



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD AGENDA

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

Eatonville Town Hall - 307 East Kennedy Boulevard

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. INVOCATION AND PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA
  1. Approval of Meeting Minutes – January 6, 2025 (Clerk Office)
- V. CODE CASE HEARINGS
  2. CODE CASE NO: 06-F-2 and CODE CASE NO. 17-MPS-001
  3. CODE CASE NO: 24-000380
- VI. COMMENTS
  4. 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

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### I. CALL TO ORDER

### II. ROLL CALL

### III. INVOCATION AND PLEDGE OF ALLEGIANCE

### IV. CONSENT AGENDA

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

### V. CODE CASE HEARINGS

2. CODE CASE NO: 06-F-2 and **Herbert Green, Jr.**  
CODE CASE NO: 17-MPS-001

**Property Use:** Single Family  
**Property Address:** 137 South West Street, Eatonville, FL 32751  
**Parcel ID No:** 36-21-29-1128-02-140  
**Section of the Code:** Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – MINIMUM PROPERTY STANDARDS, Sec. 50-35. – Maintenance of exterior of premises. (a)  
Code of Ordinances, Subpart B, Land Development Code, Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS, Sec. 60-84. – Maintenance.

3. CODE CASE NO. 24-000380 **New Leaf Real Estate, LLC.**

**Property Use:** Single Family Class III  
**Property Address:** 118 Deacon Jones Boulevard, Orlando, FL 32810  
**Parcel ID No:** 35-21-29-4572-10-150  
**Section of the Code:** Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – Minimum Property Standards, Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code.  
Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – Minimum Property Standards, Sec. 50-35. – Maintenance of exterior of premises. (a), (b)(1).  
Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – Minimum Property Standards, Sec. 50-36. – Appearance of exterior of premises and structures.  
Code of Ordinances, Subpart B, Land Development Code, Chapter 50 – Minimum Property Standards, Sec. 50-39. – Minimum standards for basic equipment and facilities; nonresidential. (a)(2).



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## CODE ENFORCEMENT BOARD AGENDA

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

### Cover Sheet

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

**ITEM TITLE:** Approval of Meeting Minutes – Special Code Enforcement Meeting- 1-6-25 (Clerk Office)

**BOARD ACTION:**

<b>BOARD DECISION</b>		<b>Department:</b>
<b>CONSENT AGENDA</b>	YES	<b>Exhibits:</b> <ul style="list-style-type: none"> <li>Meeting Minutes – January 6, 2025</li> </ul>
<b>NEW BUSINESS</b>		
<b>ADMINISTRATIVE</b>		

**REQUEST:** Request approval of Approval of Meeting Minutes for Monday, January 6, 2025, for the Special Code Enforcement meeting held .

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

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

**FISCAL & EFFICIENCY:** N/A



Section IV. Item #1.

# HISTORIC TOWN OF EATONVILLE, FLORIDA

## SPECIAL CODE ENFORCEMENT BOARD MEETING

### MEETING MINUTES

Monday, January 6, 2025, at 6:30 PM

Town Hall – 307 E. Kennedy Boulevard. 32751

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

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#### I. CALL TO ORDER

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was called to order at 6:30 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

#### II. ROLL CALL

The Quorum was established by roll call by Nichole Washington, town staff standing in for the Town Clerk in her absence.

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

Chair, Dwayne Rackard

Board Member, Jacqueline Haynes

Board Member, Todd Jenkins (Arrived at 6:37pm after role call and approval of minutes)

Board Member, Ryan Novak

Nichole Washington, HR & Risk Coordinator(Acting Clerk)

Code Enforcement Officer, Baruti Abdallah-Nosakhere

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

**(Absent:** Vice Chair Michael Mills, Town Clerk Veronica King)

#### III. INVOCATION AND PLEDGE OF ALLEGIANCE

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

#### IV. CONSENT AGENDA

The December 4, 2024, minutes were approved by the Board of Directors. Board Member Novak **MOTIONS** for Approval of the December 4, 2024, meeting minutes; **SECOND** by Chair Rackard; **AYE: ALL, MOTION PASSES. Note:** Board Member Todd Jenkins arrived at 6:37pm after the approval of meeting minutes. **Notes:** Hardcopies of the meeting minutes were provided to the board in follow up to email copy previously provided.

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

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

**CODE CASES NO. 18-BDLG-01**

**CODE CASE NO. 08-1MPS-118**

**Property Owner:** Willie Lee Whitfield Estate

**Property Address:** 118 Bethune Drive, Orlando, Florida 32810

**Parcel ID No:** 35-21-29-4572-41-100      **Violation:** Sec., 50-

35. (b)(3)(6)(7)(8)(9)Maintenance of exterior premises. Sec., 50-36. Appearance of exterior of premises and structures. Sec., 50-37. (1)(2)(7)(8)-Building Maintenance

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. The previous code board issued an order for the property to be repaired or demolished. An inspection of the Property to date revealed that the property is still not in compliance and needs to be demolished. Universal Engineering Services has condemned the stated property. The Property remains noncompliant with Town Code. The property is up for auction on January 9, 2024, for failure to pay taxes.

**Recommendations:** Staff recommend that the Code Enforcement Board direct legal to record an order imposing the fines (lien)of ~~(\$358,350.00)~~ (Correct Fine Amount \$358,650.00) with the Orange County Clerk of Courts.

**Respondent:** The Respondent nor a representative was present. The alleged Property Owner, Gregory Rhimes (the next of heir and now sole owner after mother passed) currently lives in California, contacted code enforcement and sent a letter of content at the request of the code officer; the email was read during the hearing by the Code Enforcement officer. There is a request to allow up to 45-60 days to demolish the property.

**Board Discussion/Action:** The Lien/fines will transfer to whoever buys the property. Nothing has been provided to the board proving or indicating the authenticity of ownership. The code enforcement board can reduce the lien. Need to secure the town’s interest. Legal - should treat the property equally as what has been done in times past. Chair Rackard **MOTIONS** for the owner to be contacted to secure the property, stop imposing daily fines, and for legal to file the record of lien with the Orange County Clerk of Court. **SECOND** by Board Member Ryan Novak; **YAYE:** Chair Rackard, Board Members Todd Jenkins and Ryan Novak; **NAYE:** Board Member Jacqueline Haynes. **MOTION PASSES.**

**VI. COMMENTS**

Dwayne Rackard (Chair) - inquired about other potential cases that are dated before this board and similar to this case, the town should have been on top of this case, (Baruti responded that there are about 4 properties marked for demolition but only one is ready to bring before the board, intend to bring to the next meeting).

Ryan Novak (Board Member) - the priority is to uphold the code, not sure if anything can be done before day of auction (within three days), demolishing the property is the best recourse in this instance that will protect the town no matter the owner, glad that the board came to a resolve to impose the lien with safety being the priority.

Todd Jenkins (Board Member) - expressed concerns about the length of time before property is demolished, property is leaning, (Baruti responded that bids are going out for the demolition with a desire to move forward as quickly as possible, will get with the inspector).

**VII.** Chair Dwayne Rackard **MOTIONS** for the meeting to be adjourned; **SECOND** by Board Member Ryan Novak; **AYE: ALL.** The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was adjourned at 7:31 P.M. in the Town Hall Council Chambers. Section IV. Item #1.

**Respectfully Submitted by:**

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**Veronica L King, Town Clerk**



# HISTORIC TOWN OF EATONVILLE, FLORIDA CODE ENFORCEMENT BOARD AGENDA

## MARCH 5, 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 – 1-6-25 (Code Enforcement)

**BOARD ACTION:**

<b>BOARD DECISION</b>	YES	<b>Department:</b>
<b>CONSENT AGENDA</b>		<b>Exhibits:</b>  • Code Information as listed below: 1. CODE CASE NO. 06-F-2 and CODE CASE NO. 17-MPS-001 2. CODE CASE NO: 24-000380
<b>HEARINGS</b>	YES	
<b>ADMINISTRATIVE</b>		

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

**OWNER: HERBERT GREEN, JR.  
VIOLATION ADDRESS: 137 SOUTH WEST STREET, EATONVILLE, FL 32751  
PARCEL ID#: 36-21-29-1128-02-140**



Click Here To Apply for Homestead and Other Exemptions Online

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

**137 S West St 36-21-29-1128-02-140**

**Name(s):** GREEN HERBERT JR  
**Physical Street Address:** 137 S West St  
**Property Use:** 0100 - Single Family  
**Mailing Address On File:** Po Box 2344  
 Eatonville, FL 32751-2000  
[Incorrect Mailing Address?](#)  
**Postal City and Zip:** Maitland, FL 32751  
**Municipality:** Eatonville



292136112802140 04/03/2006

[Upload Photos](#)

[View 2023 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	%
2023	\$50,000	\$13,521	\$500	\$64,021	57.3%	\$23,363	10.0%
2022	\$30,000	\$10,205	\$500	\$40,705	27.6%	\$21,239	10.0%
2021	\$24,000	\$7,395	\$500	\$31,895	19.5%	\$19,308	10.0%
2020	\$20,000	\$6,193	\$500	\$26,693	N/A	\$17,553	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2023			\$0		\$499
2022			\$0		\$239
2021			\$0		\$155
2020			\$0		\$113

2023 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

2023	2022	2021	2020
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$64,021	\$0	\$64,021	3.1730	-1.3%	\$203.14	29%
Public Schools: By Local Board	\$64,021	\$0	\$64,021	3.2480	0.0%	\$207.94	30%
General County	\$23,363	\$0	\$23,363	4.4347	0.0%	\$103.61	15%
Town Of Eatonville	\$23,363	\$0	\$23,363	7.2938	0.0%	\$170.41	24%
Library - Operating Budget	\$23,363	\$0	\$23,363	0.3748	0.0%	\$8.76	1%
St Johns Water Management District	\$23,363	\$0	\$23,363	0.1793	-9.2%	\$4.19	1%
<b>Totals</b>				<b>18.7036</b>		<b>\$698.05</b>	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

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

**2023 Gross Tax Total: \$698.05**

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$1,197.43

Your ad-valorem tax with exemptions is: = \$698.05

**Providing You A Savings Of: = \$499.38**

# Property Record - 36-21-29-1128-02-140

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

## Property Summary

**Property Name**

137 S West St

**Names**

Green Herbert Jr

**Municipality**

EVL - Eatonville

**Property Use**

0100 - Single Family

**Mailing Address**

Po Box 2344  
Eatonville, FL 32751-2000

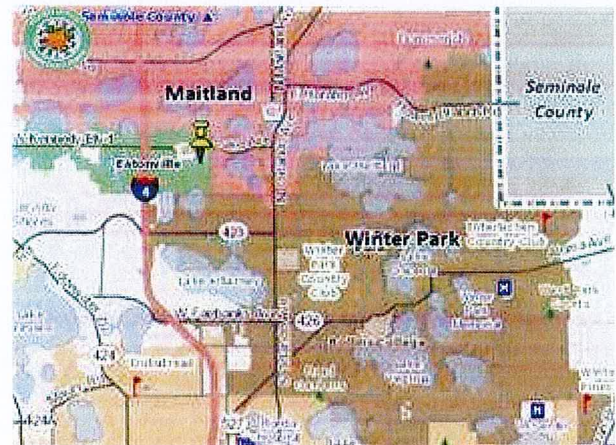
**Physical Address**

137 S West St  
Maitland, FL 32751

QR  
Code  
For  
Mobile  
Phone



292136112802140 04/03/2006



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	\$50,000	+ \$14,737	+ \$500 =	\$65,237 (1.9%)	\$25,699 (10%)
2023	\$50,000	+ \$13,521	+ \$500 =	\$64,021 (57%)	\$23,363 (10%)
2022	\$30,000	+ \$10,205	+ \$500 =	\$40,705 (28%)	\$21,239 (10%)
2021	\$24,000	+ \$7,395	+ \$500 =	\$31,895	\$19,308

### Tax Year Benefits

Tax Year Benefits	Tax Savings
2024	\$486
2023	\$499
2022	\$239
2021	\$155

## 2024 Taxable Value and Certified Taxes

Section V. Item #2.

