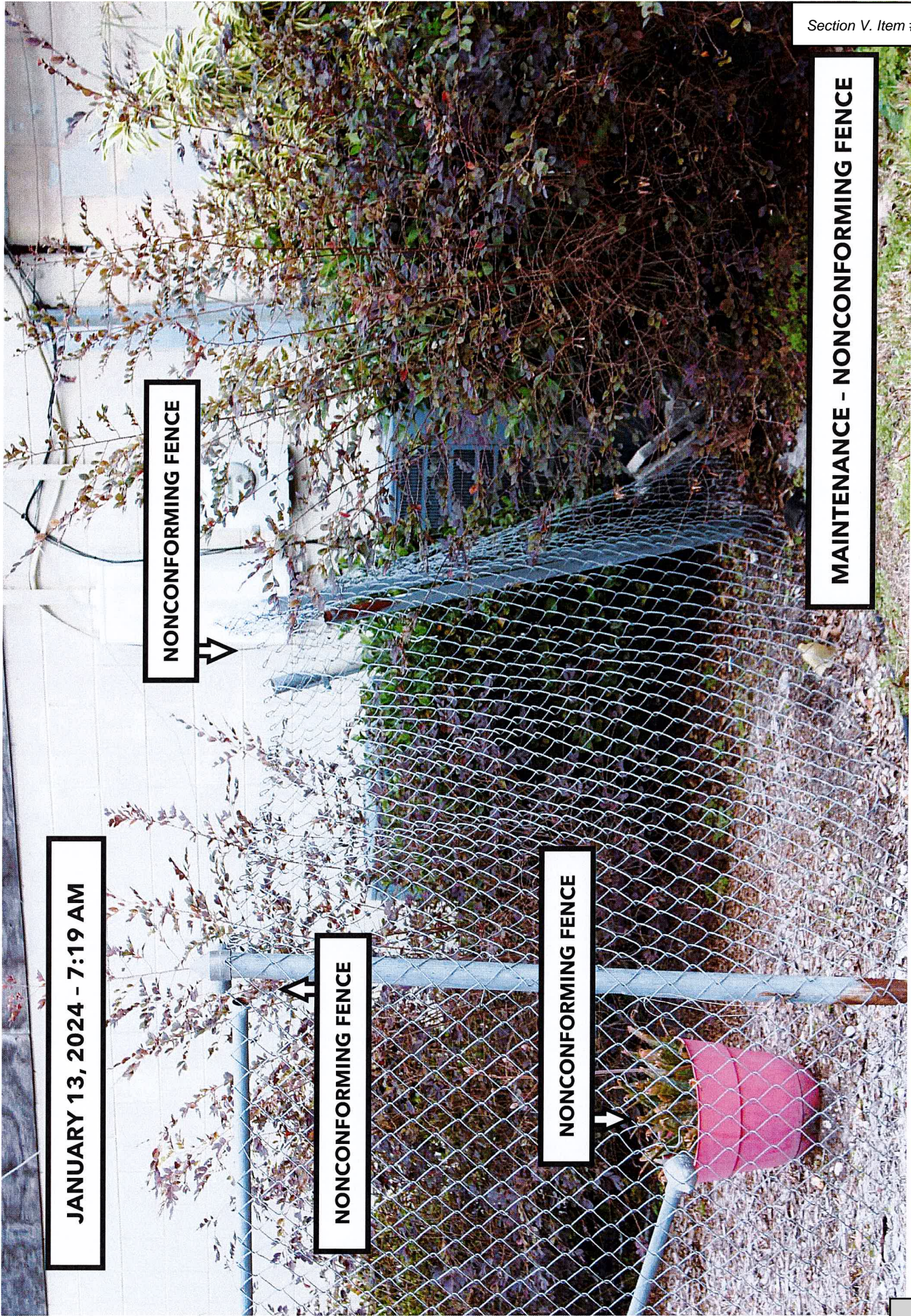
## PHOTOGRAPHIC EVIDENCE

**PROOF OF VIOLATION(S) - JUNKED,  
WRECKED, ABANDON PROPERTY.**

