



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT AGENDA

Wednesday, December 4, 2024, at 6:30 PM

Town Hall - 307 E Kennedy Blvd

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 – October 2, 2024 (Clerk Office)
- V. CODE CASE HEARINGS**
 - 2. CODE CASES NO. 23-000265
 - 3. CODE CASES NO. 23-000276
 - 4. CODE CASES NO. 23-000290
 - 5. CODE CASES NO. 23-000308
- VI. COMMENTS**
 - 6. 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 286.26



**HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD MEETING
DECEMBER 4, 2024, 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 – October 2, 2024 (Clerk Office)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA	YES	Exhibits: <ul style="list-style-type: none"> Meeting Minutes – October 2, 2024
NEW BUSINESS		
ADMINISTRATIVE		

REQUEST: Request for approval of Approval of Meeting Minutes for October 2, 2024.

SUMMARY: The Code Enforcement Board Meeting was held on the first Wednesday, October 2, 2024, at 6:30 p.m. 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 Meeting held October 2, 2024.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA CODE ENFORCEMENT BOARD MEETING MEETING MINUTES (REVISED)

Wednesday, October 2, 2024, at 6:30 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record 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.*

CALL TO ORDER AND VERIFICATION OF QUORUM:

Chair Rackard called the meeting to order at 6:32 p.m. and quorum was established through roll call through Mrs. Veronica King.

PRESENT: (4) Board Members: Dwayne Rackard; Michael Mills; Jacqueline Haynes; (**Absent:** Ryan Novak, Todd Jenkins)

STAFF: (3) Veronica King, **Town Clerk;** Baruti Abdallah-Nosakhare, **Code Enforcement Officer;** Holli New, **Town Attorney**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Chair Rackard led the Pledge of Allegiance

SWEARING IN OF WITNESSES – Attorney Holli New did swearing of witnesses.

HEARINGS – There were five cases heard and presented by the Code Enforcement Officer (Mr. Baruti).

1. Code Case No: 23-000277

Fields Motorcars of Florida, Inc.
REF: PROMO ONLY
(NO SHOW/NO REPRESENTATIVE)

Property Address:

257 South Lake Destiny Drive

Parcel ID No:

35-21-29-3854-00-061

Section of the Code:
(VIOLATION)

Code of Ordinances, Chapter 30 - Solid Waste
Sec. 30-27, Frequency of Collection; Use and Maintenance
of Container, Tops.

Sec 30-60, Same Gate Required

BOARD DECISION:

Vice Chair Mills MOTIONS for **Approval** of a deadline of November 1, 2024, thereafter \$100 per day of fines will be accessed; **SECOND** by **Jacqueline Haynes**; **AYE: ALL, MOTION PASSES.** **Comments:** The recommendation from the Code Enforcement Officer is a deadline of November 1, 2024, thereafter \$100 per day of fines will be accessed. The board made no changes to the recommendations.

2. Code Case No: 23-000282

Mustard Seed of Central Florida, Inc.
REF: MUSTARD SEED OF CENTRAL FL, INC.
(REPRESENTATIVE: Alexander Jones)

Property Address: 12 Mustard Seed Lane
Parcel ID No: 34-21-29-0000-00-027
Section of the Code: Code of Ordinances, Chapter 30 - Solid Waste
(VIOLATION) Sec. 30-27, Frequency of Collection; Use and Maintenance of Container, Tops.
Sec 30-60, Same Gate Required

BOARD DECISION:

Chair Rackard MOTIONS for **Approval** of a deadline of December 15, 2024, thereafter \$200 per day of fines will be accessed; **SECOND** by **Vice Chair Mills**; **AYE: ALL, MOTION PASSES.** **Comments:** The recommendation from the Code Enforcement Officer is November 1, 2025, thereafter \$100 per day of fines will be accessed. The owner requested an extension beyond November 1, 2024, needs three to four weeks to complete the work, provided three quotes. The board decided to honor the owners request for extension, the company must come into compliance by December 15, 2024, or \$200 per day of fines will be accessed.

3. Code Case No: 24-000179

Dontevious A. Haynes
REF: 407 SUNNYVIEW CIRCLE
(NO SHOW/NO REPRESENTATIVE)

Property Address: 407 Sunnyview Circle
Parcel ID No: 35-21-29-1228-00-820
Section of the Code: Code of Ordinances, Chapter 18 – Environment
(VIOLATION) Code of Ordinances, Chapter 38 – Traffic and Vehicles
Sec. 18-229, Certain motor vehicles required to be parked in garage.
Sec. 38-201(a)(16) - Stopping, standing and parking prohibited in specified place.
Sec. 38-214, Parking in parkways and grassed right-of-way.

BOARD DECISION:

Vice Chair Mills MOTIONS for **Approval** of a deadline of November 1, 2024, thereafter \$100 per day of fines will be accessed; **SECOND** by **Jacqueline Haynes**; **AYE: ALL, MOTION PASSES.** **Comments:** The recommendation from the Code Enforcement Officer is a deadline of November 1, 2024, thereafter \$100 per day of fines will be accessed. The board made no changes to the recommendations. It was recommended to reach out to the Eatonville Police Department pertaining to parking violations.

4. Code Case No: 24-000193

Alexander Rentals, LLC.
REF: 532 LIME STREET
(REPRESENTATIVE: Donna McMillian)

Property Address: 532 Lime Street, Eatonville, FL 32751
Parcel ID No: 36-21-29-1128-01-010
Section of the Code: Code of Ordinances, Chapter 18 – Environment
(VIOLATION) Sec. 18-229, Certain motor vehicles required to be parked in garage.
Sec. 18-231, Visual nuisance declared; abatement required.
Sec. 18-233, Parking restrictions for certain vehicles on residential property.



HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD MEETING
DECEMBER 4, 2024, AT 6:30 PM
Cover Sheet

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

ITEM TITLE: Hearing – Code Enforcement Cases (**Code Enforcement**)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA		Exhibits:
HEARINGS	YES	<ul style="list-style-type: none"> • Code Information as listed below: 1. CODE CASES NO. 23-000265 2. CODE CASES NO. 23-000276 3. CODE CASES NO. 23-000290 4. CODE CASES NO. 23-000308
ADMINISTRATIVE		

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

SUMMARY: Four 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 judgment 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 for open code violations within the Town of Eatonville.

FISCAL & EFFICIENCY DATA: N/A

TOWN OF EATONVILLE

1887



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

CODE CASE#: 24-000265

**OWNER: TOWN OF EATONVILLE
VIOLATION ADDRESS: 103 TAYLOR AVENUE, EATONVILLE, FL 32751
PARCEL ID#: 36-21-29-1352-03-010**



CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT
CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec.
50-1. - Purpose.**

Sec. 50-1. The purpose of this chapter is to provide a minimum level of maintenance and habitability for non-residential structures within the town. These requirements are intended to improve the integrity, appearance, environment, character, and value of the community; to protect nearby properties; and thereby to promote public health, safety and general welfare.

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT
CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec.
50-2. - Definitions for interpretation of property maintenance standards and nuisance
abatement code.**

Sec. 50-2. Grass, weeds (excessive growth) means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowering plants, or other types of living plant life typically used for landscaping or aesthetic purposes.

**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), (b)(6).**

Sec. 50-35(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(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

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exempt deadline to file a 2025 exemption application is March 1, 2025.

Section VI. Item #2.

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 11/26/2024 System Refresh Date: 10/27/2024

103 Taylor Ave 36-21-29-1352-03-010

Name(s):
MACEDONIA MISSIONARY
BAPTIST CHURCH OF
EATONVILLE FLORIDA INC

Physical Street Address:
103 Taylor Ave

Property Use:
7000 - Inst-vacant Land



103 TAYLOR AVE, EATONVILLE, FL 32751 6/25/2021 9:28 AM

Mailing Address On File:
Po Box 940515
Maitland, FL 32794-0515
[Incorrect Mailing Address?](#)

Postal City and Zip:
Maitland, FL 32751

Municipality:
Eatonville

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 <input checked="" type="checkbox"/> MKT	\$76,370	\$0	\$0	\$76,370	N/A	\$76,370	N/A
2023 <input checked="" type="checkbox"/> MKT	\$76,370	\$0	\$0	\$76,370	5.2%	\$76,370	5.3%
2022 <input checked="" type="checkbox"/> MKT	\$72,614	\$0	\$0	\$72,614	10.1%	\$72,531	10.0%
2021 <input checked="" type="checkbox"/> MKT	\$65,937	\$0	\$0	\$65,937	N/A	\$65,937	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/>			\$0		\$0
2023 <input checked="" type="checkbox"/>			\$0		\$0
2022 <input checked="" type="checkbox"/> \$			\$0		\$1
2021 <input checked="" type="checkbox"/>			\$0		\$0

2024 Taxable Value and Certified Taxes

Tax Year

2024	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$76,370	\$0	\$76,370	3.2160	1.4%	\$245.61	17%
Public Schools: By Local Board	\$76,370	\$0	\$76,370	3.2480	0.0%	\$248.05	17%
General County	\$76,370	\$0	\$76,370	4.4347	0.0%	\$338.68	24%
Town Of Eatonville	\$76,370	\$0	\$76,370	7.2938	0.0%	\$557.03	39%
Library - Operating Budget	\$76,370	\$0	\$76,370	0.3748	0.0%	\$28.62	2%
St Johns Water Management District	\$76,370	\$0	\$76,370	0.1793	0.0%	\$13.69	1%
Totals				18.7466		\$1,431.68	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

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

2024 Gross Tax Total: \$1,431.68

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$1,431.68

Your ad-valorem tax with exemptions is: - \$1,431.68

Providing You A Savings Of: = \$0.00

Property Record - 36-21-29-1352-03-010

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary

Property Name

103 Taylor Ave

Names

Macedonia Missionary Baptist Church Of Eatonville Florida Inc

Municipality

EVL - Eatonville

Property Use

7000 - Inst-Vacant Land

Mailing Address

Po Box 940515
Maitland, FL 32794-0515

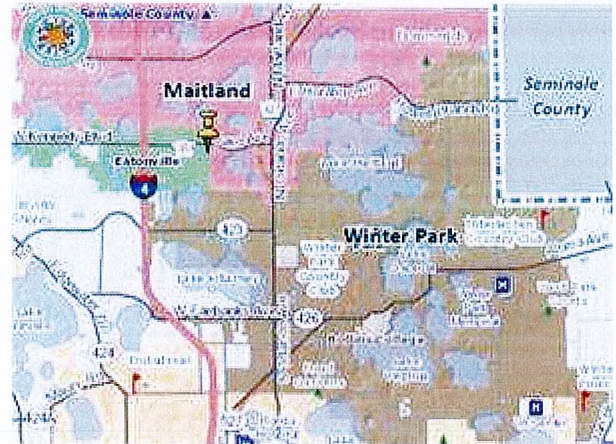
Physical Address

103 Taylor Ave
Maitland, FL 32751

OR
OR
Code
For
Mobile
Phone



103 TAYLOR AVE, EATONVILLE, FL 32751 6/25/2021 9:28 AM



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	\$76,370	+ \$0	+ \$0 = \$76,370 (0%)	\$76,370 (0%)	\$76,370 (0%)
2023	\$76,370	+ \$0	+ \$0 = \$76,370 (5.2%)	\$76,370 (5.3%)	\$76,370 (5.3%)
2022	\$72,614	+ \$0	+ \$0 = \$72,614 (10%)	\$72,531 (10%)	\$72,531 (10%)
2021	\$65,937	+ \$0	+ \$0 = \$65,937	\$65,937	\$65,937

Tax Year Benefits

2024			\$0
2023			\$0
2022			\$1
2021			\$0

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$76,370	\$0	\$76,370	3.2160 (1.36%)	\$245.61	17 %
Public Schools: By Local Board	\$76,370	\$0	\$76,370	3.2480 (0.00%)	\$248.05	17 %
Orange County (General)	\$76,370	\$0	\$76,370	4.4347 (0.00%)	\$338.68	24 %
Town Of Eatonville	\$76,370	\$0	\$76,370	7.2938 (0.00%)	\$557.03	39 %
Library - Operating Budget	\$76,370	\$0	\$76,370	0.3748 (0.00%)	\$28.62	2 %
St Johns Water Management District	\$76,370	\$0	\$76,370	0.1793 (0.00%)	\$13.69	1 %
				18.7466	\$1,431.68	

2024 Non-Ad Valorem Assessments

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

Property Features

Property Description

CLARKS ADDITION TO MAITLAND A/133 LOT 1 TO 8 BLK 3 & S1/2 OF VAC R/W ON N & N1/2 OF VAC R/W ON S PER OR 4975/4665

Total Land Area

41,732 sqft (+/-) | 0.96 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
7000 - Inst-Vacant Land	R-2	41732.36 SQUARE FEET	\$1.83	\$76,370	\$0.00	\$76,370

Buildings

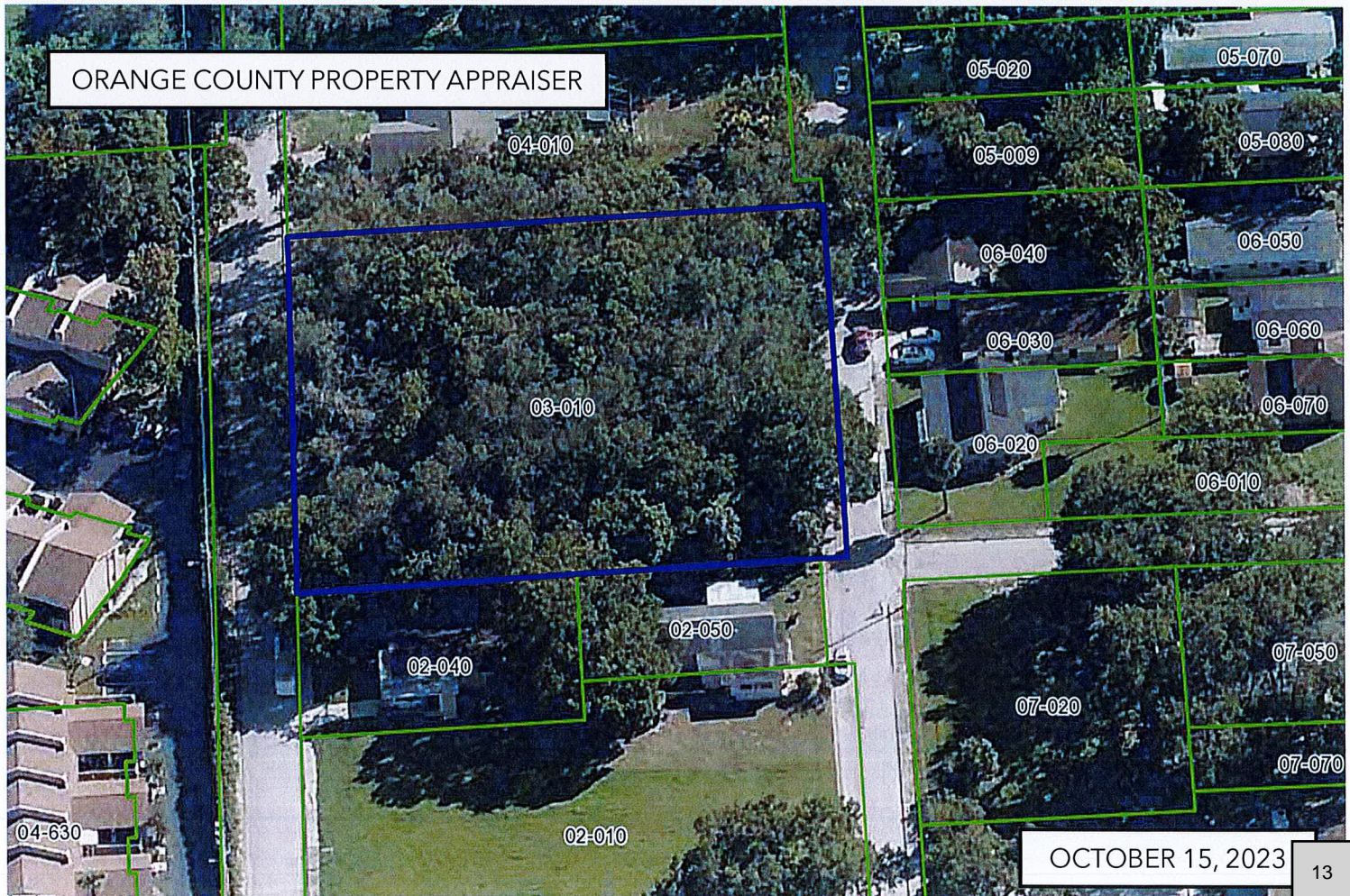
Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

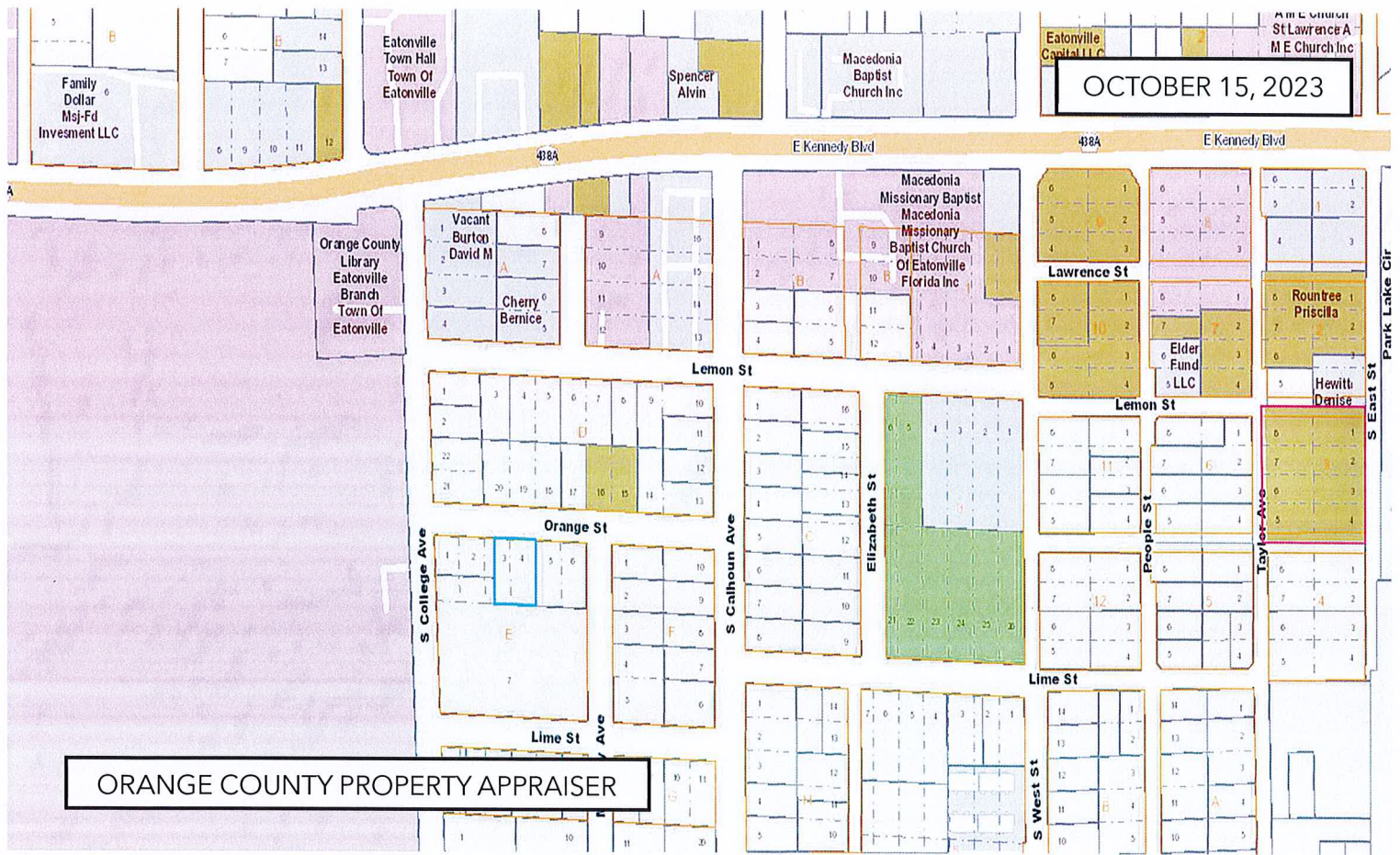
Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/10/1997	\$65,000	19970126397	05233 / 2825	Warranty Deed	Cecil Allen Construction Inc	Macedonia Missionary Baptist Church Of Eatonville Florida Inc	Vacant
08/15/1995	\$51,000	19955329689	04934 / 1217	Warranty Deed	Anderson John M Anderson Julie D	Cecil Allen Construction Inc	Vacant
01/01/1979	\$28,000	19791340514	02974 / 0666	Special Warranty			Vacant



MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FL

P-ID: 36-21-29-1352-03-010, 103 TAYLOR AVENUE, EATONVILLE, FL 32751 - ()

Section VI. Item #2.



OCTOBER 15, 2023

ORANGE COUNTY PROPERTY APPRAISER



Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

Section VI. Item #2.

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

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

**MACEDONIA MISSIONARY BAPTIST CHURCH
OF EATONVILLE FLORIDA, INC.
REF: 103 TAYLOR AVENUE
P. O. BOX 940515
MAITLAND, FL 32751**

CODE CASE#: **24-000265**
DATE OF NOTICE: **08/15/2024**
COMPLIANCE DATE: **08/25/2024**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property located at, 103 TAYLOR AVENUE, EATONVILLE, FL 32751, Parcel ID: 36-21-29-1352-03-010 into compliance with Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-1. - Purpose. 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), (b)(6). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. (1). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a), (2).

TO: MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC.,

You are hereby notified, the property located at **103 TAYLOR AVENUE, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code

of Ordinances set forth above. Specifically, in **Sec. 50-1.**, The purpose of this chapter is to provide a minimum level of maintenance and habitability for nonresidential structures within the town. These requirements are intended to improve the integrity, appearance, environment, character, and value of the community; to protect nearby properties; and thereby to promote the public health, safety and general welfare.