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$65,237	\$0	\$65,237	3.2160 (1.36%)	<b>\$209.80</b>	28 %
Public Schools: By Local Board	\$65,237	\$0	\$65,237	3.2480 (0.00%)	<b>\$211.89</b>	29 %
Orange County (General)	\$25,699	\$0	\$25,699	4.4347 (0.00%)	<b>\$113.97</b>	15 %
Town Of Eatonville	\$25,699	\$0	\$25,699	7.2938 (0.00%)	<b>\$187.44</b>	25 %
Library - Operating Budget	\$25,699	\$0	\$25,699	0.3748 (0.00%)	<b>\$9.63</b>	1 %
St Johns Water Management District	\$25,699	\$0	\$25,699	0.1793 (0.00%)	<b>\$4.61</b>	1 %
				<b>18.7466</b>	<b>\$737.34</b>	

## 2024 Non-Ad Valorem Assessments

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

## Property Features

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### Property Description

FIRST ADDITION TO CALHOUNS SUB P/21 LOT 14 BLK B

### Total Land Area

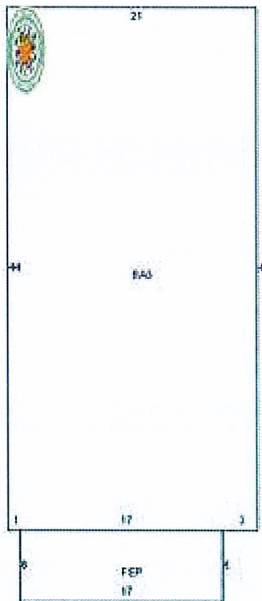
5,067 sqft (+/-) | 0.12 acres (+/-) GIS Calculated

### Land

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

### Buildings

<b>Model Code</b>	01 - Single Fam Residence	<b>Subarea Description</b>	Sqft	Section V. Item #2.
<b>Type Code</b>	0103 - Single Fam Class III	BAS - Base Area	924	\$136,854
<b>Building Value</b>	\$14,737	FEP - F/Enc Prch	102	\$10,516
<b>Estimated New Cost</b>	\$147,370			
<b>Actual Year Built</b>	1940			
<b>Beds</b>	3			
<b>Baths</b>	1.0			
<b>Floors</b>	1			
<b>Gross Area</b>	1026 sqft			
<b>Living Area</b>	1026 sqft			
<b>Exterior Wall</b>	Wood.Shthn			
<b>Interior Wall</b>	Wall.Bd/Wd			



### Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
CPT1 - Carport 1	01/01/1994	1 Unit(s)	\$500.00	\$500

### Sales

#### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
12/19/1994	\$14,000	19955129106	04849 / 2467	Warranty Deed	Barry Mercedes R	Green Herbert Jr	Improved



# CODE ENFORCEMENT DIVISION

## TOWN OF EATONVILLE, FLORIDA

Section V. Item #2.

**TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 06-F-2 and 17-MPS-001**

**A Municipal Corporation**

**CERTIFIED MAIL NO: 9589 0710 5270 2556 9953 32**

**Vs.**

**HERBERT GREEN, JR.**

**REF: 137 SOUTH WEST STREET**

**P. O. BOX 2344**

**EATONVILLE, FL 32751**

**Respondent(s)**

**RE: 137 SOUTH WEST STREET, EATONVILLE, FL 32751**

**Parcel ID: 36-21-29-1128-02-140**

# NOTICE OF HEARING

**TO: HERBERT GREEN, JR.,**

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 or Ordinance.

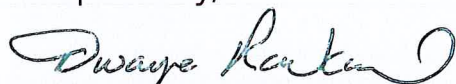
You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **137 SOUTH WEST STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **5<sup>th</sup>** day of **MARCH 2025, 6:30 P. M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

Respectfully,



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**  
 807 E. Kennedy Blvd.  
 Eatonville, Florida 32751

Section V. Item #2.

HERBERT GREEN, JR.  
 P. O. BOX 2344  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-140  
 CODE CASE NO: 06-F-2 and 17-MPS-001

NEOPOST  
 01/17/2025  
 US POSTAGE \$009.64



ZIP 32751  
 041M11468919

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 HERBERT GREEN, JR.  
 P. O. BOX 2344  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-140  
 CODE CASE NO: 06-F-2 and 17-MPS-001



9590 9402 8586 3244 7199 28

9589 0710 5270 2556 9953

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

Domestic Return Receipt

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

**CERTIFIED MAIL®**



9589 0710 5270 2556 9953 32  
 9589 0710 5270 2556 9953 32

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

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

**OFFICIAL USE**

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

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

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

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

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

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

Signed and Afd. \_\_\_\_\_

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

Postmark Here \_\_\_\_\_

HERBERT GREEN, JR.  
 P. O. BOX 2344  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-140  
 CODE CASE NO: 06-F-2 and 17-MPS-001

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

9589 0710 5270 2556 9953 32

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

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

**OFFICIAL USE**

Certified Mail Fee

\$ \_\_\_\_\_

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$ \_\_\_\_\_

**Total Postage:**

\$ \_\_\_\_\_

Sent To

Street and Apt.

City, State, ZIP

HERBERT GREEN, JR.  
P. O. BOX 2344  
EATONVILLE, FL 32755  
P-ID: 36-21-29-1128-02-140  
CODE CASE NO: 06-F-2 and 17-MPS-001



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





# CODE ENFORCEMENT DIVISION

## TOWN OF EATONVILLE, FLORIDA

Section V. Item #2.

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 06-F-2 and 17-MPS-001  
CERTIFIED MAIL NO: 9589 0710 5270 2556 9953 32

Vs.

HERBERT GREEN, JR.  
REF: 137 SOUTH WEST STREET  
P. O. BOX 2344  
EATONVILLE, FL 32751

Respondent(s)

RE: 137 SOUTH WEST STREET, EATONVILLE, FL 32751  
Parcel ID: 36-21-29-1128-02-140

# NOTICE OF HEARING

TO: HERBERT GREEN, JR.,

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 **137 SOUTH WEST STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **5<sup>th</sup>** day of **MARCH 2025, 6:30 P. M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

Respectfully,

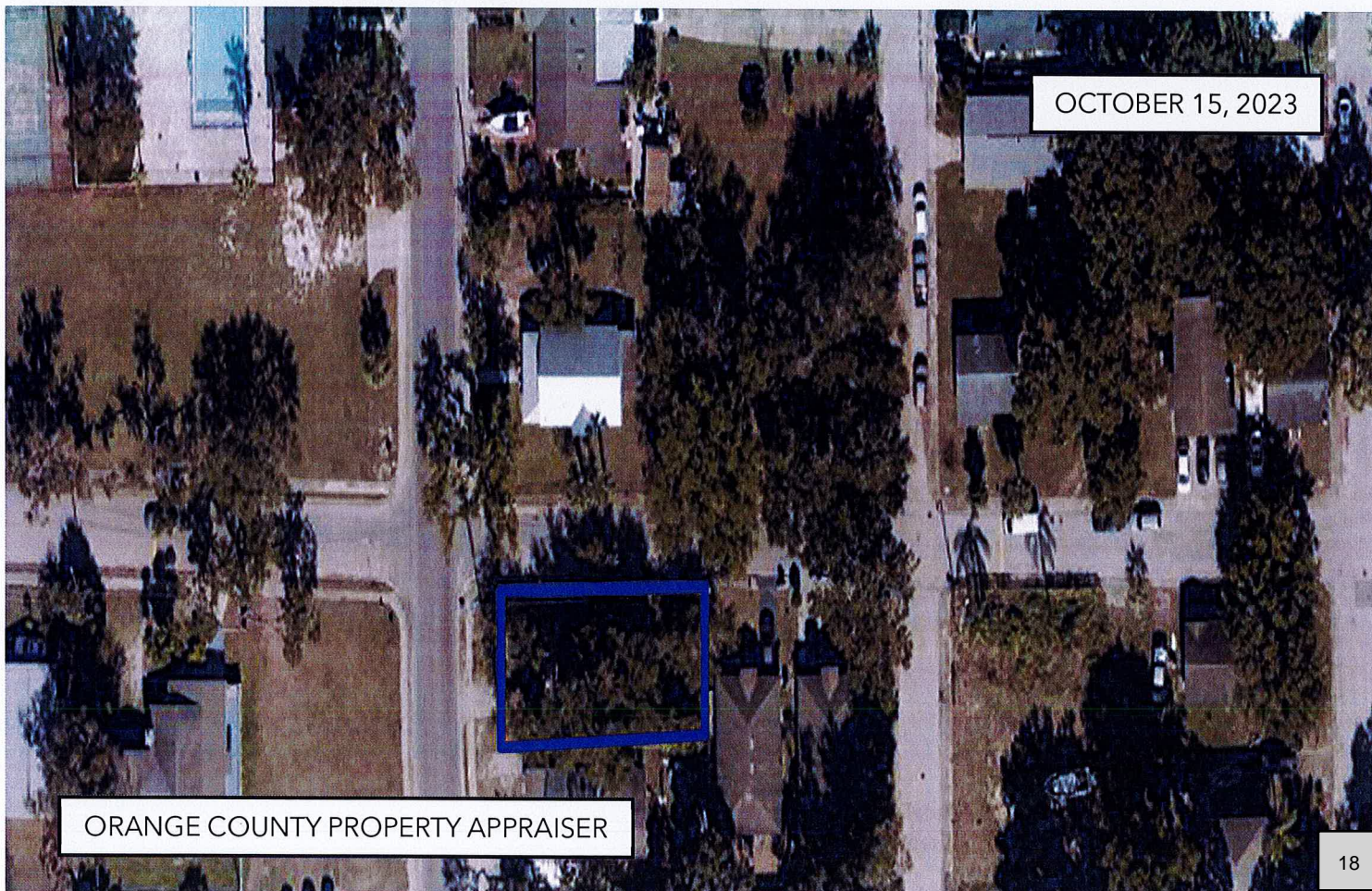
### SIGNED COPY ON FILE

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

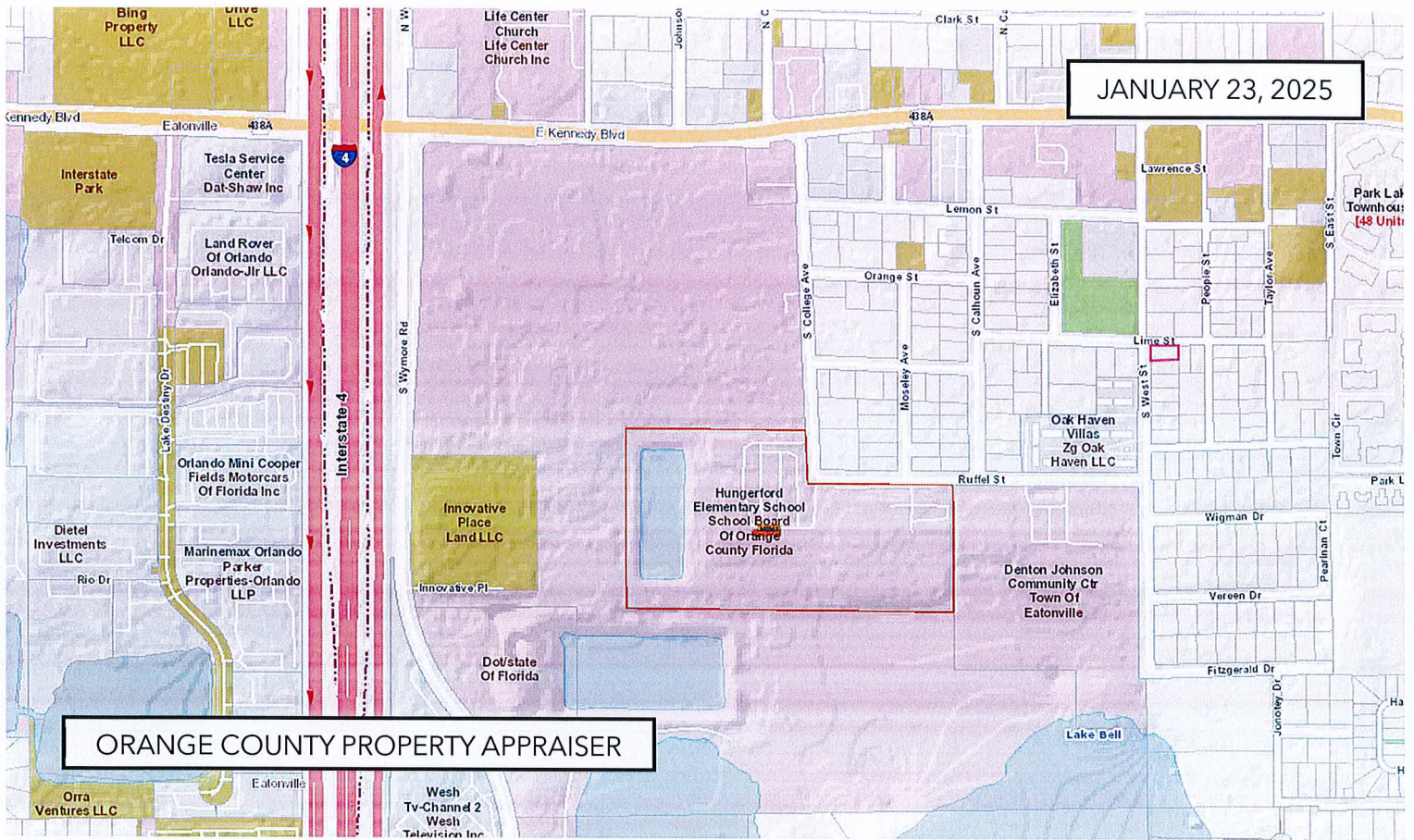
HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-Section V. Item #2.  
137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (OCPA).....1



