



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD

AGENDA (AMENDED)

Wednesday, August 6, 2025, at 6:30 PM

Eatonville Town Hall - 307 East Kennedy Boulevard

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

I. CALL TO ORDER.

II. ROLL CALL.

III. INVOCATION AND PLEDGE OF ALLEGIANCE.

IV. CONSENT AGENDA.

- 1.** Approval of Meeting Minutes – July 2, 2025 (Clerk Office)

V. CODE CASE HEARINGS.

- 2.** CODE CASE NO: 24-000183
- 3.** CODE CASE NO: 24-000188 (Part 1 & 2)
- 4.** CODE CASE NO: 25-000073
- 5.** CODE CASE NO: 25-000075
- 6.** CODE CASE NO: 25-000084
- 7.** CODE CASE NO: 25-000104 (Part 1 & 2)

VI. COMMENTS.

- 8.** Staff Comments

VII. ADJOURNMENT.

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.2.



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Section V. Item #1.

Wednesday, August 6, 2025, at 6:30 PM

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IV. CONSENT AGENDA.

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

V. CODE CASE HEARINGS.

2. CODE CASE NO. 24-000183

Felicia R. White

REF: Single-Family Class III

Property Address:

477 Sunnyview Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-330

Section of the Code:

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

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

3. CODE CASE NO. 24-000188

Latonya Coley, Harold McKenly, Justin Amdemskel

REF: Single-Family Class III

Property Address:

351 Amador Circle, Orlando, FL 32810

Parcel-ID No:

35-21-29-1228-00-180

Section of the Code:

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

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

4. CODE CASE NO. 25-000073

Sue E. Brown

REF: Single-Family Class III

Property Address:

540 Berthann Lane, Eatonville, FL 32751

Parcel-ID No:

36-21-29-0561-00-080

Section of the Code:

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

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

LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 18-231., Visual Nuisance Declared;
Abatement Required.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 18-233., Parking Restrictions for Certain
Vehicles on Residential Property.
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (a).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (b)(1).

5. CODE CASE NO. 25-000075

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

Krisnisky White-Allen
REF: Single-Family Class III
613 Wigman Drive, Eatonville, FL 32751
36-21-29-9576-00-090
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 12-229., Certain Motor Vehicles
Required to be Parked in Garage.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 18-230., Cover Requirements of
Motor Vehicle.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 18-231., Visual Nuisance Declared;
Abatement Required.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 18-233., Parking Restrictions for Certain
Vehicles on Residential Property.
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (a).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (b)(1).

6. CODE CASE NO. 25-000084

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

VALERIE ANITA JOHNSON
REF: Single-Family Class III
483 Sunnyview Circle, Orlando, FL 32810
35-21-29-9558-00-340
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 12-229., Certain Motor Vehicles
Required to be Parked in Garage.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 18-231., Visual Nuisance Declared;
Abatement Required.
LCD Part II – Code of Ordinances, Chapter 50 –

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

7. CODE CASE NO. 25-000104

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

TAMMIE JORDAN
REF: Single-Family Class III
300 Campus View Drive, Orlando, FL 32810
35-21-29-9558-00-340
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-229., Certain Motor Vehicles Required to be Parked in Garage.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-255., Abatement of Visual Nuisance.
LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-31. – Parking in Residential Areas.
LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-32. – Commercial Vehicles in Residential Areas.
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

VI. COMMENTS.

8. Staff Comments

VII. ADJOURNMENT.

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HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

AUGUST 6, 2025, at 6:30 PM

Cover Sheet

Section V. Item #1.

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

ITEM TITLE: Approval of Meeting Minutes – Code Enforcement Cases – 7-2-25 (Clerk Office)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA	YES	Exhibits: <ul style="list-style-type: none">Meeting Minutes – July 2, 2025
NEW BUSINESS		
ADMINISTRATIVE		

REQUEST: Request approval of Approval of Meeting Minutes for July 2, 2025.

SUMMARY: The Code Enforcement Board Meeting was held on the first Wednesday, July 2, 2025, at 6:30 PM. The minutes have been transcribed from the pre-recorded audio link for this meeting.

RECOMMENDATION: It is the recommendation of staff to approval the Meeting Minutes of the Code Enforcement Board held July 2, 2025.

FISCAL & EFFICIENCY: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD MEETING

MEETING MINUTES

Section V. Item #1.

Wednesday, July 2, 2025, at 6:30 PM

Town Hall – 307 E. Kennedy Boulevard. 32751

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

I. CALL TO ORDER

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was called to order at 6:35 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

II. ROLL CALL

The Town Clerk established a quorum by roll call.

Board/Staff Present:

Chair, Dwayne Rackard

Vice Chair, Michael Mills

Board Member, Jacqueline Haynes

Board Member, Todd Jenkins

Town Clerk, Veronica King (Support Staff: Marissa Bellenger)

Code Enforcement Officer, Baruti Abdallah-Nosakhare

Attorney, Holli New (Shepard, Smith, Hand & Brackins, P.A.)

EPD, Officer Jones

III. INVOCATION AND PLEDGE OF ALLEGIANCE

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

IV. CONSENT AGENDA

The May 7, 2025, meeting minutes (Indicating Meeting Cancellation) and the June 4, 2025, meeting minutes were approved by the Board of Directors. Chair Rackard **MOTIONS** for Approval of the May 7, 2025, and the June 4, 2025, meeting minutes; **MOVE** By Vice Chair, Michael Mills, **SECOND** by Board Member, Todd Jenkins; **AYE: ALL, MOTION PASSES (4/0).** **COMMENTS:** Prior to the board approving the consent agenda, the clerk read into record the Form 8B: Board Member Jacqueline Haynes had a voting conflict and had to recuse herself from voting on CODE CASE NO. 25-000083 Property Owner: Lorenzo Haynes during the June 4, 2025, hearings. Voting conflict: inured to the special gain or loss of a relative (Brother). ****Form 8B** was submitted to the clerk's office on June 4, 2025 and a copy was given to each board member. Although there was no voting conflict according to statute, Chair Rackard stated for the record that the respondent for CODE CASE NO. 25-000063 (Arnell Q. Spencer) was a relative (Cousin).

V. CODE CASE HEARINGS/SWEARING IN

**** Town Clerk Veronica King** facilitated the swearing in before moving forward, all present witnesses who will be testifying during the hearings were sworn in under the penalty of perjury. Witnesses Present: Baruti Abdallah-Nosakhare (Code Officer), Darrell Howard (CODE CASE NO. 25-000081), and Anthony Olvera (CODE CASE NO. 25-000081 and CODE CASE NO. 25-000082).

CODE CASES NO. 25-000081	Property Owner: Darrell Howard, Rhonda Howard
Property Address:	537 Wigman Drive, Eatonville, FL 32751
Parcel ID No:	36-21-29-1229-00-110
Violation:	Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage, Definitions; Sec. 18-230., Cover requirements of motor vehicle, Sec. 18-231., Visual Nuisance Declared; Abatement Required; Sec. 18-232., Responsibility., Sec. 18-233., Parking restrictions for certain vehicles on residential property., Sec. 50-35., Maintenance of Exterior Premises. (a), (b)(1)., Sec. 60-300. Utilization of Yards

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, violations has been cured except for one violation [Sec. 50-35 (a)(b)(1)] that still remains noncompliant with the Town Code.**Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; and be given forty-five (45) days to come into compliance on the one pending violation. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent along with neighbor (Anthony Olvera) was present and will bring property into compliance with the ordered time of 45 days.

Board Discussion/Action: Chair Rackard finds that the property is in violation and **MOTIONS** that Respondent’s cured violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years and for Approval of 45 days to cure the remaining violation and \$100 per day thereafter; Chair Rackard **MOTIONS** for Approval of 180 days to cure and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000082	Property Owner: Anthony Olvera, Elizabeth M. Santiago
Property Address:	607 Wigman Drive, Eatonville, FL 32751 (Addressed was confirmed by Code Officer)
Parcel ID No:	36-21-29-9576-00-080
Violation:	Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage., Sec. 18-230., Cover requirements of motor vehicle., Sec. 18-231., Visual Nuisance Declared; Abatement Required., Sec. 18-232., Responsibility., Sec. 18-233., Parking restrictions for certain vehicles on residential property., Sec. 50-35., Maintenance of Exterior Premises. (a), (b)(1)., Sec. 60-300. Utilization of Yards.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, the Property remained noncompliant with the Town Code. **Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given forty-five (45) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent was present and will bring property into compliance with the order of 45 days.

Section V. Item #1.

Board Discussion/Action: Chair Rackard finds that the property is in violation and **MOTIONS** to accept staff recommendation for Approval of 45 days to cure and \$100 per day thereafter. **MOVED** By Vice Chair Mills; **SECOND** by Board Member Haynes; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000063

Property Owner: Arnell Q. Spencer

Property Address:

325 Eaton Street, Eatonville, FL 32751

Parcel ID No:

35-21-29-2828-02-180

Violation:

Sec. 12-229., Certain motor vehicles required to be parked in garage., Sec. 50-35., Maintenance of exterior premises., Sec. 50-35., Maintenance of exterior premises. (b)(1).

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation; As of today's date, the Property remained noncompliant with the Town Code. **Additional pictures dated July 2, 2025, was provided to the board showing property current conditions.

Recommendations: Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Board Member Haynes finds that the property is in violation and **MOTIONS** to accept staff recommendation for Approval of 30 days to cure violations and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000064

Property Owner: Robert L. Bailey, Samantha A. Munro

Property Address:

314 Clark Street, Eatonville, FL 32751

Parcel ID No:

35-21-29-0000-00-054

Violation:

Sec. 38-30. – Off-street parking regulations., Sec. 38-31. – Parking in residential areas., Sec. 38-32. – Commercial vehicles in residential areas. (5)., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1)., Sec. 50-36., Appearance of exterior of premises. (b)(6)., Sec. 50-37., Building Maintenance., Sec. 60-84., Maintenance.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today's date, the Property remained noncompliant with the Town Code. **Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Chair Rackard finds that the property is in violation and **MOTIONS** to accept staff recommendation for Approval thirty (30) days to cure and \$100 per day thereafter; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Haynes; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000065	Property Owner: Alton Spencer
Property Address:	326 Clark Street, Eatonville, FL 32751
Parcel ID No:	35-21-29-0000-00-051
Violation:	Sec. 50-35., Maintenance of exterior premises. (a), (b)(1)., Sec. 60-84., Maintenance.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, the Property remained noncompliant with the Town Code. **Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Vice Chair Mills finds that the property is in violation and **MOTIONS** for Approval of 30 days to cure and \$100 per day thereafter; **MOVED** By Board Member Jenkins; **SECOND** by Chair Rackard; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000074	Property Owner: Veronica Malinder
Property Address:	606 Wigman Drive, Eatonville, FL 32751
Parcel ID No:	36-21-29-9576-00-100
Violation:	Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage., Sec. 18-230., Cover requirements of motor vehicle., Sec. 18-231., Visual Nuisance Declared., Sec. 18-232., Responsibility., Sec. 18-233., Parking restrictions for certain vehicles on residential property., Sec. 50-35., Maintenance of exterior premises. (a), (b)(1).

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. As of today’s date, all violations has been cured. **Additional pictures dated July 2, 2025, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years.

Respondent: Respondent nor representative was present

Board Discussion/Action: Chair Rackard finds that the property was in violation and **MOTIONS** that Respondent’s violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (4/0).**

CODE CASES NO. 25-000094	Property Owner: WCB INVESTMENTS, LLC.
Property Address:	619 Katherine Avenue, Orlando, FL 32810
Parcel ID No:	34-21-29-1227-00-130
Violation:	Sec. 50-35., Maintenance of exterior premises. (a), (b)(1)., Sec. 60-82. Permit required., Sec. 60-84., Maintenance., Sec. 60-85., Nonconforming fences.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation.

As of today's date, the Property remained noncompliant with the Town Code. **Additional dated July 2, 2025, was provided to the board showing property current conditions and violations. Confirmed that the fence is non-conforming with no permit.

Section V. Item #1.

Recommendations: Staff recommended that Respondent be given thirty (30) days to come into compliance. If compliance is not obtained, staff recommend a daily fine of \$100.00 for every day the Property remains in violation.

Respondent: Respondent nor representative was present

Board Discussion/Action: Chair Rackard finds that the property is in violation and **MOTIONS** for Approval of 10 days to cure and \$100 per day thereafter based on the gravity of the property's condition; **MOVED** By Board Member Jenkins; **SECOND** by Vice Chair Mills; **AYE: ALL, MOTION PASSES (4/0).**

VI. COMMENTS

There were no staff/board comments

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida has been adjourned at 8:07 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

(Handouts: Photo properties taken on July 2, 2025, Amended agendas, Copies of the 8B Form submitted by Board Member Jacqueline Haynes, Form 1 Information (Statement of Financial Interest).

Respectfully Submitted by:

Veronica L King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA

Section VI. Item #2.

CODE ENFORCEMENT BOARD AGENDA

AUGUST 6, 2025, at 6:30 PM

Cover Sheet

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

ITEM TITLE: Hearing – Code Enforcement Cases – 7-2-25 (Code Enforcement)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA		Exhibits:
HEARINGS	YES	<ul style="list-style-type: none">Code Information as listed below:<ol style="list-style-type: none">CODE CASE NO: 24-000183CODE CASE NO: 24-000188CODE CASE NO: 24-000073CODE CASE NO: 24-000075CODE CASE NO: 25-000084CODE CASE NO: 25-000104
ADMINISTRATIVE		

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

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

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

FISCAL & EFFICIENCY: N/A

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 24-000183

OWNER: FELICIA R. WHITE

PROPERTY ADDRESS: 477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810

PARCEL ID#: 35-21-29-1228-00-330



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

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

477 Sunnyview Cir 35-21-29-1228-00-330**Name(s):**
WHITE FELICIA R**Physical Street Address:**
477 Sunnyview Cir**Property Use:**
0103 - Single Fam Class III**Mailing Address On File:**
477 Sunnyview Cir
Orlando, FL 32810-6244
[Incorrect Mailing Address?](#)**Postal City and Zip:**
Orlando, FL 32810**Municipality:**
Eatonville

477 SUNNYVIEW CIR, EATONVILLE, FL 32810 4/30/2024 11:25 AM

[Upload Photos](#)[View 2024 Property Record Card](#)**i** PROPERTY FEATURES**\$** VALUES, EXEMPTIONS AND TAXES**SALES****MARKET STATS****LOCATION****Historical Value and Tax Benefits**

Has Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024	\$40,000	\$188,052	\$1,553	\$229,605	3.8%	\$101,874	3.0%
2023	\$40,000	\$179,574	\$1,553	\$221,127	25.5%	\$98,907	3.0%
2022	\$32,500	\$142,131	\$1,553	\$176,184	11.7%	\$96,026	3.0%
2021	\$30,000	\$126,207	\$1,553	\$157,760	N/A	\$93,229	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024	\$25,000	\$25,000	\$0	\$127,731	\$3,170
2023	\$25,000	\$25,000	\$0	\$122,220	\$3,061
2022	\$25,000	\$25,000	\$0	\$80,158	\$2,281
2021	\$25,000	\$25,000	\$0	\$64,531	\$2,014

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)	\$101,874	\$25,000	\$76,874	3.2160	1.4%	\$247.23	22%
Public Schools: By Local Board	\$101,874	\$25,000	\$76,874	3.2480	0.0%	\$249.69	22%
General County	\$101,874	\$50,000	\$51,874	4.4347	0.0%	\$230.05	20%
Town Of Eatonville	\$101,874	\$50,000	\$51,874	7.2938	0.0%	\$378.36	33%
Library - Operating Budget	\$101,874	\$50,000	\$51,874	0.3748	0.0%	\$19.44	2%
St Johns Water Management District	\$101,874	\$50,000	\$51,874	0.1793	0.0%	\$9.30	1%
Totals				18.7466		\$1,134.07	

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: \$1,134.07

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$4,304.32

Your ad-valorem tax with exemptions is: = \$1,134.07

Providing You A Savings Of: = \$3,170.25

**FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183) - (OCPA).....1**

JANUARY 18, 2007



Section VI. Item #2.

ORANGE COUNTY PROPERTY APPRAISER

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330

477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183) - (OCPA).....2

AUGUST 16, 2018 - 10:23 AM



Section VI. Item #2.

ORANGE COUNTY PROPERTY APPRAISER

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330

477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183) - (OCPA).....3

APRIL 30, 2024 - 11:25 AM

Section VI. Item #2.

ORANGE COUNTY PROPERTY APPRAISE



FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330

477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183) - (OCPA).....4

JANUARY 8, 2025



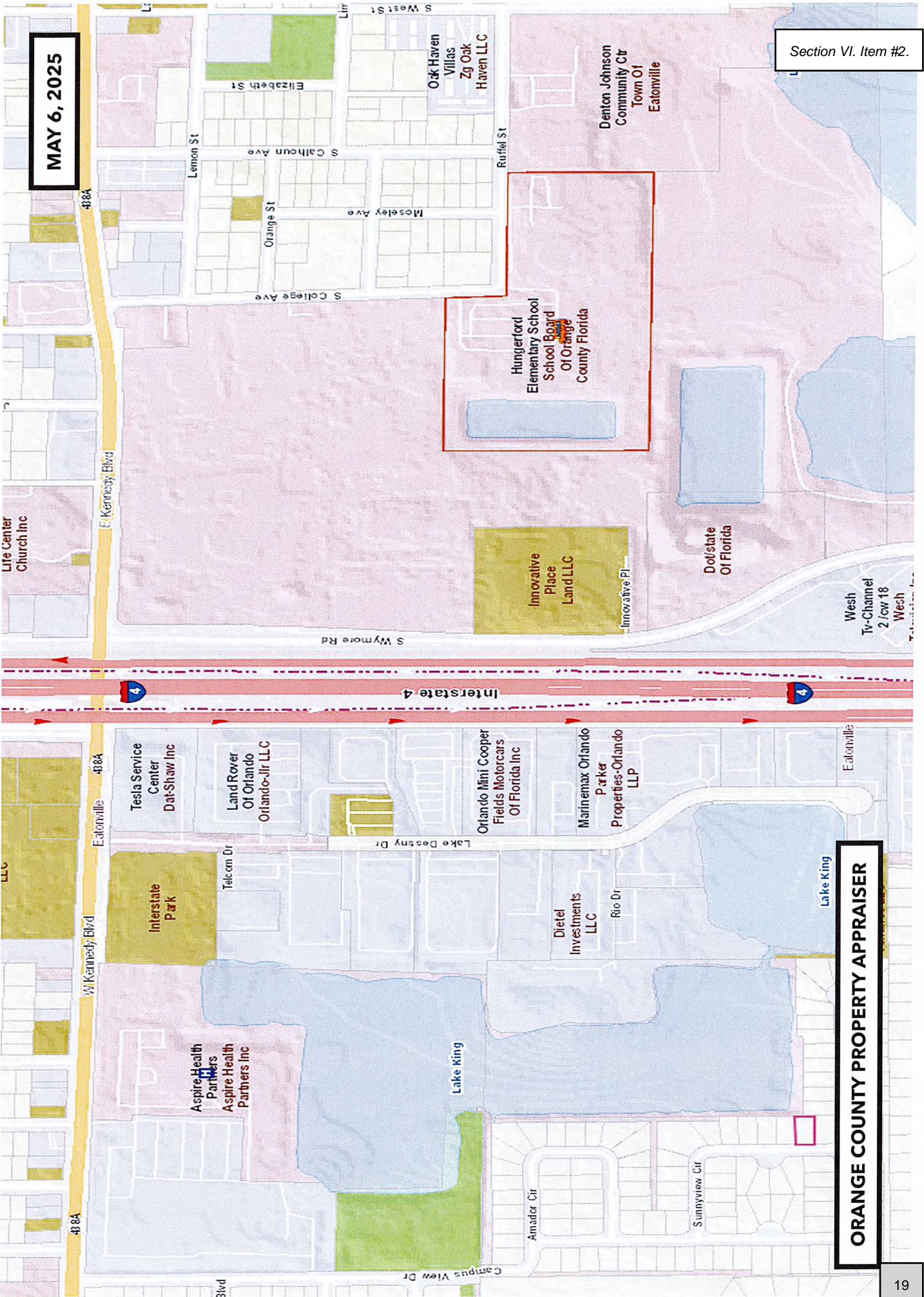
Section VI. Item #2.

ORANGE COUNTY PROPERTY APPRAISER

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330

477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183) - (OCPA).....5

MAY 6, 2025



Section VI. Item #2.

ORANGE COUNTY PROPERTY APPRAISER



EXHIBIT B

EATONVILLE'S CODE REFERENCES



Town of Eatonville - Code Enforcement Division

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 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)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-231. - Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-232. - The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

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



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35. - Maintenance of exterior of premises. (b)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(3)** Loose and overhanging objects which, by reason of location above ground level, constitutes a danger of falling on persons in the vicinity thereof. **(4)** Holes, excavations, breaks, projections, obstructions, and excrement of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



EXHIBIT C

NOTICE OF VIOLATION



NOTICE OF VIOLATION

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

CODE CASE NO: **24-000183**
DATE OF NOTICE: **03/14/2025**
COMPLIANCE DATE: **04/14/2025**

FELICIA R. WHITE

REF: 477 SUNNYVIEW CIRCLE

477 SUNNYVIEW CIRCLE

ORLANDO, FL 32810

CERTIFIED MAIL NO: 9589 0710 5270 1231 9617 09

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-330 into compliance with Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-203. - Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - 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/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1).

TO: FELICIA R. WHITE,

You are hereby notified, the property located at **477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and covered. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space

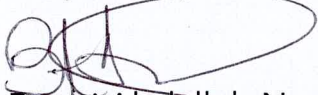
outside any building erected thereon. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby.

Sec. 50-35. - Maintenance of exterior of premises (a)., It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery.

Please be advised that if the violation is not cured by **[04/14/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



Baruti Abdallah-Nosakhare

Code Enforcement Officer

Town of Eatonville, Eatonville Town Hall

307 East Kennedy Boulevard

Eatonville, FL 32751

Phone: (407) 623-8908 | Fax: (407) 623-8919

E: code-enforcement@townofeatonville.org

Description of Violation and Remedial Action Required

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

1. There is an inoperable vehicle parked on the premises.

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

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

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

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL
03/14/2025
US POSTAGE \$009.64

ZIP 32751
041M11468919

FELICIA R. WHITE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-330
CODE CASE NO: 24-000183

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:

FELICIA R. WHITE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-330
CODE CASE NO: 24-000183



9590 9402 8854 4005 3714 14

2. Article Number

9589 0710 5270 1231 9617 09

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

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt



60 2196 1E2T 0225 0120 6856

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage at	\$
Sent To	
Street and Apt.	
City, State, ZIP+4	

Postmark
Here

FELICIA R. WHITE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-330
CODE CASE NO: 24-000183

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

Section VI. Item #2.

9589 0710 0120 6956
60 2196 1821 0225 0120 1856

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. #
City, State, ZIP+4

FELICIA R. WHITE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-330
CODE CASE NO: 24-000183

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

Postmark Here
MAR 14 2025
32726

33

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>1. Article Addressed to:</div> <div><div>FELICIA R. WHITE 477 SUNNYVIEW CIRCLE ORLANDO, FL 32810 P-ID: 35-21-29-1228-00-330 CODE CASE NO: 24-000183</div><div> 9590 9402 8854 4005 3714 14</div></div>		<div>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/></div> <div><div>Blake</div><div>Blake</div></div> <div>B. Received by (Printed Name) <input type="checkbox"/> Addressee <input type="checkbox"/></div> <div>C. Date of Delivery</div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</div>	
<div>3. Service Type</div> <div><div><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Insured Mail (over \$500)</div><div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div>		<div>Domestic Return Receipt</div>	

PS Form 3811, July 2020 PSN 7530-02-000-9059

USPS TRACKING #

9590 9402 8854 4005 3714 14

9590 9402 8854 4005 3714 14

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

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

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

RECEIVED
MAR 17 2025

Initial: _____

11-580099



EXHIBIT D

PHOTOGRAPHIC EVIDENCE

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

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....1

MARCH 12, 2025 - 10:00 AM

ABANDON PROPERTY - NO TAG

Section VI. Item #2.

JUNKED, WRECKED, ABANDON PROPERTY

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....2

MARCH 12, 2025 - 10:00 AM



ABANDON PROPERTY - NO TAG

Section VI. Item #2.

JUNKED, WRECKED, ABANDON PROPERTY

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....3

APRIL 16, 2025 - 2:14 PM



ABANDON PROPERTY - NO CAR COVER

ABANDON PROPERTY - NO CAR COVER

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #2.



EXHIBIT E

PROOF OF POSTING THE NOTICE OF HEARING.



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 24-000183

CERTIFIED MAIL NO: 9589 0710 5270 1231 9620 72

Vs.

FELICIA R. WHITE
REF: 477 SUNNYVIEW CIRCLE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810

Respondent(s)

RE: 477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
Parcel ID: 35-21-29-1228-00-330

NOTICE OF HEARING

TO: FELICIA R. WHITE,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

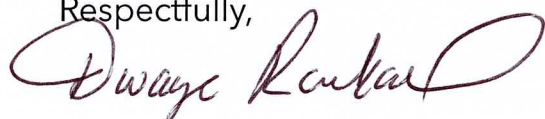
You are hereby ordered to appear before the Code Enforcement Board on the **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

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

Respectfully,



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



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 24-000183

CERTIFIED MAIL NO: 9589 0710 5270 1231 9620 72

Vs.

FELICIA R. WHITE
REF: 477 SUNNYVIEW CIRCLE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810

Respondent(s)

RE: 477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
Parcel ID: 35-21-29-1228-00-330

NOTICE OF HEARING

TO: FELICIA R. WHITE,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **477 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 **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, August 6, 2025, the hearing date.

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

Respectfully,

SIGNED COPY ON FILE

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

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

NEOPOST FIRST-CLASS MAIL
07/11/2025
US POSTAGE \$009.64



ZIP 32751
041M11468919

FELICIA R. WHITE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-330
CODE CASE NO: 24-000183

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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 **Post Office**

Street and Apt.

City, State, ZIP+4

Postmark Here

FELICIA R. WHITE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-330
CODE CASE NO: 24-000183

22 0296 1E2T 0225 0T20 6856


22 0296 1E2T 0225 0T20 6856

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22 0296 1E2T 0225 0T20 6856

22 0296 1E2T 0225 0T20 6856

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>1. Article Addressed to:</div> <div><div><div>■ Complete items 1, 2, and 3.</div><div>■ Print your name and address on the reverse so that we can return the card to you.</div><div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div></div><div><div>FELICIA R. WHITE</div><div>477 SUNNYVIEW CIRCLE</div><div>ORLANDO, FL 32810</div><div>P-ID: 35-21-29-1228-00-330</div><div>CODE CASE NO: 24-000183</div></div><div><div></div><div>9590 9402 8194 3030 0370 17</div></div><div><div>2. Article Number (Transfer from carrier label)</div><div>9589 0710 5270 1231 9620 72</div></div></div>		<div>A. Signature</div> <div><div><input checked="" type="checkbox"/> Agent</div><div><input type="checkbox"/> Addressee</div></div> <div>B. Received by (Printed Name)</div> <div>C. Date of Delivery</div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</div>	
<div>3. Service Type</div> <div><div><input type="checkbox"/> Adult Signature</div><div><input type="checkbox"/> Adult Signature Restricted Delivery</div><div><input checked="" type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Certified Mail Restricted Delivery</div><div><input type="checkbox"/> Collect on Delivery</div><div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div><div><input type="checkbox"/> Mail</div><div><input type="checkbox"/> Mail Restricted Delivery</div></div> <div><div><input type="checkbox"/> Priority Mail Express®</div><div><input type="checkbox"/> Registered Mail™</div><div><input type="checkbox"/> Registered Mail Restricted Delivery</div><div><input type="checkbox"/> Signature Confirmation™</div><div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div>			

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

22 0296 1E2T 0225 0720 6856

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OFFICIAL USE

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage \$

Total Postage \$

Sent To

Street and Apt.

City, State, Zip+

Postmark Here

2025 JAN 21 10 30 AM

ORLANDO, FL 32810

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2025 JAN 21 10 30 AM

ORLANDO, FL 32810

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FELICIA R. WHITE

477 SUNNYVIEW CIRCLE

ORLANDO, FL 32810

P-ID: 35-21-29-1228-00-330

CODE CASE NO: 24-000183

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

47

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....4

APRIL 28, 2025 - 3:37 PM

NOTICE OF HEARING - POSTING ON PROPERTY

ABANDON PROPERTY - NO CAR COVER

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #2.

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....6

APRIL 29, 2025 - 8:32 AM

Section VI. Item #2.

