HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD AGENDA

Wednesday, October 1, 2025, at 6:30 PM

Eatonville Town Hall - 307 East Kennedy Boulevard

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

I. CALL TO ORDER.

II. ROLL CALL.

III. INVOCATION AND PLEDGE OF ALLEGIANCE.

IV. CONSENT AGENDA.

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

V. CODE CASE HEARINGS.

2. CODE CASE NO: 25-000037

3. CODE CASE NO: 24-000066

4. CODE CASE NO: 25-000069

5. CODE CASE NO: 25-000091

6. CODE CASE NO: 25-000092

7. CODE CASE NO: 25-000098

8. CODE CASE NO: 25-000178

VI. COMMENTS.

9. Staff Comments

VII. ADJOURNMENT.

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

****PUBLIC NOTICE****

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

HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD AGENDA

Wednesday, October 1, 2025, at 6:30 PM

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I. CALL TO ORDER.

II. ROLL CALL.

III. INVOCATION AND PLEDGE OF ALLEGIANCE.

IV. CONSENT AGENDA.

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

V. CODE CASE HEARINGS.

2. CODE CASE NO. 25-000037	**WRB CORP C/O WALTER RAMALHO BARCELOS** **REF: Single-Family Class III**
Property Address:	320 Eaton Street, Eatonville, FL 32751
Parcel-ID No:	35-21-29-0000-00-125
Section of the Code:	LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-71., Front Yard. LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-82., Permit Required. LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-83., Exposed Frame of Each Section Wood Walls or Fence Must Face Interior yard of Homeowner. LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-85., Nonconforming Fences.
3. CODE CASE NO. 25-000066	**SHEHZAD SIDDIQUE** **REF: Vacant Residential**
Property Address:	226 Park Place, Orlando, FL 32810
Parcel-ID No:	35-21-29-4572-60-580
Section of the Code:	LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a). LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

4. CODE CASE NO. 25-000069 **RUPERT DELEVEAUX**
REF: Single-Family Class III

Property Address: 232 Park Place, Orlando, FL 32810
Parcel-ID No: 35-21-29-4572-60-570
Section of the Code: LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property.
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).
LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning district Regulations., Sec. 60-300., Utilization of Yards.

5. CODE CASE NO. 25-000091 **DEVONNE HARDY, CLARE SCOTT**
REF: Single-Family Class III

Property Address: 309 Campus View Drive, Orlando, FL 32810
Parcel-ID No: 35-21-29-1228-00-700
Section of the Code: LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property.
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

6. CODE CASE NO. 25-000092 **DEVONNE HARDY, CLARE SCOTT**
REF: Single-Family Class III

Property Address: 309 Campus View Drive, Orlando, FL 32810
Parcel-ID No: 35-21-29-1228-00-700
Section of the Code: LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).
LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning district Regulations., Sec. 60-84., Maintenance.

7. CODE CASE NO. 25-000098 **CLARE SCOTT-HARDY**
REF: Single-Family Class III

Property Address: 327 Amador Circle, Orlando, FL 32810
Parcel-ID No: 35-21-29-1228-00-140
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage.
LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.

8. CODE CASE NO. 25-000178 **BISHT and BATTARAU, LLC.**
REF: Commercial Vacant Lad

Property Address: 101 West Kennedy Boulevard, Orlando, FL 32810
Parcel-ID No: 35-21-29-0000-00-108
Section of the Code: LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a).
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(6).
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-36., Appearance of Exterior of Premises and Structures.
LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-39., Minimum Standards for Basic equipment and Facilities; Nonresidential. (a),(2).

VI. COMMENTS.

10. Staff Comments.

VII. ADJOURNMENT.

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HISTORIC TOWN OF EATONVILLE, FLORI
CODE ENFORCEMENT BOARD AGENDA
OCTOBER 1, 2025, at 6:30 PM
Cover Sheet

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

ITEM TITLE: Approval of Meeting Minutes – Code Enforcement Cases – 8-6-25 **(Clerk Office)**

BOARD ACTION:

BOARD DECISION		**Department:**
CONSENT AGENDA	YES	**Exhibits:** • Meeting Minutes – August 6, 2025
NEW BUSINESS		
ADMINISTRATIVE		

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

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

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

FISCAL & EFFICIENCY: N/A

HISTORIC TOWN OF EATONVILLE, FLO
CODE ENFORCEMENT BOARD MEETING
MEETING MINUTES

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

Town Hall – 307 E. Kennedy Boulevard. 32751

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

I. CALL TO ORDER

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

II. ROLL CALL

The Town Clerk established a quorum by roll call.

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

III. INVOCATION AND PLEDGE OF ALLEGIANCE

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

IV. CONSENT AGENDA

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

V. CODE CASE HEARINGS/SWEARING IN

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

CODE CASE NO. 24-000188	**Property Owner: Latonya Coley, Harold McKenly Amdemskel**
Property Address:	351 Amador Circle, Orlando, FL 32810
Parcel ID No:	35-21-29-1228-00-180
Violation:	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required.

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

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

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

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

CODE CASES NO. 25-000073	**Property Owner: Sue E. Brown**
Property Address:	540 Berthann Lane, Eatonville, FL 32751
Parcel ID No:	36-21-29-0561-00-080
Violation:	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property. LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a). LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

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

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

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

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

CODE CASES NO. 25-000084	**Property Owner: Valerie Anita Johnson**
Property Address:	483 Sunnyview Circle, Orlando, FL 32810
Parcel ID No:	35-21-29-9558-00-340
Violation:	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required. LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a). LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

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

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

Respondent: Respondent was present; no comments

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-0000[illegible] Rackard finds that the respondents were in violation of the cited sections of the Town Code and Failed to correct the violation by compliance date set by the Code Enforcement Officer; and that the violation is now corrected; **MOTIONS** that Respondent's violations be noted to stipulate the repeat violation clause if violation occurs within five (5) years; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

CODE CASES NO. 25-000104	**Property Owner: Tammie Jordan**
Property Address:	300 Campus View Drive, Orlando, FL 32810
Parcel ID No:	35-21-29-9558-00-340
Violation:	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-255., Abatement of Visual Nuisance. LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-31. – Parking in Residential Areas. LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles. Sec. 38-32. – Commercial Vehicles in Residential Areas. LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a). LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

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

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

Respondent: Respondent was present; no comments

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

CODE CASES NO. 24-000183	**Property Owner: Felicia R. White**
Property Address:	477 Sunnyview Circle, Orlando, FL 32810
Parcel ID No:	35-21-29-1228-00-330
Violation:	LCD Part II – Code of Ordinances, Chapter 18 –

Environment, Sec. 12-229., Certain Motor Vehicles R
to be Parked in Garage.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment, Sec. 18-231., Visual Nuisance Declared;
Abatement Required

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

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

Respondent: Respondent nor representative was present

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

CODE CASES NO. 25-000075	**Property Owner: Krisnisky White-Allen**
Property Address:	613 Wigman Drive, Eatonville, FL 32751
Parcel ID No:	36-21-29-9576-00-090
Violation:	LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 12-229., Certain Motor Vehicles Required to be Parked in Garage. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-230., Cover Requirements of Motor Vehicle. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-231., Visual Nuisance Declared; Abatement Required. LCD Part II – Code of Ordinances, Chapter 18 – Environment, Sec. 18-233., Parking Restrictions for Certain Vehicles on Residential Property. LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (a). LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of Exterior Premises. (b)(1).

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

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

Hearing no further action by Respondents is necessary and no fine shall be imposed (Standing **No Fine** - In Compliance).

Respondent: Respondent nor representative was present

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

VI. COMMENTS

There were no staff/board comments

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

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

Respectfully Submitted by:

Veronica L King, Town Clerk

HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD AGENDA
OCTOBER 1, 2025, at 6:30 PM
Cover Sheet

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ITEM TITLE: Hearing – Code Enforcement Cases – 10-1-25 **(Code Enforcement)**

BOARD ACTION:

BOARD DECISION		**Department:**
CONSENT AGENDA		**Exhibits:**
HEARINGS	YES	• Code Information as listed below:
ADMINISTRATIVE		1. CODE CASE NO: 25-000037 2. CODE CASE NO: 25-000066 3. CODE CASE NO: 25-000069 4. CODE CASE NO: 25-000091 5. CODE CASE NO: 25-000092 6. CODE CASE NO: 25-000098 7. CODE CASE NO: 25-000178

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

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

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

FISCAL & EFFICIENCY: N/A.

TOWN OF EATONVILLE

1887

TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION

CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000037

OWNER: WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS
PROPERTY ADDRESS: 320 EATON STREET, EATONVILLE, FL 32751
PARCEL ID NO: 35-21-29-0000-00-125

EXIBIT A

PHOTOGRAPHIC EVIDENCE

IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

Print Date: 09/22/2025 System Refresh Date: 09/22/2025

320 Eaton St 35-21-29-0000-00-125

Name(s):
WRB CORP

Physical Street Address:
320 Eaton St

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
17065 Harbor Oak Pkwy
Winter Garden, FL 34787-3251
Incorrect Mailing Address?

Postal City and Zip:
Maitland, FL 32751

Municipality:
Eatonville

292135000000125 02/08/2006

Upload Photos

View 2025 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	%
2025 W MKT	$40,000	$39,930	$0	$79,930	9.4%	$60,204	10.0%
2024 ✓ MKT	$35,000	$38,030	$0	$73,030	4.5%	$54,731	10.0%
2023 ✓ MKT	$35,000	$34,890	$0	$69,890	29.1%	$49,755	10.0%
2022 ✓ MKT	$30,000	$24,142	$0	$54,142	N/A	$45,232	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 W $			$0		$242
2024 ✓ $			$0		$225
2023 ✓ $			$0		$247
2022 ✓ $			$0		$110

2025 Taxable Value and Estimate of Proposed Taxes

Tax Year: [ ] 2024 | 2023 | 2022

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$79,930	$0	$79,930	3.2010	-0.5%	$255.86	20%
Public Schools: By Local Board	$79,930	$0	$79,930	3.2480	0.0%	$259.61	21%
General County	$60,204	$0	$60,204	4.4347	0.0%	$266.99	21%
Town Of Eatonville	$60,204	$0	$60,204	7.2938	0.0%	$439.12	35%
Library - Operating Budget	$60,204	$0	$60,204	0.3748	0.0%	$22.56	2%
St Johns Water Management District	$60,204	$0	$60,204	0.1793	0.0%	$10.79	1%
Totals				18.7316		$1,254.93	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

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

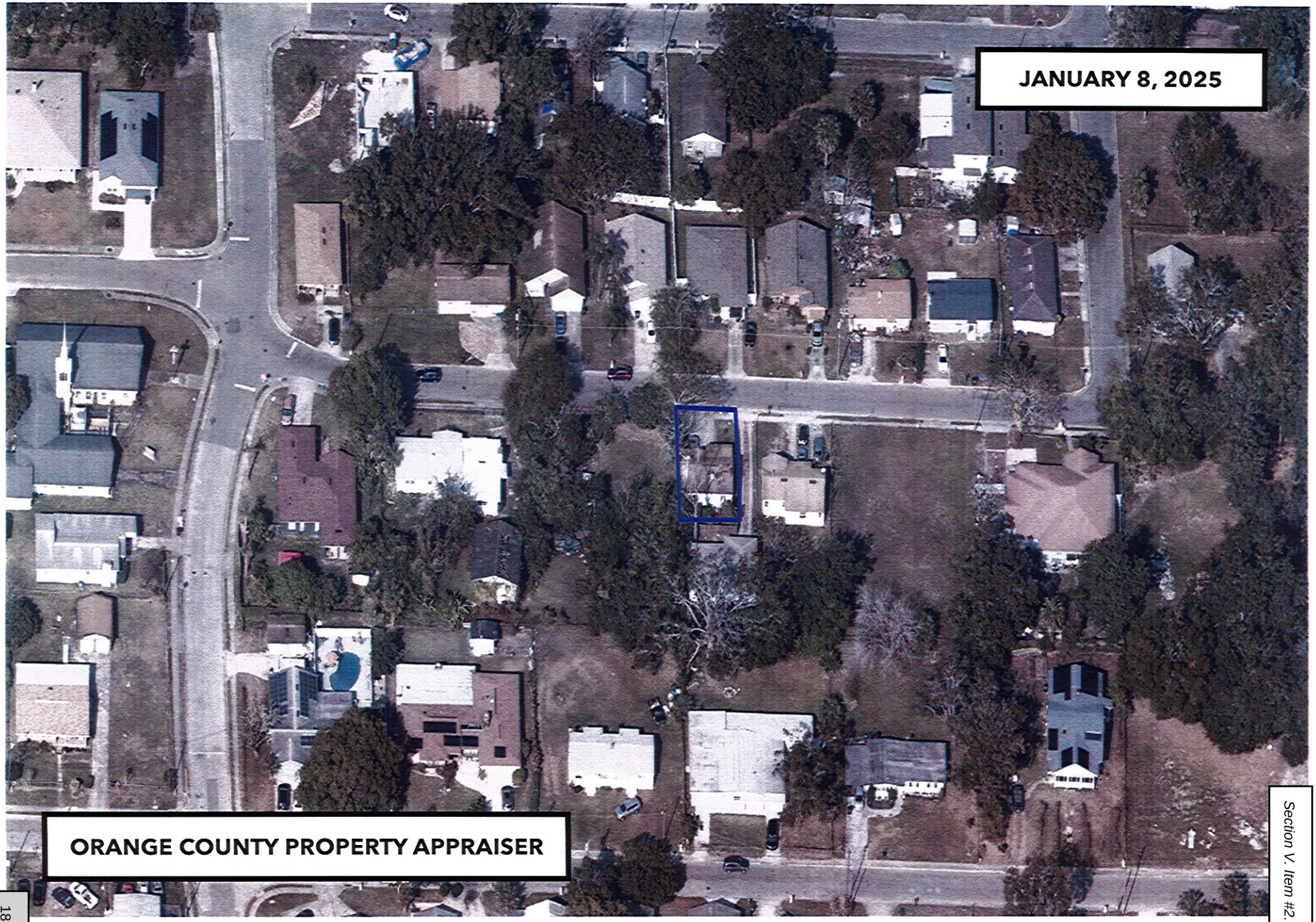
2025 Gross Tax Total: $1,254.93

2025 Tax Savings Tax Savings
Your taxes without exemptions would be: $1,497.22
Your ad-valorem tax with exemptions is: - $1,254.93

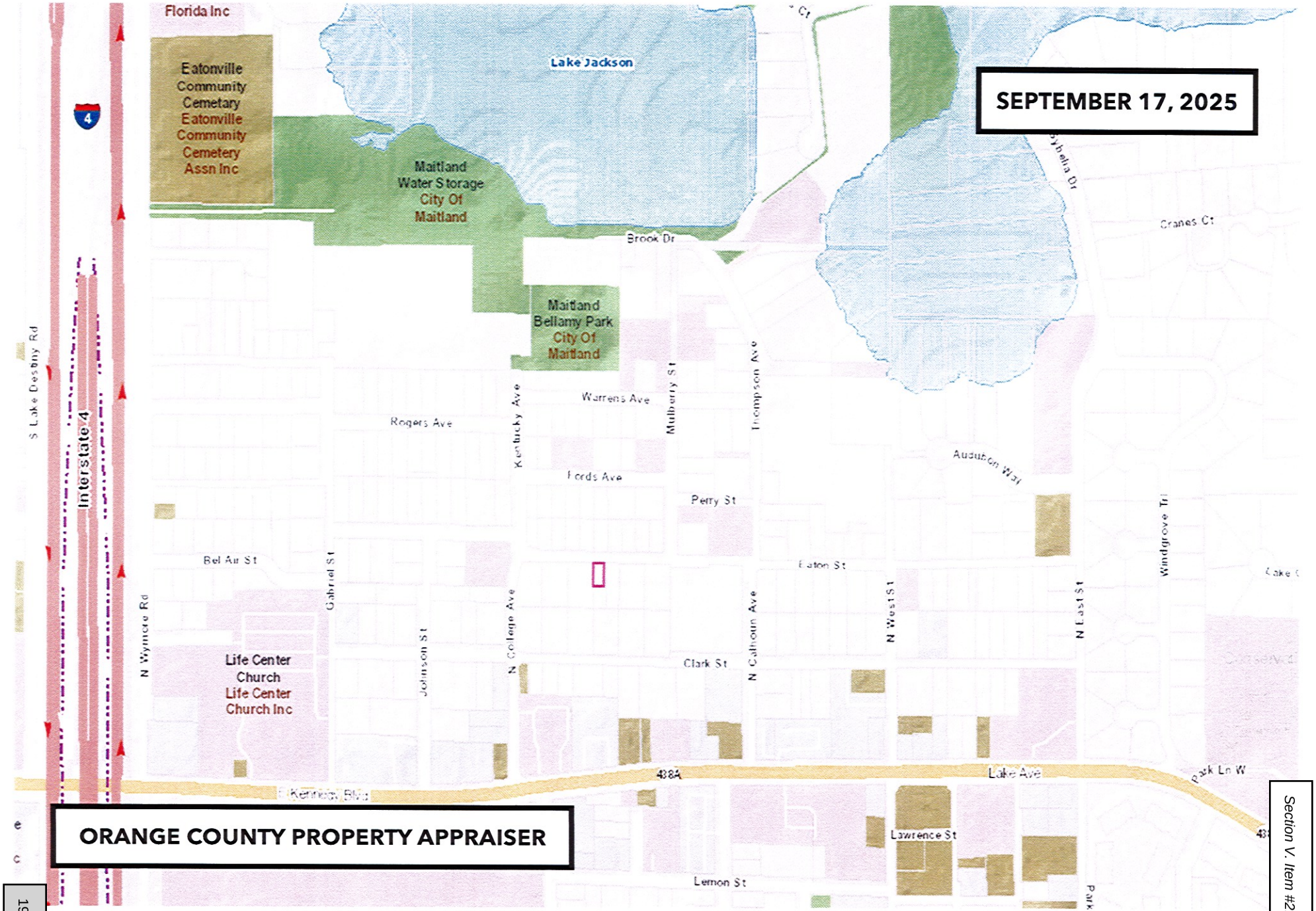
Providing You A Savings Of: = $242.29

FEBRUARY 8, 2006
FORD
ORANGE COUNTY PROPERTY APPRAISER

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 36-21-29-2376-02-150
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037) - (OCPA).....2



WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 36-21-29-2376-02-150 320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037) - (OCPA).....3



EXIBIT B

NOTICE OF VIOLATION

Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

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

CODE CASE NO: **25-000037**
DATE OF NOTICE: **08/22/2025**
COMPLIANCE DATE: **09/06/2025**

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS
REF: 320 EATON STREET
17065 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 75

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 320 EATON STREET, EATONVILLE, FL 32751, Parcel ID: 35-21-29-0000-00-125** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ Sec. 60-71. – Front yard. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ Sec. 60-82. – Permit required. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-83. - Exposed frame of each section wood walls, or fence must face interior yard of homeowner. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ Sec. 60-85. - Nonconforming fences.**

TO: (REGISTERED AGENT: WALTER RAMALHO BARCELOS),

You are hereby notified, the property located at **320 EATON STREET, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 60-71. - Front yard.** New fences shall not be permitted in the required front yard. **Sec. 60-82., Permit required.** All applications for building permits for fences, walls or buffers shall state whether such is to be placed at or near a boundary, between the property of the applicant and adjoining property, and also whether there is any fill, slanting, elevation or other difference in the level of the grade between the properties. In the event there is, the building inspector shall in issuing the

permit require that the height be reduced in such amount as will be necessary to compensate for such difference in grade so as to make the fence not in excess of the maximum permitted as the same affects the natural grade of the adjoining property. The purpose of this section is to protect the rights of adjoining property owners, and not have fences in excess of the heights set forth in this chapter. **Sec. 60-83. - Exposed frame of each section wood walls, or fence must face interior yard of homeowner.** Walls or fences of wood construction, authorized by this section, must be constructed so that the exposed frame of each section of fence must face the interior yard of the homeowner constructing the fence. The exposed framing cannot face the adjoining neighbor's property or any street. The construction of any fences shall require a building permit from the building official. Before the building permit is issued the applicant shall submit their plans which shall show the following: (1) The dimensions of the property; (2) The type fence proposed to be constructed; (3) Its location on the said property; (4) the height of the property; (5) A site plan drawn to scale showing all improvements and street. Upon approval by the planning director a building permit may be issued. **Sec. 60-85. - Nonconforming fences.** Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997 except by review by the board of adjustment. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the planning department and without a building permit having been obtained, of if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be a subject to removal.

Please be advised that if the violation is not cured by **[09/06/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to $250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,

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

Description of Violation and Remedial Action Required

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

1. There is a non-conformance fence on the premises.

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

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

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

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

NEOPOST FIRST-CLASS MAIL
IMI
08/22/2025
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

WRB CORP: WALTER RAMALHOBARCELOS
17075 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

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Domestic Mail Only

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

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$

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

Postage
$

Total Postage a
$

Sent To

Street and Apt.

City, State, ZIP4

Postmark Here

WRB CORP: WALTER RAMALHOBARCELOS
17075 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

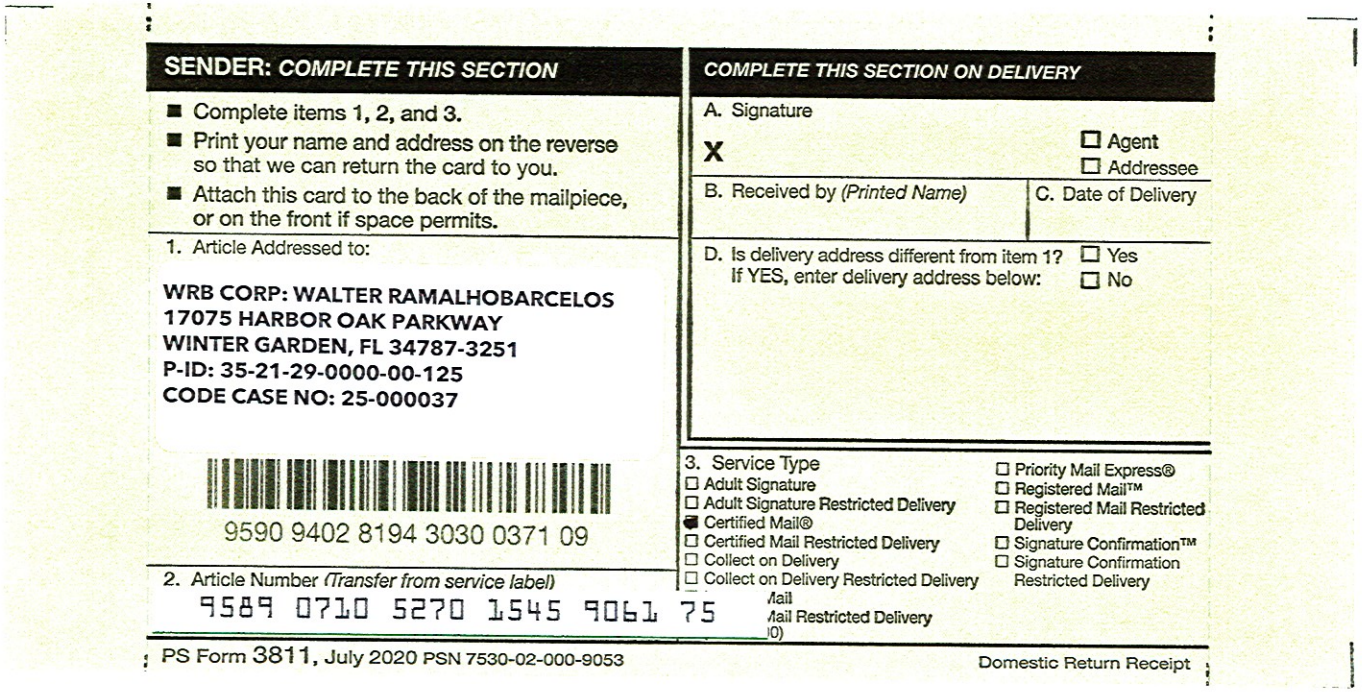
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1545 9061 75

9589 0710 5270 1545 9061 75

CERTIFIED MAIL®

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

WRB CORP: WALTER RAMALHOBARCELOS
17075 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

9590 9402 8194 3030 0371 09

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9061 75

COMPLETE THIS SECTION ON DELIVERY

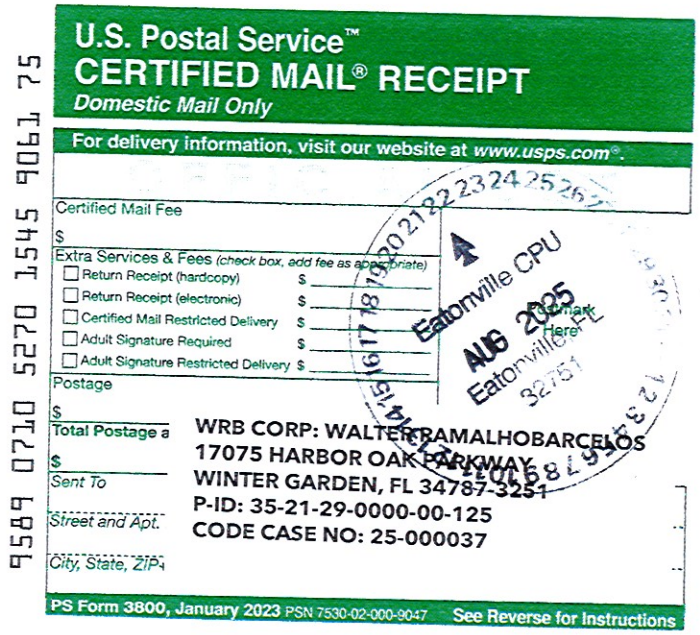
A. Signature
X ☐ Agent ☐ Addressee

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

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



9589 0710 5270 1545 9061 75

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

Postage
$

Total Postage a
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Sent To

Street and Apt.

City, State, ZIP

Eatonville CPU
AUG 2025
Eatonville FL
32751
Postmark Here

WRB CORP: WALTER RAMALHO BARCELOS
17075 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

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

USPS Tracking®

FAQs >

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Tracking Number:

9589071052701545906175

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was returned to the sender on September 2, 2025 at 10:17 am in MAITLAND, FL 32751 because the addressee was not known at the delivery address noted on the package.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert
Addressee Unknown
MAITLAND, FL 32751
September 2, 2025, 10:17 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 1, 2025, 6:58 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 1, 2025, 8:36 am

Arrived at USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER
August 31, 2025, 2:23 am

In Transit to Next Facility
August 30, 2025

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

Feedback

August 26, 2025, 9:44 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
August 25, 2025, 10:02 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (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

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

EXIBIT C

CODE SECTION(S) IN VIOLATION OF.....

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 60-71. – Sec. 60-71. - Front yard. New fences shall not be permitted in the required front yard.

(LDC 1982, ch. 13, § 4-2; Ord. No. 2004-12, 5-4-2004)

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, Subpart B – LAND DEVELOPMENT CODE, Chapter 60 – SUPPLEMENT ZONING DISTRICT REGULATIONS, ARTICLE IV. – FENCES, Sec. 60-82. – Permit required.

Sec. 60-82. – Permit required. All applications for building permits for fences, walls or buffers shall state whether such is to be placed at or near a boundary, between the property of the applicant and adjoining property, and also whether there is any fill, slanting, elevation or other difference in the level of the grade between the properties. In the event there is, the building inspector shall in issuing the permit require that the height be reduced in such amount as will be necessary to compensate for such difference in grade so as to make the fence not in excess of the maximum permitted as the same affects the natural grade of the adjoining property. The purpose of this section is to protect the rights of adjoining property owners, and not have fences in excess of the heights set forth in this chapter.

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

Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 60-83. - Exposed frame of each section wood walls, or fence must face interior yard of homeowner. Walls or fences of wood construction, authorized by this section, must be constructed so that the exposed frame of each section of fence must face the interior yard of the homeowner constructing the fence. The exposed framing cannot face the adjoining neighbor's property or any street. The construction of any fences shall require a building permit from the building official. Before the building permit is issued the applicant shall submit their plans which shall show the following: (1) The dimensions of the property; (2) The type fence proposed to be constructed; (3) Its location on the said property; (4) the height of the property; (5) A site plan drawn to scale showing all improvements and street. Upon approval by the planning director a building permit may be issued.

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 60-85. - Nonconforming fences. Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997 except by review by the board of adjustment. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the planning department and without a building permit having been obtained, of if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be a subject to removal.

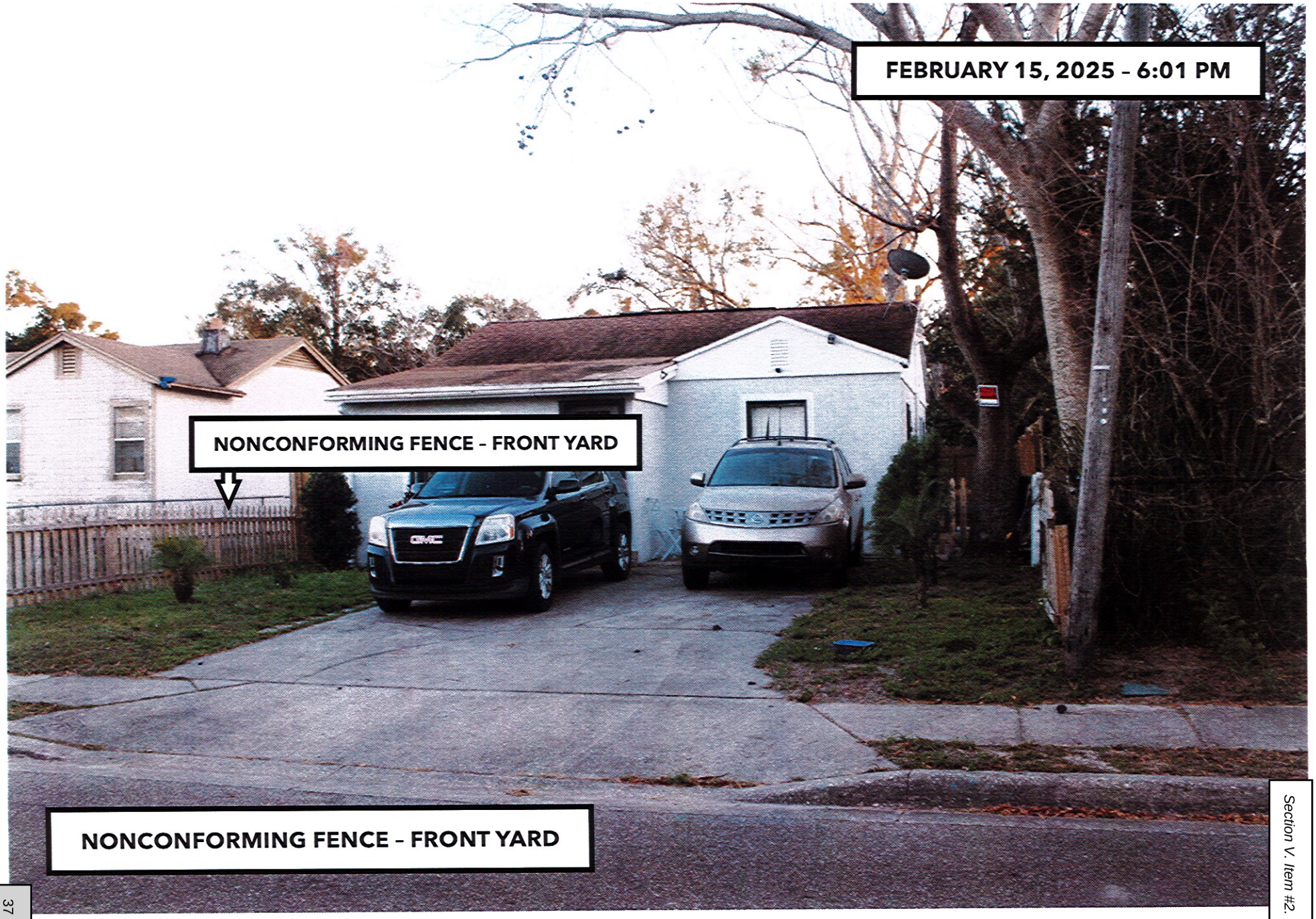
(LDC 1982, ch. 13, § 4-2.8; Ord. No. 95-08, § 10, 11-8-1995)

EXIBIT D

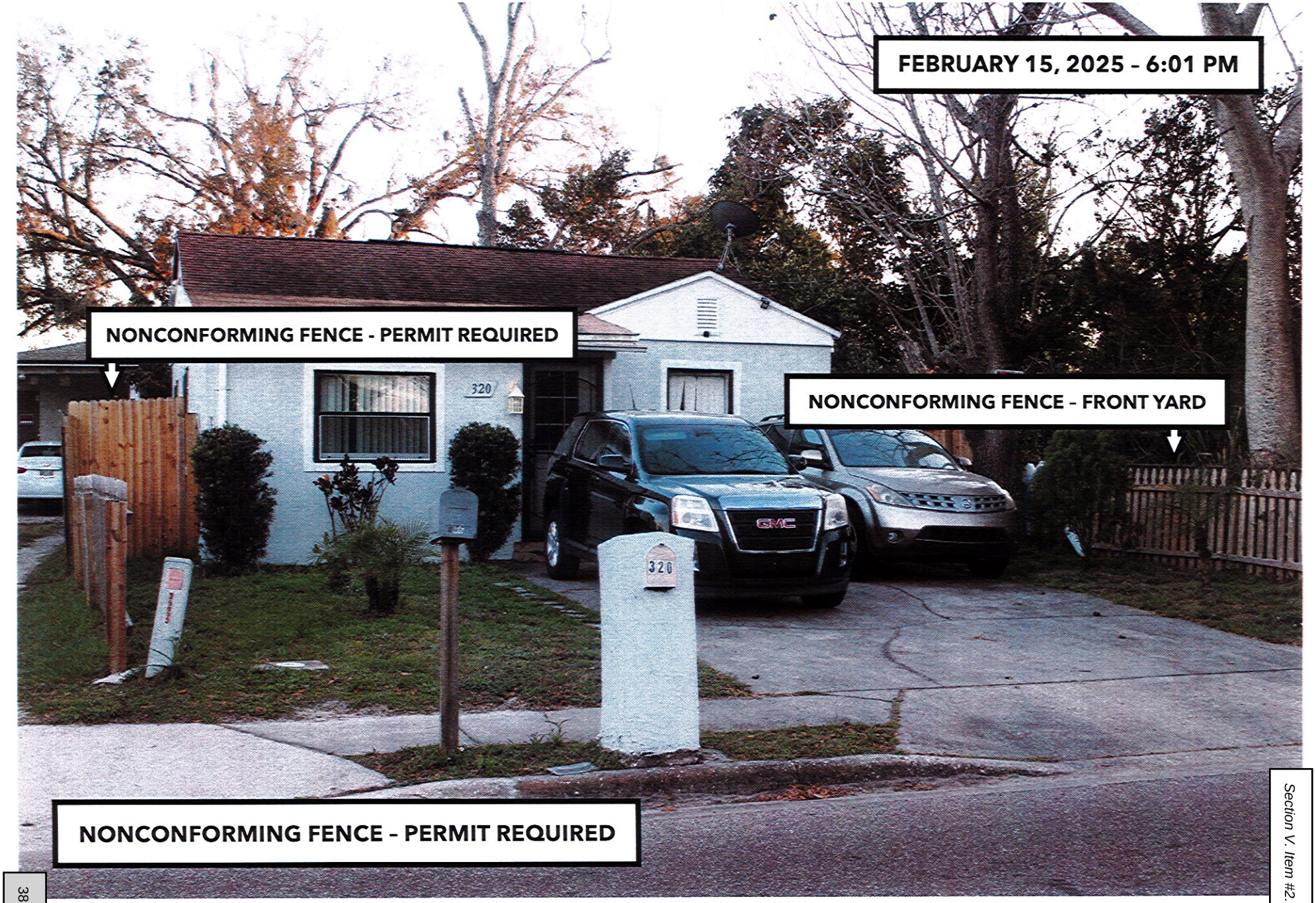
PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) – NONCONFORMING FENCE. PERMIT REQUIRED.