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140  
137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (OCPA).....2



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02- Section V. Item #2.  
137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (OCPA).....3





# CODE VIOLATION

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

**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.

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



# CODE VIOLATION

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

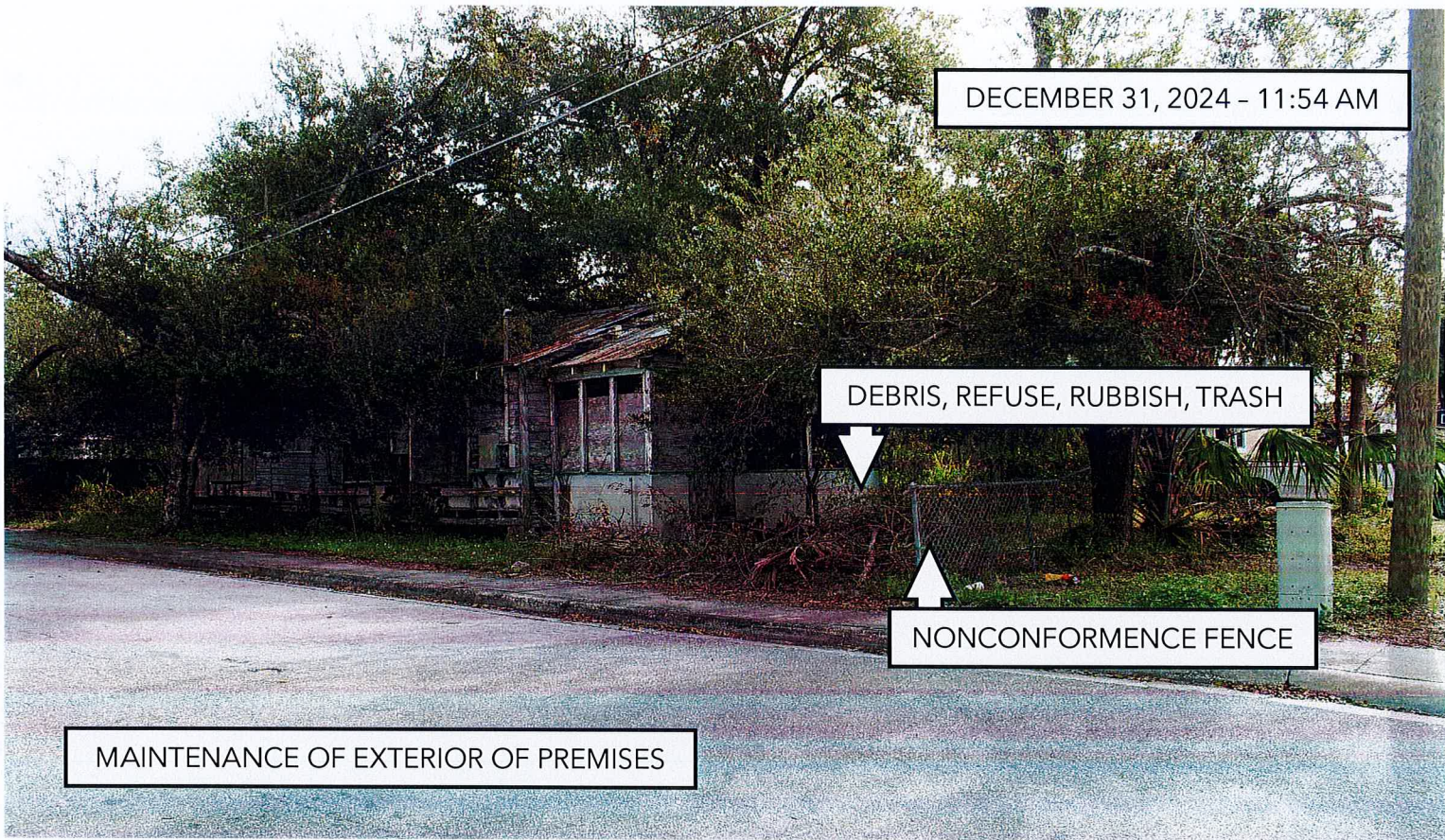
**Sec. 60-84. - Maintenance.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chainlink fence shall face the ground when within six feet from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

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

HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

Section V. Item #2.

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....1



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....2



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-

Section V. Item #2.



DECEMBER 31, 2024 - 11:55 AM

MAINTENANCE OF EXTERIOR OF PREMISES

HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....4



DECEMBER 31, 2024 - 11:55 AM

MAINTENANCE OF EXTERIOR OF PREMISES

HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

Section V. Item #2.

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....5



DECEMBER 31, 2024 - 11:55 AM

MAINTENANCE OF EXTERIOR OF PREMISES

HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....6



MAINTENANCE OF EXTERIOR OF PREMISES

DECEMBER 23, 2024 - 9:13 AM



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

Section V. Item #2.

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....7



DEBRIS, REFUSE, RUBBISH, TRASH

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

DECEMBER 23, 2024 - 9:13 AM

MAINTENANCE OF EXTERIOR OF PREMISES

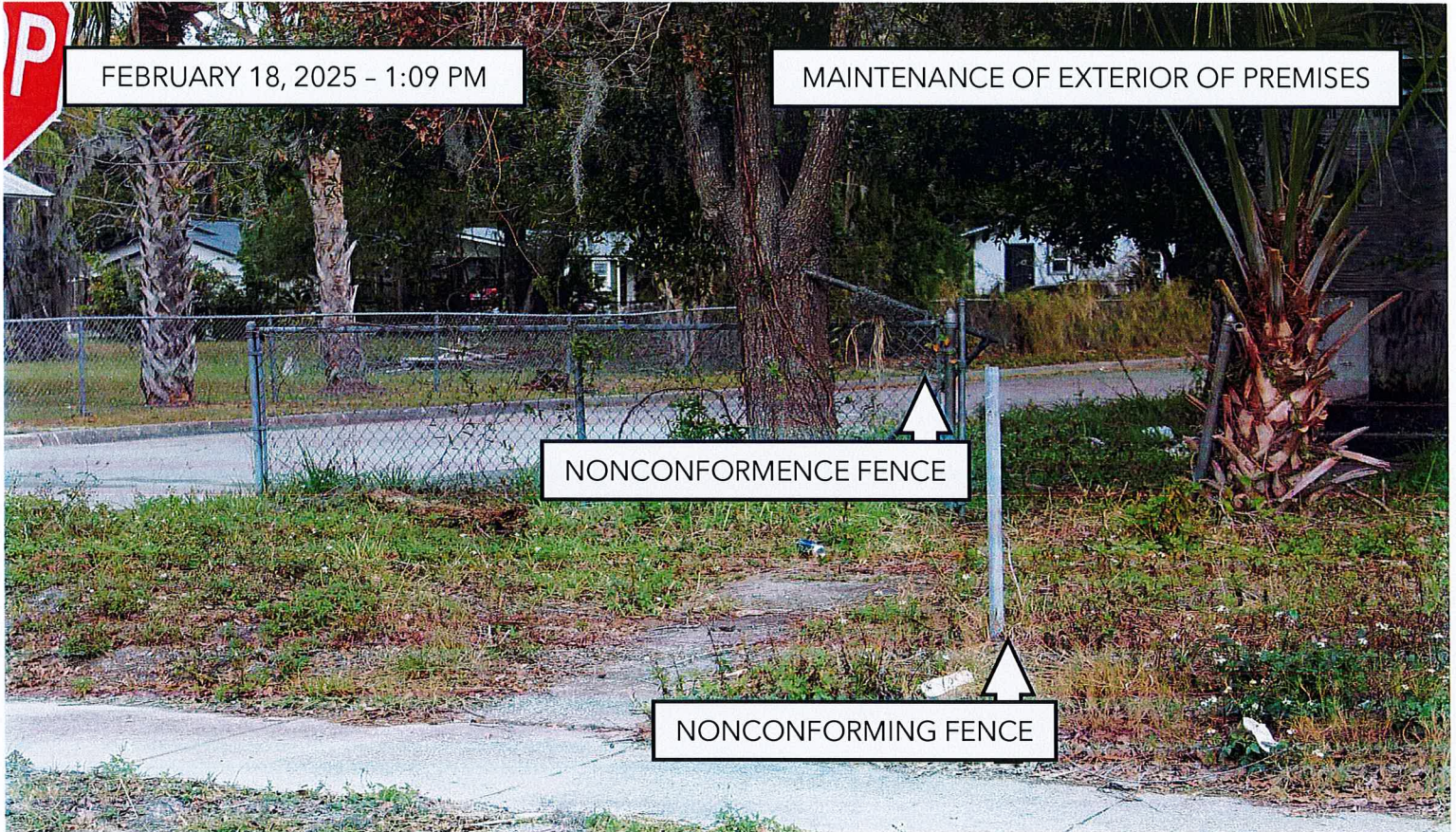
HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....8