ABANDON PROPERTY - NO CAR COVER

JUNKED, WRECKED, ABANDON PROPERTY

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....7

MAY 7, 2025 - 8:13 AM

Section VI. Item #2.

ABANDON PROPERTY - CAR COVER

JUNKED, WRECKED, ABANDON PROPERTY

**FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....8**

MAY 7, 2025 - 8:13 AM



Section VI. Item #2.

JUNKED, WRECKED, ABANDON PROPERTY

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....9

JULY 30, 2025 - 3:48 PM

Section VI. Item #2.

NOTICE OF HEARING - POSTING ON PROERTY

ABANDON PROPERTY - CAR COVER

JUNKED, WRECKED, ABANDON PROPERTY

FELICIA R. WHITE, P-ID NO: 35-21-29-1228-00-330
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE#: 24-000183).....10

JULY 30, 2025 - 3:48 PM

NOTICE OF HEARING - POSTING ON PROPERTY



TOWN OF EATONVILLE
1887

THE TOWN THAT FREEDOM BUILT
EATONVILLE, FLORIDA
EST. 1881

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

NOTICE OF HEARING

TO: FELICIA R. WHITE
477 SUNNYVIEW CIRCLE
ORLANDO, FL 32810
P-ID NO: 35-21-29-1228-00-330

FROM: TOWN OF EATONVILLE, FLORIDA
CODE CASE NO: 24-000183
SUBMITTED DATE: 07/29/2025 11:11 AM

RE: JUNKED, WRECKED, ABANDON PROPERTY

NOTICE OF HEARING

THE TOWN OF EATONVILLE, FLORIDA, CHAPTER 154, COUNTY OF MINICOPAL CODE ENFORCEMENT PART 1, LOCAL GOVERNMENT CODE ENFORCEMENT BOARD (LGE) has received a complaint from the Town of Eatonville, Florida, regarding the property located at 477 Sunnyview Circle, Orlando, FL 32810. The property is currently in a state of disrepair and is being used for illegal purposes. The Town of Eatonville, Florida, is hereby notifying you that you are required to appear at a hearing to discuss the matter. The hearing will be held on August 20th, 2025, at 10:00 AM. The hearing will be held at the Town of Eatonville, Florida, Code Enforcement Division, 1000 E. Highway 17, Suite 100, Orlando, FL 32810. If you are unable to attend the hearing, you must provide written notice to the Town of Eatonville, Florida, Code Enforcement Division, at least 10 business days prior to the hearing. Failure to appear at the hearing or provide written notice may result in the Town of Eatonville, Florida, taking action to enforce the code. The Town of Eatonville, Florida, Code Enforcement Division, is hereby notifying you that you are required to appear at a hearing to discuss the matter. The hearing will be held on August 20th, 2025, at 10:00 AM. The hearing will be held at the Town of Eatonville, Florida, Code Enforcement Division, 1000 E. Highway 17, Suite 100, Orlando, FL 32810. If you are unable to attend the hearing, you must provide written notice to the Town of Eatonville, Florida, Code Enforcement Division, at least 10 business days prior to the hearing. Failure to appear at the hearing or provide written notice may result in the Town of Eatonville, Florida, taking action to enforce the code.

Office DEPOT

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

CODE CASE NO: 24-000183

OWNER: FELICIA R. WHITE
477 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
P-ID NO: 35-21-29-1228-00-330

PROPERTY:

Section VI. Item #2.

JUNKED, WRECKED, ABANDON PROPERTY

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 24-000188

OWNER: LATONYA COLE/HAROLD McKENLY
PROPERTY ADDRESS: 351 AMADOR CIRCLE, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-1228-00-180



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

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

351 Amador Cir 35-21-29-1228-00-180**Name(s):**COLEY LATONYA
MCKENLY HAROLD
AMDEMESKEL JUSTIN**Physical Street Address:**

351 Amador Cir

Property Use:

0103 - Single Fam Class III

[Upload Photos ↕](#)**Mailing Address On File:**49 Stratford Ln W
Boynton Beach, FL 33436-6326[Incorrect Mailing Address?](#)**Postal City and Zip:**

Orlando, FL 32810

Municipality:

Eatonville

[View 2024 Property Record Card](#)**i** 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	\$40,000	\$135,758	\$0	\$175,758	6.1%	\$154,979	10.0%
2023	\$40,000	\$125,689	\$0	\$165,689	29.4%	\$140,890	10.0%
2022	\$32,500	\$95,582	\$0	\$128,082	12.5%	\$128,082	16.6%
2021	\$30,000	\$83,863	\$0	\$113,863	N/A	\$109,842	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024			\$0		\$255
2023			\$0		\$305
2022			\$0		\$0
2021			\$0		\$50

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)	\$175,758	\$0	\$175,758	3.2160	1.4%	\$565.24	19%
Public Schools: By Local Board	\$175,758	\$0	\$175,758	3.2480	0.0%	\$570.86	19%
General County	\$154,979	\$0	\$154,979	4.4347	0.0%	\$687.29	23%
Town Of Eatonville	\$154,979	\$0	\$154,979	7.2938	0.0%	\$1,130.39	37%
Library - Operating Budget	\$154,979	\$0	\$154,979	0.3748	0.0%	\$58.09	2%
St Johns Water Management District	\$154,979	\$0	\$154,979	0.1793	0.0%	\$27.79	1%
Totals				18.7466		\$3,039.66	

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: \$3,039.66

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,294.85

Your ad-valorem tax with exemptions is: - \$3,039.66

Providing You A Savings Of: = \$255.19

**LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....1**

JANUARY 18, 2007



Section VI. Item #3.

ORANGE COUNTY PROPERTY APPRAISER

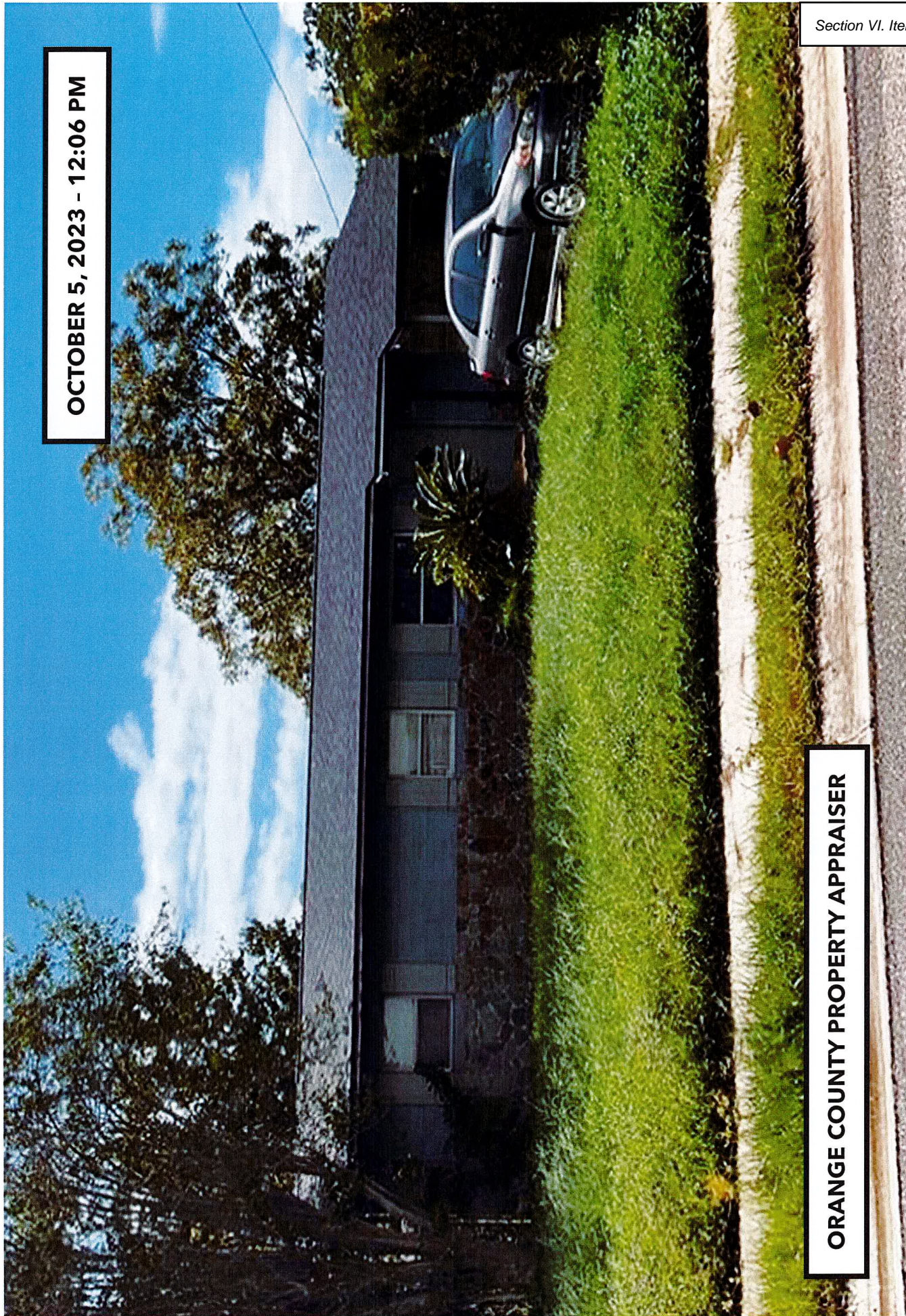
**LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....2**

JUNE 16, 2014

Section VI. Item #3.

ORANGE COUNTY PROPERTY APPRAISER

**LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....3**



OCTOBER 5, 2023 - 12:06 PM

ORANGE COUNTY PROPERTY APPRAISER

Section VI. Item #3.

**LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....4**



JANUARY 8, 2025

Section VI. Item #3.

ORANGE COUNTY PROPERTY APPRAISER

DECEMBER 18, 2024

ORANGE COUNTY PROPERTY APPRAISER



EXHIBIT B

EATONVILLE'S CODE REFERENCES



Town of Eatonville - Code Enforcement Division

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 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)



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 18-231. – Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-232. - The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

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



EXHIBIT C

NOTICE OF VIOLATION



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

**LATONYA COLEY, HAROLD MCKENLY
AND JUSTIN AMDEMESKEL
REF: 351 AMADOR CIRCLE
49 STRATFORD LANE W
BOYNTON BEACH, FL 33436**

CODE CASE#: **24-000188**
DATE OF NOTICE: **06/07/2024**
COMPLIANCE DATE: **06/22/2024**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the property located at 351 AMADOR CIRCLE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-180** into compliance with

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

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

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

TO: LATONYA COLEY, HAROLD MCKENLY AND JUSTIN AMDEMESKEL ,

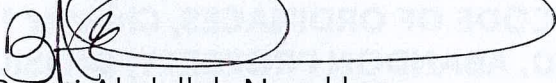
You are hereby notified, the property located at **351 AMADOR CIRCLE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229**, No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely 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.

Please be advised that if the violation is not cured by **[06/22/2024]** 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-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

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

CERTIFIED MAIL



9589 0710 5270 1231 9540 15

LATONYA COLEY, HAROLD MCKENLY,
JUSTIN AMDEMESKEL
REF: 351 AMADOR CIRCLE
49 STRATFORD LANE W
BOYTON BEACH, FL 33436
CODE CASE#: 24-000188

AR

FIRST-CLASS MAIL

NEOPOST

06/07/2024

US POSTAGE \$008.69



ZIP 32751
041M11468919

RECEIVED

JUN 17 2024

Initial: _____

NIXIE 331 DE 1 0006/13/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 327516880099 *0274-06500-07-40

339265-628506
IA

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


SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>1. Article Addressed to:</div> <div><div><div>■ Complete items 1, 2, and 3.</div><div>■ Print your name and address on the reverse so that we can return the card to you.</div><div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div></div><div><div>LATONYA COLEY, HAROLD MCKENLY, JUSTIN AMDEMESKEL REF: 351 AMADOR CIRCLE 49 STRATFORD LANE W BOYTON BEACH, FL 33436 CODE CASE#: 24-000188</div><div> 9590 9402 7978 2305 3349 40</div></div></div>		<div>A. Signature</div> <div><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</div> <div>B. Received by (Printed Name)</div> <div>C. Date of Delivery</div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div>	
<div>2. Article Number (Transfer from carrier label)</div> <div>9589 0710 5270 1231 9540 15</div> <div>PS Form 3811, July 2020 PSN 7530-02-000-9053</div>		<div>3. Service Type</div> <div><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery</div> <div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	



EXHIBIT D

PHOTOGRAPHIC EVIDENCE

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

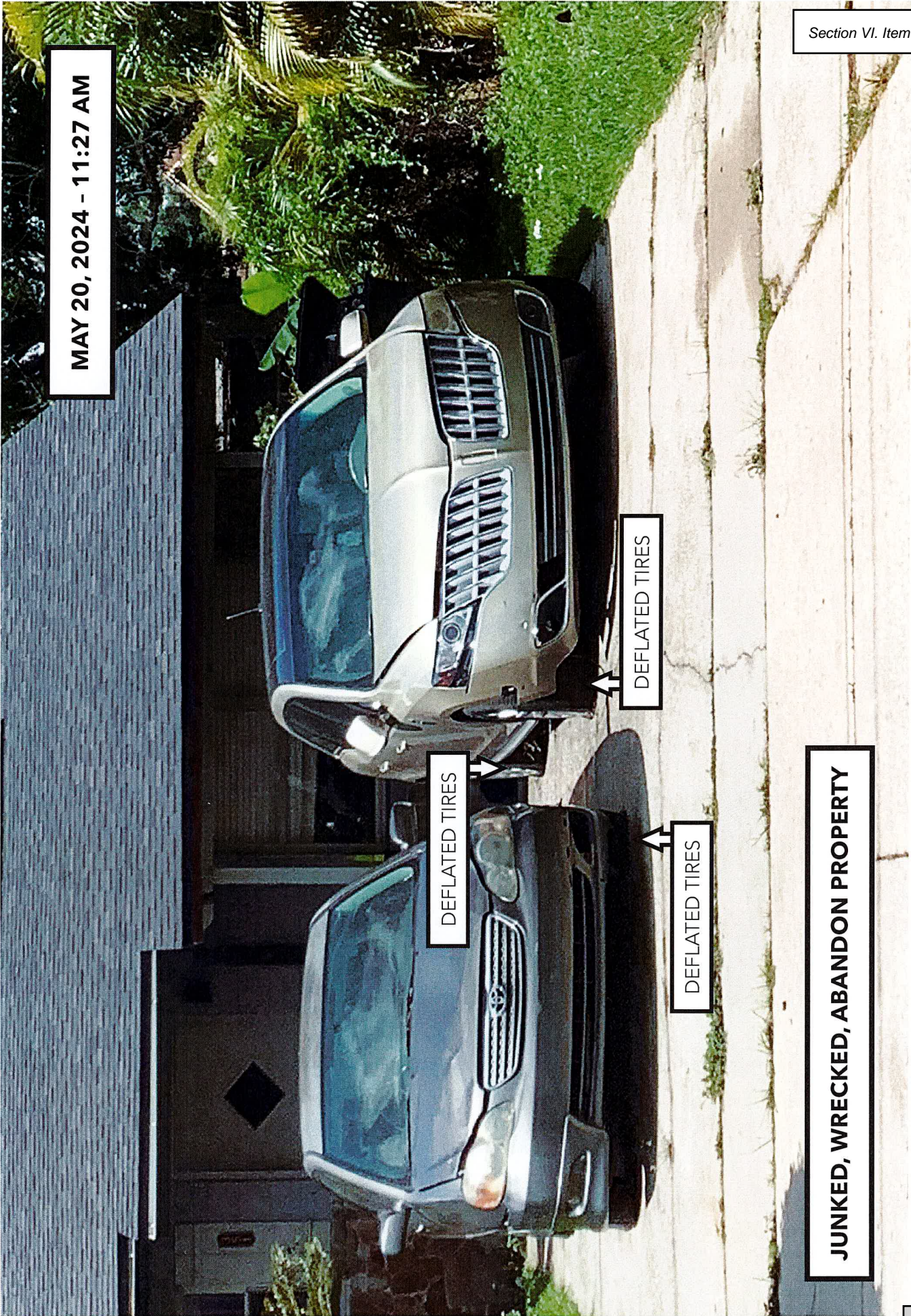
LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....1



Section VI. Item #3.

JUNKED, WRECKED, ABANDON PROPERTY

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....2



MAY 20, 2024 - 11:27 AM

Section VI. Item #3.

JUNKED, WRECKED, ABANDON PROPERTY

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....3



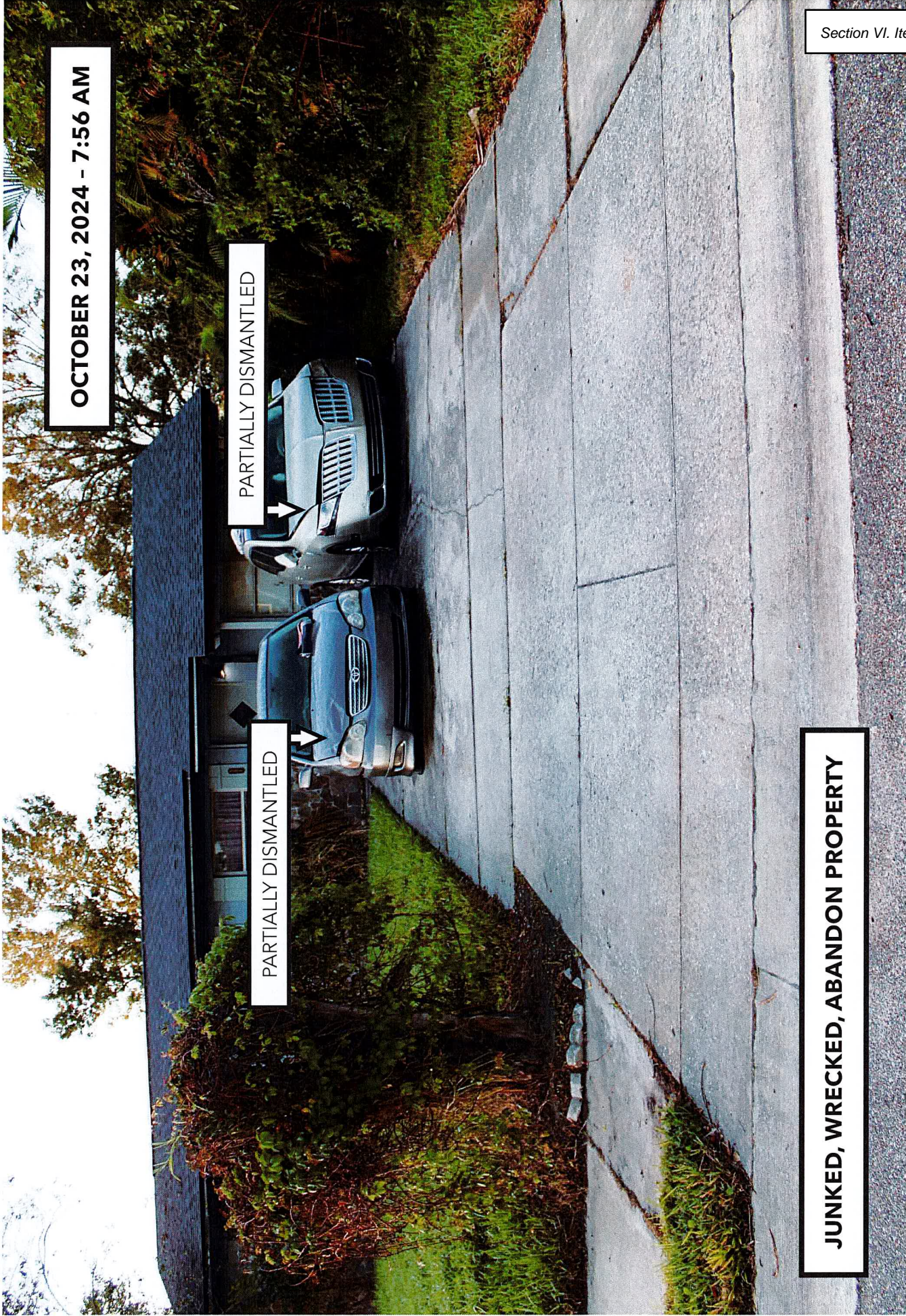
LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....4

SEPTEMBER 16, 2024 - 8:44 AM

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #3.

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....5



OCTOBER 23, 2024 - 7:56 AM

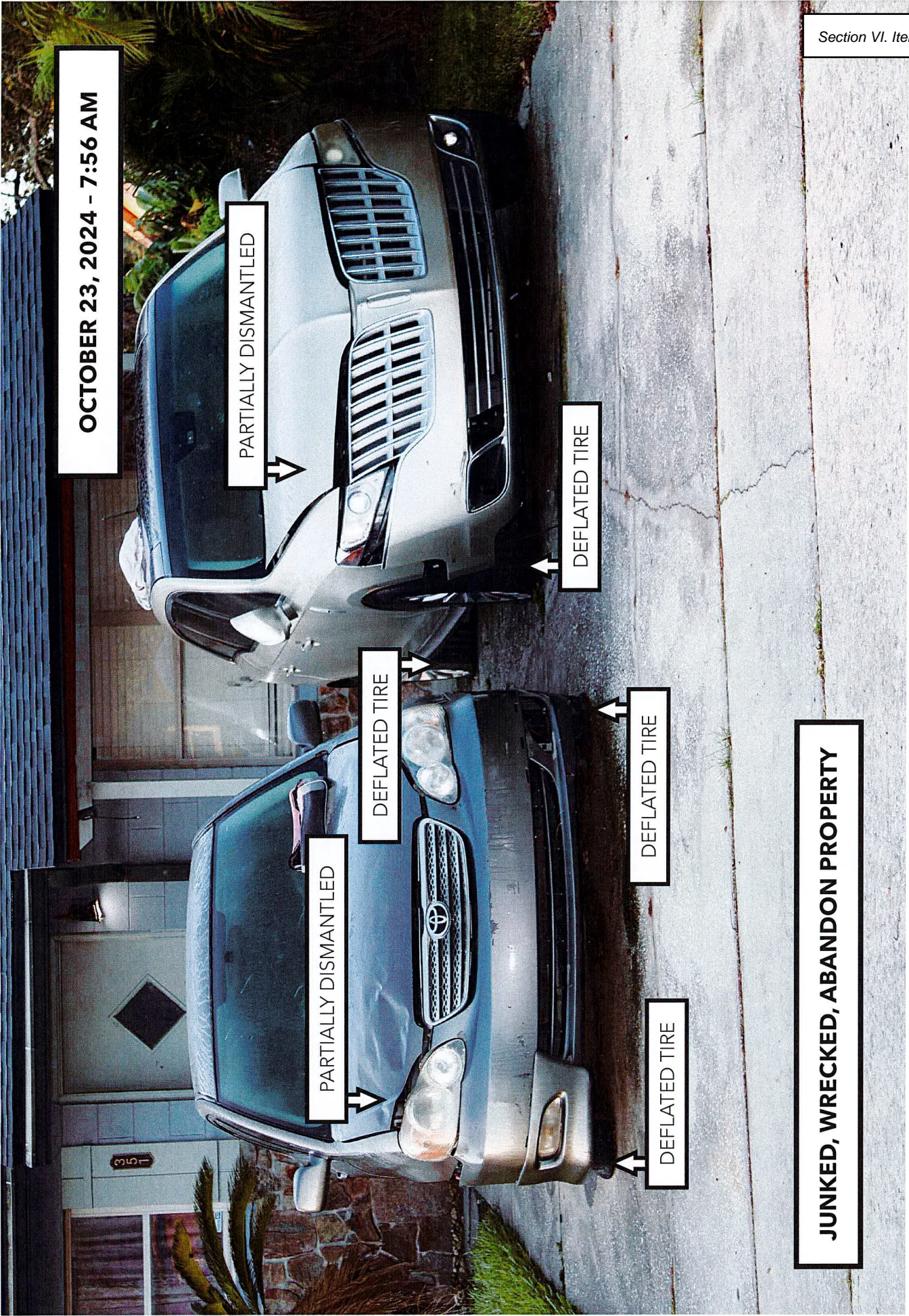
PARTIALLY DISMANTLED

PARTIALLY DISMANTLED

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #3.

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....6



OCTOBER 23, 2024 - 7:56 AM

PARTIALLY DISMANTLED

DEFLATED TIRE

PARTIALLY DISMANTLED

DEFLATED TIRE

DEFLATED TIRE

DEFLATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #3.

LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....7



NOVEMBER 6, 2024 - 8:15 AM

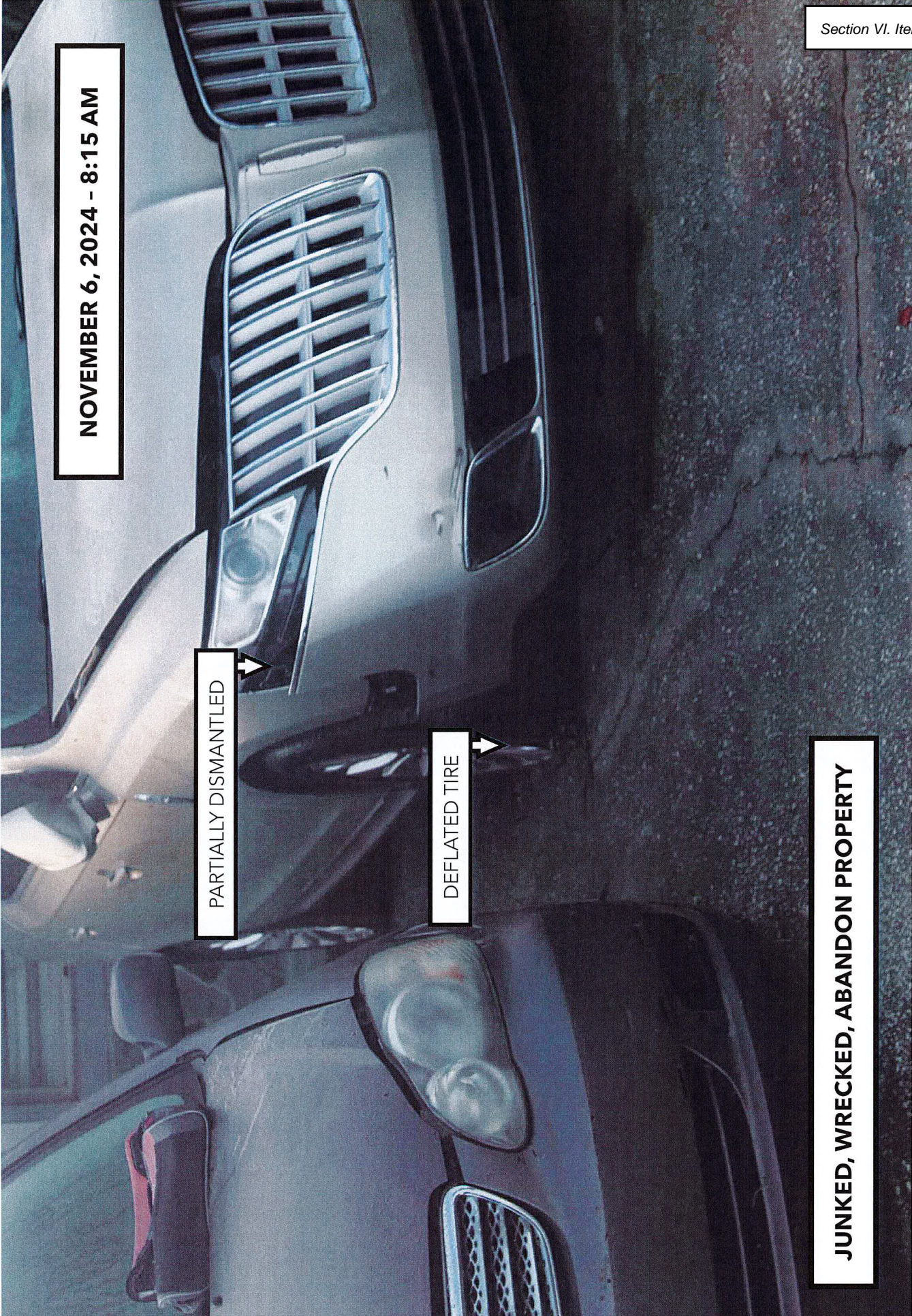
PARTIALLY DISMANTLED

DEFLATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #3.

LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....8



NOVEMBER 6, 2024 - 8:15 AM

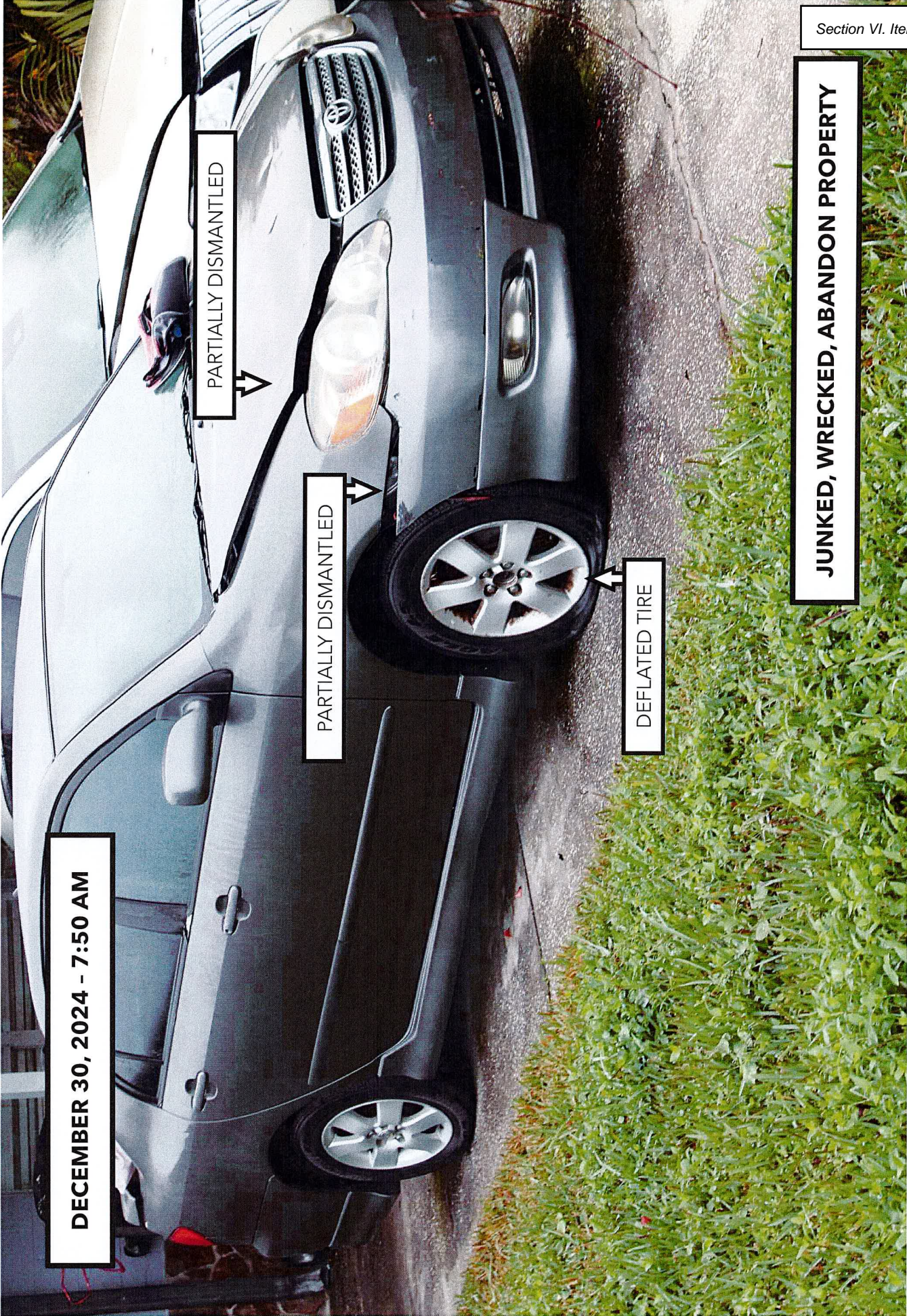
PARTIALLY DISMANTLED

DEFLATED TIRE

Section VI. Item #3.

JUNKED, WRECKED, ABANDON PROPERTY

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....9



DECEMBER 30, 2024 - 7:50 AM

PARTIALLY DISMANTLED

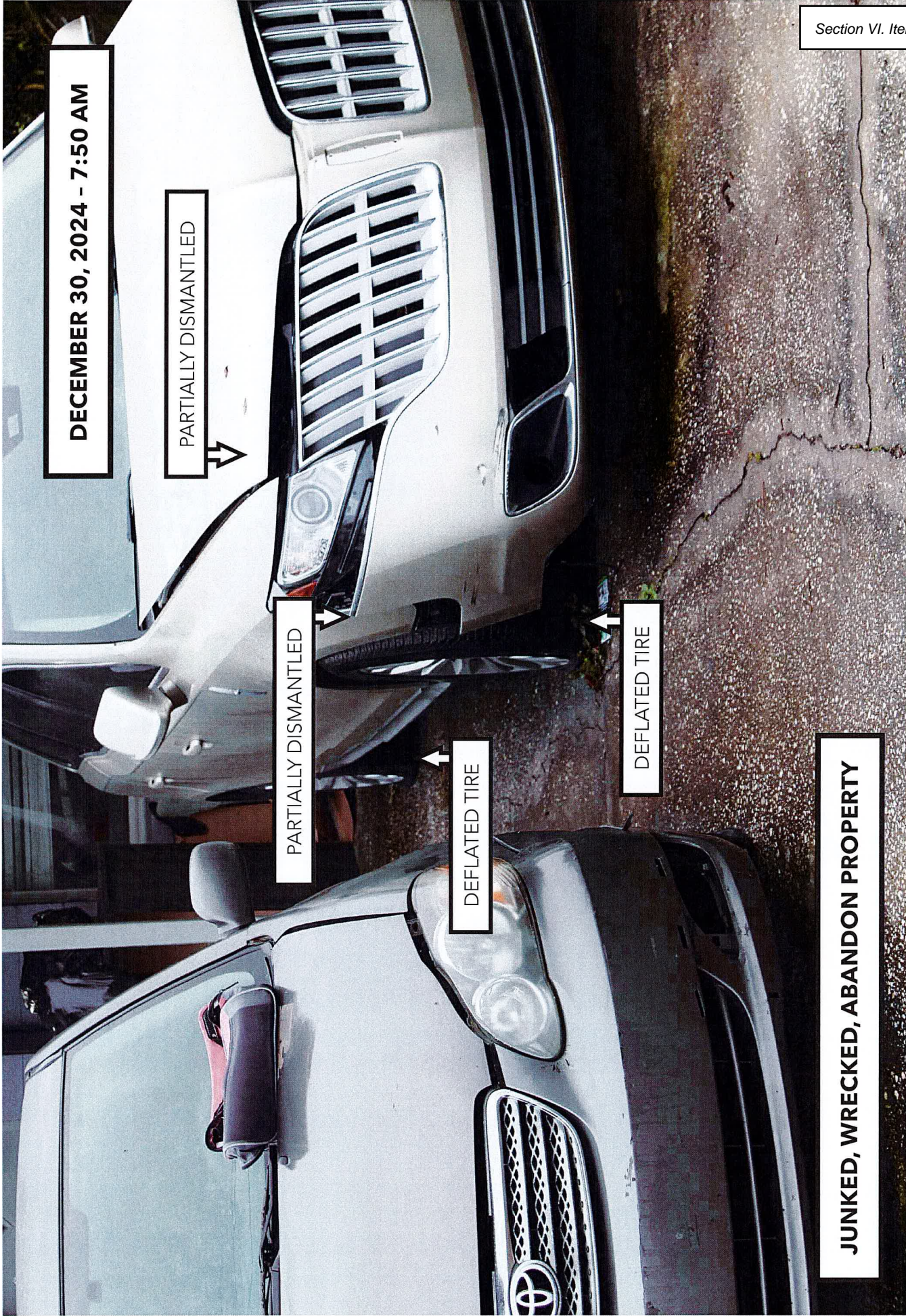
PARTIALLY DISMANTLED

DEFLATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #3.

LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....10



DECEMBER 30, 2024 - 7:50 AM

PARTIALLY DISMANTLED

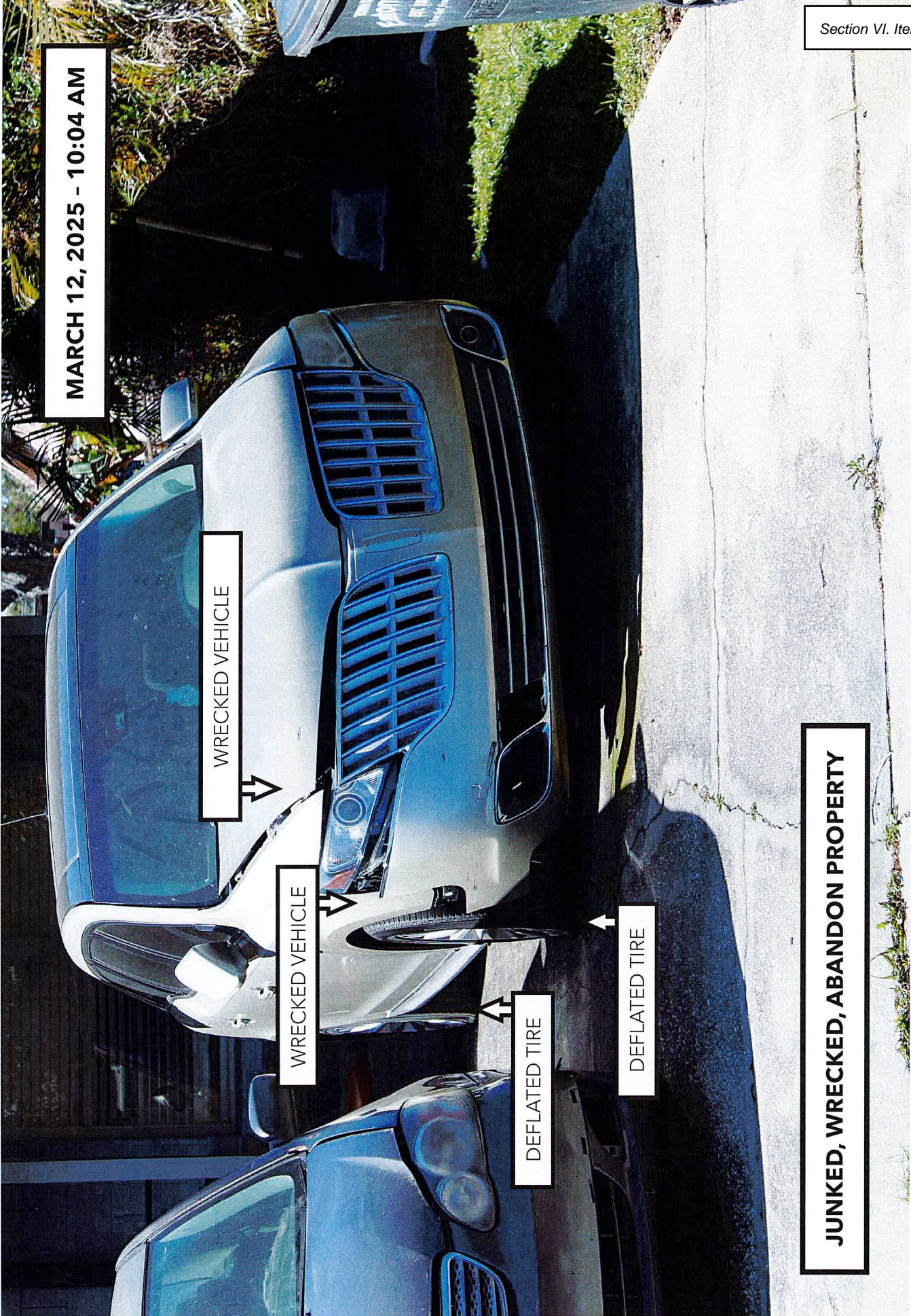
PARTIALLY DISMANTLED

DEFLATED TIRE

DEFLATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #3.

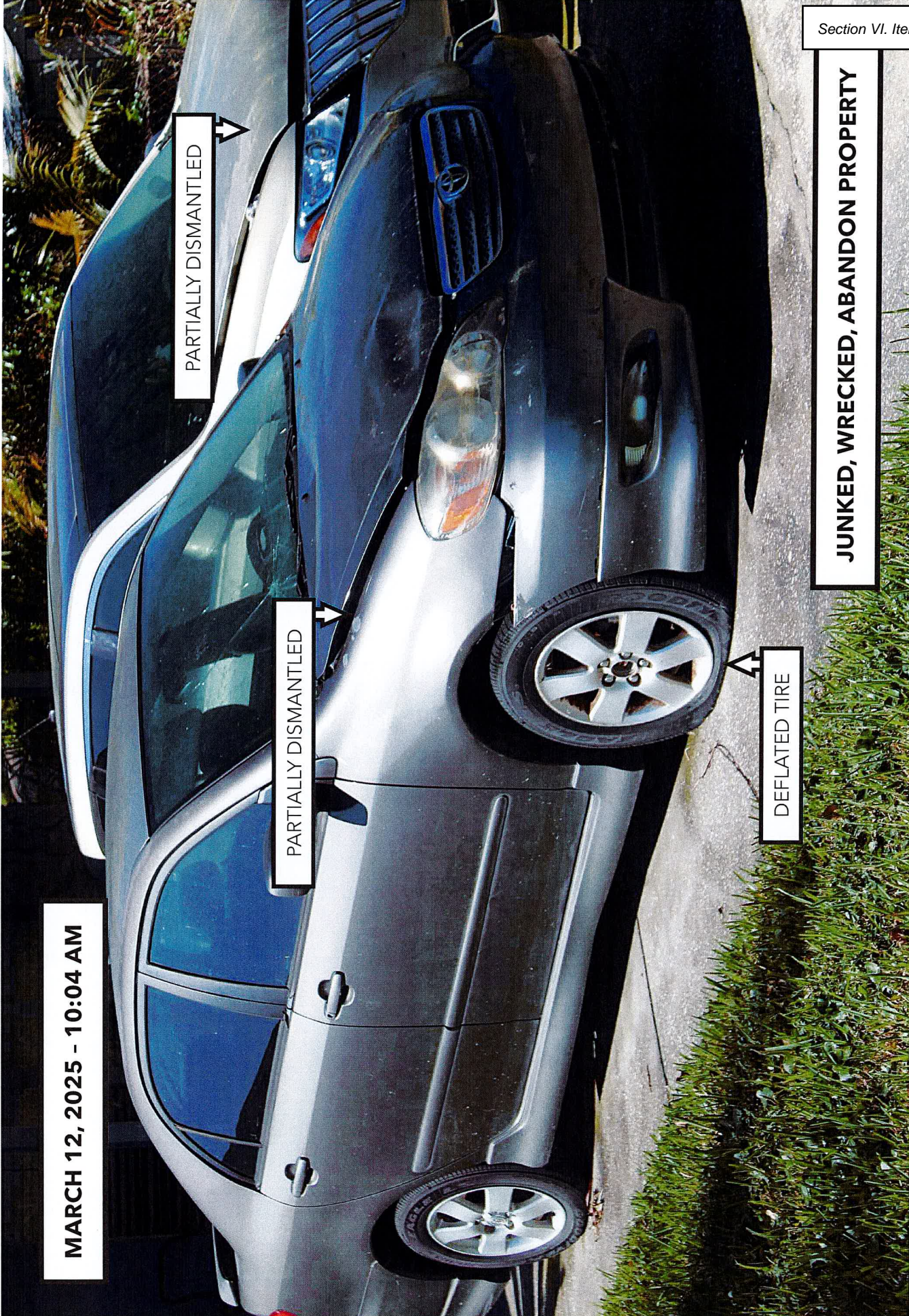


Section VI. Item #3.

JUNKED, WRECKED, ABANDON PROPERTY

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....12

MARCH 12, 2025 - 10:04 AM



Section VI. Item #3.

JUNKED, WRECKED, ABANDON PROPERTY

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....13

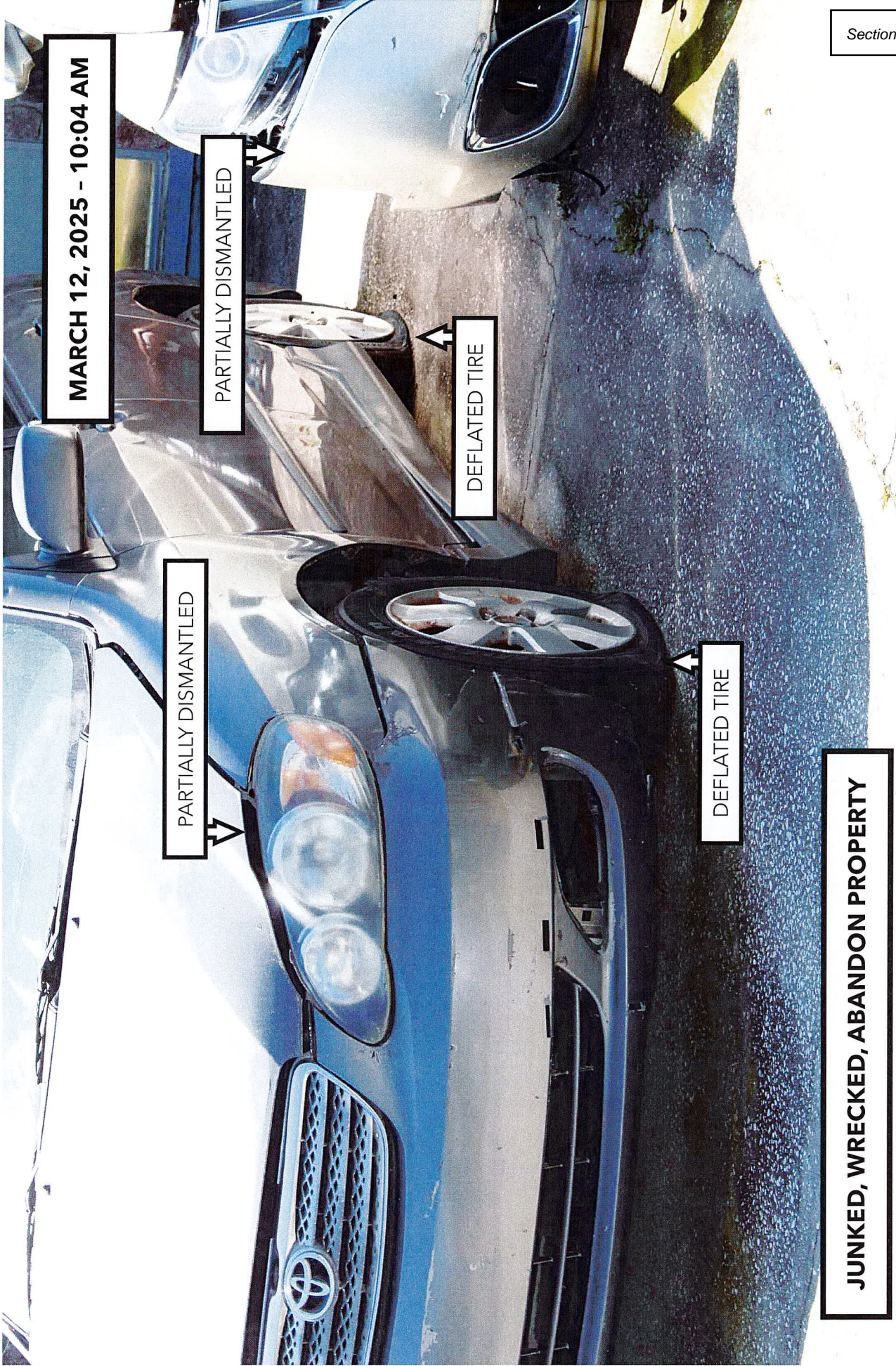




EXHIBIT E

PROOF OF POSTING THE NOTICE OF HEARING.

LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....14

MARCH 24, 2025 - 8:06 AM

Section VI. Item #3.



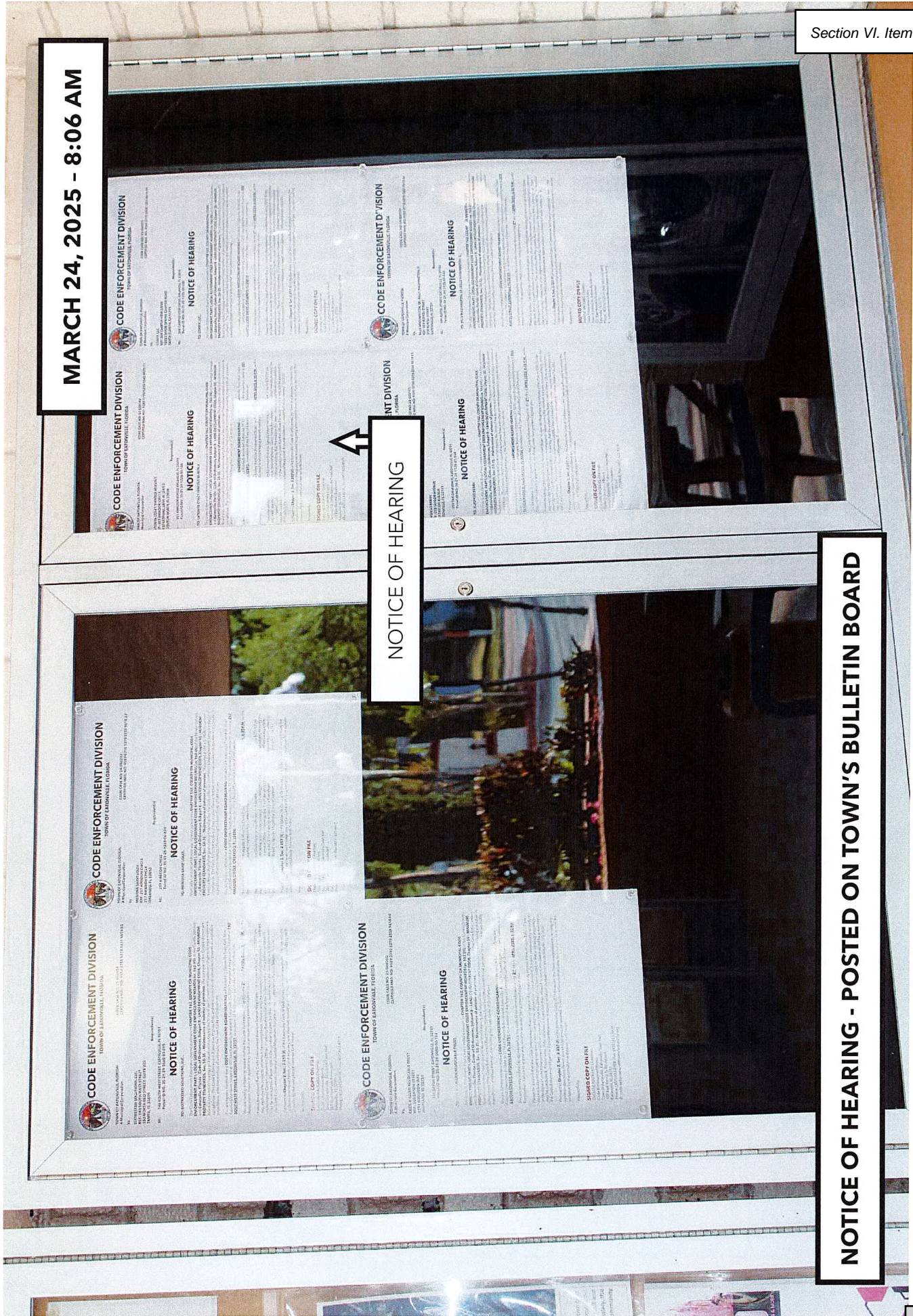
NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON TOWN'S BULLETIN BOARD

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....15

MARCH 24, 2025 - 8:06 AM

Section VI. Item #3.



NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON TOWN'S BULLETIN BOARD

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....16

MARCH 24, 2025 - 12:34 PM

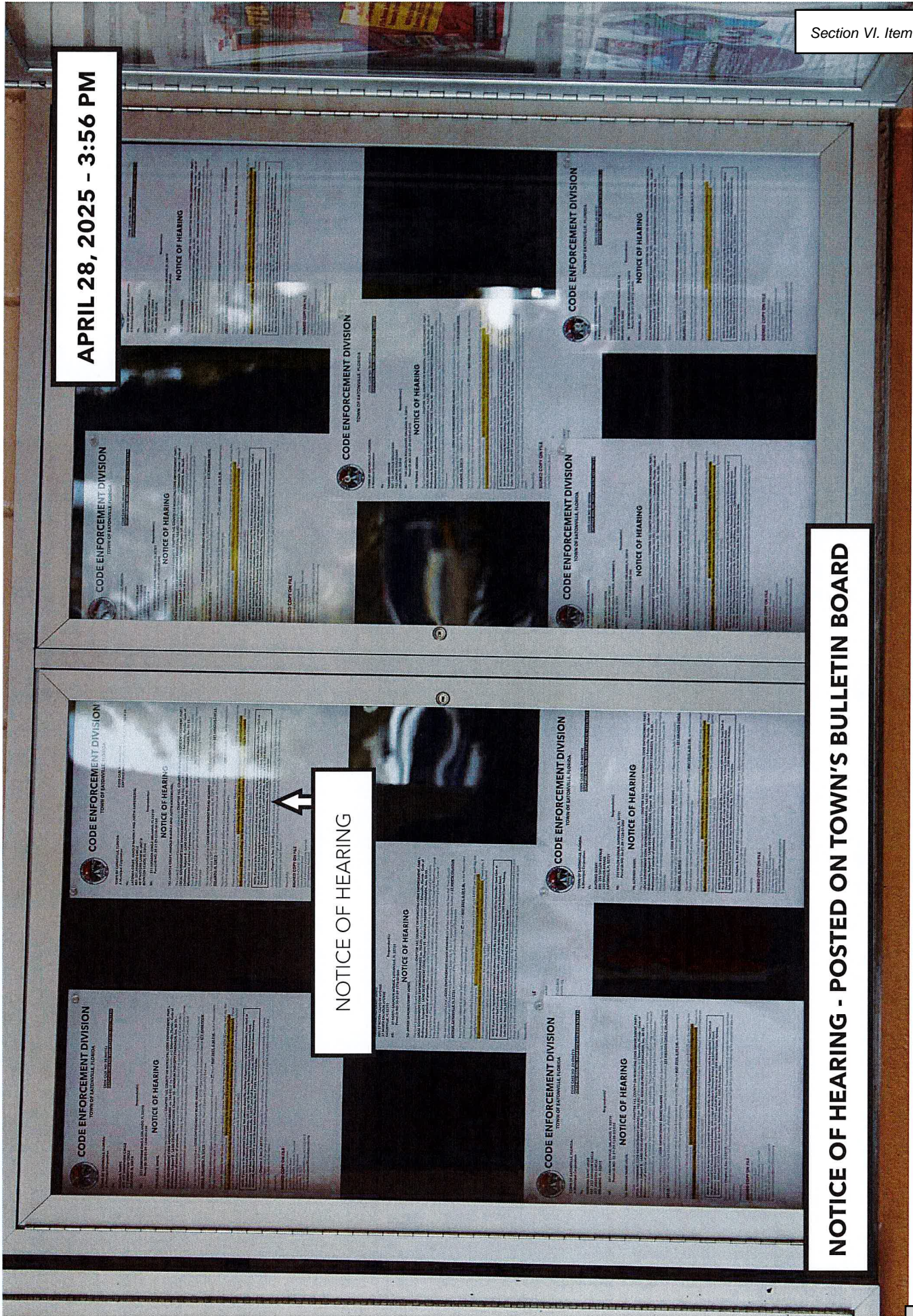
NOTICE OF HEARING



NOTICE OF HEARING - POSTED ON PROPERTY

Section VI. Item #3.

LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....18



APRIL 28, 2025 - 3:56 PM

NOTICE OF HEARING

Section VI. Item #3.