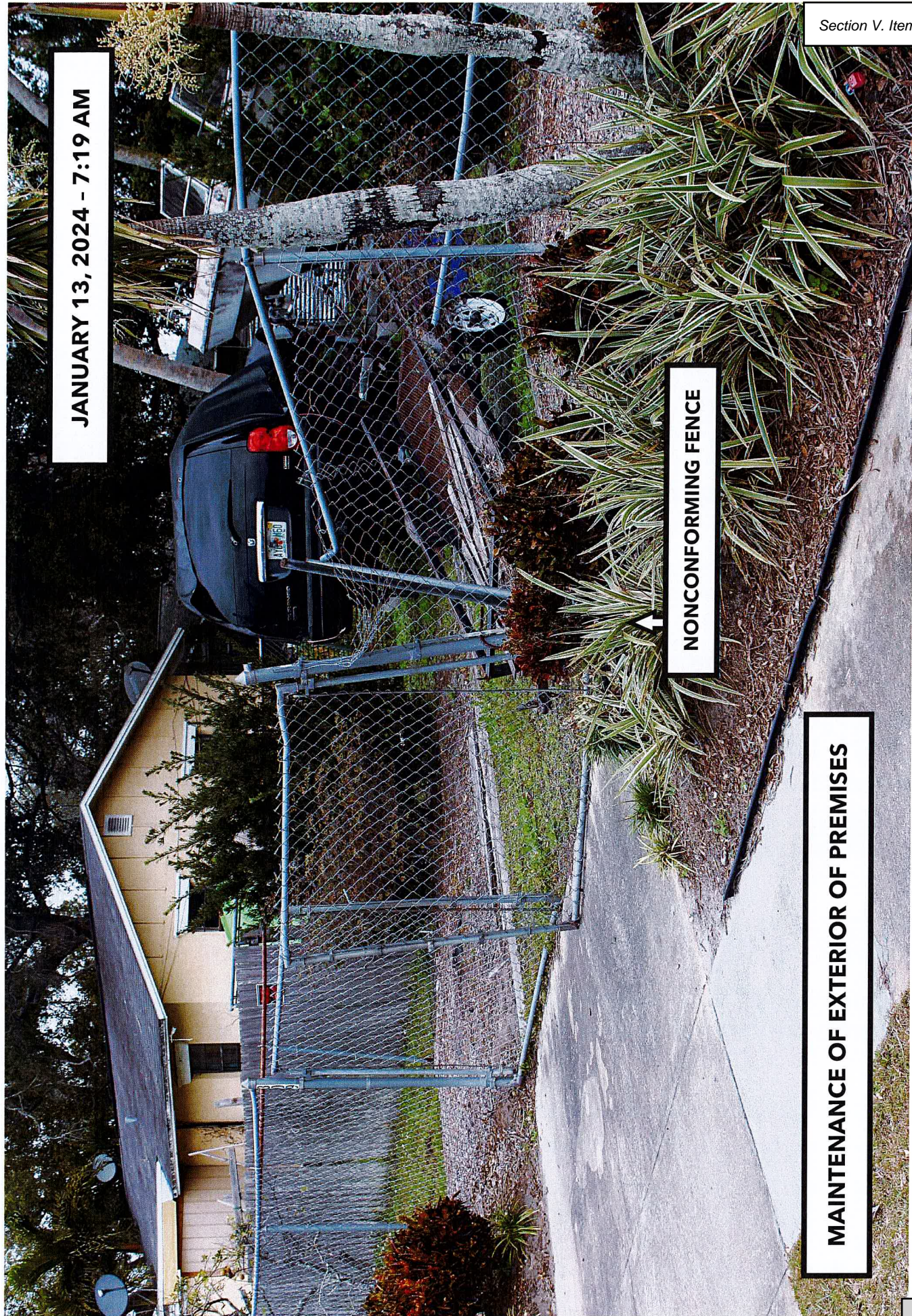




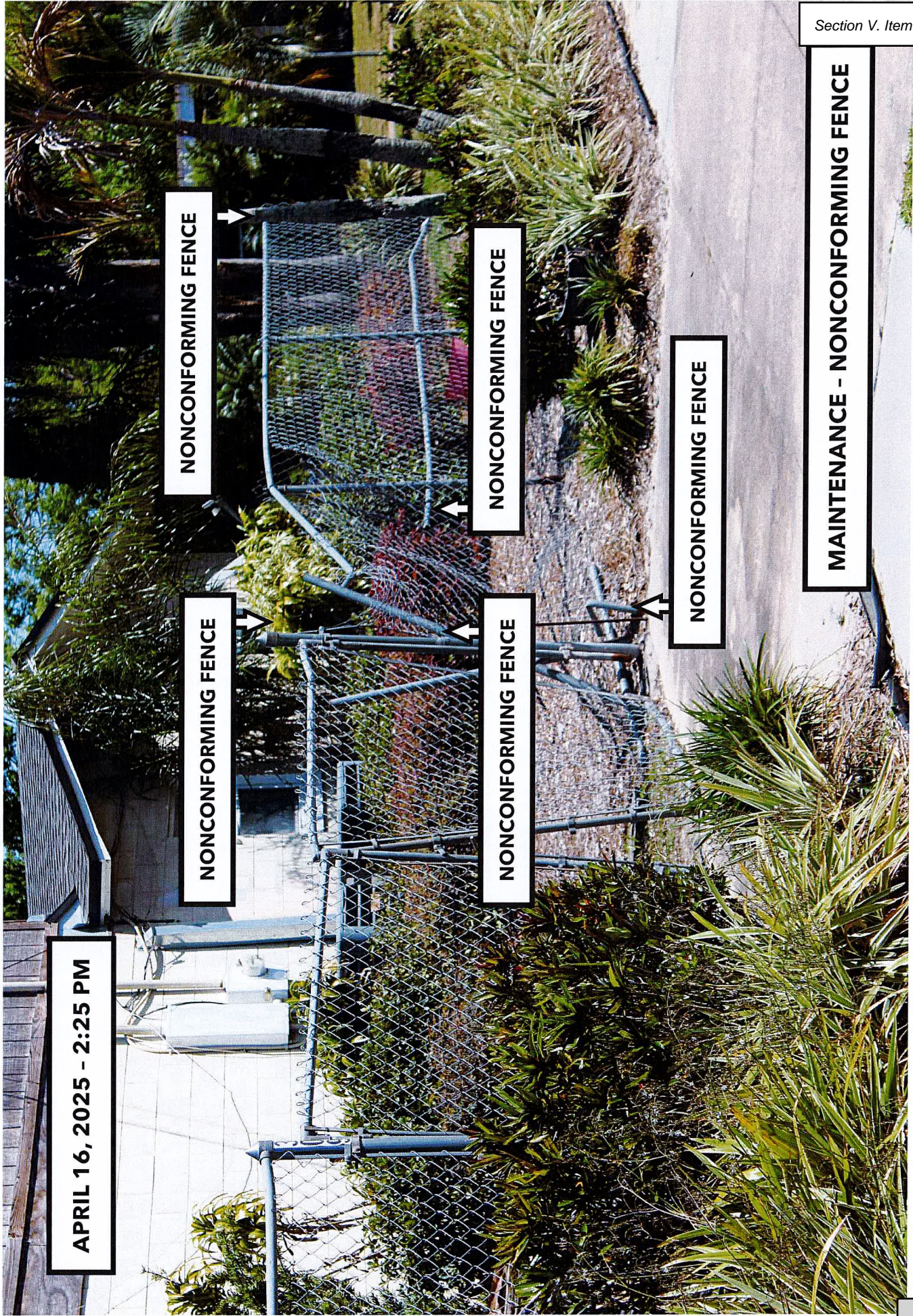












APRIL 16, 2025 - 2:25 PM

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

MAINTENANCE - NONCONFORMING FENCE

Section V. Item #1.