FEBRUARY 18, 2025 - 1:09 PM

MAINTENANCE OF EXTERIOR PREMISES

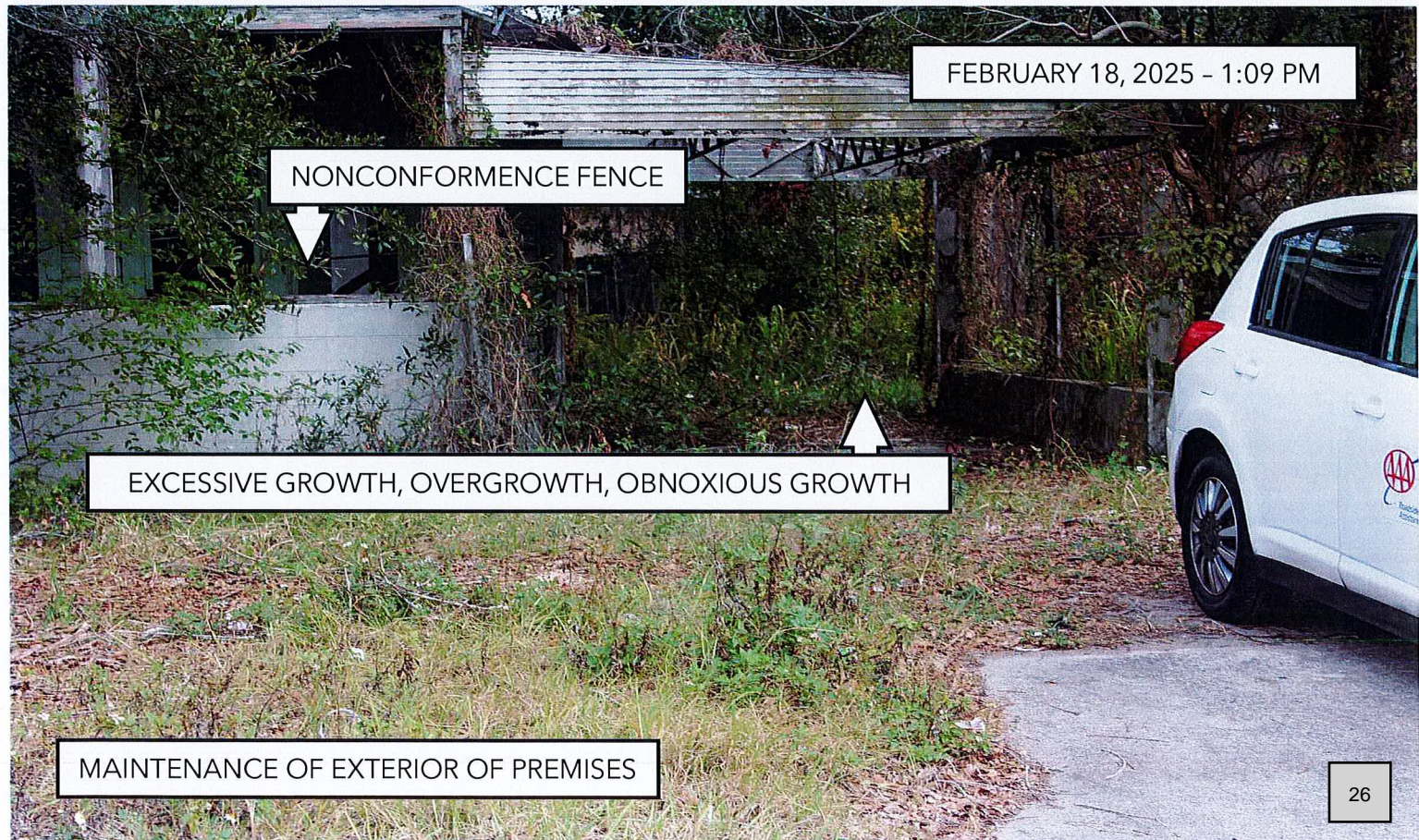


FEBRUARY 18, 2025 - 1:09 PM

MAINTENANCE OF EXTERIOR OF PREMISES

NONCONFORMANCE FENCE

NONCONFORMING FENCE

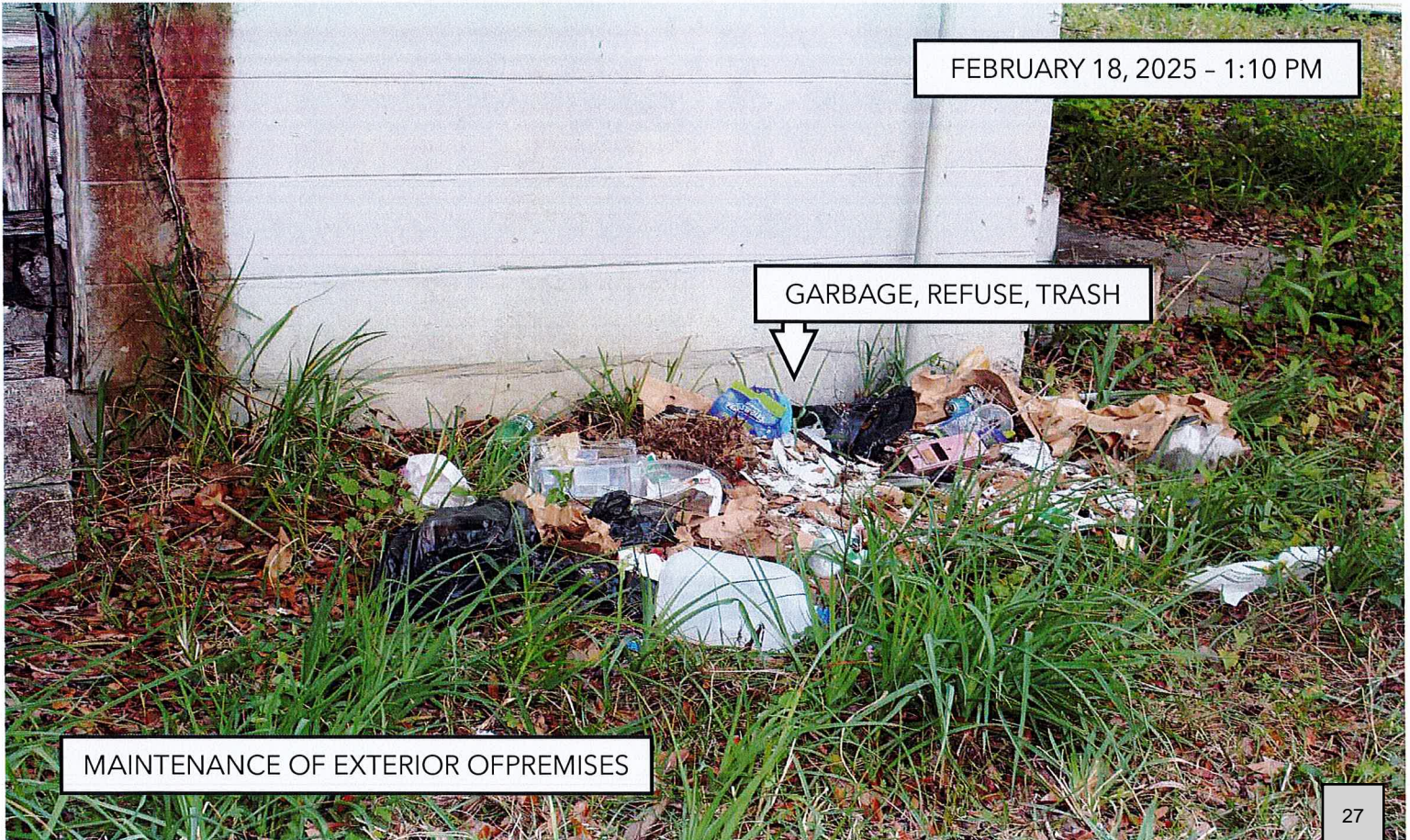


FEBRUARY 18, 2025 - 1:09 PM

NONCONFORMANCE FENCE

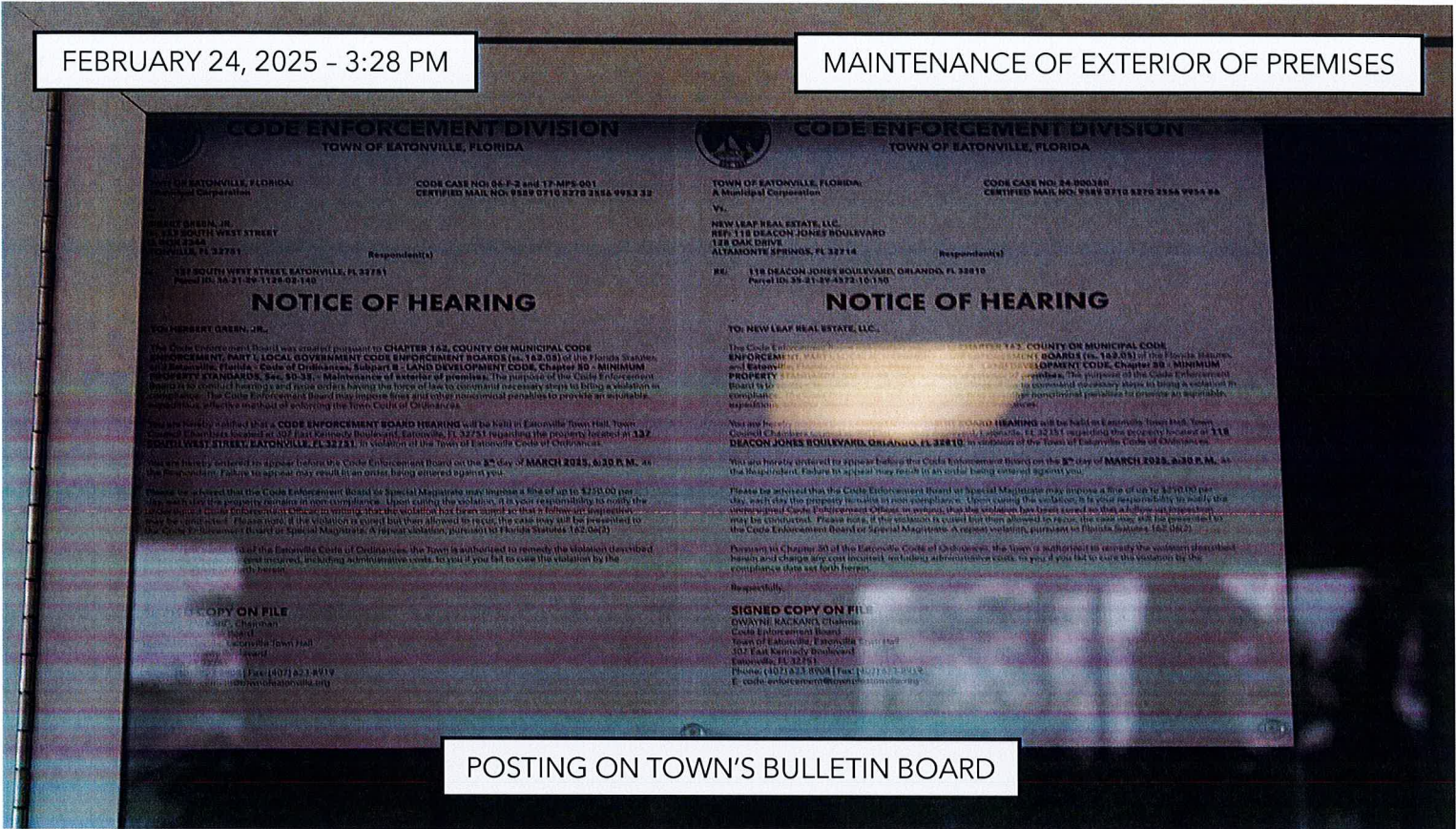
EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES



FEBRUARY 24, 2025 - 3:28 PM

MAINTENANCE OF EXTERIOR OF PREMISES



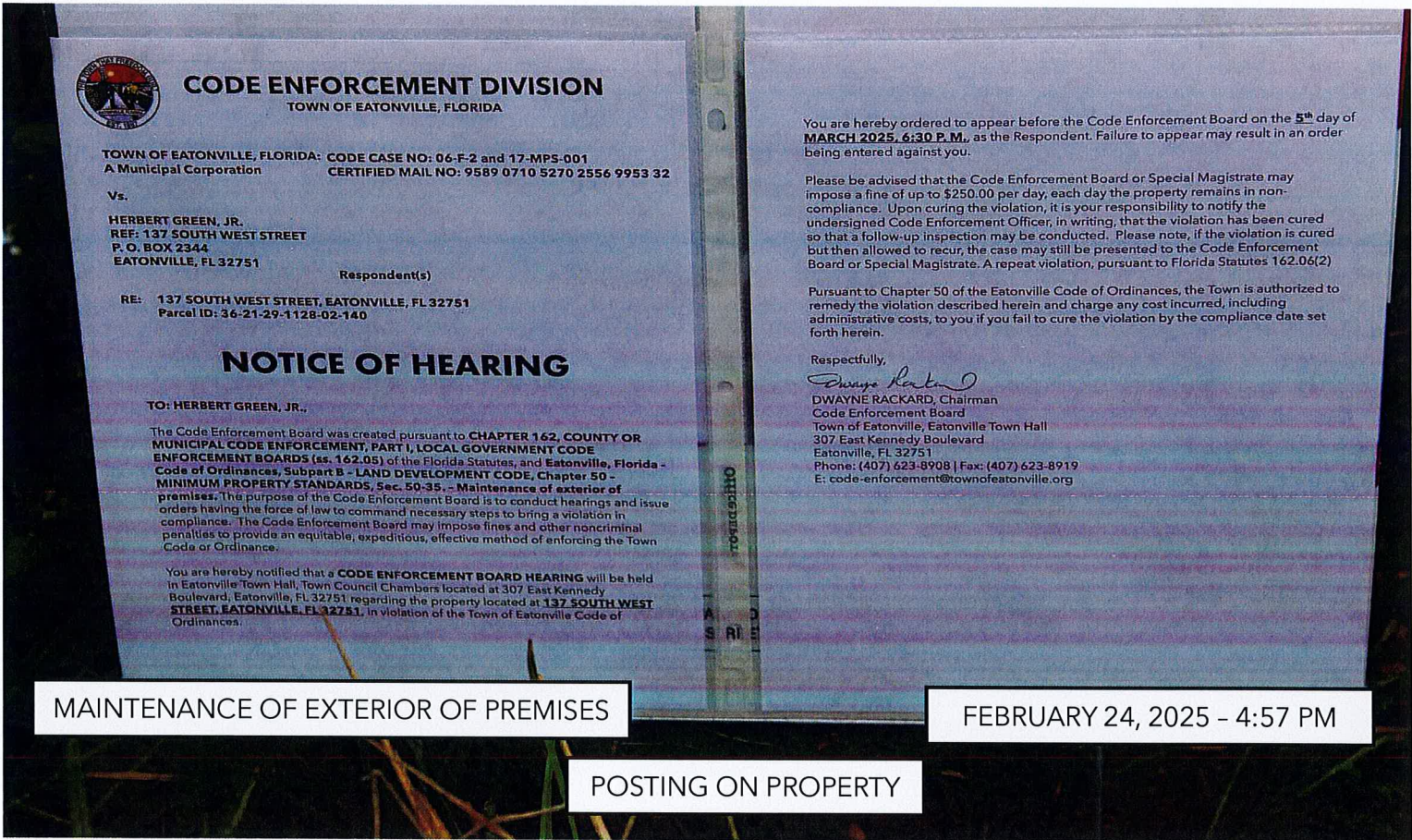
POSTING ON TOWN'S BULLETIN BOARD



POSTING ON PROPERTY

FEBRUARY 24, 2025 - 4:57 PM

MAINTENANCE OF EXTERIOR OF PREMISES



**OFFICIAL NOTICE OF VIOLATION**

**TOWN OF EATONVILLE  
CODE ENFORCEMENT DEPARTMENT  
307 E. KENNEDY BOULEVARD  
Eatonville, Florida 32751  
407-623-8900**

**Case #: 06-F-2 and  
#17-MPS-001**

DATE: June 5, 2017

Property Owner: Herbert Green Jr.