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 35-21-29-0000-00-125
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037).....1

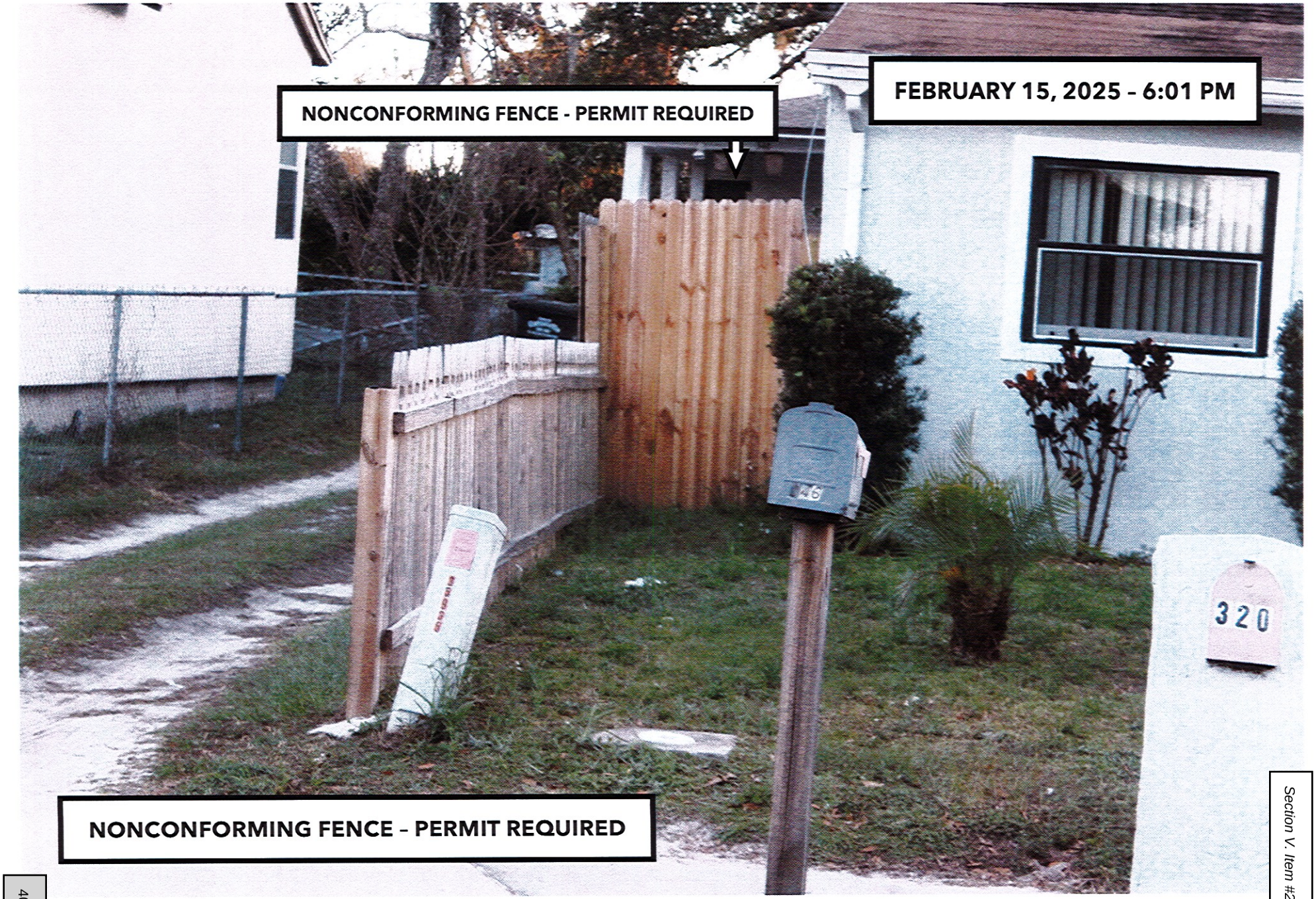


WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 35-21-29-0000-00-125
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037).....2

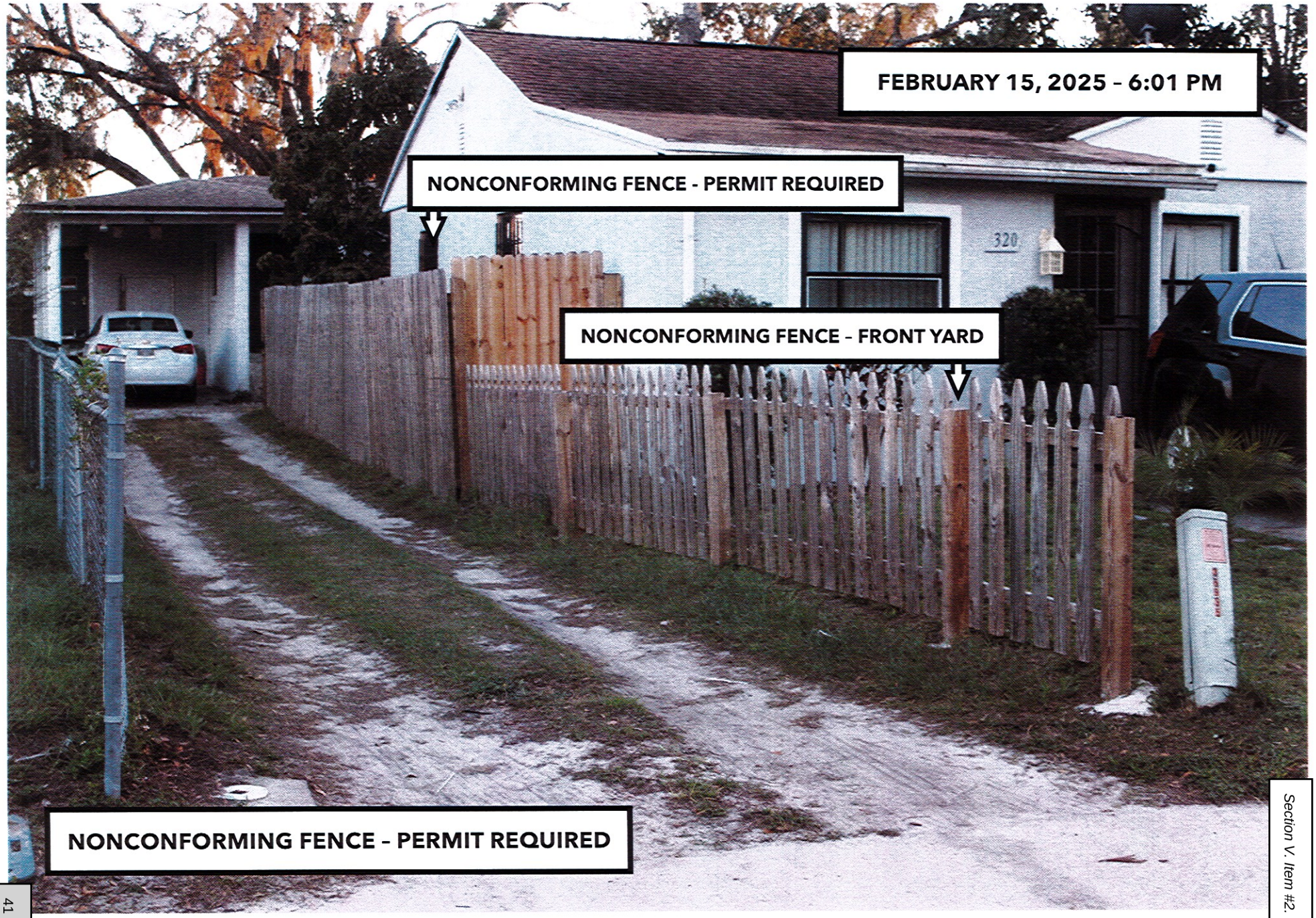


WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 35-21-29-0000-00-125
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037).....3

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 35-21-29-0000-00-125
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037).....4



WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 35-21-29-0000-00-125
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037).....5



EXIBIT E

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000037
CERTIFIED MAIL NO: 9589 0710 5270 1545 9068 61

Vs.

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS
REF: 320 EATON STREET
17065 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251

Respondent(s)

RE: 320 EATON STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-0000-00-125

NOTICE OF HEARING

TO: WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **320 EATON STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, October 1, 2025, the hearing date.

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

Respectfully,

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

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

NEOPOST FIRST-CLASS MAIL
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09/22/2025
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ZIP 32751
041M11468919

WRB CORP C/O WALTER R. BARCELOS
17065 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID NO: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

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WRB CORP C/O WALTER R. BARCELOS
17065 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID NO: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

PS Form 3800, January 2023 PSN 7530-02-000-9947 See Reverse for Instructions

9589 0710 5270 1545 9068 61

9589 0710 5270 1545 9068 61

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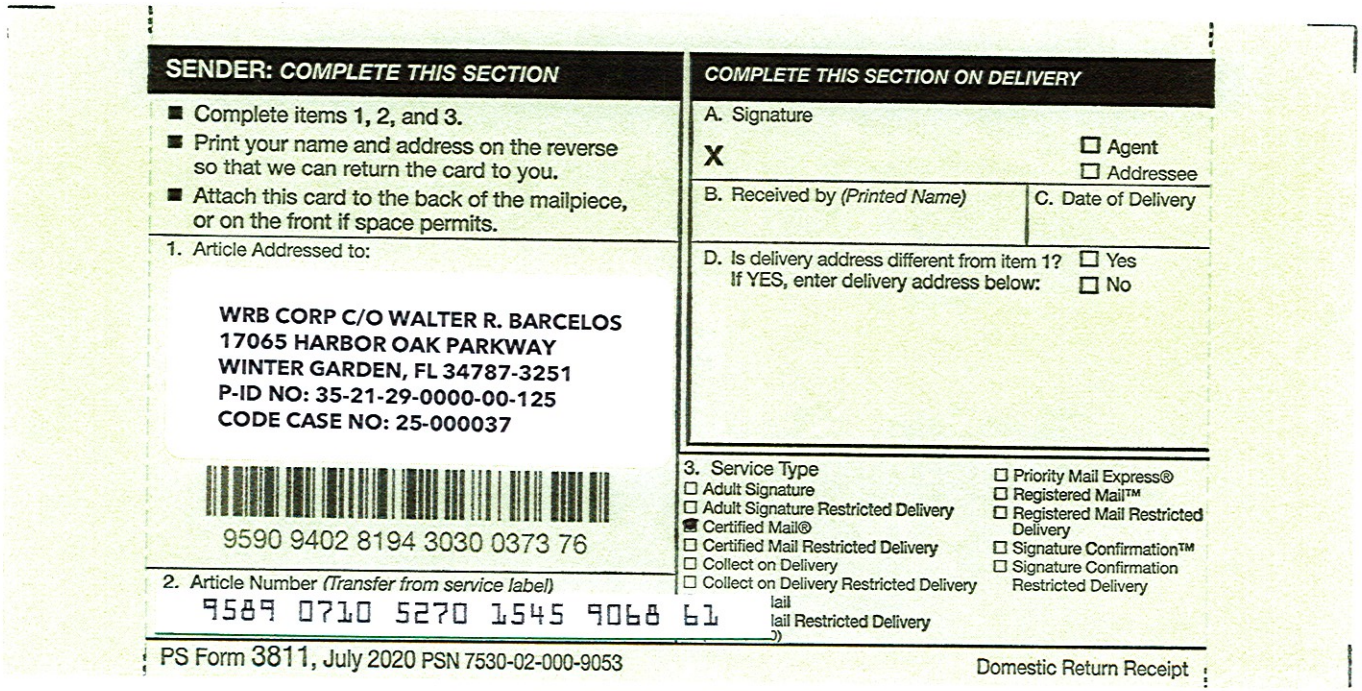
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

WRB CORP C/O WALTER R. BARCELOS
17065 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID NO: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

9590 9402 8194 3030 0373 76

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9068 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
lail
lail Restricted Delivery

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

9589 0710 5270 1545 9068 61

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- ☐ 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

MAITLAND, FL
SEP 22 2025
Postmark Here

WRB CORP C/O WALTER R. BARCELOS
17065 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID NO: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

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

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Remove ✕

Tracking Number:

9589071052701545906861

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item is being held at the WINTER GARDEN, FL 34787 post office at 10:07 am on September 24, 2025. This is at the request of the customer.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt
Held at Post Office, At Customer Request
WINTER GARDEN, FL 34787
September 24, 2025, 10:07 am

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 23, 2025, 9:01 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 22, 2025, 10:44 pm

Hide Tracking History

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

Text & Email Updates

Feedback

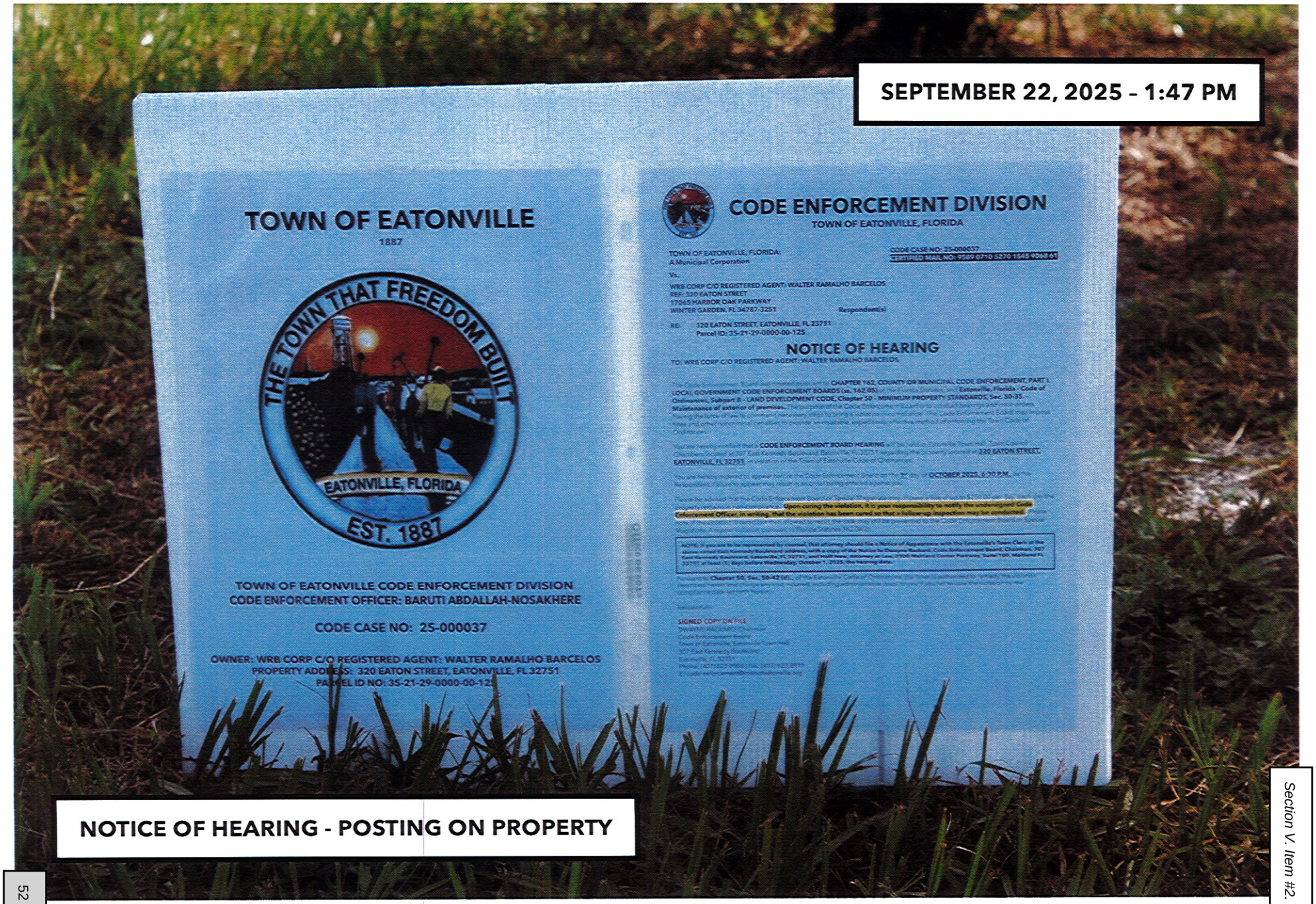
EXIBIT F

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING THE NOTICE OF HEARING.

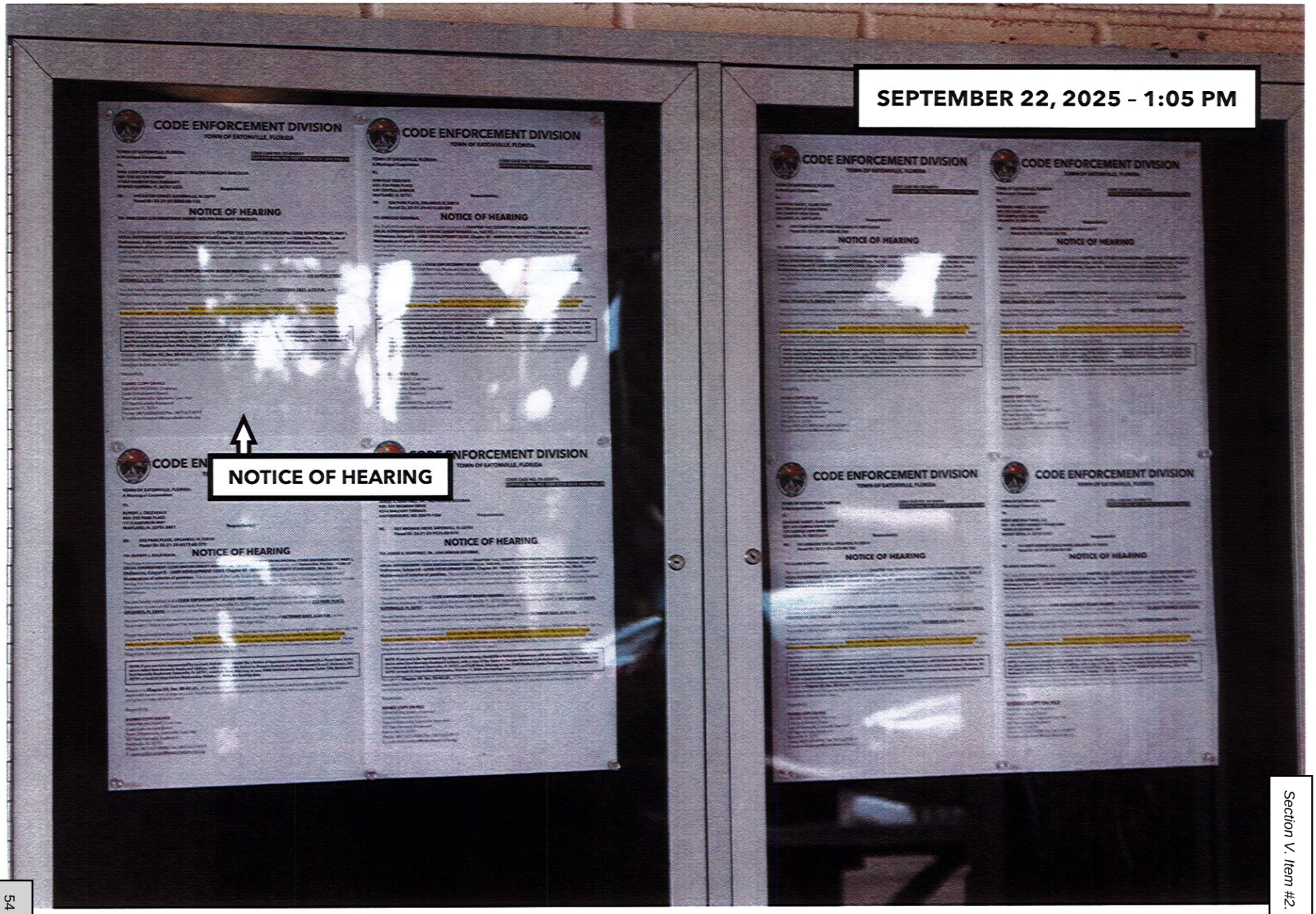
WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 35-21-29-0000-00-125
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037).....8

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 35-21-29-0000-00-125 320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037).....9



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 35-21-29-0000-00-125
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037).....7



3532 Maggie Blvd, Orlando, FL 32811 - P: 407-581-8161 - F: 407.423.3106

Work Order No. 2242785

Project No:	A25139.00924.000-0115-0002	**Date:**	09/22/2025
Project Name:	BP25-000079 Fence Permit - fence installation	**Permitting Authority:**	Eatonville, FL
Address:	Town of Eatonville, 320 Eaton St - TOE, Eatonville, FL		
Permit No:	BP25-000079	**Client:**	Town of Eatonville, FL
Permit Type:	Fence	**Contact:**	Susan Manchester
Inspection Type:	FENCE		407-581-8161 407-423-0504
Sub Type:	Fence Final Inspection		smanchester@teamues.com

Result:

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.

Duly Authorized Representative:

Gemelo P. Lucresio , BN8219

TOWN OF EATONVILLE

1887

TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION

CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000066

OWNER: SHEHZAD SIDDIQUE

PROPERTY ADDRESS: 226 PARK PLACE, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-4572-60-580

EXIBIT A

PHOTOGRAPHIC EVIDENCE

IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

Print Date: 09/25/2025 System Refresh Date: 09/24/2025

226 Park Pl 35-21-29-4572-60-580

Name(s):
SIDDIQUE SHEHZAD

Physical Street Address:
226 Park Pl

Property Use:
0001 - Vacant Residential

Mailing Address On File:
541 Central Ave
Maitland, FL 32751-5523
Incorrect Mailing Address?

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville

IMAGE UPLOAD
Upload Photos

View 2025 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	%
2025 W MKT	$55,000	$0	$0	$55,000	N/A	$13,695	10.0%
2024 ✓ MKT	$55,000	$0	$0	$55,000	N/A	$12,450	10.0%
2023 ✓ MKT	$55,000	$0	$0	$55,000	10.0%	$11,318	10.0%
2022 ✓ MKT	$50,000	$0	$0	$50,000	N/A	$10,289	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 W $			$0		$507
2024 ✓ $			$0		$523
2023 ✓ $			$0		$537
2022 ✓ $			$0		$488

2025 Taxable Value and Estimate of Proposed Taxes

Tax Year: 2024 | 2023 | 2022

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$55,000	$0	$55,000	3.2010	-0.5%	$176.06	34%
Public Schools: By Local Board	$55,000	$0	$55,000	3.2480	0.0%	$178.64	34%
General County	$13,695	$0	$13,695	4.4347	0.0%	$60.73	12%
Town Of Eatonville	$13,695	$0	$13,695	7.2938	0.0%	$99.89	19%
Library - Operating Budget	$13,695	$0	$13,695	0.3748	0.0%	$5.13	1%
St Johns Water Management District	$13,695	$0	$13,695	0.1793	0.0%	$2.46	0%
Totals				18.7316		$522.90	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment

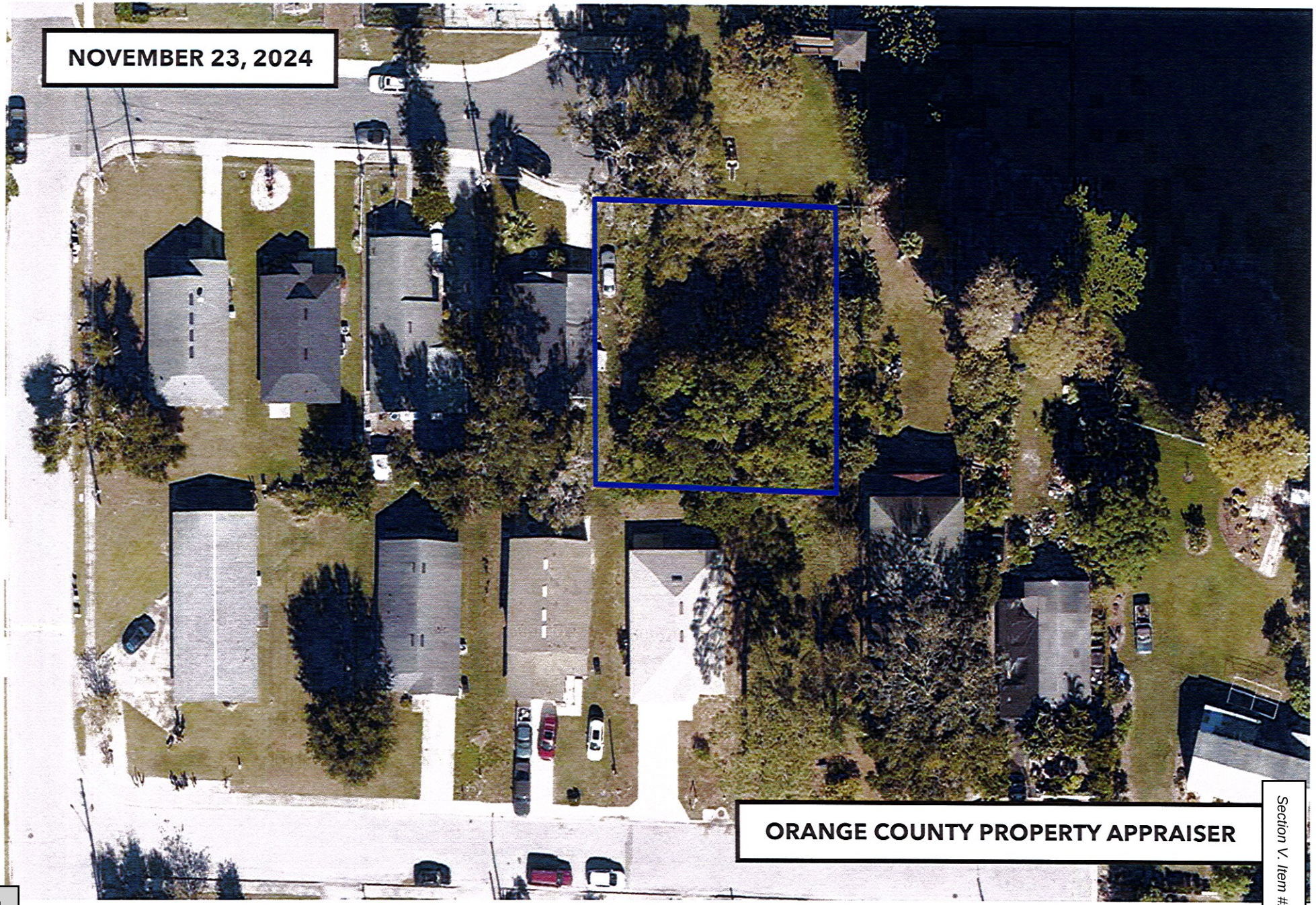
There are no Non-Ad Valorem Assessments

2025 Gross Tax Total: $522.90

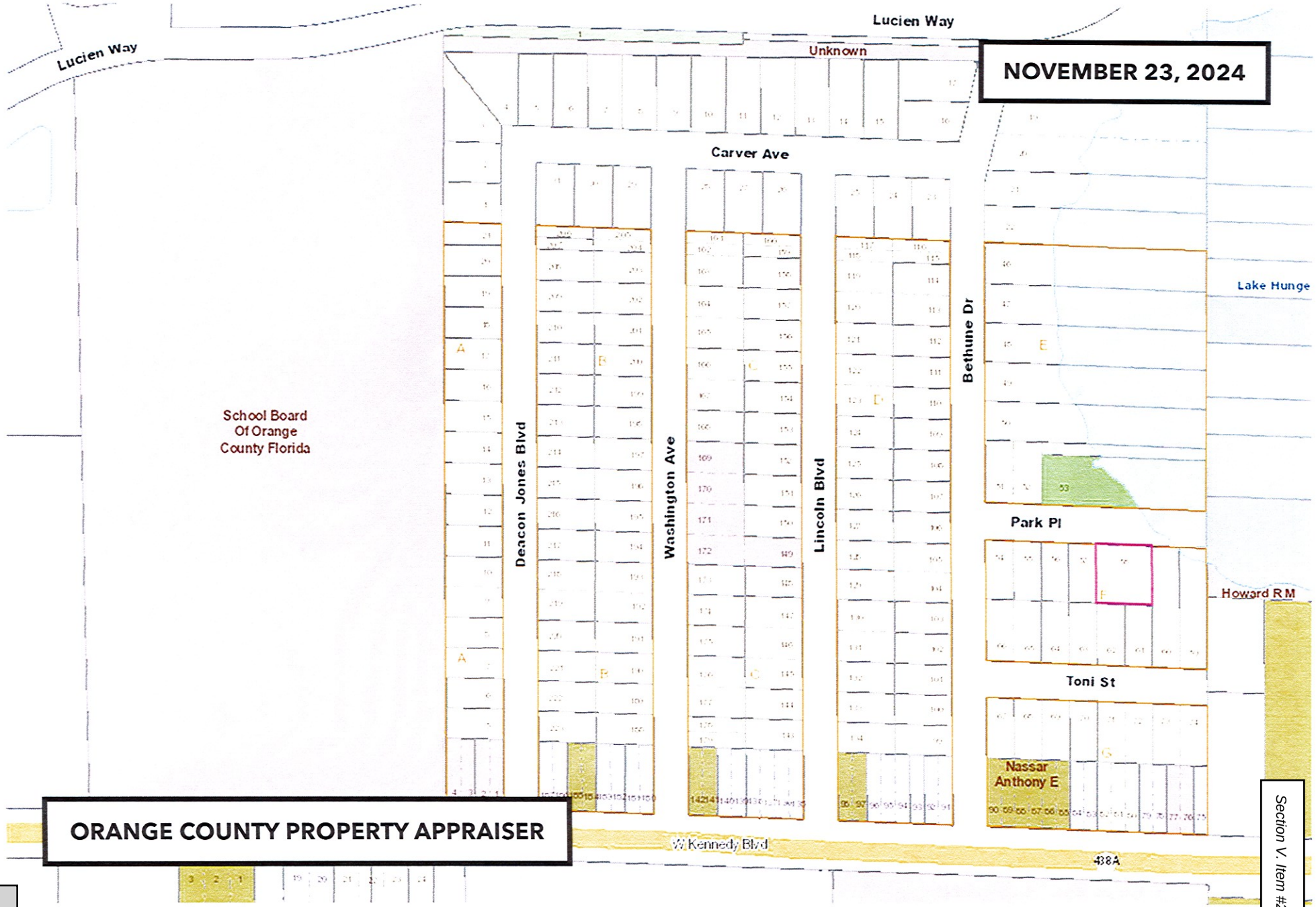
2025 Tax Savings Tax Savings
Your taxes without exemptions would be: $1,030.23
Your ad-valorem tax with exemptions is: - $522.90

Providing You A Savings Of: = $507.33

SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....1



SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....2



EXIBIT B

NOTICE OF VIOLATION

Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

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

CODE CASE NO: **25-000066**
DATE OF NOTICE: **03/11/2025**
COMPLIANCE DATE: **04/11/2025**

SHEHZAD SIDDIQUE
REF: 226 PARK PLACE
541 CENTRAL AVENUE
MAITLAND, FL 32751
CERTIFIED MAIL NO: 9589 0710 5270 1231 9515 32

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the, VACANT RESIDENTIAL, property located at, 226 PARK PLACE ORLANDO, FL 32810, Parcel-ID: 35-21-29-4572-60-580** 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).**

TO: SHEZAD SIDDIQUE,

You are hereby notified, the property located at **226 PARK PLACE, ORLANDO, FL 32810,** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove

detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials. **Sec. 50-35. – Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. – Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1).** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery.

Please be advised that if the violation is not cured by **[04/11/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to $250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,

Baruti Abdallah-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

Description of Violation and Remedial Action Required

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

1. Vacant lot contains excessive growth/overgrowth/obnoxious growth of grass and weeds, dead and dying trees and limbs.

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

1. A lot clearing is required to bring the property into compliance. This includes but is not limited to the clearing of excessive growth of grass or weeds, refuse, dead and dying trees and limbs.

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

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

NEOPOST FIRST-CLASS MAIL
03/11/2025 IMI
US POSTAGE $009.64⁰

ZIP 32751
041M11468919

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

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:

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

9590 9402 8854 4005 3716 12

2. Article Number *(Transfer from service label)*
1589 0710 5270 1231 9615 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addres

B. Received by *(Printed Name)* C. Date of Deliv

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
☐ sured Mail
☐ sured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restri Delivery
☐ Signature Confirmatior
☐ Signature Confirmatior Restricted Delivery

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

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

CERTIFIED MAIL®

9589 0710 5270 1231 9615 32

9589 0710 5270 1231 9615 32

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

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

OFFICIAL USE

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

Postmark Here

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

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

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

ORLANDO FL 328
12 MAR 2025 PM 6 L

NEOPOST FIRST-CLASS MAIL
03/11/2025
US POSTAGE $009.64⁰

ZIP 32751
041M11468919

9589 0710 5270 1231 9615 32

RECEIVED
APR 17 2025
Initial:

3-14-25
#27

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

USPS: 93270202253026

CERTIFIED MAIL

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

9590 9402 8854 4005 3716 12

2. Article Number (Transfer from service label)
9589 0710 5270 1231 9615 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
☐ sured Mail
☐ sured Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

USPS Tracking®

Remove ×

Tracking Number:

9589071052701231961532

Copy **Add to Informed Delivery (https://informeddelivery.usps.com/)**

Latest Update

Your item was returned to the sender at 9:37 am on April 17, 2025 in MAITLAND, FL 32751 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert
Forward Expired
MAITLAND, FL 32751
April 17, 2025, 9:37 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
April 16, 2025, 7:56 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
April 16, 2025, 9:50 am

Departed USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER
April 16, 2025, 8:14 am

Arrived at USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER
April 15, 2025, 11:54 pm

Unclaimed/Being Returned to Sender

Feedback

MAITLAND, FL 32751
April 14, 2025, 11:19 am

Reminder to Schedule Redelivery of your item
March 19, 2025

Notice Left (No Authorized Recipient Available)
MAITLAND, FL 32751
March 14, 2025, 3:04 pm

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
March 13, 2025, 7:44 pm

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
March 12, 2025, 9:25 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
March 12, 2025, 8:19 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (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

EXIBIT C

CODE SECTION(S) IN VIOLATION OF.....

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35(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.