Sec. 50-2., Grass, weeds (excessive growth) means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowering plants, or other types of living plant life typically used for landscaping or aesthetic purposes., **Sec. 50-35(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(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 fifth, garbage, trash, refuse, debris and inoperative machinery. **(6).**, Sources of infestation. **Sec. 50-36(1).**, The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1).**, Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. **Sec. 50-39.**, **(a)(2).**, Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned

items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

Please be advised that if the violation is not cured by **[08/25/2024]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

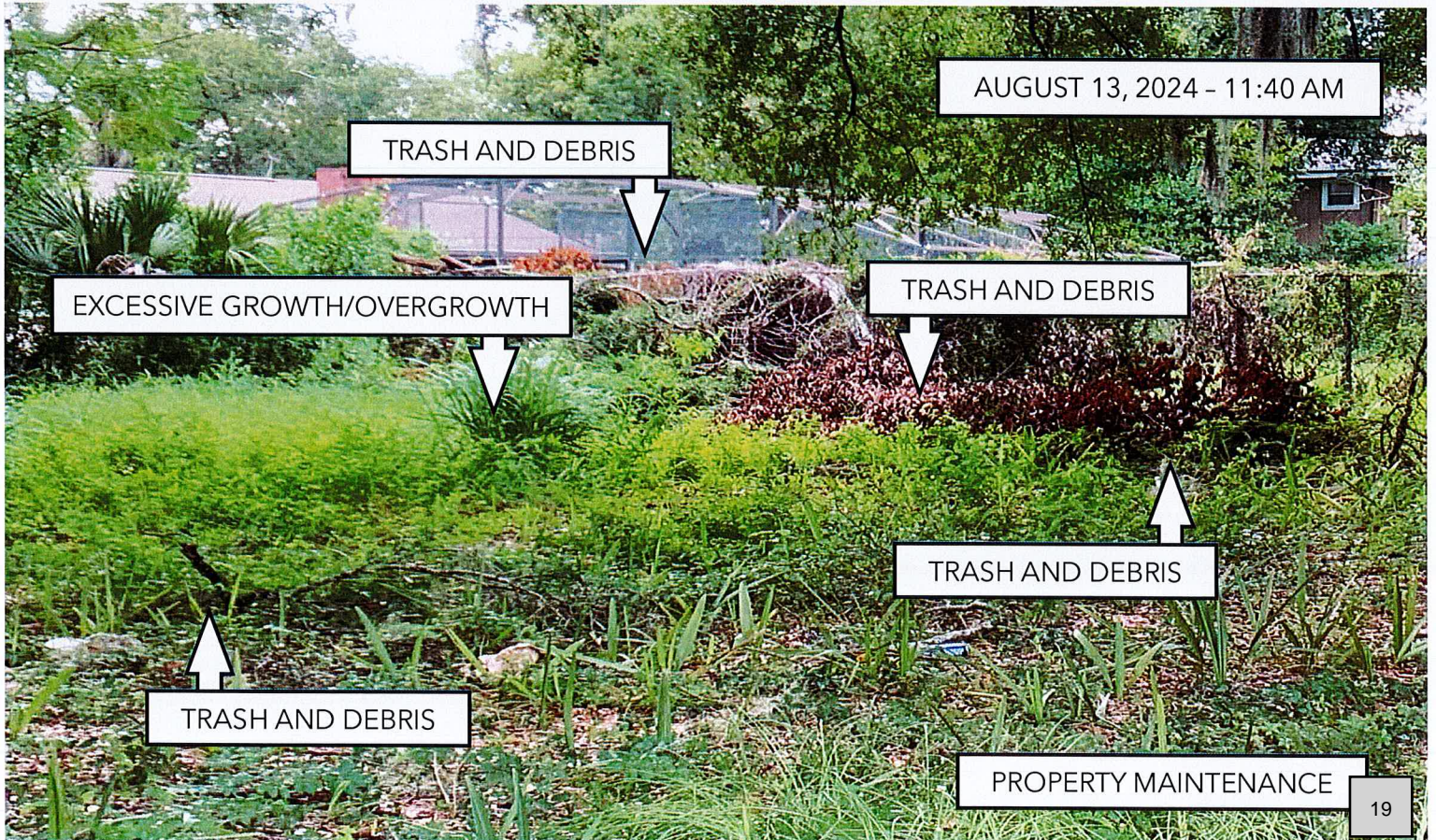
Pursuant to Chapter 50 of the Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

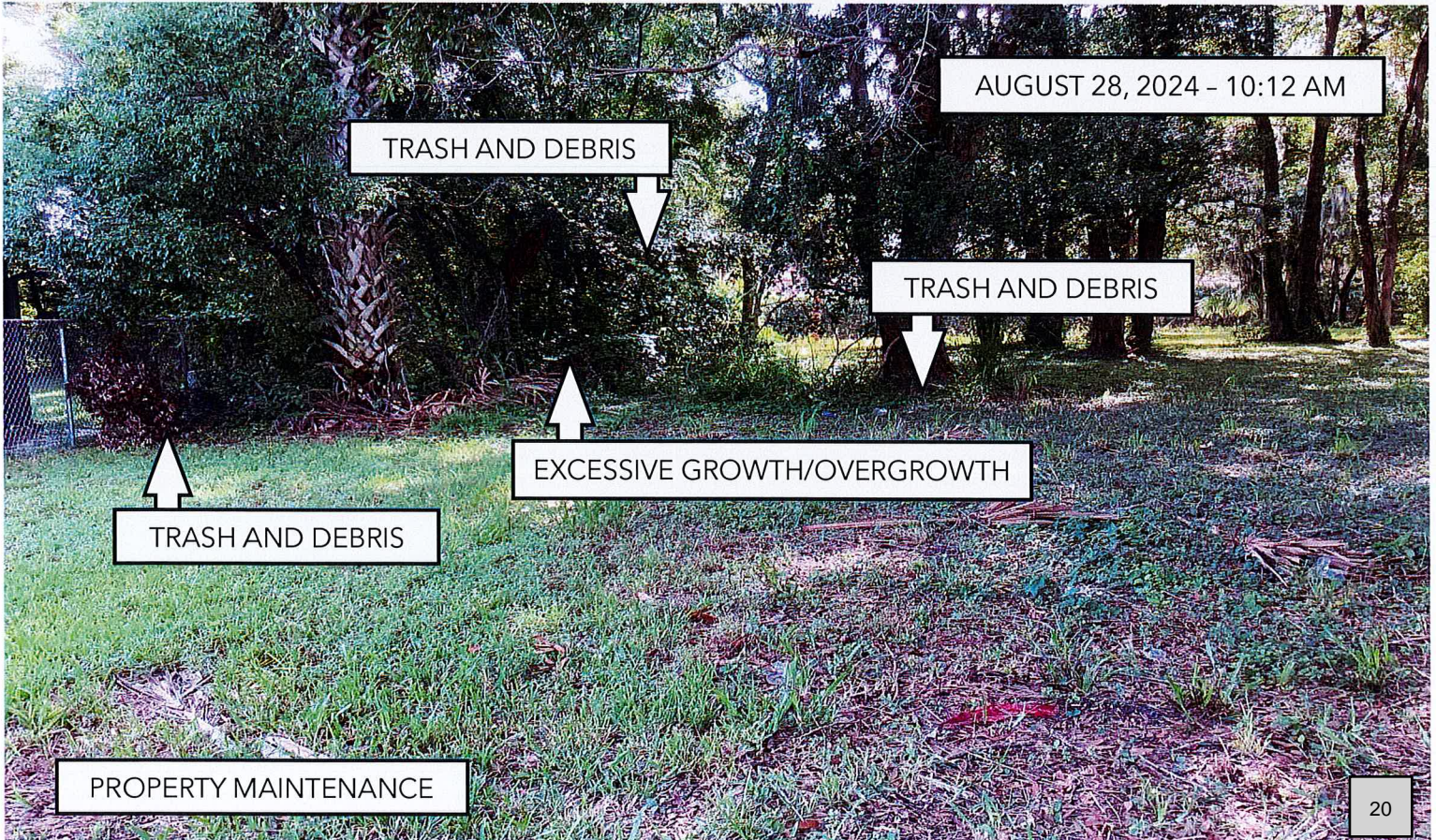
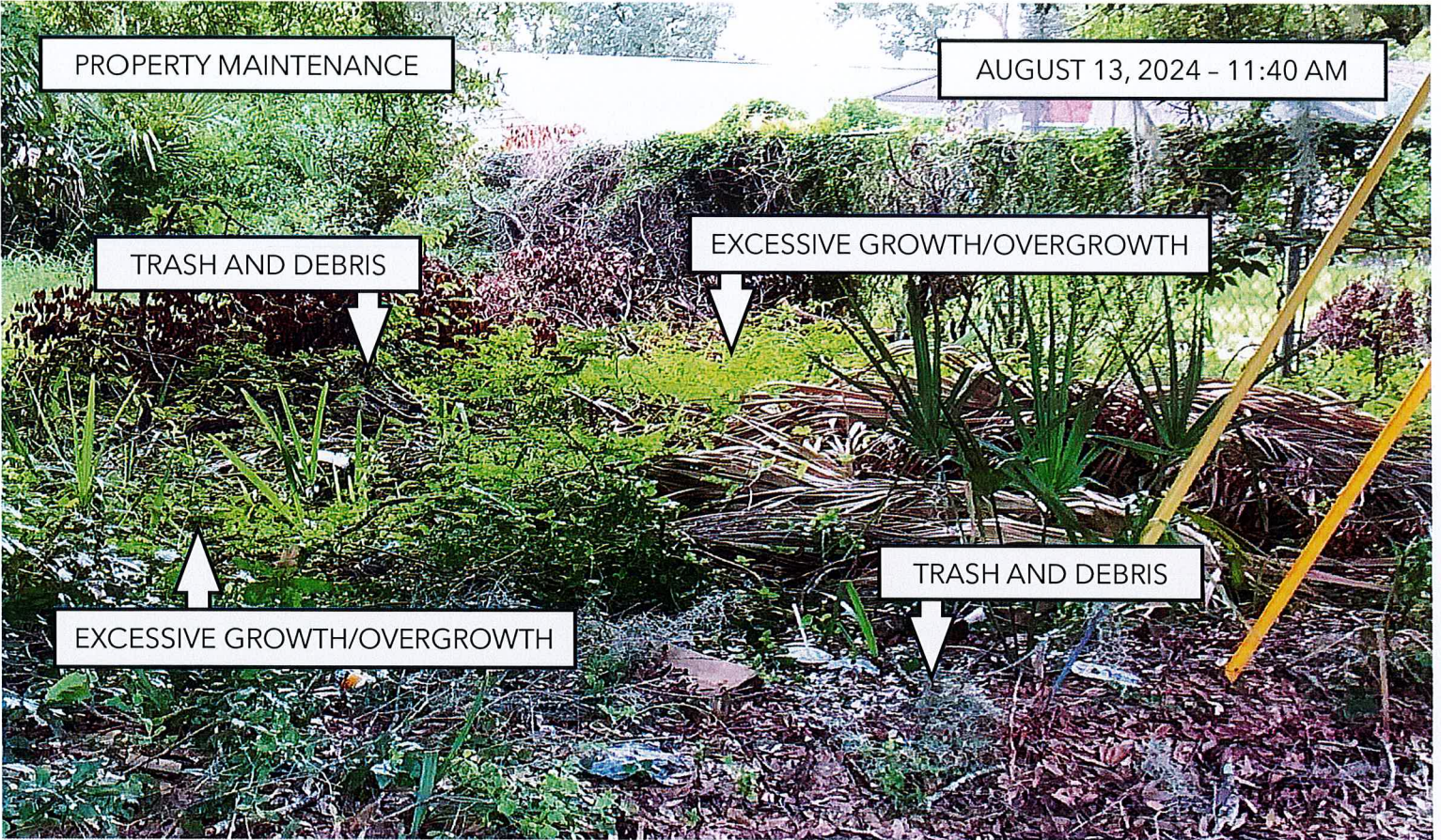
Respectfully,

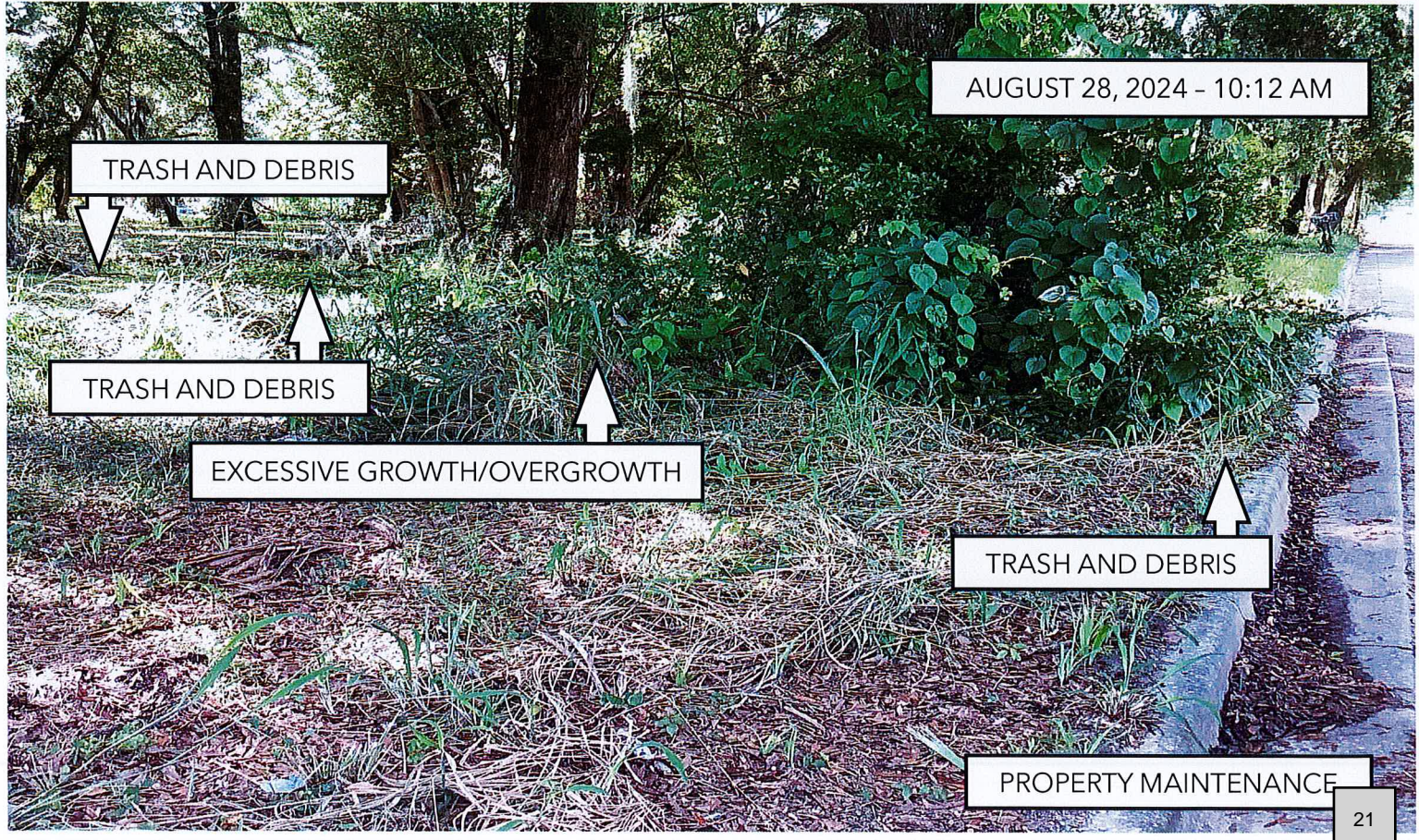
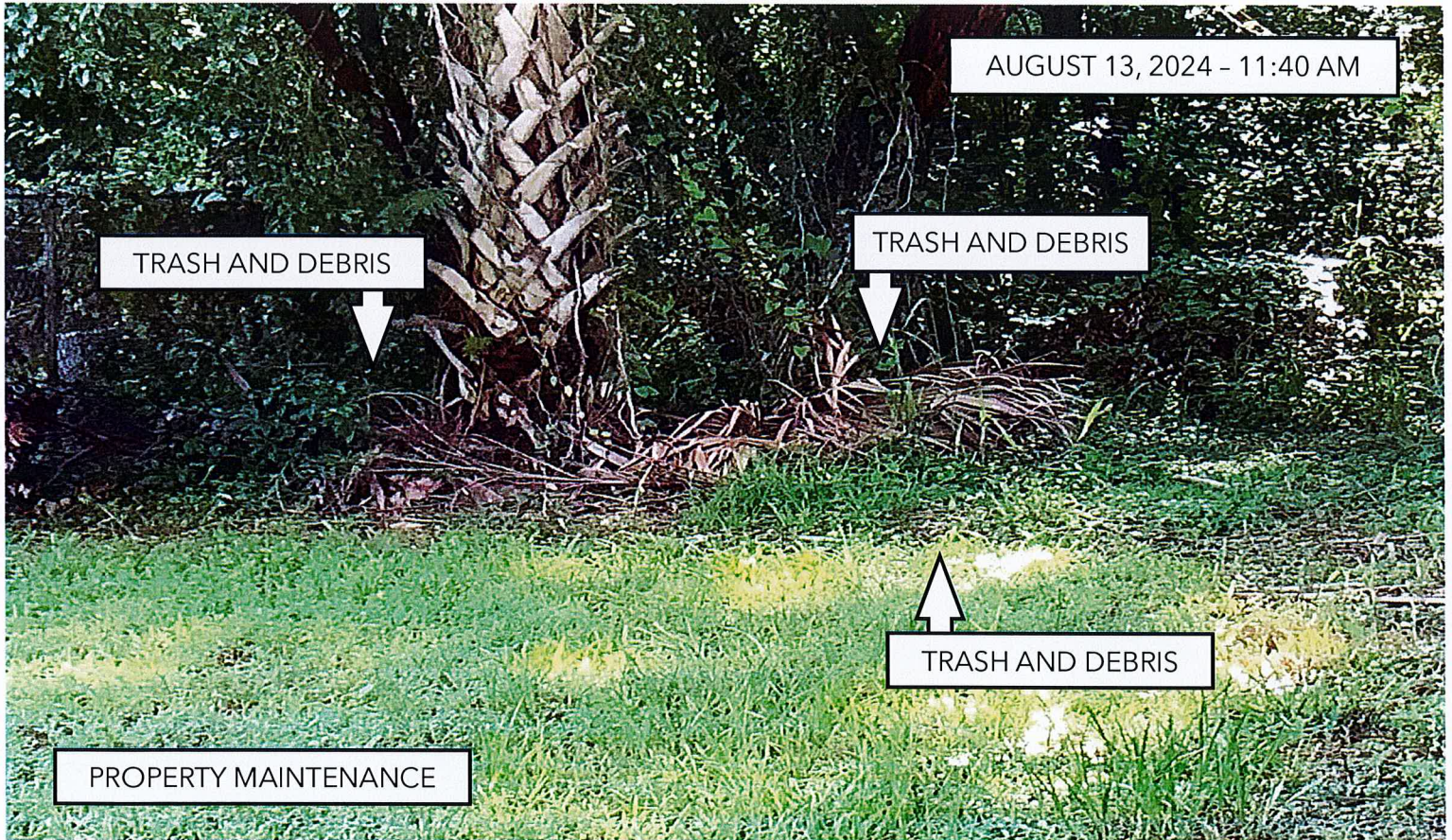


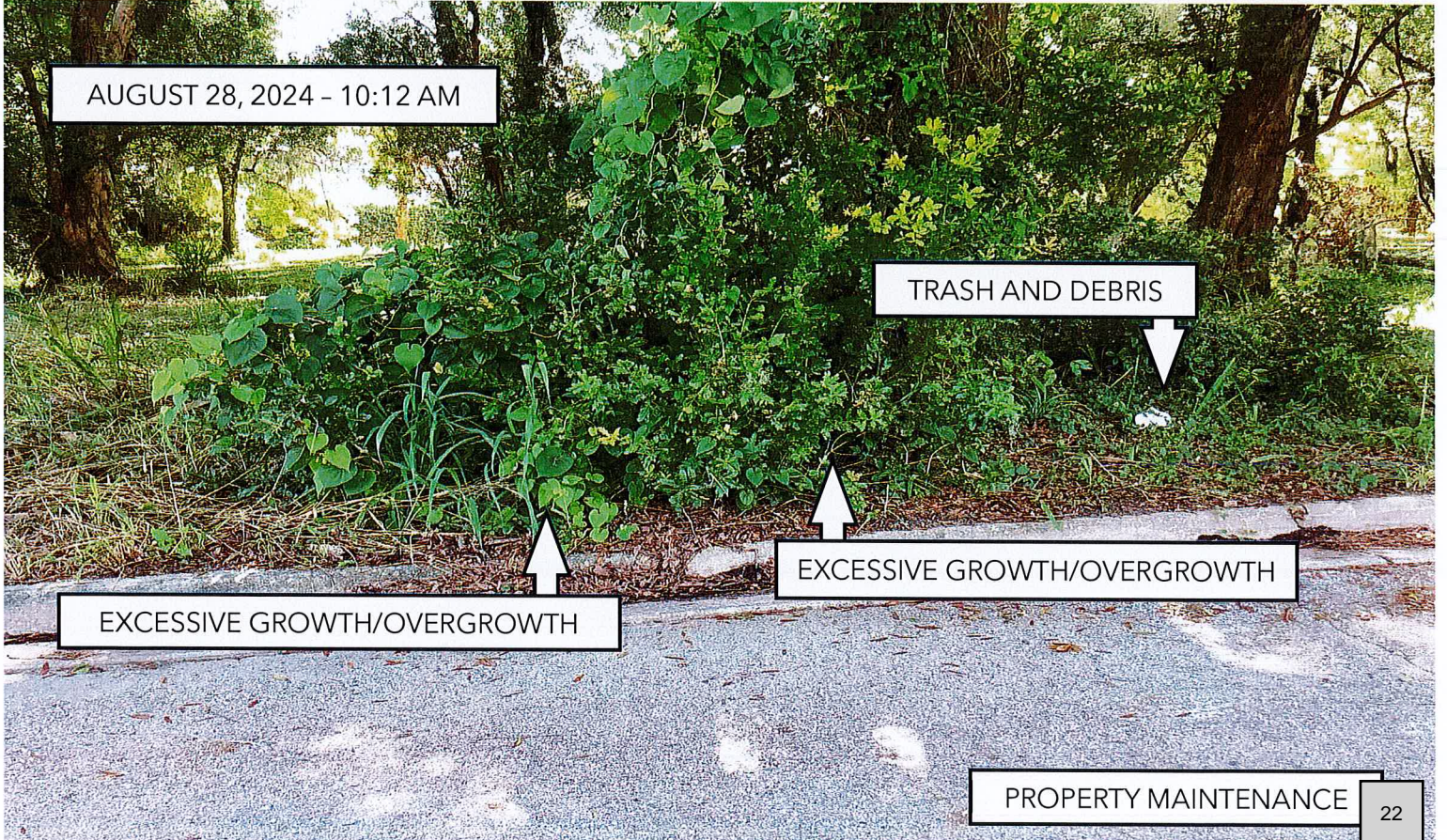
Baruti Abdallah Nosakhere
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: bnosakhere@townofeatonville.org