Mailing address: Po Box 2344 Eatonville, Florida 32751-2000

Re: Property location: 137 S. WEST STREET MAITLAND, Florida 32751

Orange County Parcel ID Number: 36-21-29-1128-02-140

To Whom It May Concern,

During a recent inspection of the above-listed property, conducted on August 1, 2016, to June 5, 2017 violations are still present. Your property, as referenced above, is in violation of the following Ordinance(s) of the Town of Eatonville, and subject to a **REPEAT VIOLATOR STATUS:**

**Land Development Code, Chapter IV, Article 2, as amended by Ordinance 99-15 Minimum Property Standards; Section 2-1.1 Maintenance of Exterior of Premises:**

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, ice box, refrigerator, and 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 above, 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 street.

**Town of Eatonville Ordinance 2004-12: Requirements for Fence; Section 4-2.7 Maintenance:**

Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chain link fence shall face the ground when within six (6) feet from any sidewalk. Electronically charged fences are prohibited within the Town limits. The Mayor or designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this ordinance or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the Town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that is located in the front yard where at least 50% of the surface area that is in need of maintenance shall be non-conforming. Any front fence where 50% of the stockade "facing" needs to be replaced or where 50% of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is non-conforming.

**Description of Violation:** Trash, clothing, fallen limbs, and other rubbish is scattered around property. The fence is still non-conforming, falling in various sections. An abandoned truck camper is propped along the porch area, windows are broken, doors are ajar, and grass and or weeds, vines, and trees are over-grown on the property.

**Corrective action to be taken:** Remove all item of clothing, overgrowth of grass and weed, vines, and trim trees, remove all rubbish, trash, the truck camper, the fallen limbs, and the entire fence is required to be removed. Also, get with the Building and Permits department for all repairs needed, to repairs window, and secure structure. Please clean the front, sides, and rear of property, and keep property clean at all times. Please haul away all furniture, junk and debris, all yard waste, cuttings, and or trimming away from this property, due to no Refuse Service provided at this location.

**Date Compliance is Due: JUNE 15, 2017**

Once the violations are corrected, you must contact the Town at **407-623-8916** to reschedule a re-inspection.

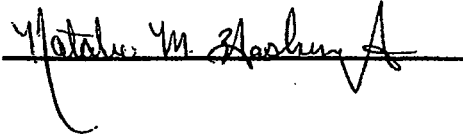
Failure to correct these violations and call for a re-inspection will result in a request by this department to bring this matter before the Code Enforcement Hearing Board for further action (Town of Eatonville Ordinance #2016-11). Should the property owner fail to remedy the violation, then the Town may remedy the condition and assess against the record owner the costs thereof, plus permissible administrative charges. Any violation not corrected in the time and manner specified in the notice pursuant to this Section may be referred to the Town Hearing Code Board.

The Code Enforcement Hearing Board has the authority to impose fines for violations of the Town Ordinances. Imposition of fines is in accordance with Chapter 162, *Florida Statutes*, which provide for imposition of a fine of up to \$250.00 per day for a first violation, and a fine of up to \$500.00 per day for repeat violations. Additionally, fines may be imposed in accordance with Town Ordinance 2010-16, which provides for a Fee Schedule for the Town relating to

Administrative Fees, and Hearing costs and fees, and otherwise, as associated with Code Enforcement and provided therein.

If you have any questions or need further clarification, please call 407-623-8916 to speak with the below-listed Code Enforcement staff.

Officer name: Natalie M. Washington

Officer Signature: 

This communication has been sent by:

X Regular/First Class Mail

X Certified Mail # 7008 0150 0001 9743 0630

**Appeal Process**

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.



CODE ENFORCEMENT BOARD  
TOWN OF EATONVILLE, FLORIDA

Section V. Item #2.

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation,

CASE NO. 06-F-2 and #17-MPS-001  
CERTIFIED MAIL NO. 7008 0150 0001 9743 0630

Vs.

Herbert Green Jr.  
Po. Box 2344  
Eatonville, Florida 32751-2000

**Respondent(s)**

**RE: 137 S. WEST STREET MAITLAND, FLORIDA 32751/**

**NOTICE OF HEARING**

Dear Mr. Herbert Green Jr.:

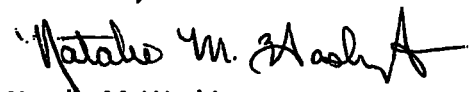
The Code Enforcement Board was created pursuant to Chapter 162 of the Florida Statutes, Ordinance **#2004-12 (FENCE REQUIREMENTS)**, and Section: **4-2.7**. Also, Ordinance **#99-15 (MINIMUM PROPERTY STANDARDS)**, and Section: **2-1.1** et al, of the Code of Ordinances of the Town of Eatonville. The purpose of this Board is to conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring a violation into compliance. The Board may also impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing any Town Code or Ordinance.

**YOU ARE HEREBY FORMALLY NOTIFIED** that on the **15<sup>TH</sup>** day of **JUNE, 2017; 7:00 P.M.**, there will be a **CODE ENFORCEMENT BOARD HEARING** in the Town Council Chambers, Town Hall, 307 E. Kennedy Boulevard, Eatonville, Florida 32751, concerning your property in violation of Town Code and/or Ordinance as further described in the attached Affidavit of Violation and Request for Hearing.

**YOU ARE HEREBY ORDERED** to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence and an Order being entered against you without your presence to input.

Should you be found in violation of the Town Code or Ordinance, the Code Enforcement Board has the power, by law, to levy fines of up to \$250.00 per day against your property for every day the violation(s) continue(s) beyond the date set by the Board for compliance. If the violation(s) is/are corrected and then recur(s), pursuant to Florida Statutes 162.06(2), this case shall be presented to the Code Enforcement Board at the above stated Hearing even if the violation has been corrected prior to the Hearing. As a Repeat Violation, the Board may impose a fine of up to \$500.00 per day.

Thank You,

  
Natalie M. Washington  
Code Enforcement Inspector/Officer



### Code Enforcement Board Hearing

### ORDER IMPOSING

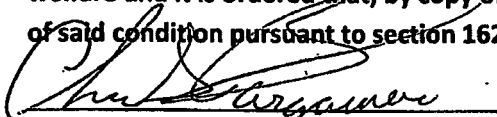
CASE # 06-F-2 and # 17-MPS-001 RESPONDENT(s) NAME: Herbert Green Jr.  
ADDRESS OF VIOLATION: 137 S. WEST STREET MAITLAND, FLORIDA 32751

Based on the Testimony and evidence presented in case # 06-F-2 and # 17-MPS-001, I move to find that the Respondent (s), Herbert Green Jr., is in violation of the Town of Eatonville Code (Ordinance # 2004-12 Requirements for Fence; Section 4-2.7 Maintenance, and 99-15 Minimum Property Standards; Section 2-1.1 Maintenance of Exterior) on (JUNE 15<sup>TH</sup>), 2017. In order to correct the violation (s) the Respondent shall take:

- a. The remedial (corrective) actions as set forth in the notice of violation.
- b. The following remedial actions:
  - 1. Repair or Remove the Fence.
  - 2. Bring Structure up to Code by guidelines given by Town Planner, or demolish.

If the Respondent (s) does not comply with this Order, a fine of (\$200.00) will be imposed for each day the violation continues past (SEPTEMBER 13TH), 2017. The Respondent is further ordered to contact the Town of Eatonville Code Enforcement Officer, to arrange for an inspection of the property to verify compliance with this order.

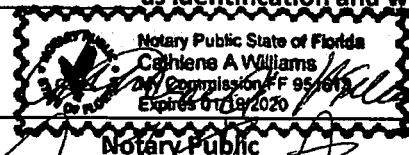
I further move that I find that the violation presents a serious threat to the public health, safety and welfare and it is ordered that, by copy of this Order, the Clerk's Office, and Orange County be notified of said condition pursuant to section 162.06(4) and 162.09(1), Florida Statutes.

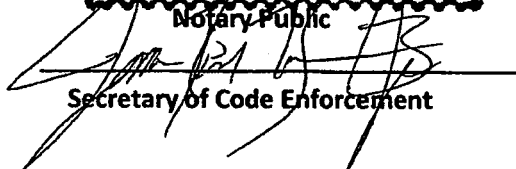
  
Charles Bargaineer, Chairman

6-19-17  
Dated:

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th June, 2017 by Charles Bargaineer (Date) (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath...



  
Secretary of Code Enforcement

(SEAL ABOVE)

**CODE ENFORCEMENT**

Section V. Item #2.

TOWN OF EATONVILLE, FLORIDA  
Case CE: #06-F-2, and #17-MPS-001  
Petitioner,  
Certified Mail #7015 1520 0002 0118 3134

State of FLORIDA, County of ORANGE  
I hereby certify that this is a true copy of  
the document as reflected in the Official Records  
PHIL DIAMOND, COUNTY COMPTROLLER  
BY: *[Signature]* D.C.  
DATED: 12-06-17



Vs.

HERBERT GREEN JR.  
PO BOX 2344  
EATONVILLE, FLORIDA 32851-2000

*17 December*  
*[Signature]*

RE: 137 S. WEST STREET MAITLAND, FLORIDA 32751  
Parcel I.D.: #36-21-29-1128-02-140

DOCH 20170666388  
12/06/2017 04:07:56 PM Page 1 of 1  
Rec Fee: \$10.00  
Phil Diamond, Comptroller  
Orange County, FL  
MB - Ret To: TOWN OF EATONVILLE

Respondent,



**AFFIDAVIT OF NON-COMPLIANCE**

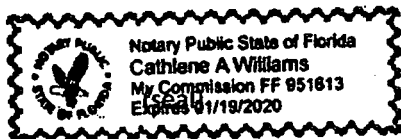
I, NATALIE M. WASHINGTON, Code Enforcement Officer for the Town of Eatonville, hereby  
deposes and says:

1. That on JUNE 15, 2017 the Town of Eatonville Code Enforcement Board held a public hearing and issued its FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER in the above styled cause.
2. That pursuant to said ORDER, the Respondent(s) was to have taken certain corrective actions by or before SEPTEMBER 13, 2017
3. That a re-inspection of the property in the above styled cause was performed on DECEMBER 6, 2017, which revealed that the corrective action ordered by the Code Enforcement Board **HAD NOT** been taken thus rendering the property **IN NON COMPLIANCE** as of DECEMBER 6, 2017, 2017.

*Natalie M. Washington*  
Natalie M. Washington,  
Code Enforcement Inspector/ Officer

STATE OF FLORIDA  
COUNT OF ORANGE

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2017, by  
Natalie M. Washington, Code Enforcement Inspector/Officer for the Town of Eatonville.



*[Signature]*  
Notary Public – State of Florida

CODE ENFORCEMENT BOARD  
TOWN OF EATONVILLE, FLORIDA

Section V. Item #2.

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation,

CASE # 06-F-2 and # 17-MPS-001  
CERTIFIED MAIL NO. 7015 1520 0002 0118 3462

Vs.

Herbert Green Jr.  
Po Box 2344  
Eatonville, Florida 32751

**Respondent(s)**

**RE: 137 S. West Street Maitland, Florida 32751**

**NOTICE OF HEARING**

To Whom It May Concern:

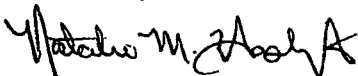
The Code Enforcement Board was created pursuant to Chapter 162 of the Florida Statutes, Ordinance #2004-12 Requirements for Fence; Section 4-2.7 Maintenance, and 99-15 Minimum Property Standards; Section 2-1.1 Maintenance of Exterior) et al, of the Code of Ordinances of the Town of Eatonville. The purpose of this Board is to conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring a violation into compliance. The Board may also impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing any Town Code or Ordinance.

**YOU ARE HEREBY FORMALLY NOTIFIED** that on the 19<sup>TH</sup> day of APRIL, 2018; 7:00 P.M., there will be a **CODE ENFORCEMENT BOARD HEARING** in the Town Council Chambers, Town Hall, 307 E. Kennedy Boulevard, Eatonville, Florida 32751, concerning your property in violation of Town Code and/or Ordinance as further described in the attached Affidavit of Violation and Request for Hearing.

**YOU ARE HEREBY ORDERED** to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence and an Order being entered against you without your presence to input.

Should you be found in violation of the Town Code or Ordinance, the Code Enforcement Board has the power, by law, to levy fines of up to \$250.00 per day against your property for every day the violation(s) continue(s) beyond the date set by the Board for compliance. If the violation(s) is/are corrected and then recur(s), pursuant to Florida Statutes 162.06(2), this case shall be presented to the Code Enforcement Board at the above stated Hearing even if the violation has been corrected prior to the Hearing. As a Repeat Violation, the Board may impose a fine of up to \$500.00 per day.