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

EXIBIT D

PHOTOGRAPHIC EVIDENCE

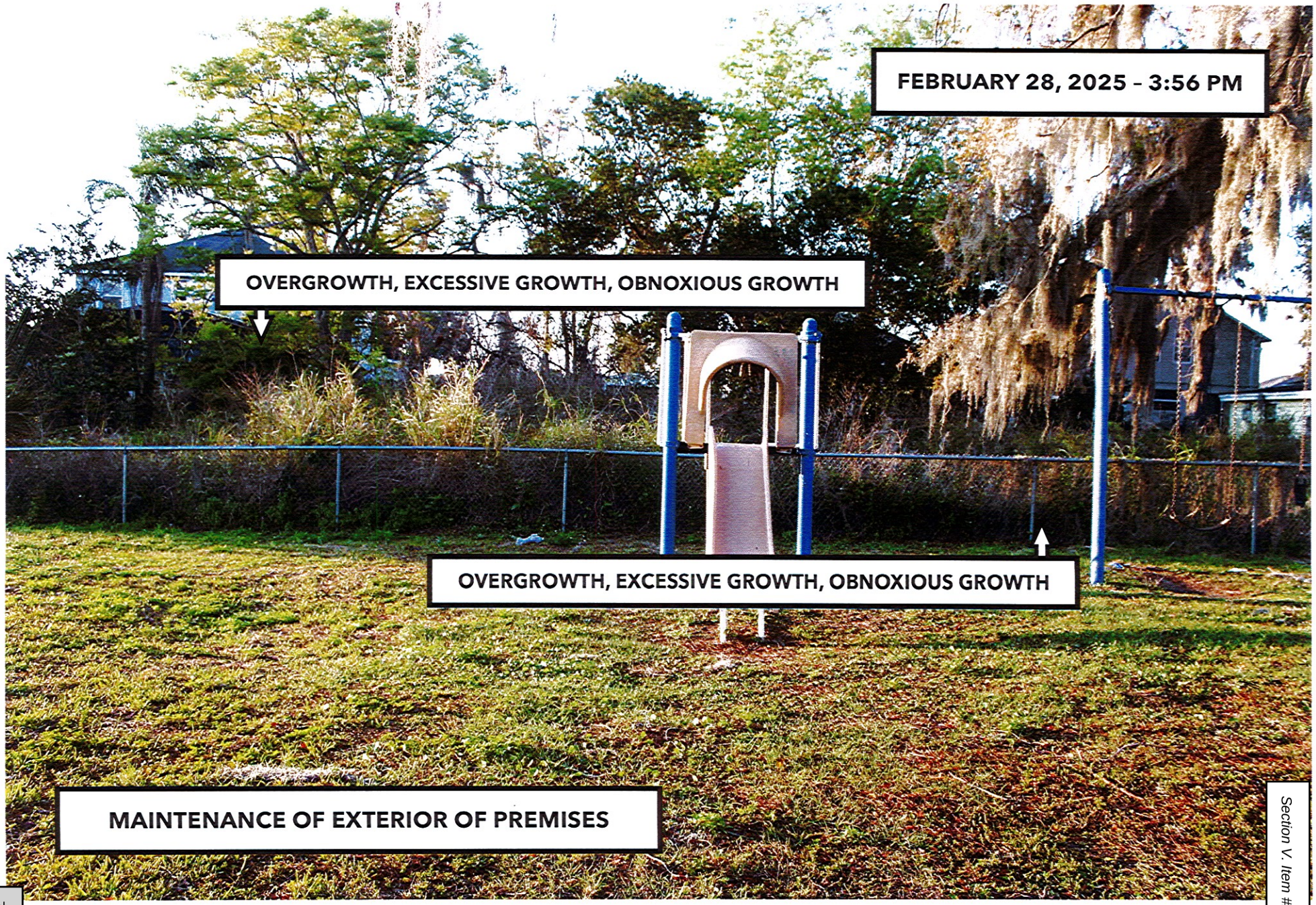
PROOF OF VIOLATION(S) – MAINTENACE OF EXTERIOR OF PREMISES. APPEARANCES OF EXTERIOR OF PREMISES AND STRUCTURE.

SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000066).....1

SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000066).....2

SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000066).....3

SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000066).....4



EXIBIT E

NOTICE OF HEARING

CODE ENFORCEMENT DIVISIO

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000066
CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 13

Vs.

SHEHZAD SIDDIQUE
REF: 226 PARK PLACE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5523 **Respondent(s)**

RE: 226 PARK PLACE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-60-580

NOTICE OF HEARING

TO: SHEHZAD SIDDIQUE,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **226 PARK PLACE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

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

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the

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

Respectfully,

Dwayne Rackard

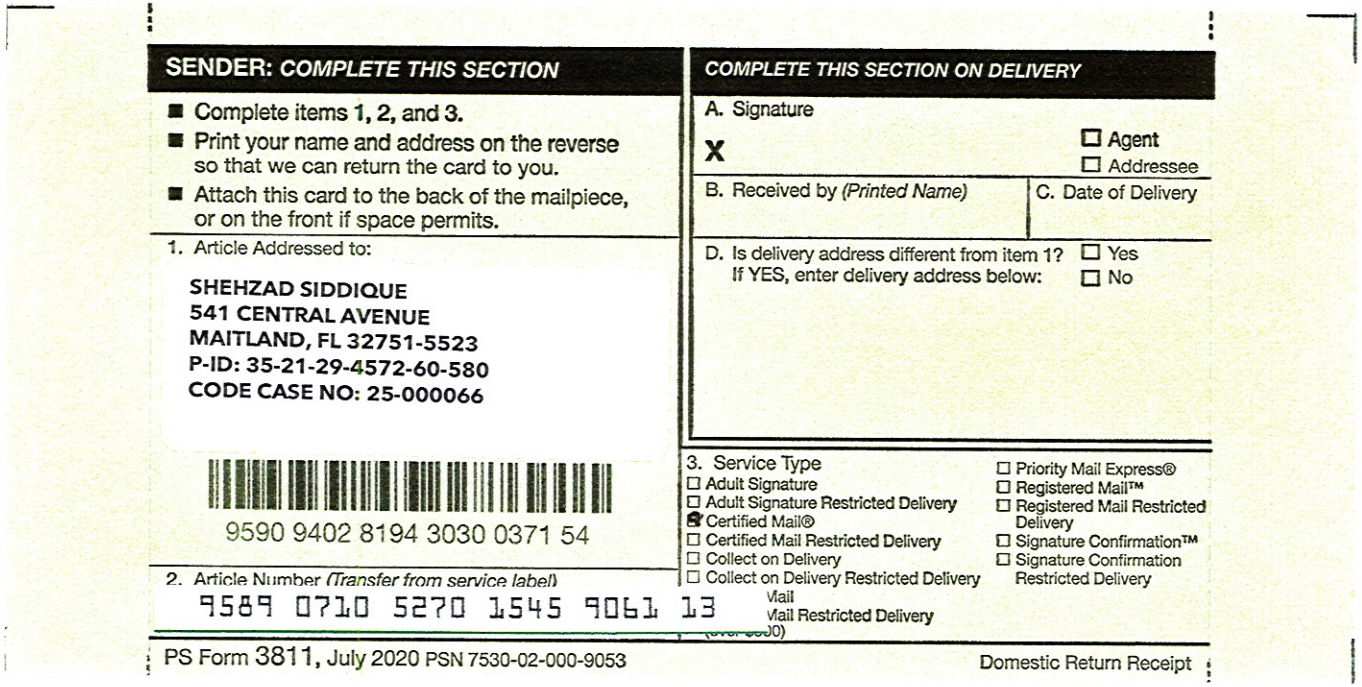
DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

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

NEOPOST FIRST-CLASS MAIL
08/25/2025 IMI
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5523
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000066



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:

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5523
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

9590 9402 8194 3030 0371 54

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9061 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

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

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 an
$

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5523
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

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

CERTIFIED MAIL®

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

9589 0710 5270 1545 9061 13

9589 0710 5270 1545 9061 13

9589 0710 5270 1545 9061 13

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

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

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 an
$

Sent To

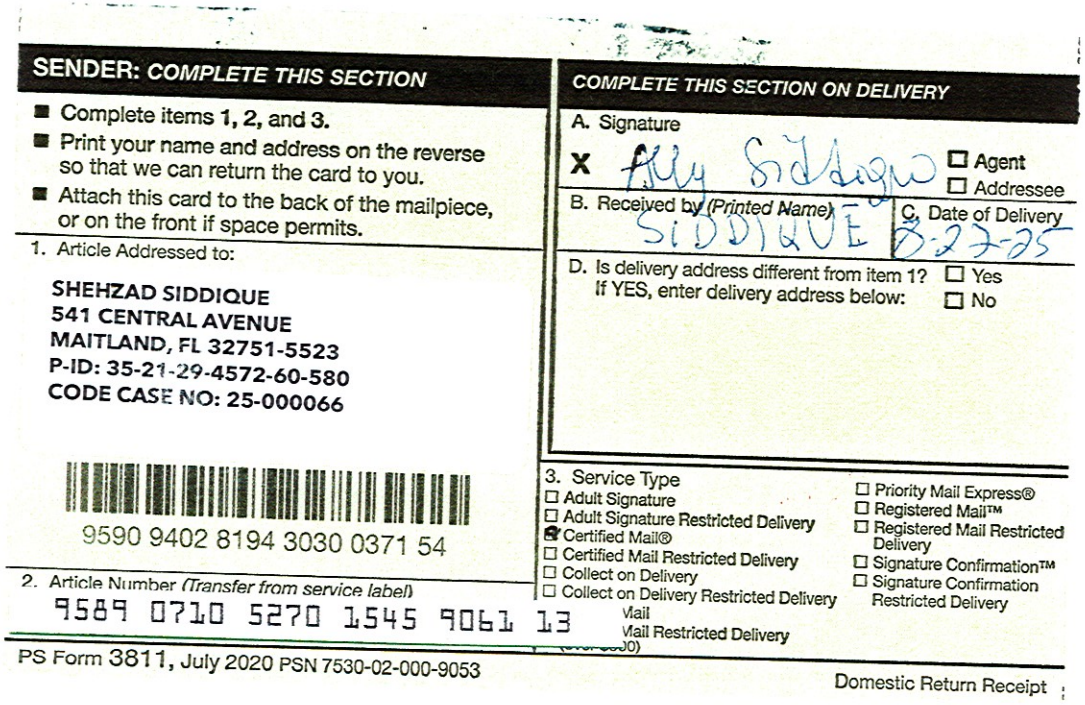
Street and Apt. N

City, State, ZIP+4

Postmark Here

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5523
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5523
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

9590 9402 8194 3030 0371 54

2. Article Number (Transfer from service label)
9589 0710 5270 1545 9061 13

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

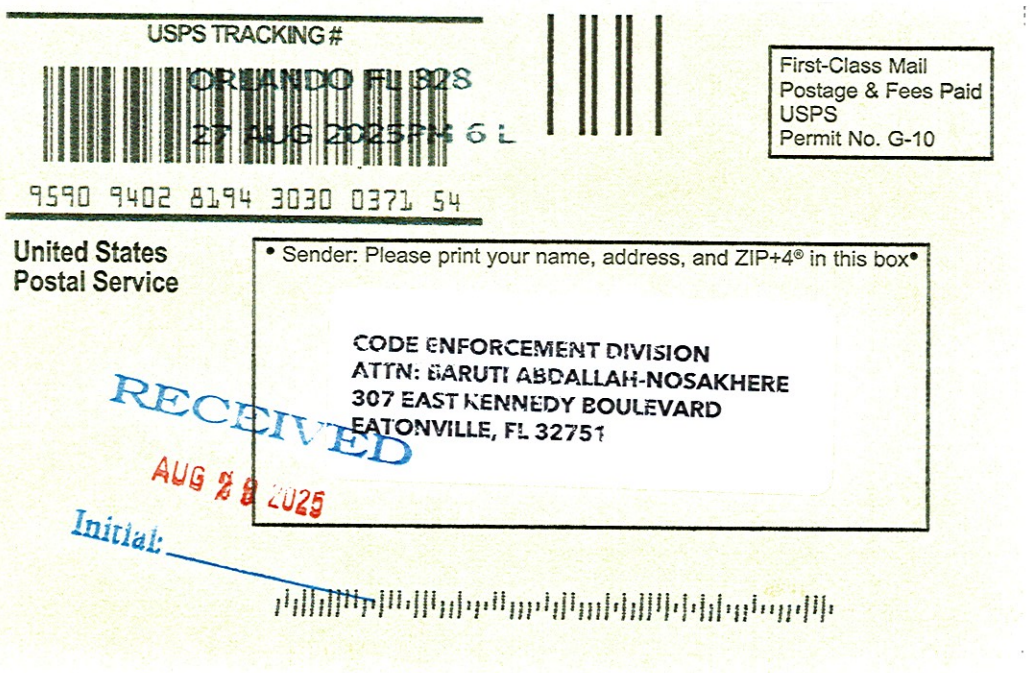
B. Received by (Printed Name) SIDDIQUE C. Date of Delivery 8-27-25

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

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

Mail
Mail Restricted Delivery

Domestic Return Receipt


USPS TRACKING #
9590 9402 8194 3030 0371 54
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
• Sender: Please print your name, address, and ZIP+4® in this box•
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751
RECEIVED
AUG 28 2025
Initial:

USPS Tracking®

Remove ✕

Tracking Number:

9589071052701545906113

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:03 pm on August 27, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MAITLAND, FL 32751
August 27, 2025, 3:03 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
August 26, 2025, 8:46 pm

In Transit to Next Facility

August 26, 2025

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
August 25, 2025, 9:41 pm

Hide Tracking History

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

Feedback

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000066
CERTIFIED MAIL NO: 9589 0710 5270 1545 9062 05

Vs.

SHEHZAD SIDDIQUE
REF: 226 PARK PLACE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5523 **Respondent(s)**

RE: 226 PARK PLACE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-60-580

NOTICE OF HEARING

TO: SHEHZAD SIDDIQUE,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **226 PARK PLACE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, October 1, 2025, the hearing

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

Respectfully,

Dwayne Rackard

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

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

NEOPOST FIRST-CLASS MAIL
IMI
09/22/2025
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$

Sent To

Street and Apt.

City, State, ZIP

Postmark Here

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

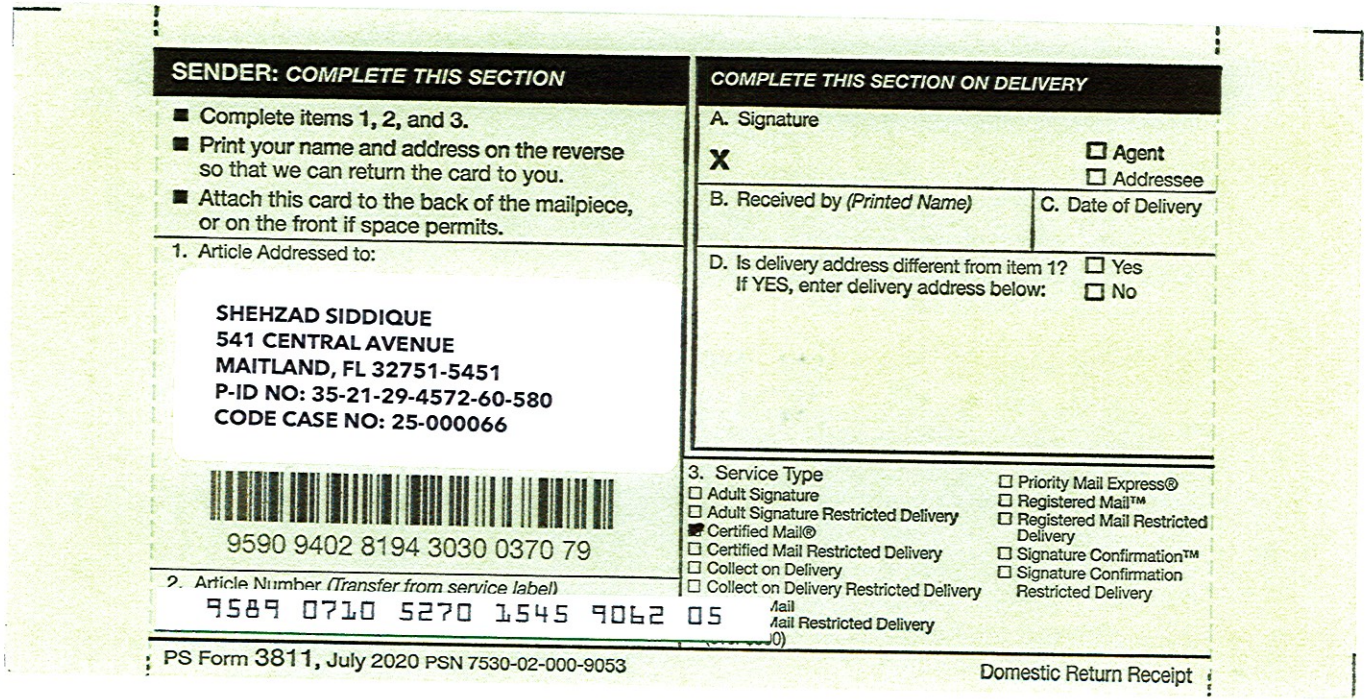
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1545 9062 05

9589 0710 5270 1545 9062 05

CERTIFIED MAIL®

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

9590 9402 8194 3030 0370 79

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9062 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

9589 0710 5270 1545 9062 05

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$

Sent To

Street and Apt.

City, State, ZIP

MAITLAND, FL
SEP 22 2025

Postmark Here

SHEHZAD SIDDIQUE
541 CENTRAL AVENUE
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-580
CODE CASE NO: 25-000066

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

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701545906205

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:05 pm on September 24, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MAITLAND, FL 32751
September 24, 2025, 3:05 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
September 23, 2025, 9:37 pm

In Transit to Next Facility

September 23, 2025

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
September 22, 2025, 10:40 pm

Hide Tracking History

Feedback

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

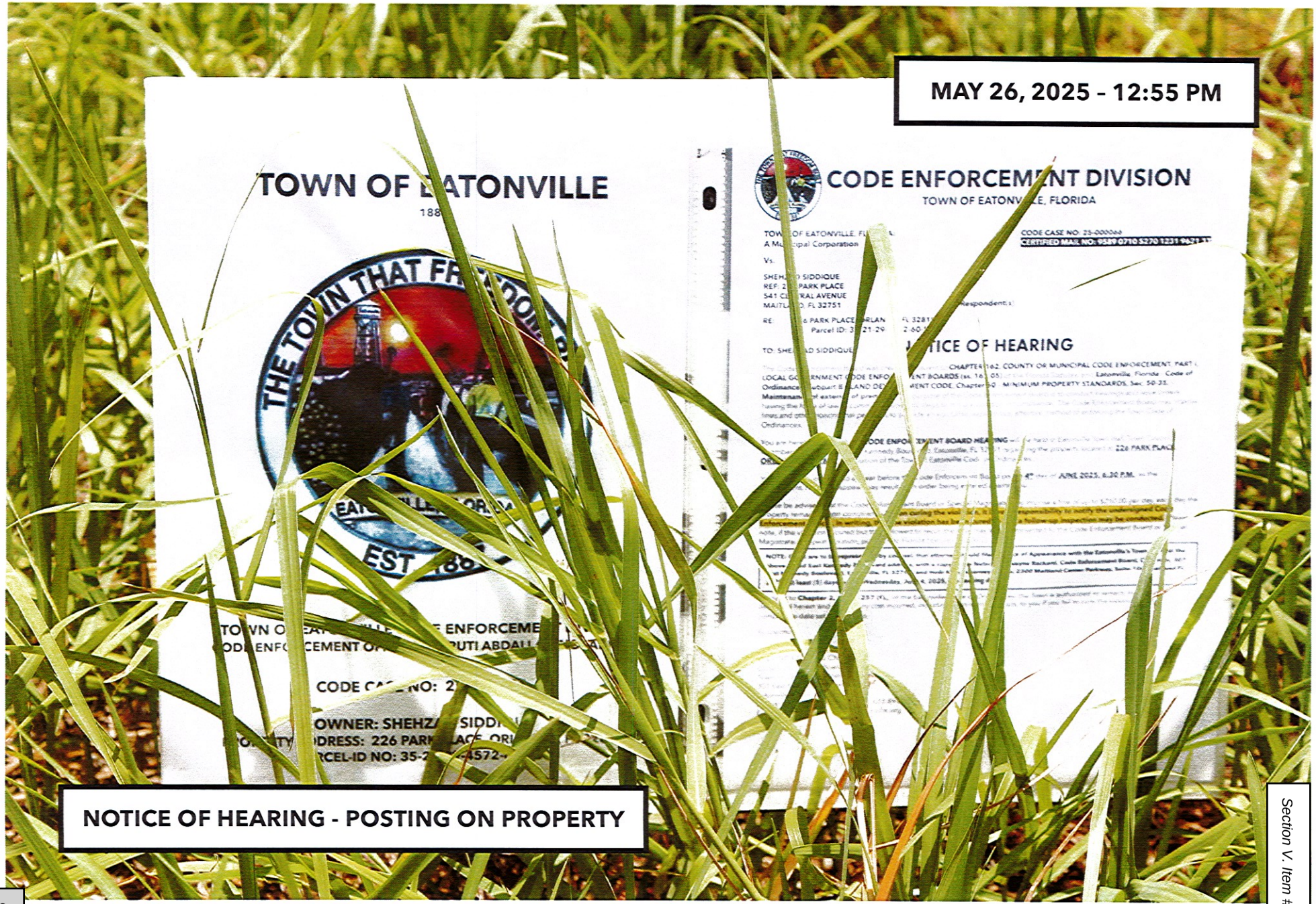
EXIBIT F

PHOTOGRAPHIC EVIDENCE

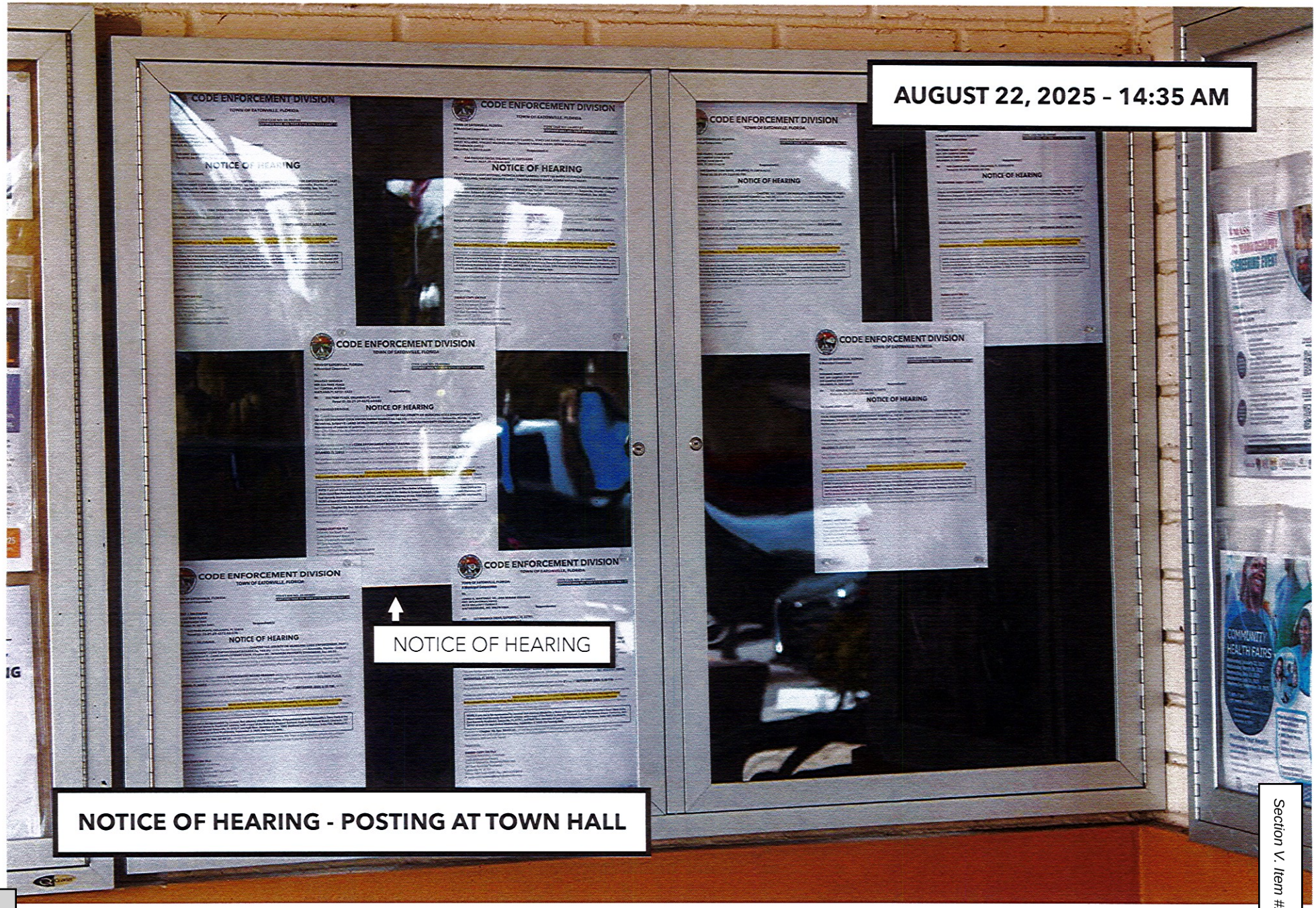
PROOF OF POSTING THE NOTICE OF HEARING.

SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000066).....5

SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000066).....5



SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000066).....6



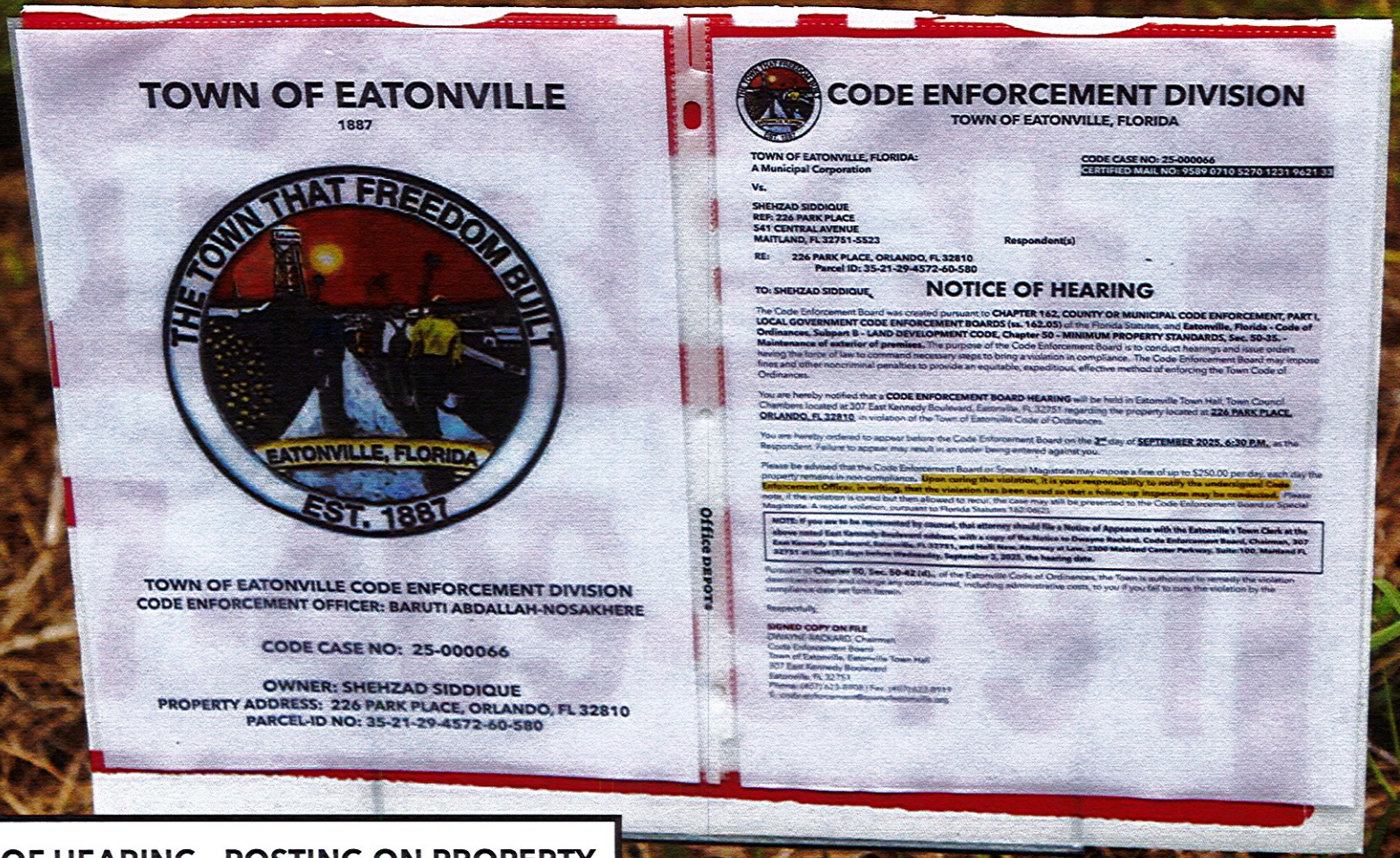
SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000066).....7

NOTICE OF HEARING - POSTING ON PROPERTY

PATISHA R. JOHNSON, P-ID NO: 36-21-29-2376-02-150

525 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751 – (CODE CASE NO: 24-000145.....8)

AUGUST 25, 2025 – 2:39 PM



NOTICE OF HEARING - POSTING ON PROPERTY

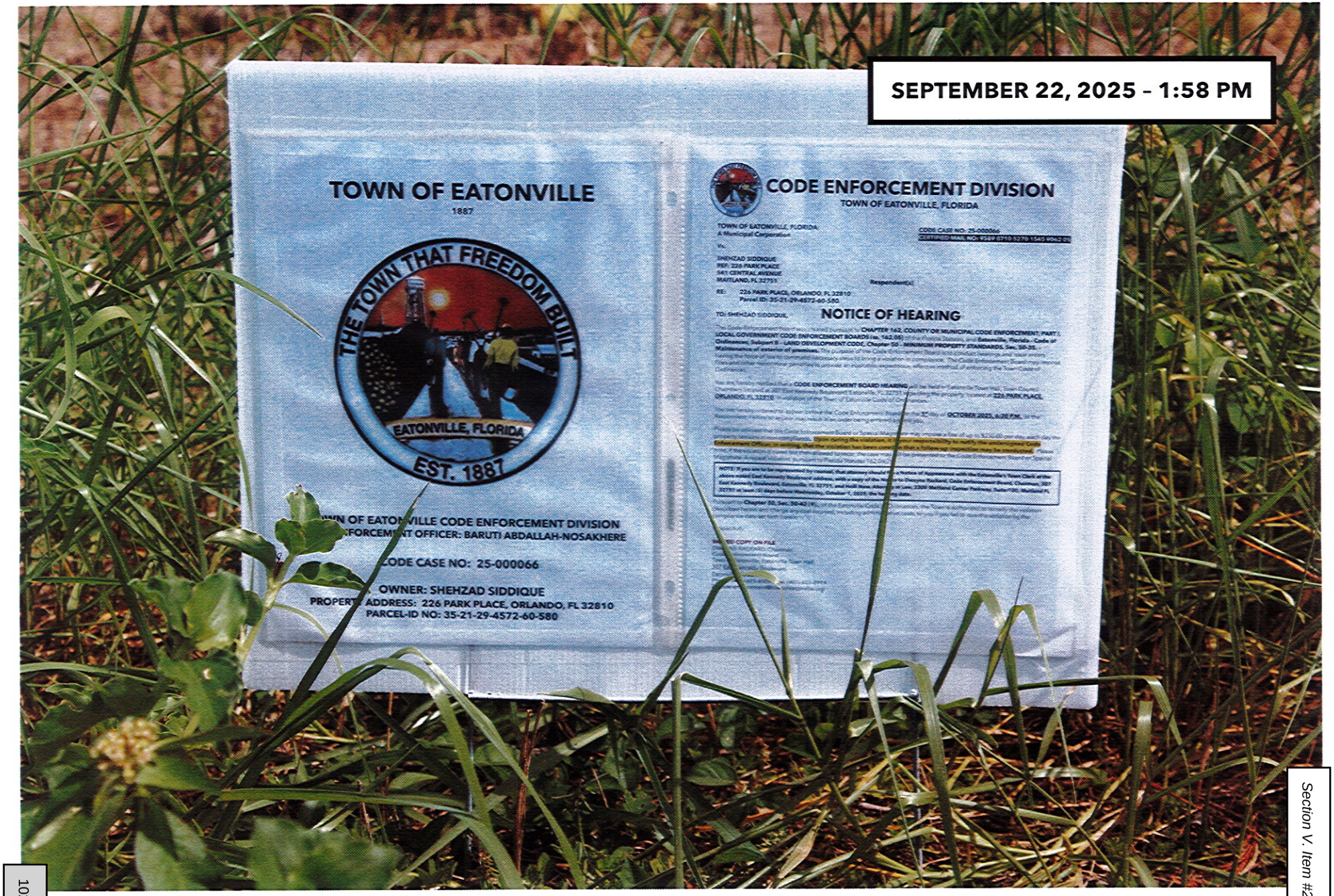
SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580

226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000066).....1

NOTICE OF HEARING - POSTING ON PROPERTY

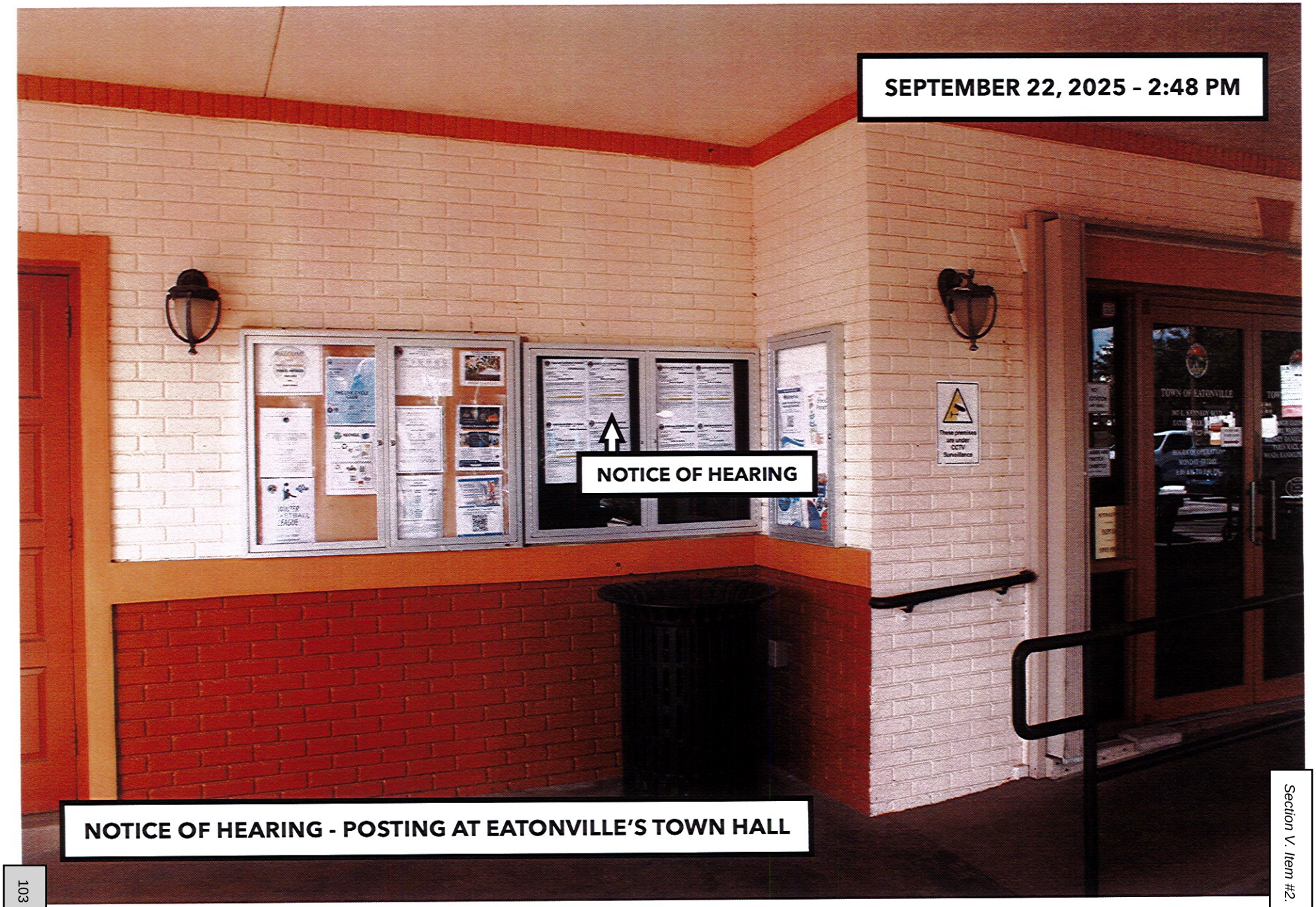
SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580