NOTICE OF HEARING - POSTED ON TOWN'S BULLETIN BOARD

**LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....19**

APRIL 28, 2025 - 3:31 PM

NOTICE OF HEARING



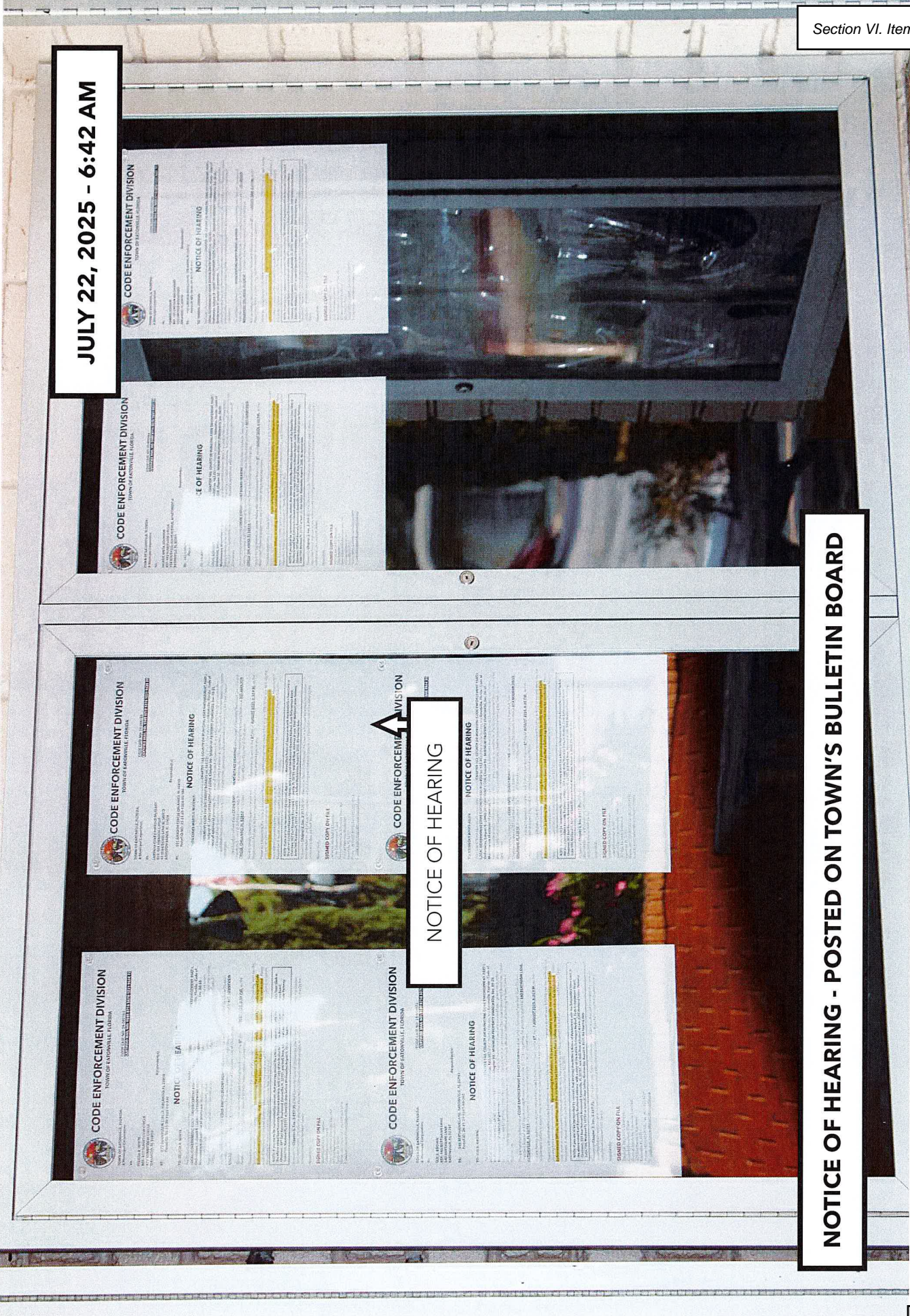
NOTICE OF HEARING - POSTED ON PROPERTY

Section VI. Item #3.

LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000188).....21

JULY 22, 2025 - 6:42 AM

Section VI. Item #3.



NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON TOWN'S BULLETIN BOARD



JULY 30, 2025 - 3:30 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON PROPERTY

Section VI. Item #3.



JULY 30, 2025 - 3:30 PM

NOTICE OF HEARING

Section VI. Item #3.

NOTICE OF HEARING - POSTED ON PROPERTY

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000073

OWNER: SUE E. BROWN

PROPERTY ADDRESS: 540 BERTHANN LANE, EATONVILLE, FL 32751

PARCEL ID#: 35-21-29-0561-00-080



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

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

540 Berthann Ln 36-21-29-0561-00-080**Name(s):**

BROWN SUE E

Physical Street Address:

540 Berthann Ln

Property Use:

0103 - Single Fam Class III

Mailing Address On File:

540 Berthann Ln
Maitland, FL 32751-5456
[Incorrect Mailing Address?](#)

Postal City and Zip:

Maitland, FL 32751

Municipality:

Eatonville



292136056100080 04/03/2006

[Upload Photos](#)[View 2024 Property Record Card](#)[PROPERTY FEATURES](#)[VALUES, EXEMPTIONS AND TAXES](#)[SALES](#)[MARKET STATS](#)[LOCATION](#)**Historical Value and Tax Benefits**

Has Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024	\$18,000	\$215,966	\$1,500	\$235,466	7.3%	\$65,137	3.0%
2023	\$18,000	\$199,979	\$1,500	\$219,479	27.2%	\$63,240	3.0%
2022	\$18,000	\$153,013	\$1,500	\$172,513	31.9%	\$61,398	3.0%
2021	\$18,000	\$111,292	\$1,500	\$130,792	N/A	\$59,610	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024	\$25,000	\$15,137	\$5,000	\$170,329	\$3,941
2023	\$25,000	\$13,240	\$5,000	\$156,239	\$3,646
2022	\$25,000	\$11,398	\$5,000	\$111,115	\$2,788
2021	\$25,000	\$9,610	\$5,000	\$71,182	\$2,047

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)	\$65,137	\$30,000	\$35,137	3.2160	1.4%	\$113.00	24%
Public Schools: By Local Board	\$65,137	\$30,000	\$35,137	3.2480	0.0%	\$114.12	24%
General County	\$65,137	\$45,137	\$20,000	4.4347	0.0%	\$88.69	19%
Town Of Eatonville	\$65,137	\$45,137	\$20,000	7.2938	0.0%	\$145.88	31%
Library - Operating Budget	\$65,137	\$45,137	\$20,000	0.3748	0.0%	\$7.50	2%
St Johns Water Management District	\$65,137	\$45,137	\$20,000	0.1793	0.0%	\$3.59	1%
Totals				18.7466		\$472.78	

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: \$472.78**2024 Tax Savings Tax Savings**

Your taxes without exemptions would be: \$4,414.18

Your ad-valorem tax with exemptions is: - \$472.78

Providing You A Savings Of: = \$3,941.40

**SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (OCPA).....1**

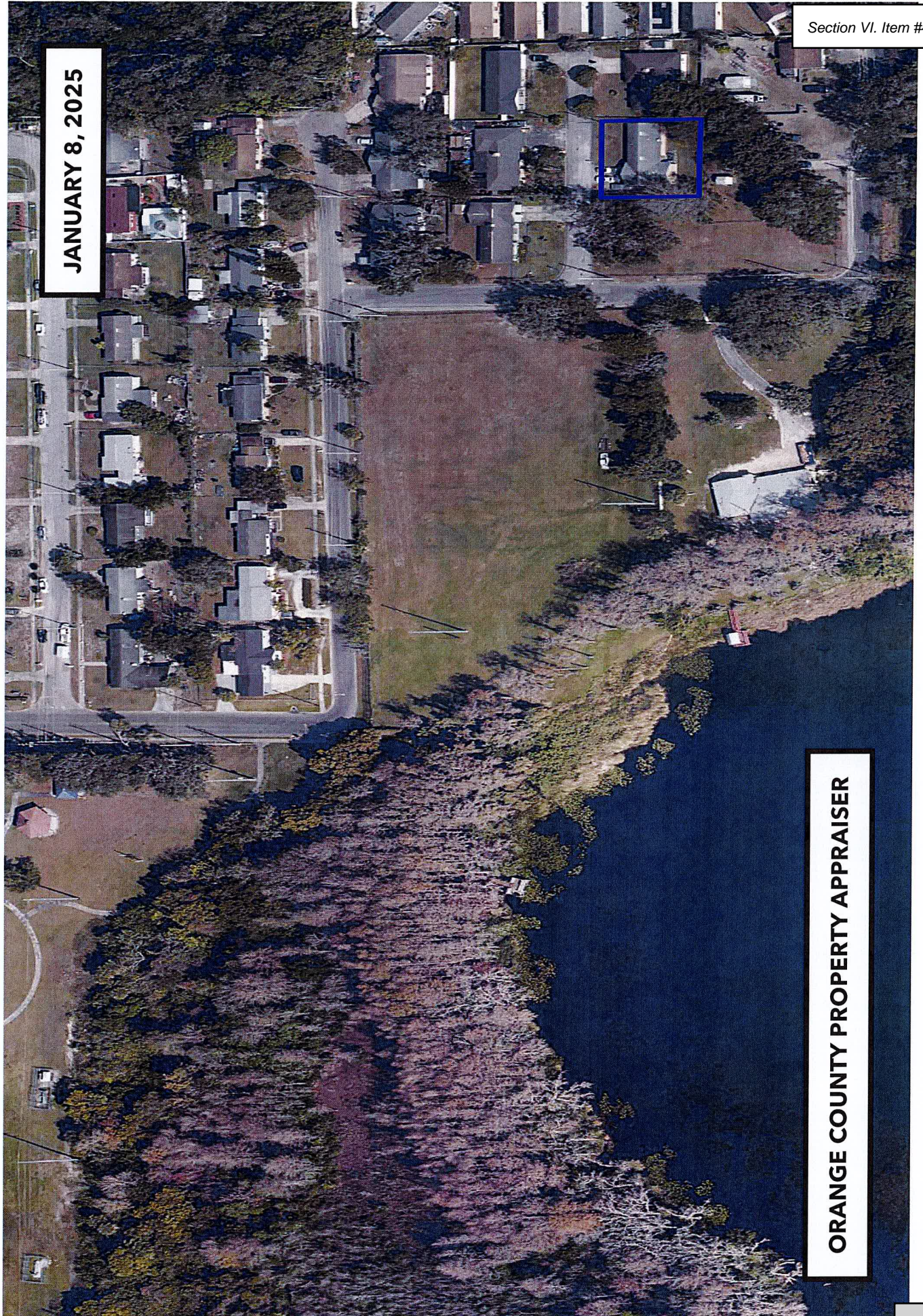


APRIL 3, 2006

Section VI. Item #4.

ORANGE COUNTY PROPERTY APPRAISER

**SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (OCPA).....2**



JANUARY 8, 2025

Section VI. Item #4.

ORANGE COUNTY PROPERTY APPRAISER

SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (OCPA).....3

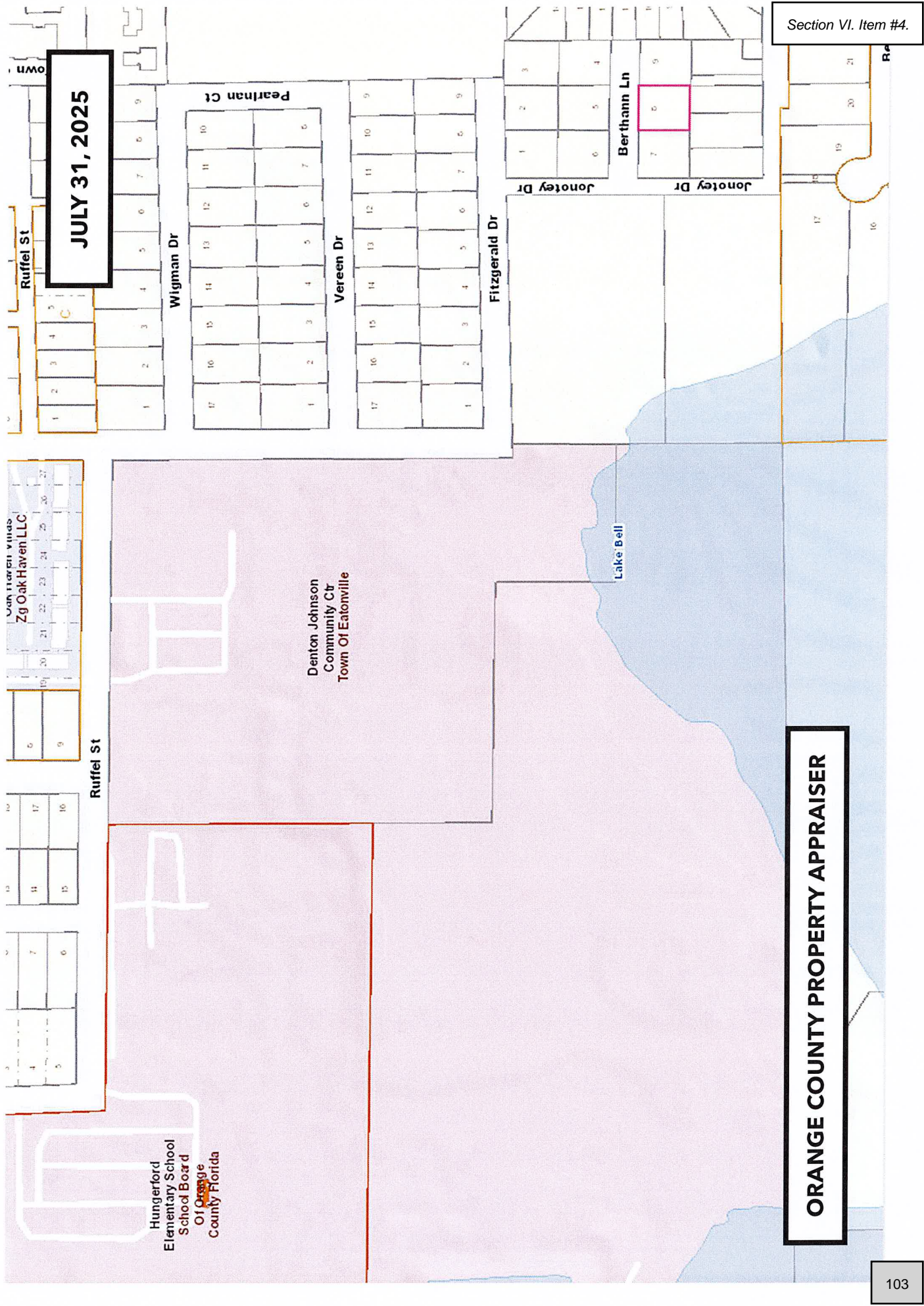




EXHIBIT B

EATONVILLE'S CODE REFERENCES



Town of Eatonville - Code Enforcement Division

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 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)



Town of Eatonville - Code Enforcement Division

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. 18-230. - Cover requirements for motor vehicles.

Sec. 18-230. - Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-231. - Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-232. - The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

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



Town of Eatonville - Code Enforcement Division

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. 18-233. - Parking restrictions for certain vehicles on residential areas.

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.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35. - Maintenance of exterior of premises. (b)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(3)** Loose and overhanging objects which, by reason of location above ground level, constitutes a danger of falling on persons in the vicinity thereof. **(4)** Holes, excavations, breaks, projections, obstructions, and excrement of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



EXHIBIT C

NOTICE OF VIOLATION



Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

Section VI. Item #4.

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

CODE CASE NO: **25-000073**
DATE OF NOTICE: **03/14/2025**
COMPLIANCE DATE: **04/14/2025**

SUE E. BROWN
REF: 540 BERTHANN LANE
540 BERTHANN LANE
EATONVILLE, FL 32751
CERTIFIED MAIL NO: 9589 0710 5270 1231 9615 94

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 540 BERTHANN LANE, EATONVILLE, FL 32751, Parcel ID: 36-21-29-0561-00-080 into compliance with Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-203. - Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-230. - Cover requirements of motor vehicle. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-233. - Parking restrictions for certain vehicles on residential property. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I.

- IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1).

TO: SUE E. BROWN,

You are hereby notified, the property located at **540 BERTHANN LANE, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-230. - Cover requirements of motor vehicles.** Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual**

nuisance declared; abatement required. Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code.** **Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Sec. 50-35. - Maintenance of exterior of premises (a).** It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including,

but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery.

Please be advised that if the violation is not cured by **[04/14/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



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

Description of Violation and Remedial Action Required

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

1. There are a few inoperable vehicles on the premises.

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

1. Repair, remove or make road-ready the inoperable vehicles that are being maintained on the premises.

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

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



9589 0710 5270 1231 9615 94

SUE E. BROWN
540 BERTHANN LANE
EATONVILLE, FL 32751
P-ID: 36-21-29-0561-00-080
CODE CASE NO: 25-000073

NEOPOST

FIRST-CLASS MAIL

03/15/2025

US POSTAGE \$009.64



ZIP 32751

041M11468919

CERTIFIED MAIL
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS

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:

SUE E. BROWN
540 BERTHANN LANE
EATONVILLE, FL 32751
P-ID: 36-21-29-0561-00-080
CODE CASE NO: 25-000073



9590 9402 8854 4005 3714 90

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9615 94

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

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

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

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

OFFICIAL USE

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

Postage

Total Postage

Sent To

Street and Apt.

City, State, ZIP

SUE E. BROWN
540 BERTHANN LANE
EATONVILLE, FL 32751
P-ID: 36-21-29-0561-00-080
CODE CASE NO: 25-000073

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

Section VI. Item #4.

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$ _____	Extra Services & Fees (check box, add fee as appropriate)
	<input type="checkbox"/> Return Receipt (hardcopy) \$ _____
	<input type="checkbox"/> Return Receipt (electronic) \$ _____
	<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____
	<input type="checkbox"/> Adult Signature Required \$ _____
	<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____
Postage \$ _____	
Total Postage: \$ _____	
Sent To _____	
Street and Apt. _____	
City, State, Zip _____	
SUE E. BROWN 540 BERTHANN LANE EATONVILLE, FL 32751 P-ID: 36-21-29-0561-00-080 CODE CASE NO: 25-000073	

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:

SUE E. BROWN
540 BERTHANN LANE
EATONVILLE, FL 32751
P-ID: 36-21-29-0561-00-080
CODE CASE NO: 25-000073

9590 9402 8854 4005 3714 90


2. Article N

9589 0

PS Form

COMPLETE THIS SECTION ON DELIVERY

A. Signature



☒ Agent

B. Received by (Printed Name)

Sue Brown

☐ Addressee

C. Date of Delivery

3-23-2025

☐ Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

FL

MAR 25 2025

in Receipt

120

USPS TRACKING #

9590 9402 8854 4005 3714 90

United States
Postal Service

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

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

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

RECEIVED
MAR 31 2025

Initial: _____

03/27



EXHIBIT D

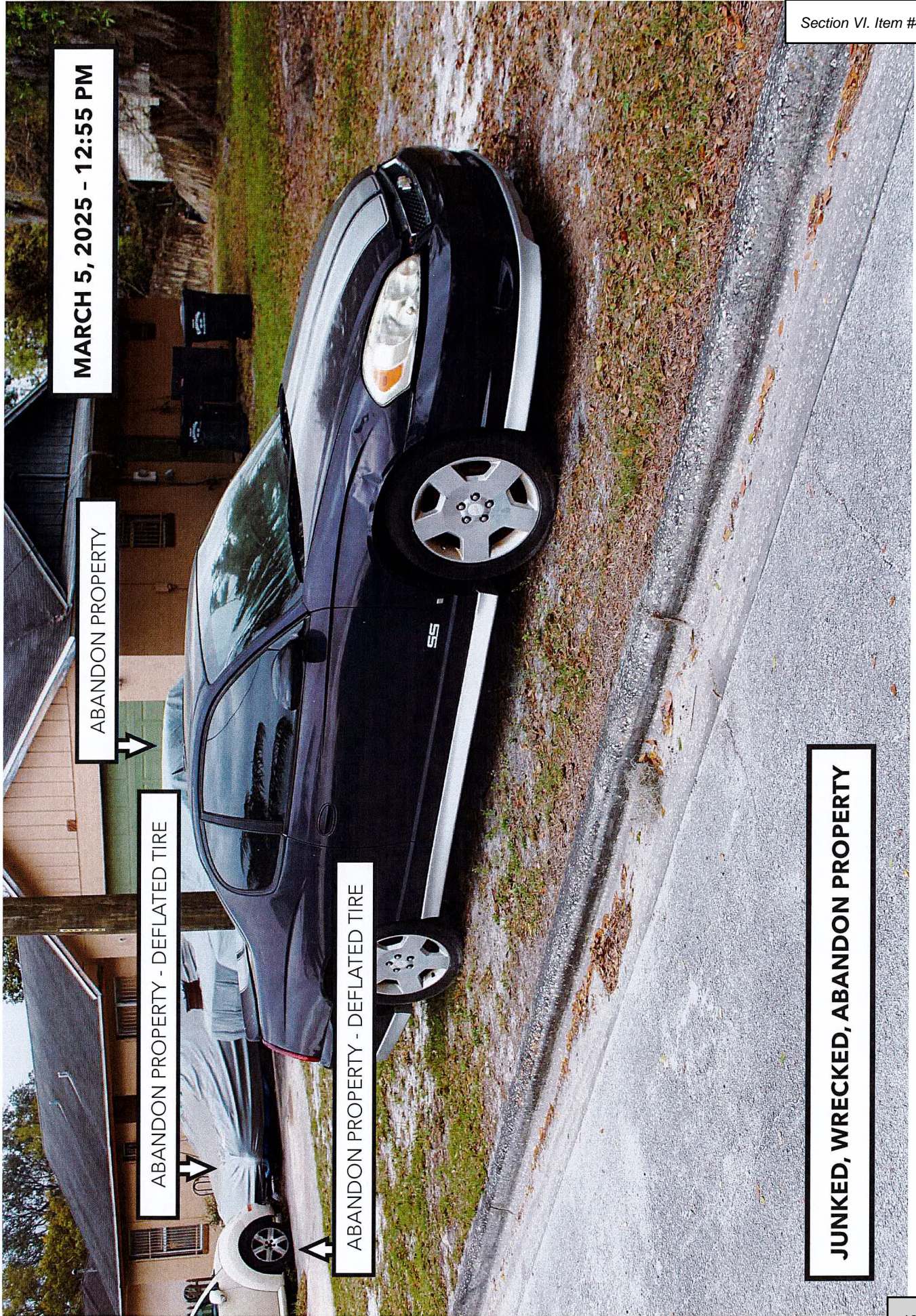
PHOTOGRAPHIC EVIDENCE

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

**SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....1**

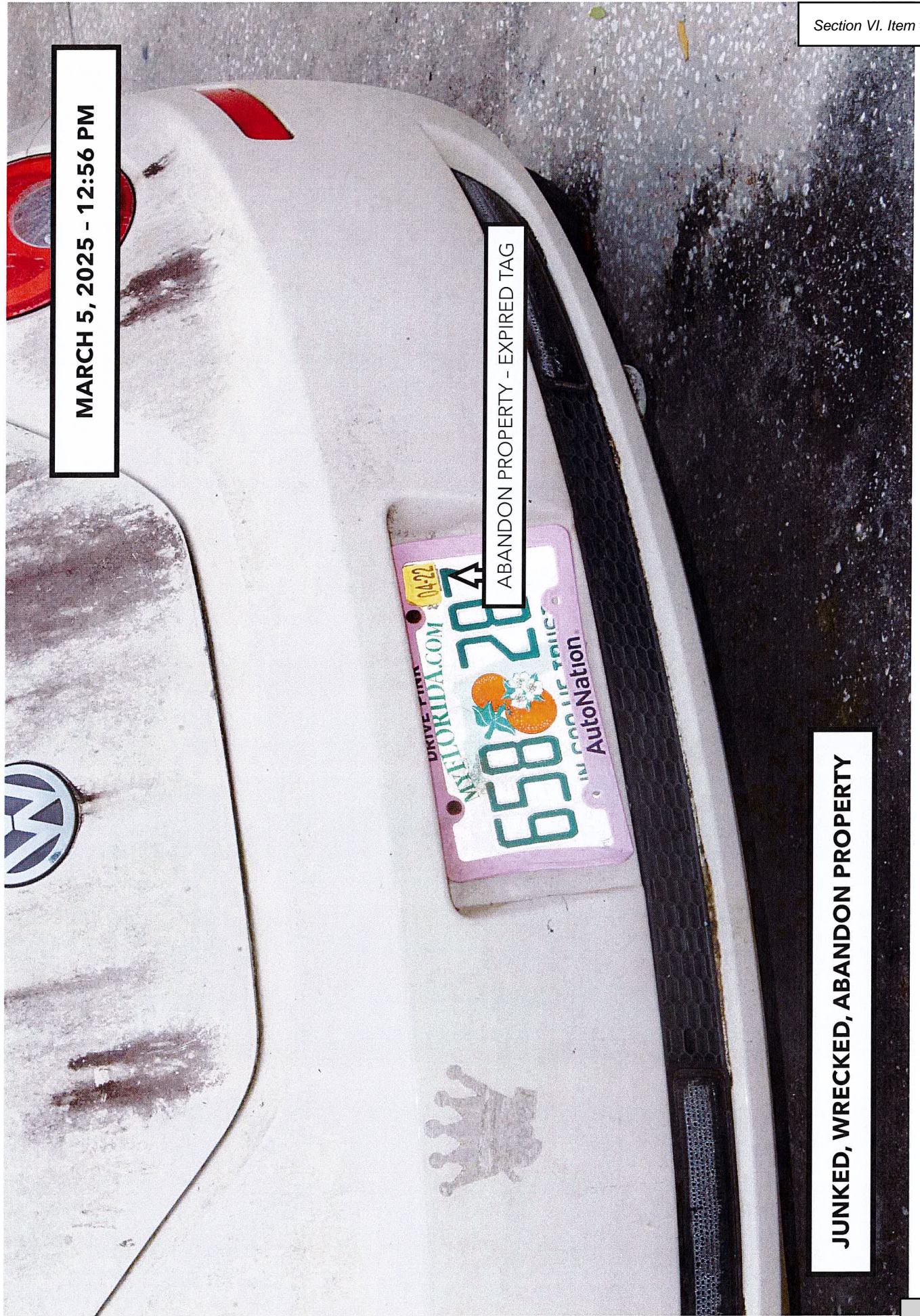


SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....2





SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....4



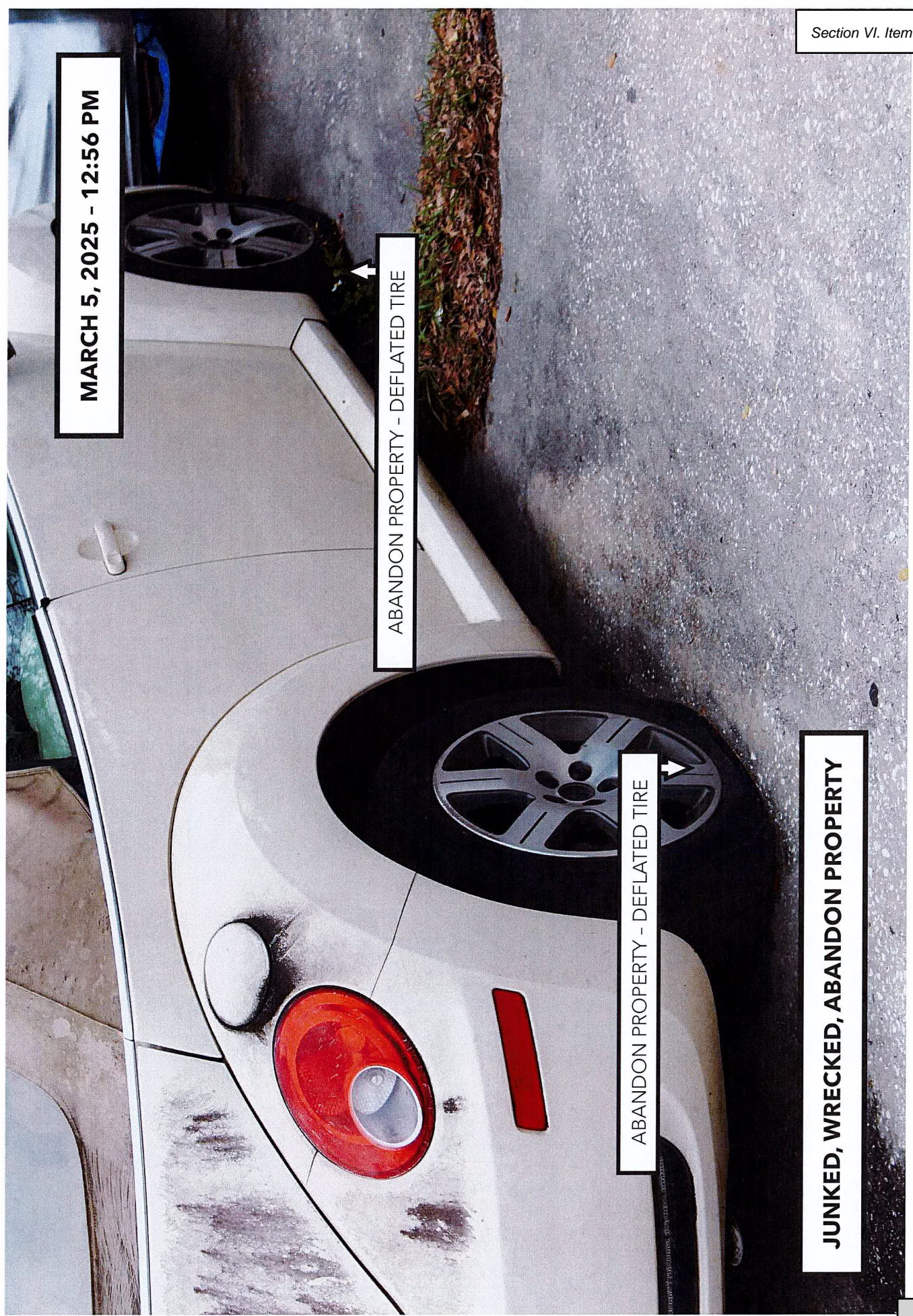
MARCH 5, 2025 - 12:56 PM

ABANDON PROPERTY - EXPIRED TAG

Section VI. Item #4.