Thank You,



Natalie M. Washington  
Code Enforcement Inspector/Officer  
April 9, 2018



# TOWN OF EATONVILLE

*"The Oldest Black Incorporated Municipality in America"*

## CODE ENFORCEMENT MAGISTRATE HEARING TOWN OF EATONVILLE, FLORIDA

CASE #. 06-F-2 and  
# 17-MPS-001  
CERTIFIED MAIL # 7015 1520 0002 0118 4391

TOWN OF EATONVILLE

**Petitioner,**

Vs.

**HERBERT GREEN JR.**  
**Po Box 2344**  
**EATONVILLE, FLORIDA 32751-2000**

**Respondent**  
\_\_\_\_\_ /

### FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

**THIS MATTER** came before the Code Enforcement Board for the Town of Eatonville for a Hearing on **April 19, 2018**. The Code Board examined the documents and photographs within the file, and Notice of Hearing, received exhibits into evidence, reviewed all applicable law, and heard sworn testimony from: Natalie M. Washington, Code Enforcement Inspector/Officer for the Town of Eatonville and no respondent appeared. Based thereon, the Code Board **FINDINGS ARE AS FOLLOWS:**

#### **I. FINDINGS OF FACT:**

The Respondent(s) is/are the owner(s), and/or representative(s) in charge of the property located at: 137 S. WEST STREET MAITLAND, FLORIDA 32751. Whose legal description is FIRST ADDITION TO CALHOUNS SUB P/21 LOT 14 BLK B of Orange County, Florida. Parcel Id# 36-21-29-1128-02-140.

The date this condition was first observed at the above-described property **AUGUST 1, 2016**, and numerous thereafter. **June 5, 2017** a violation notice was issued, and another

hearing notice was issued on April 9, 2018. A re-inspection was made on APRIL 18, 2018 confirmed the condition was not corrected. The Condition described below constitutes a violation of the Town of Eatonville's Ordinance #2004-12 Requirements for Fence; Section 4-2.7, Maintenance, and Ordinance #99-15 Minimum Property Standards; Section 2-1.1 Maintenance of Exterior of Premises, and Bringing Structure up to Code by guidelines given by Town Planner, demolish.

The Respondent was mailed a Violation Letter on: June 5, 2017 that the condition described below constituted a violation of the Code of the Town of Eatonville, Florida, and was to be corrected by JUNE 15, 2017, the correction has not made to date. Hearing Notice was sent by Certified Mail on April 9, 2018, and the property was posted of the Hearing Notice on April 9, 2018.

**II. CONCLUSION OF LAW:**

The Respondent; Warren Green (son/stated new owner)-present. Herber Green Jr.(absent). by reason of the foregoing, is in violation of the Code of the Town of Eatonville, Florida, Section 2-1.1 in that Respondent(s) has failed to Keep property clean and maintenance; by cutting all overgrowth of grass and or weeds from the front, and or, sides, and or rear of the property, trim all hedges, and trees, and remove all clothing, trash, and junk and debris from the entire property. Remove the pile of limbs & trash from the front of the property. Remove all cuttings, trimmings, bags of trash from the property. Also, windows need repairing, a new fence is required, and building structure needs to be brought up to Building Code Regulations. Please get with the Town Planner for Fence, Windows, and Structure regulations. Repair Structure or complete all documents and get approval from the Historic Preservation for Demolition, and remove foundation, and is subject to Section 2-1.12, Town of Eatonville Town Code and Section 162.09, Florida Statutes.

**III. ORDER:**

The Code Board has found the Property Owner Guilty of the Fence Violation (s), and has been ordered on or before APRIL 27, 2018, and the Structure Violation fines are on going until Compliance is done. The said property would need all violations corrected. If the Respondent fails to comply with this Order, a fine of \$200.00 per day until the property own schedule a re-inspection for a compliance inspection with the Town of Eatonville's Code Enforcement Inspector/Officer. The fine will be imposed against your property.

Should this property not be found in compliance as of: April 27, 2018 it has been ordered the Town of Eatonville shall take remedial actions to bring this property into compliance and all cost associated will be at the property owner's expense.

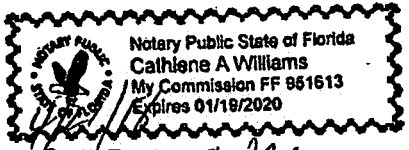
Upon complying, the burden shall rest upon Respondent(s) to immediately notify the Code Enforcement Officer at (407) 623-8916, 307 E. Kennedy Boulevard Eatonville, Florida 32751. Office hours are Monday through Friday 8:00A.M. to 1:00P.M., who

shall re-inspect the property and notify the Board and Respondent(s) of compliance or noncompliance.

A Certified copy of this Order will be recorded in the Public Records of Orange County, and shall constitute notice to any subsequent purchasers, successors in interest, or assignees, if the violation(s) concern(s) real property, and the findings herein shall be binding upon the violator(s) and any subsequent purchasers, successors in interest, or assignees.

This Order may be appealed to the Circuit Court within thirty (30) days of its execution.

DONE AND ORDERED this 26<sup>TH</sup> day of APRIL, 2018.



*Cathlene A. Williams*

**TOWN OF EATONVILLE, FLORIDA**

*Charles Bargaineer*

**Charles Bargaineer**  
Code Enforcement Board Chairman

**I HEREBY CERTIFY** that a copy of the foregoing **Findings of Fact, Conclusions of Law and Order** has been furnished to Respondent(s) by First Class and Certified Mail this 26<sup>TH</sup> day of APRIL, 2018.

**RETURN TO:**

**CODE ENFORCEMENT:**  
Natalie M. Washington  
TOWN OF EATONVILLE  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751

**Findings of Fact, Conclusions of Law and Order of Violation**



3532 Maggie Blvd, Orlando, FL 32811 - P: 407.423.0504 - F: 407.423.3106

Work Order No. 194714

**Inspection Report**

Project Name: 137 South West Street ~ TOE sfr  
Address: 137 South West Street ~ TOE sfr, Eatonville, Orange County, FL  
Client: Town of Eatonville  
ProjectNo.: 0115.2100013.0000

Date: 03/09/2020 Any any  
Permit No: N/A  
Lot No.:  
Contact: Susan Manchester at 14075818161

Scope of Inspection: TOE mandated inspection for safety and code compliance

Inspection Type: See Scope

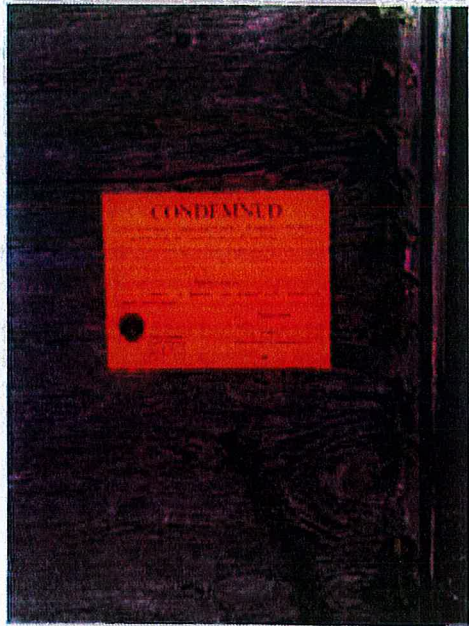
Disposition of Inspection: Fail

Comments:		
<u>Task Date</u>	<u>Task Note</u>	<u>User Name</u>
01/19/2021	Per John Jackson from 03.09.2020 - failed inspection. Condemned notice posted. Photos taken.	Susan Manchester

I hereby affirm that to the best of my knowledge and belief, the above listed inspection was performed as indicated and the work was reviewed for compliance with the approved plans, and all pertinent sections of the Florida Building Code.

Inspector: John Jackson, BU333

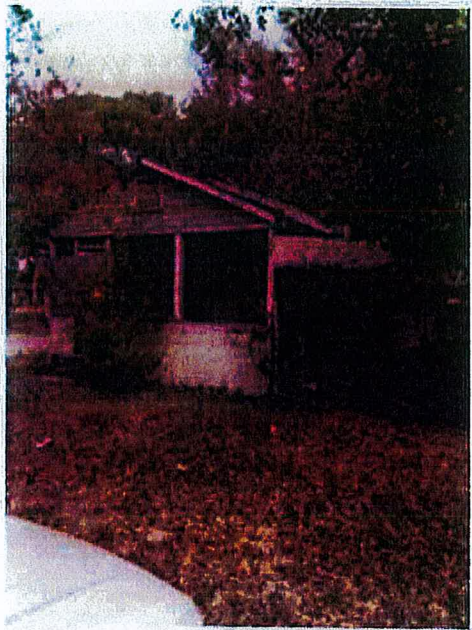


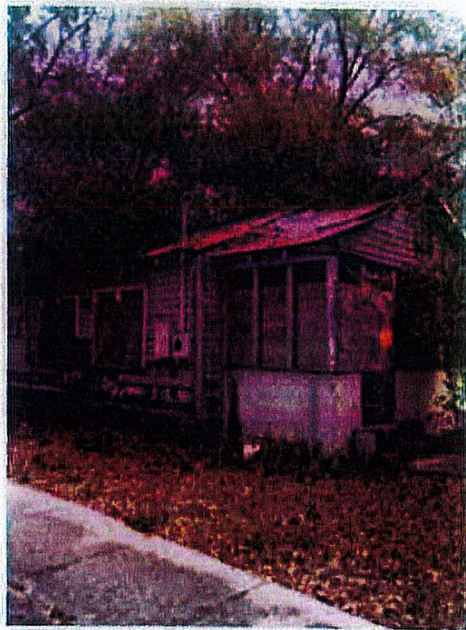


3-9-2020

0115.2600 13.0000

137 South West St.





# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 24-000380**

**OWNER: NEW LEAF REAL ESTATE, LLC.**

**VIOLATION ADDRESS: 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810  
PARCEL ID#: 35-21-29-4572-10-150**

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

Section V. Item #2.

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

Print Date: 02/26/2025 System Refresh Date: 02/26/2025

**118 Deacon Jones Blvd 35-21-29-4572-10-150**

**Name(s):** NEW LEAF REAL ESTATE LLC  
**Physical Street Address:** 118 Deacon Jones Blvd  
**Property Use:** 0103 - Single Fam Class III  
**Mailing Address On File:** 128 Oak Dr  
**Postal City and Zip:** Orlando, FL 32810  
**Municipality:** Eatonville  
 Altamonte Springs, FL 32714-3220  
[Incorrect Mailing Address?](#)  
[View 2024 Property Record Card](#)



118 DEACON JONES BLVD 07/21/2014

[Upload Photos](#)

[PROPERTY FEATURES](#)
[VALUES, EXEMPTIONS AND TAXES](#)
[SALES](#)
[MARKET STATS](#)
[LOCATION](#)

**Historical Value and Tax Benefits**

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 <input checked="" type="checkbox"/> MKT	\$40,000	\$79,894	\$0	\$119,894	26.7%	\$69,139	10.0%
2023 <input checked="" type="checkbox"/> MKT	\$40,000	\$54,648	\$0	\$94,648	32.7%	\$62,854	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$30,000	\$41,335	\$0	\$71,335	37.3%	\$57,140	10.0%
2021 <input checked="" type="checkbox"/> MKT	\$16,000	\$35,945	\$0	\$51,945	N/A	\$51,945	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$			\$0		\$623
2023 <input checked="" type="checkbox"/> \$			\$0		\$391
2022 <input checked="" type="checkbox"/> \$			\$0		\$175
2021 <input checked="" type="checkbox"/>			\$0		\$0

**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)	\$119,894	\$0	\$119,894	3.2160	1.4%	\$385.58	24%
Public Schools: By Local Board	\$119,894	\$0	\$119,894	3.2480	0.0%	\$389.42	24%
General County	\$69,139	\$0	\$69,139	4.4347	0.0%	\$306.61	19%
Town Of Eatonville	\$69,139	\$0	\$69,139	7.2938	0.0%	\$504.29	31%
Library - Operating Budget	\$69,139	\$0	\$69,139	0.3748	0.0%	\$25.91	2%
St Johns Water Management District	\$69,139	\$0	\$69,139	0.1793	0.0%	\$12.40	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$1,624.21</b>	

**Non-Ad Valorem Assessments**

2024 Non-Ad Valorem Assessments

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

**2024 Gross Tax Total: \$1,624.21**

2024 Tax Savings Tax Savings  
 Your taxes without exemptions would be: \$2,247.61  
 Your ad-valorem tax with exemptions is: - \$1,624.21