226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000066).....2



SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580

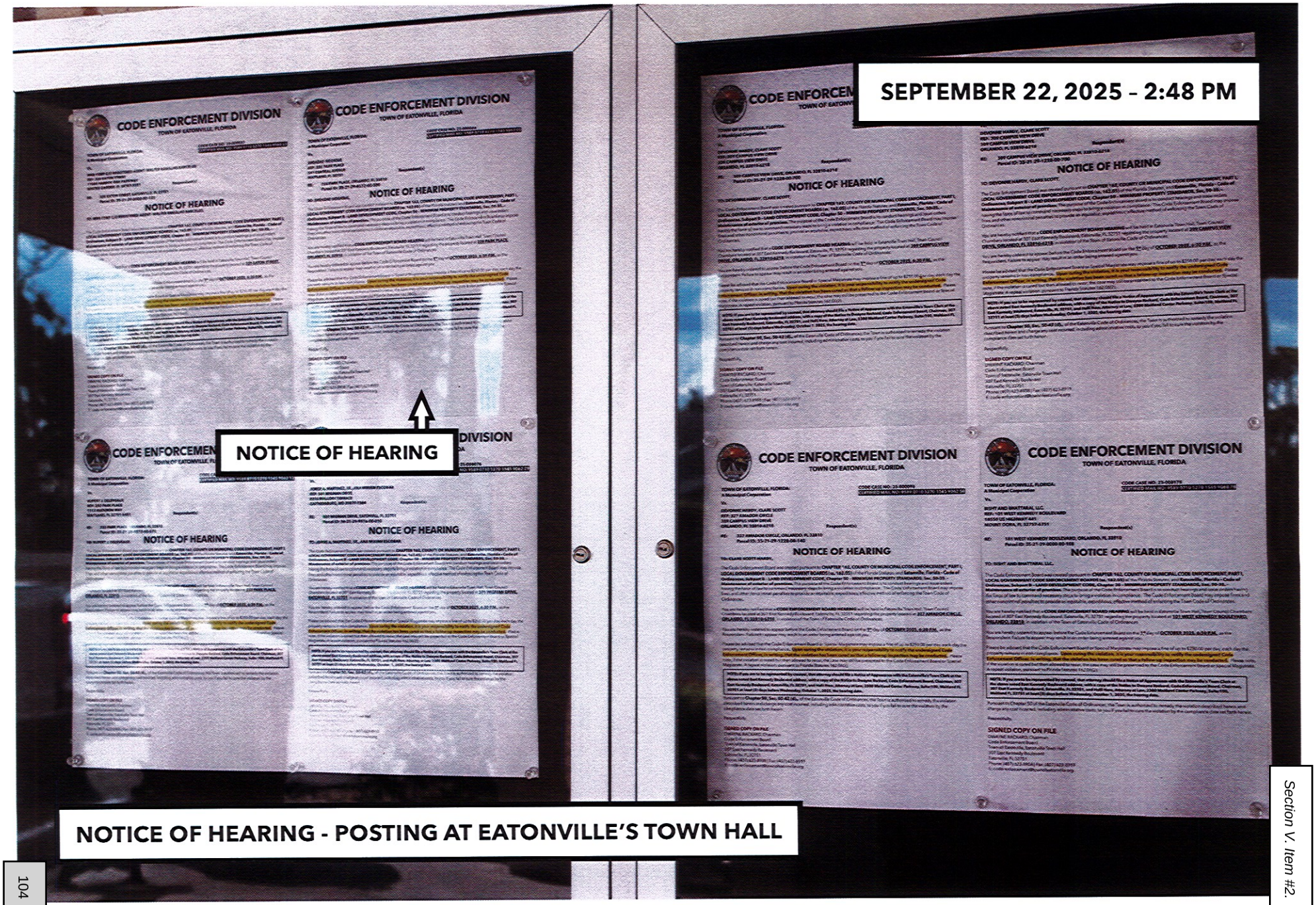
226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000066).....3



NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

SHEHZAD SIDDIQUE, P-ID NO: 35-21-29-4572-60-580

226 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000066).....4



TOWN OF EATONVILLE

1887

TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION

CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000069

OWNER: RUPERT J. DELEVEAUX

PROPERTY ADDRESS: 232 PARK PLACE, ORLANDO, FL 32810

PARCEL ID#: 35-21-29-4572-60-570

EXIBIT A

PHOTOGRAPHIC EVIDENCE

IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

Print Date: 09/25/2025 System Refresh Date: 09/24/2025

232 Park Pl 35-21-29-4572-60-570

Name(s):
DELEVEAUX RUPERT J

Physical Street Address:
232 Park Pl

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
1112 Audubon Way
Maitland, FL 32751-5451
Incorrect Mailing Address?

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville

232 PARK PL 06/06/2014

Upload Photos

View 2025 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	%
2025 W MKT	$40,000	$129,180	$0	$169,180	3.7%	$104,365	10.0%
2024 ✓ MKT	$40,000	$123,160	$0	$163,160	3.6%	$94,877	10.0%
2023 ✓ MKT	$40,000	$117,424	$0	$157,424	30.1%	$86,252	10.0%
2022 ✓ MKT	$30,000	$90,979	$0	$120,979	N/A	$78,411	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 W $			$0		$796
2024 ✓ $			$0		$839
2023 ✓ $			$0		$874
2022 ✓ $			$0		$524

2025 Taxable Value and Estimate of Proposed Taxes

Tax Year: 2025 | 2024 | 2023 | 2022

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$169,180	$0	$169,180	3.2010	-0.5%	$541.55	23%
Public Schools: By Local Board	$169,180	$0	$169,180	3.2480	0.0%	$549.50	23%
General County	$104,365	$0	$104,365	4.4347	0.0%	$462.83	20%
Town Of Eatonville	$104,365	$0	$104,365	7.2938	0.0%	$761.22	32%
Library - Operating Budget	$104,365	$0	$104,365	0.3748	0.0%	$39.12	2%
St Johns Water Management District	$104,365	$0	$104,365	0.1793	0.0%	$18.71	1%
Totals				18.7316		$2,372.93	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

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

2025 Gross Tax Total: $2,372.93

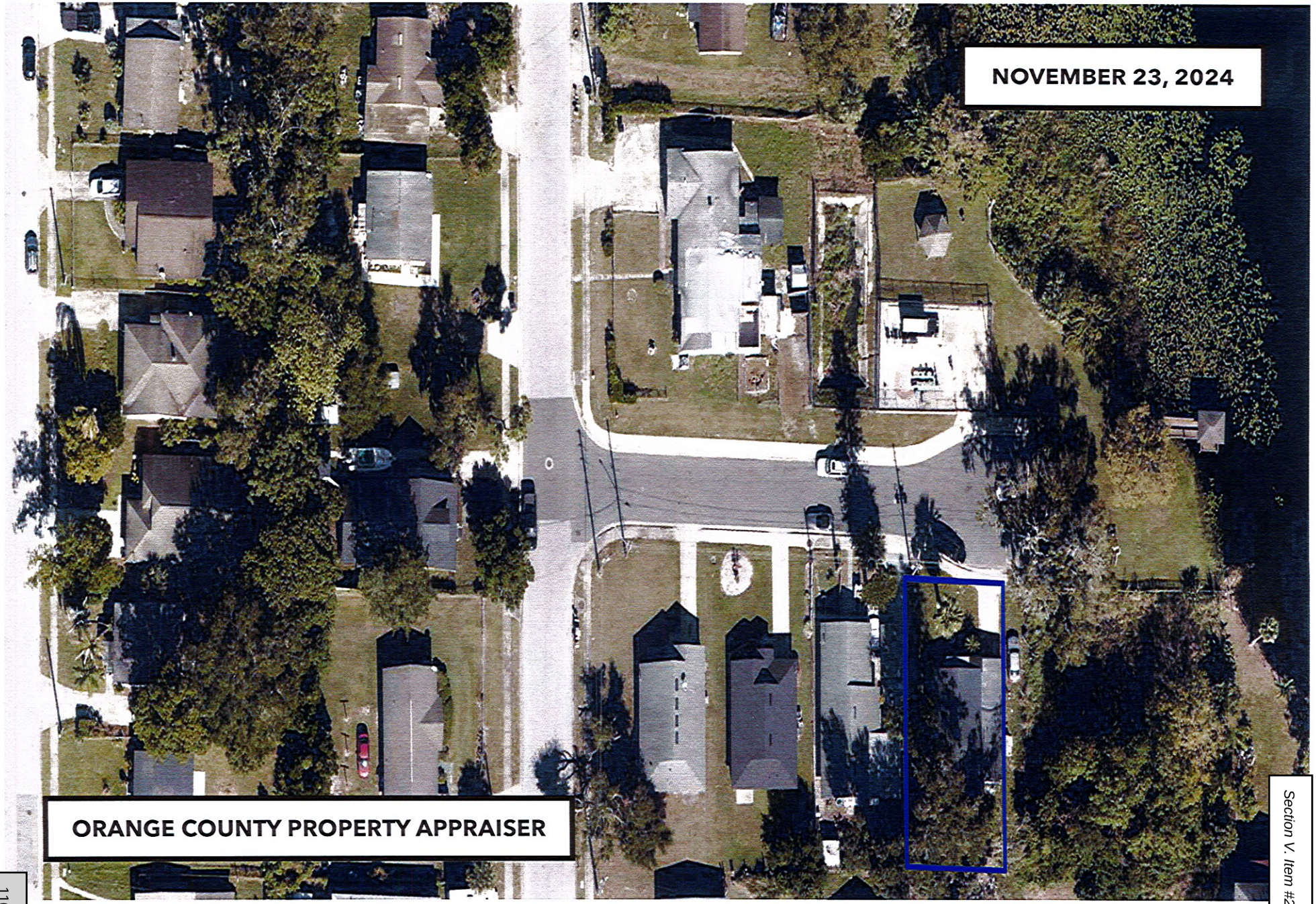
2025 Tax Savings Tax Savings
Your taxes without exemptions would be: $3,169.02
Your ad-valorem tax with exemptions is: - $2,372.93

Providing You A Savings Of: = $796.09

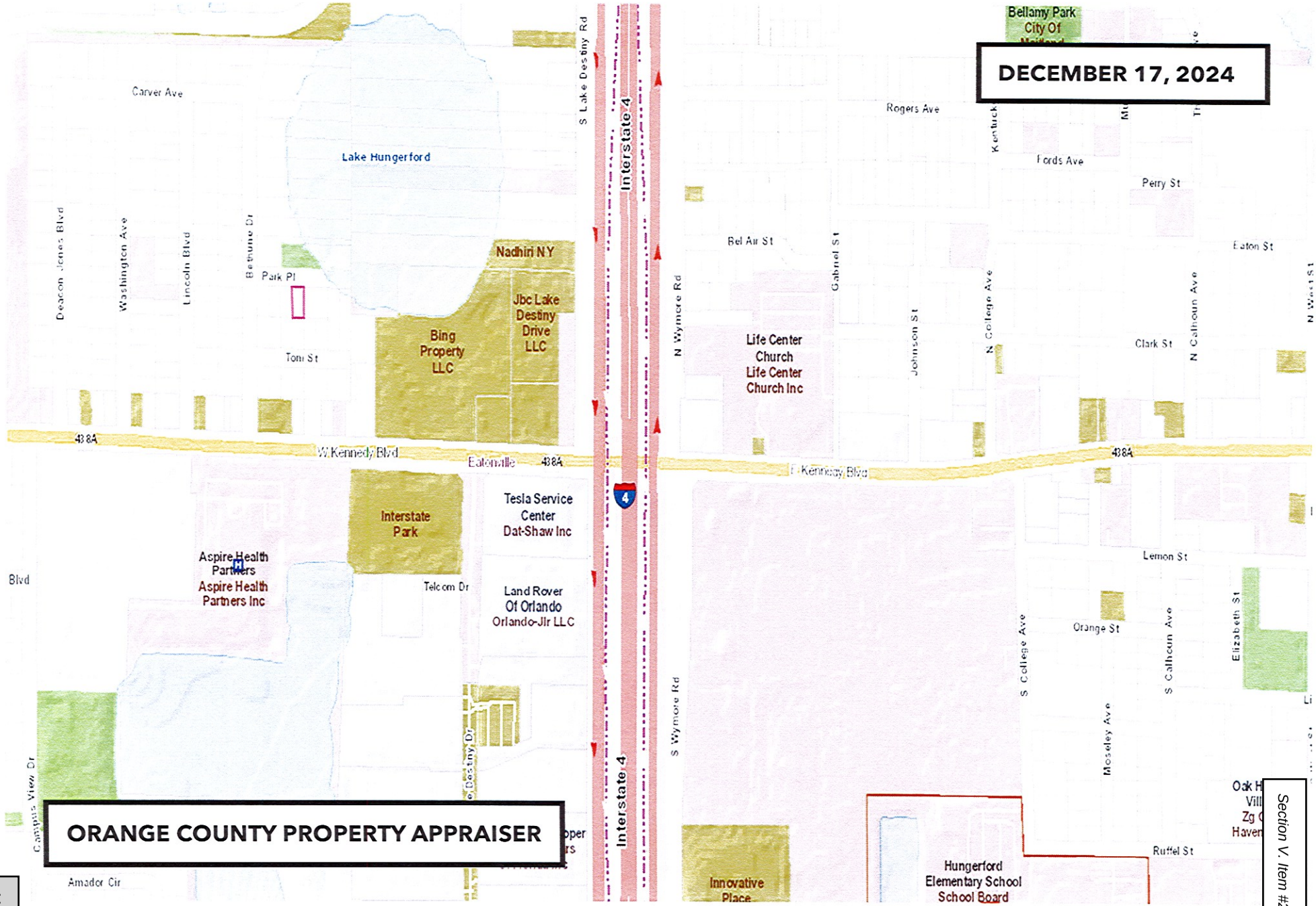
RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....1

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

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



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



EXIBIT B

NOTICE OF VIOLATION

Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

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

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

RUPERT DELEVEAUX
REF: 232 PARK PLACE
1112 AUDUBON WAY
MAITLAND, FL 32751
CERTIFIED MAIL NO: 9589 0710 5270 1231 9615 56

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 232 PARK PLACE, ORLANDO, FL 32810, Parcel ID: 35-21-29-4572-60-570** into compliance with **Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-203. – Definitions. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-229. – Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-230. – Cover requirements of motor vehicle. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-231. – Visual nuisance declared; abatement required. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-232. – Responsibility. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-233. – Parking restrictions for certain vehicles on residential property. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.**

– IN GENERAL, Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/Sec. 50-35. – Maintenance of exterior premises. (a), (b)(1). Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE XI. – OFF-STREET PARKING/Sec. 60-300. – Utilization of yards.

TO: RUPERT DELEVEAUX,

You are hereby notified, the property located at **232 PARK PLACE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. – Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **Sec. 18-229. – Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-230. – Cover requirements of**

motor vehicles. Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. – Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. – Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233. – Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Sec. 50-35. – Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any **abandoned motor vehicle**, icebox, refrigerator, stove, glass,

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35(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.

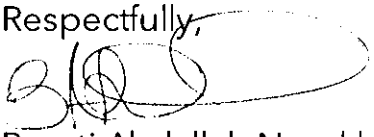
(LCD 1982, ch.4, § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)

building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. – Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **Sec. 60-300. – Utilization of yards. (a)** In all residential districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards and shall be counted as meeting off-street parking requirements; except that within a required front yard, all parking shall be located in a driveway or turn-a-round.

Please be advised that if the violation is not cured by **[04/11/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to $250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



Baruti Abdallah-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

Description of Violation and Remedial Action Required

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

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

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

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

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

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

NEOPOST FIRST-CLASS MAIL
03/11/2025 IMI
US POSTAGE $009.64⁰

ZIP 32751
041M11468919

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8854 4005 3715 99

2. Article Number (Transfer from service label)
9589 0710 5270 1231 9615 56

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
☐ sured Mail
☐ sured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

CERTIFIED MAIL®

9589 0710 5270 1231 9615 56

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here

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

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

9589 0710 5270 1231 9615 56

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

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

Postage
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Total Postage an
$

Sent To

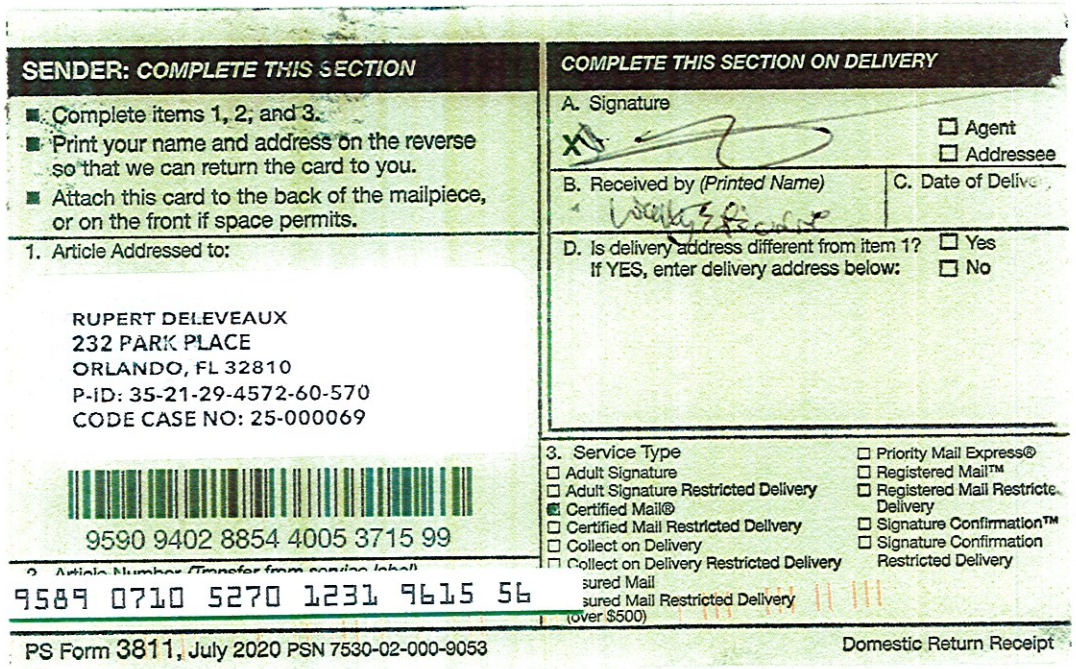
Street and Apt. N

City, State, ZIP+4

Postmark Here
Jacksonville, FL 2025
Jacksonville, FL 32751

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

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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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ORLANDO, FL 32810
P-ID: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

9590 9402 8854 4005 3715 99

9589 0710 5270 1231 9615 56

COMPLETE THIS SECTION ON DELIVERY

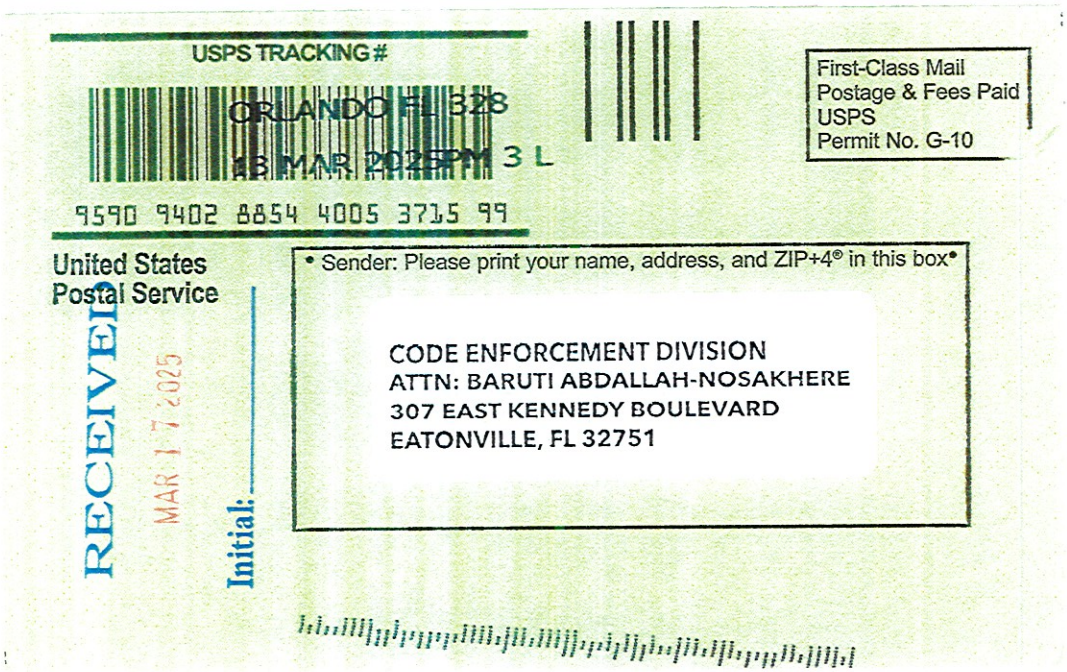
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Deliv

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
☐ sured Mail
☐ sured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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


USPS TRACKING #
9590 9402 8854 4005 3715 99
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
RECEIVED
MAR 17 2025
Initial:
• Sender: Please print your name, address, and ZIP+4® in this box•
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

USPS Tracking®

Remove ×

Tracking Number:

9589071052701231961556

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:45 am on March 13, 2025 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ORLANDO, FL 32810
March 13, 2025, 11:45 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
March 12, 2025, 9:25 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
March 12, 2025, 7:54 pm

Hide Tracking History

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

Text & Email Updates

Feedback

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

232 park pl notice

Wally Etienne <wallyetienne@gmail.com> Thu, Apr 3, 2025 at 12:47 PM
To: bnosakhere@townofeatonville.org

Good day, Sir,

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

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

Sincerely,

Wally Etienne

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

232 park pl notice

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org> Mon, Apr 7, 2025 at 8:03 AM
To: Wally Etienne <wallyetienne@gmail.com>

Mr. Etienne,

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

Thank you,
[Quoted text hidden]

Gmail

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

Thank you very much.
[Quoted text hidden]

Gmail

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

Thank you very much.
[Quoted text hidden]

USPS Tracking®

Remove ×

Tracking Number:

9589071052701231961624

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 9:32 am on March 17, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered
Delivered, Left with Individual
MAITLAND, FL 32751
March 17, 2025, 9:32 am

In Transit to Next Facility
March 16, 2025

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
March 15, 2025, 7:54 pm

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
March 14, 2025, 9:31 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
March 14, 2025, 8:39 pm

Feedback

Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

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

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

RUPERT DELEVEAUX
REF: 232 PARK PLACE
1112 AUDUBON WAY
MAITLAND, FL 32751
CERTIFIED MAIL NO: 9589 0710 5270 1231 9616 24

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 401 CLARK STREET, EATONVILLE, FL 32751, Parcel ID: 35-21-29-4572-60-570** into compliance with **Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-203. – Definitions. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-229. – Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-230. – Cover requirements of motor vehicle. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-231. – Visual nuisance declared; abatement required. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-232. – Responsibility. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-233. – Parking restrictions for certain vehicles on residential property. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.**

– IN GENERAL, Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/Sec. 50-35. – Maintenance of exterior premises. (a), (b)(1). Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE XI. – OFF-STREET PARKING/Sec. 60-300. – Utilization of yards.

TO: RUPERT DELEVEAUX,

You are hereby notified, the property located at **232 PARK PLACE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. – Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **Sec. 18-229. – Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-230. – Cover requirements of**

motor vehicles. Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. – Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. – Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233. – Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Sec. 50-35. – Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass,

building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. – Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **Sec. 60-300. – Utilization of yards. (a)** In all residential districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards and shall be counted as meeting off-street parking requirements; except that within a required front yard, all parking shall be located in a driveway or turn-a-round.

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

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

Respectfully,

Baruti Abdallah-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

Description of Violation and Remedial Action Required

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

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

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

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

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

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

NEOPOST FIRST-CLASS MAIL
03/13/2025 IMI
US POSTAGE $009.64⁰

ZIP 32751
041M11468919

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 8854 4005 3714 69

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
☐ sured Mail
☐ sured Mail Restricted Delivery
ver $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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CERTIFIED MAIL®

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Domestic Mail Only

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OFFICIAL US

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 $
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Total Postage a
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Street and Apt. N
City, State, ZIP+4

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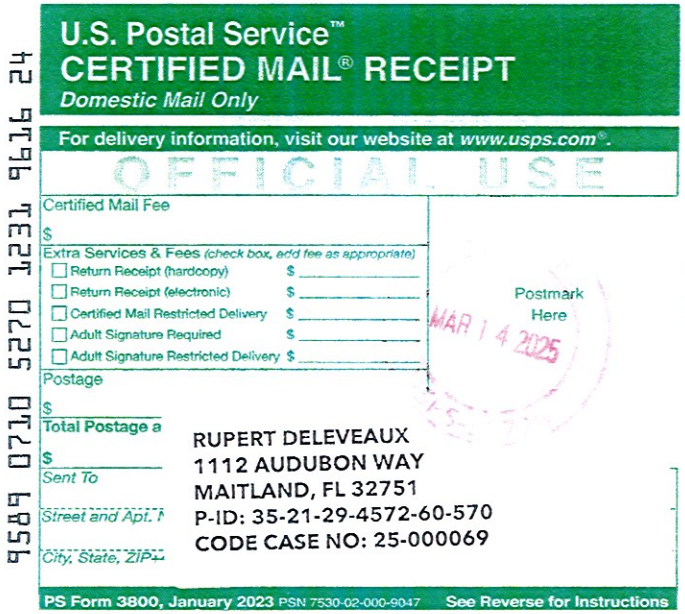
RUPERT DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751
P-ID: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

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



9589 0710 5270 1231 9616 24

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

Postage
$

Total Postage a
$

Sent To

Street and Apt. N

City, State, ZIP+

Postmark Here
MAR 14 2025

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

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

EXIBIT C

CODE SECTION(S) IN VIOLATION OF.....

Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-230. – Cover requirements of motor vehicle.

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-233. – Parking restrictions for certain vehicles on residential property.

Sec. 18-233. – Parking restrictions for certain vehicles on residential property. No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property.

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE XI. – OFF-STREET PARKING/Sec. 60-300. – Utilization of yards.

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

(LDC 1982, ch. 13, § 4-9.7)

EXIBIT D

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) – JUNKED, WRECKED, ABANDON PROPERTY. MAINTENACE OF EXTERIOR OF PREMISES. APPEARANCES OF EXTERIOR OF PREMISES AND STRUCTURE.

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

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

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

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

EXIBIT E

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000069
CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 20

Vs.

RUPERT J. DELEVEAUX
REF: 232 PARK PLACE
1112 AUDUBON WAY
MAITLAND, FL 32751-5451 **Respondent(s)**

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

NOTICE OF HEARING

TO: RUPERT J. DELEVEAUX,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **232 PARK PLACE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

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

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the hearing date.

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

Respectfully,

Dwayne Rackard

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

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

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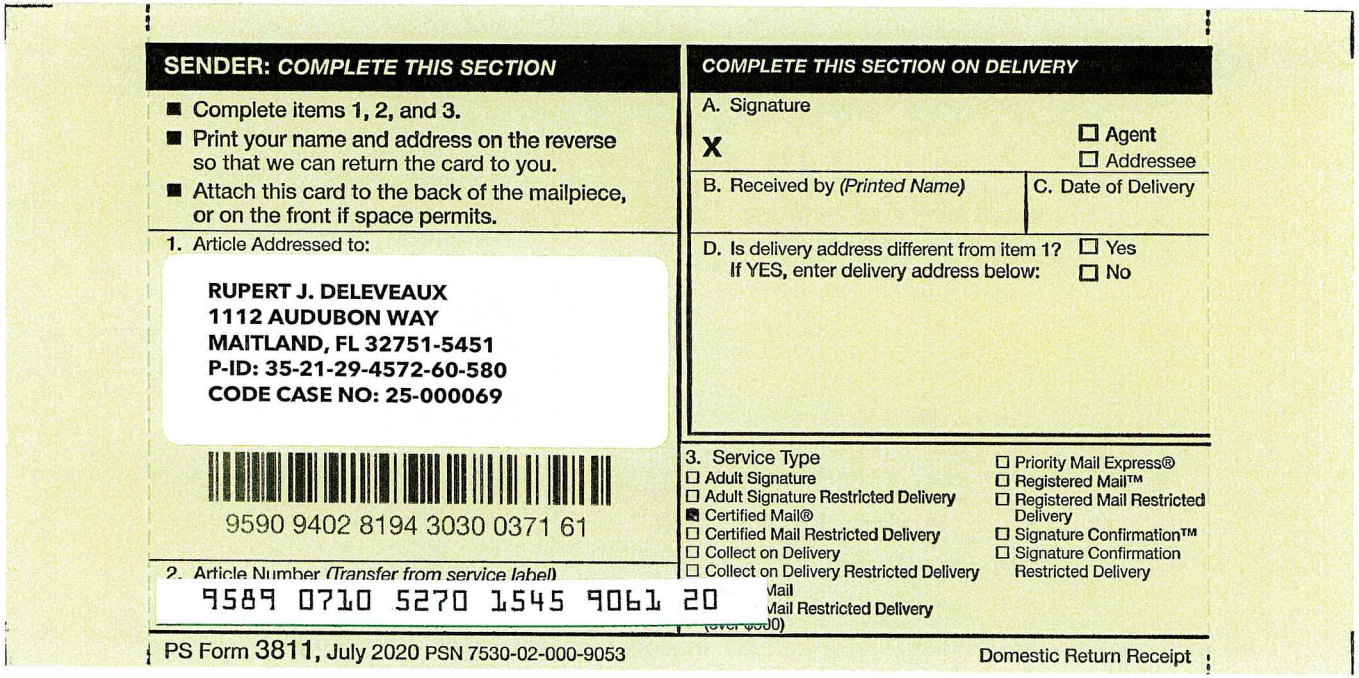
08/25/2025
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8194 3030 0371 61

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9061 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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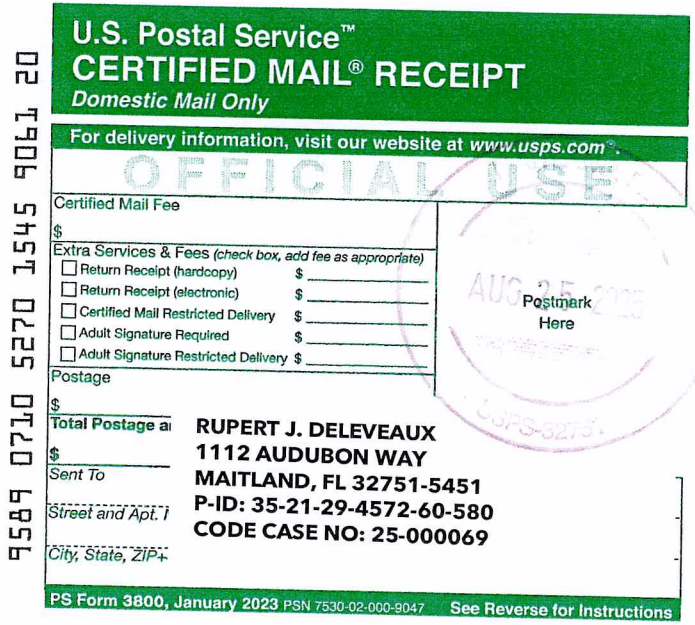
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
Street and Apt. I
City, State, ZIP+
RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000069
Postmark Here
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL®
9589 0710 5270 1545 9061 20
9589 0710 5270 1545 9061 20



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

Postage
$

Total Postage a
$

Sent To

Street and Apt. I

City, State, ZIP+

AUG 25 2025
Postmark Here
USPS-5275

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

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

USPS Tracking®

FAQs >

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Tracking Number:

9589071052701545906120

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Latest Update

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Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered
Delivered, Left with Individual
MAITLAND, FL 32751
August 27, 2025, 9:15 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
August 26, 2025, 8:43 pm

In Transit to Next Facility
August 26, 2025

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
August 25, 2025, 9:34 pm

Hide Tracking History

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

Feedback

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000069
CERTIFIED MAIL NO: 9589 0710 5270 1545 9062 12

Vs.

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

Respondent(s)

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

NOTICE OF HEARING

TO: RUPERT J. DELEVEAUX,

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You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **232 PARK PLACE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite: 100, Maitland FL 32751 at least (5) days before Wednesday, October 1, 2025, the hearing date.

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

Respectfully,

Dwayne Rackard

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

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

NEOPOST FIRST-CLASS MAIL
IMI
09/22/2025
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

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

Postage
$

Total Postage
$

Postmark Here

Sent To
RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451

Street and Apt.
P-ID NO: 35-21-29-4572-60-570

City, State, ZIP:
CODE CASE NO: 25-000069

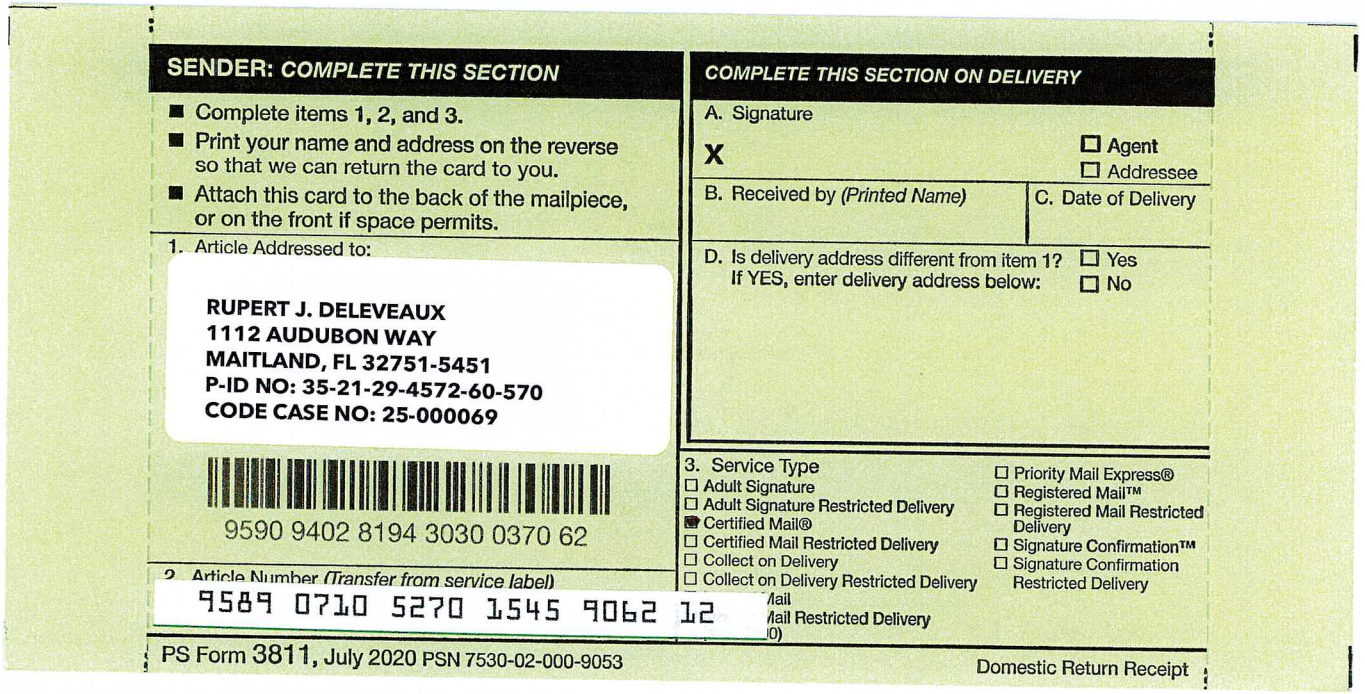
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1545 9062 12

9589 0710 5270 1545 9062 12

CERTIFIED MAIL®

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

9590 9402 8194 3030 0370 62

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9062 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

9589 0710 5270 1545 9062 12

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$

MAITLAND, FL
SEP 22 2025

Postmark Here

Sent To

Street and Apt.