JUNKED, WRECKED, ABANDON PROPERTY

SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....5



Section VI. Item #4.

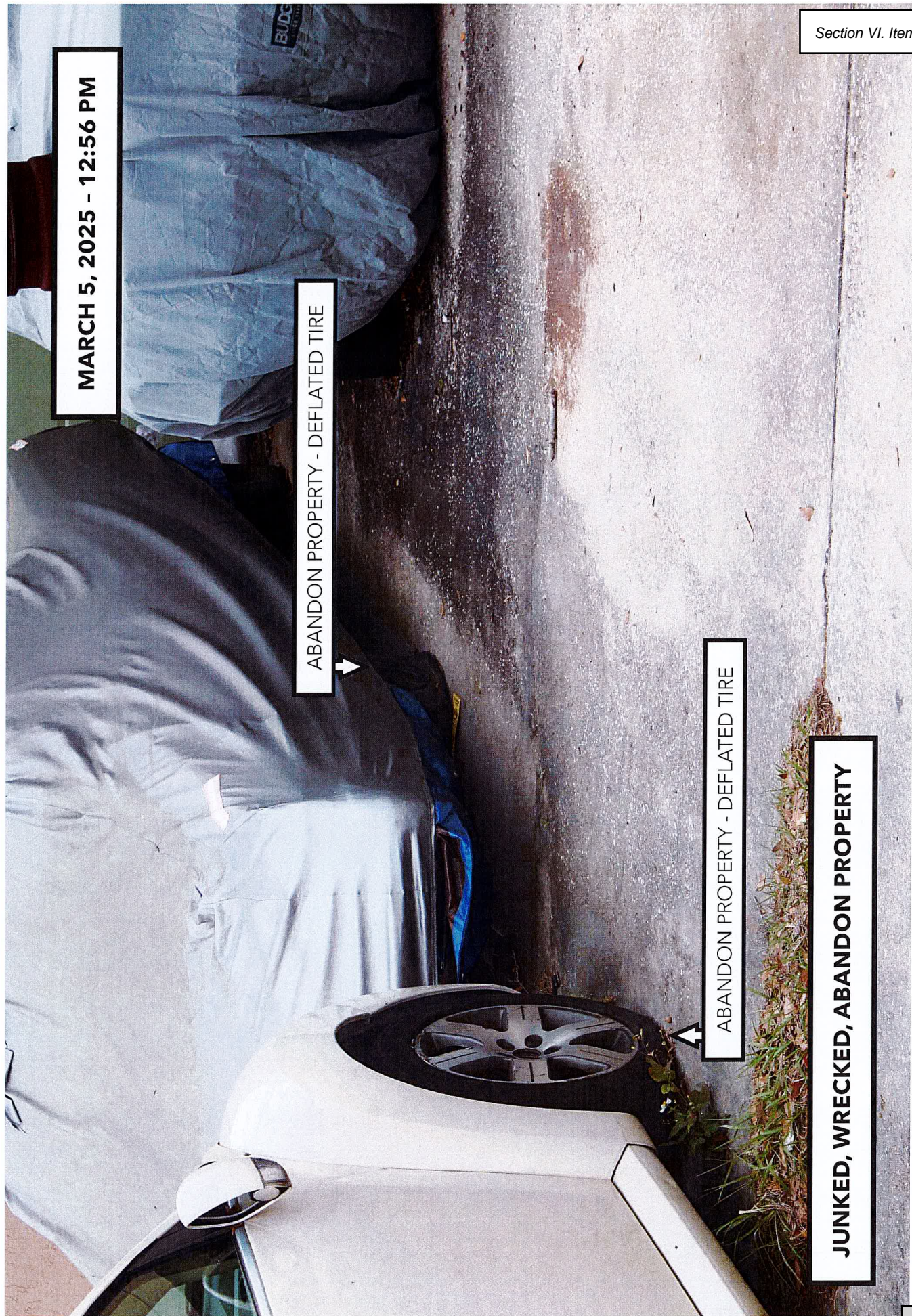
JUNKED, WRECKED, ABANDON PROPERTY

ABANDON PROPERTY - DEFLATED TIRE

ABANDON PROPERTY - DEFLATED TIRE

MARCH 5, 2025 - 12:56 PM

**SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....6**



MARCH 5, 2025 - 12:56 PM

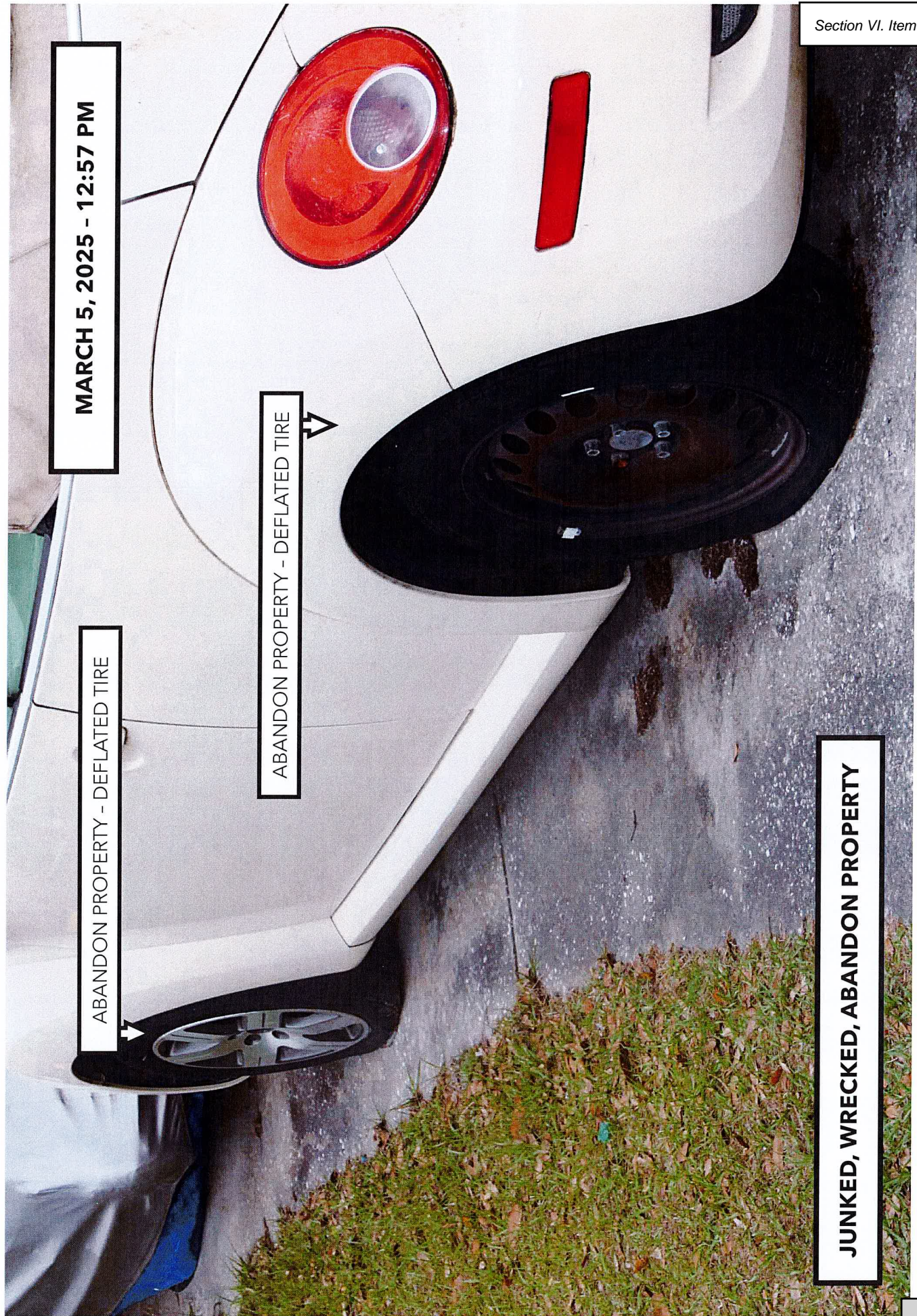
ABANDON PROPERTY - DEFLATED TIRE

ABANDON PROPERTY - DEFLATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #4.

SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....7



MARCH 5, 2025 - 12:57 PM

ABANDON PROPERTY - DEFLATED TIRE

ABANDON PROPERTY - DEFLATED TIRE

Section VI. Item #4.

JUNKED, WRECKED, ABANDON PROPERTY

SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....8



MARCH 5, 2025 - 12:57 PM

ABANDON PROPERTY - DEFLATED TIRE

ABANDON PROPERTY - DEFLATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #4.



EXHIBIT E

PROOF OF POSTING THE NOTICE OF HEARING.



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000073

CERTIFIED MAIL NO: 9589 0710 5270 1545 9064 65

Vs.

SUE E. BROWN
REF: 540 BERTHANN LANE
540 BERTHANN LANE
EATONVILLE, FL 32751

Respondent(s)

RE: 540 BERTHANN LANE, EATONVILLE, FL 32751
Parcel ID: 36-21-29-0561-00-080

NOTICE OF HEARING

TO: SUE E. BROWN,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **540 BERTHANN LANE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

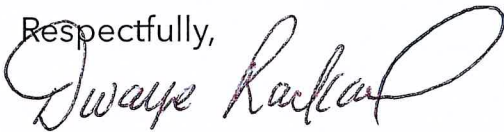
You are hereby ordered to appear before the Code Enforcement Board on the **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

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

NEOPOST FIRST-CLASS MAIL
07/11/2025 IM1
US POSTAGE \$009.64



ZIP 32751
041M11468919

SUSAN E. BROWN
540 BERTHANN LANE
MAITLAND, FL 32751
P-ID: 36-21-29-0561-00-080
CODE CASE NO: 25-000073

U.S. Postal ServiceTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

59 4906 5457 0225 0720 6856

59 4906 5457 0225 0720 6856



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

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage at \$

Sent To \$

Street and Apt. #

City, State, ZIP+

SUSAN E. BROWN

540 BERTHANN LANE


MAITLAND, FL 32751

P-ID: 36-21-29-0561-00-080

CODE CASE NO: 25-000073

Postmark Here

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div> <div>1. Article Addressed to:</div> <div>SUSAN E. BROWN 540 BERTHANN LANE MAITLAND, FL 32751 P-ID: 36-21-29-0561-00-080 CODE CASE NO: 25-000073</div> <div> 9590 9402 8194 3030 0367 44</div> <div>2 Article Number (Transfer from service label) 9589 0710 5270 1545 9064 65</div> <div>PS Form 3811, July 2020 PSN 7530-02-000-9053</div>		<div>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</div> <div>B. Received by (Printed Name) C. Date of Delivery</div> <div>D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div> <div>Domestic Return Receipt</div>	

59 4906 545T 0225 0720 6856



CODE ENFORCEMENT DIVISION

Section VI. Item #4.

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000073

CERTIFIED MAIL NO: 9589 0710 5270 1545 9064 65

Vs.

SUE E. BROWN
REF: 540 BERTHANN LANE
540 BERTHANN LANE
EATONVILLE, FL 32751

Respondent(s)

RE: 540 BERTHANN LANE, EATONVILLE, FL 32751
Parcel ID: 36-21-29-0561-00-080

NOTICE OF HEARING

TO: SUE E. BROWN,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **540 BERTHANN LANE, 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 **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, August 6, 2025, the hearing date.

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

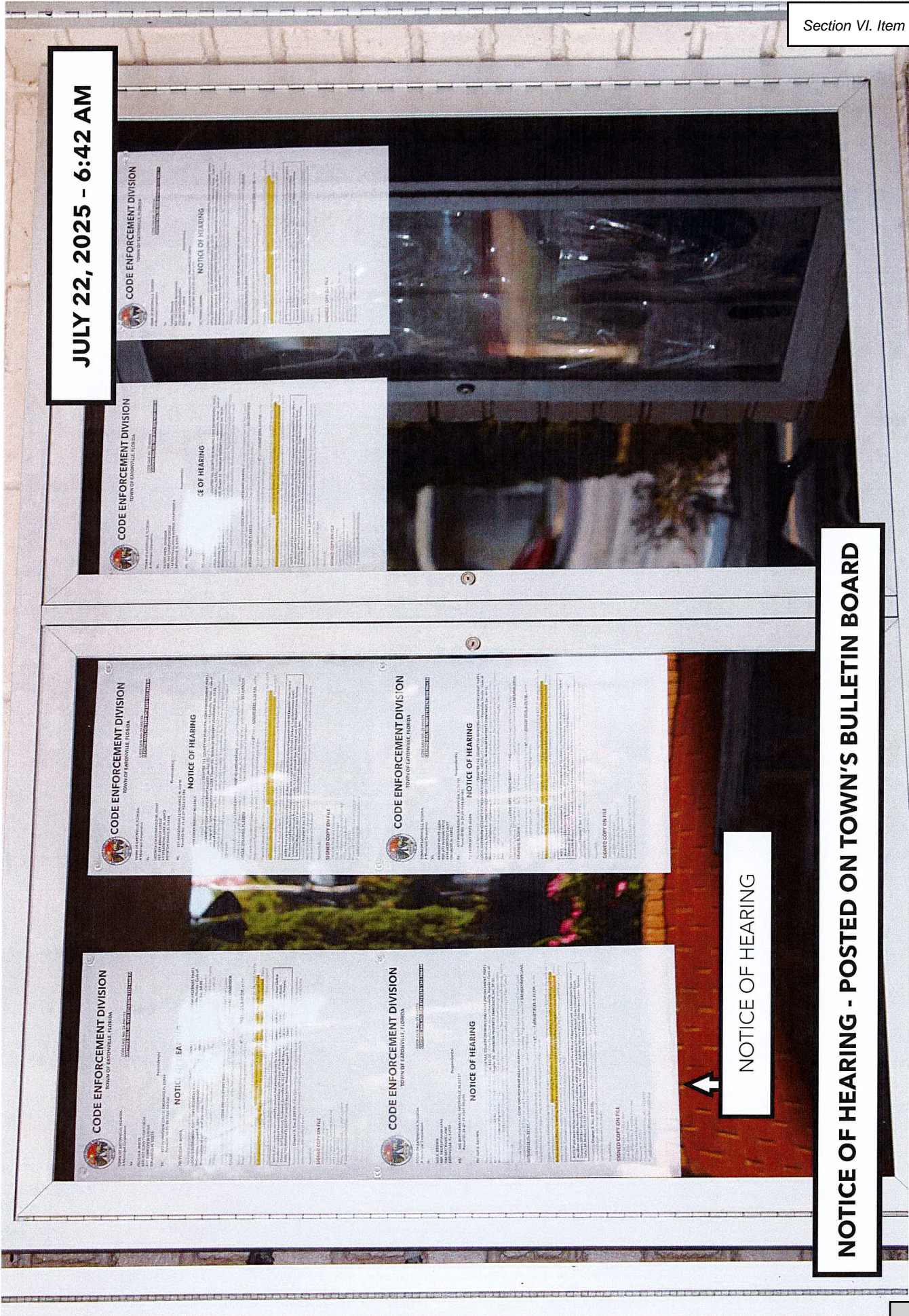
Respectfully,

SIGNED COPY ON FILE

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

SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....9

JULY 22, 2025 - 6:42 AM



NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON TOWN'S BULLETIN BOARD

SUE BROWN, P-ID NO: 36-21-29-0561-00-080
540 BERTHANN LANE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000073).....10



JULY 30, 2025 - 3:08 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON PROPERTY

Section VI. Item #4.

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000075

**OWNER: KRISNISKY WHITE-ALLEN
PROPERTY ADDRESS: 613 WIGMAN DRIVE, EATONVILLE, FL 32751
PARCEL ID#: 35-21-29-9576-00-090**



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

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

613 Wigman Dr 36-21-29-9576-00-090**Name(s):**
WHITE-ALLEN KRISNISKY**Physical Street Address:**
613 Wigman Dr**Property Use:**
0103 - Single Fam Class III**Mailing Address On File:**
2684 Kerwood Cir
Orlando, FL 32810-3839
[Incorrect Mailing Address?](#)**Postal City and Zip:**
Maitland, FL 32751**Municipality:**
Eatonville

292136957600090 04/03/2006

[Upload Photos](#)[View 2024 Property Record Card](#)**i** [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	\$42,000	\$74,693	\$0	\$116,693	-0.1%	\$67,250	10.0%
2023	\$42,000	\$74,867	\$0	\$116,867	45.0%	\$61,136	10.0%
2022	\$21,000	\$59,571	\$0	\$80,571	54.3%	\$55,578	10.0%
2021	\$7,200	\$45,013	\$0	\$52,213	N/A	\$50,525	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024			\$0		\$607
2023			\$0		\$685
2022			\$0		\$307
2021			\$0		\$21

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)	\$116,693	\$0	\$116,693	3.2160	1.4%	\$375.28	24%
Public Schools: By Local Board	\$116,693	\$0	\$116,693	3.2480	0.0%	\$379.02	24%
General County	\$67,250	\$0	\$67,250	4.4347	0.0%	\$298.23	19%
Town Of Eatonville	\$67,250	\$0	\$67,250	7.2938	0.0%	\$490.51	31%
Library - Operating Budget	\$67,250	\$0	\$67,250	0.3748	0.0%	\$25.21	2%
St Johns Water Management District	\$67,250	\$0	\$67,250	0.1793	0.0%	\$12.06	1%
Totals				18.7466		\$1,580.31	

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: \$1,580.31**2024 Tax Savings Tax Savings**

Your taxes without exemptions would be: \$2,187.60

Your ad-valorem tax with exemptions is: - \$1,580.31

Providing You A Savings Of: = \$607.29

**KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-9576-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (OCPA).....1**

APRIL 3, 2006



Section VI. Item #5.

ORANGE COUNTY PROPERTY APPRAISER

**KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-9576-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (OCPA).....2**



JANUARY 8, 2025

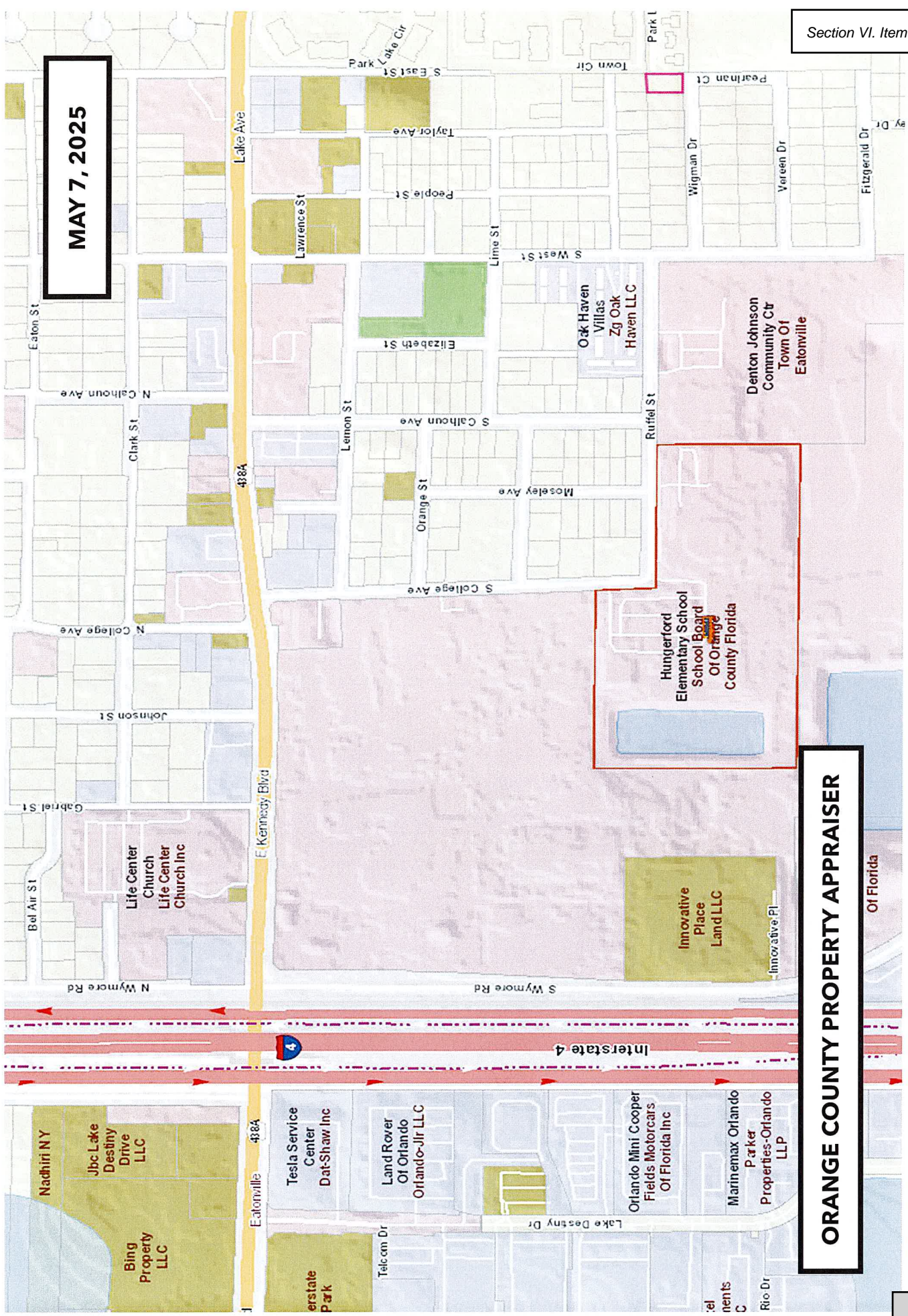
Section VI. Item #5.

ORANGE COUNTY PROPERTY APPRAISER

**KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-9576-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (OCPA).....3**

MAY 7, 2025

Section VI. Item #5.



ORANGE COUNTY PROPERTY APPRAISER



EXHIBIT B

EATONVILLE'S CODE REFERENCES



Town of Eatonville - Code Enforcement Division

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 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)



Town of Eatonville - Code Enforcement Division

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. 18-230. - Cover requirements for motor vehicles.

Sec. 18-230. - Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-231. - Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-232. - The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

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



Town of Eatonville - Code Enforcement Division

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. 18-233. - Parking restrictions for certain vehicles on residential areas.

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.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35. - Maintenance of exterior of premises. (b)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(3)** Loose and overhanging objects which, by reason of location above ground level, constitutes a danger of falling on persons in the vicinity thereof. **(4)** Holes, excavations, breaks, projections, obstructions, and excrement of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



EXHIBIT C

NOTICE OF VIOLATION



Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

Section VI. Item #5.

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

CODE CASE NO: **25-000075**
DATE OF NOTICE: **03/14/2025**
COMPLIANCE DATE: **04/14/2025**

KRISNISKY WHITE-ALLEN
REF: 613 WIGMAN DRIVE
2684 KERWOOD CIRCLE
ORLANDO, FL 32810

CERTIFIED MAIL NO: 9589 0710 5270 1231 9616 17

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 613 WIGMAN DRIVE, EATONVILLE, FL 32751, Parcel ID: 36-21-29-9576-00-090 into compliance with Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. -

ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-203. - Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. -

Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-230. -

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

PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-233. - Parking restrictions for certain vehicles on residential property. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I.

- IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1).

TO: KRISNISKY WHITE-ALLEN,

You are hereby notified, the property located at **613 WIGMAN DRIVE, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-230. - Cover requirements of motor vehicles.** Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual**

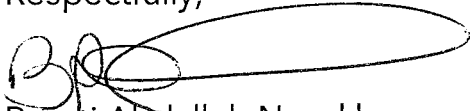
nuisance declared; abatement required. Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code.** **Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Sec. 50-35. - Maintenance of exterior of premises (a).** It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including,

but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1).** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery.