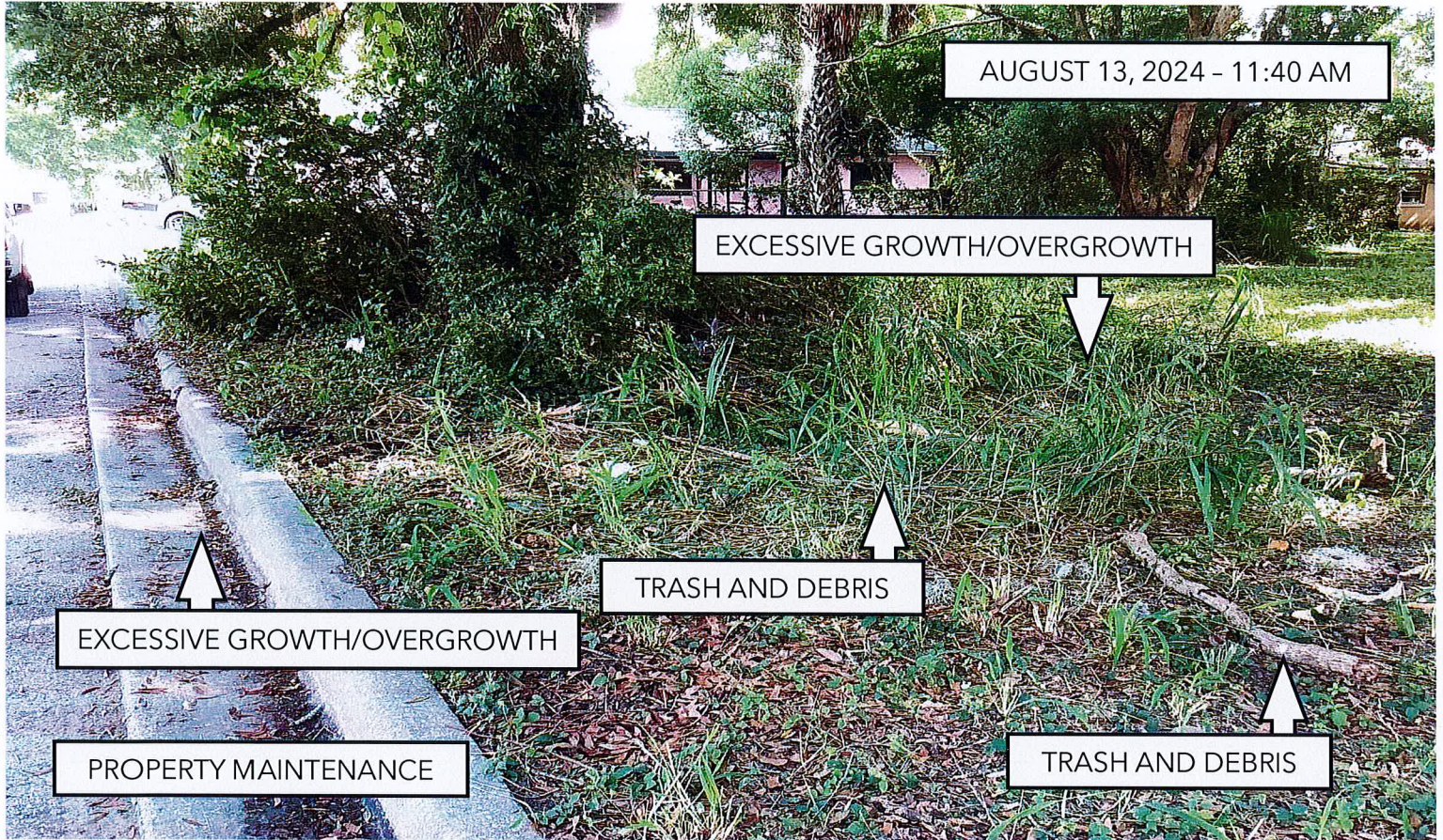


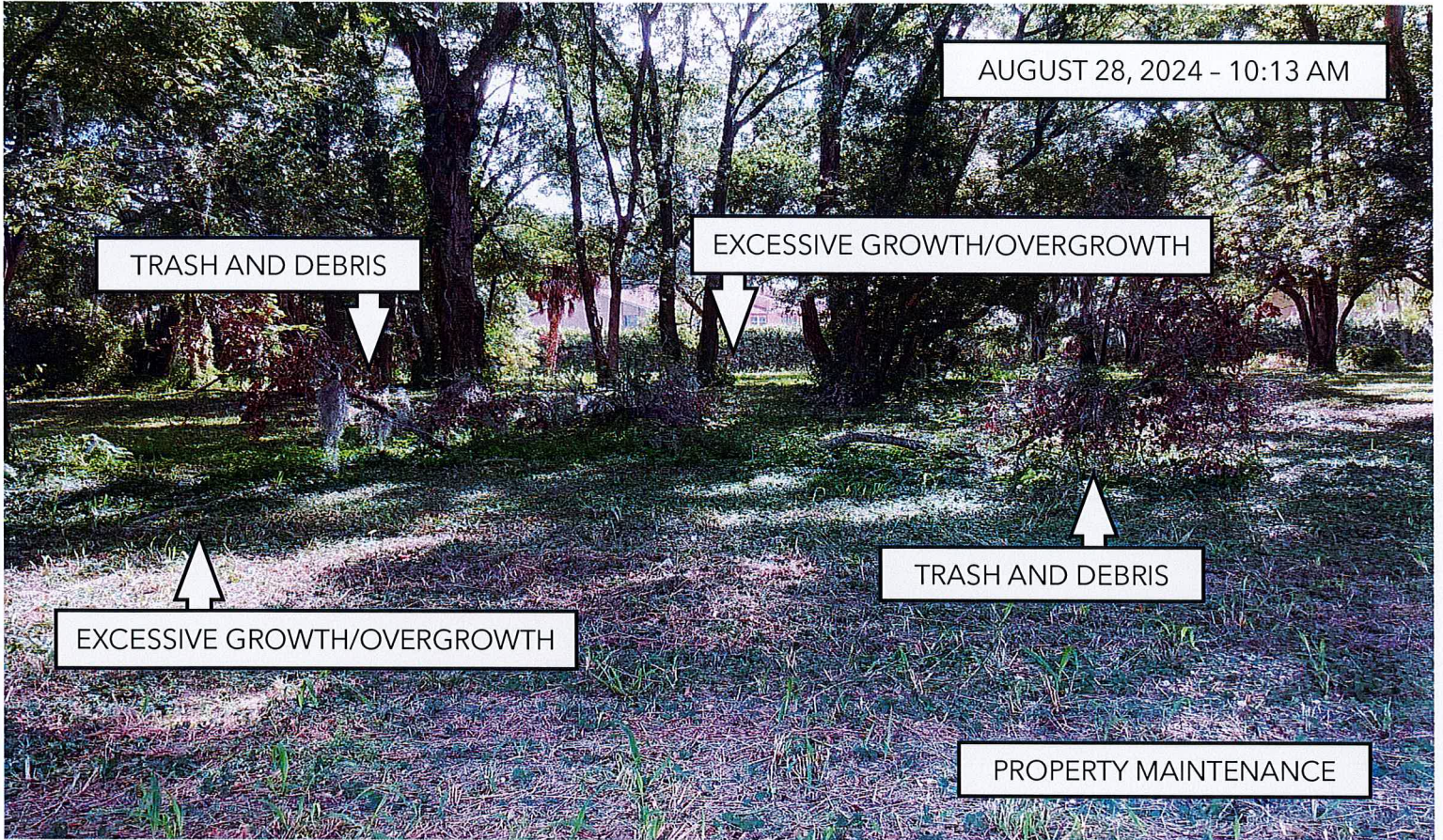


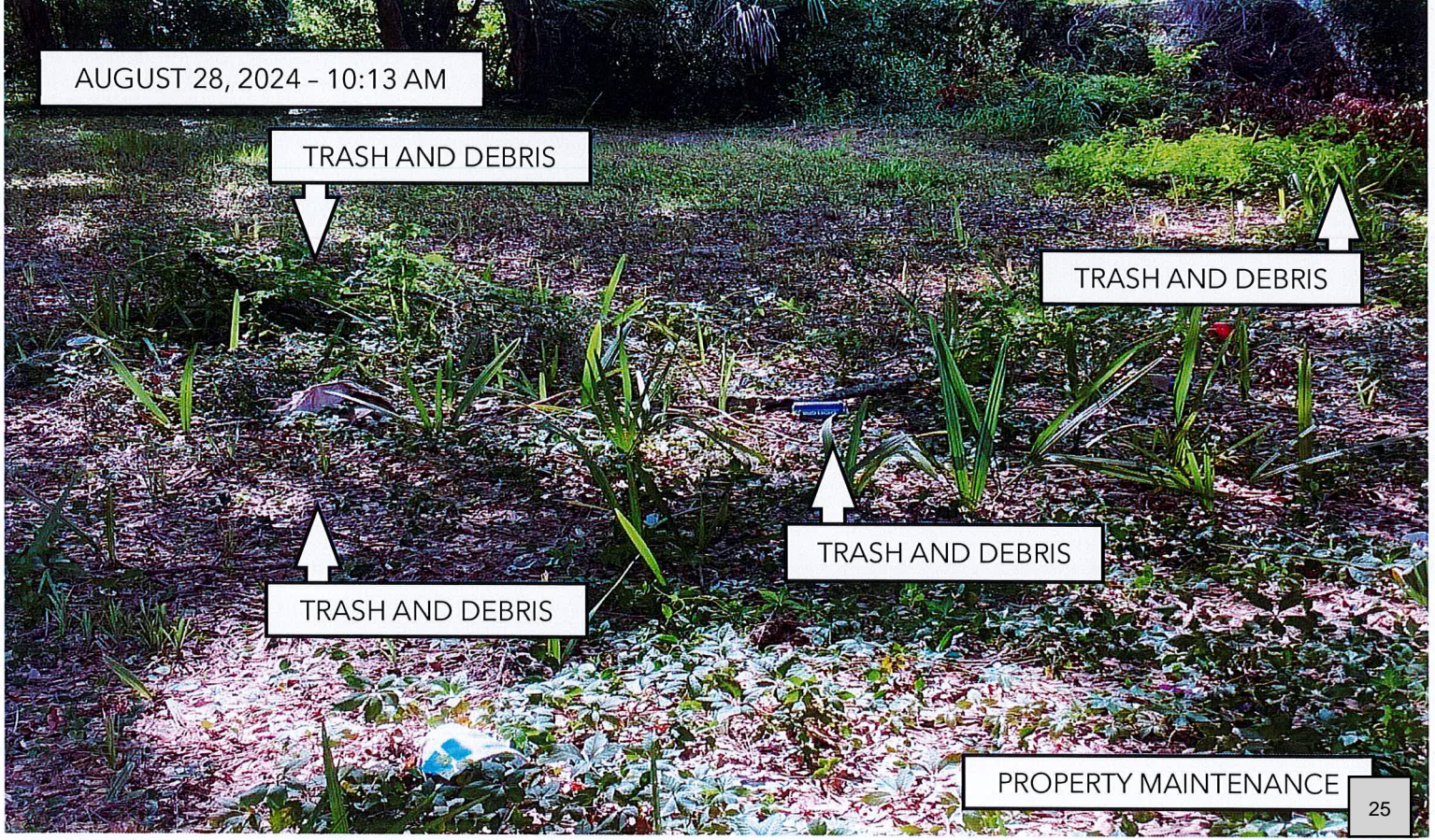
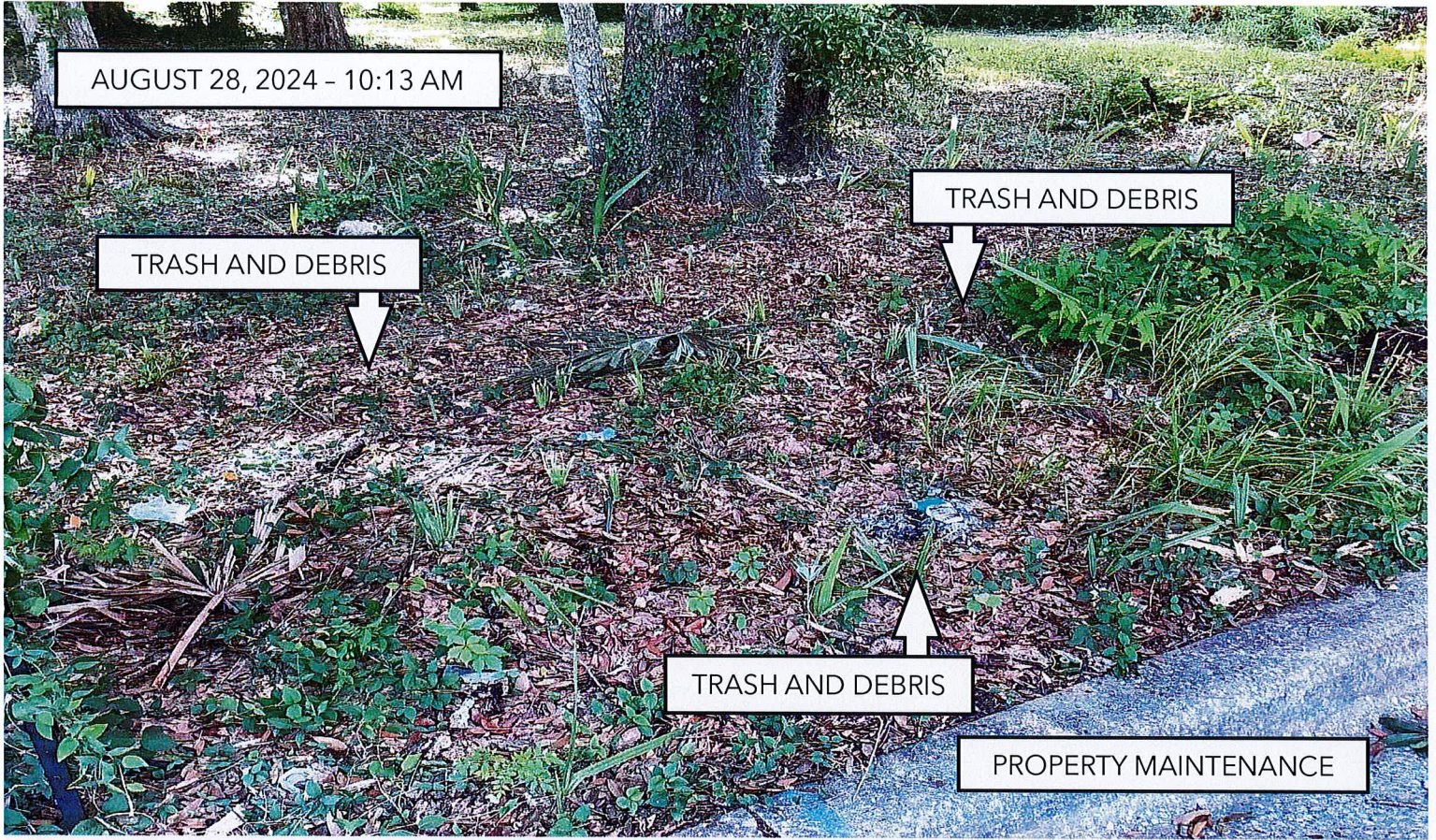


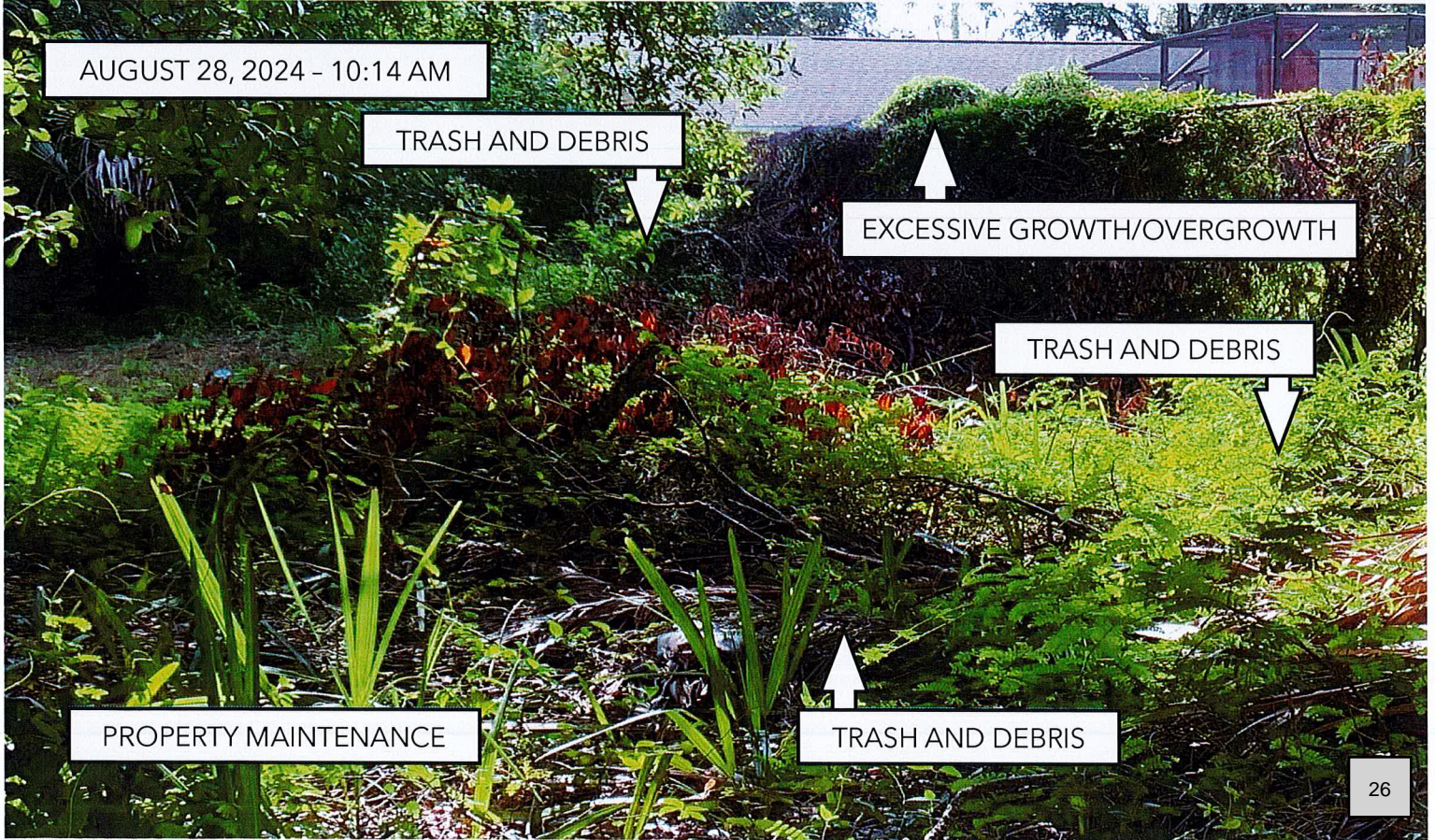
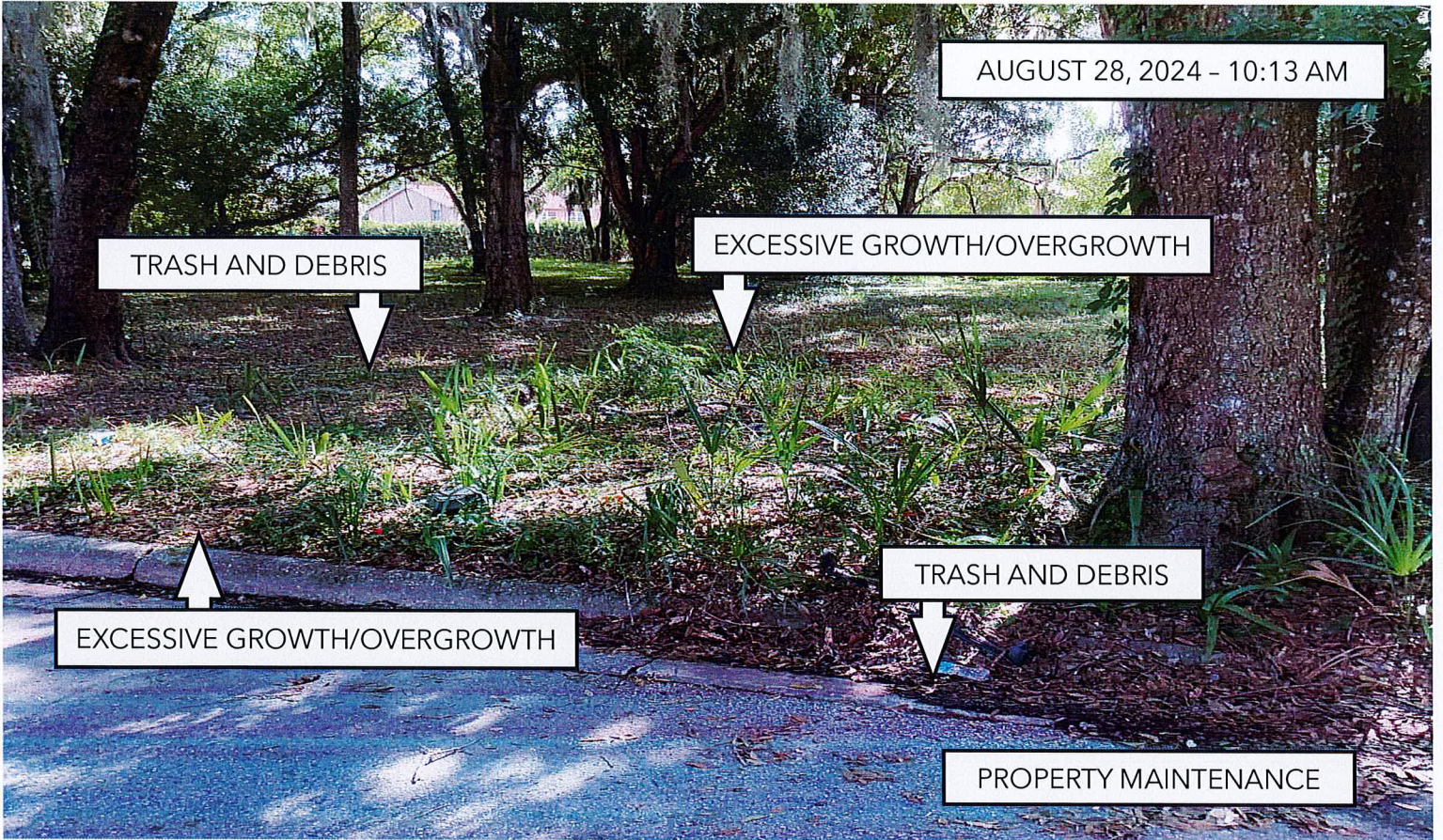












SENDER: COMPLETE THIS SECTION

- 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:

MACEDONIA REAL ESTATE COMMUNITY
 DEVELOPMENT CORPORATION OF
 EATONVILLE FLORIDA
 P.O. BOX 952767
 LAKE MARY, FL 32795



9590 9402 7978 2305 3328 78

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9058 02

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

Section VI, Item #2.