City, State, ZIP

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

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

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701545906212

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 9:11 am on September 24, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered
Delivered, Left with Individual
MAITLAND, FL 32751
September 24, 2025, 9:11 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 23, 2025, 9:35 pm

In Transit to Next Facility
September 23, 2025

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 22, 2025, 10:14 pm

Hide Tracking History

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

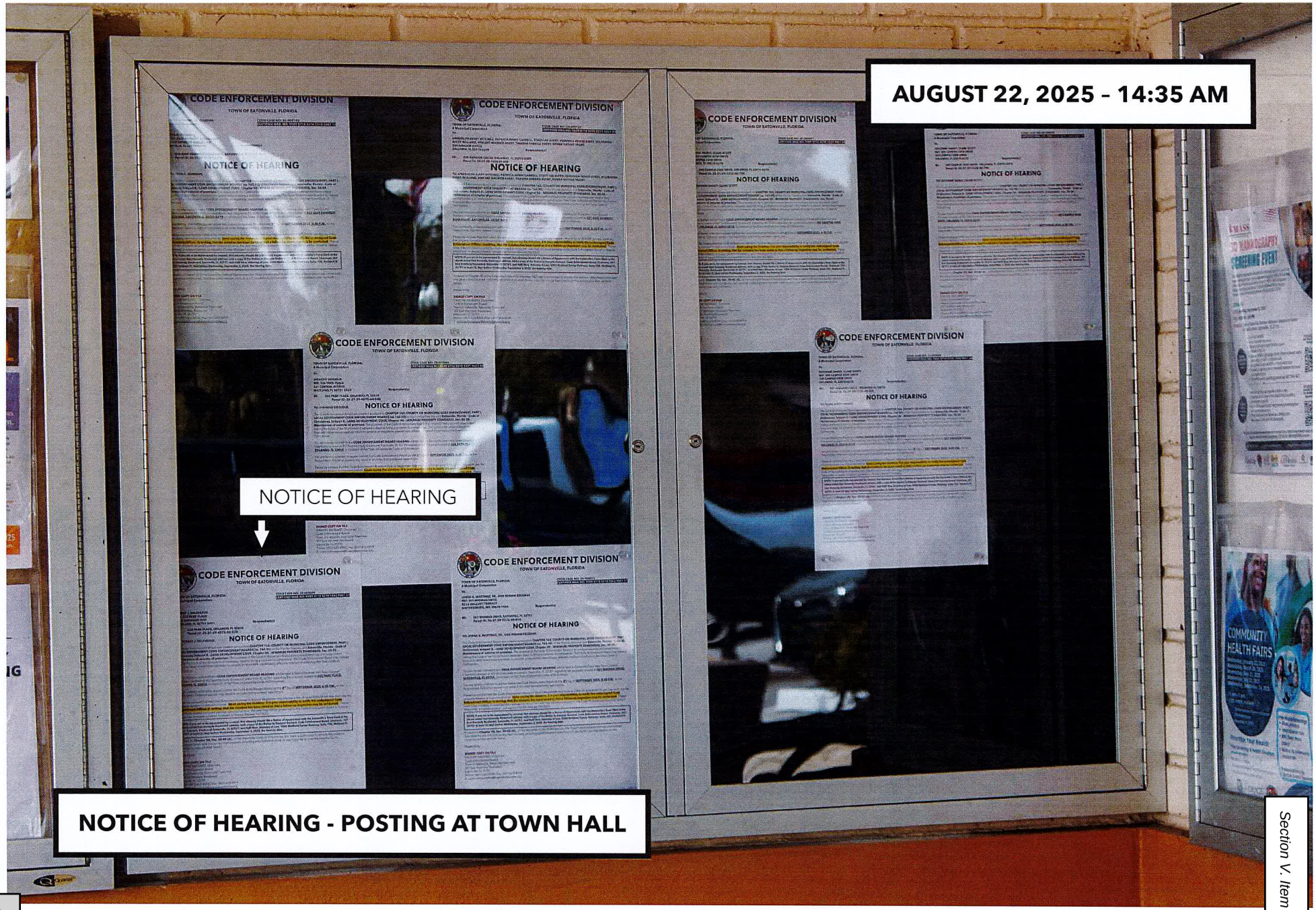
Feedback

EXIBIT F

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING THE NOTICE OF HEARING.

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

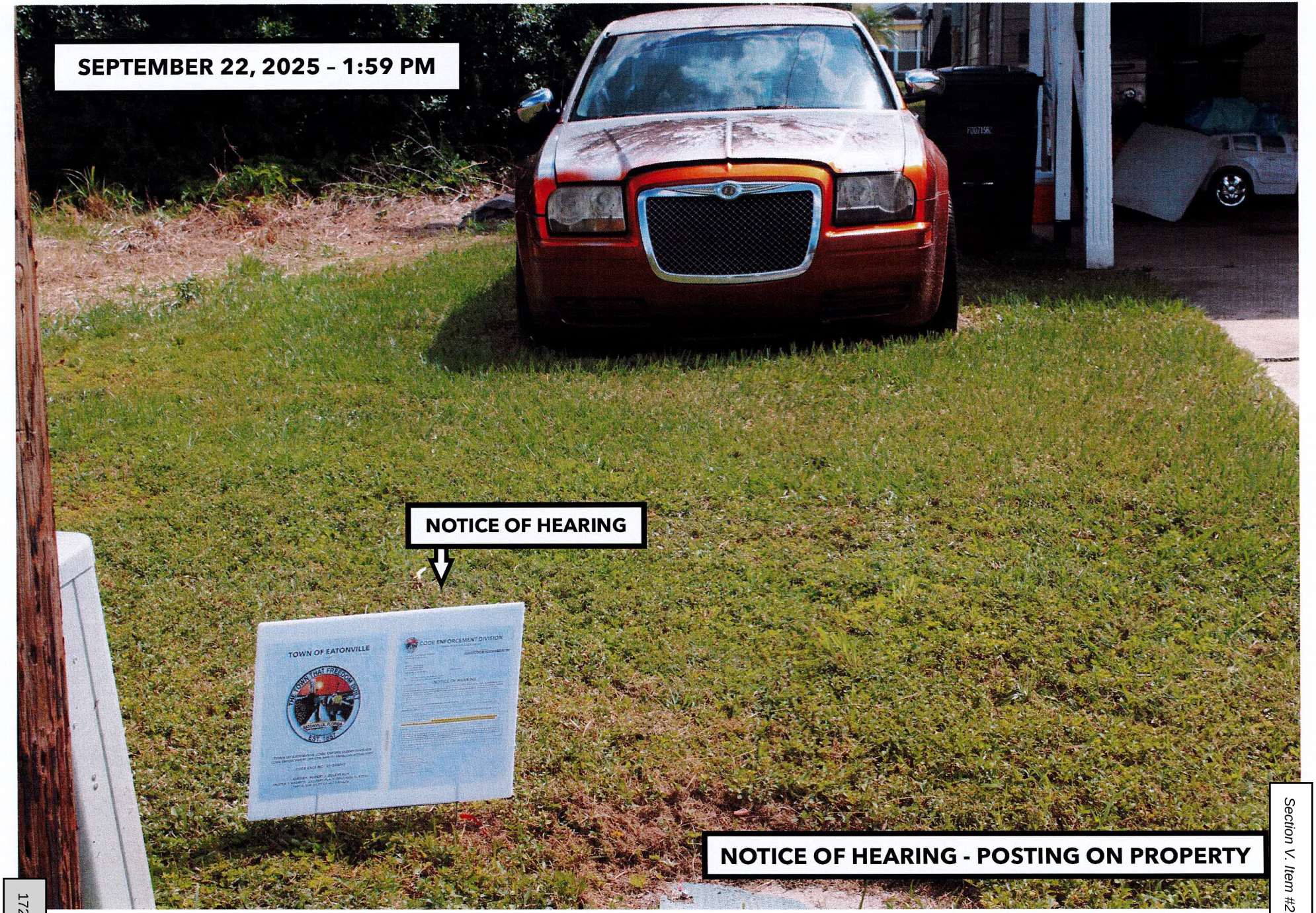


RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000069).....6

RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000069).....7

RUPERT J. DELEVEAUX, P-ID NO: 35-21-29-4572-60-570

232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....1



NOTICE OF HEARING - POSTING ON PROPERTY

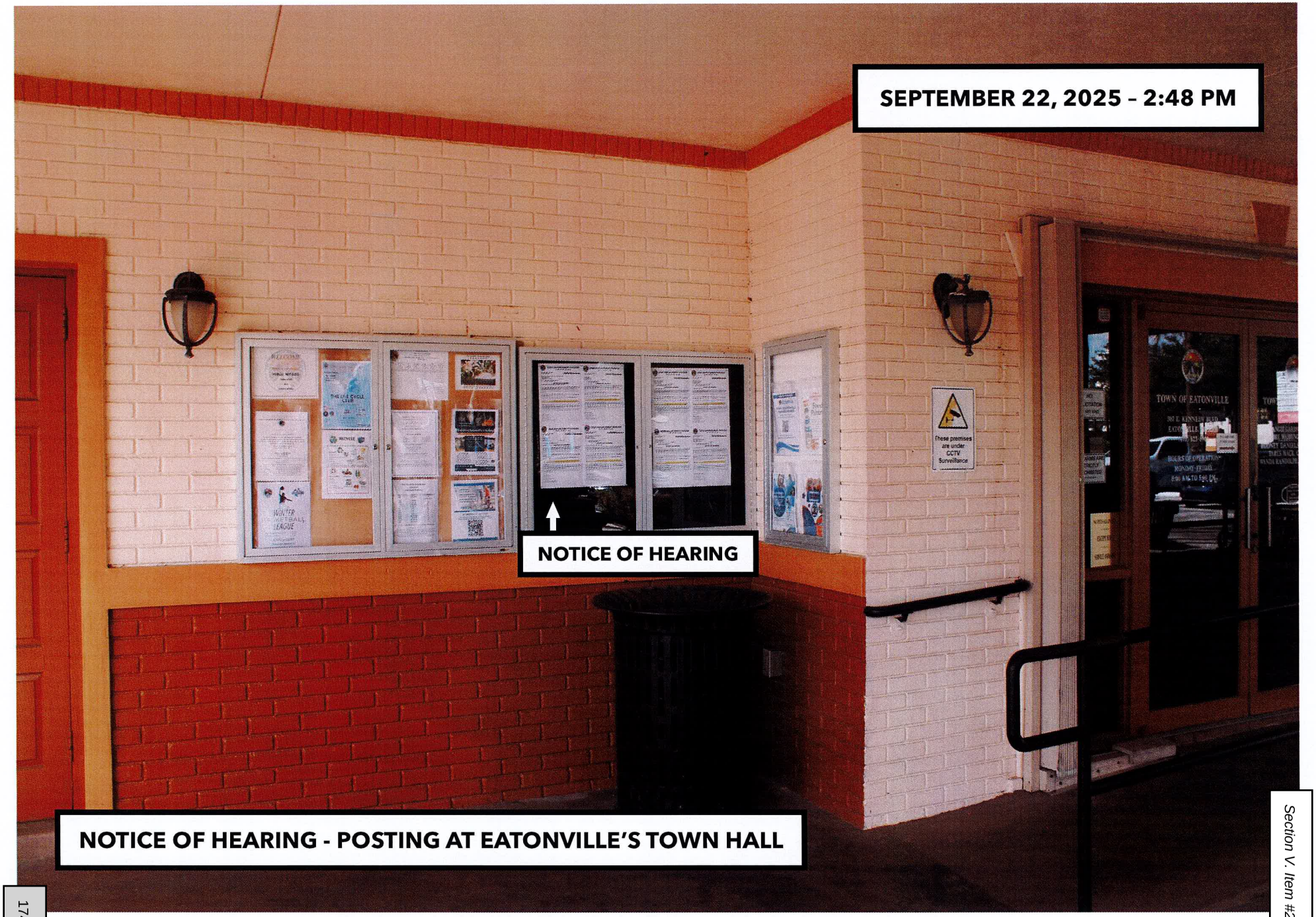
RUPERT J. DELEVEAUX, P-ID NO: 35-21-29-4572-60-570

232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....2

SEPTEMBER 22, 2025 - 1:59 PM

RUPERT J. DELEVEAUX, P-ID NO: 35-21-29-4572-60-570

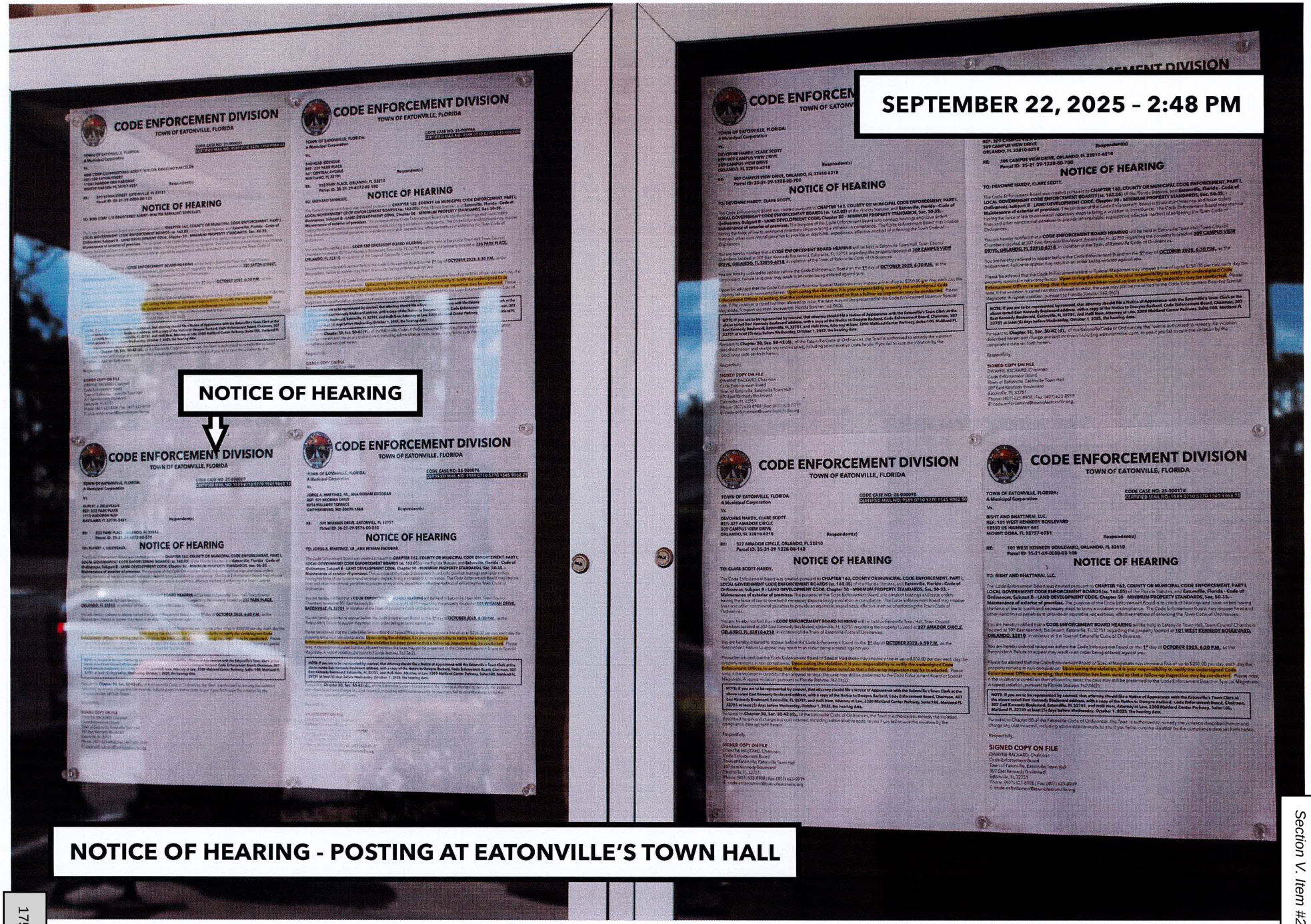
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....3



NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

RUPERT J. DELEVEAUX, P-ID NO: 35-21-29-4572-60-570

232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....4



NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

TOWN OF EATONVILLE

1887

TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION

CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000091

OWNER: DEVONNE HARDY/CLARE SCOTT

PROPERTY ADDRESS: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810

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

EXIBIT A

PHOTOGRAPHIC EVIDENCE

IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

Print Date: 09/25/2025 System Refresh Date: 09/24/2025

309 Campus View Dr 35-21-29-1228-00-700

Name(s):
HARDY DEVONNE
SCOTT CLARE

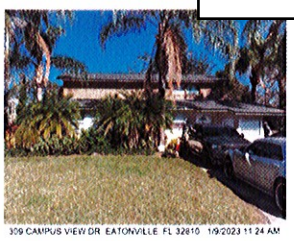
Physical Street Address:
309 Campus View Dr

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
309 Campus View Dr
Orlando, FL 32810-6218
Incorrect Mailing Address?

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville



Upload Photos

View 2025 Property Record Card

PROPERTY FEATURES | VALUES, EXEMPTIONS AND TAXES | SALES | MARKET STATS | LOCATION

Historical Value and Tax Benefits

Has Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025 W MKT	$40,000	$254,110	$0	$294,110	4.3%	$75,273	2.9%
2024 ✓ MKT	$40,000	$242,079	$0	$282,079	4.0%	$73,152	3.0%
2023 ✓ MKT	$40,000	$231,157	$0	$271,157	27.0%	$71,021	3.0%
2022 ✓ MKT	$32,500	$180,954	$0	$213,454	N/A	$68,952	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 W $ HX CAP	$25,000	$25,273	$5,000	$218,837	$4,972
2024 ✓ $ HX CAP	$25,000	$23,152	$5,000	$208,927	$4,763
2023 ✓ $ HX CAP	$25,000	$21,021	$5,000	$200,136	$4,563
2022 ✓ $ HX CAP	$25,000	$18,952	$5,000	$144,502	$3,507

2025 Taxable Value and Estimate of Proposed Taxes

Tax Year: 2025 | 2024 | 2023 | 2022

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$75,273	$30,000	$45,273	3.2010	-0.5%	$144.92	27%
Public Schools: By Local Board	$75,273	$30,000	$45,273	3.2480	0.0%	$147.05	27%
General County	$75,273	$55,273	$20,000	4.4347	0.0%	$88.69	16%
Town Of Eatonville	$75,273	$55,273	$20,000	7.2938	0.0%	$145.88	27%
Library - Operating Budget	$75,273	$55,273	$20,000	0.3748	0.0%	$7.50	1%
St Johns Water Management District	$75,273	$55,273	$20,000	0.1793	0.0%	$3.59	1%
Totals				18.7316		$537.63	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

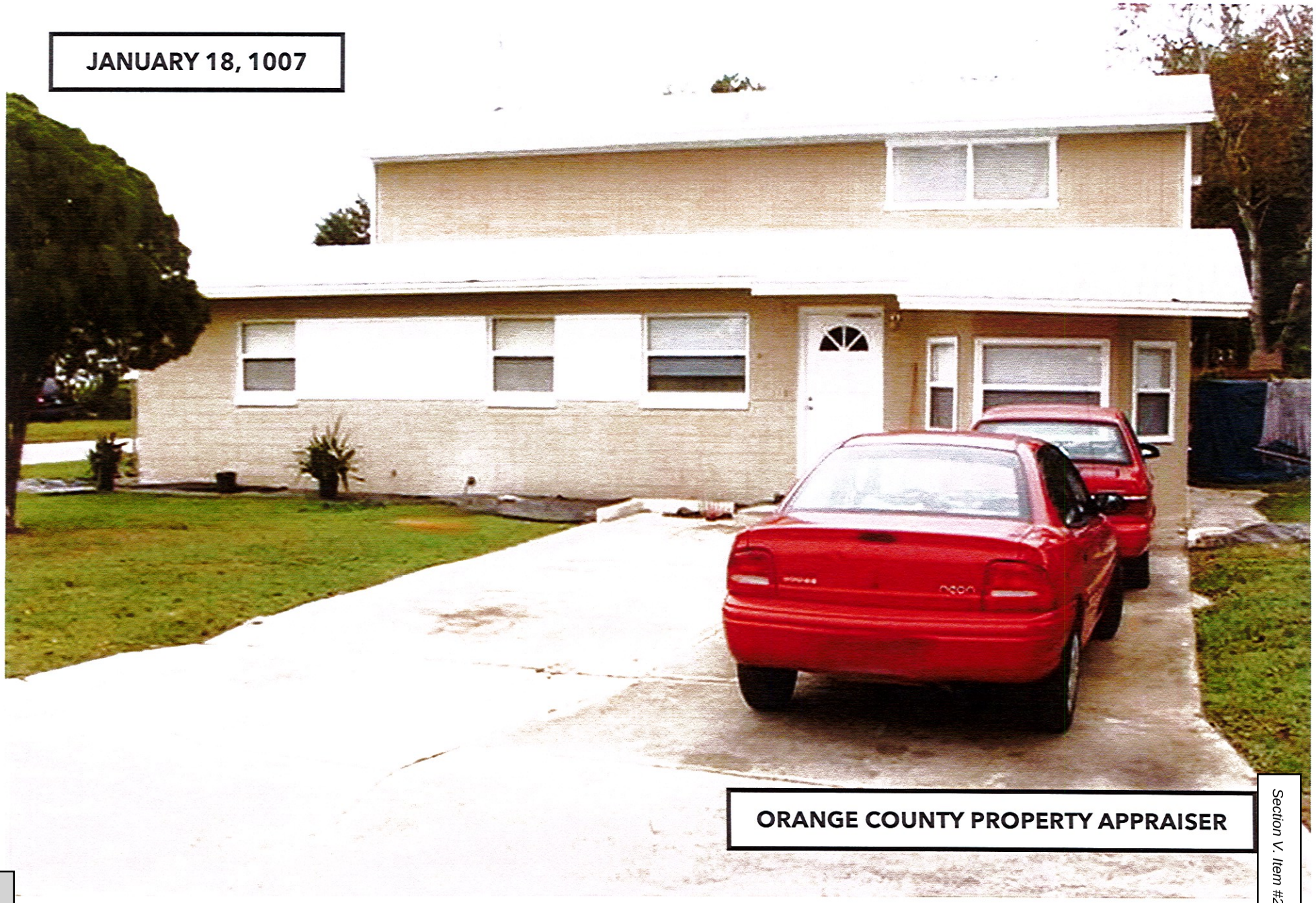
Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

2025 Gross Tax Total: $537.63

2025 Tax Savings Tax Savings
Your taxes without exemptions would be: $5,509.15
Your ad-valorem tax with exemptions is: - $537.63

Providing You A Savings Of: = $4,971.52

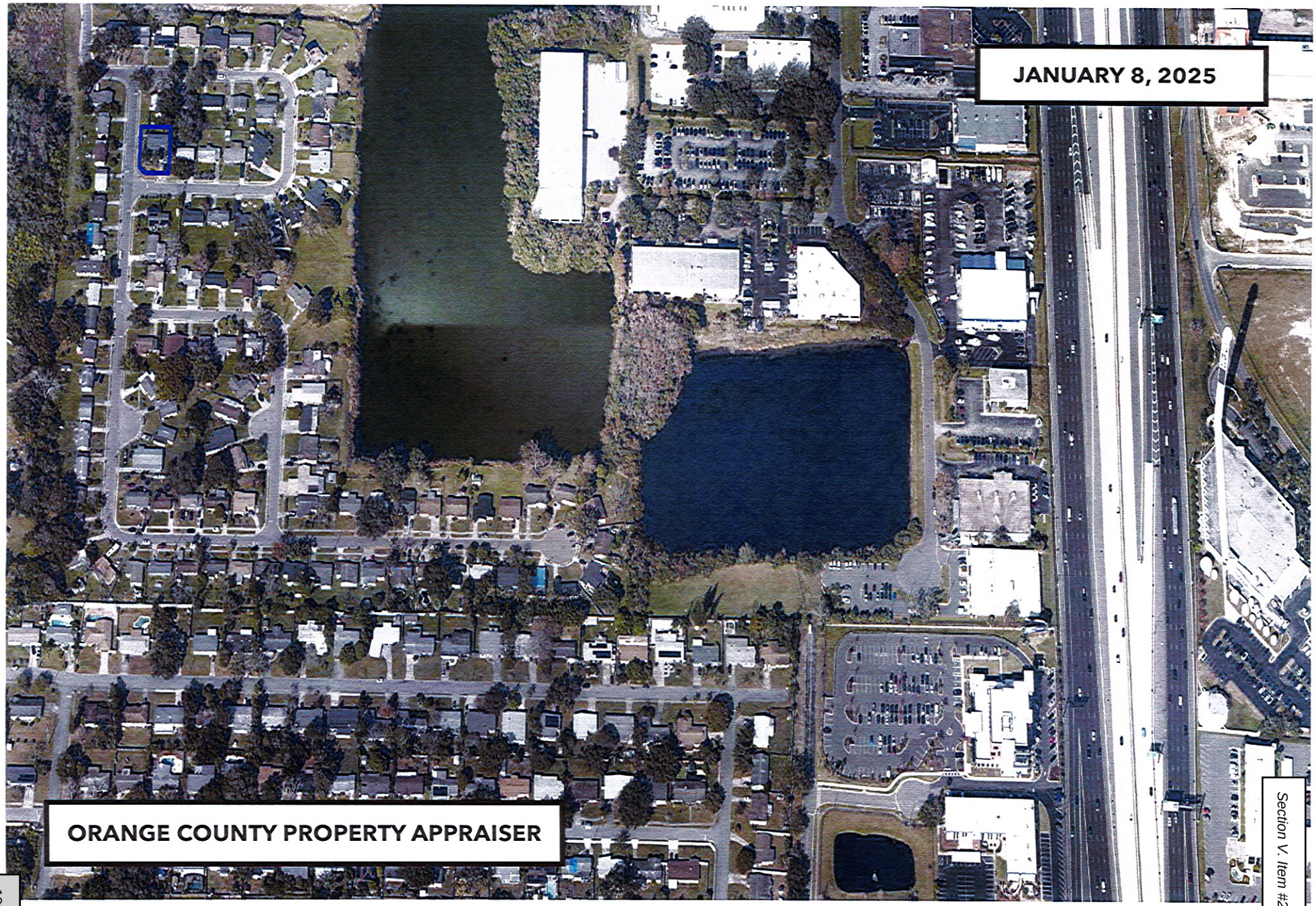
DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 – (OCPA).....1



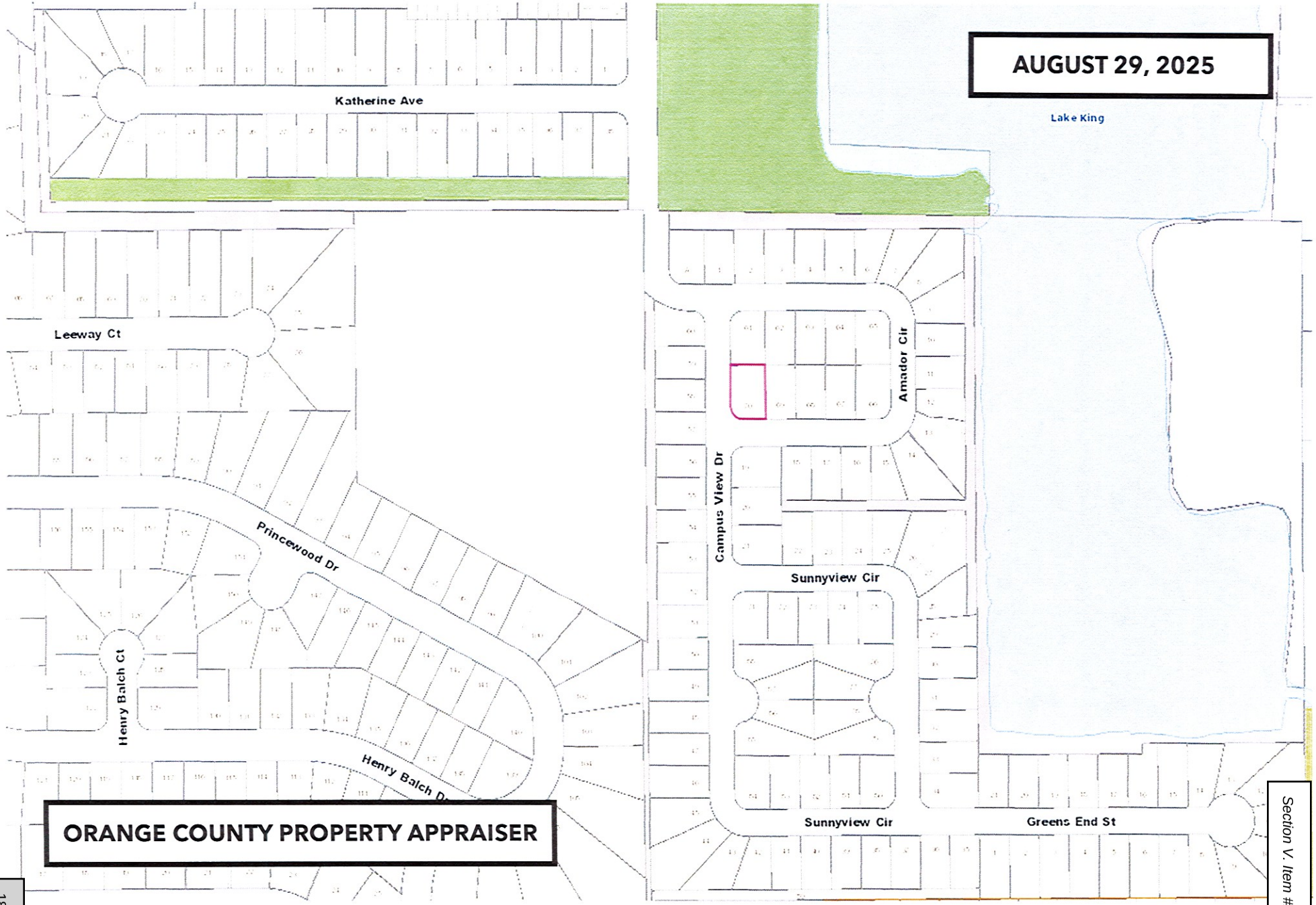
DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 – (OCPA).....2

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

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



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



EXIBIT B

NOTICE OF VIOLATION

Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

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

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

DEVONNE HARDY/CLARE SCOTT
REF: 309 CAMPUS VIEW DRIVE
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810
CERTIFIED MAIL NO: 9589 0710 5270 1231 9617 78

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-700** into compliance with **Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-203. – Definitions. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-229. – Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-230. – Cover requirements of motor vehicle. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-231. – Visual nuisance declared; abatement required. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-232. – Responsibility. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-233. – Parking restrictions for certain vehicles on residential property. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I.**

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

TO: DEVONNE HARDY/CLARE SCOTT,

You are hereby notified, the property located at **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Partly dismantled motor vehicle** means a motor vehicle which has been partially separated into pieces or components for a period of at least seven days. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-230. - Cover requirements of motor vehicles.** Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property

in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. – Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233. – Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Sec. 50-35. – Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes

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

Please be advised that if the violation is not cured by **[04/18/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to $250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,

Baruti Abdallah-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

Description of Violation and Remedial Action Required

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

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

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

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

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

NEOPOST FIRST-CLASS MAIL
IMI
03/17/2025
US POSTAGE $009.64⁰

ZIP 32751
041M11468919

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

ENDER: COMPLETE THIS SECTION

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

. Article Addressed to:

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

9590 9402 8854 4005 3803 86

589 0710 5270 1231 9617 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addres

B. Received by *(Printed Name)* | C. Date of Deliv

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
sured Mail
sured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restri Delivery
☐ Signature Confirmatio
☐ Signature Confirmatio Restricted Delivery

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

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

9589 0710 5270 1231 9617 78

9589 0710 5270 1231 9617 78

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

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

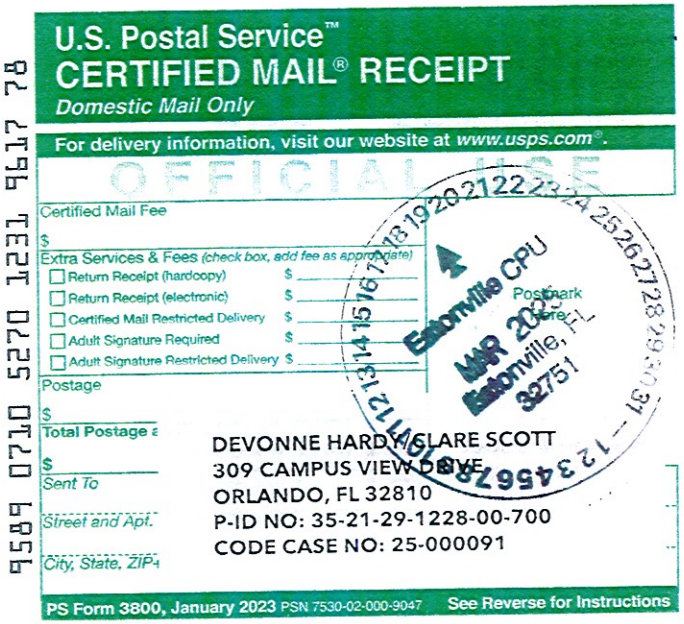
OFFICIAL USE

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

Postmark Here

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To

Street and Apt.