Please be advised that if the violation is not cured by **[04/14/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



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

Description of Violation and Remedial Action Required

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

1. There is a wrecked inoperable vehicle on the premises.

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

1. Repair, remove or make road-ready the inoperable vehicle that is being maintained on the premises.

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

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OFFICIAL USE

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

KRISNISKY WHITE-ALLEN
2684 KERWOOD CIRCLE
ORLANDO, FL 32810
P-ID: 36-21-29-9576-00-090
CODE CASE NO: 25-000075

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

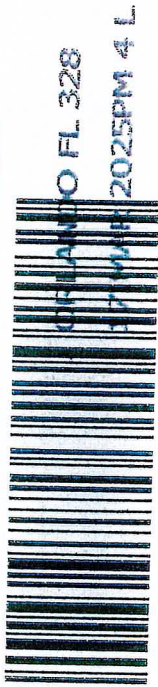
9589 0710 5270 1237 9416 21

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

RECEIVED
APR 25 2025
Initial: _____

9327010683221703



NEOPOST
03/15/2025
FIRST-CLASS MAIL

US POSTAGE \$009.64

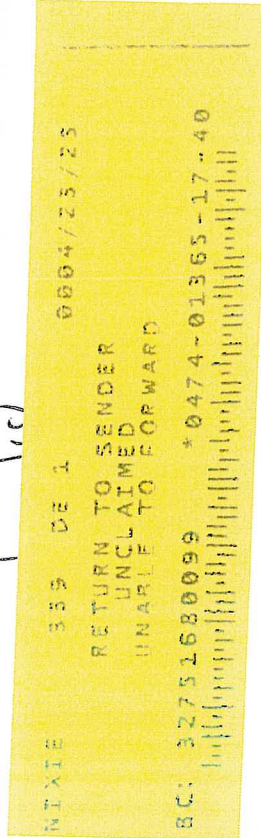


ZIP 32751
041M11468919

9589 0710 5270 1231 9616 17

KRISNISKY WHITE-ALLEN
2684 KERWOOD CIRCLE
ORLANDO, FL 32810
P-ID: 36-21-29-9576-00-090
CODE CASE NO: 25-000075

Handwritten initials: *MP*



UNC
22910-8863

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

KRISNISKY WHITE-ALLEN
2684 KERWOOD CIRCLE
ORLANDO, FL 32810
P-ID: 36-21-29-9576-00-090
CODE CASE NO: 25-000075



9590 9402 8854 4005 3714 76

2 Article Number (Transfer from service label)

9589 0710 5270 1231 9616 17

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

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

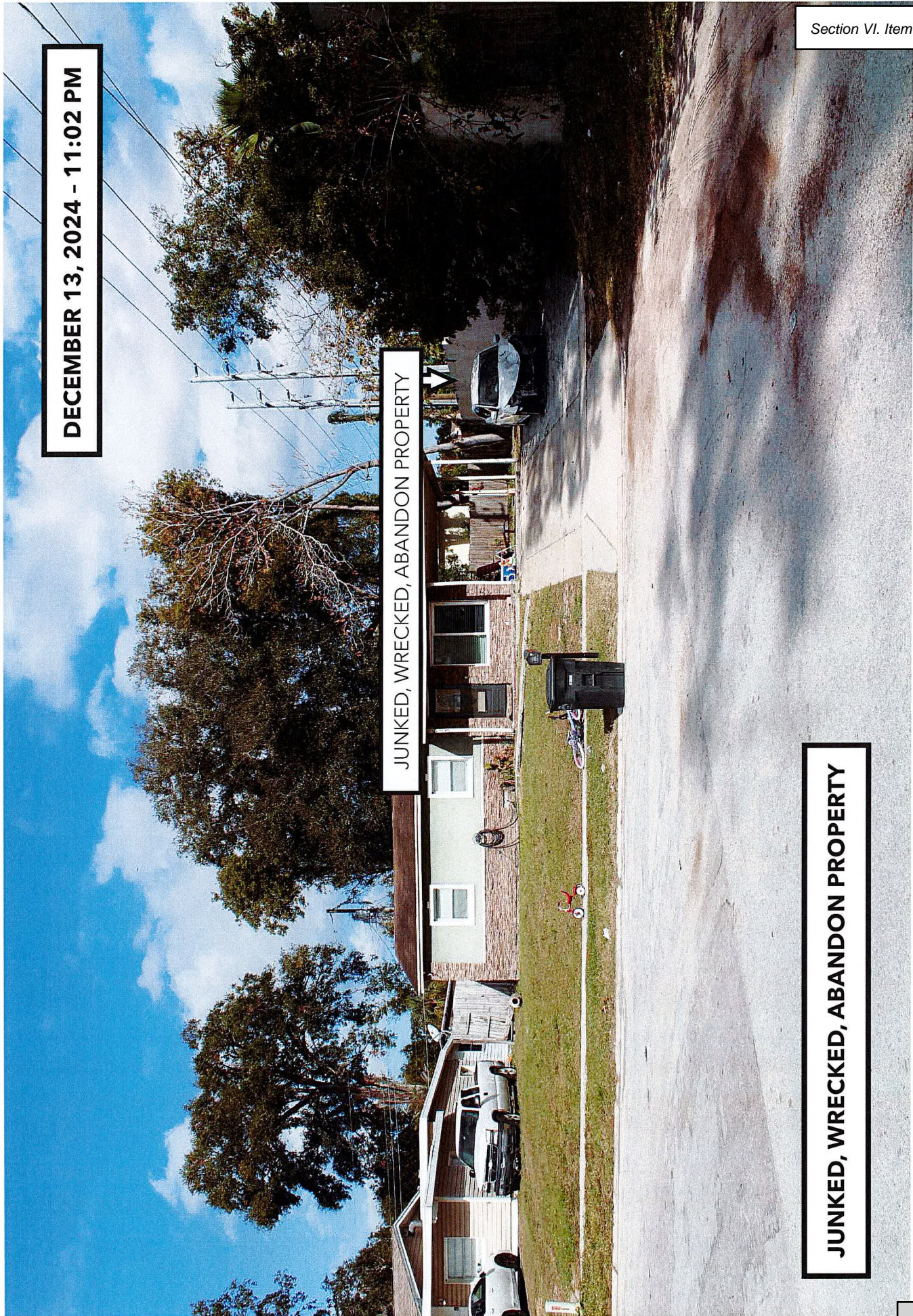


EXHIBIT D

PHOTOGRAPHIC EVIDENCE

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

**KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-0561-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000075).....1**



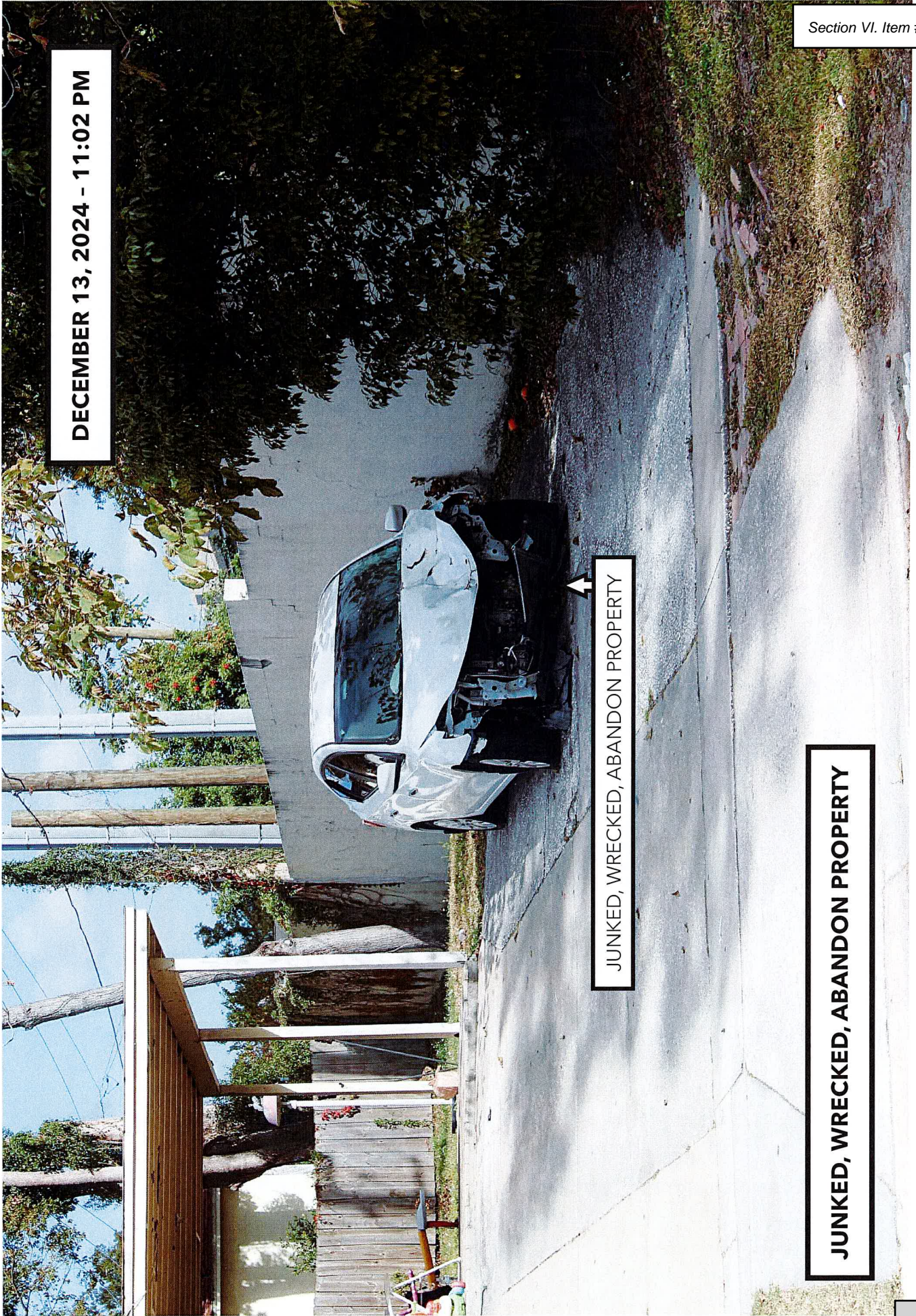
DECEMBER 13, 2024 - 11:02 PM

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #5.

JUNKED, WRECKED, ABANDON PROPERTY

**KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-0561-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000075).....2**



DECEMBER 13, 2024 - 11:02 PM

JUNKED, WRECKED, ABANDON PROPERTY

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #5.



EXHIBIT E

PROOF OF POSTING THE NOTICE OF HEARING.



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000075

CERTIFIED MAIL NO: 9589 0710 5270 1545 9064 58

Vs.

KRISNISKY WHITE-ALLEN
REF: 613 WIGMAN DRIVE
2684 KERWOOD CIRCLE
ORLANDO, FL 32810

Respondent(s)

RE: 613 WIGMAN DRIVE, EATONVILLE, FL 32751
Parcel ID: 36-21-29-9576-00-090

NOTICE OF HEARING

TO: KRISNISKY WHITE-ALLEN,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **613 WIGMAN DRIVE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

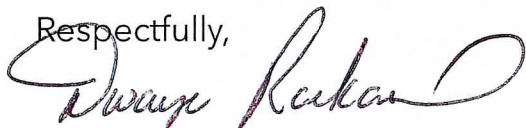
You are hereby ordered to appear before the Code Enforcement Board on the **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

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

Respectfully,



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

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

NEOPOST FIRST CLASS MAIL
07/11/2025
US POSTAGE \$009.64



ZIP 32751
041M11468919

KRISNISKY WHITE-ALLEN
2684 KERWOOD DRIVE
ORLANDO, FL 32810
P-ID: 36-21-29-9576-00-090
CODE CASE NO: 25-000075

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$

Total Postage and Fees \$

Sent To \$

Street and Apt. N

City, State, ZIP+4


Postmark Here

KRISNISKY WHITE-ALLEN
2684 KERWOOD DRIVE
ORLANDO, FL 32810
P-ID: 36-21-29-9576-00-090
CODE CASE NO: 25-000075


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

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

CERTIFIED MAIL[®]



9589 0710 5225 1545 9064 58
9589 0710 5225 1545 9064 58

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div><input type="checkbox"/> Complete items 1, 2, and 3.</div> <div><input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</div> <div><input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</div> <div>1. Article Addressed to:</div> <div><div>KRISISKY WHITE-ALLEN 2684 KERWOOD DRIVE ORLANDO, FL 32810 P-ID: 36-21-29-9576-00-090 CODE CASE NO: 25-000075</div><div> 9590 9402 8194 3030 0367 51</div><div>2. Article Number (Transfer from sender label) 9589 0710 5270 1545 9064 58 (overhead)</div></div>		<div>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</div> <div>B. Received by (Printed Name) C. Date of Delivery</div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div> <div>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery</div> <div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

<p>U.S. Postal Service™</p> <p>CERTIFIED MAIL® RECEIPT</p> <p><i>Domestic Mail Only</i></p>	<p>For delivery information, visit our website at www.usps.com™.</p> <p>Official Notice</p> <p>Certified Mail Fee \$_____</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$_____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$_____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$_____</p> <p><input type="checkbox"/> Adult Signature Required \$_____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$_____</p> <p>Postage \$_____</p> <p>Total Postage and _____</p> <p>Sent To _____</p> <p>Street and Apt. N _____</p> <p>City, State, ZIP+4 _____</p>	<p>KRISNISKY WHITE-ALLEN</p> <p>2684 KERWOOD DRIVE</p> <p>ORLANDO, FL 32810</p> <p>P-ID: 36-21-29-9576-00-090</p> <p>CODE CASE NO: 25-000075</p>
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CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000075

CERTIFIED MAIL NO: 9589 0710 5270 1545 9064 58

Vs.

KRISNISKY WHITE-ALLEN
REF: 613 WIGMAN DRIVE
2684 KERWOOD CIRCLE
ORLANDO, FL 32810

RE: 613 WIGMAN DRIVE, EATONVILLE, FL 32751 Respondent(s)
Parcel-ID NO: 36-21-29-9576-00-090

TO: KRISNISKY WHITE-ALLEN,

NOTICE OF HEARING

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **613 WIGMAN DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, August 6, 2025, the hearing date.

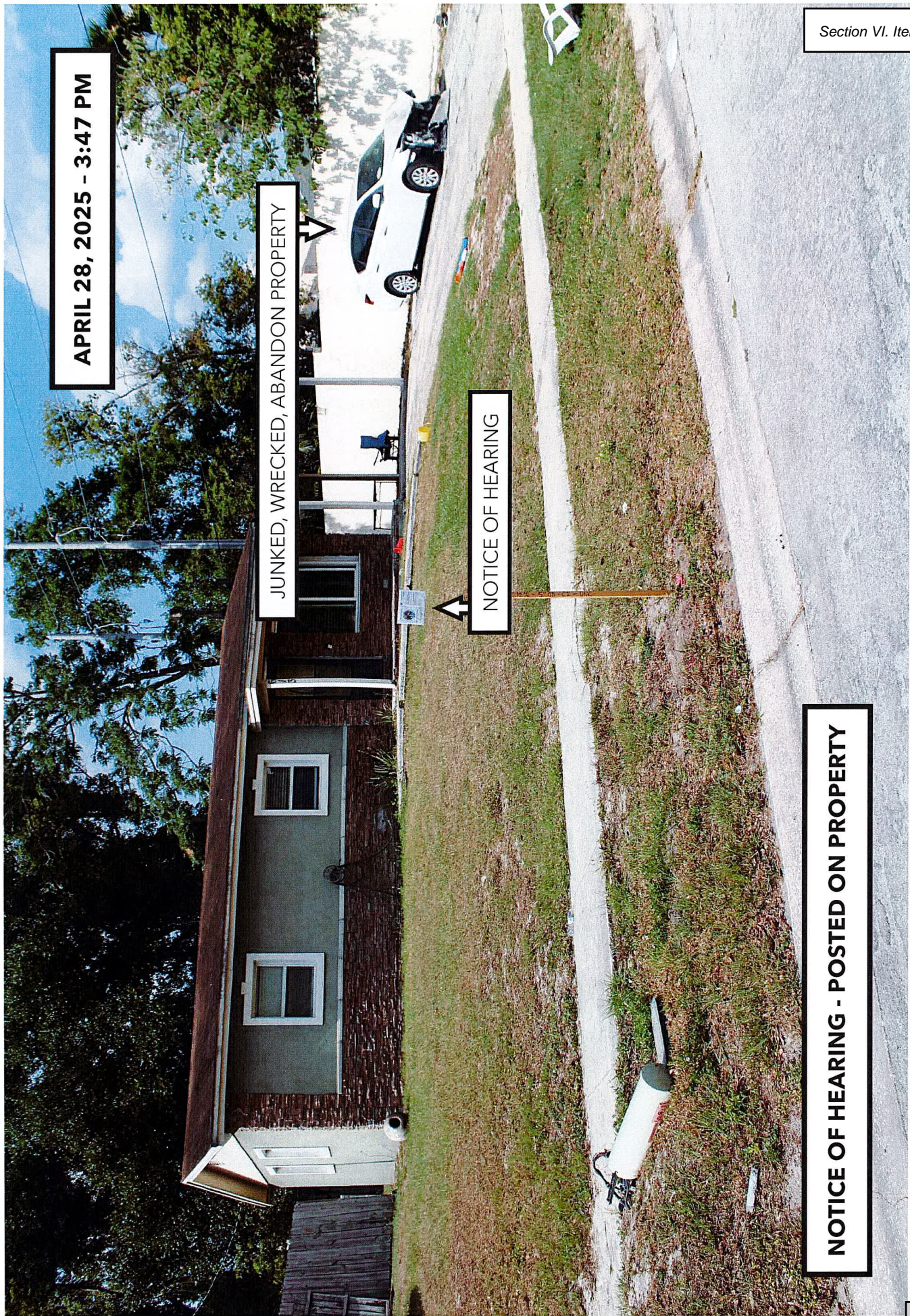
Pursuant to **Chapter 2, Sec. 2-257 (f).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

SIGNED COPY ON FILE

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

**KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-0561-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000075).....3**



APRIL 28, 2025 - 3:47 PM

JUNKED, WRECKED, ABANDON PROPERTY

NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON PROPERTY

Section VI. Item #5.

177

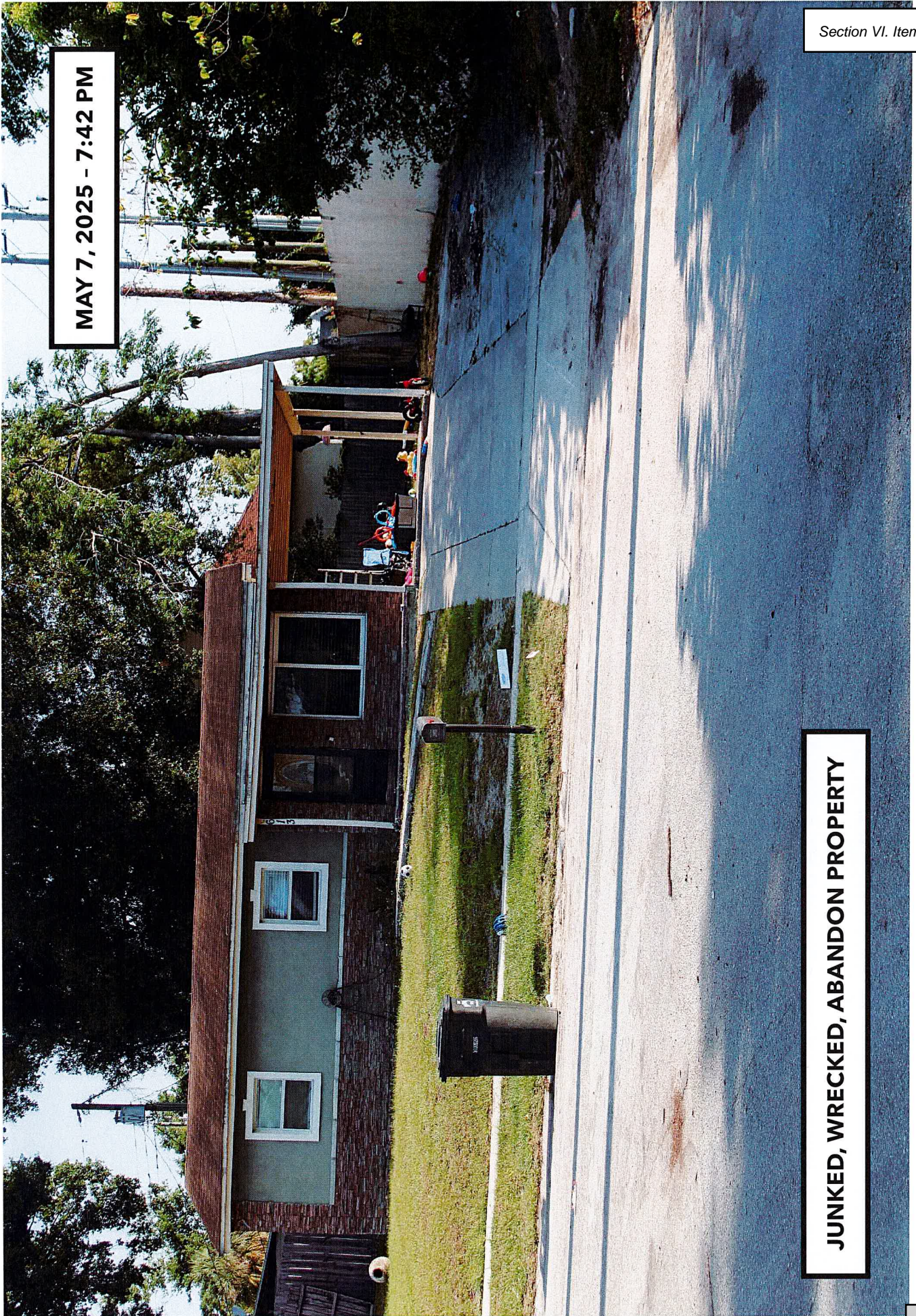
APRIL 28, 2025 - 3:47 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON PROPERTY

[illegible]

**KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-0561-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000075).....5**



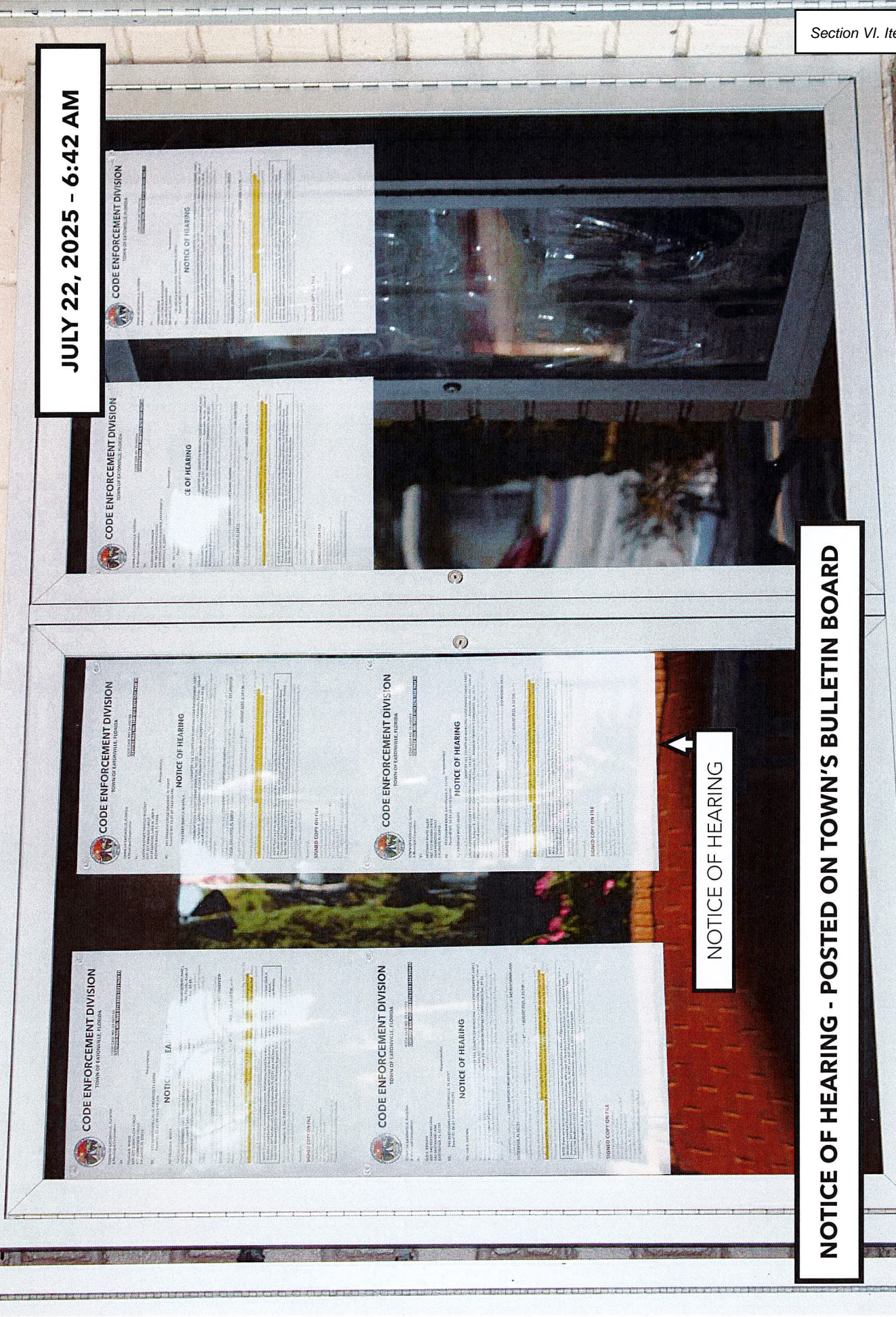
Section VI. Item #5.

JUNKED, WRECKED, ABANDON PROPERTY

KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-0561-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000075).....6

Section VI. Item #5.

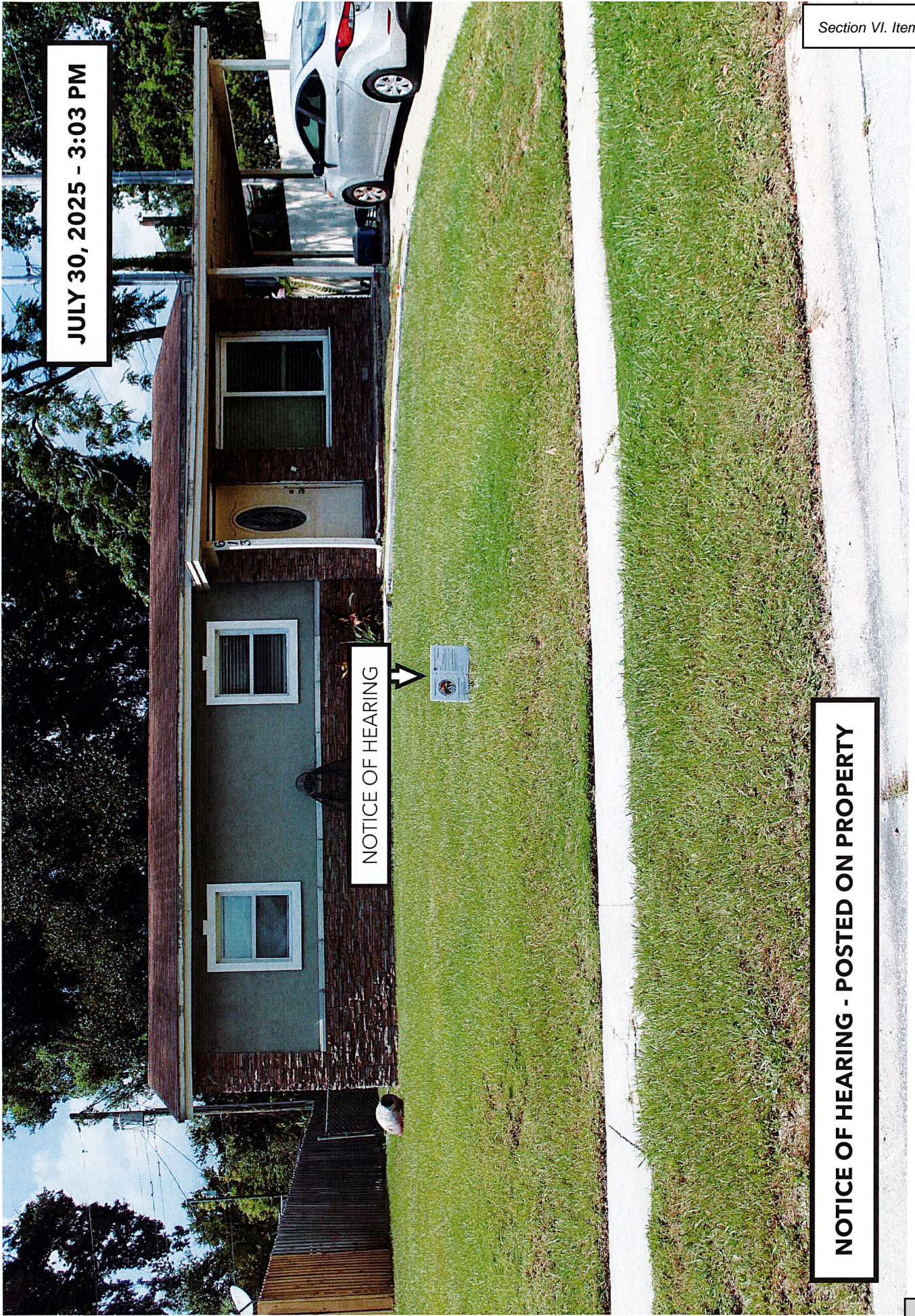
JULY 22, 2025 - 6:42 AM



NOTICE OF HEARING - POSTED ON TOWN'S BULLETIN BOARD

NOTICE OF HEARING

**KRISNISKY WHITE-ALLEN, P-ID NO: 36-21-29-0561-00-090
613 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000075).....7**



JULY 30, 2025 - 3:03 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON PROPERTY

Section VI. Item #5.

JULY 30, 2025 - 12:04 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON PROPERTY



TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000084

OWNER: VALERIE ANITA JOHNSON
PROPERTY ADDRESS: 483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-9558-00-340



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

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

483 Sunnyview Cir 35-21-29-9558-00-340**Name(s):**
JOHNSON VALERIE ANITA**Physical Street Address:**
483 Sunnyview Cir**Property Use:**
0103 - Single Fam Class III**Mailing Address On File:**
118 S Calhoun Ave Apt A
Maitland, FL 32751-6708
[Incorrect Mailing Address?](#)**Postal City and Zip:**
Orlando, FL 32810**Municipality:**
Eatonville[Upload Photos](#)

Section VI. Item #6.

[View 2024 Property Record Card](#)**i** [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 MKT	\$40,000	\$96,965	\$500	\$137,465	3.3%	\$137,465	3.3%
2023 MKT	\$40,000	\$92,589	\$500	\$133,089	25.7%	\$133,089	315.0%
2022 MKT	\$32,500	\$72,886	\$500	\$105,886	11.2%	\$32,068	3.0%
2021 MKT	\$30,000	\$64,723	\$500	\$95,223	N/A	\$31,134	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024			\$0		\$0
2023			\$0		\$0
2022			\$25,500		\$1,863
2021			\$25,500		\$1,707

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)	\$137,465	\$0	\$137,465	3.2160	1.4%	\$442.09	17%
Public Schools: By Local Board	\$137,465	\$0	\$137,465	3.2480	0.0%	\$446.49	17%
General County	\$137,465	\$0	\$137,465	4.4347	0.0%	\$609.62	24%
Town Of Eatonville	\$137,465	\$0	\$137,465	7.2938	0.0%	\$1,002.64	39%
Library - Operating Budget	\$137,465	\$0	\$137,465	0.3748	0.0%	\$51.52	2%
St Johns Water Management District	\$137,465	\$0	\$137,465	0.1793	0.0%	\$24.65	1%
Totals				18.7466		\$2,577.01	

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: \$2,577.01

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,577.01

Your ad-valorem tax with exemptions is: - \$2,577.01

Providing You A Savings Of: = \$0.00

**VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (OCPA).....1**

JANUARY 18, 2007



Section VI. Item #6.

ORANGE COUNTY PROPERTY APPRAISER

**VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (OCPA).....2**

APRIL 30, 2024 - 11:25 PM

Section VI. Item #6.

ORANGE COUNTY PROPERTY APPRAISER

**VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (OCPA).....3**

JANUARY 8, 2025

Section VI. Item #6.