Addressee

B. Received by (Printed Name)

C Buford

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Mail Restricted Delivery

Mail 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®.

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To: MACEDONIA REAL ESTATE COMMUNITY
 DEVELOPMENT CORPORATION OF
 EATONVILLE FLORIDA
 Street at: P. O. BOX 952767
 City, State: LAKE MARY, FL 32795



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

USPS TRACKING #

ORLANDO FL 328

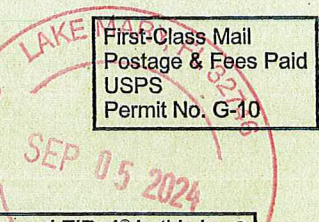


9590 9402 7978 2305 3328 78

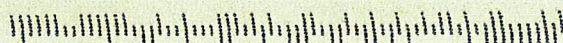
United States
Postal Service

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

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



TOWN OF EATONVILLE, FL
 SEP 9 2024 10:35





CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 24-000265
CERTIFIED MAIL NO: 9589 0710 5270 1545 9070 59

Vs.

MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC.
P. O. BOX 940515
MAITLAND, FL 32794

Respondent(s)

RE: 103 TAYLOR AVENUE, EATONVILLE, FL 32751
Parcel ID: 36-21-29-1352-03-010

NOTICE OF HEARING

TO: MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC.,

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 **MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC.**, property located at **103 TAYLOR AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **DECEMBER 2024, 6:30 P. M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

Pursuant to Chapter 2 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

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:

**MACEDONIA MISSIONARY BAPTIST
CHURCH OF EATONVILLE FLORIDA, INC.
P. O. BOX 940515
MAITLAND, FL 32794
P-ID: 36-21-29-1352-03-010**



9590 9402 8586 3244 7175 66

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9070 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Karen Scott Agent
 Address

B. Received by (Printed Name)

KAREN SCOTT

C. Date of Deliv

11/25/24

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

3. Service Type

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

Mail
 Mail Restricted Delivery
(00)

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

Domestic Return Receipt

Section VI. Item #2.

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

For delivery information, visit our website at 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 at

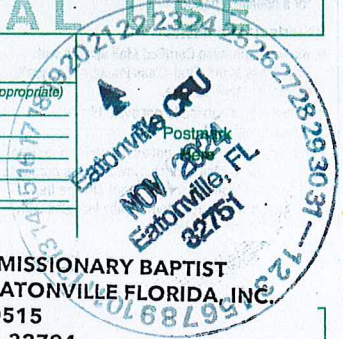
\$

Sent To

Street and Apt. 1

City, State, ZIP+4

**MACEDONIA MISSIONARY BAPTIST
CHURCH OF EATONVILLE FLORIDA, INC.
P. O. BOX 940515
MAITLAND, FL 32794
P-ID: 36-21-29-1352-03-010**



9589 0710 5270 1545 9070 59

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

USPS TRACKING #



9590 9402 8586 3244 7175 66

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

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**

TOWN OF EATONVILLE, FL
NOV 26 2024 9:29

TOWN OF EATONVILLE

1887



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

CODE CASE#: 24-000276

**OWNER: ANNA BELL MCKENZIE
VIOLATION ADDRESS: 251 AMADOR CIRCLE, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-1228-00-060**



CODE VIOLATION

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

Sec. 18-229. Certain motor vehicles required to be parked in garage. No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover.

(Ord. No. 96-06, § 6, 7-2-1996; Ord. No. 2004-11, § 6, 4-20-2004; Ord. No. 2006-2, § 6, 8-15-2006)

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

Sec. 18-231. - 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.

(Ord. No. 96-06, § 8, 7-2-1996; Ord. No. 2004-11, § 8, 4-20-2004; Ord. No. 2006-2, § 8, 8-15-2006)

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

Sec. 18-232. - 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.

(Ord. No. 96-06, § 9, 7-2-1996; Ord. No. 2004-11, § 9, 4-20-2004; Ord. No. 2006-2, § 9, 8-15-2006)

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

Section VI. Item #2.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 12/02/2024 System Refresh Date: 10/27/2024

251 Amador Cir 35-21-29-1228-00-060

Name(s):
MCKENZIE ANNA BELL

Physical Street Address:
251 Amador Cir

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
8043 Stirrupwood Ct
Orlando, FL 32818-8201
[Incorrect Mailing Address?](#)

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville



251 AMADOR CIR, ORLANDO, FL 32810 5/1/2018 3:34 PM

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 <input checked="" type="checkbox"/> MKT	\$40,000	\$158,695	\$500	\$199,195	3.7%	\$105,520	10.0%
2023 <input checked="" type="checkbox"/> MKT	\$40,000	\$151,536	\$500	\$192,036	28.4%	\$95,927	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$32,500	\$116,521	\$500	\$149,521	11.6%	\$87,206	10.0%
2021 <input checked="" type="checkbox"/> MKT	\$30,000	\$103,470	\$500	\$133,970	N/A	\$79,278	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$			\$0		\$1,151
2023 <input checked="" type="checkbox"/> \$			\$0		\$1,180
2022 <input checked="" type="checkbox"/> \$			\$0		\$767
2021 <input checked="" type="checkbox"/> \$			\$0		\$674

2024 Taxable Value and Estimate of Proposed Taxes

Tax Year

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

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$199,195	\$0	\$199,195	3.2160	1.4%	\$640.61	25%
Public Schools: By Local Board	\$199,195	\$0	\$199,195	3.2480	0.0%	\$646.99	25%
General County	\$105,520	\$0	\$105,520	4.4347	0.0%	\$467.95	18%
Town Of Eatonville	\$105,520	\$0	\$105,520	7.2938	0.0%	\$769.64	30%
Library - Operating Budget	\$105,520	\$0	\$105,520	0.3748	0.0%	\$39.55	2%
St Johns Water Management District	\$105,520	\$0	\$105,520	0.1793	0.0%	\$18.92	1%
Totals				18.7466		\$2,583.66	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

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

2024 Gross Tax Total: \$2,583.66

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,734.24

Your ad-valorem tax with exemptions is: - \$2,583.66

Providing You A Savings Of: = \$1,150.58

Property Record - 35-21-29-1228-00-060

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary

Property Name

251 Amador Cir

Names

Mckenzie Anna Bell

Municipality

EVL - Eatonville

Property Use

0103 - Single Fam Class III

Mailing Address

8043 Stirrupwood Ct
Orlando, FL 32818-8201

Physical Address

251 Amador Cir
Orlando, FL 32810

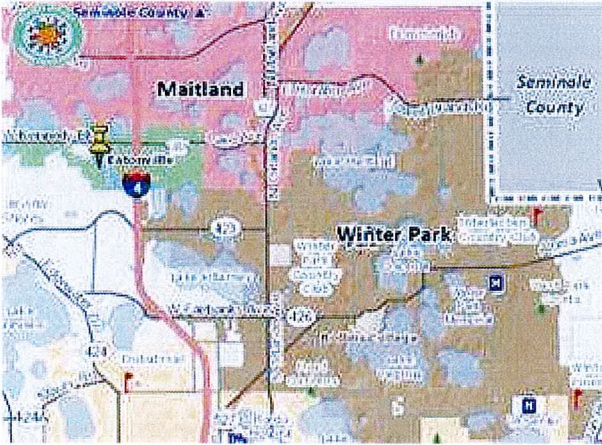
OR
OR
Code
Code
For
Mobile
Phone



251 AMADOR CIR, ORLANDO, FL 32810 5/1/2018 3:34 PM



292135122800060 01/18/2007



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	
2024	\$40,000	+ \$158,695	+ \$500	= \$199,195 (3.7%)	\$105,520 (10%)
2023	\$40,000	+ \$151,536	+ \$500	= \$192,036 (28%)	\$95,927 (10%)
2022	\$32,500	+ \$116,521	+ \$500	= \$149,521 (12%)	\$87,206 (10%)
2021	\$30,000	+ \$103,470	+ \$500	= \$133,970	\$79,278

Tax Year Benefits	Tax Savings
2024	\$1,151
2023	\$1,180
2022	\$767
2021	\$674

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$199,195	\$0	\$199,195	3.2160 (1.36%)	\$640.61	25 %
Public Schools: By Local Board	\$199,195	\$0	\$199,195	3.2480 (0.00%)	\$646.99	25 %
Orange County (General)	\$105,520	\$0	\$105,520	4.4347 (0.00%)	\$467.95	18 %
Town Of Eatonville	\$105,520	\$0	\$105,520	7.2938 (0.00%)	\$769.64	30 %
Library - Operating Budget	\$105,520	\$0	\$105,520	0.3748 (0.00%)	\$39.55	2 %
St Johns Water Management District	\$105,520	\$0	\$105,520	0.1793 (0.00%)	\$18.92	1 %
				18.7466	\$2,583.66	

2024 Non-Ad Valorem Assessments

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

Property Features

Property Description

FIRST ADD TO CATALINA PARK SUB Y/127 LOT 6

Total Land Area

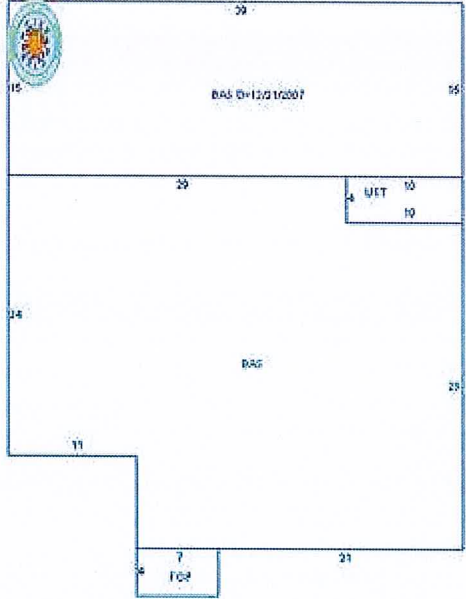
6,006 sqft (+/-) | 0.14 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	\$40,000.00	\$40,000	\$0.00	\$40,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	
Type Code	0103 - Single Fam Class III	BAS - Base Area	585	\$102,176
Building Value	\$158,695	BAS - Base Area	1120	\$195,619
Estimated New Cost	\$302,162	FOP - F/Opn Prch	28	\$1,223
Actual Year Built	1962	UST - Unf Storag	40	\$3,144
Beds	3			
Baths	2.0			
Floors	1			
Gross Area	1773 sqft			
Living Area	1705 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
SHED - Shed	01/01/2006	1 Unit(s)	\$500.00	\$500

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
10/05/1992	\$100	19934350528	04517 / 0096	Quitclaim Deed	Mckenzie Anna B Coleman Charlie Sr Coleman Bertha	Mckenzie Anna Bell	Improved
02/01/1983	\$100	19831897266	03352 / 0002	Warranty Deed			Improved
12/01/1982	\$100	19821867792	03332 / 0388	Certificate of Title			Improved
06/01/1980	\$23,900	19801537110	03123 / 2153	Warranty Deed			Improved

ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00

Section VI. Item #2.

251 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....1



ORANGE COUNTY PROPERTY APPRAISER

JANUARY 18, 2007

ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060

251 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....2



ORANGE COUNTY PROPERTY APPRAISER

MAY 1, 2024 - 3:34 PM

ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060
251 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCFA).....3

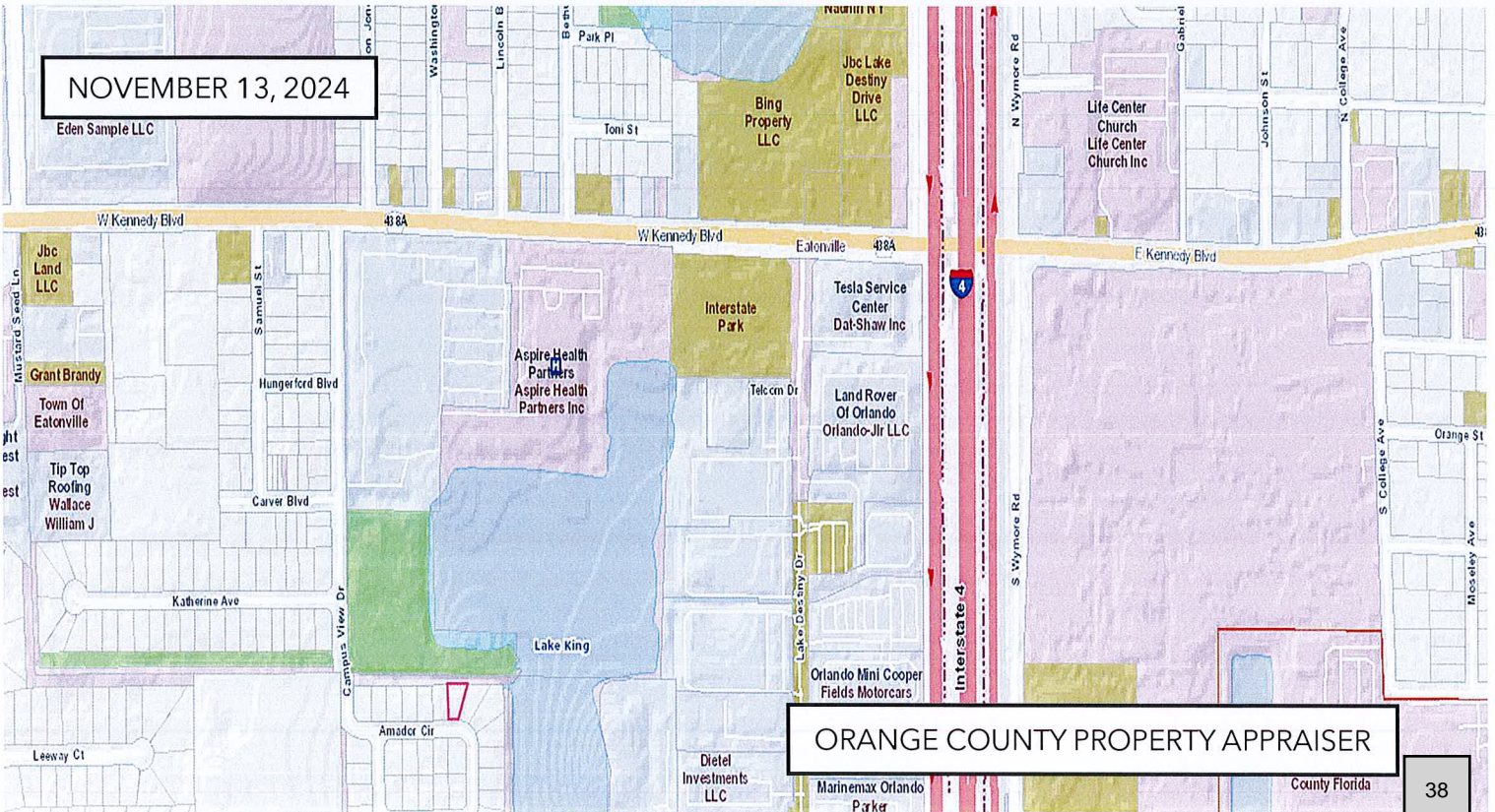
Section VI, Item #2.



SEPTEMBER 10, 2024

ORANGE COUNTY PROPERTY APPRAISER

ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060
251 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCFA).....4



NOVEMBER 13, 2024

ORANGE COUNTY PROPERTY APPRAISER

38



Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

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

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

ANNA BELL MCKENZIE
REF: 251 AMADOR CIRCLE
8043 STIRRUPWOOD COURT
ORLANDO, FL 32818

CODE CASE#: **24-000276**
DATE OF NOTICE: **08/15/2024**
COMPLIANCE DATE: **08/26/2024**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property located at 251 AMADOR CIRCLE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-060 into compliance with

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

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

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

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.

TO: ANNA BELL MCKENZIE,

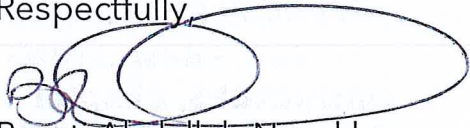
You are hereby notified, the property located at **251 AMADOR CIRCLE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229**, No wrecked, discarded, dismantled, partly

dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231**, Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232**, The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233**, 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.

Please be advised that if the violation is not cured by **[08/26/2024]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



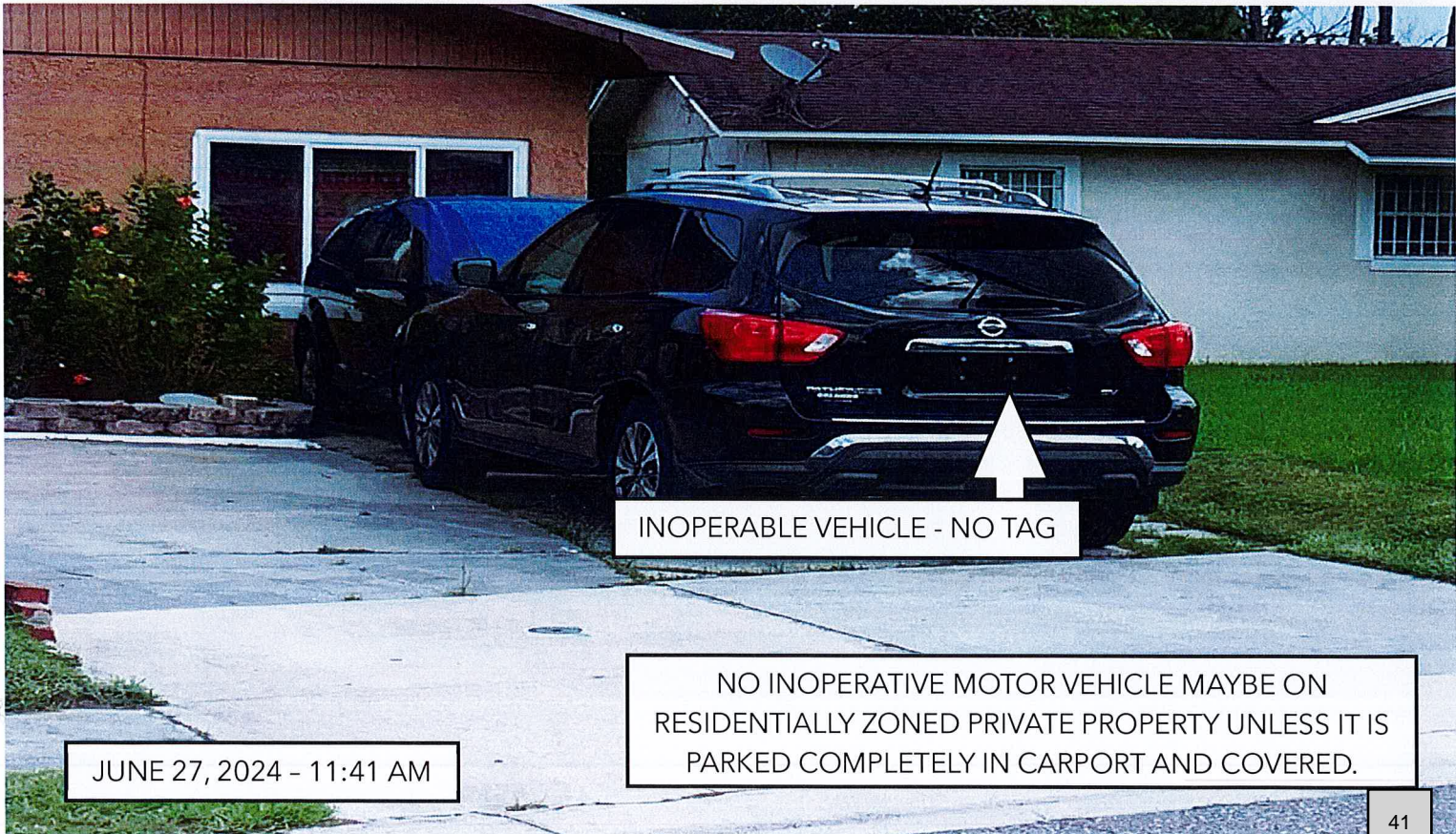
Baruti Abdallah-Nosakhire
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: bnosakhire@townofeatonville.org