**Providing You A Savings Of: = \$623.40**

# Property Record - 35-21-29-4572-10-150

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

## Property Summary

**Property Name**

118 Deacon Jones Blvd

**Names**

New Leaf Real Estate LLC

**Municipality**

EVL - Eatonville

**Property Use**

0103 - Single Fam Class III

**Mailing Address**

128 Oak Dr  
Altamonte Springs, FL 32714-3220

**Physical Address**

118 Deacon Jones Blvd  
Orlando, FL 32810

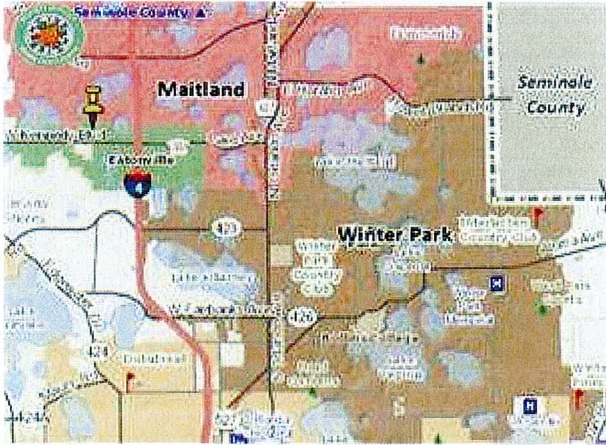
OR  
OR  
Code  
For  
Mobile  
Phone



118 DEACON JONES BLVD 07/21/2014









292135457210150 01/30/2007



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	
2024  	\$40,000	+ \$79,894	+ \$0 = \$119,894 (27%)	<b>\$69,139</b> (10%)	
2023  	\$40,000	+ \$54,648	+ \$0 = \$94,648 (33%)	<b>\$62,854</b> (10%)	
2022  	\$30,000	+ \$41,335	+ \$0 = \$71,335 (37%)	<b>\$57,140</b> (10%)	
2021  	\$16,000	+ \$35,945	+ \$0 = \$51,945	<b>\$51,945</b>	

Tax Year Benefits		Tax Savings
2024  		<b>\$623</b>
2023  		<b>\$391</b>
2022  		<b>\$175</b>
2021 		<b>\$0</b>

### 2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$119,894	\$0	\$119,894	3.2160 (1.36%)	<b>\$385.58</b>	24 %
Public Schools: By Local Board	\$119,894	\$0	\$119,894	3.2480 (0.00%)	<b>\$389.42</b>	24 %
Orange County (General)	\$69,139	\$0	\$69,139	4.4347 (0.00%)	<b>\$306.61</b>	19 %
Town Of Eatonville	\$69,139	\$0	\$69,139	7.2938 (0.00%)	<b>\$504.29</b>	31 %
Library - Operating Budget	\$69,139	\$0	\$69,139	0.3748 (0.00%)	<b>\$25.91</b>	2 %
St Johns Water Management District	\$69,139	\$0	\$69,139	0.1793 (0.00%)	<b>\$12.40</b>	1 %
			<b>18.7466</b>		<b>\$1,624.21</b>	

### 2024 Non-Ad Valorem Assessments

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

## Property Features

### Property Description

LAKE LOVELY ESTATES SUB R/121 LOT 15 BLK A

### Total Land Area

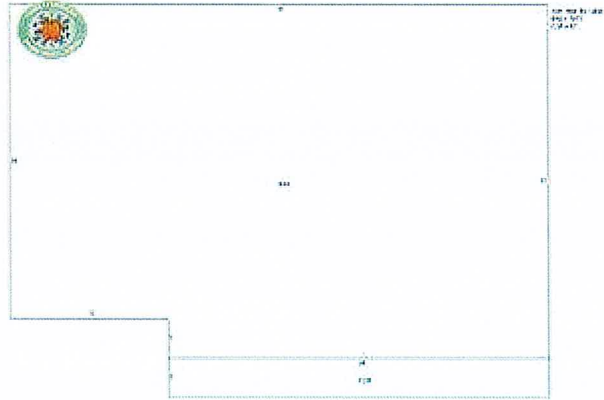
5,011 sqft (+/-) | 0.12 acres (+/-) GIS Calculated

### Land

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

### Buildings

<b>Model Code</b>	01 - Single Fam Residence	<b>Subarea Description</b>	<b>Sqft</b>	
<b>Type Code</b>	0103 - Single Fam Class III	BAS - Base Area	1071	\$194,547
<b>Building Value</b>	\$79,894	FOP - F/Opn Prch	87	\$3,996
<b>Estimated New Cost</b>	\$198,543			
<b>Actual Year Built</b>	1955			
<b>Beds</b>	2			
<b>Baths</b>	1.0			
<b>Floors</b>	1			
<b>Gross Area</b>	1158 sqft			
<b>Living Area</b>	1071 sqft			
<b>Exterior Wall</b>	Conc/Cindr			
<b>Interior Wall</b>	Plastered			



### Extra Features

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

### Sales

#### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
06/06/2018	\$100	20180378115 /		Special Warranty	Gingras Darin	New Leaf Real Estate LLC	Improved
04/21/2014	\$26,000	20140262517	10750 / 6066	Special Warranty	Deutsche Bank National Trust Co Tr	Gingras Darin	Improved
05/13/2013	\$24,500	20130261155	10570 / 7432	Certificate of Title	Harrison Rena	Deutsche Bank National Trust Co Tr	Improved
06/12/2003	\$53,900	20030348617	06967 / 3034	Warranty Deed	Lee Jenyethel	Harrison Rena	Improved
09/01/1983	\$100	19821837955	03313 / 0232	Agreement for Deed			Improved
08/01/1983	\$7,500	19831996157	03416 / 2305	Quitclaim Deed			Improved



NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150  
118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (OCPA).....T

Section V. Item #2.



JANUARY 30, 2007

ORANGE COUNTY PROPERTY APPRAISER

NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150  
118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (OCPA).....2



JULY 21, 2014

ORANGE COUNTY PROPERTY APPRAISER

NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150  
118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (OCPA).....3

Section V. Item #2.

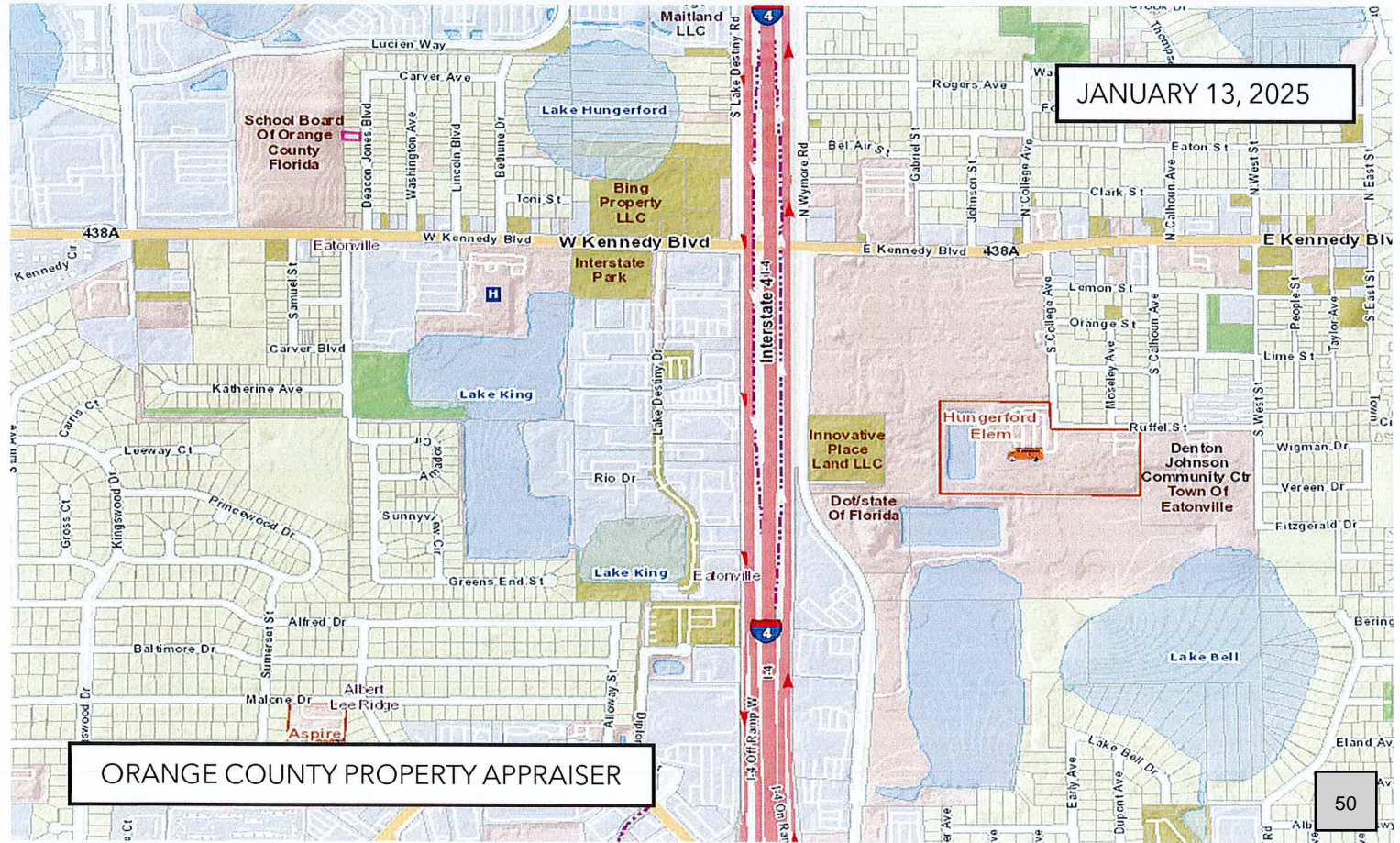
OCTOBER 15, 2023



ORANGE COUNTY PROPERTY APPRAISER

NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150  
118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (OCPA).....4

JANUARY 13, 2025



ORANGE COUNTY PROPERTY APPRAISER



# CODE VIOLATION

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

**Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code.** **Abandoned motor vehicle** means a motor vehicle that is in an evident state of disrepair or incapable of being moved under its own power. **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. **Grass, weeds (excessive growth)** means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowering plants, or other types of living plant life typically used for landscaping or aesthetic purposes.; **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and

detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials.

(Ord. No. 99-15, § 2, 10-19-1999)



# CODE VIOLATION

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

**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 fifth, garbage, trash, refuse, debris and inoperative machinery.

(LDC 1982, ch. 4, § 2-1.1; Ord. No. 99-15, § I, 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, ARTICLE II. - MINIMUM STANDARDS, Sec. 50-36. - Appearance of exterior of premises and structures.**

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

(LDC 1982, ch. 4, § 2-1.2)



# Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, ARTICLE II. - MINIMUM STANDARDS, Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential.**

**Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a)(2),** Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

(LDC 1982, ch. 4, § 2-1.5; Ord. No. 99-15, § I, 10-19-1999)



# Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

Section V. Item #2.

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

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

**NEW LEAF REAL ESTATE, LLC.**  
**REF: 118 DEACON JONES BOULEVARD**  
**128 OAK DRIVE**  
**ALTAMONTE SPRINGS, FL 32714**

CODE CASE NO: **24-000380**  
DATE OF NOTICE: **12/13/2024**  
COMPLIANCE DATE: **12/23/2024**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the property NEW LEAF REAL ESTATE, LLC., located at, 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810, Parcel ID: 35-21-29-4572-10-150** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a), (2).**

**TO: NEW LEAF REAL ESTATE, LLC.**

You are hereby notified, the property located at **118 DEACON JONES BOULEVARD, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Abandoned motor vehicle** means a motor vehicle that is in an evident state of disrepair or incapable of being moved under its own power. **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. **Grass, weeds (excessive growth)** means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowering plants, or other types of living plant life typically used for landscaping or aesthetic purposes.;

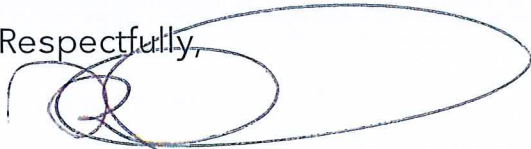
**Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together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

maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **Sec. 50-36. - Appearance of exterior of premises and structures.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1)**., Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. **Sec. 50-39., (a)(2)**., Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

Please be advised that if the violation is not cured by **[12/22/2024]** 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 50**, Sec. 50-42., of the Eatonville, Florida - Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



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

## Factual Description of Violation and Remedial Action Required

**a. Factual Description of Violation:**

1. Trash, debris, refuse, rubbish, etc. are piled up in the right-of-way.
2. Trash, debris, refuse, rubbish, etc. are scattered on and about the premises.
3. Excessive growth/Overgrowth/Obnoxious growth in the required front and back yards.

**b. Remedial Action Required:**

1. Remove all trash, debris, refuse, rubbish, etc. from the right-of-way.
2. Remove all trash, debris, refuse, rubbish, etc. that's scattered on and about the premises.
3. Excessive growth/Overgrowth/Obnoxious growth in the required front and back yards.

Section V. Item #2.