City, State, ZIP+

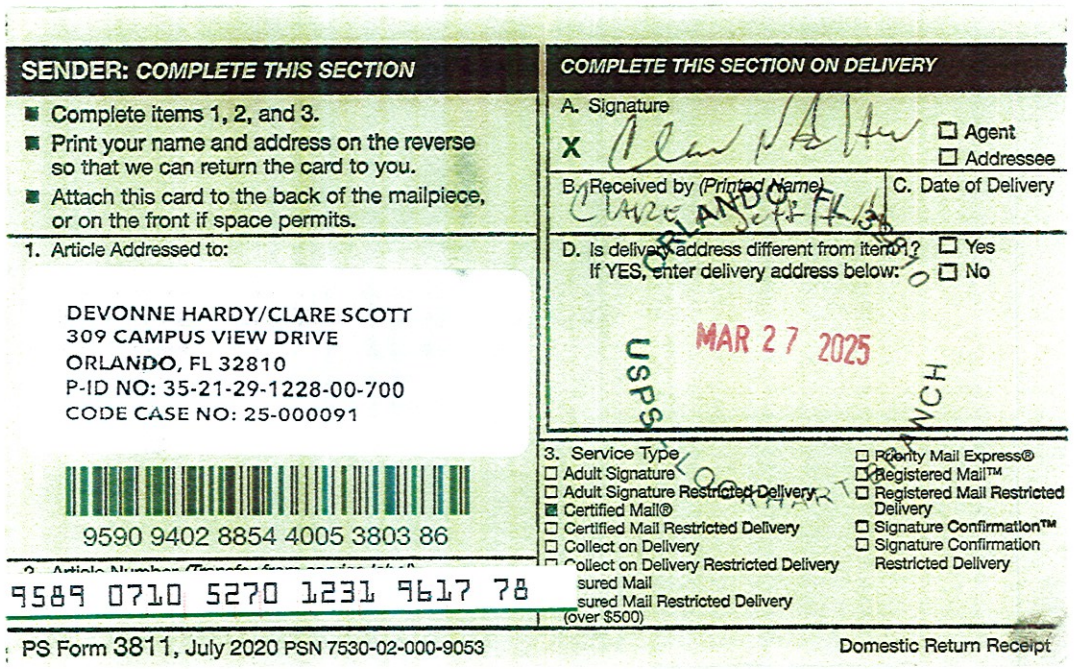
Jacksonville CPU
MAR 20
Jacksonville, FL
32751

Postmark Here

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

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

9589 0710 5270 1231 9617 78



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8854 4005 3803 86

9589 0710 5270 1231 9617 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) CLARE SCOTT FL 328 C. Date of Delivery

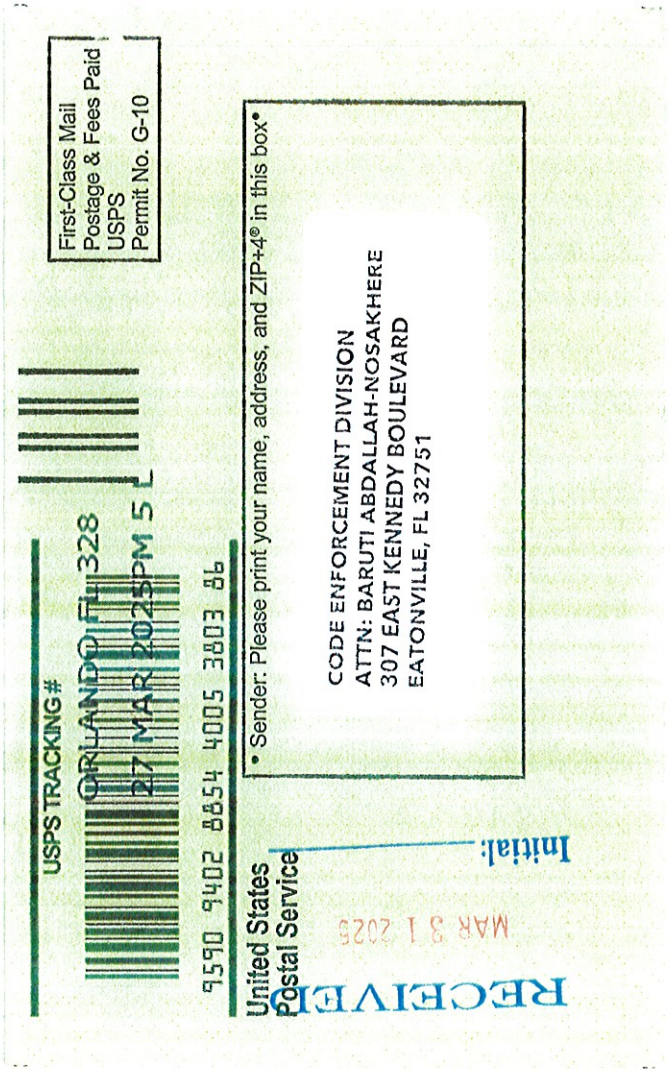
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

ORLANDO FL 328
MAR 27 2025
USPS LOCATION BRANCH

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
sured Mail
sured Mail Restricted Delivery
(over $500)

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

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


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
USPS TRACKING #
9590 9402 8654 4005 3803 86
ORLANDO FL 328
27 MAR 2025 PM 5 L
United States
Postal Service
• Sender: Please print your name, address, and ZIP+4® in this box•
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751
RECEIVED
MAR 31 2025
Initial:

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne_hardy@yahoo.com> Thu, Apr 17, 2025 at 5:59 PM
Reply-To: Devonne Hardy <devonne_hardy@yahoo.com>
To: "code-enforcement@townofeatonville.org" <code-enforcement@townofeatonville.org>

Code Enforcement Division,

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

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

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

Thank you for your understanding in this matter.

Mr. Hardy

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne_hardy@yahoo.com> Fri, Apr 18, 2025 at 1:34 PM
Reply-To: Devonne Hardy <devonne_hardy@yahoo.com>
To: "bnosakhere@townofeatonville.org" <bnosakhere@townofeatonville.org>

Hardy 90 days extension
[Quoted text hidden]

Gmail Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org> Tue, Apr 22, 2025 at 12:43 PM
To: Devonne Hardy <devonne_hardy@yahoo.com>

Mr. Hardy, good day to you.

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

Please respond to this communication to acknowledge and confirm.

Thank you,
[Quoted text hidden]

EXIBIT C

CODE SECTION(S) IN VIOLATION OF.....

Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-230. – Cover requirements of motor vehicle.

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-233. – Parking restrictions for certain vehicles on residential property.

Sec. 18-233. – Parking restrictions for certain vehicles on residential property. No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property.

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35(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.

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

EXIBIT E

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000091
CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 44

Vs.

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

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

NOTICE OF HEARING

TO: DEVONNE HARDY, CLARE SCOTT,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-6218**, in violation of the Town of Eatonville Code of Ordinances.

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

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the hearing date.

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

Respectfully,

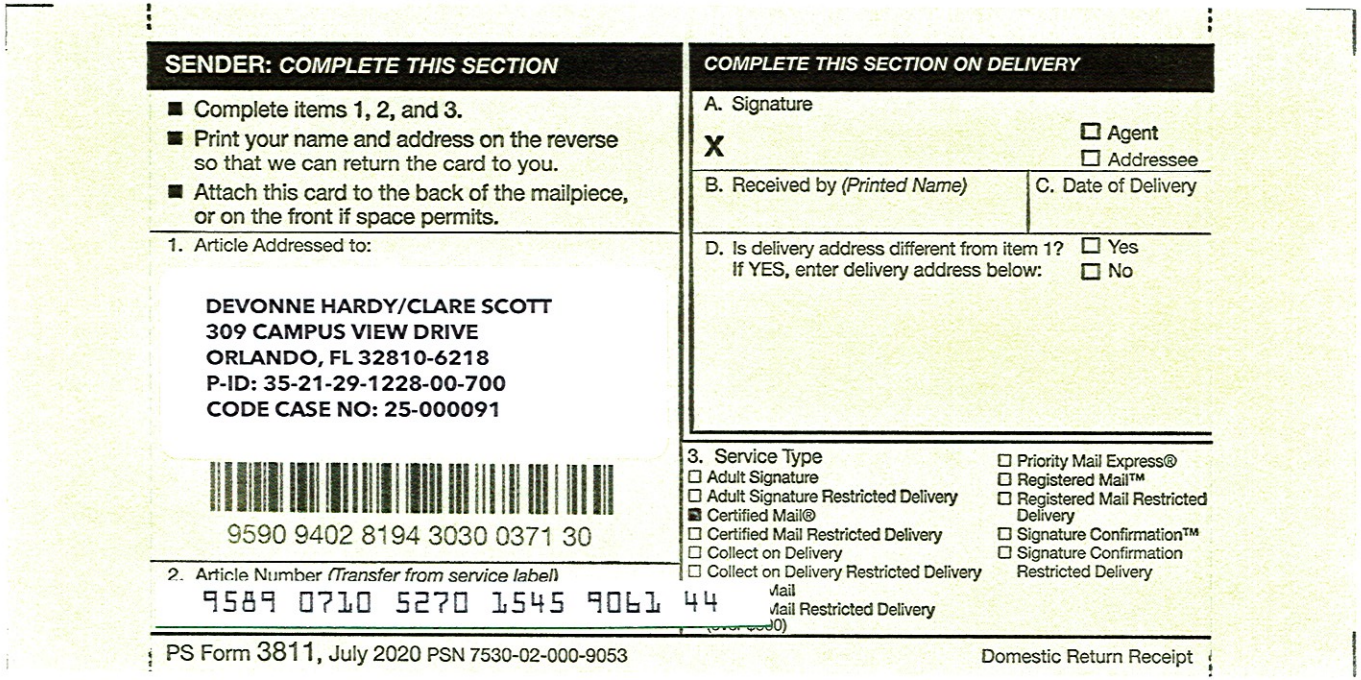
DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

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

NEOPOST FIRST-CLASS MAIL
08/25/2025 IMI
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8194 3030 0371 30

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9061 44

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
Street and Apt. I
City, State, ZIP+
Postmark Here
DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218
P-ID: 35-21-29-1228-00-700
CODE CASE NO: 25-000091
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1545 9061 44
9589 0710 5270 1545 9061 44
CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

9589 0710 5270 1545 9061 44

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

Postage
$

Total Postage a
$

Sent To

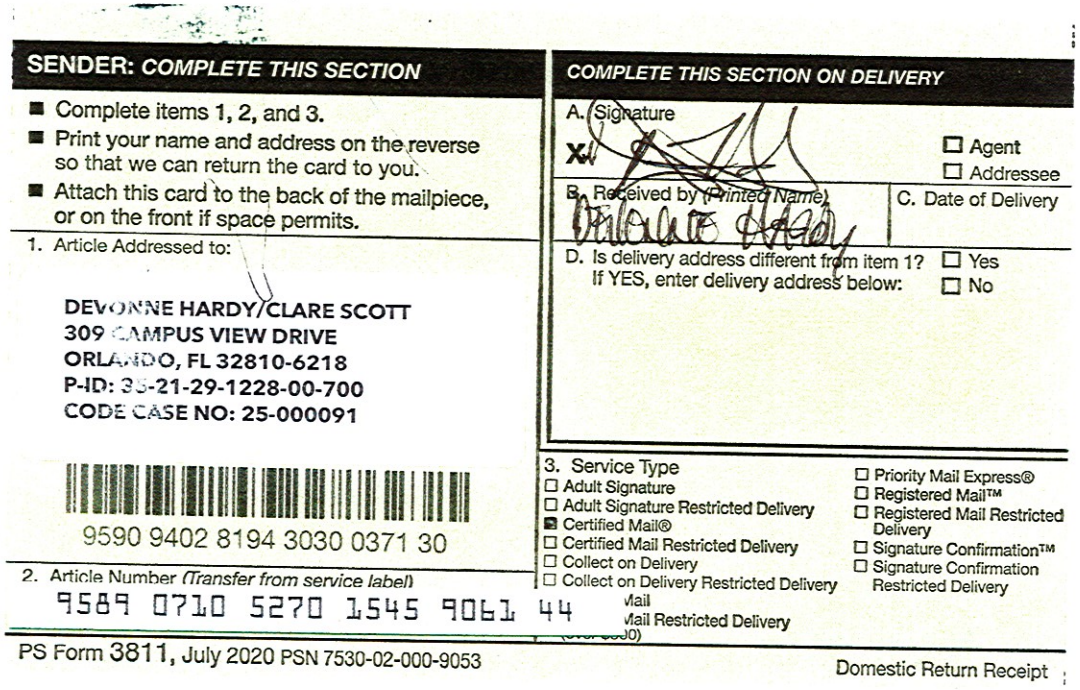
Street and Apt. I

City, State, ZIP+

Postmark Here

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

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



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

1. Article Addressed to:

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

9590 9402 8194 3030 0371 30

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9061 44

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

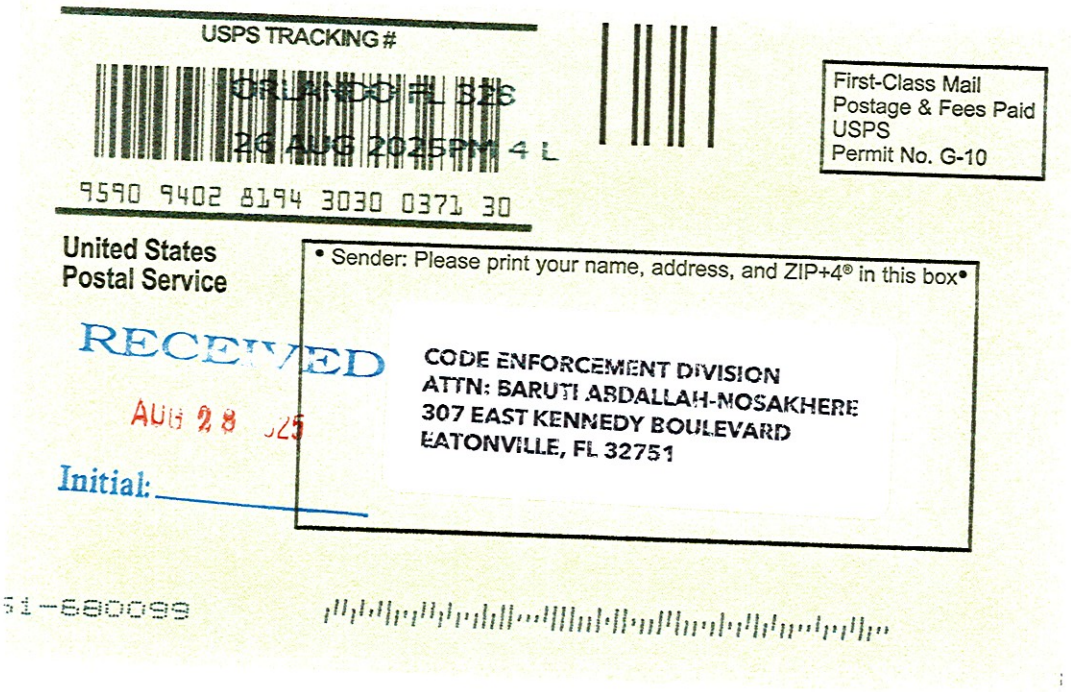
B. Received by *(Printed Name)*
Orlando Hardy

C. Date of Delivery

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

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

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


USPS TRACKING #
9590 9402 8194 3030 0371 30
26 AUG 2025
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
• Sender: Please print your name, address, and ZIP+4® in this box•
RECEIVED
AUG 28
Initial:
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-MOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

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Tracking Number:

9589071052701545906144

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Latest Update

Your item was delivered to an individual at the address at 12:24 pm on August 26, 2025 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

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Delivered, Left with Individual

ORLANDO, FL 32810
August 26, 2025, 12:24 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
August 25, 2025, 10:06 pm

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

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USPS Tracking Plus®

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CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000091
CERTIFIED MAIL NO: 9589 0710 5270 1545 9062 36

Vs.

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

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

NOTICE OF HEARING

TO: DEVONNE HARDY, CLARE SCOTT,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-6218**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, October 1, 2025, the hearing date.

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

Respectfully,

Dwayne Rackard

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

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

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09/22/2025
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ZIP 32751
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DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000091

U.S. Postal Service™
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage ar
$

Sent To

Street and Apt. N

City, State, ZIP+

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

Postmark Here

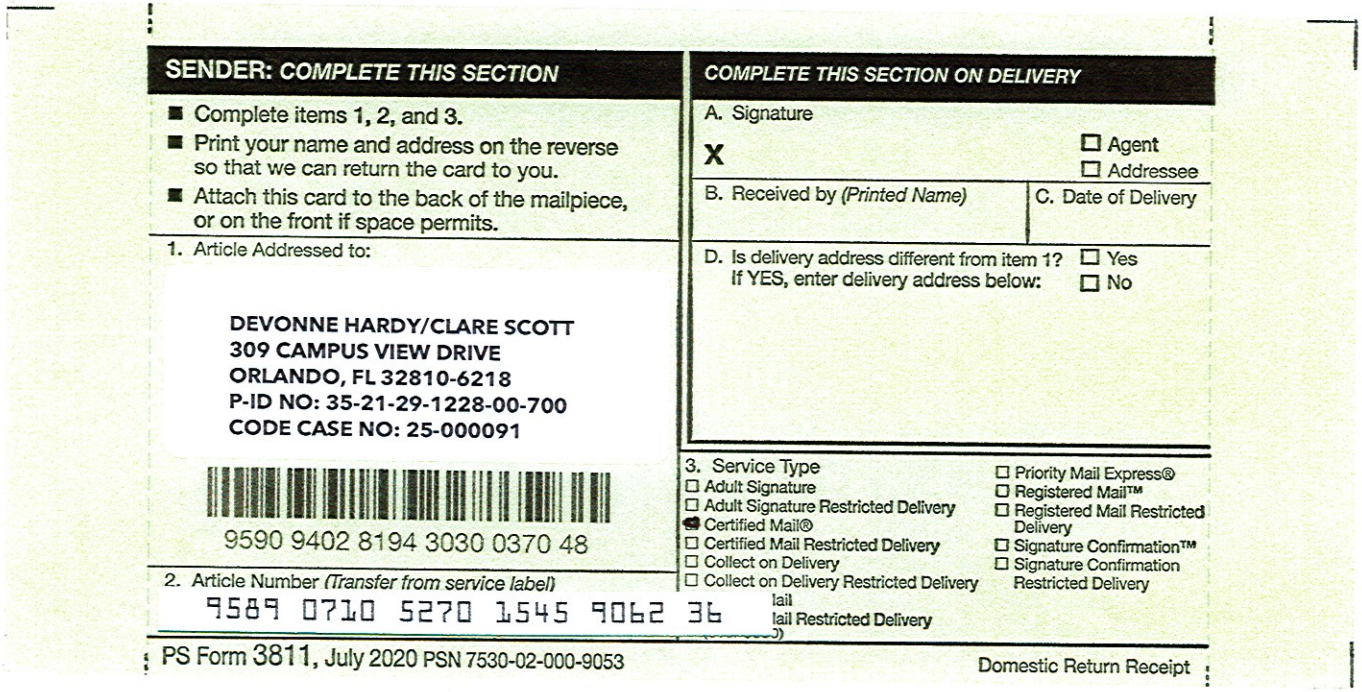
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL®

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

9589 0710 5270 1545 9062 36

9589 0710 5270 1545 9062 36



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8194 3030 0370 48

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9062 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
lail
lail Restricted Delivery

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

9589 0710 5270 1545 9062 36

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage ar
$

Sent To

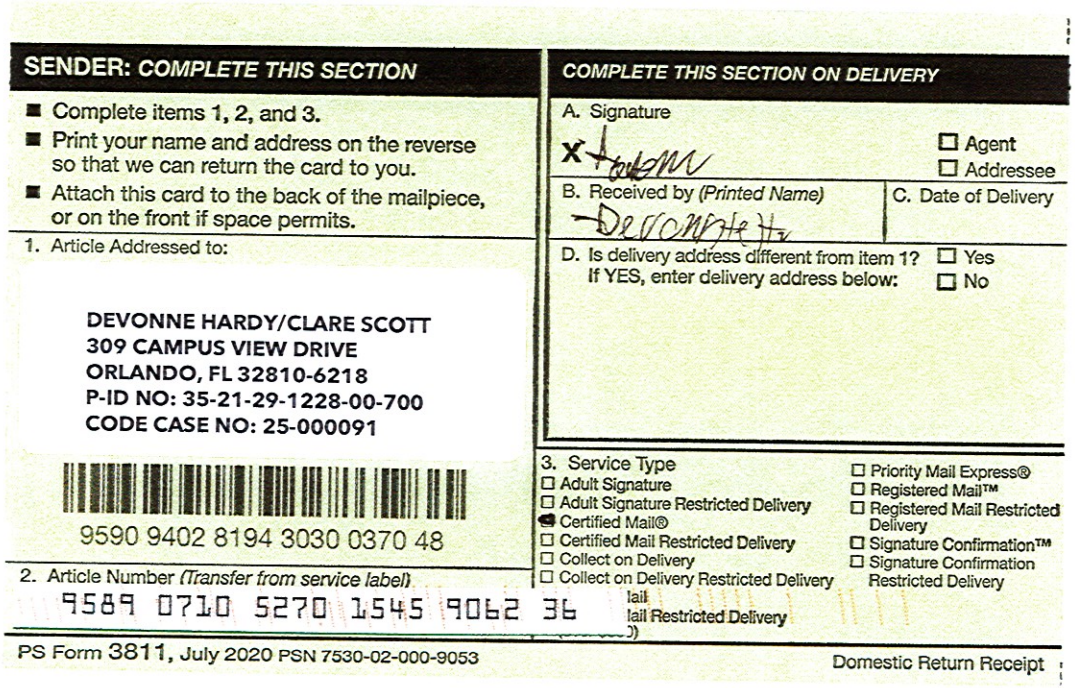
Street and Apt. N

City, State, ZIP+4

MAITLAND, FL
SEP 22 2025
Postmark Here

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

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



SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

9590 9402 8194 3030 0370 48

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9062 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

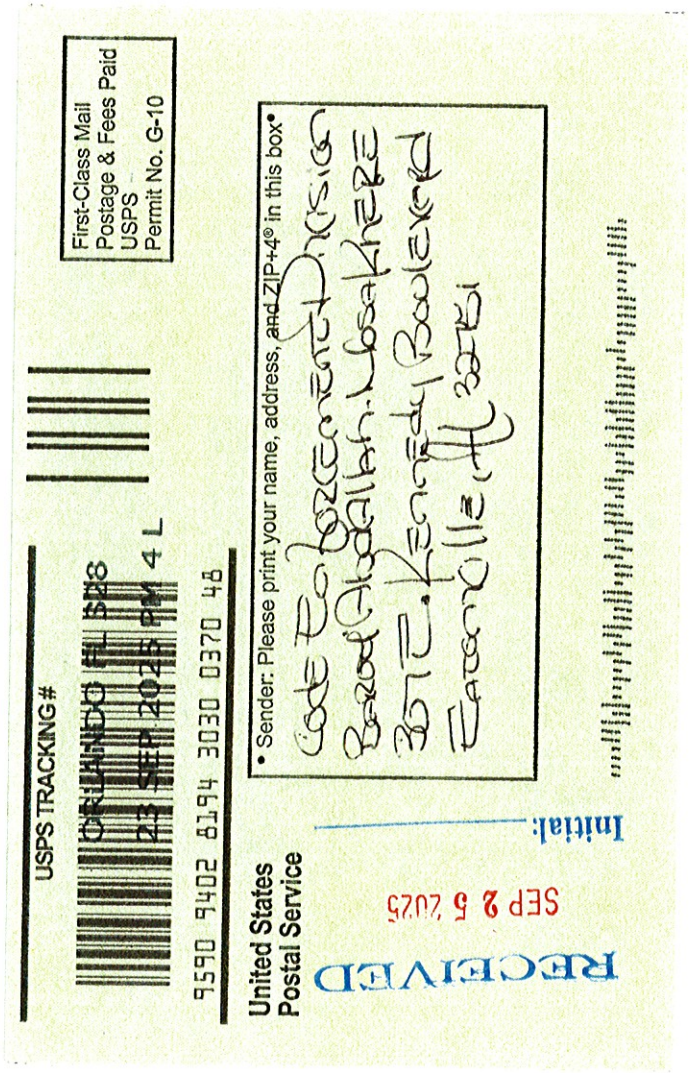
B. Received by *(Printed Name)*
Devonne Hardy

C. Date of Delivery

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

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

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


USPS TRACKING #
ORLANDO FL 328
23 SEP 2025 PM 4 L
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
9590 9402 8194 3030 0370 48
United States
Postal Service
• Sender: Please print your name, address, and ZIP+4® in this box•
Code Enforcement Division
Board Adjustment Liaison Office
307 E. Kennedy Boulevard
Eatonville, FL 32751
RECEIVED
SEP 25 2025
Initial:

USPS Tracking®

Remove ×

Tracking Number:

9589071052701545906236

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:48 am on September 23, 2025 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered
Delivered, Left with Individual
ORLANDO, FL 32810
September 23, 2025, 11:48 am

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 22, 2025, 10:40 pm

Hide Tracking History

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

Text & Email Updates

USPS Tracking Plus®

Product Information

Feedback

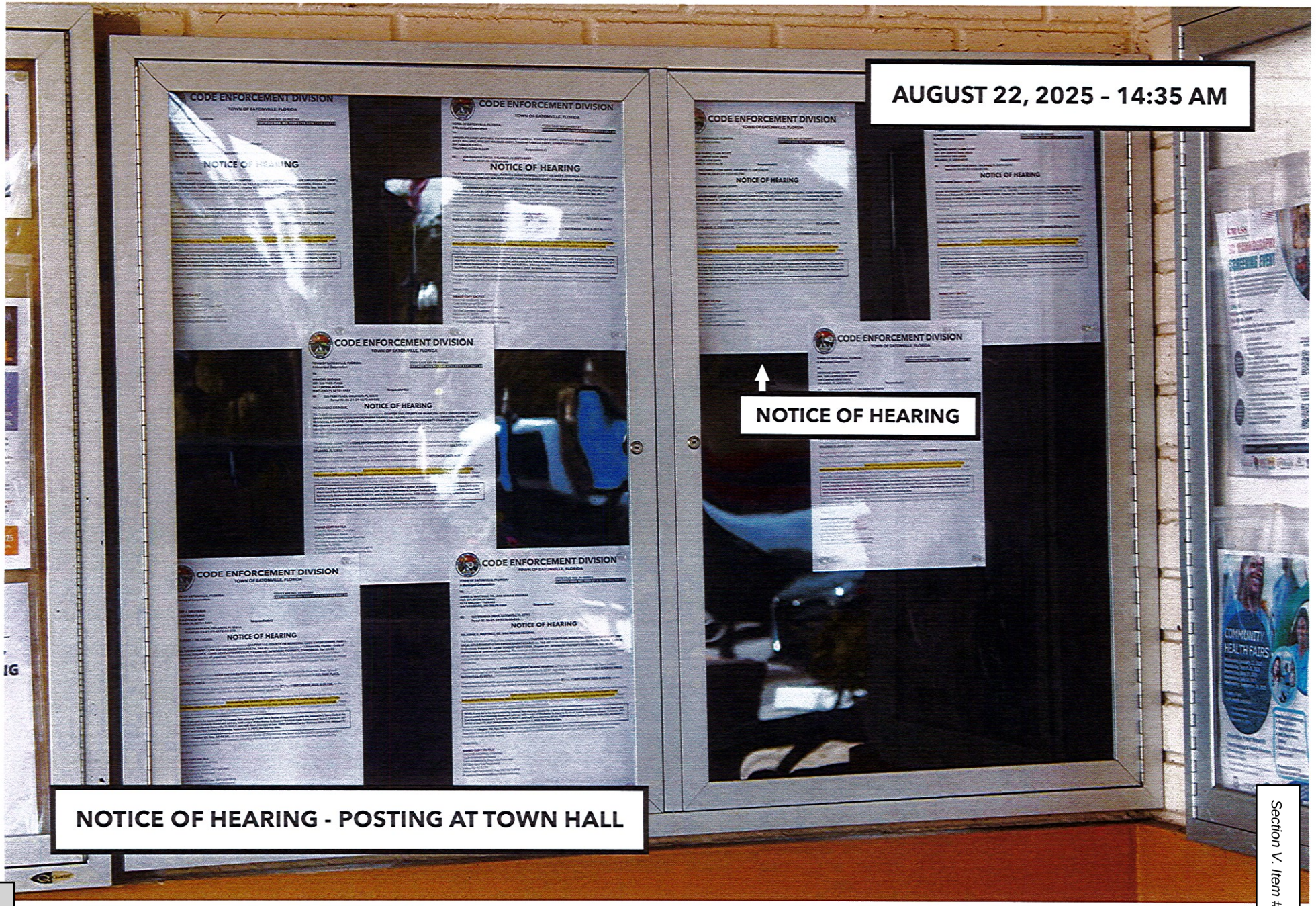
EXIBIT F

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING THE NOTICE OF HEARING.

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000091).....5



NOTICE OF HEARING - POSTING AT TOWN HALL

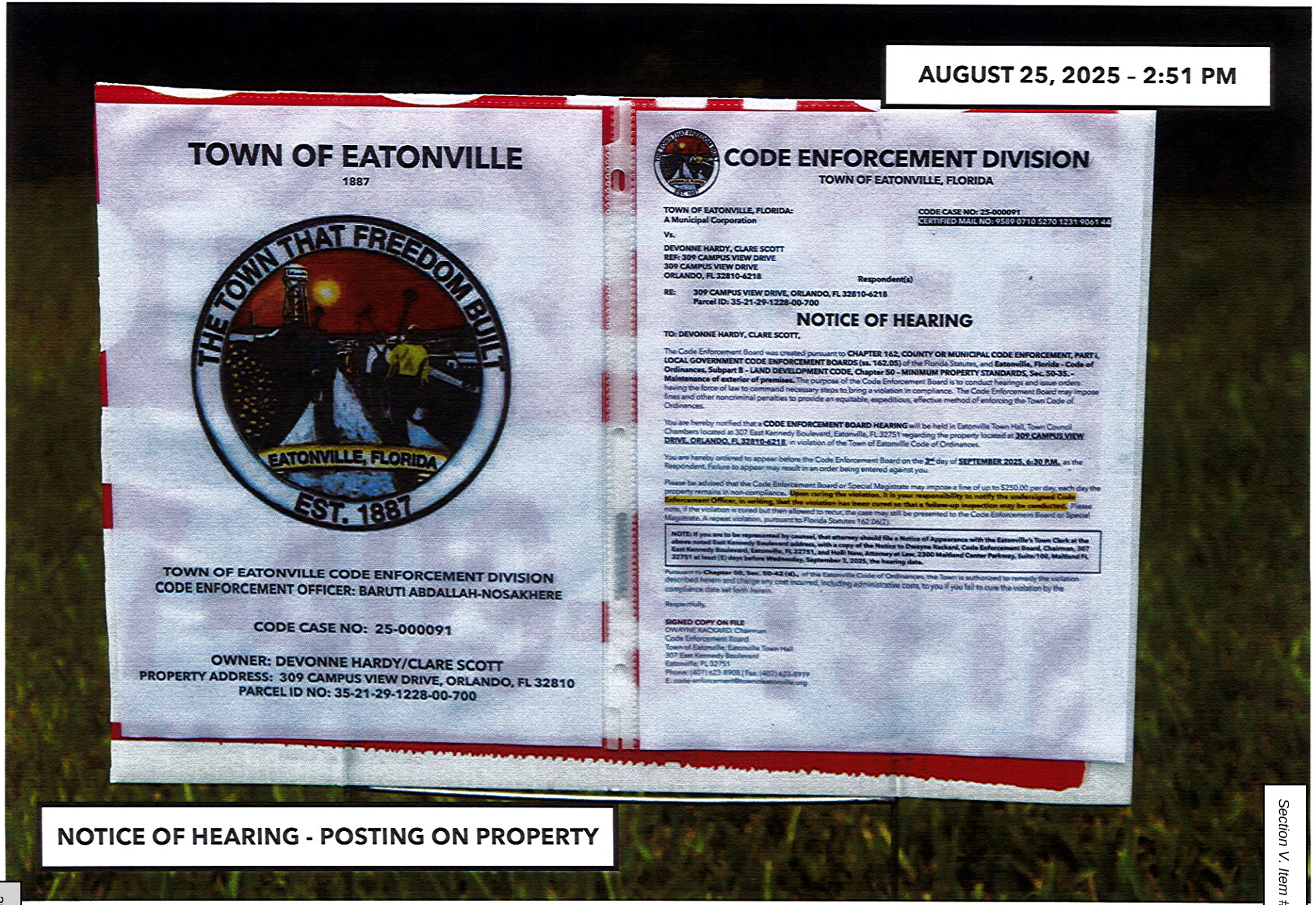
DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....6