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

JUNE 27, 2024 - 11:41 AM

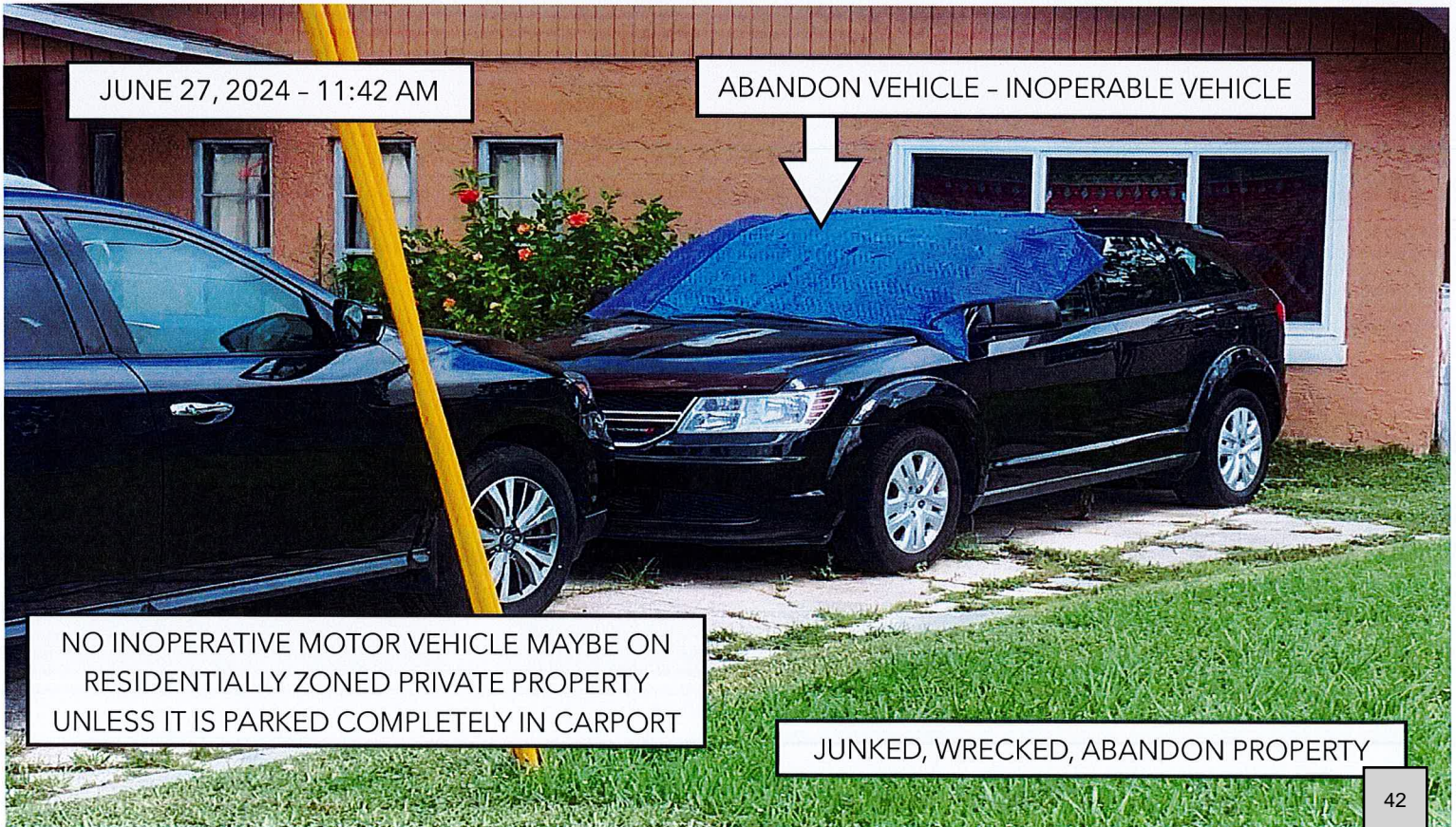
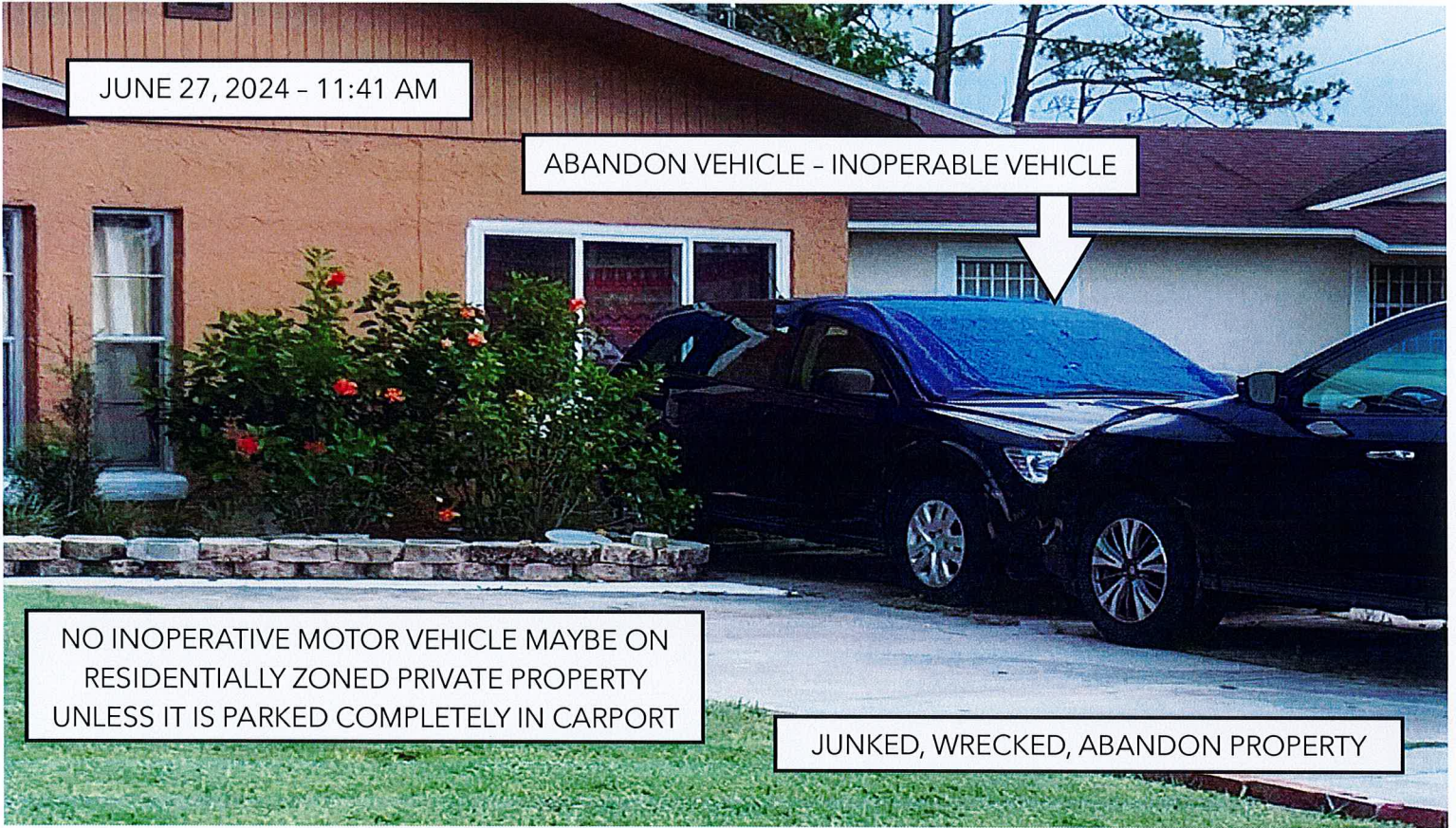
JUNKED, WRECKED, ABANDON PROPERTY



INOPERABLE VEHICLE - NO TAG

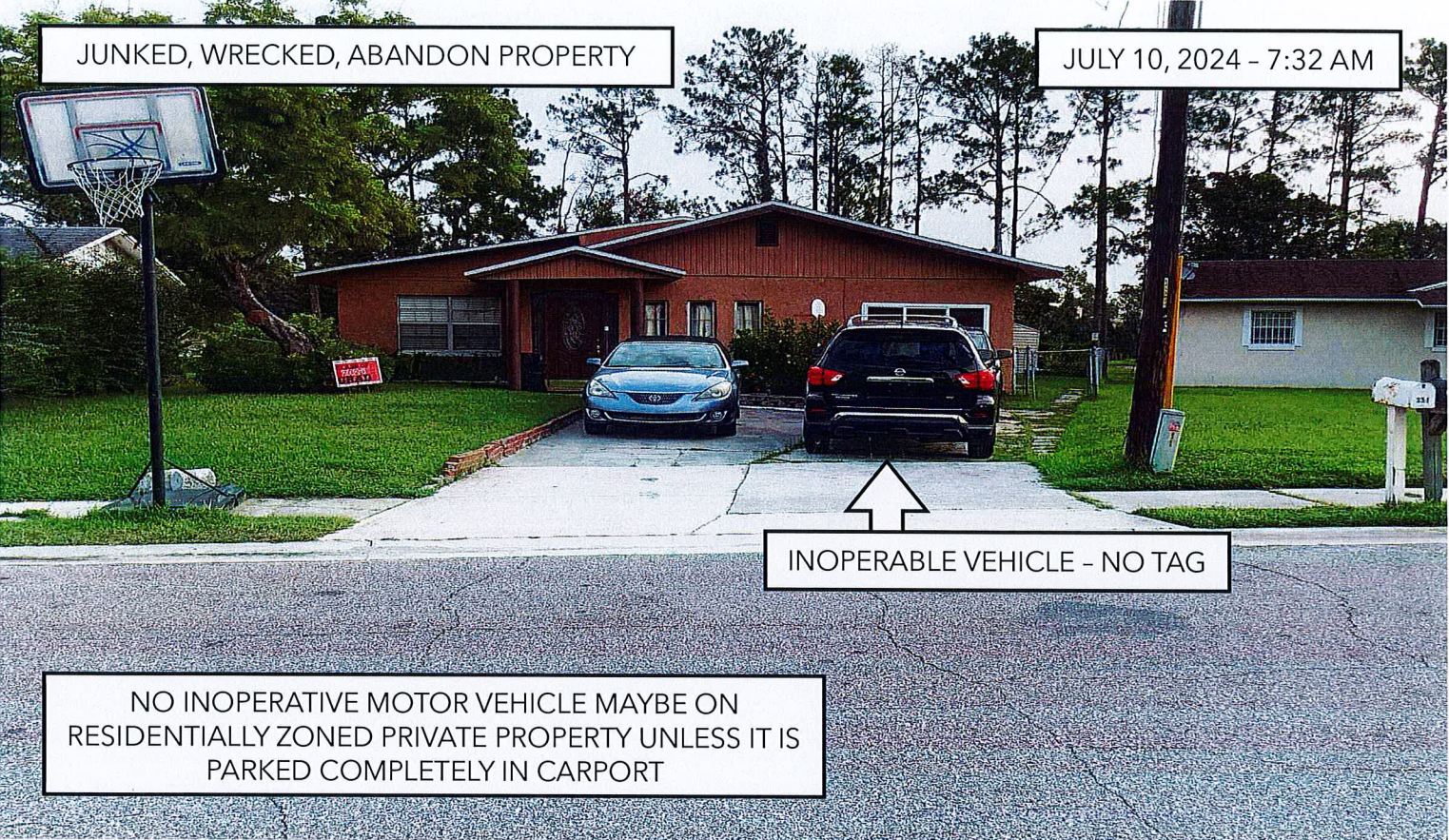
NO INOPERATIVE MOTOR VEHICLE MAYBE ON RESIDENTIALLY ZONED PRIVATE PROPERTY UNLESS IT IS PARKED COMPLETELY IN CARPORT AND COVERED.

JUNE 27, 2024 - 11:41 AM



ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060
251 AMADOR CIRCLE, FL 32751 - (CODE CASE NO: 24-000276).....6

Section VI. Item #2.

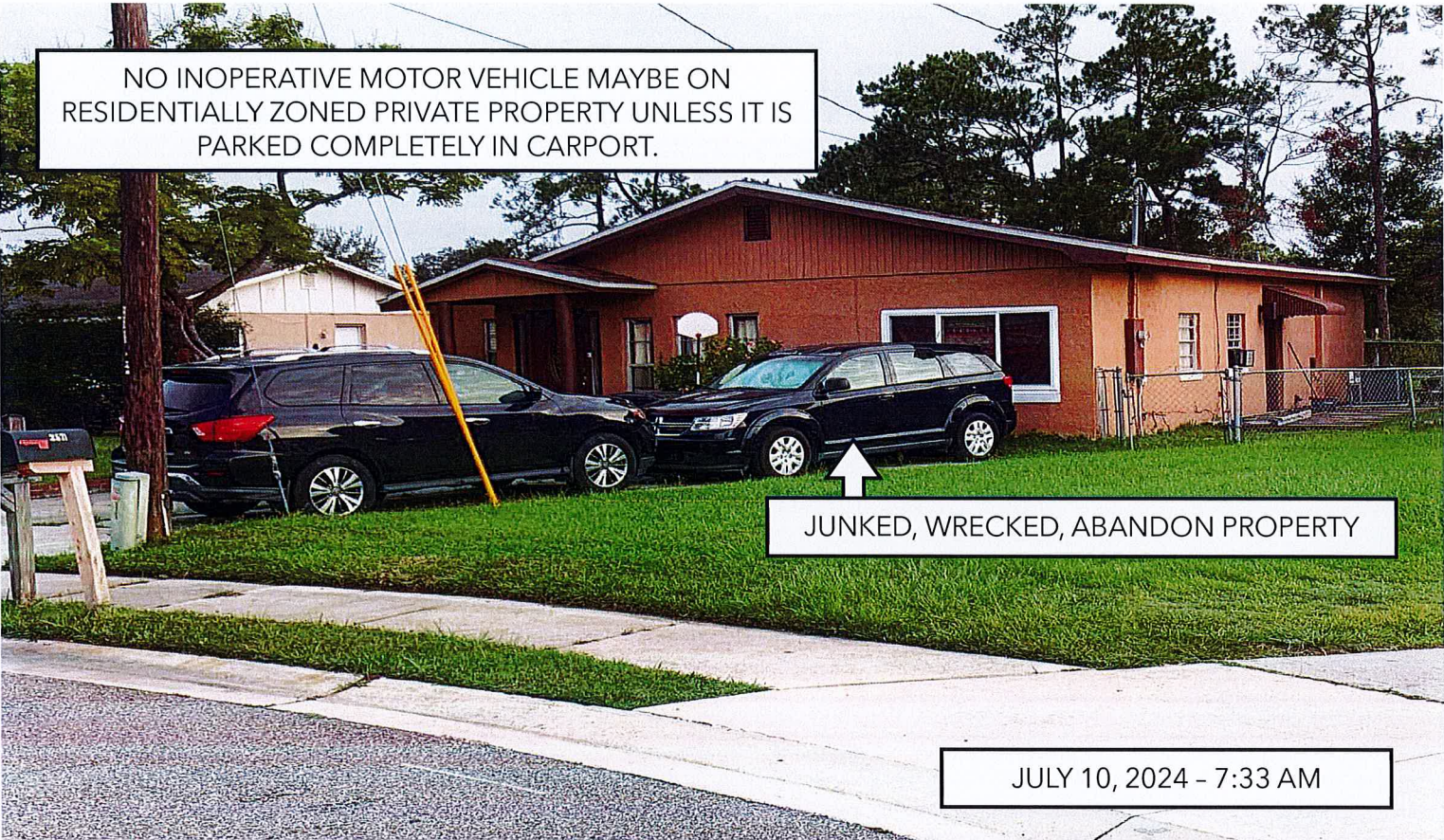


ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060
251 AMADOR CIRCLE, FL 32751 - (CODE CASE NO: 24-000276).....6

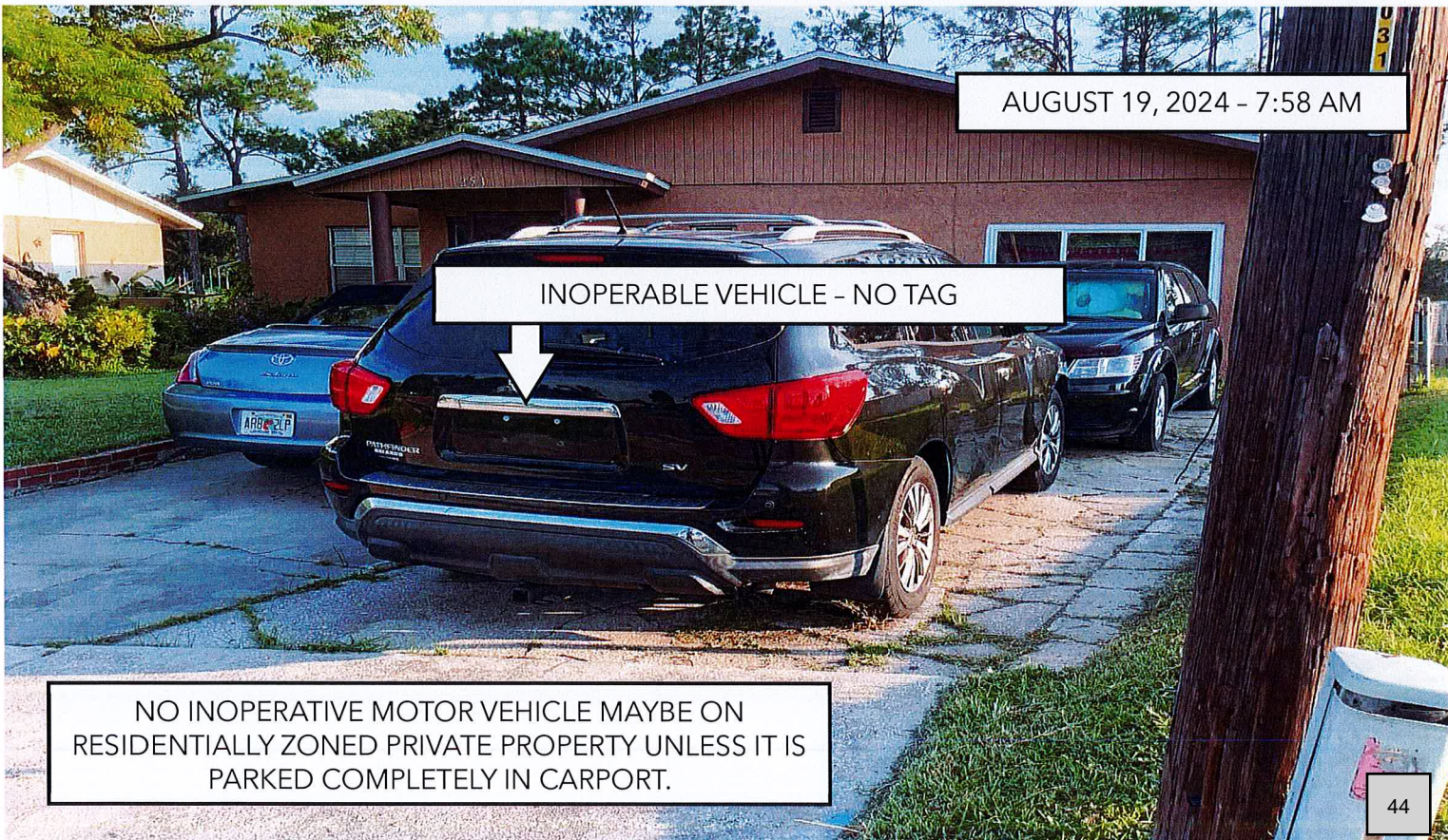


ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060
251 AMADOR CIRCLE, FL 32751 - (CODE CASE NO: 24-000276).....7

Section VI. Item #2.



ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060
251 AMADOR CIRCLE, FL 32751 - (CODE CASE NO: 24-000276).....8



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:

ANNA BELL MCKENZIE
 REF: (251 AMADOR CIRCLE)
 8043 STIRRUPWOOD COURT
 ORLANDO, FL 32818
 P-ID: 35-21-29-1228-00-060



9590 9402 7978 2305 3332 88

2 Article Number (Transfer from service label)

9589 0710 5270 1545 9072 95

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Anna McKenzie Addressee
 Addressee

Section VI. Item #2.

B. Received by (Printed Name) *A. McKenzie* C. Date of Delivery *8-19-24*

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

3. Service Type

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

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®.

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

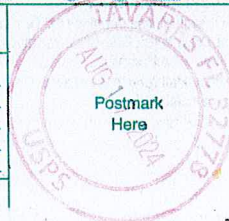
\$

Sent To

Street and

City, State

ANNA BELL MCKENZIE
 REF: (251 AMADOR CIRCLE)
 8043 STIRRUPWOOD COURT
 ORLANDO, FL 32818
 P-ID: 35-21-29-1228-00-060



9589 0710 5270 1545 9072 95

USPS TRACKING#



ORLANDO FL 328
 19 AUG 2024 PM 5 L

9590 9402 7978 2305 3332 88

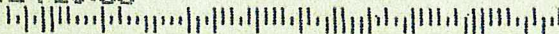
First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

United States Postal Service

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

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

TOWN OF EATONVILLE, FL
 AUG 21 2024 10:33





CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE#: 24-000276
CERTIFIED MAIL#: 9589 0710 5270 1231 9539 02

Vs.

ANNA BELL MCKENZIE
REF: 251 AMADOR CIRCLE
8043 STIRRUPWOOD COURT
ORLANDO, FL 32818

Respondent(s)

RE: 251 AMADOR CIRCLE, ORLANDO, FL 32810
Parcel ID: 35-21-29-1228-00-060

NOTICE OF HEARING

TO: ANNA BELL MCKENZIE,

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.

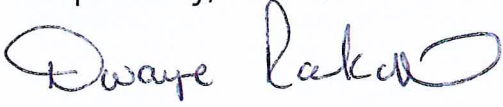
You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding **ANNA BELL MCKENZIE's** property located at **251 AMADOR CIRCLE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **DECEMBER 2024, 6:30 P. M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

Pursuant to Chapter 2 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

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:

ANNA BELL MCKENZIE
 8043 STIRRUPWOOD COURT
 ORLANDO, FL 32818
 P-ID: 35-21-29-1228-00-060



9590 9402 8586 3244 7175 59

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9070 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Willie M. Bule

- Agent
- Addressee

B. Received by (Printed Name)

Willie M. Bule

C. Date of Delivery

11/25/24

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

Mail Restricted Delivery (J)

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

Domestic Return Receipt

Section VI. Item #2.

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee.
 \$ _____

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

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

Postage
 \$ _____

Total Postage a \$ _____

Sent To \$ _____

Street and Apt. 1 _____

City, State, ZIP+4 _____

ANNA BELL MCKENZIE
 8043 STIRRUPWOOD COURT
 ORLANDO, FL 32818
 P-ID: 35-21-29-1228-00-060

Stamp: Eatonville CPU, NOV 2024, Eatonville, FL 32751

9589 0710 5270 1545 9070 42

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

USPS TRACKING #



9590 9402 8586 3244 7175 59

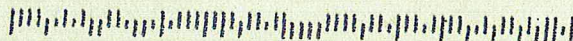
First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

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

TOWN OF EATONVILLE, FL
 NOV 27 2024 10:01



TOWN OF EATONVILLE

1887



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

CODE CASE#: 24-000290

**OWNER: MILES AUSTIN LEONARD-ALBERT
VIOLATION ADDRESS: 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751
PARCEL ID#: 35-21-29-1124-03-030**



CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT
CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. -
FENCES/Sec. 60-83. - Exposed frame of each section wood walls or fence must face
interior yard of homeowner.**

Sec. 60-83., Walls or fences of wood construction, authorized by this section, must be constructed so that the exposed frame of each section of fence must face the interior yard of the homeowner constructing the fence. The exposed framing cannot face the adjoining neighbor's property or any street. The construction of any fences shall require a building permit from the building official.

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

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

Sec. 60-84., 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.

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

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

Section VI. Item #2.