ORANGE COUNTY PROPERTY APPRAISER

MAY 6, 2025

ORANGE COUNTY PROPERTY APPRAISER



EXHIBIT B

EATONVILLE'S CODE REFERENCES



Town of Eatonville - Code Enforcement Division

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 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)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-231. - Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-232. - The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35. - Maintenance of exterior of premises. (b)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(3)** Loose and overhanging objects which, by reason of location above ground level, constitutes a danger of falling on persons in the vicinity thereof. **(4)** Holes, excavations, breaks, projections, obstructions, and excrement of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



EXHIBIT C

NOTICE OF VIOLATION



Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

Section VI. Item #6.

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

CODE CASE NO: **25-000084**
DATE OF NOTICE: **03/14/2025**
COMPLIANCE DATE: **04/14/2025**

VALERIE ANITA JOHNSON
REF: 483 SUNNYVIEW CIRCLE
118 SOUTH CALHOUN AVENUE, APT A
EATONVILLE, FL 32751

CERTIFIED MAIL NO: 9589 0710 5270 1231 9617 23

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810, Parcel ID: 35-21-29-9558-00-340 into compliance with Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-203. - Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - 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/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1).

TO: VALERIE ANITA JOHNSON,

You are hereby notified, the property located at **483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and covered. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space

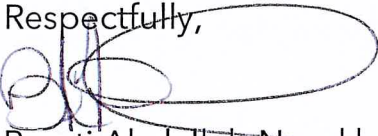
outside any building erected thereon. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby.

Sec. 50-35. - Maintenance of exterior of premises (a)., It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery.

Please be advised that if the violation is not cured by **[04/14/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



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

Description of Violation and Remedial Action Required

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

1. There is an inoperable vehicle parked on the premises.

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

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

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

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

NEOPOST
FIRST-CLASS MAIL
03/14/2025
US POSTAGE \$009.64⁹
ZIP 32751
041M11468919



VALERIE ANITA JOHNSON
118 SOUTH CALHOUN AVENUE, APT. A
EATONVILLE, FL 32751
P-ID: 35-21-29-9558-00-340
CODE CASE NO: 25-000084

SENDER: COMPLETE THIS SECTION

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

VALERIE ANITA JOHNSON
118 SOUTH CALHOUN AVENUE, APT. A
EATONVILLE, FL 32751
P-ID: 35-21-29-9558-00-340
CODE CASE NO: 25-000084



9590 9402 8854 4005 3804 30

2. Article Number (Transfer from service label)

1589 0710 5270 1231 9617 23

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

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postmark
Here

Postage

Total Postage

Sent To

Street and Apt

City, State, Zip

VALERIE ANITA JOHNSON
118 SOUTH CALHOUN AVENUE, APT. A
EATONVILLE, FL 32751
P-ID: 35-21-29-9558-00-340
CODE CASE NO: 25-000084

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

Section VI. Item #6.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751



ORLANDO FL 328

17 MAR 2025 PM 3 L

NEOPOST

03/15/2025

US POSTAGE \$009.64

FIRST-CLASS MAIL

PM

9589 0710 5270 1231 9616 00



ZIP 32751

041M11468919

VERONICA MALINDER
606 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID: 36-21-29-9576-00-100
CODE CASE NO: 25

-R-T-S- 327515237-1N 009 04/29/25

RETURN TO SENDER
DECEASED
UNABLE TO FORWARD
RETURN TO SENDER



CERTIFIED MAIL

PLACE STICKER ON TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS

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:

VERONICA MALINDER
606 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID: 36-21-29-9576-00-100
CODE CASE NO: 25-000074



9590 9402 8854 4005 3714 83

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9616 00

PS Form 3811, July 2020 PSN 7530-02-000-9075

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

U.S. Postal Service® CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

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

VALERIE ANITA JOHNSON
118 SOUTH CALHOUN AVENUE, APT. A
EATONVILLE, FL 32751
P-ID: 35-21-29-9558-00-340
CODE CASE NO: 25-000084

Postmark
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MAR 14 2025

PS Form 3800, January 2023 PSN 7530-02-000-9077 See Reverse for Instructions

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☐ Adult Signature Required

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Street and Apt

City, State, Zip

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VALERIE ANITA JOHNSON

118 SOUTH CALHOUN AVENUE, APT. A

EATONVILLE, FL 32751

P-ID: 35-21-29-9558-00-340

CODE CASE NO: 25-000084

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

9589 0710 5225 0720 6856
E2 2196 1E2T 1231 0225



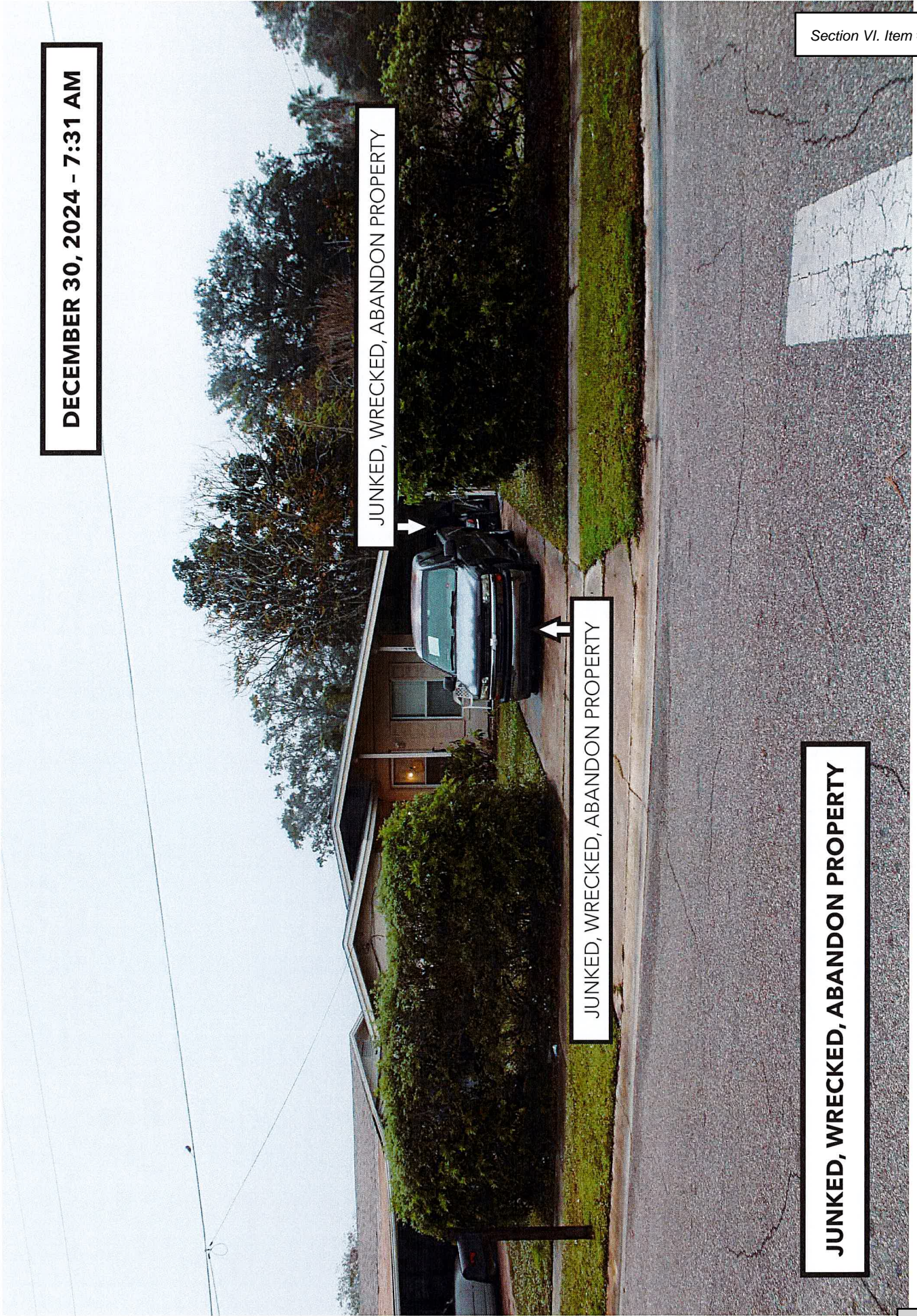
EXHIBIT D

PHOTOGRAPHIC EVIDENCE

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

**VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000084).....1**

DECEMBER 30, 2024 - 7:31 AM



Section VI. Item #6.

**VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000084).....2**



DECEMBER 30, 2024 - 7:31 AM

ABANDON PROPERTY - DEFLATED TIRE

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #6.

**VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000084),.....3**



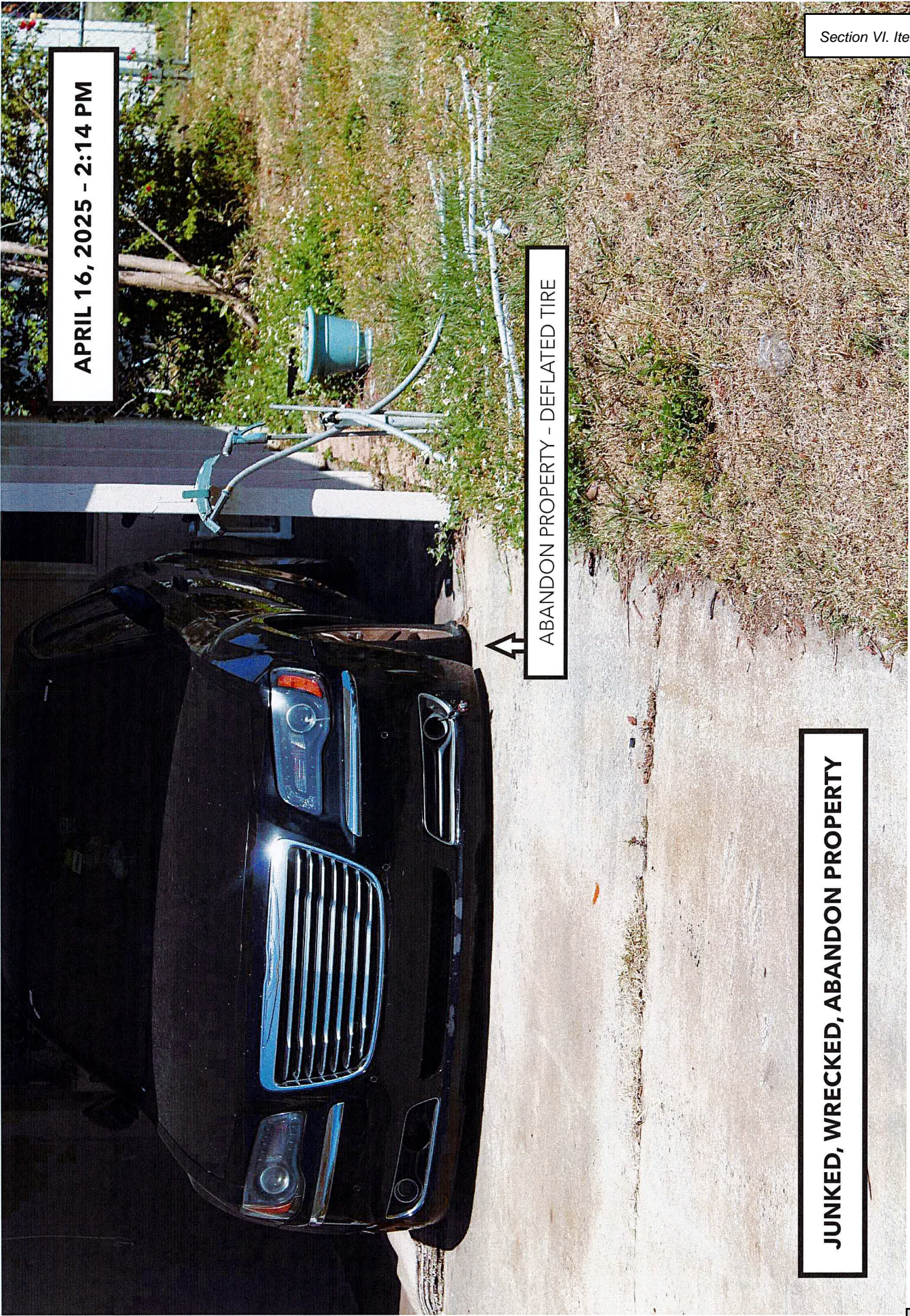
Section VI. Item #6.

APRIL 16, 2025 - 2:14 PM

JUNKED, WRECKED, ABANDON PROPERTY

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #6.



APRIL 16, 2025 - 2:14 PM

JUNKED, WRECKED, ABANDON PROPERTY

Section VI. Item #6.



EXHIBIT E

PROOF OF POSTING THE NOTICE OF HEARING.



CODE ENFORCEMENT DIVISION

Section VI. Item #6.

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000084

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 26

Vs.

VALERIE ANITA JOHNSON
REF: 483 SUNNYVIEW CIRCLE
118 SOUTH CALHOUN AVENUE, APARTMENT A
EATONVILLE, FL 32751

Respondent(s)

RE: 483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
Parcel ID: 35-21-29-9558-00-340

NOTICE OF HEARING

TO: VALERIE ANITA JOHNSON,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **483 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 **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, August 6, 2025, the hearing date

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

Respectfully,



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

TOWN OF EATONVILLE

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Eatonville, Florida 32751

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VALERIE ANITA JOHNSON
118 SOUTH CALHOUN AVENUE, APT A
EATONVILLE, FL 32751
P-ID: 35-21-29-9558-00-340
CODE CASE NO: 25-000084

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>1. Article Addressed to:</div> <div><div><div><div><div>■ Complete items 1, 2, and 3.</div><div>■ Print your name and address on the reverse so that we can return the card to you.</div><div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div></div></div><div><div>1. Article Addressed to:</div><div><div>VALERIE ANITA JOHNSON</div><div>118 SOUTH CALHOUN AVENUE, APT A</div><div>EATONVILLE, FL 32751</div><div>P-ID: 35-21-29-9558-00-340</div><div>CODE CASE NO: 25-000084</div></div><div><div><div></div><div>9590 9402 8194 3030 0369 66</div></div><div><div>Article Number (Transfer from service label)</div><div>9509 0710 5270 1231 9621 26</div></div></div></div></div><div>2. Service Type</div><div><div><div><div><input type="checkbox"/> Priority Mail Express®</div><div><input type="checkbox"/> Registered Mail™</div><div><input type="checkbox"/> Registered Mail Restricted Delivery</div><div><input type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Signature Confirmation™</div><div><input type="checkbox"/> Collect on Delivery</div><div><input type="checkbox"/> Mail Restricted Delivery</div></div><div><div><input type="checkbox"/> Adult Signature</div><div><input type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Collect on Delivery</div><div><input type="checkbox"/> Mail Restricted Delivery</div></div><div><div><input type="checkbox"/> Adult Signature Restricted Delivery</div><div><input type="checkbox"/> Certified Mail Restricted Delivery</div><div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div><div><input type="checkbox"/> Mail Restricted Delivery</div></div></div></div></div> <div>3. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>4. If YES, enter delivery address below:</div> <div>5. Agent <input type="checkbox"/> Addressee <input type="checkbox"/> Date of Delivery</div> <div>6. Received by (Printed Name)</div> <div>7. Signature</div> <div>8. Domestic Return Receipt</div>			

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OFFICIAL USE

Certified Mail Fee	
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<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	
\$	
Sent To	
Street and Apt. No.	
City, State, Zip+4	

VALERIE ANITA JOHNSON
118 SOUTH CALHOUN AVENUE APT 4
EATONVILLE, FL 32751
P-ID: 35-21-29-9558-00-340-792958
CODE CASE NO: 25-000084

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

92 1296 1321 0225 0720 6856



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

Section VI. Item #6.

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000084

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 26

Vs.

VALERIE ANITA JOHNSON
REF: 483 SUNNYVIEW CIRCLE
118 SOUTH CALHOUN AVENUE, APARTMENT A
EATONVILLE, FL 32751

Respondent(s)

RE: 483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
Parcel ID: 35-21-29-9558-00-340

NOTICE OF HEARING

TO: VALERIE ANITA JOHNSON,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **483 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 **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, August 6, 2025, the hearing date.

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

Respectfully,

SIGNED COPY ON FILE

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



APRIL 28, 2025 - 3:36 PM

Section VI. Item #6.

NOTICE OF HEARING


NOTICE OF HEARING - POSTED ON PROPERTY

VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000084).....7

NOTICE OF HEARING
↓

APRIL 28, 2025 - 3:36 PM


TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000084

OWNER: VALERIE ANITA JOHNSON
PROPERTY ADDRESS: 483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-9558-00-340



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 25-000084
EATONVILLE PARCEL ID: 35-21-29-9558-00-340

TO: VALERIE ANITA JOHNSON
118 SOUTH CALHOUN AVENUE, APARTMENT A
EATONVILLE, FL 32751

RE: 483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810
Parcel ID: 35-21-29-9558-00-340

Respondent(s)

NOTICE OF HEARING

The Code Enforcement Board was created pursuant to CHAPTER 165, COUNTY OR MUNICIPAL CODE ENFORCEMENT PART I, which was amended by Chapter 2022-10, Laws of Florida, to require the Code Enforcement Board to conduct a hearing on any complaint filed with the Code Enforcement Board regarding a violation of the Code of Ordinances, Subpart 1 - LAND DEVELOPMENT CODE, Chapter 20 - MINIMUM PROPERTY STANDARDS, § 20-55, Maintenance of exterior of premises. The purpose of the Code Enforcement Board is to conduct hearings and issue orders of compliance, fines and other non-monetary penalties to provide an equitable, cost-effective method of enforcing the Code of Ordinances.

You are hereby notified that a CODE ENFORCEMENT BOARD HEARING will be held at Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **483 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 **2nd day of MAY 2025, 6:30 PM**, at the Respondent's residence located at **483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810** to discuss the violation and the proposed order of compliance. If you fail to appear, the Code Enforcement Board will proceed with the hearing and issue an order of compliance. Failure to appear may result in an order being issued against you.

Upon receiving this notice, 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 provide written notification to the Code Enforcement Officer at the address below. The Code Enforcement Board will not be responsible for any further action taken by the Code Enforcement Board or Special Agent. A repeat violation, pursuant to Florida Statute, § 20-55(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Appear at least 10 business days before the hearing. Failure to file a Notice of Appearance with the Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Appear at least 10 business days before the hearing, will result in the hearing being held without your presence. Pursuant to Chapter 2, Sec. 2.237 (1) of the Eptic Code of Ordinances, the Town is obligated to remedy the violation described herein and enforce any code required including administrative costs to you if you fail to take the action by the compliance date set forth herein.

Respectfully,
SIGNED COPY ON FILE
Baruti Abdallah-Nosakhare
Code Enforcement Officer
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 253-2818 Fax: (407) 253-2817
E: code.enforcement@eatonvillefla.gov

NOTICE OF HEARING - POSTED ON PROPERTY

Section VI. Item #6.

**VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000084).....8**

MAY 7, 2025 - 8:07 AM

Section VI. Item #6.

JUNKED, WRECKED, ABANDON PROPERTY



**VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000084).....9**



Section VI. Item #6.

JUNKED, WRECKED, ABANDON PROPERTY

VALERIE ANITA JOHNSON, P-ID NO: 35-21-29-9558-00-340
483 SUNNYVIEW CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000084).....10

Section VI. Item #6.

JULY 22, 2025 - 6:42 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING ON TOWN'S BULLETIN BOARD



JULY 30, 2025 - 3:47 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING ON PROPERTY

Section VI. Item #6.

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000104

OWNER: TAMMIE JORDAN
PROPERTY ADDRESS: 135 LINCOLN BOULEVARD, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-0000-00-142



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

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

135 Lincoln Blvd 35-21-29-4572-41-210**Name(s):**

JORDAN TAMMIE

Physical Street Address:

135 Lincoln Blvd

Property Use:

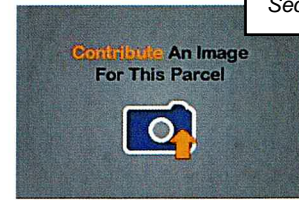
0001 - Vacant Residential

Mailing Address On File:123 Lincoln Blvd
Orlando, FL 32810-6432[Incorrect Mailing Address?](#)**Postal City and Zip:**

Orlando, FL 32810

Municipality:

Eatonville

**IMAGE UPLOAD**[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	\$40,000	\$0	\$0	\$40,000	N/A	\$10,376	10.0%
2023	\$40,000	\$0	\$0	\$40,000	33.3%	\$9,433	10.0%
2022	\$30,000	\$0	\$0	\$30,000	87.5%	\$8,575	10.0%
2021	\$16,000	\$0	\$0	\$16,000	N/A	\$7,795	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024			\$0		\$364
2023			\$0		\$375
2022			\$0		\$264
2021			\$0		\$101

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)	\$40,000	\$0	\$40,000	3.2160	1.4%	\$128.64	33%
Public Schools: By Local Board	\$40,000	\$0	\$40,000	3.2480	0.0%	\$129.92	34%
General County	\$10,376	\$0	\$10,376	4.4347	0.0%	\$46.01	12%
Town Of Eatonville	\$10,376	\$0	\$10,376	7.2938	0.0%	\$75.68	20%
Library - Operating Budget	\$10,376	\$0	\$10,376	0.3748	0.0%	\$3.89	1%
St Johns Water Management District	\$10,376	\$0	\$10,376	0.1793	0.0%	\$1.86	0%
Totals				18.7466		\$386.00	

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: \$386.00**2024 Tax Savings Tax Savings**

Your taxes without exemptions would be: \$749.86

Your ad-valorem tax with exemptions is: - \$386.00

Providing You A Savings Of: = \$363.86

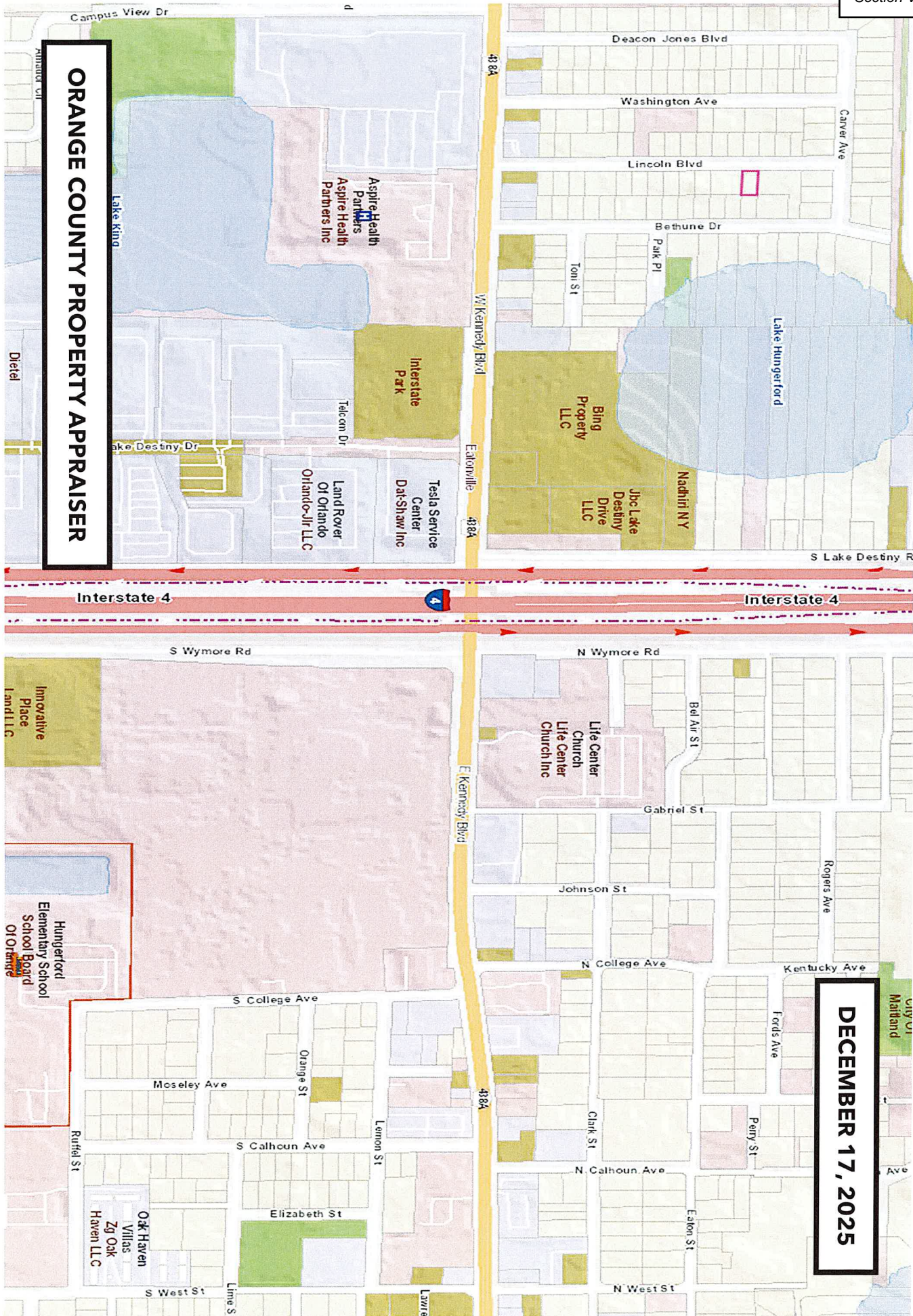
MAY 6, 2025

TAMMIE JORDAN, P-ID NO: 35-21-29-0000-00-142
135 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (OCPA).....1

ORANGE COUNTY PROPERTY APPRAISER



TAMMIE JORDAN, P-ID NO: 35-21-29-0000-00-142
135 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (OCPA).....2



ORANGE COUNTY PROPERTY APPRAISER

DECEMBER 17, 2025



EXHIBIT B

EATONVILLE'S CODE REFERENCES



Town of Eatonville - Code Enforcement Division

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 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)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-231. - Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 18-232. - The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Chapter 18 - ENVIRONMENT/ARTICLE V. - JUNKED, WRECKED, ABANDONED PROPERTY/Sec. 18-255. Abatement of visual nuisance.

Sec. 18-255. - Abatement of visual nuisance. Whenever an enforcement officer ascertains that a motor vehicle is parked on residentially zoned or commercially zoned private property in violation, he shall post a notice of violation upon the motor vehicle which reads in substantially the following form: This motor vehicle, (setting forth brief description of motor vehicle), located at (setting forth brief location) is parked in violation of the Town of Eatonville Ordinance Governing the Parking of Motor Vehicles on Residentially or Commercially Zoned Private Property, specifically, Section (s) (setting forth Section number (s)) which is/are being violated.

(Ord. No. 96-06, § 10(a), 7-2-1996; Ord. No. 2004-11, § 10(a),(b), 4-20-2004; Ord. No. 2006-2, § 11(a),(b), 8-15-2006)



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. -
COMMERCIAL VEHICLES/Sec. 38-31. - Parking in residential areas.**

Sec. 38-31. - Parking in residential areas, except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29.

(Ord. No. 2001-4, § 2, 7-3-2001; Ord. No. 2011-5, § 2, 10-4-2011)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-32. - Commercial vehicles in residential areas.

Sec. 38-32. - Commercial vehicles in residential areas, except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29. **(5)** Said vehicle is not a utility trailer of more than 12 feet in length, inclusive of tool boxes and other storage areas, however, exclusive of the tongue hitch.

(Ord. No. 2001-4, § 2, 7-3-2001; Ord. No. 2011-5, § 2, 10-4-2011)



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35. - Maintenance of exterior of premises. (b)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(3)** Loose and overhanging objects which, by reason of location above ground level, constitutes a danger of falling on persons in the vicinity thereof. **(4)** Holes, excavations, breaks, projections, obstructions, and excrement of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



EXHIBIT C

NOTICE OF VIOLATION



Town of Eatonville - Code Enforcement Division
NOTICE OF VIOLATION

Section VI. Item #7.

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

CODE CASE NO: **25-000104**
DATE OF NOTICE: **03/23/2025**
COMPLIANCE DATE: **04/25/2025**

TAMMIE JORDAN
REF: 135 LINCOLN BOULEVARD
123 LINCOLN BOULEVARD
ORLANDO, FL 32810
CERTIFIED MAIL NO: 9589 0710 5270 1231 9625 08

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at 135 LINCOLN BOULEVARD, ORLANDO, FL 32810, Parcel ID: 35-21-29-4572-41-210 into compliance with Eatonville, Florida - Code of Ordinances/Chapter 18 - ENVIRONMENT/ARTICLE V. - JUNKED, WRECKED, ABANDONED PROPERTY/Sec. 18-203. Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - 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/Chapter 18 - ENVIRONMENT/ARTICLE V. - JUNKED, WRECKED, ABANDONED PROPERTY/Sec. 18-255. Abatement of visual nuisance. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-29. - Definitions. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-31. - Parking in residential areas. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-32. - Commercial vehicles in residential areas. 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).