NOTICE OF HEARING - POSTING ON PROPERTY

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....7



DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....1

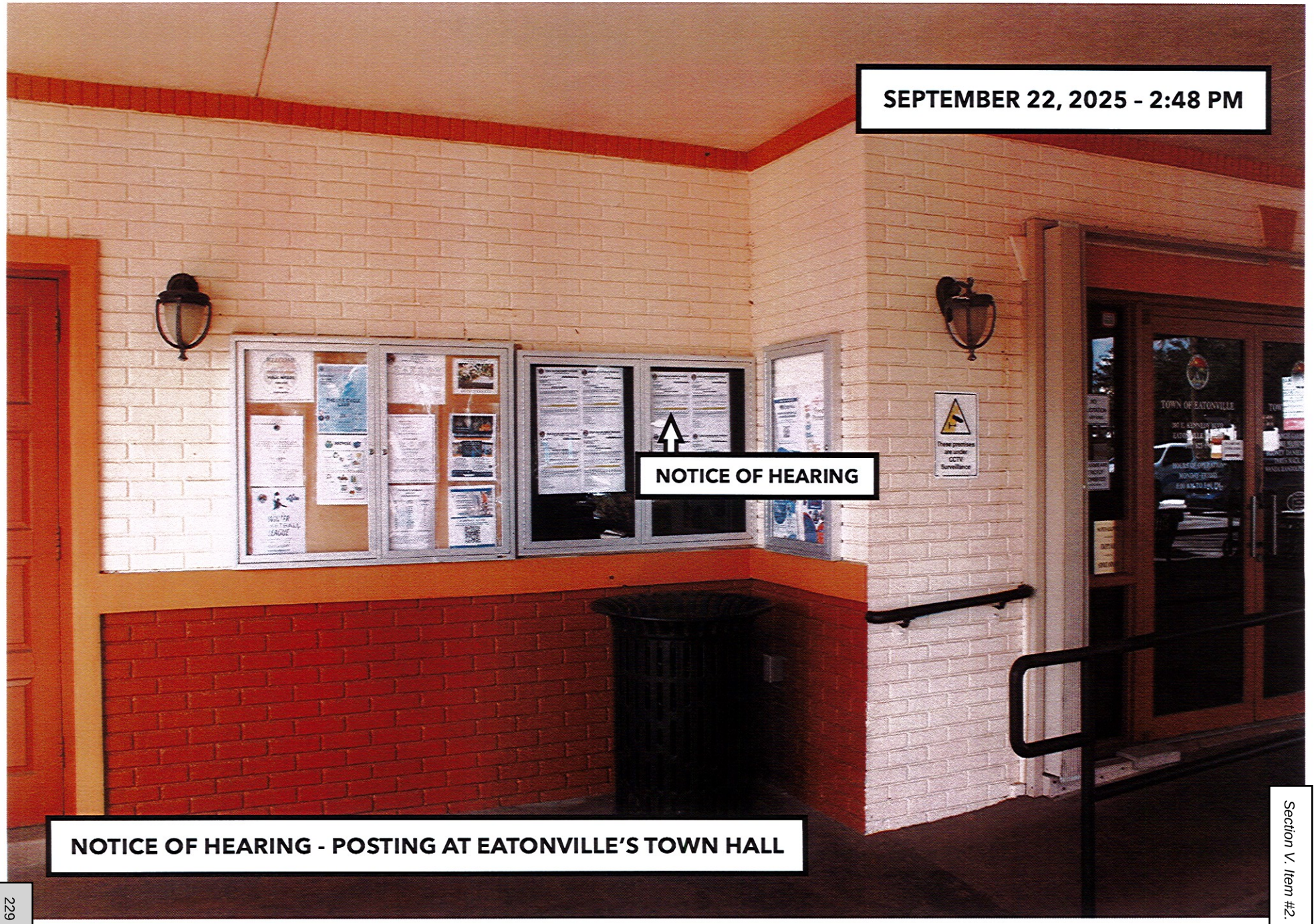
NOTICE OF HEARING - POSTING ON PROPERTY

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....2

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

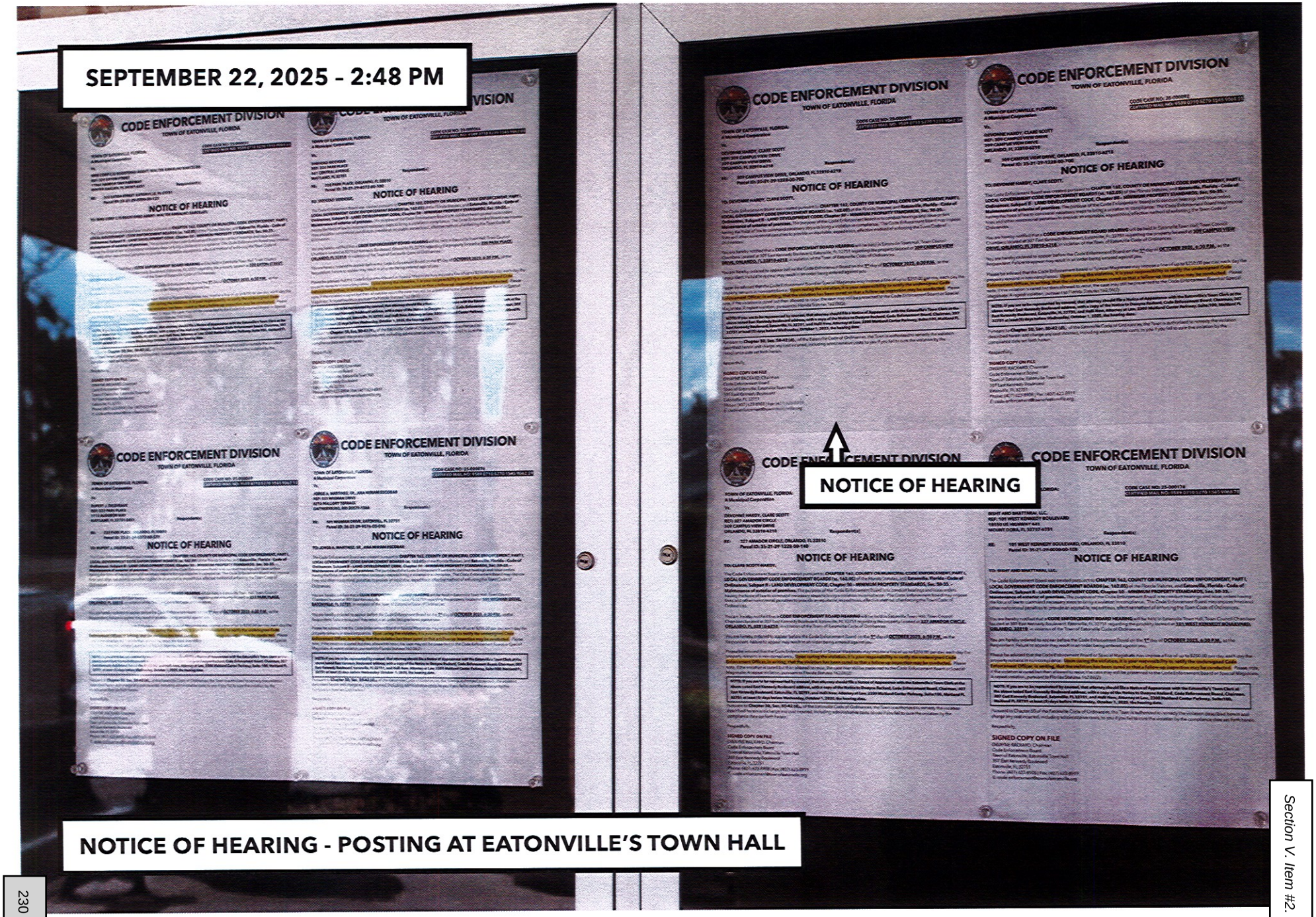
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....3



NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

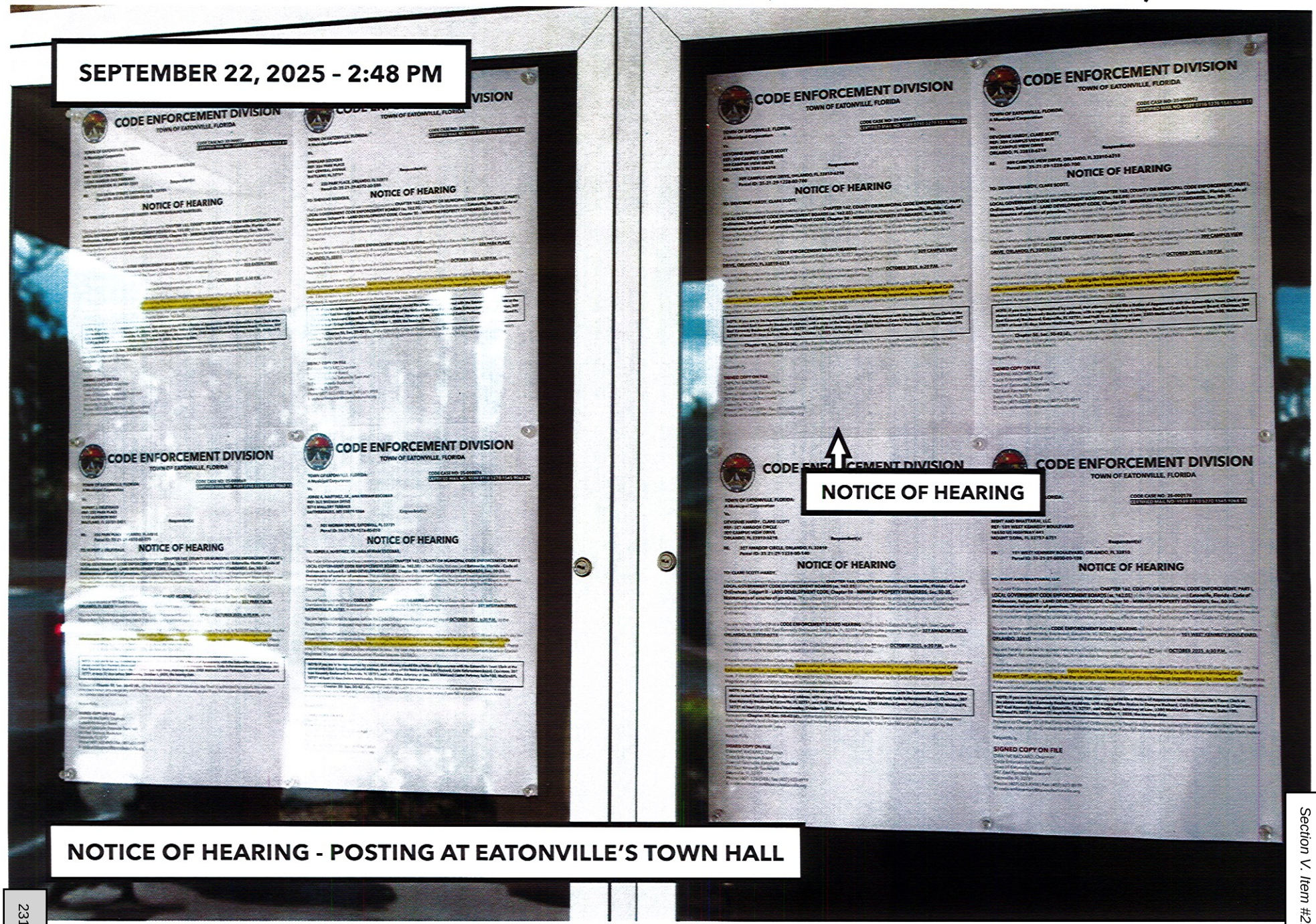
DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....4



DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000091).....4



NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

TOWN OF EATONVILLE

1887

TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION

CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000092

OWNER: DEVONNE HARDY/CLARE SCOTT

PROPERTY ADDRESS: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810

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

EXIBIT A

PHOTOGRAPHIC EVIDENCE

IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

Print Date: 09/25/2025 System Refresh Date: 09/24/2025

309 Campus View Dr 35-21-29-1228-00-700

Name(s):
HARDY DEVONNE
SCOTT CLARE

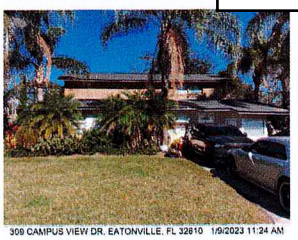
Physical Street Address:
309 Campus View Dr

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
309 Campus View Dr
Orlando, FL 32810-6218
Incorrect Mailing Address?

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville



Upload Photos

View 2025 Property Record Card

PROPERTY FEATURES | VALUES, EXEMPTIONS AND TAXES | SALES | MARKET STATS | LOCATION

Historical Value and Tax Benefits

Has Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025 W MKT	$40,000	$254,110	$0	$294,110	4.3%	$75,273	2.9%
2024 ✓ MKT	$40,000	$242,079	$0	$282,079	4.0%	$73,152	3.0%
2023 ✓ MKT	$40,000	$231,157	$0	$271,157	27.0%	$71,021	3.0%
2022 ✓ MKT	$32,500	$180,954	$0	$213,454	N/A	$68,952	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 W $ HX CAP	$25,000	$25,273	$5,000	$218,837	$4,972
2024 ✓ $ HX CAP	$25,000	$23,152	$5,000	$208,927	$4,763
2023 ✓ $ HX CAP	$25,000	$21,021	$5,000	$200,136	$4,563
2022 ✓ $ HX CAP	$25,000	$18,952	$5,000	$144,502	$3,507

2025 Taxable Value and Estimate of Proposed Taxes

Tax Year: 2025 | 2024 | 2023 | 2022

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$75,273	$30,000	$45,273	3.2010	-0.5%	$144.92	27%
Public Schools: By Local Board	$75,273	$30,000	$45,273	3.2480	0.0%	$147.05	27%
General County	$75,273	$55,273	$20,000	4.4347	0.0%	$88.69	16%
Town Of Eatonville	$75,273	$55,273	$20,000	7.2938	0.0%	$145.88	27%
Library - Operating Budget	$75,273	$55,273	$20,000	0.3748	0.0%	$7.50	1%
St Johns Water Management District	$75,273	$55,273	$20,000	0.1793	0.0%	$3.59	1%
Totals				18.7316		$537.63	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

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

2025 Gross Tax Total: $537.63

2025 Tax Savings Tax Savings

Your taxes without exemptions would be: $5,509.15

Your ad-valorem tax with exemptions is: - $537.63

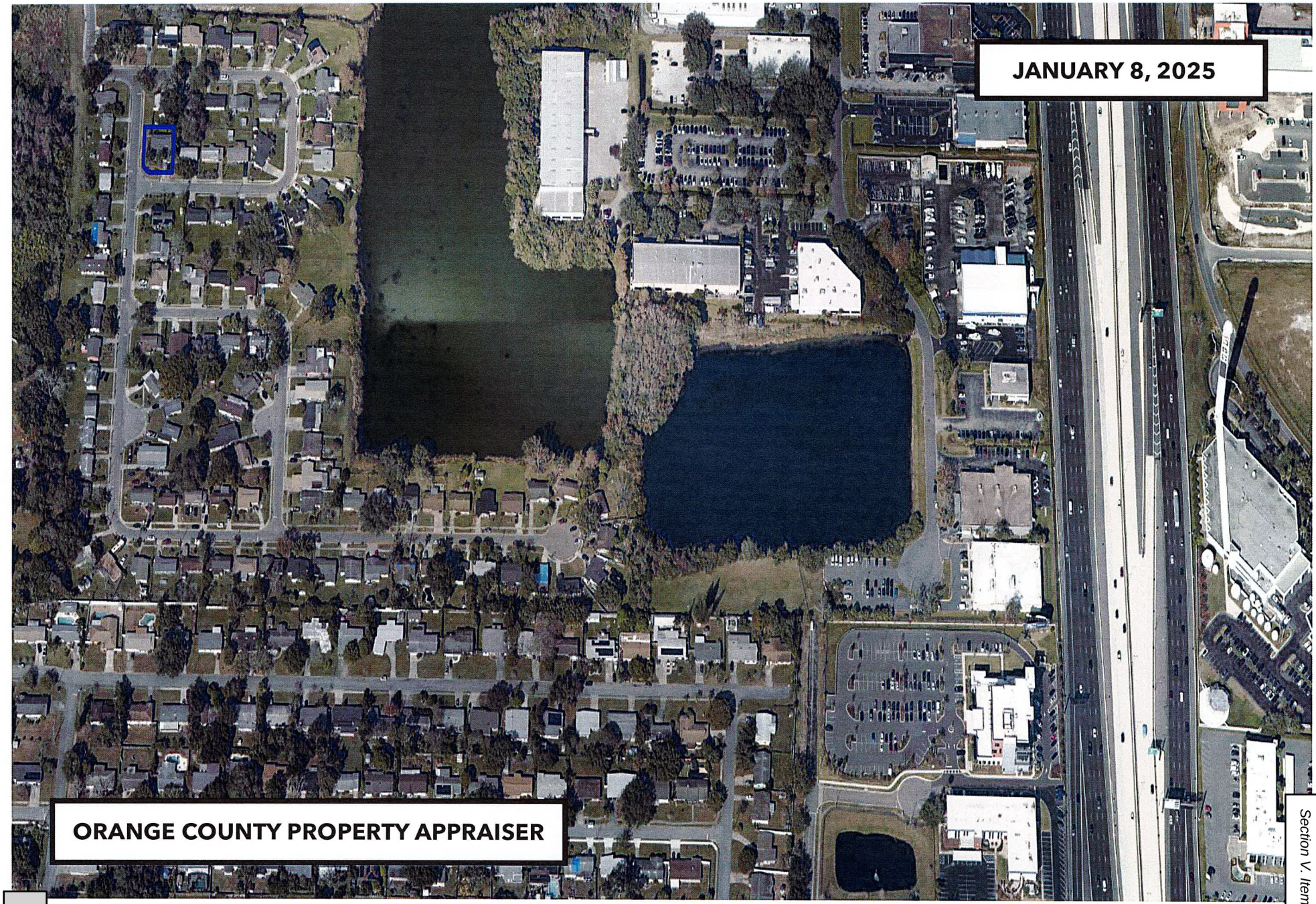
Providing You A Savings Of: = $4,971.52

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

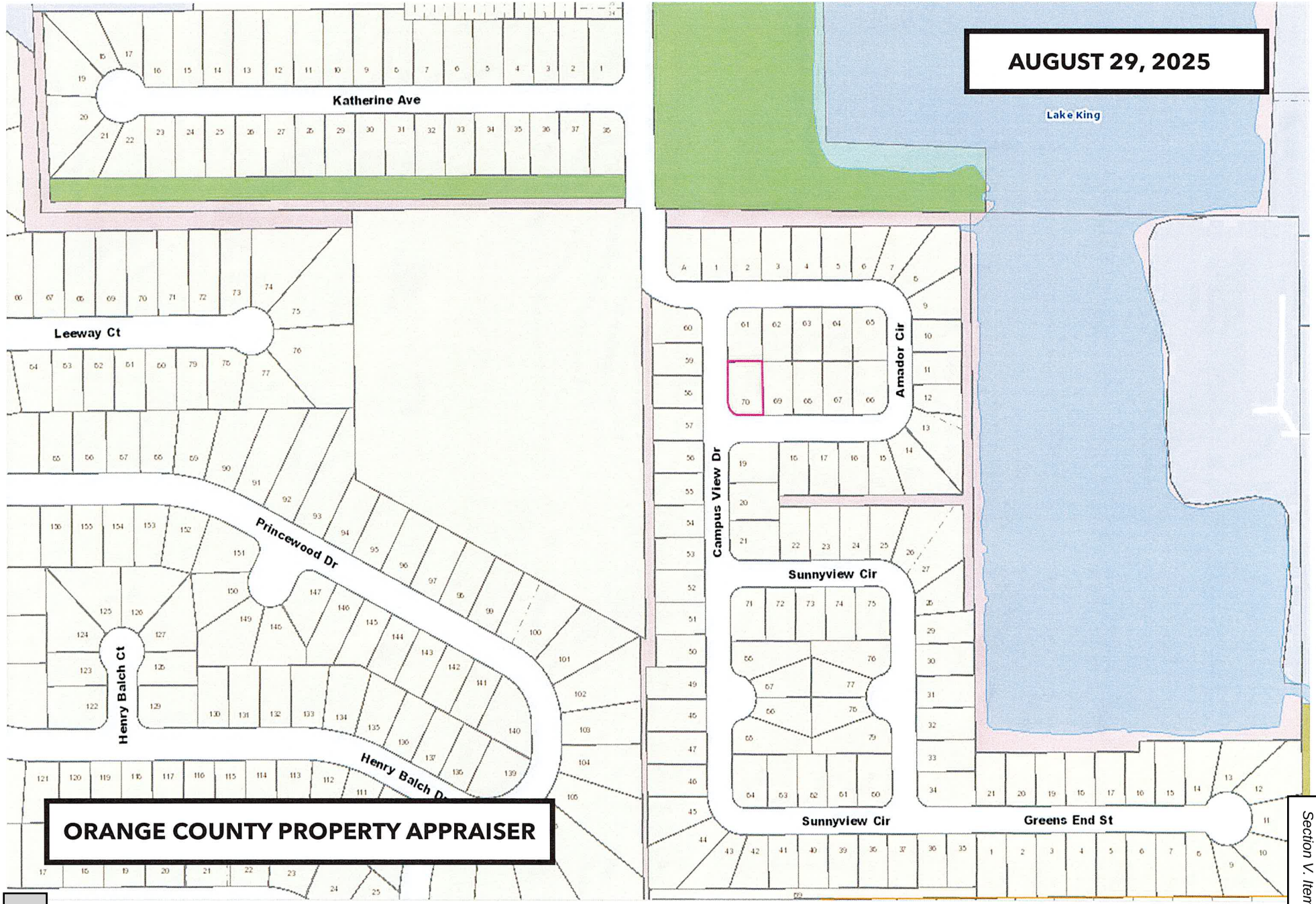
DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....2

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

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



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



EXIBIT B

PHOTOGRAPHIC EVIDENCE

NOTICE OF VIOLATION

Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

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

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

DEVONNE HARDY/CLARE SCOTT
REF: 309 CAMPUS VIEW DRIVE
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810
CERTIFIED MAIL NO: 9589 0710 5270 1231 9617 85

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-700** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I. – IN GENERAL, Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/Sec. 50-35. – Maintenance of exterior premises. (a), (b)(1). Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 60 – SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-84. – Maintenance.**

TO: DEVONNE HARDY/CLARE SCOTT,

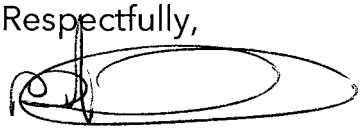
You are hereby notified, the property located at **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-35. – Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all

without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. – Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **Sec. 60-84. Maintenance.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chainlink fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005 or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

Please be advised that if the violation is not cured by **[04/18/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to $250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



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

Description of Violation and Remedial Action Required

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

1. There is a non-conformance fence on the premises.

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

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

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

NEOPOST FIRST-CLASS MAIL
IMI
03/17/2025
US POSTAGE $009.64⁰

ZIP 32751
041M11468919

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

ENDER: *COMPLETE THIS SECTION*

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

Article Addressed to:

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

9590 9402 8854 4005 3803 79

Article Number (Transfer from service label)
589 0710 5270 1231 9617 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
sured Mail
sured Mail Restricted Delivery
ver $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

9589 0710 5270 1231 9617 85

9589 0710 5270 1231 9617 85

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

Postmark Here

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

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

9589 0710 5270 1231 9617 85

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$

Sent To

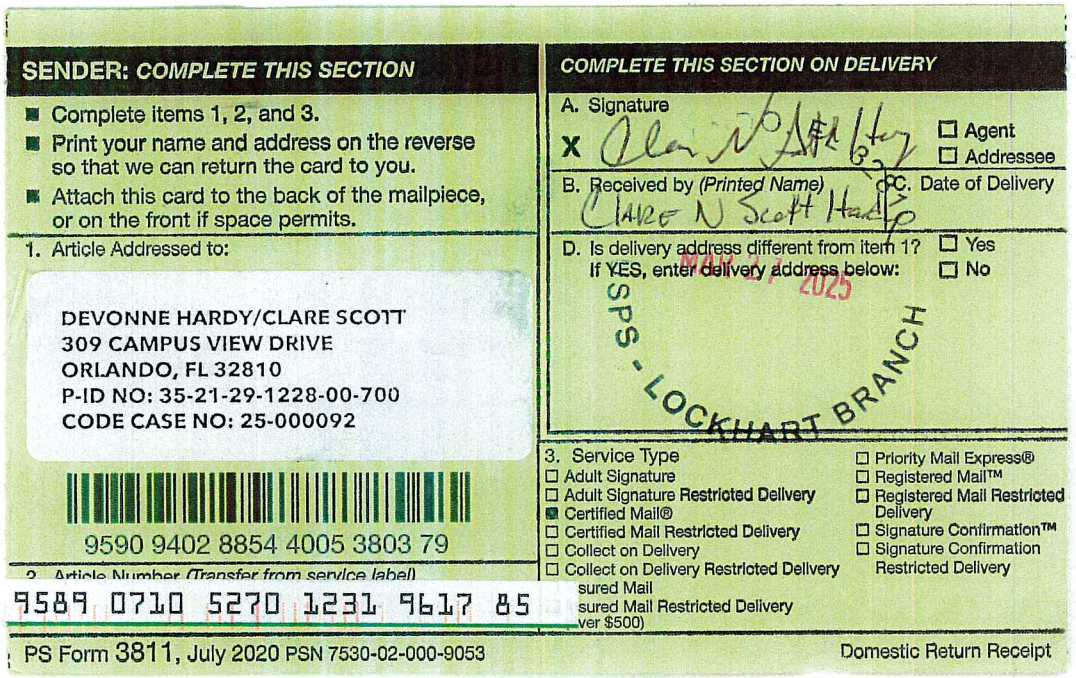
Street and Apt.

City, State, ZIP+

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

Postmark Here
Edgewood CPU
MAR 2023
Edgewood, FL
32761

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8854 4005 3803 79

2. Article Number *(Transfer from service label)*
9589 0710 5270 1231 9617 85

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

COMPLETE THIS SECTION ON DELIVERY

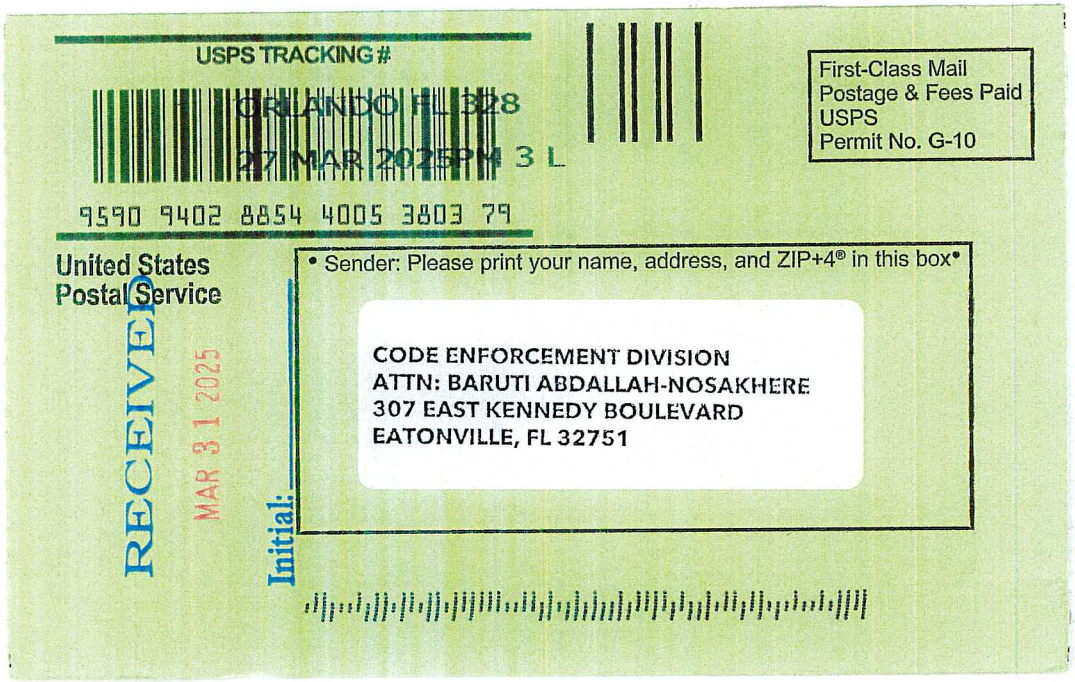
A. Signature
X Clare N Scott Hardy ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Clare N Scott Hardy C. Date of Delivery

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

MAR 21 2025
USPS - LOCKHART BRANCH

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- sured Mail
- sured Mail Restricted Delivery ver $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery


USPS TRACKING #
9590 9402 8854 4005 3803 79
ORLANDO FL 328
27 MAR 2025 PM 3 L
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
RECEIVED
MAR 31 2025
Initial:
• Sender: Please print your name, address, and ZIP+4® in this box•
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701231961785

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was picked up at the post office at 8:40 am on March 27, 2025 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office
ORLANDO, FL 32810
March 27, 2025, 8:40 am

Reminder to Schedule Redelivery of your item
March 27, 2025

Notice Left (No Authorized Recipient Available)
ORLANDO, FL 32810
March 22, 2025, 10:45 am

In Transit to Next Facility
March 21, 2025

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
March 20, 2025, 10:05 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

Feedback

March 20, 2025, 8:40 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (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

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne_hardy@yahoo.com> Thu, Apr 17, 2025 at 5:59 PM
Reply-To: Devonne Hardy <devonne_hardy@yahoo.com>
To: "code-enforcement@townofeatonville.org" <code-enforcement@townofeatonville.org>

Code Enforcement Division,

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

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

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

Thank you for your understanding in this matter.

Mr. Hardy

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne_hardy@yahoo.com> Fri, Apr 18, 2025 at 1:34 PM
Reply-To: Devonne Hardy <devonne_hardy@yahoo.com>
To: "bnosakhere@townofeatonville.org" <bnosakhere@townofeatonville.org>

Hardy 90 days extension
[Quoted text hidden]

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org> Tue, Apr 22, 2025 at 12:43 PM
To: Devonne Hardy <devonne_hardy@yahoo.com>

Mr. Hardy, good day to you.

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

Please respond to this communication to acknowledge and confirm.

Thank you,
[Quoted text hidden]

EXIBIT C

CODE SECTION(S) IN VIOLATION OF.....

Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35(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.

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, Subpart B – LAND DEVELOPMENT CODE, Chapter 60 – SUPPLEMENT ZONING DISTRICT REGULATIONS, ARTICLE IV. – FENCES, Sec. 60-84. - Nonconforming fences.

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

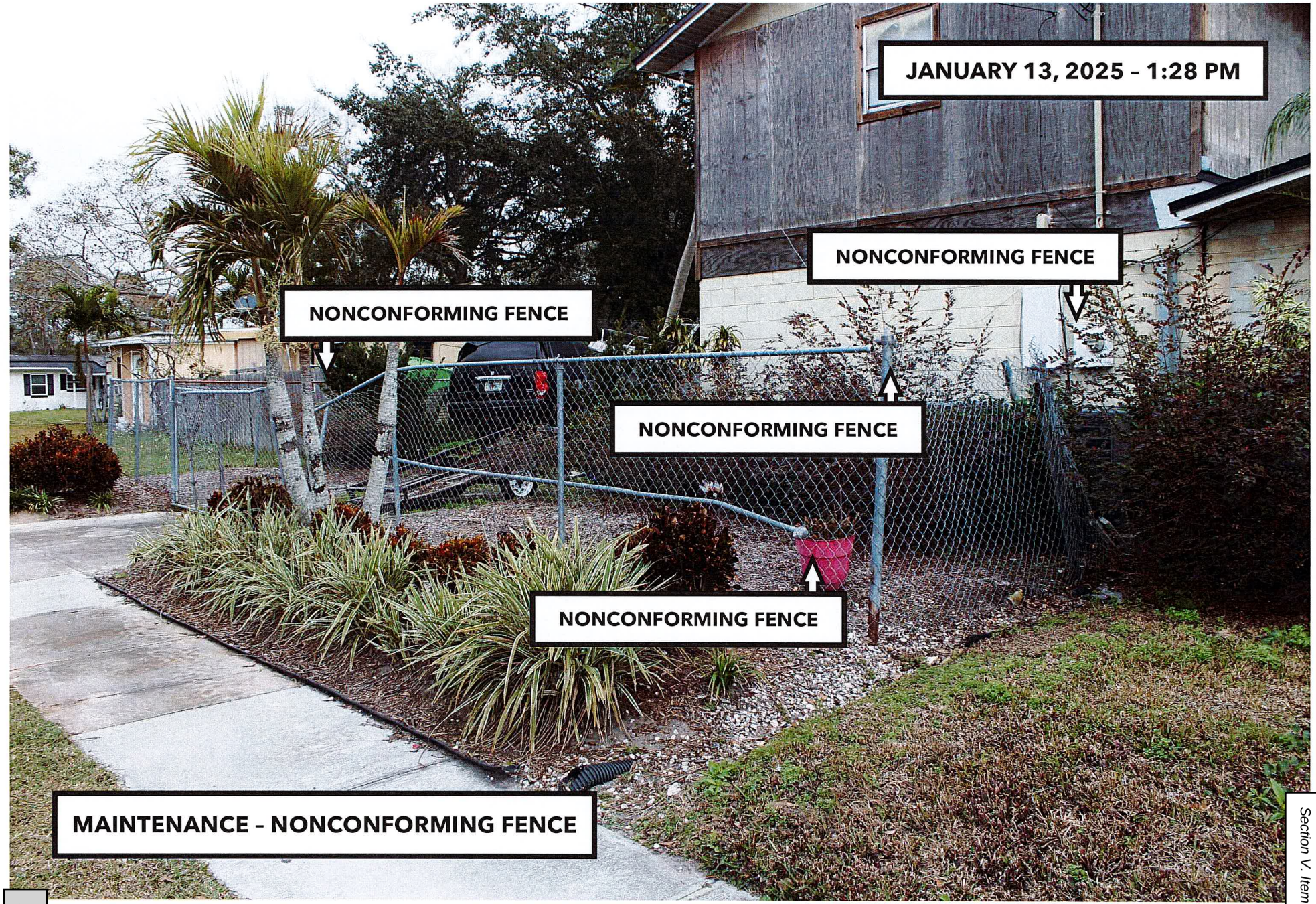
(LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995)

EXIBIT D

PHOTOGRAPHIC EVIDENCE

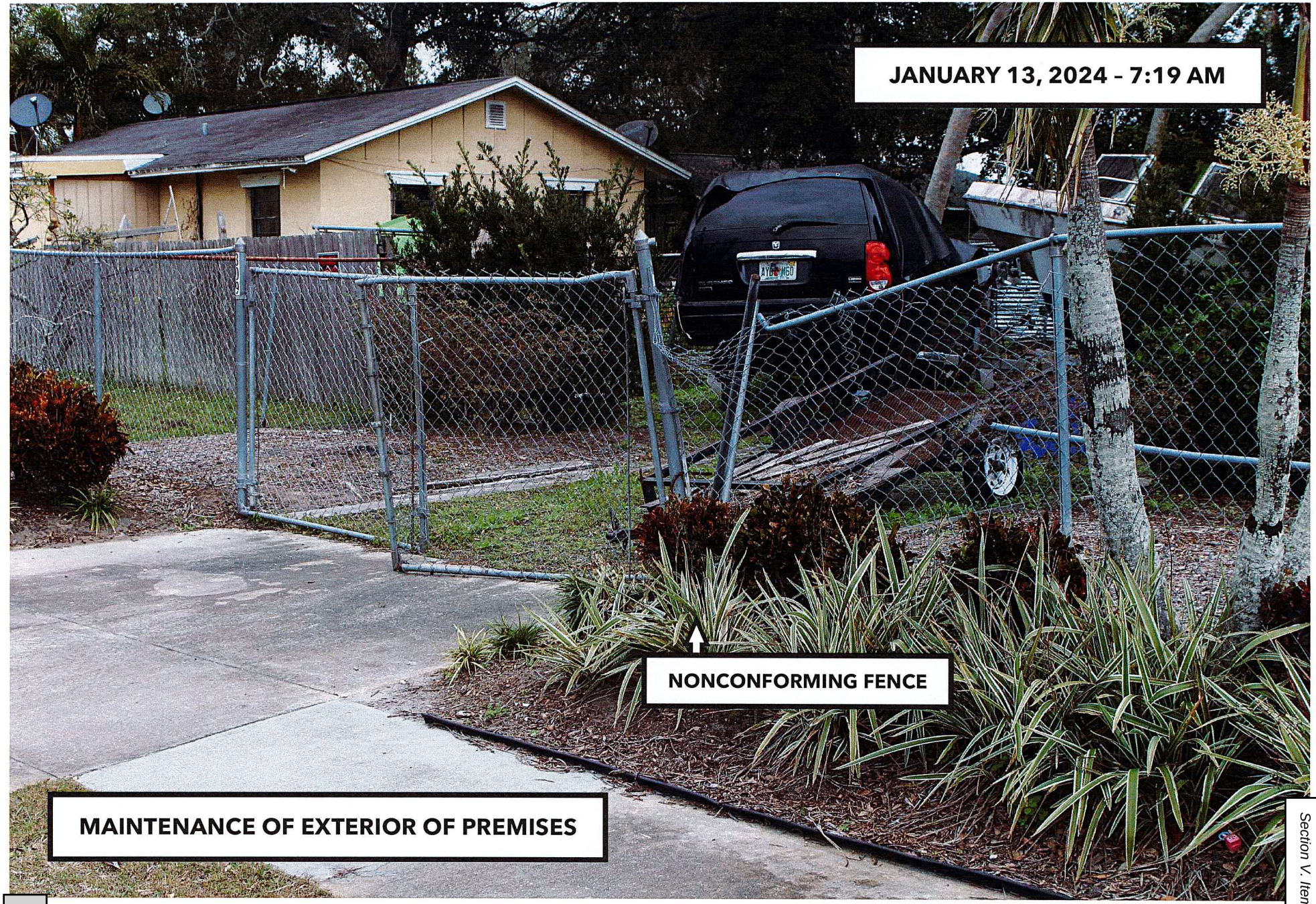
PROOF OF VIOLATION(S) – NONCONFORMING FENCE. MAINTENACE OF EXTERIOR OF PREMISES.