Click Here To Apply for Homestead and Other Exemptions Online

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

43 S Calhoun Ave 35-21-29-1124-03-030

Name(s): LEONARD-ALBERT MILES AUSTIN
Physical Street Address: 43 S Calhoun Ave
Property Use: 0103 - Single Fam Class III

Mailing Address On File: 43 S Calhoun Ave Eatonville, FL 32751
Postal City and Zip: Maitland, FL 32751
Municipality: Eatonville

[Incorrect Mailing Address?](#)

[View 2023 Property Record Card](#)



[Upload Photos](#)

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

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2023	\$50,000	\$0	\$0	\$50,000	66.7%	\$14,204	10.0%
2022	\$30,000	\$0	\$0	\$30,000	25.0%	\$12,913	10.0%
2021	\$24,000	\$0	\$0	\$24,000	20.0%	\$11,739	10.0%
2020	\$20,000	\$0	\$0	\$20,000	N/A	\$10,672	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2023			\$0		\$440
2022			\$0		\$210
2021			\$0		\$151
2020			\$0		\$115

2023 Taxable Value and Certified Taxes

Tax Year

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

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$50,000	\$0	\$50,000	3.1730	-1.3%	\$158.65	32%
Public Schools: By Local Board	\$50,000	\$0	\$50,000	3.2480	0.0%	\$162.40	33%
General County	\$14,204	\$0	\$14,204	4.4347	0.0%	\$62.99	13%
Town Of Eatonville	\$14,204	\$0	\$14,204	7.2938	0.0%	\$103.60	21%
Library - Operating Budget	\$14,204	\$0	\$14,204	0.3748	0.0%	\$5.32	1%
St Johns Water Management District	\$14,204	\$0	\$14,204	0.1793	-9.2%	\$2.55	1%
Totals				18.7036		\$495.51	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

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

2023 Gross Tax Total: \$495.51

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$935.18

Your ad-valorem tax with exemptions is: - \$495.51

Providing You A Savings Of: = \$439.67

Property Record - 35-21-29-1124-03-030

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary

Property Name

43 S Calhoun Ave

Names

Leonard-Albert Miles Austin

Municipality

EVL - Eatonville

Property Use

0103 - Single Fam Class III

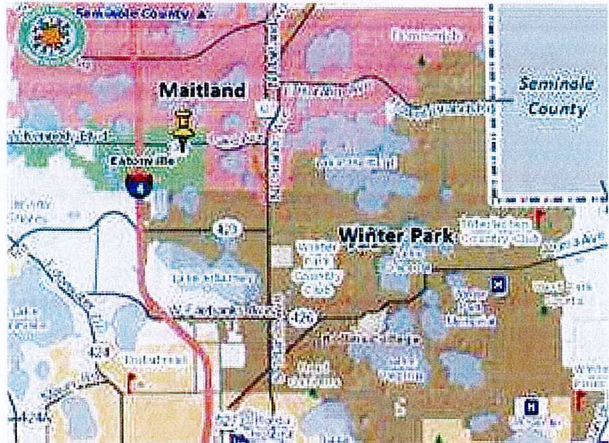
Mailing Address

43 S Calhoun Ave
Eatonville, FL 32751

Physical Address

43 S Calhoun Ave
Maitland, FL 32751










QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	\$50,000	+ \$241,929	+ \$0 = \$291,929 (484%)	\$291,929	
2023	\$50,000	+ \$0	+ \$0 = \$50,000 (67%)	\$14,204 (10%)	
2022	\$30,000	+ \$0	+ \$0 = \$30,000 (25%)	\$12,913 (10%)	
2021	\$24,000	+ \$0	+ \$0 = \$24,000	\$11,739	

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Section VI. Item #2.
2024   	\$25,000	\$25,000	\$0	\$0	\$776
2023  	n/a	n/a	n/a	n/a	\$440
2022  	n/a	n/a	n/a	n/a	\$210
2021  	n/a	n/a	n/a	n/a	\$151

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$291,929	\$25,000	\$266,929	3.2160 (1.36%)	\$858.44	18 %
Public Schools: By Local Board	\$291,929	\$25,000	\$266,929	3.2480 (0.00%)	\$866.99	18 %
Orange County (General)	\$291,929	\$50,000	\$241,929	4.4347 (0.00%)	\$1,072.88	23 %
Town Of Eatonville	\$291,929	\$50,000	\$241,929	7.2938 (0.00%)	\$1,764.58	38 %
Library - Operating Budget	\$291,929	\$50,000	\$241,929	0.3748 (0.00%)	\$90.67	2 %
St Johns Water Management District	\$291,929	\$50,000	\$241,929	0.1793 (0.00%)	\$43.38	1 %
				18.7466	\$4,696.94	

2024 Non-Ad Valorem Assessments

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

Property Features

Property Description

CALHOUNS SUB K/97 LOT 3 BLK C

Total Land Area

5,683 sqft (+/-) | 0.13 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	\$50,000.00	\$50,000	\$0.00	\$50,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	
Type Code	0103 - Single Fam Class III	BAS - Base Area	1407	\$202,495
Building Value	\$241,929	FGR - Fin Garage	441	\$31,806
Estimated New Cost	\$241,929	FOP - F/Opn Prch	210	\$7,628
Actual Year Built	2023			
Beds	3			
Baths	2.0			
Floors	1			
Gross Area	2058 sqft			
Living Area	1407 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
08/25/2023	\$340,000	20230496900/		Warranty Deed	Macedonia Missionary Baptist Church Of Eatonville Florida Inc	Leonard-Albert Miles Austin	Improved
09/12/2000	\$10,000	20000485498	06131 / 1047	Warranty Deed	Bennett Bernice	Church Macedonia Missionary Baptist	Vacant
07/01/1978	\$3,000	19781287638	02931 / 1089	Warranty Deed			Improved
06/01/1966	\$1,800	19660091785	01569 / 0818	Warranty Deed			Improved

MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030
43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCA).....1

Section VI. Item #2.

JULY 23, 2023 - 4:09 PM



ORANGE COUNTY PROPERTY APPRAISER

MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030
43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCA).....2

NOVEMBER 3, 2023 - 8:01 AM



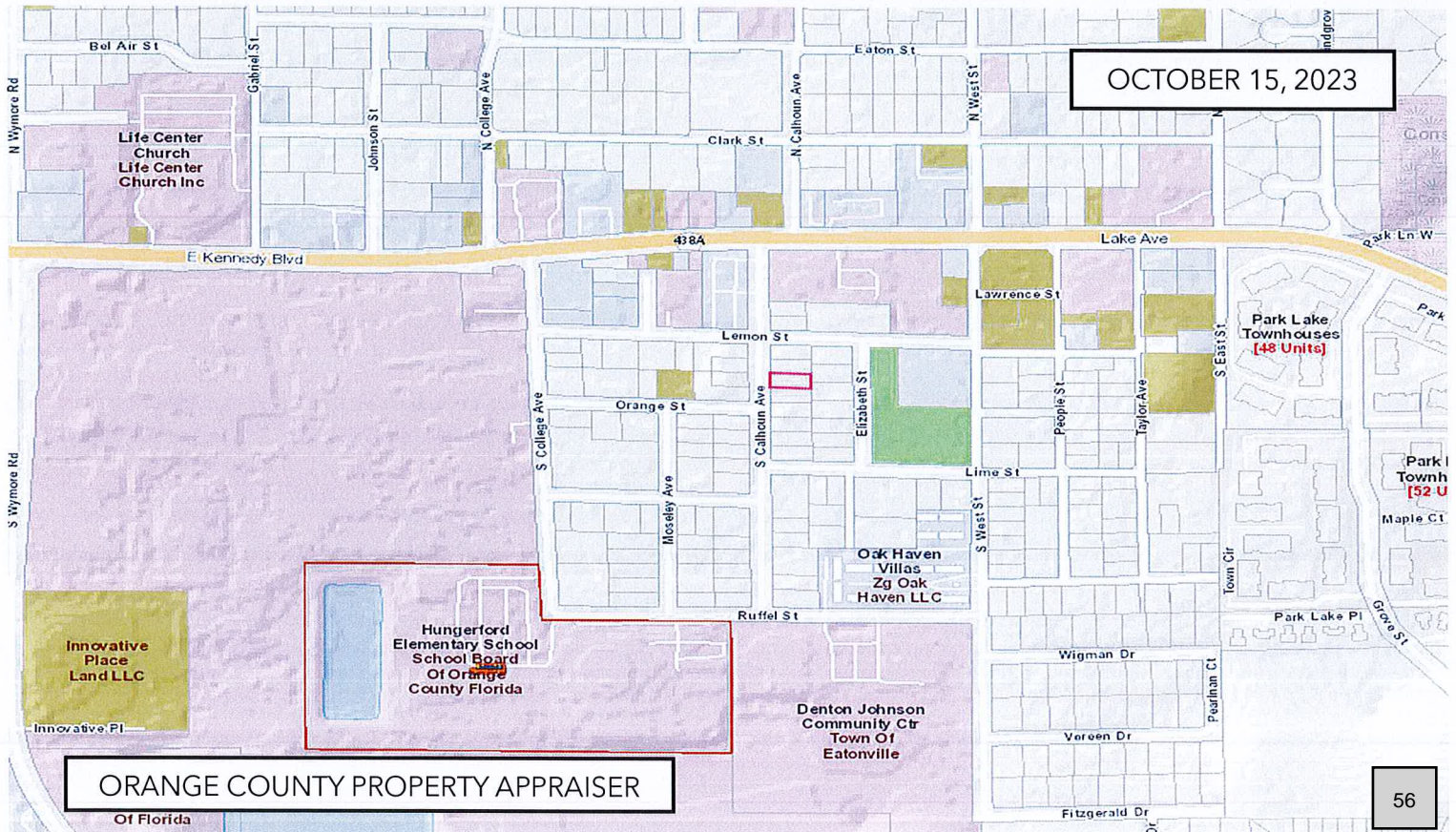
ORANGE COUNTY PROPERTY APPRAISER

MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030
43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCA).....3

Section VI. Item #2.



MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030
43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCA).....3





Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

Section VI. Item #2.

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

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

AUSTIN LEONARD-ALBERT MILES
REF: PROPERT AT 43 SOUTH CALHOUN AVENUE
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751

CODE CASE#: **24-000290**
DATE OF NOTICE: **08/29/2024**
COMPLIANCE DATE: **09/30/2024**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the property, located at 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751, Parcel ID: 35-21-29-1124-03-030** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.**

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-85. - Nonconforming fences.

TO: AUSTIN LEONARD-ALBERT MILES,

You are hereby notified, the property located at **43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in order to correct this violation, **Sec. 60-84.**, Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. **Sec. 60-85.**, Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997, except by review by the board of adjustment. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the

planning department and without a building permit having been obtained, or if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be subject to removal.

Please be advised that if the violation is not cured by **[09/30/2024]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



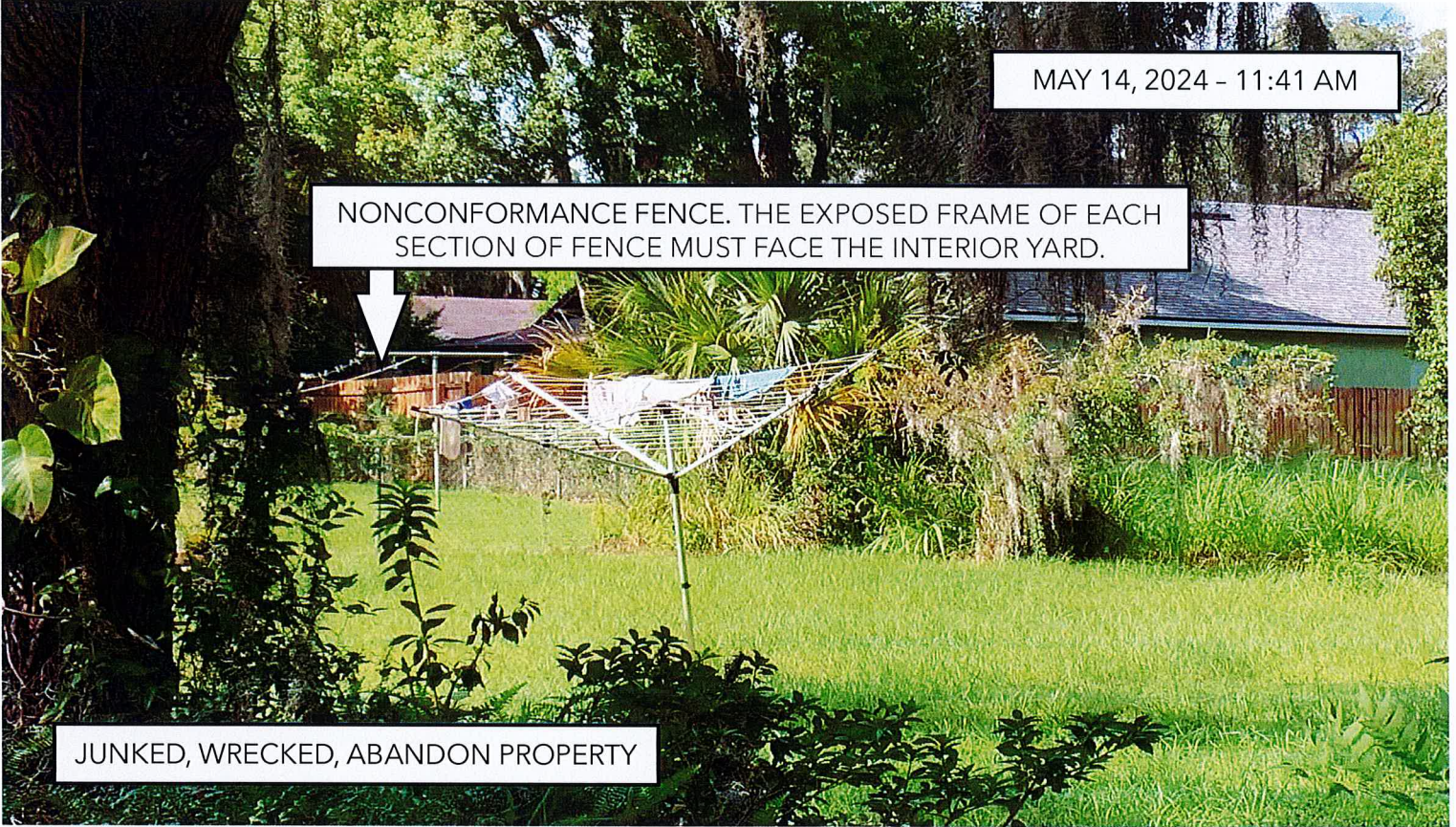
Baruti Abdallah-Nosakhare
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

MAY 14, 2024 - 11:41 AM

NONCONFORMANCE FENCE. THE EXPOSED FRAME OF EACH SECTION OF FENCE MUST FACE THE INTERIOR YARD.



JUNKED, WRECKED, ABANDON PROPERTY



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

Section VI. Item #2.

AUSTIN LEONARD-ALBERT MILES
 43 SOUTH CALHOUN AVENUE
 EATONVILLE, FL 32751
 P-ID: 36-21-29-1124-03-030

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:
AUSTIN LEONARD-ALBERT MILES
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751
P-ID: 36-21-29-1124-03-030



9590 9402 7978 2305 3329 15

2 Article Number (Transfer from service label)
 9589 0710 5270 1545 9069 46

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address

B. Received by (Printed Name) Date of Delivery

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Restricted Delivery	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Registered Mail Resrt Delivery
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

Domestic Return Recel

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

CERTIFIED MAIL®



9589 0710 5270 1545 9069 46
 9589 0710 5270 1545 9069 46

NEOPOST
 08/29/2024
US POSTAGE \$009.64
 FIRST-CLASS MAIL



ZIP 32751
 041M11468919

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

OFFICIAL USE
 For delivery information, visit our website at www.usps.com

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 \$ _____

Sent To _____

Street and Apt. N _____

City, State, ZIP+4 _____

AUSTIN LEONARD-ALBERT MILES
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751
P-ID: 36-21-29-1124-03-030

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

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:

AUSTIN LEONARD-ALBERT MILES
 43 SOUTH CALHOUN AVENUE
 EATONVILLE, FL 32751
 P-ID: 36-21-29-1124-03-030



9590 9402 7978 2305 3329 15

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9069 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Miles Leonard-Albert*

Agent

Addressee

Section VI. Item #2.

B. Received by (Printed Name)

Miles Leonard-Albert

C. Date of Delivery

9.17.24

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

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

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®.

9589 0710 5270 1545 9069 46

Certified Mail Fee

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

Postage

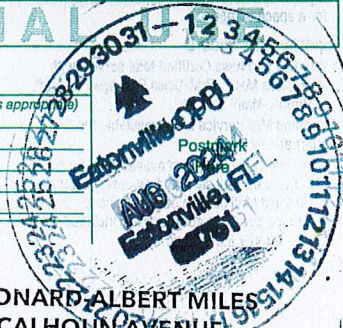
Total Postage and

Sent To

Street and Apt. N

City, State, ZIP+4

AUSTIN LEONARD-ALBERT MILES
 43 SOUTH CALHOUN AVENUE
 EATONVILLE, FL 32751
 P-ID: 36-21-29-1124-03-030



USPS TRACKING#



9590 9402 7978 2305 3329 15

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

United States Postal Service

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

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



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 24-000290
CERTIFIED MAIL NO: 9589 0710 5270 1545 9070 35

Vs.

MILES AUSTIN LEONARD-ALBERT
REF: 43 SOUTH CALHOUN AVENUE
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751

Respondent(s)

RE: 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751
Parcel ID: 35-21-29-1124-03-030

NOTICE OF HEARING

TO: MILES AUSTIN LEONARD-ALBERT,

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 **MILES AUSTIN LEONARD-ALBERT**, property located at **43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **DECEMBER 2024, 6:30 P. M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

Pursuant to Chapter 2 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

U.S. Postal Service™
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For delivery information, visit our website at 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 a \$
Sent To \$
Street and Apt. #
City, State, ZIP+

MILES AUSTIN LEONARD-ALBERT
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751
P-ID: 35-21-29-1124-03-030

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



MILES AUSTIN LEONARD-ALBERT
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751
P-ID: 35-21-29-1124-03-030

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

CERTIFIED MAIL®



9589 0710 5270 1545 9070 35
9589 0710 5270 1545 9070 35

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at 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 a \$
Sent To \$
Street and Apt. #
City, State, ZIP+
MILES AUSTIN LEONARD-ALBERT
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751
P-ID: 35-21-29-1124-03-030

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

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:

MILES AUSTIN LEONARD-ALBERT
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751
P-ID: 35-21-29-1124-03-030

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
- B. Received by (Printed Name)
- C. Date
- D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type Priority Mail Registered Mail Registered Mail Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery Mail Restricted Delivery



9590 9402 8586 3244 7175 42
9589 0710 5270 1545 9070 35

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

NEOPOST
11/20/2024
US POSTAGE \$009
FIRST-CLASS MAIL
64
ZIP 32751
041M11468919



Domestic Return

TOWN OF EATONVILLE

1887



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

CODE CASE#: 23-000308

**OWNER: EVAN W. BROOKS
VIOLATION ADDRESS: 425 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-1228-00-840**

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exempt deadline to file a 2025 exemption application is March 1, 2025.

Section VI. Item #2.

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 12/02/2024 System Refresh Date: 10/27/2024

425 Sunnyview Cir 35-21-29-1228-00-840

Name(s): BROOKS EVAN W **Physical Street Address:** 425 Sunnyview Cir **Property Use:** 0103 - Single Fam Class III

Mailing Address On File: 425 Sunnyview Cir **Postal City and Zip:** Orlando, FL 32810 **Municipality:** Eatonville

Orlando, FL 32810-6278
[Incorrect Mailing Address?](#)



[Upload Photos ↑](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Has Homestead in 2024

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024	\$40,000	\$92,177	\$0	\$132,177	3.3%	\$30,098	3.0%
2023	\$40,000	\$88,012	\$0	\$128,012	25.4%	\$29,221	3.0%
2022	\$32,500	\$69,612	\$0	\$102,112	11.2%	\$28,370	3.0%
2021	\$30,000	\$61,813	\$0	\$91,813	N/A	\$27,544	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024	\$25,000	\$0	\$0	\$102,079	\$2,382
2023	\$25,000	\$0	\$0	\$98,791	\$2,315
2022	\$25,000	\$0	\$0	\$73,742	\$1,853
2021	\$25,000	\$0	\$0	\$64,269	\$1,701

2024 Taxable Value and Certified Taxes ⓘ

Tax Year

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

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$30,098	\$25,000	\$5,098	3.2160	1.4%	\$16.40	17%
Public Schools: By Local Board	\$30,098	\$25,000	\$5,098	3.2480	0.0%	\$16.56	17%
General County	\$30,098	\$25,000	\$5,098	4.4347	0.0%	\$22.61	24%
Town Of Eatonville	\$30,098	\$25,000	\$5,098	7.2938	0.0%	\$37.18	39%
Library - Operating Budget	\$30,098	\$25,000	\$5,098	0.3748	0.0%	\$1.91	2%
St Johns Water Management District	\$30,098	\$25,000	\$5,098	0.1793	0.0%	\$0.91	1%
Totals				18.7466		\$95.57	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

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

2024 Gross Tax Total: \$95.57

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,477.87

Your ad-valorem tax with exemptions is: - \$95.57

Providing You A Savings Of: = \$2,382.30

Property Record - 35-21-29-1228-00-840

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary

Property Name

425 Sunnyview Cir

Names

Brooks Evan W

Municipality

EVL - Eatonville

Property Use

0103 - Single Fam Class III

Mailing Address

425 Sunnyview Cir
Orlando, FL 32810-6278

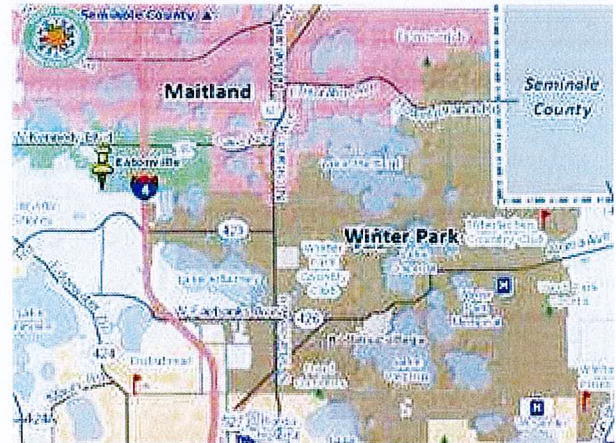
Physical Address

425 Sunnyview Cir
Orlando, FL 32810

OR
OR
Code
Code
For
Mobile
Phone



292135122800840 01/22/2007



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	\$40,000	+ \$92,177	+ \$0 = \$132,177 (3.3%)	\$30,098 (3.0%)	
2023	\$40,000	+ \$88,012	+ \$0 = \$128,012 (25%)	\$29,221 (3.0%)	
2022	\$32,500	+ \$69,612	+ \$0 = \$102,112 (11%)	\$28,370 (3.0%)	
2021	\$30,000	+ \$61,813	+ \$0 = \$91,813	\$27,544	

Tax Year Benefits	Original Homestead	Other Exemptions	SOH Cap	Tax Savings
2024	\$25,000	\$0	\$102,079	\$2,382
2023	\$25,000	\$0	\$98,791	\$2,315
2022	\$25,000	\$0	\$73,742	\$1,853
2021	\$25,000	\$0	\$64,269	\$1,701

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$30,098	\$25,000	\$5,098	3.2160 (1.36%)	\$16.40	17 %
Public Schools: By Local Board	\$30,098	\$25,000	\$5,098	3.2480 (0.00%)	\$16.56	17 %
Orange County (General)	\$30,098	\$25,000	\$5,098	4.4347 (0.00%)	\$22.61	24 %
Town Of Eatonville	\$30,098	\$25,000	\$5,098	7.2938 (0.00%)	\$37.18	39 %
Library - Operating Budget	\$30,098	\$25,000	\$5,098	0.3748 (0.00%)	\$1.91	2 %
St Johns Water Management District	\$30,098	\$25,000	\$5,098	0.1793 (0.00%)	\$0.91	1 %
				18.7466	\$95.57	

2024 Non-Ad Valorem Assessments

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

Property Features

Property Description

FIRST ADD TO CATALINA PARK SUB Y/127 LOT 84

Total Land Area

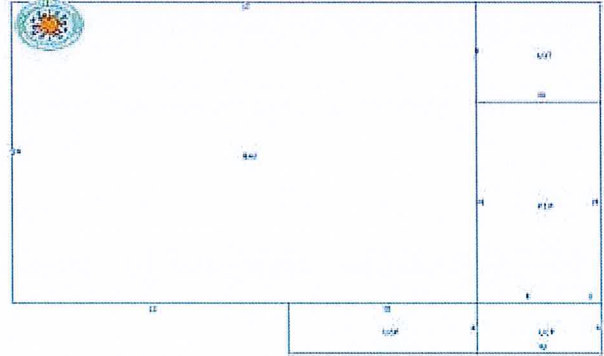
6,856 sqft (+/-) | 0.16 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	\$40,000.00	\$40,000	\$0.00	\$40,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	
Type Code	0103 - Single Fam Class III	BAS - Base Area	888	\$157,584
Building Value	\$92,177	FCP - Fin Carprt	160	\$8,518
Estimated New Cost	\$175,508	UCP - Unf Carprt	40	\$1,420
Actual Year Built	1963	UOP - Unf O Prch	60	\$1,597
Beds	3	UST - Unf Storag	80	\$6,389
Baths	1.0			
Floors	1			
Gross Area	1228 sqft			
Living Area	888 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/01/1981	\$20,000	19811646262	03190 / 2487	Warranty Deed			Improved
06/01/1976	\$100	19761054336	02746 / 0816	Warranty Deed			Improved

EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (OCPA).....1

Section VI. Item #2.