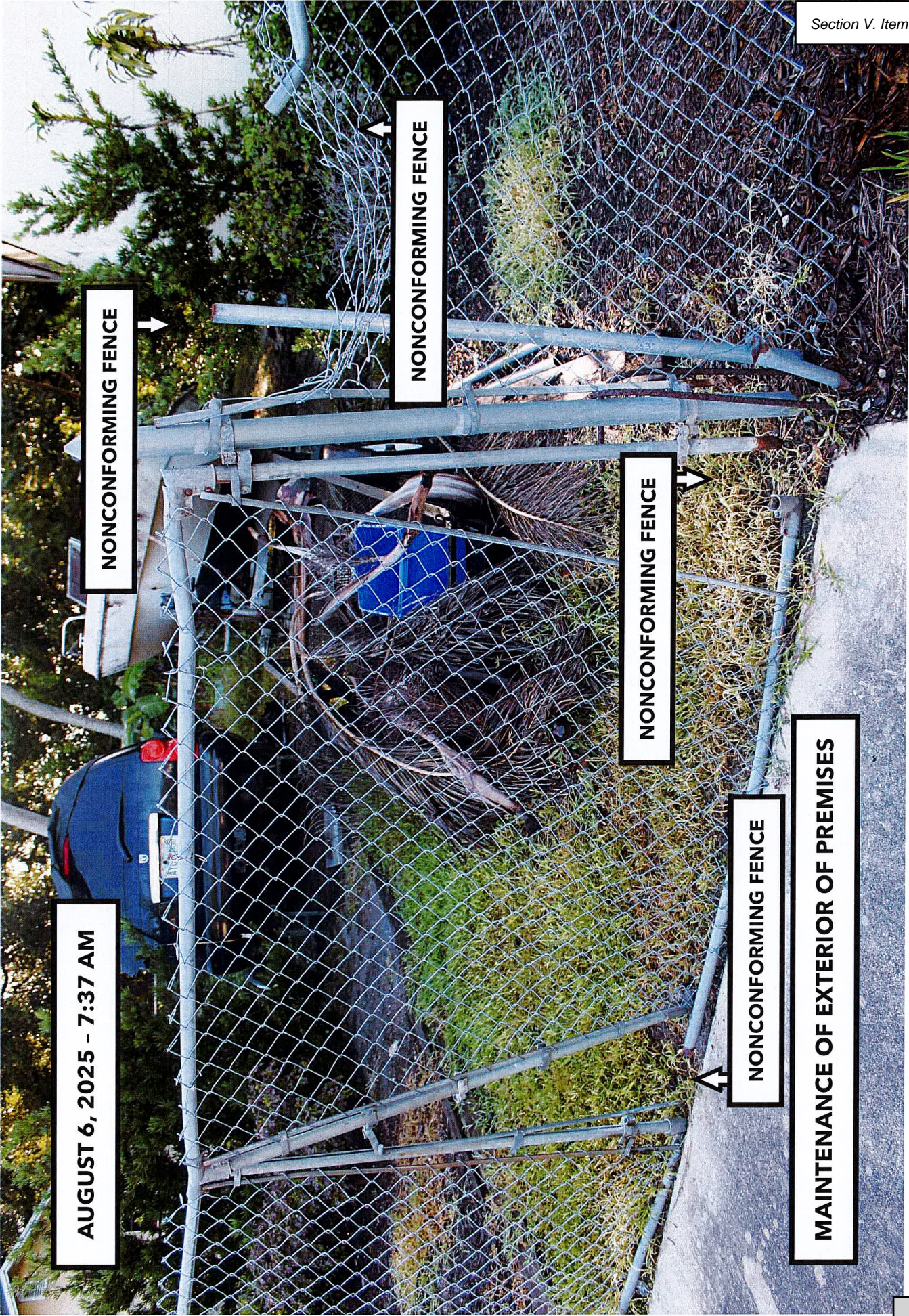


**AUGUST 6, 2025 - 7:33 AM**

**NONCONFORMING FENCE**

**MAINTENANCE - NONCONFORMING FENCE**









# EXHIBIT D

## PHOTOGRAPHIC EVIDENCE PROOF OF POSTING THE NOTICE OF HEARING.





# CODE ENFORCEMENT DIVISION

Section V. Item #1.

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000098

**CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 68**

Vs.

DEVONNE HARDY, CLARE SCOTT  
REF: 309 CAMPUS VIEW DRIVE  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810-6218

Respondent(s)

RE: 327 AMADOR CIRCLE, ORLANDO, FL 32810-6218  
Parcel-ID NO: 35-21-29-1228-00-140

## NOTICE OF HEARING

TO: CLARE SCOTT-HARDY,

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 **327 AMADOR CIRCLE, 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 **3<sup>rd</sup>** day of **SEPTEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

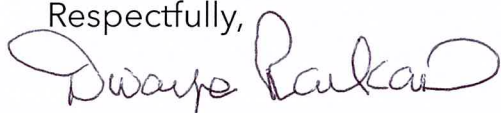


Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation 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 you 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 Wednesday, September 3, 2025, the hearing date.**

Pursuant to **Chapter 50, Sec. 50-42 (d).**, 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

NEOPOST FIRST-CLASS MAIL IMI  
08/25/2025  
**US POSTAGE \$010.44**  
 ZIP 32751  
041M11468919

CLARE SCOTT-HARDY  
309 CAMPUS VIEW DRIVE  
ORLANDO, FL 32810-6218  
P-ID: 35-21-29-1228-00-140  
CODE CASE NO: 25-000098