TO: TAMMIE JORDAN,

You are hereby notified, the **VACANT RESIDENTIAL** property located at **135 LINCOLN BOULEVARD, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-203. - Definitions.** New fences shall not be permitted in the required front yard. **Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Parked** means the standing of a motor vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or embarking or disembarking passengers. **Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall

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

Sec. 18-255. - Abatement of visual nuisance. Whenever an enforcement officer ascertains that a motor vehicle is parked on residentially zoned or commercially zoned private property in violation, he shall post a notice of violation upon the motor vehicle which reads in substantially the following form: This motor vehicle, (setting forth brief description of motor vehicle), located at (setting forth brief location) is parked in violation of the Town of Eatonville Ordinance Governing the Parking of Motor Vehicles on Residentially or Commercially Zoned Private Property, specifically, Section (s) (setting forth Section number (s)) which is/are being violated. **Sec. 38-31. - Parking in residential areas. Commercial vehicles** means all passenger vehicles, trucks, trailers, and construction equipment of any type used in or designed to be used in business; all vehicles temporarily or permanently designed to accommodate, support, house, store, deliver, or transport material, supplies, equipment, machinery or power plants of all types; all construction related equipment; and all vehicles of any type, trailers and construction equipment upon which a business name or sign is permanently or temporarily affixed. **Sec. 38-31. - Parking in residential areas.** Except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29. **Sec. 38-32. - Commercial vehicles in residential areas.** One commercial vehicle per dwelling unit may be parked in a residentially zoned district of the town provided: (5) Said vehicle is not a utility trailer of more than 12 feet in length, inclusive of tool boxes and other storage areas, however, exclusive of the tongue hitch; **Sec. 50-35. - Maintenance of exterior of premises. (b)** The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery. **(6)** Sources of infestation.

Please be advised that if the violation is not cured by **[04/25/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation

to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

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

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

Description of Violation and Remedial Action Required

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

- 1 - Multiple vehicles defined as either junked, wrecked, or abandoned property; defined as discarded or inoperative; and defined as a commercial vehicle are on the premises.
- 2 - Rubbish, debris, and refuse are throughout the premises.

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

- 1 - Remove from the premises all abandoned items abating the junked, wrecked, abandoned, discarded and/or inoperative property, abating commercial vehicles. No longer are the premises to be used as an open storage.
- 2 - Remove all rubbish, debris, and refuse are on the premises.

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

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

NEOPOST FIRST-CLASS MAIL
03/26/2025 IMI
US POSTAGE \$009.64



ZIP 32751
041M11468919

TAMMIE JORDAN
123 LINCOLN BOULEVARD
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000104

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

TAMMIE JORDAN
123 LINCOLN BOULEVARD
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000104

Article Number (Transfer from service label)
9590 9402 8397 3156 3125 67

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type

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

Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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

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OFFICIAL USE

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Sent To \$

Street and Apt. No. City, State, Zip+4

TAMMIE JORDAN
123 LINCOLN BOULEVARD
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000104

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

Section VI. Item #7.

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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)

<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 amt \$

Sent To

Street and Apt. No.

City, State, Zip+4

TAMMIE JORDAN
123 LINCOLN BOULEVARD
ORLANDO, FL 32810
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000104

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

9589 0710 5270 1231 4625 08

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div><input checked="" type="checkbox"/> Complete items 1, 2, and 3.</div> <div><input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</div> <div><input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</div> <div>1. Article Addressed to:</div> <div><div>TAMMIE JORDAN 123 LINCOLN BOULEVARD ORLANDO, FL 32810 P-ID: 35-21-29-1228-00-600 CODE CASE NO: 25-000104</div><div> 9590 9402 8397 3156 3125 67</div></div> <div>2. Article Number (Transfer from service label) 9589 07J0 5270 1231 9625 08</div>		<div>A. Signature </div> <div><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div> <div>B. Received by (Printed Name) Quintin Miller</div> <div>C. Date of Delivery</div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div> <div>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Insured Mail (over \$500) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

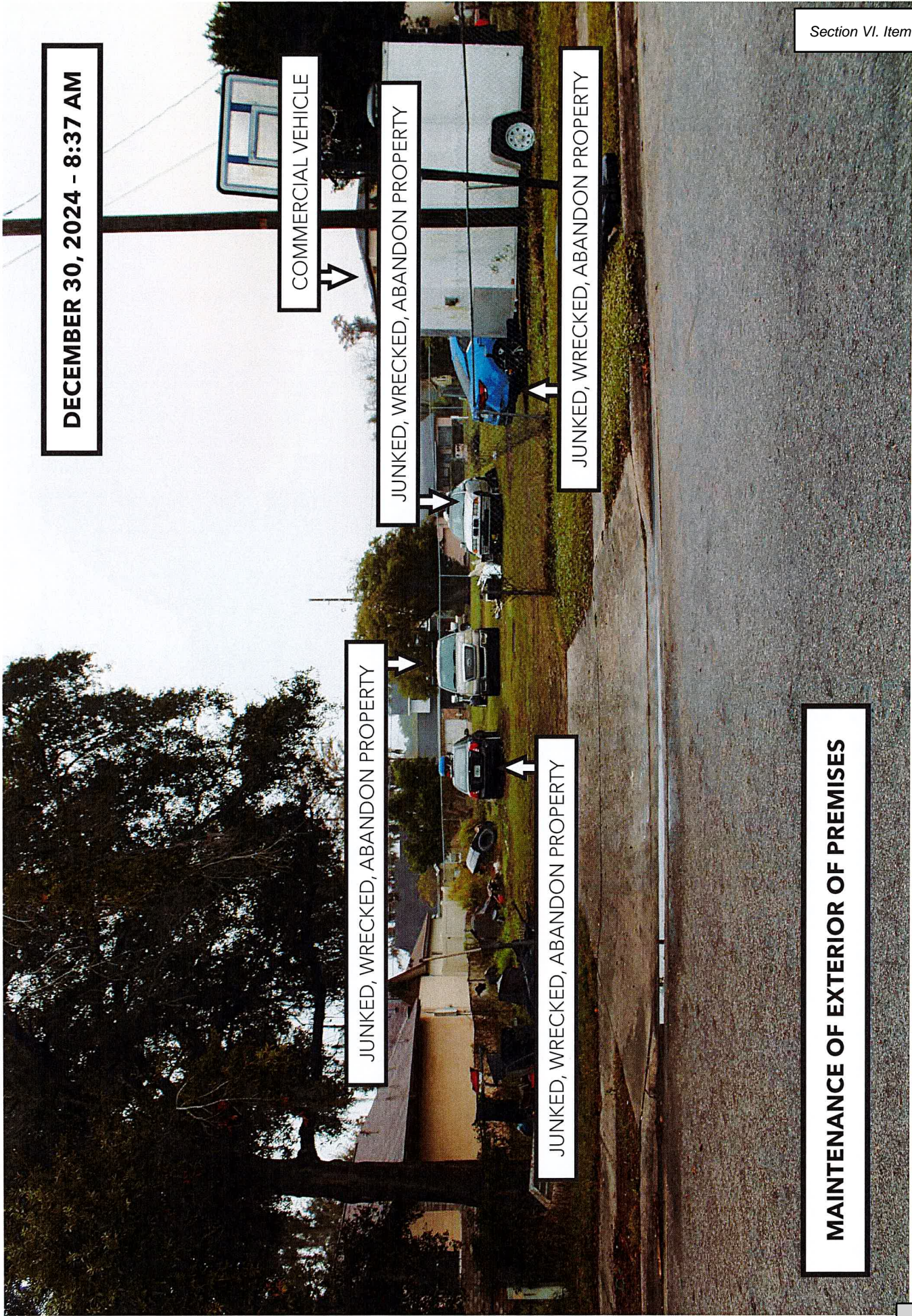
[illegible]



EXHIBIT D

PHOTOGRAPHIC EVIDENCE

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



Section VI. Item #7.



DECEMBER 30, 2024 - 8:37 AM

DEBRIS, GARBAGE, REFUSE, TRASH

Section VI. Item #7.

MAINTENANCE OF EXTERIOR OF PREMISES



DECEMBER 30, 2024 - 8:37 AM

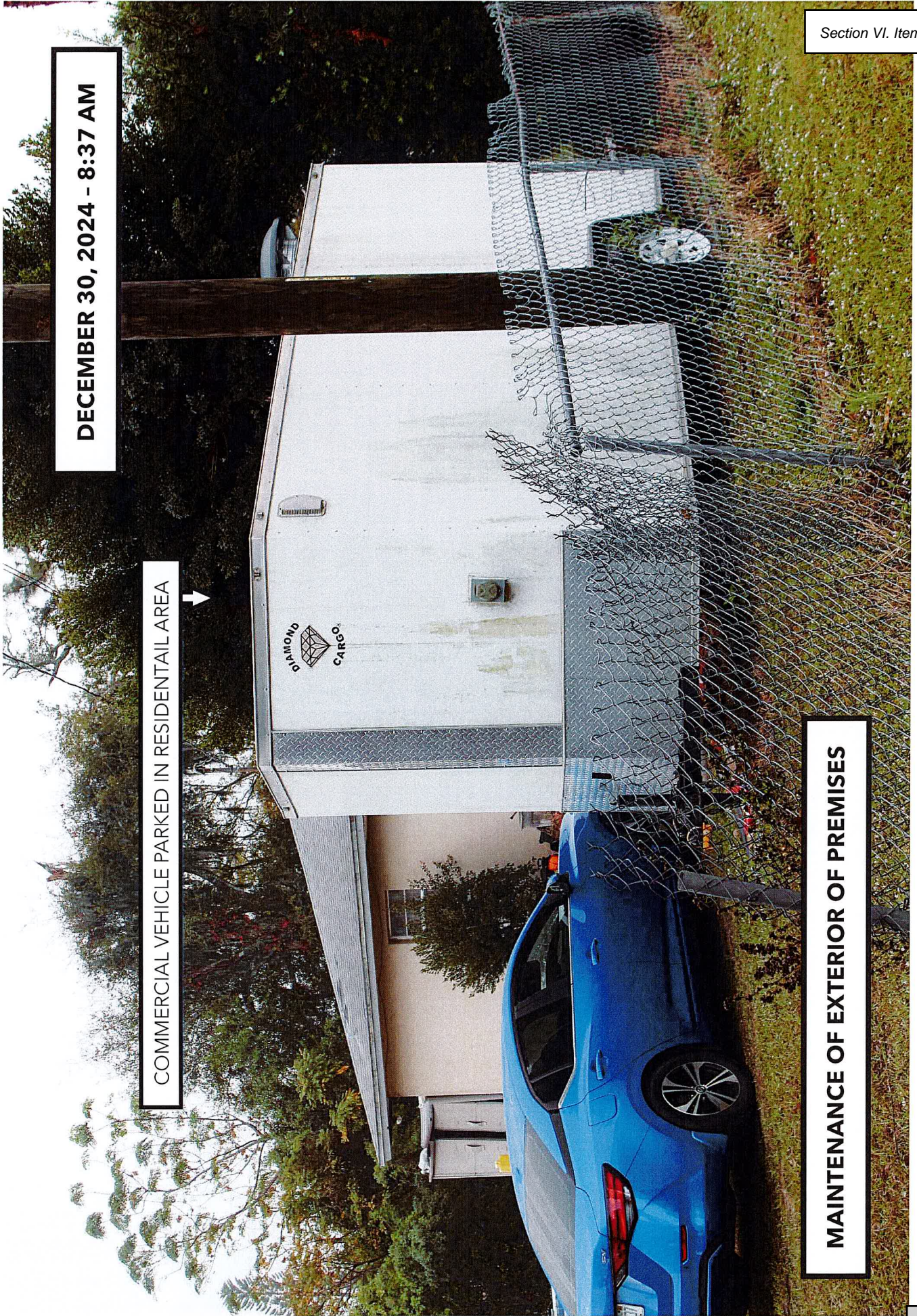
DEBRIS, GARBAGE, REFUSE, TRASH

JUNKED, WRECKED, ABANDON PROPERTY

MAINTENANCE OF EXTERIOR OF PREMISES

Section VI. Item #7.



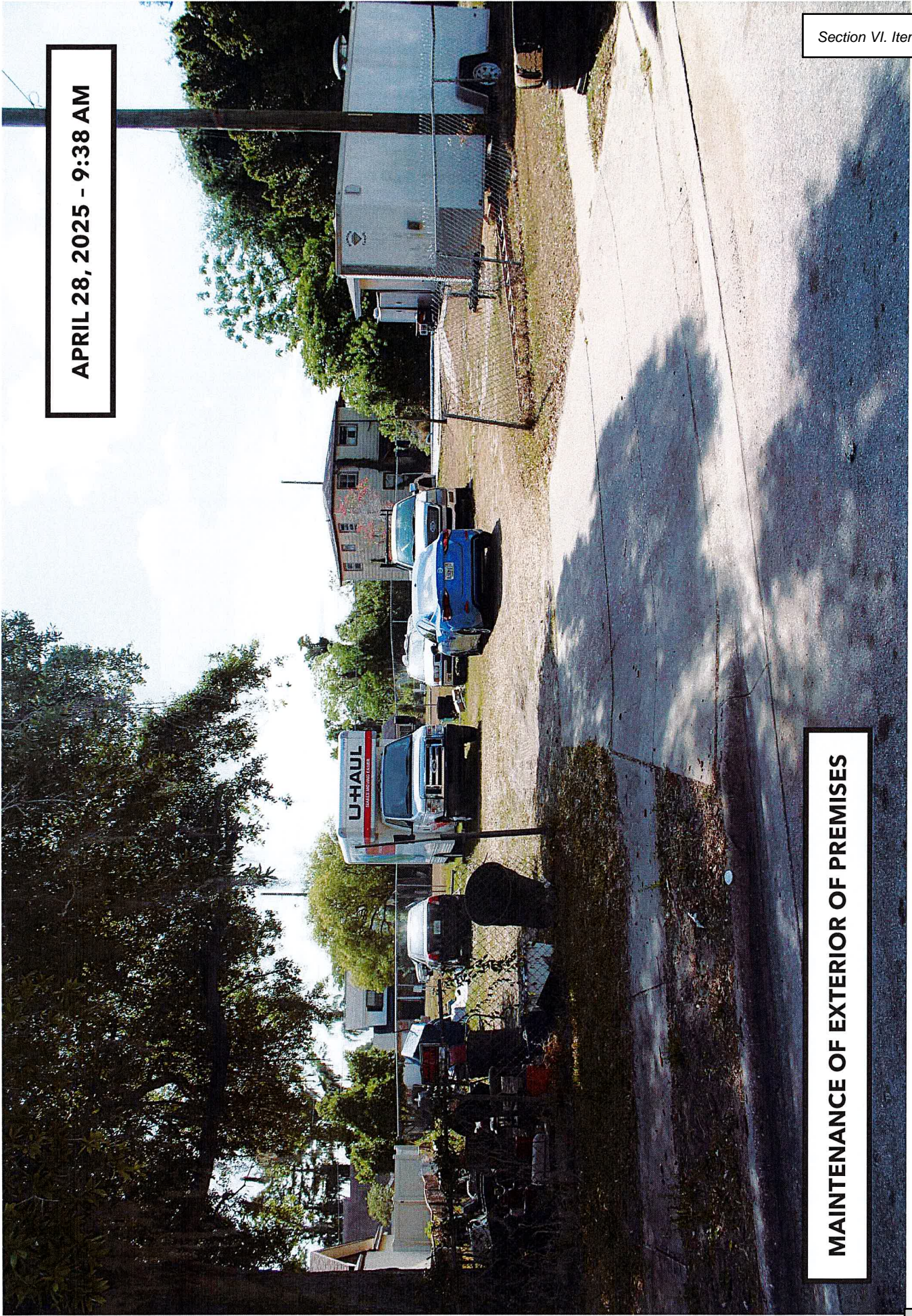


DECEMBER 30, 2024 - 8:37 AM

COMMERCIAL VEHICLE PARKED IN RESIDENTIAL AREA

MAINTENANCE OF EXTERIOR OF PREMISES

Section VI. Item #7.



Section VI. Item #7.

MAINTENANCE OF EXTERIOR OF PREMISES



APRIL 28, 2025 - 9:38 PM

Section VI. Item #7.

MAINTENANCE OF EXTERIOR OF PREMISES

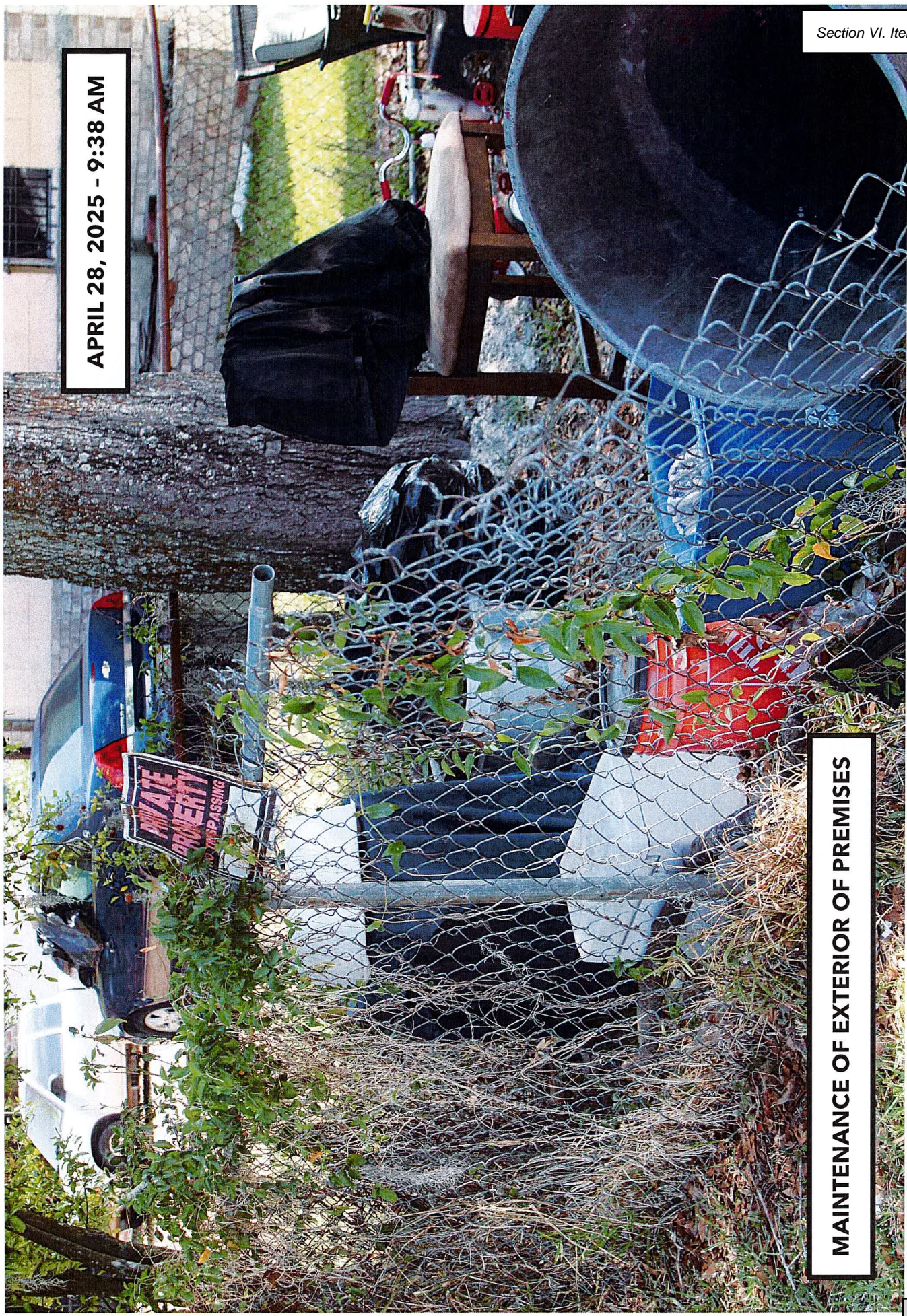
TAMMIE JORDAN, P-ID NO: 35-21-29-0000-00-142
135 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000104.....8



APRIL 28, 2025 - 9:38 AM

Section VI. Item #7.

JUNKED, WRECKED, ABANDON PROPERTY



APRIL 28, 2025 - 9:38 AM

Section VI. Item #7.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT E

PROOF OF POSTING THE NOTICE OF HEARING.



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000104

CERTIFIED MAIL NO: 9589 0710 5270 1231 9623 24

Vs.

TAMMIE JORDAN
REF: 135 LINCOLN BOULEVARD
123 LINCOLN BOULEVARD
ORLANDO, FL 32801

Respondent(s)

RE: 135 LINCOLN BOULEVARD, ORLANDO, FL 32810
Parcel ID: 35-21-29-0000-00-142

NOTICE OF HEARING

TO: TAMMIE JORDAN,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **135 LINCOLN BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

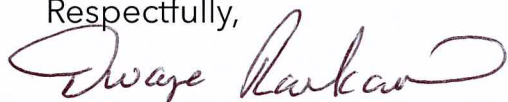
You are hereby ordered to appear before the Code Enforcement Board on the **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, August 6, 2025, hearing

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

Respectfully,



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

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

NEOPOST FIRST-CLASS MAIL
07/11/2025
US POSTAGE **\$009.64**



ZIP 32751
041M11468919

TAMMIE JORDAN
123 LINCOLN BOULEVARD
ORLANDO, FL 32810-6432
P-ID NO: 35-21-29-4572-41-210
CODE CASE NO: 25-000104

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42 8296 1E2T 0225 0710 6856



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

Postage
\$

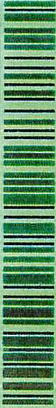
Total Postage a
\$

Sent To
Street and Apt.
City, State, Zip

Postmark Here

TAMMIE JORDAN
123 LINCOLN BOULEVARD
ORLANDO, FL 32810-6432
P-ID NO: 35-21-29-4572-41-210
CODE CASE NO: 25-000104

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div><input type="checkbox"/> Complete items 1, 2, and 3.</div> <div><input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</div> <div><input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</div> <div>1. Article Addressed to:</div> <div><div>TAMMIE JORDAN 123 LINCOLN BOULEVARD ORLANDO, FL 32810-6432 P-ID NO: 35-21-29-4572-41-210 CODE CASE NO: 25-000104</div><div> 9590 9402 8194 3030 0367 06</div></div>		<div>A. Signature <div><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</div></div> <div>B. Received by (Printed Name) <div>C. Date of Delivery</div></div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div>	
<div>2. Article Number (Transfer from service label) 9589 0710 5270 1231 9623 24</div> <div>PS Form 3811, July 2020 PSN 7530-02-000-9053</div>		<div>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery</div> <div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div> <div>Domestic Return Receipt</div>	

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OFFICIAL USE

Certified Mail Fee \$

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

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

Postage \$

Total Postage a \$

Sent To _____

Street and Apt. _____

City, State, ZIP+4 _____



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000104

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 71

Vs.

TAMMIE JORDAN
REF: 135 LINCOLN BOULEVARD
123 LINCOLN BOULEVARD
ORLANDO, FL 32810

Respondent(s)

RE: 135 LINCOLN BOULEVARD, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-41-210

TO: TAMMIE JORDAN,

NOTICE OF HEARING

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **135 LINCOLN BOULEVARD, 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 **6th** day of **AUGUST 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, August 6, 2025, the hearing date.

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

Respectfully,

SIGNED COPY ON FILE

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



Section VI. Item #7.

TAMMIE JORDAN, P-ID NO: 35-21-29-0000-00-142
135 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000104.....11

NOTICE OF HEARING

APRIL 28, 2025 - 3:25 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000104

OWNER: TAMMIE JORDAN

PROPERTY ADDRESS: 135 LINCOLN BOULEVARD, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-4572-41-210



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA
A Municipal Corporation

CODE CASE NO: 25-000104
CERTIFIED MAIL NO: 9589 0710 5270 1231 9520 03

Vs.

TAMMIE JORDAN
REF: 135 LINCOLN BOULEVARD
123 LINCOLN BOULEVARD
ORLANDO, FL 32810

Respondent(s)

RE: 135 LINCOLN BOULEVARD, ORLANDO, FL 32810
Parcel ID NO: 35-21-29-4572-41-210

TO: TAMMIE JORDAN,

NOTICE OF HEARING

The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, ORDINANCE SUBCOMMITTEE CODE ENFORCEMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50.35, Maintenance of exterior of premises. The Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary action to bring into compliance any structure or premises that may be in violation of the Code of Ordinances. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a CODE ENFORCEMENT BOARD HEARING will be held in Eatonville, Town Hall, Town Council, ORLANDO, FL 32810, on violation of the Town Code of Eatonville, FL 32751 regarding the property located at 135 LINCOLN DRIVE.

You are hereby ordered to appear before the Code Enforcement Board on the 7th day of MAY 2025, 4:30 P.M. in the Respondent's presence to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board of Special Magistrate may impose a fine of up to \$250.00 per day each day the violation is caused but must be paid to secure the property from further violation. The Code Enforcement Board of Special Magistrate. A repeat violation, pursuant to Florida Statutes 182.99(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Defendant. Under the Florida Rules of Civil Procedure, the Town is authorized to serve the respondent by the compliance date set forth in the Notice to Defendant. The Town is authorized to serve the respondent by the compliance date set forth in the Notice to Defendant.

SIGNED COPY ON FILE

By: [Signature]
Code Enforcement Board
Town of Eatonville, Florida, Town Hall
135 Lincoln Boulevard, Eatonville, FL 32751
Eatonville, FL 32751
Phone: (407) 643-2100 | Fax: (407) 643-9999
Website: www.eatonvillefl.com

NOTICE OF HEARING - POSTING ON PROPERTY

TAMMIE JORDAN, P-ID NO: 35-21-29-0000-00-142
135 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000104.....12

JULY 22, 2025 - 6:42 AM

CODE ENFORCEMENT DIVISION
TOWN OF LAKESIDE, FLORIDA

NOTICE OF HEARING

TO: [REDACTED]

FROM: [REDACTED]

RE: [REDACTED]

DATE: [REDACTED]

TIME: [REDACTED]

PLACE: [REDACTED]

NOTICE: [REDACTED]

SIGNED COPY ON FILE

CODE ENFORCEMENT DIVISION
TOWN OF LAKESIDE, FLORIDA

NOTICE OF HEARING

TO: [REDACTED]

FROM: [REDACTED]

RE: [REDACTED]

DATE: [REDACTED]

TIME: [REDACTED]

PLACE: [REDACTED]

NOTICE: [REDACTED]

SIGNED COPY ON FILE

CODE ENFORCEMENT DIVISION
TOWN OF LAKESIDE, FLORIDA

NOTICE OF HEARING

TO: [REDACTED]

FROM: [REDACTED]

RE: [REDACTED]

DATE: [REDACTED]

TIME: [REDACTED]

PLACE: [REDACTED]

NOTICE: [REDACTED]

SIGNED COPY ON FILE

CODE ENFORCEMENT DIVISION
TOWN OF LAKESIDE, FLORIDA

NOTICE OF HEARING

TO: [REDACTED]

FROM: [REDACTED]

RE: [REDACTED]

DATE: [REDACTED]

TIME: [REDACTED]

PLACE: [REDACTED]

NOTICE: [REDACTED]

SIGNED COPY ON FILE

CODE ENFORCEMENT DIVISION
TOWN OF LAKESIDE, FLORIDA

NOTICE OF HEARING

TO: [REDACTED]

FROM: [REDACTED]

RE: [REDACTED]

DATE: [REDACTED]

TIME: [REDACTED]

PLACE: [REDACTED]

NOTICE: [REDACTED]

SIGNED COPY ON FILE

CODE ENFORCEMENT DIVISION
TOWN OF LAKESIDE, FLORIDA

NOTICE OF HEARING

TO: [REDACTED]

FROM: [REDACTED]

RE: [REDACTED]

DATE: [REDACTED]

TIME: [REDACTED]

PLACE: [REDACTED]

NOTICE: [REDACTED]

SIGNED COPY ON FILE

NOTICE OF HEARING

Section VI. Item #7.

NOTICE OF HEARING - POSTING ON TOWN'S BULLETIN BOARD



JULY 30, 2025 - 3:18 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING ON PROPERTY

Section VI. Item #7.

**TAMMIE JORDAN, P-ID NO: 35-21-29-0000-00-142
135 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000104.....14**

JULY 30, 2025 - 3:18 PM

NOTICE OF HEARING

[illegible]

Section VI. Item #7.

NOTICE OF HEARING - POSTING ON PROPERTY