JANUARY 22, 2007

ORANGE COUNTY PROPERTY APPRAISER

EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (OCPA).....2



ORANGE COUNTY PROPERTY APPRAISER

MAY 1, 2024 - 8:50 AM

EVAN W. BROOKS, P-ID: 35-21-29-1228-00-8

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (OCA).....3

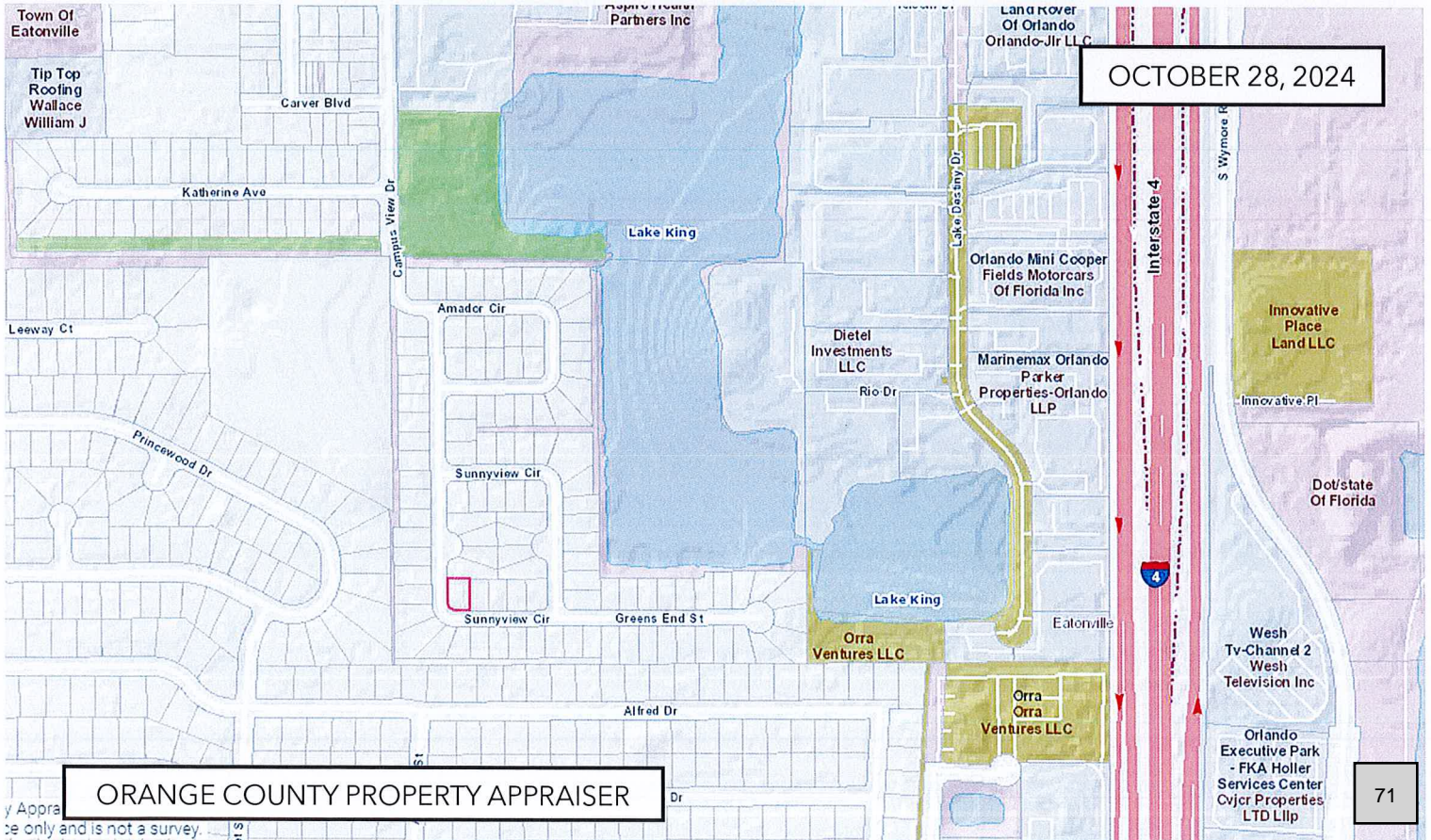
Section VI. Item #2.



ORANGE COUNTY PROPERTY APPRAISER

EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (OCA).....4



ORANGE COUNTY PROPERTY APPRAISER



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-71. - Front yard.

New fences shall not be permitted in the required front yard.

(LDC 1982, ch. 13, § 4-2.1; Ord. No. 2004-12, 5-4-2004)

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

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

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



Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

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

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

EVAN W. BROOKS
REF: 425 SUNNYVIEW CIRCLE
425 SUNNYVIEW CIRCLE
ORLANDO, FL 32810

CODE CASE#: **24-000308**
DATE OF NOTICE: **09/05/2024**
COMPLIANCE DATE: **09/11/2024**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the property, located at 425 SUNNYVIEW CIRCLE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-690** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-71. - Front yard.**

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

TO: EVAN W. BROOKS,

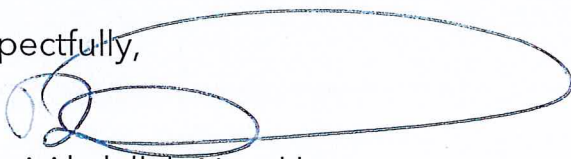
You are hereby notified, the property located at **425 SUNNYVIEW CIRCLE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in order to correct this violation, **Sec. 60-71. - Front yard.** New fences shall not be permitted in the required front yard. **Sec. 60-85. - Nonconforming fences.** Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997 except by review by the board of adjustment. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the

planning department and without a building permit having been obtained, of if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be a subject to removal.

Please be advised that if the violation is not cured by **[09/11/2024]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,

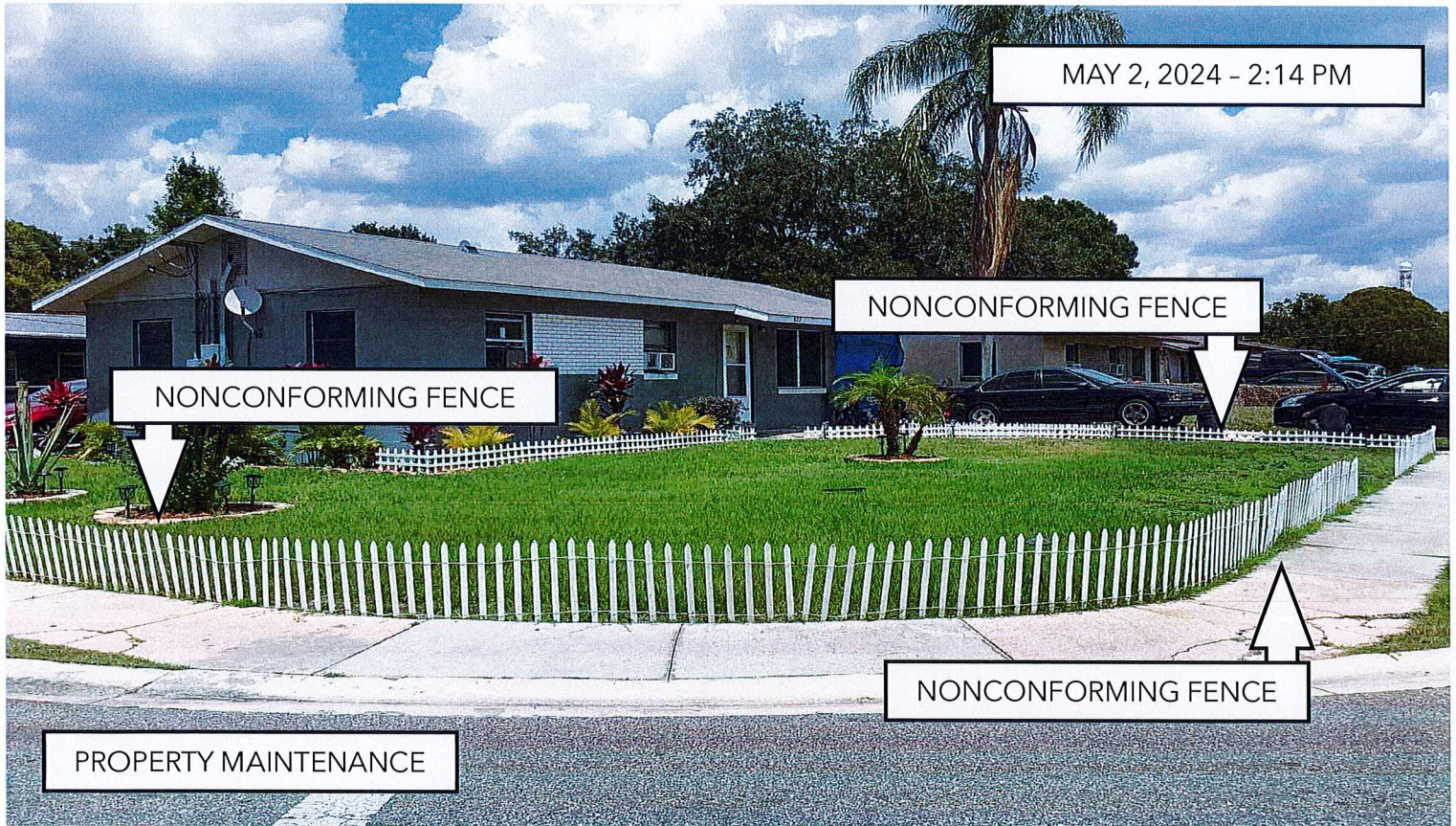


Baruti Abdallah-Nosakhare
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

EVAN W. BROOKS, P-ID: 35-21-29-1228-00-8

Section VI. Item #2.

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000308).....1



MAY 2, 2024 - 2:14 PM

NONCONFORMING FENCE

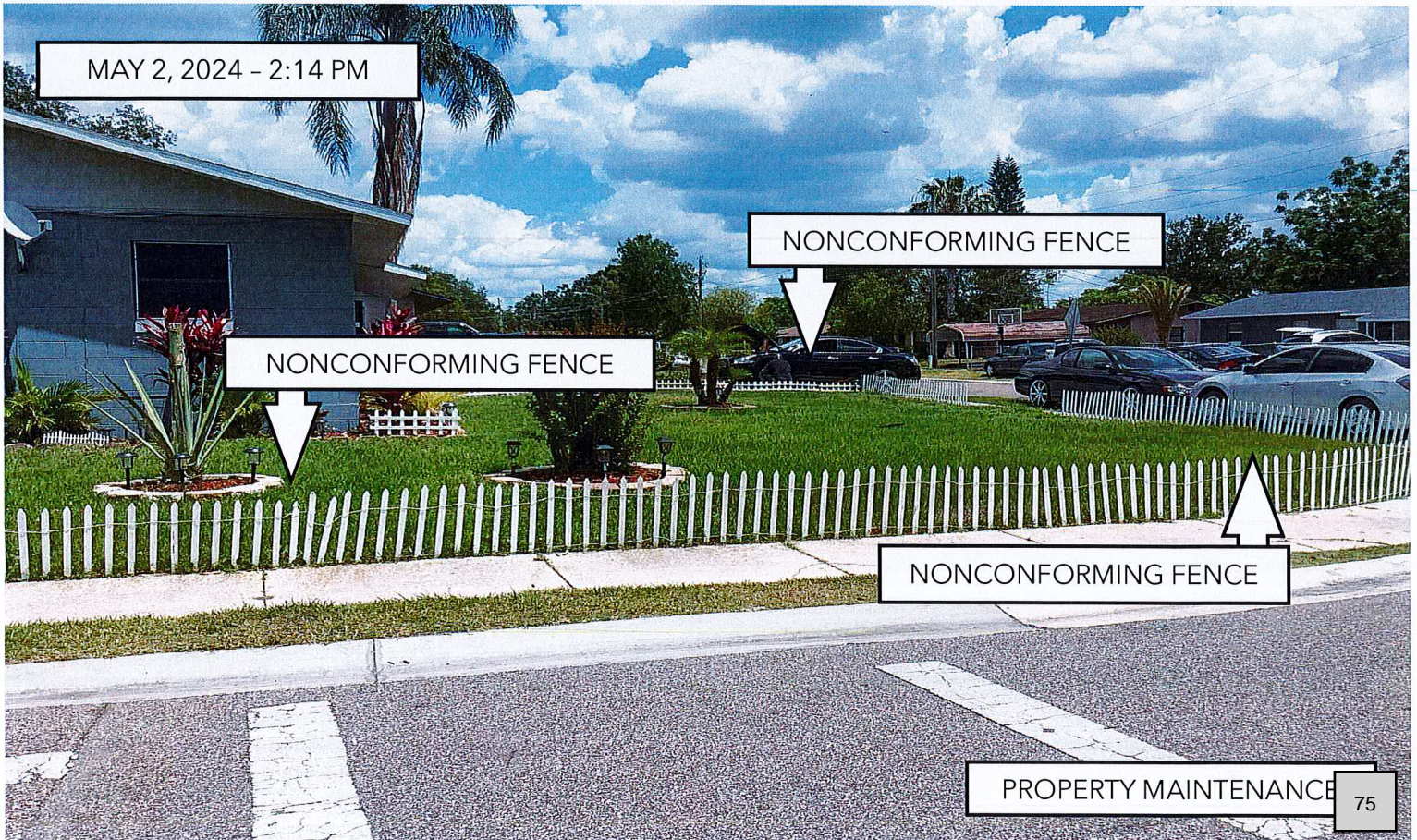
NONCONFORMING FENCE

NONCONFORMING FENCE

PROPERTY MAINTENANCE

EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000308).....2



MAY 2, 2024 - 2:14 PM

NONCONFORMING FENCE

NONCONFORMING FENCE

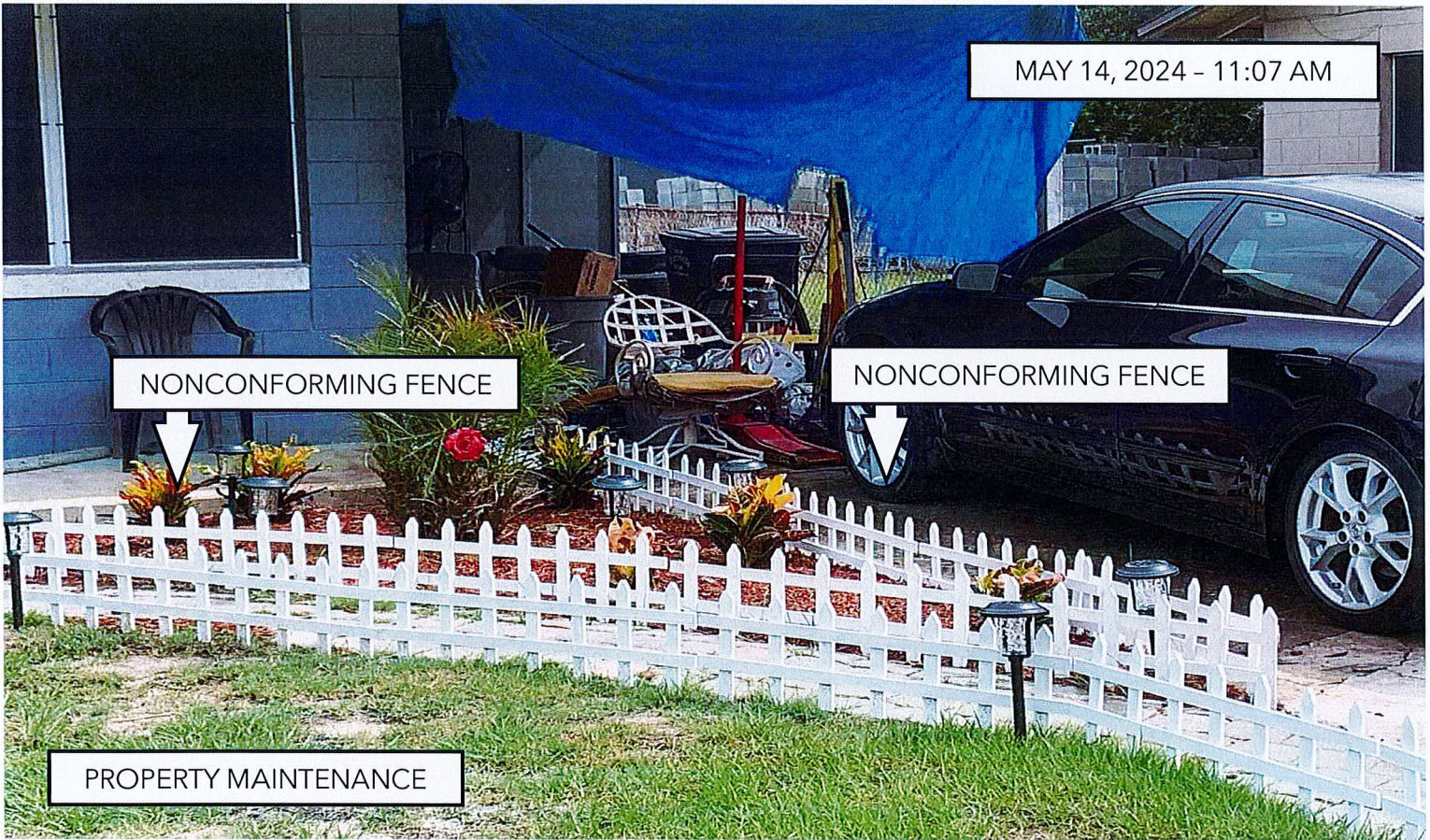
NONCONFORMING FENCE

PROPERTY MAINTENANCE

EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000

Section VI. Item #2.



EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000308).....4



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:

EVAN W. BROOKS
 PROPERTY AT 425 SUNNYVIEW CIR
 425 SUNNYVIEW CIRCLE
 ORLANDO, FL 32810
 P-ID: 35-21-29-1228-00-690



9590 9402 7978 2305 3330 35

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9057 27

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

Section VI. Item #2.

B. Received by (Printed Name)

J. Smith

C. Date of Delivery

9/11

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

3. Service Type

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

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

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at 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

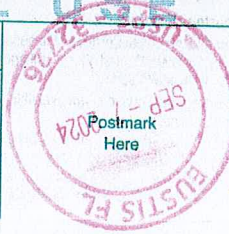
\$

Sent To

Street and Apt

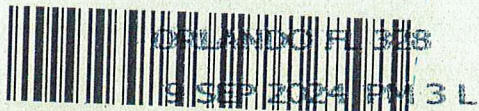
City, State, ZIP

EVAN W. BROOKS
 PROPERTY AT 425 SUNNYVIEW CIR
 425 SUNNYVIEW CIRCLE
 ORLANDO, FL 32810
 P-ID: 35-21-29-1228-00-690



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

USPS TRACKING #



9590 9402 7978 2305 3330 35

United States Postal Service

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 Postage & Fees Paid
 USPS
 Permit No. G-10

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

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

TOWN OF EATONVILLE, FL SEP 11 2024 9:41



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 24-000308
A Municipal Corporation CERTIFIED MAIL NO: 9589 0710 5270 1545 9070 28

Vs.