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div><input type="checkbox"/> Complete items 1, 2, and 3.</div> <div><input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</div> <div><input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</div>		<div>A. Signature<div><input checked="" type="checkbox"/> Agent<div><input type="checkbox"/> Addressee</div></div></div> <div>B. Received by (Printed Name)<div>C. Date of Delivery</div></div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div>	



U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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

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 \$

Postmark Here

Total Postage at \$

Sent To

Street and Apt. #

City, State, Zip+4

CLARE SCOTT-HARDY

309 CAMPUS VIEW DRIVE

ORLANDO, FL 32810-6218

P-ID: 35-21-29-1228-00-140

CODE CASE NO: 25-000098

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

9589 0710 5220 1545 9061 58

9589 0710 5220 1545 9061 58

CERTIFIED MAIL<sup>®</sup>

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



U.S. Postal Service<sup>™</sup>  
CERTIFIED MAIL<sup>®</sup> 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 at	\$	
Sent To		CLARE SCOTT-HARDY
Street and Apt. #		309 CAMPUS VIEW DRIVE
City, State, Zip <sup>+</sup>		ORLANDO, FL 32810-6218
		P-ID: 35-21-29-1228-00-140
		CODE CASE NO: 25-000098

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

89 1906 5657 0225 0720 6856





<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p style="text-align: center;"><b>ATTN: HARDY</b></p> <p style="text-align: center;"><b>300 COUNTRYVIEW DRIVE</b></p> <p style="text-align: center;"><b>ORLANDO, FL 32810-6218</b></p> <p style="text-align: center;"><b>P-ID: 35-21-29-1228-00-140</b></p> <p style="text-align: center;"><b>CODE CASE NO: 25-000098</b></p> </div>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>A. Signature</p> <div style="border-bottom: 1px solid black; height: 40px; position: relative;"> <span style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 4px 4px;"></span> </div> </td> <td style="width: 50%; padding: 5px;"> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> </td> </tr> <tr> <td style="width: 50%; padding: 5px;"> <p>B. Received by (Printed Name)</p> <p><b>RECEIVED HARDY</b></p> </td> <td style="width: 50%; padding: 5px;"> <p>C. Date of Delivery</p> </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> </td> </tr> </table>	<p>A. Signature</p> <div style="border-bottom: 1px solid black; height: 40px; position: relative;"> <span style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 4px 4px;"></span> </div>	<p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	<p>B. Received by (Printed Name)</p> <p><b>RECEIVED HARDY</b></p>	<p>C. Date of Delivery</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>A. Signature</p> <div style="border-bottom: 1px solid black; height: 40px; position: relative;"> <span style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 4px 4px;"></span> </div>	<p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>						
<p>B. Received by (Printed Name)</p> <p><b>RECEIVED HARDY</b></p>	<p>C. Date of Delivery</p>						
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>							

<p>2. Article Number (Transfer from service label)</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;"><b>9589 0710 5270 1545 9061 68</b></p> </div>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input checked="" type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Mail</li> <li><input type="checkbox"/> Mail Restricted Delivery</li> </ul>
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4. Delivery Point (Transfer from service label)

**9590 9402 8194 3030 0371 16**

5. Priority Mail Express®

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



USPS TRACKING #

9590 9402 8194 3030 0371 16

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

9590 9402 8194 3030 0371 16

UNITED STATES  
POSTAL SERVICE

9590 9402 8194 3030 0371 16

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

CODE ENFORCEMENT DIVISION  
ATTN: BARUTI ABDULAH-NOSAKHERE  
307 EAST KENNEDY BOULEVARD  
EATONVILLE, FL 32741

RECEIVED

AUG 28 2025

Initial: \_\_\_\_\_

51-680099

51-680099



DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....5

AUGUST 22, 2025 - 14:35 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT TOWN HALL



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....6**



**AUGUST 25, 2025 - 2:26 PM**

**NOTICE OF HEARING**

**NOTICE OF HEARING - POSTING ON PROPERTY**

Section V. Item #1.



**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700  
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....7**

**AUGUST 25, 2025 - 2:51 PM**

*Section V. Item #1.*

# NOTICE OF HEARING - POSTING ON PROPERTY

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