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

NEW LEAF REAL ESTATE, LLC.  
128 OAK DRIVE  
ALTAMONTE SPRINGS, FL 32714  
P-ID: 35-21-29-4572-10-150  
CODE CASE NO: 24-000380

NEOPOST  
12/13/2024  
US POSTAGE \$009.00  
FIRST CLASS PERMIT NO. 1111  
EATONVILLE, FL 32751



ZIP 32751  
041M11468919

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

**CERTIFIED MAIL**



9589 0710 5270 1545 9060 90  
9589 0710 5270 1545 9060 90

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

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

**OFFICIAL USE**

Certified Mail Fee

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

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Postage

Total Postage at

Sent To

Street and Apt. #

City, State, ZIP+4

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

NEW LEAF REAL ESTATE, LLC.  
128 OAK DRIVE  
ALTAMONTE SPRINGS, FL 32714  
P-ID: 35-21-29-4572-10-150  
CODE CASE NO: 24-000380

Postmark  
Here

**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:

NEW LEAF REAL ESTATE, LLC.  
128 OAK DRIVE  
ALTAMONTE SPRINGS, FL 32714  
P-ID: 35-21-29-4572-10-150  
CODE CASE NO: 24-000380

**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 Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Restricted Delivery
- Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation®
- Signature Restricted Delivery

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

Domestic Return Receipt

Section V. Item #2.

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

PSN 10 2025 12:44

*Handwritten:* N1  
12-16-21  
w

9589 0710 5270 1545 9060 90



ORLANDO FL 328  
DEC 2024 PM 3 L

NEOPOST  
12/13/2024  
US POSTAGE \$009.64  
FIRST-CLASS MAIL  
IM1



ZIP 32751  
041M11468919

NEW LEAF REAL ESTATE, LLC.  
128 OAK DRIVE  
ALTAMONTE SPRINGS, FL 32714  
P-ID: 35-21-29-4572-10-150  
CODE CASE NO: 24-000380

UNC  
BC: 32751680099 \*2374-03883-08-43  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
0001/08/25

PLACE STICKER AT TOP OF ENVELOPE FOR RETURN TO SENDER AT ADDRESS INDICATED IN THIS END OF THE ENVELOPE

**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:  
  
NEW LEAF REAL ESTATE, LLC.  
128 OAK DRIVE  
ALTAMONTE SPRINGS, FL 32714  
P-ID: 35-21-29-4572-10-150  
CODE CASE NO: 24-000380



9590 9402 8854 4005 3715 68

9589 0710 5270 1545 9060 90

**COMPLETE THIS SECTION ON DELIVERY**

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

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

90 Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9055

Domestic Return Receipt

Tracking Number:

[Remove X](#)

## 9589071052701545906090

[Copy](#)

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

### Latest Update

Your item has been delivered to the original sender at 12:29 pm on January 10, 2025 in MAITLAND, FL 32751.

#### Get More Out of USPS Tracking:

**USPS Tracking Plus<sup>®</sup>**

#### Delivered

**Delivered, To Original Sender**

MAITLAND, FL 32751

January 10, 2025, 12:29 pm

#### Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

January 9, 2025, 7:17 pm

#### Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

January 9, 2025, 9:55 am

#### Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

January 8, 2025, 9:39 pm

#### Unclaimed/Being Returned to Sender

ALTAMONTE SPRINGS, FL 32714

January 7, 2025, 10:27 am

#### Reminder to Schedule Redelivery of your item

Feedback

December 21, 2024

**Notice Left (No Authorized Recipient Available)**

ALTAMONTE SPRINGS, FL 32714  
December 16, 2024, 4:09 pm

**Arrived at USPS Regional Facility**

LAKE MARY FL DISTRIBUTION CENTER  
December 15, 2024, 6:30 pm

**In Transit to Next Facility**

December 15, 2024

**Departed USPS Regional Facility**

ORLANDO FL DISTRIBUTION CENTER  
December 14, 2024, 10:11 pm

**Arrived at USPS Regional Facility**

ORLANDO FL DISTRIBUTION CENTER  
December 14, 2024, 7:04 pm

**USPS in possession of item**

APOPKA, FL 32712  
December 14, 2024, 1:20 pm

**Hide Tracking History**

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

**Text & Email Updates**



**USPS Tracking Plus®**



**Product Information**



**See Less** ^

Track Another Package

Enter tracking or barcode numbers





# CODE ENFORCEMENT DIVISION

Section V. Item #2.

TOWN OF EATONVILLE, FLORIDA

**TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 24-000380**

**A Municipal Corporation**

**CERTIFIED MAIL NO: 9589 0710 5270 2556 9954 86**

**Vs.**

**NEW LEAF REAL ESTATE, LLC.**

**REF: 118 DEACON JONES BOULEVARD**

**128 OAK DRIVE**

**ALTAMONT SPRINGS, FL 32714**

**Respondent(s)**

**RE: 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810**

**Parcel ID: 35-21-29-4572-10-150**

## NOTICE OF HEARING

**TO: NEW LEAF REAL ESTATE, LLC.,**

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code 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 **118 DEACON JONES 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 **5<sup>th</sup>** day of **MARCH 2025, 6:30 P. M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

Respectfully,



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

Section V. Item #2.

## TOWN OF EATONVILLE, FLORIDA

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

**CODE CASE NO: 24-000380**

**CERTIFIED MAIL NO: 9589 0710 5270 2556 9954 86**

**Vs.**

**NEW LEAF REAL ESTATE, LLC.  
REF: 118 DEACON JONES BOULEVARD  
128 OAK DRIVE  
ALTAMONTE SPRINGS, FL 32714**

**Respondent(s)**

**RE: 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810  
Parcel ID: 35-21-29-4572-10-150**

# NOTICE OF HEARING

**TO: NEW LEAF REAL ESTATE, LLC.,**

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **118 DEACON JONES 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 **5<sup>th</sup>** day of **MARCH 2025, 6:30 P. M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

Respectfully,

### **SIGNED COPY ON FILE**

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

NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572

Section V. Item #2.

118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 24-000360).....1



FEBRUARY 18, 2025 - 1:00 PM

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150

118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 24-000380).....2



FEBRUARY 18, 2025 - 1:00 PM

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.



FEBRUARY 18, 2025 - 1:01 PM

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES



FEBRUARY 18, 2025 - 1:01 PM

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES



FEBRUARY 18, 2025 - 1:01 PM

MAINTENANCE OF EXTERIOR OF PREMISES



FEBRUARY 18, 2025 - 1:02 PM

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.



FEBRUARY 18, 2025 - 1:02 PM

MAINTENANCE OF EXTERIOR OF PREMISES



FEBRUARY 18, 2025 - 1:02 PM

MAINTENANCE OF EXTERIOR OF PREMISES

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

NEOPOST FIRST-CLASS MAIL IM1  
 01/17/2025  
**US POSTAGE \$009.64**



ZIP 32751  
 041M11466919

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380

**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:

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380



9590 9402 8586 3244 7199 04

2. Article Number (Transfer from service label)

9589 0710 5270 2556 9954 86

PS Form 3811, July 2020 PSN 7560-02-000-9058

**COMPLETE THIS SECTION ON DELIVERY**

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

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

3. Service Type

- Adult Signature Restricted Delivery
- 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

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



9589 0710 5270 2556 9954 86  
 9589 0710 5270 2556 9954 86

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

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

**OFFICIAL USE**

Certified Mail Fee \$

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

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

Postage \$

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380

Postmark Here

Section V. Item #2.

PS Form 3800, January 2023 PSN 7530-02-000-9447 See Rev



9589 0710 5270 2556 9954 86

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

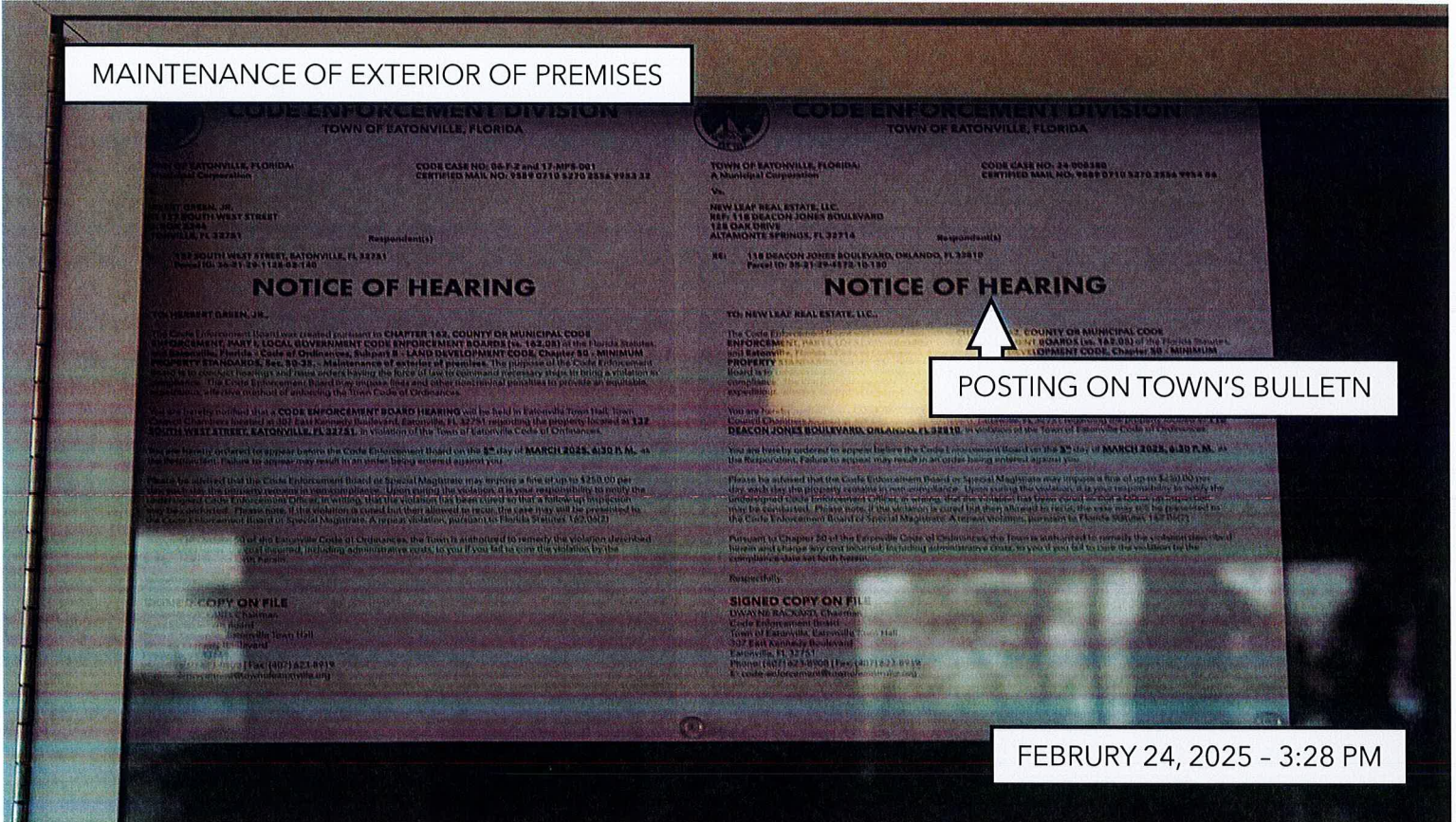
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
Sent To	NEW LEAF REAL ESTATE	
Street and Apt.	128 OAK DRIVE	
City, State, ZIP	ALTAMONTE SPRINGS, FL 32714	
	P-ID: 35-21-29-4572-10-150	
	CODE CASE NO: 24-000880	



Section V. Item #2.



MAINTENANCE OF EXTERIOR OF PREMISES

POSTING ON TOWN'S BULLETN

FEBRURY 24, 2025 - 3:28 PM



POSTING ON PROPERTY

FEBRURY 24, 2025 - 4:57 PM

MAINTENANCE OF EXTERIOR PREMISES

FEBRUARY 24, 2025 - 4:57 PM

MAINTENANCE OF EXTERIOR OF PREMISES

**CODE ENFORCEMENT DIVISION**  
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 24-000380  
A Municipal Corporation CERTIFIED MAIL NO: 9589 0710 5270 2556 9954 86

Vs.

**NEW LEAF REAL ESTATE, LLC.**  
REF: 118 DEACON JONES BOULEVARD  
128 OAK DRIVE  
ALTAMONT SPRINGS, FL 32714 Respondent(s)

RE: 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810  
Parcel ID: 35-21-29-4572-10-150

**NOTICE OF HEARING**

TO: NEW LEAF REAL ESTATE, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code 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 **118 DEACON JONES 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 **5<sup>th</sup> day of MARCH 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

Respectfully,  
*Dwayne Rackard*  
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  
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