EVAN W. BROOKS
425 SUNNYVIEW CIRCLE
ORLANDO, FL 32810

Respondent(s)

RE: 425 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
Parcel ID: 35-21-29-1228-00-840

NOTICE OF HEARING

TO: EVAN W. BROOKS

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 **EVAN W. BROOKS**, property located at **425 SUNNYVIEW 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 **4th** day of **DECEMBER 2024, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

Pursuant to Chapter 2 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,



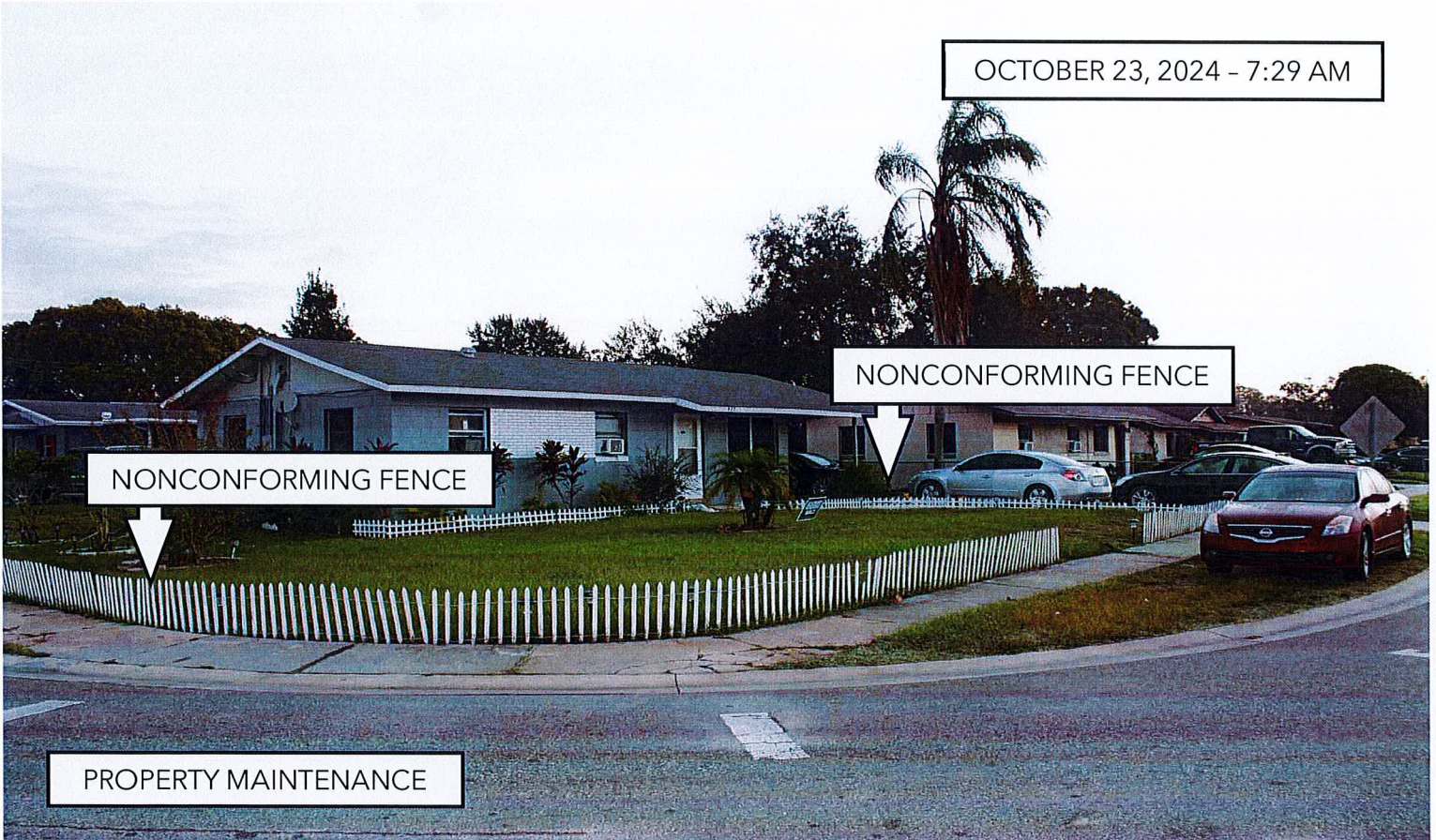
DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

Section VI. Item #2.

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000308).....9

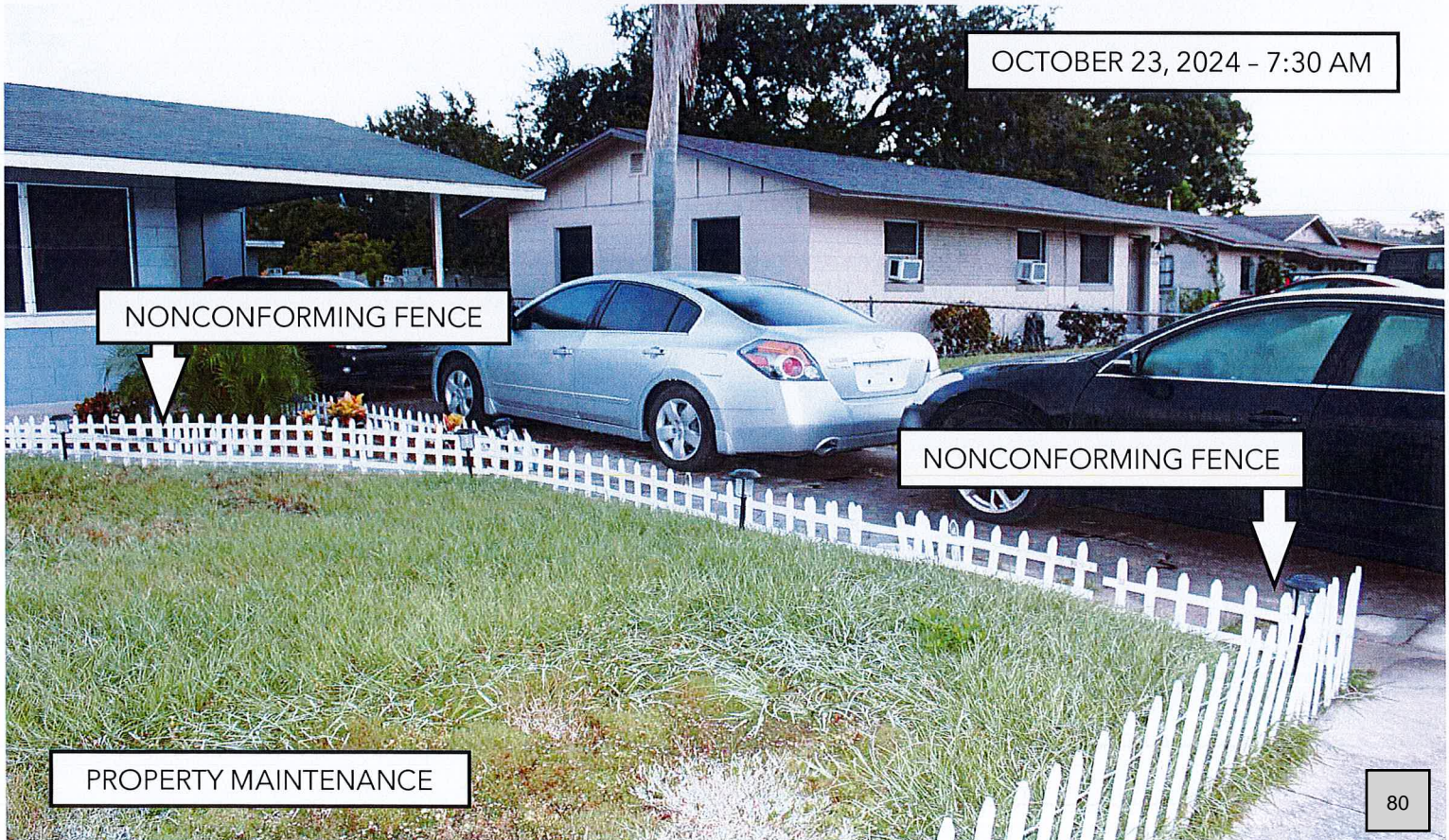
OCTOBER 23, 2024 - 7:29 AM



EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000308).....6

OCTOBER 23, 2024 - 7:30 AM

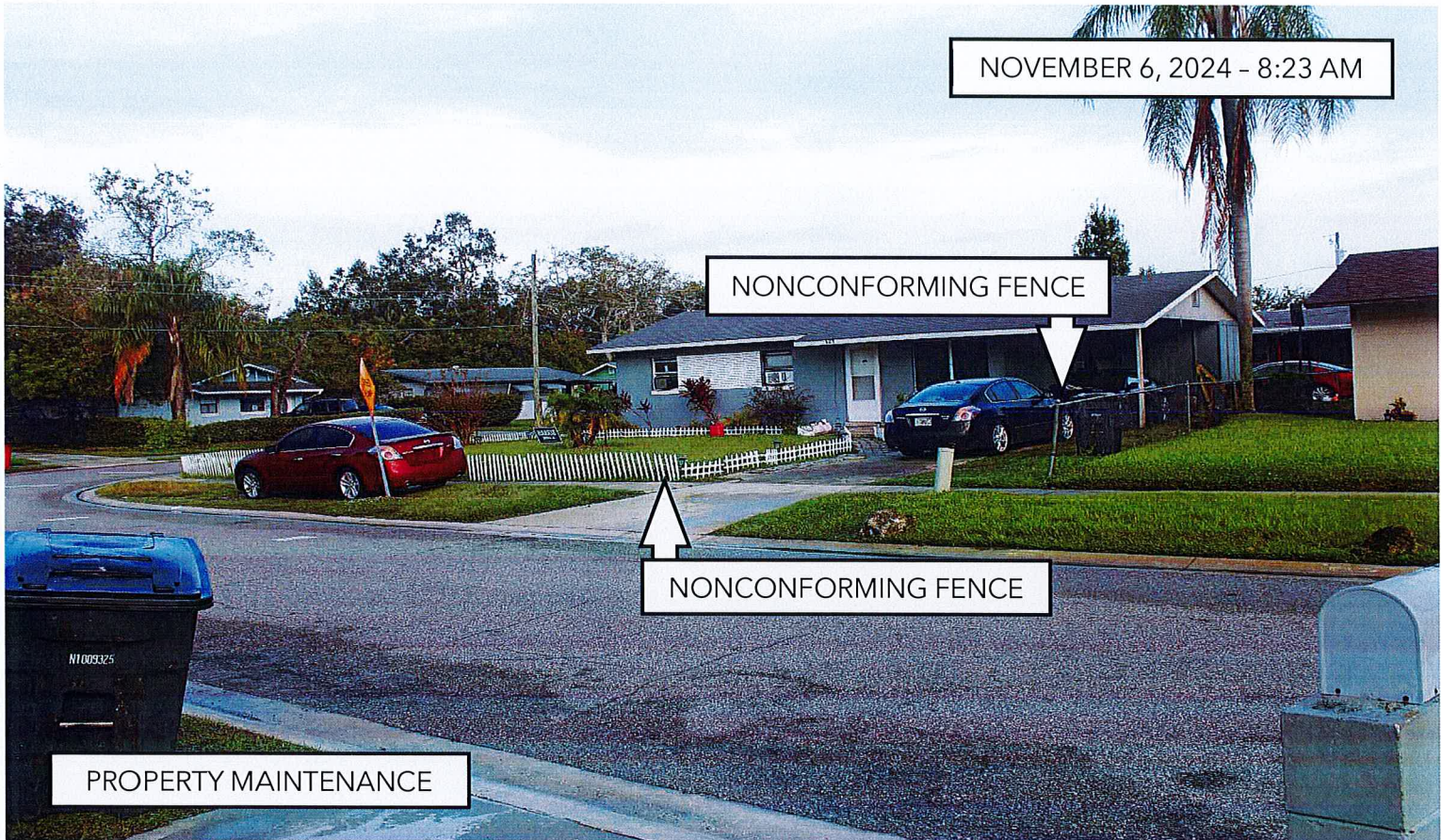


EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000308).....8

Section VI. Item #2.

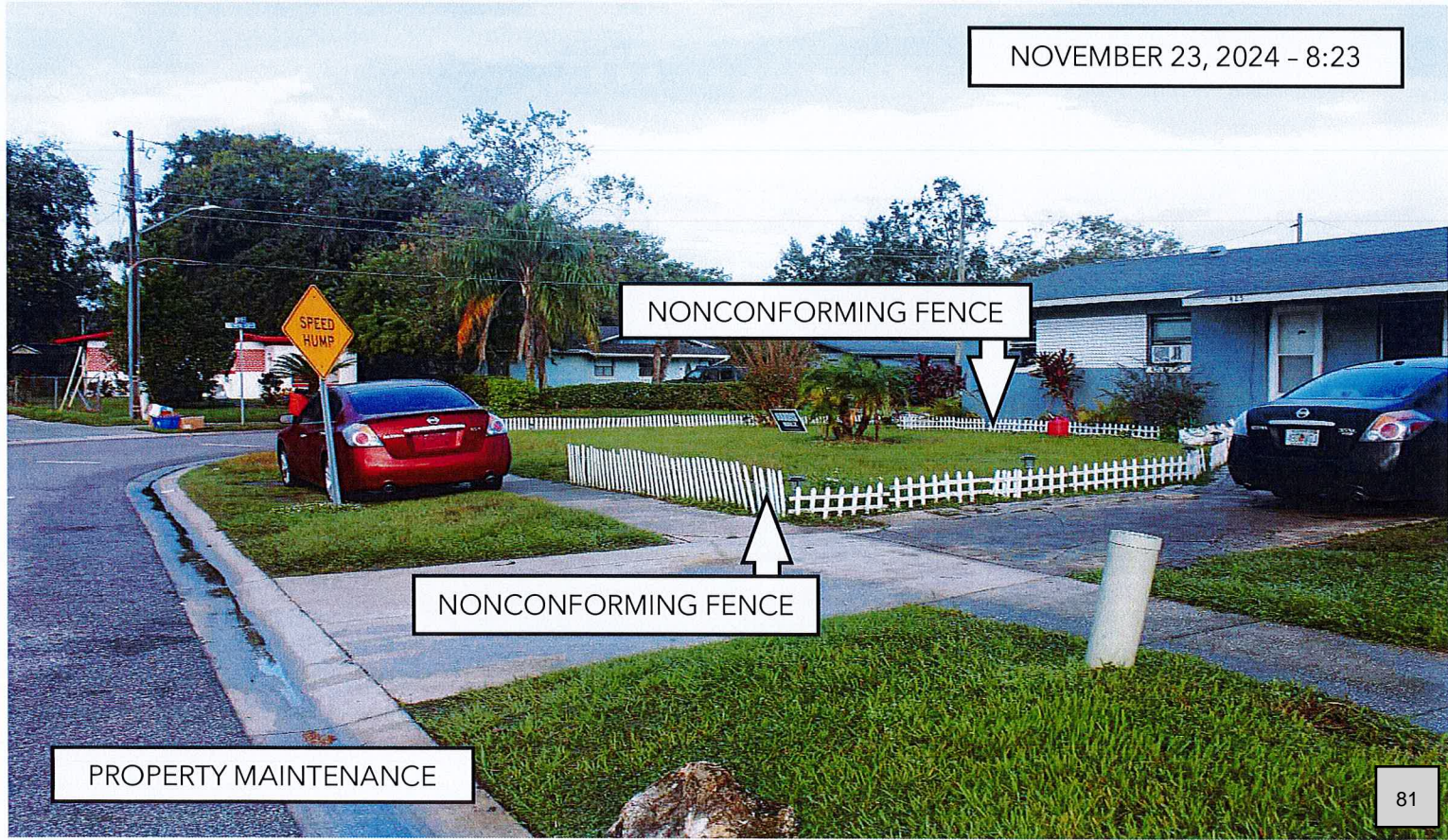
NOVEMBER 6, 2024 - 8:23 AM



EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000308).....8

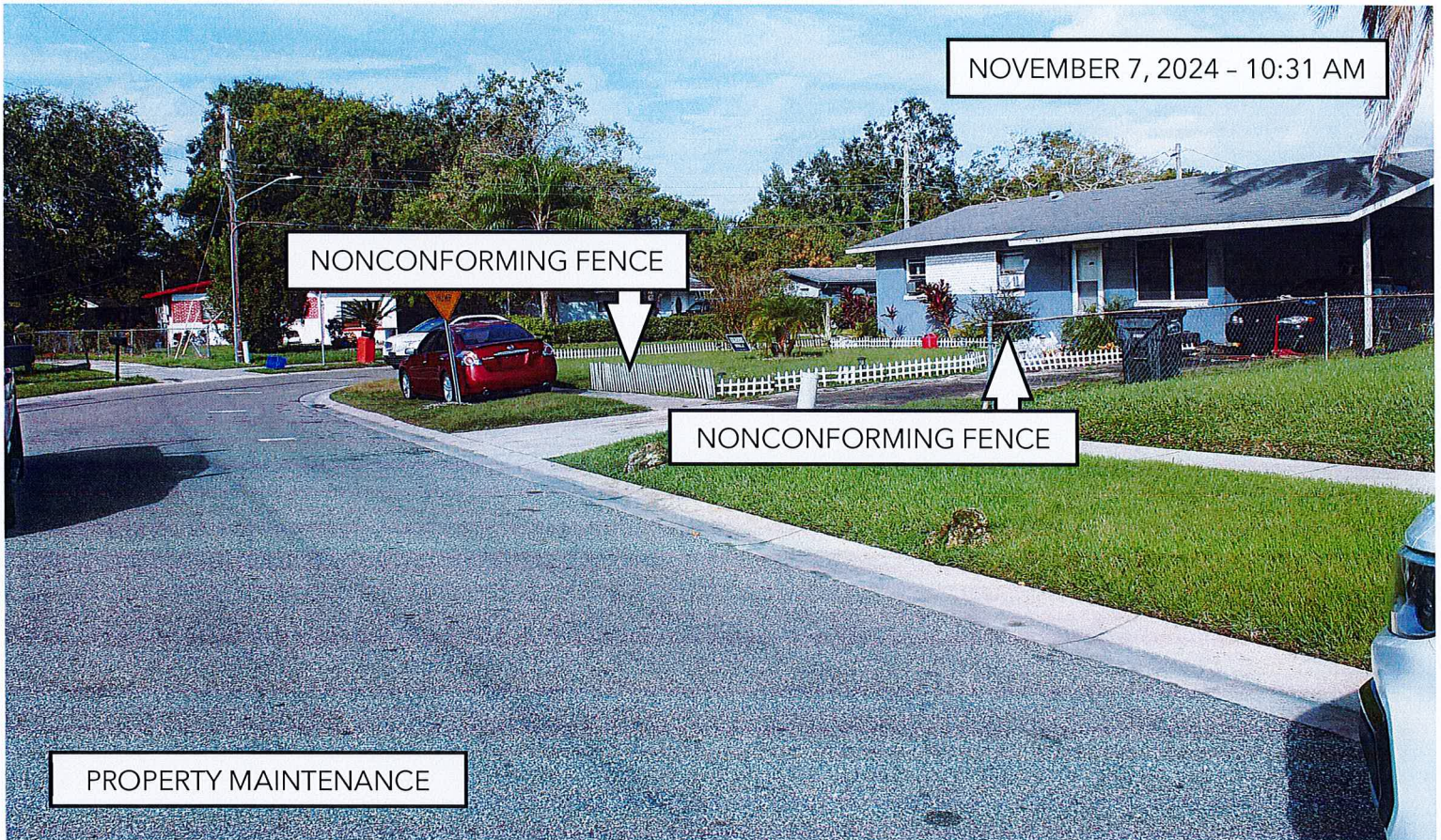
NOVEMBER 23, 2024 - 8:23



EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

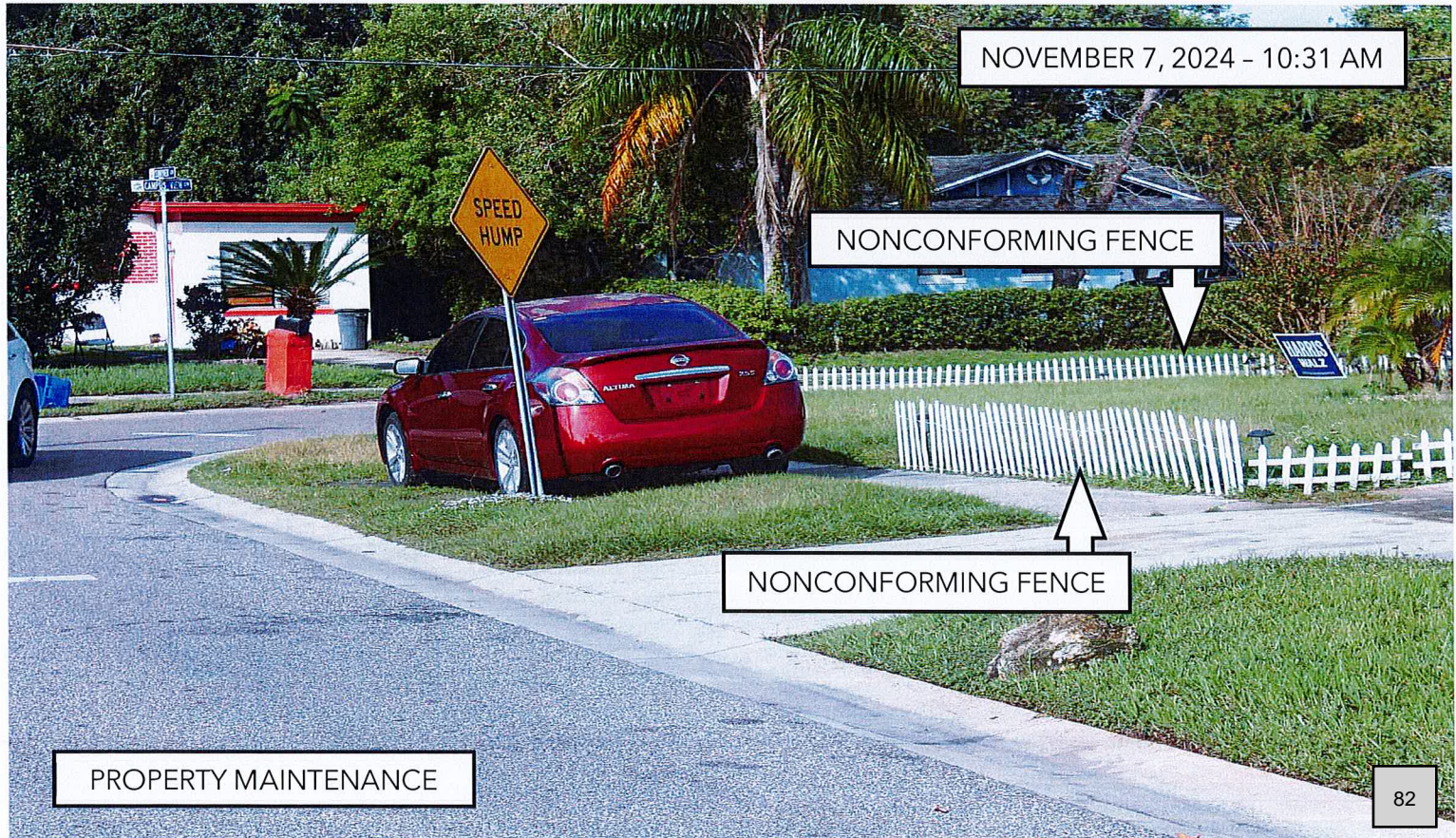
Section VI. Item #2.

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000300).....7



EVAN W. BROOKS, P-ID: 35-21-29-1228-00-840

425 SUNNYVIEW CIRCLE. ORLANDO, FL 32810 - (CODE CASE NO: 24-000308).....10



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>BROOKS</u> C. Date of Delivery <u>11/22</u></p>
<p>1. Article Addressed to:</p> <p>EVANS W. BROOKS 425 SUNNYVIEW CIRCLE ORLANDO, FL 32810 P-ID: 35-21-29-1228-00-840</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> <p>9589 0710 5270 1545 9070</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input 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"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery
<p>9590 9402 8586 3244 7175 35</p>	<ul style="list-style-type: none"> <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

Section VI. Item #2.

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

U.S. Postal Service™
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Domestic Mail Only

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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 \$ _____

Sent To
 Street and Ap
 City, State, Zip

EVANS W. BROOKS
 425 SUNNYVIEW CIRCLE
 ORLANDO, FL 32810
 P-ID: 35-21-29-1228-00-840

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

9589 0710 5270 1545 9070 28



USPS TRACKING#

9590 9402 8586 3244 7175 35

ORLANDO FL 328

22 NOV 2024 PM 2 L

United States Postal Service

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

TOWN OF EATONVILLE, FL
 NOV 25 2024 9:43

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