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000092).....1

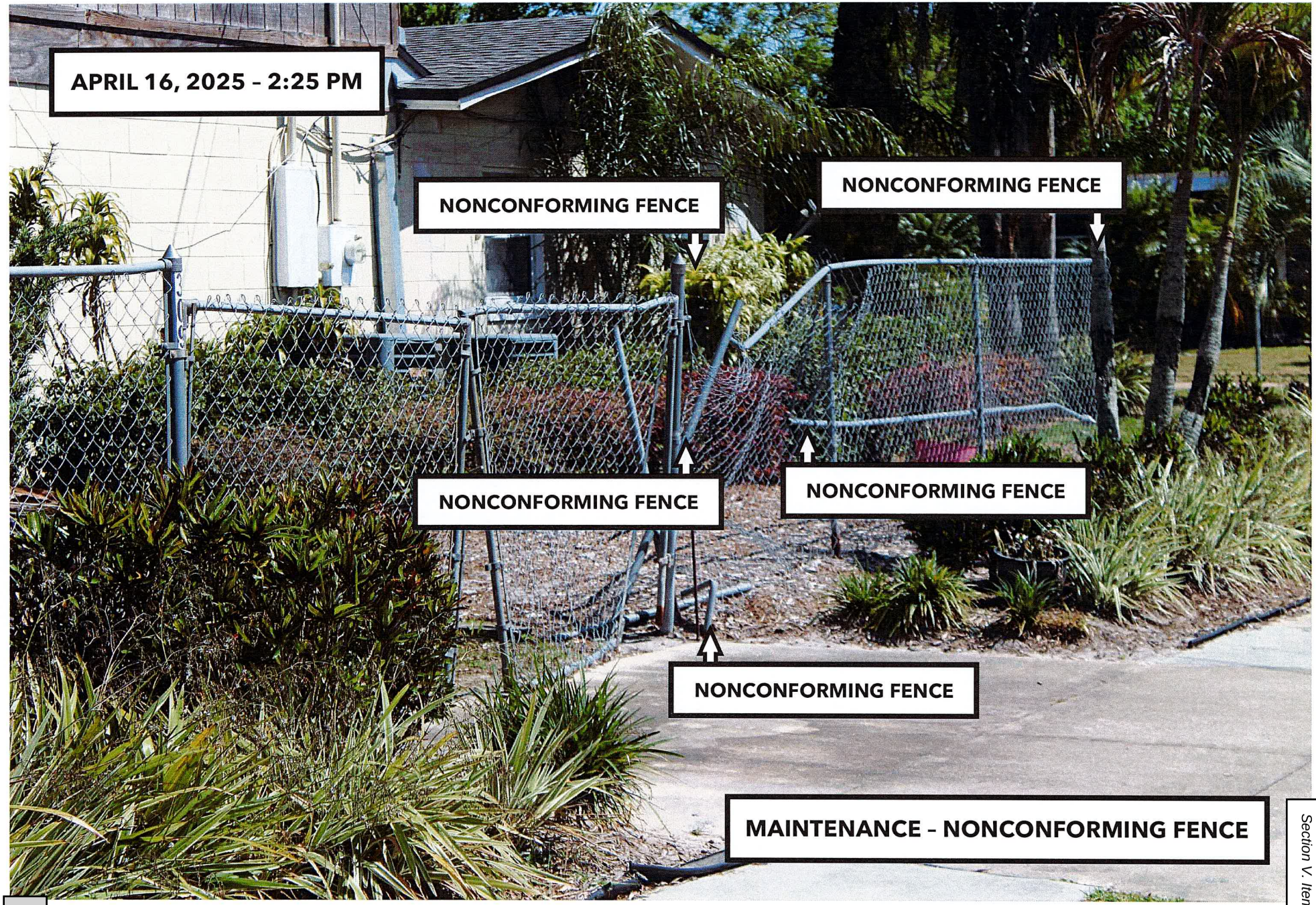


DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000092).....2

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



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



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

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

EXIBIT E

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000092
CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 51

Vs.

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

Respondent(s)

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

NOTICE OF HEARING

TO: DEVONNE HARDY, CLARE SCOTT,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-6218**, in violation of the Town of Eatonville Code of Ordinances.

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

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the hearing date.

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

Respectfully,

Dwayne Rackard

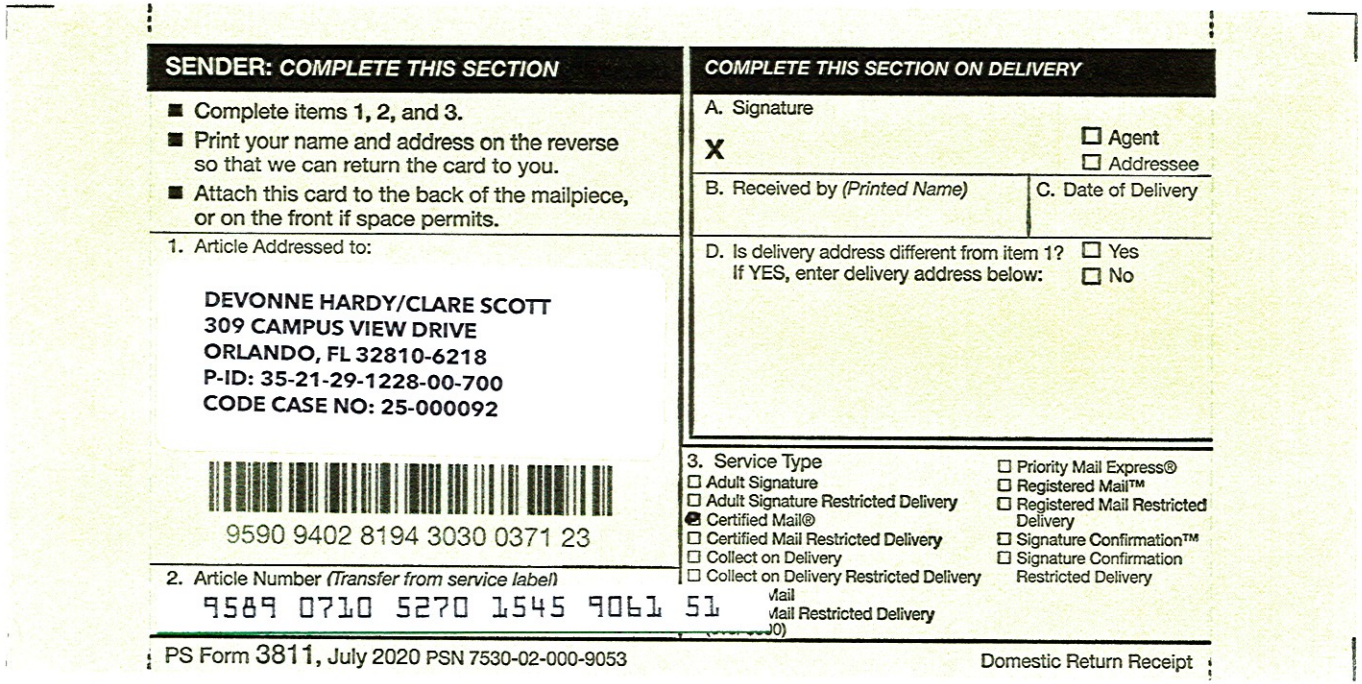
DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

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

NEOPOST FIRST-CLASS MAIL
08/25/2025 IMI
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8194 3030 0371 23

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9061 51

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

CERTIFIED MAIL®

9589 0710 5270 1545 9061 51

9589 0710 5270 1545 9061 51

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

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

Certified Mail Fee
$

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

Postage
$

Total Postage:
$

Sent To

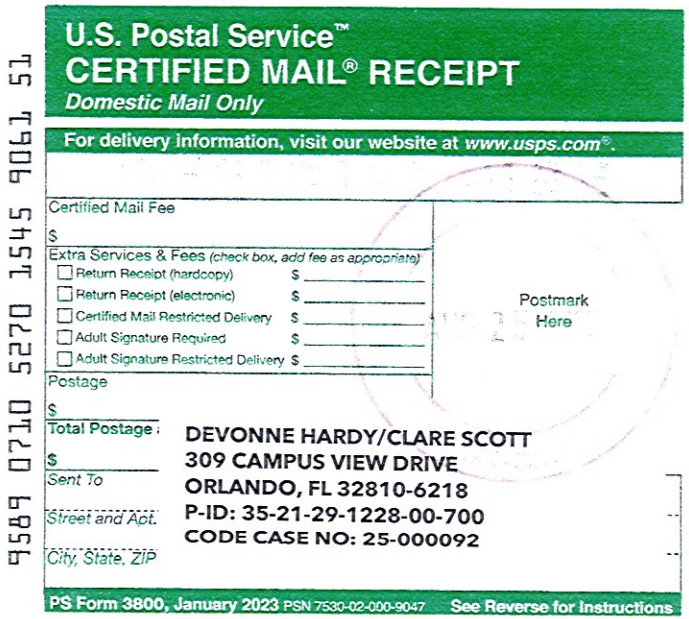
Street and Apt.

City, State, Zip

Postmark Here

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

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



9589 0710 5270 1545 9061 51

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

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

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:
$

Postmark Here

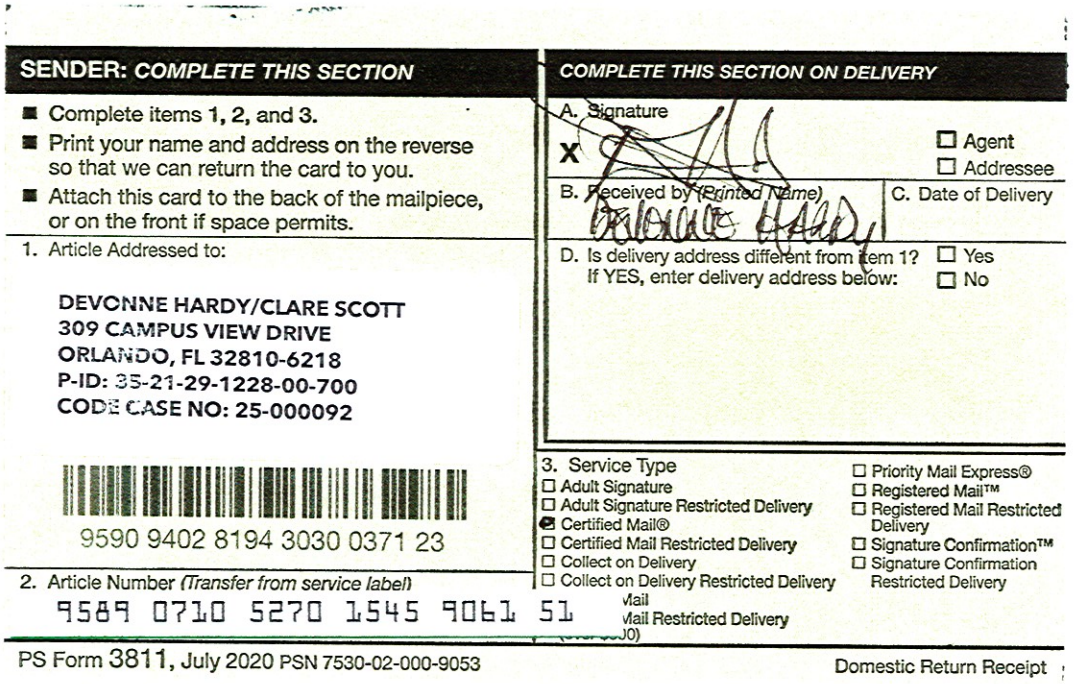
Sent To
DEVONNE HARDY/CLARE SCOTT

Street and Apt.
309 CAMPUS VIEW DRIVE

City, State, ZIP
ORLANDO, FL 32810-6218

P-ID: 35-21-29-1228-00-700
CODE CASE NO: 25-000092

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8194 3030 0371 23

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9061 51

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

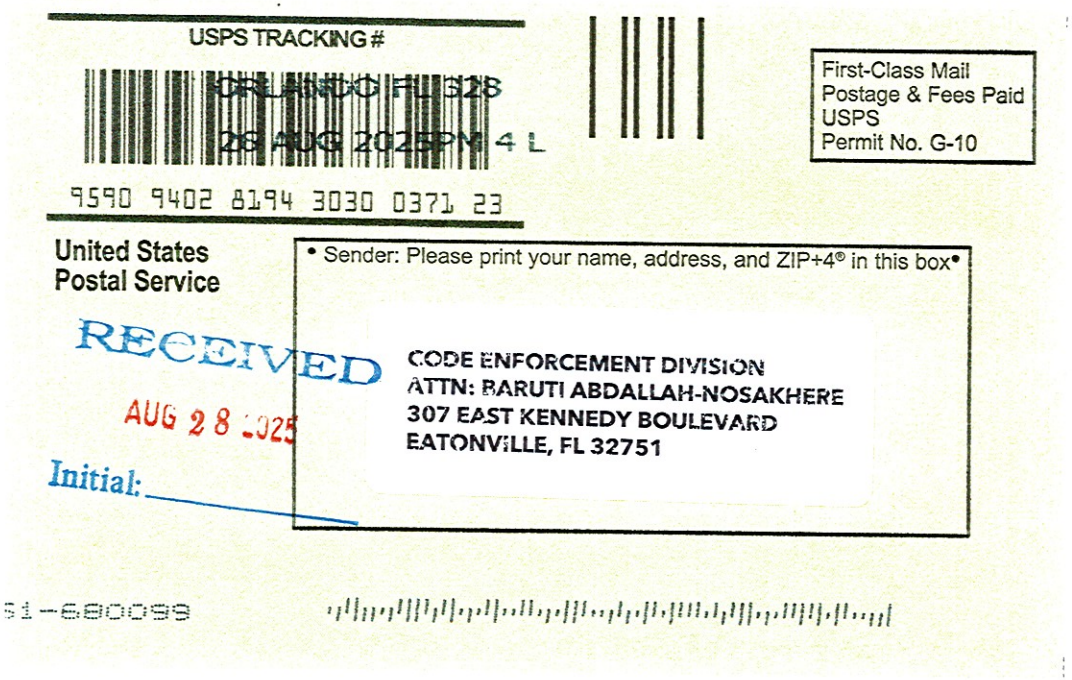
C. Date of Delivery

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

Mail
Mail Restricted Delivery
J0)

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


USPS TRACKING #
ORLANDO FL 328
26 AUG 2025 PM 4 L
9590 9402 8194 3030 0371 23
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
• Sender: Please print your name, address, and ZIP+4® in this box•
RECEIVED
AUG 28 2025
Initial:
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751
51-68009

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701545906151

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 12:24 pm on August 26, 2025 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ORLANDO, FL 32810
August 26, 2025, 12:24 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
August 25, 2025, 9:37 pm

Hide Tracking History

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

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

Feedback

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000092
CERTIFIED MAIL NO: 9589 0710 5270 1545 9062 43

Vs.

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

Respondent(s)

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

NOTICE OF HEARING

TO: DEVONNE HARDY, CLARE SCOTT,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810-6218**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, October 1 2025, the hearing date.

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

Respectfully,

Dwayne Rackard

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

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

NEOPOST FIRST-CLASS MAIL
09/22/2025 IMI
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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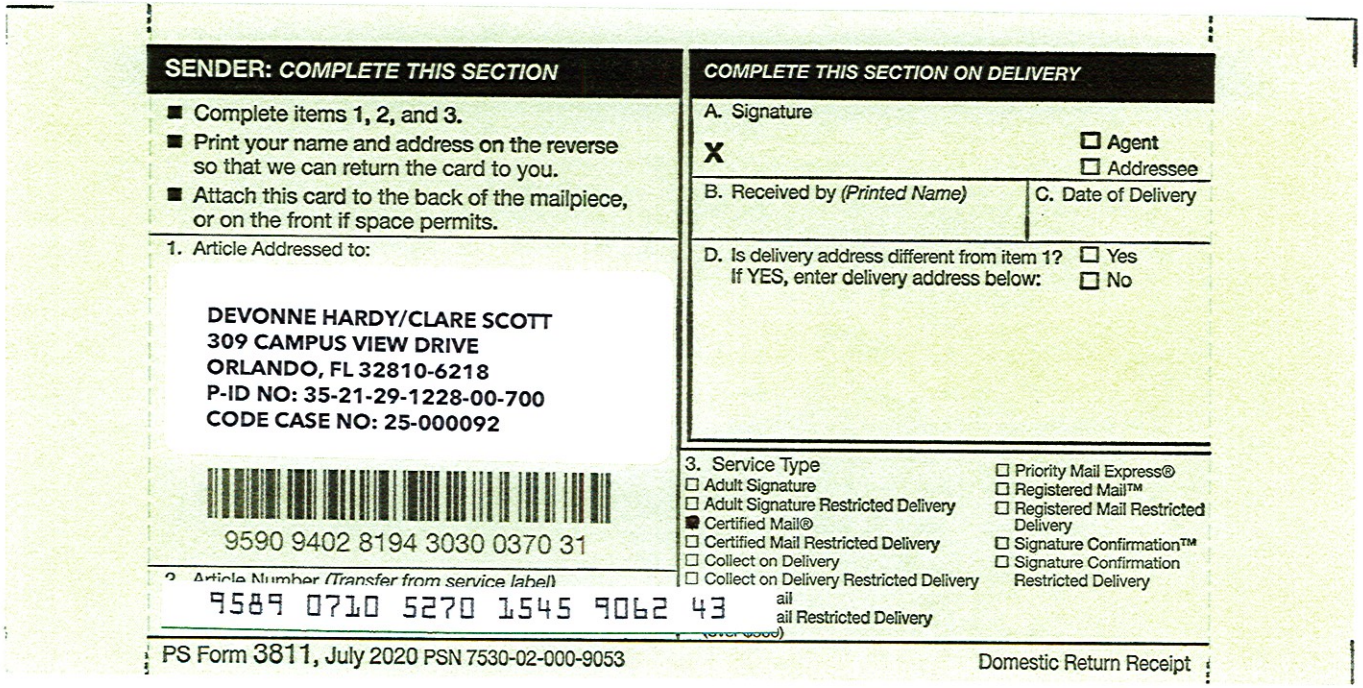
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
Postmark Here
DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000092
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL®
9589 0710 5270 1545 9062 43
9589 0710 5270 1545 9062 43



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8194 3030 0370 31

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9062 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
ail
ail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

9589 0710 5270 1545 9062 43

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

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

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:
$

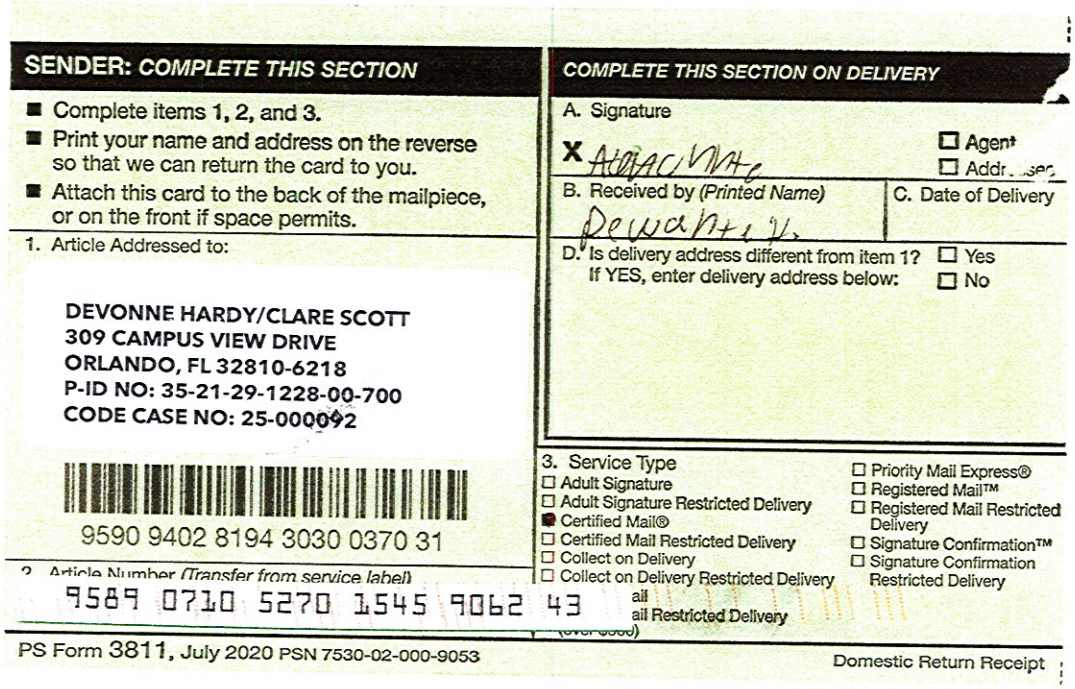
Sent To
DEVONNE HARDY/CLARE SCOTT

Street and Apt.
309 CAMPUS VIEW DRIVE

City, State, ZIP
ORLANDO, FL 32810-6218
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000092

MAITLAND, FL
SEP 22 2025
Postmark Here

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8194 3030 0370 31

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9062 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addr...

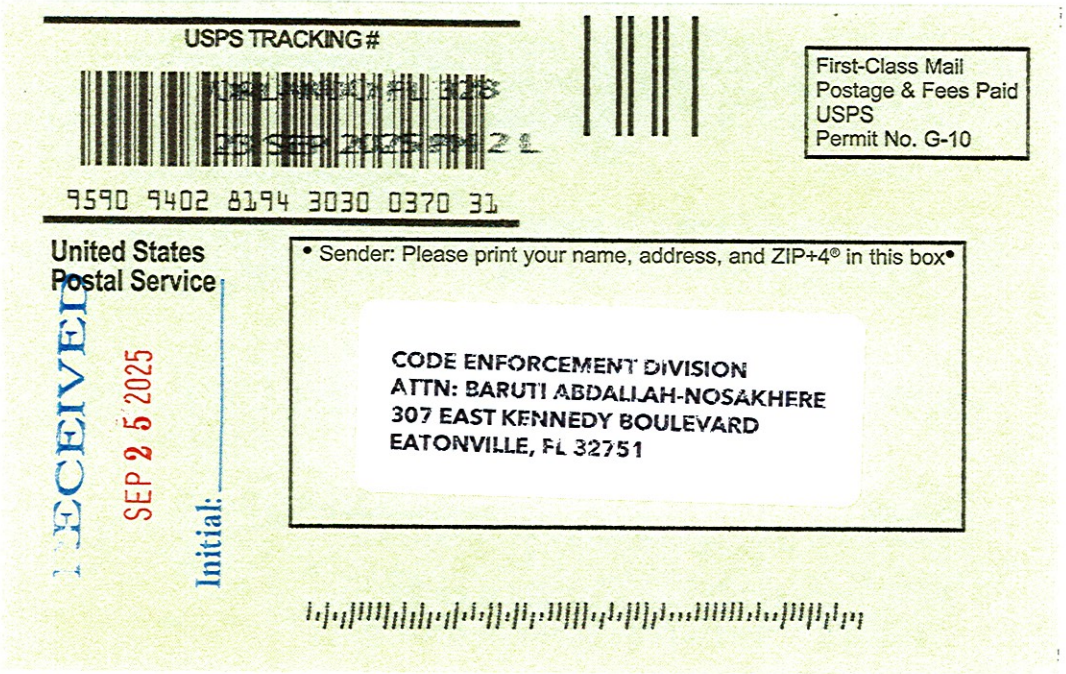
B. Received by *(Printed Name)*
Dewanti V.

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
☐ ail
☐ ail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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


USPS TRACKING #
9590 9402 8194 3030 0370 31
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
RECEIVED
SEP 25 2025
Initial:
• Sender: Please print your name, address, and ZIP+4® in this box•
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701545906243

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:48 am on September 23, 2025 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered
Delivered, Left with Individual
ORLANDO, FL 32810
September 23, 2025, 11:48 am

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 22, 2025, 10:40 pm

Hide Tracking History

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

Text & Email Updates

USPS Tracking Plus®

Product Information

Feedback

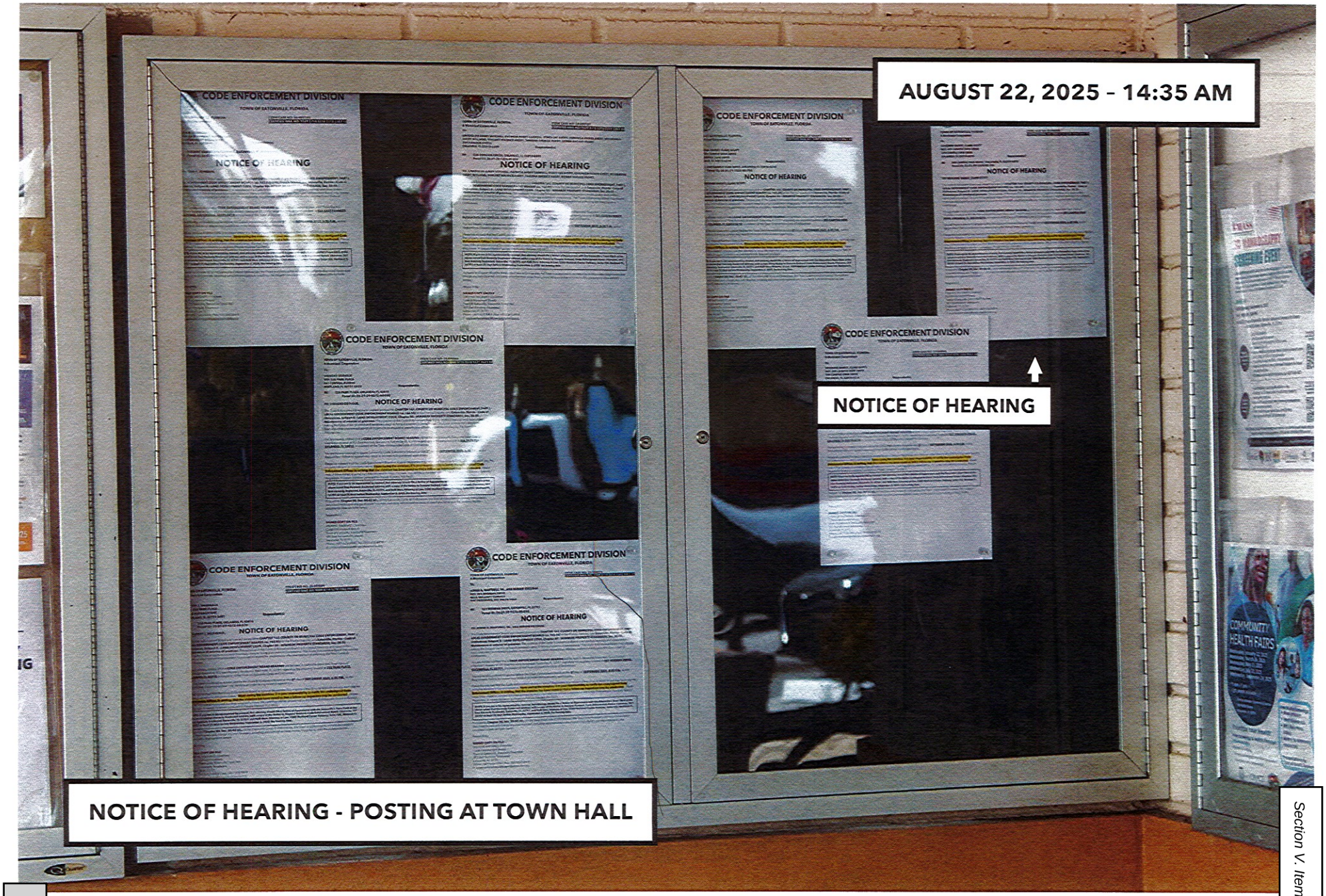
EXIBIT F

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING THE NOTICE OF HEARING.

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....5



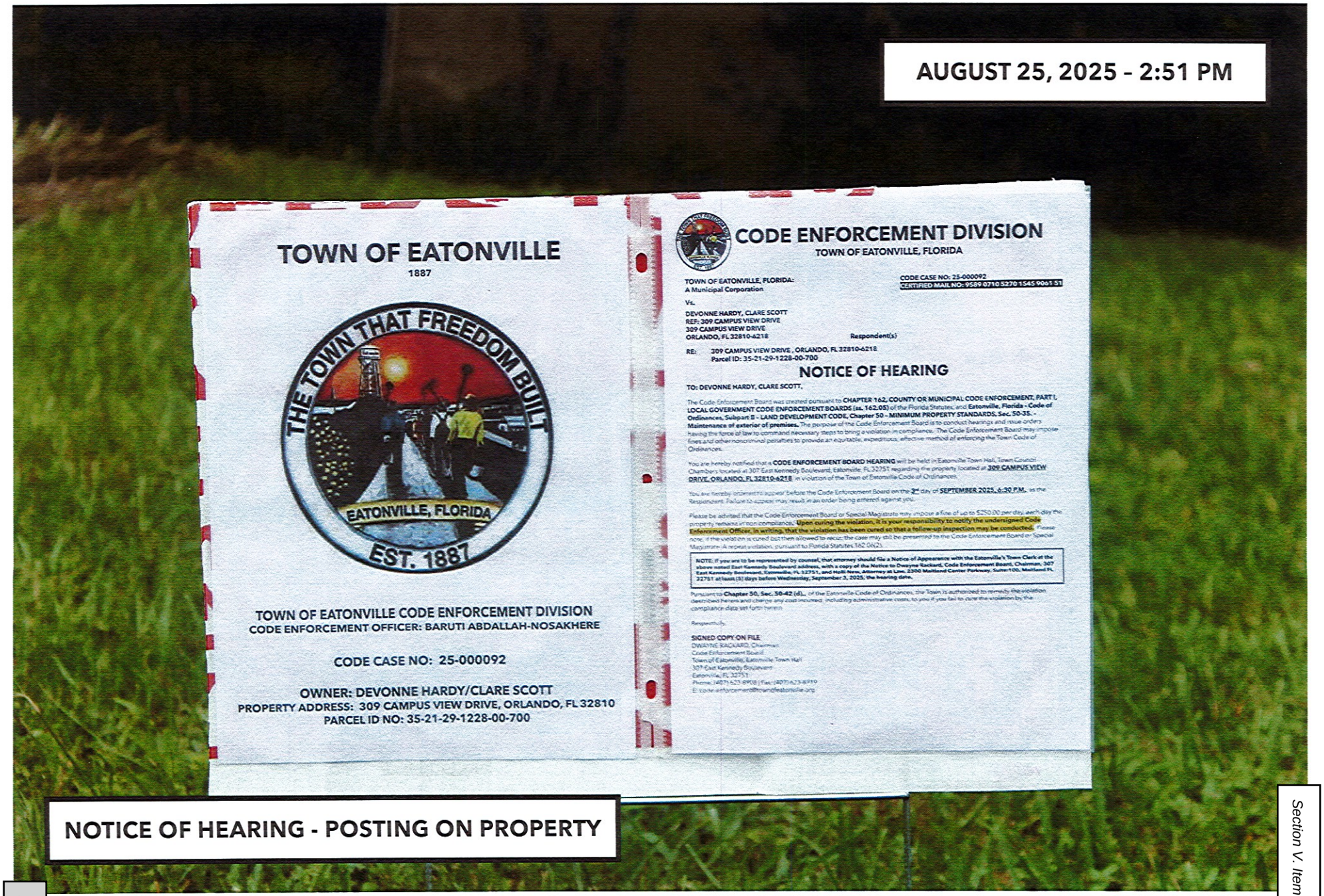
DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....6

NOTICE OF HEARING - POSTING ON PROPERTY

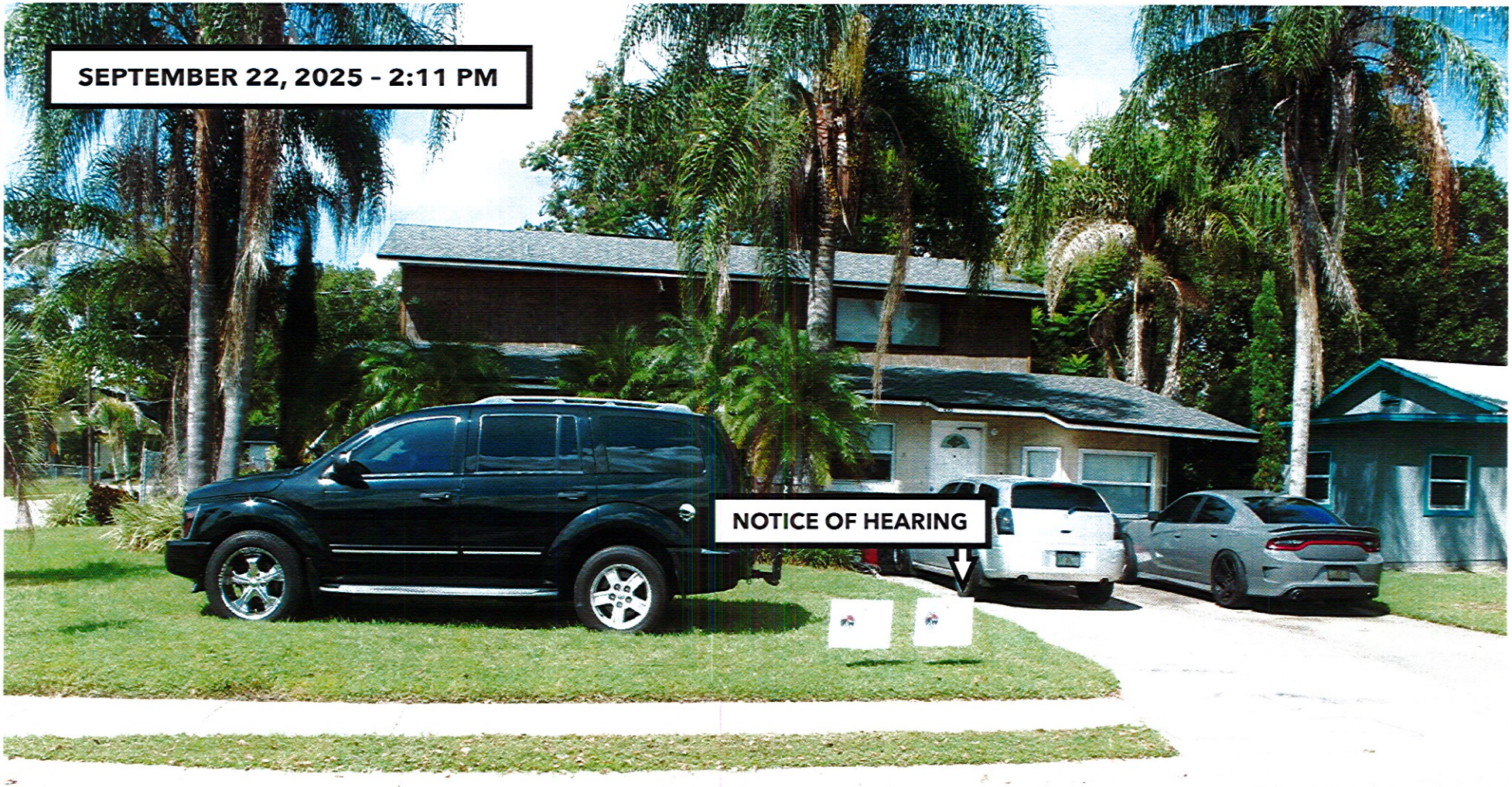
DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000092).....7



DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....1



NOTICE OF HEARING - POSTING ON PROPERTY

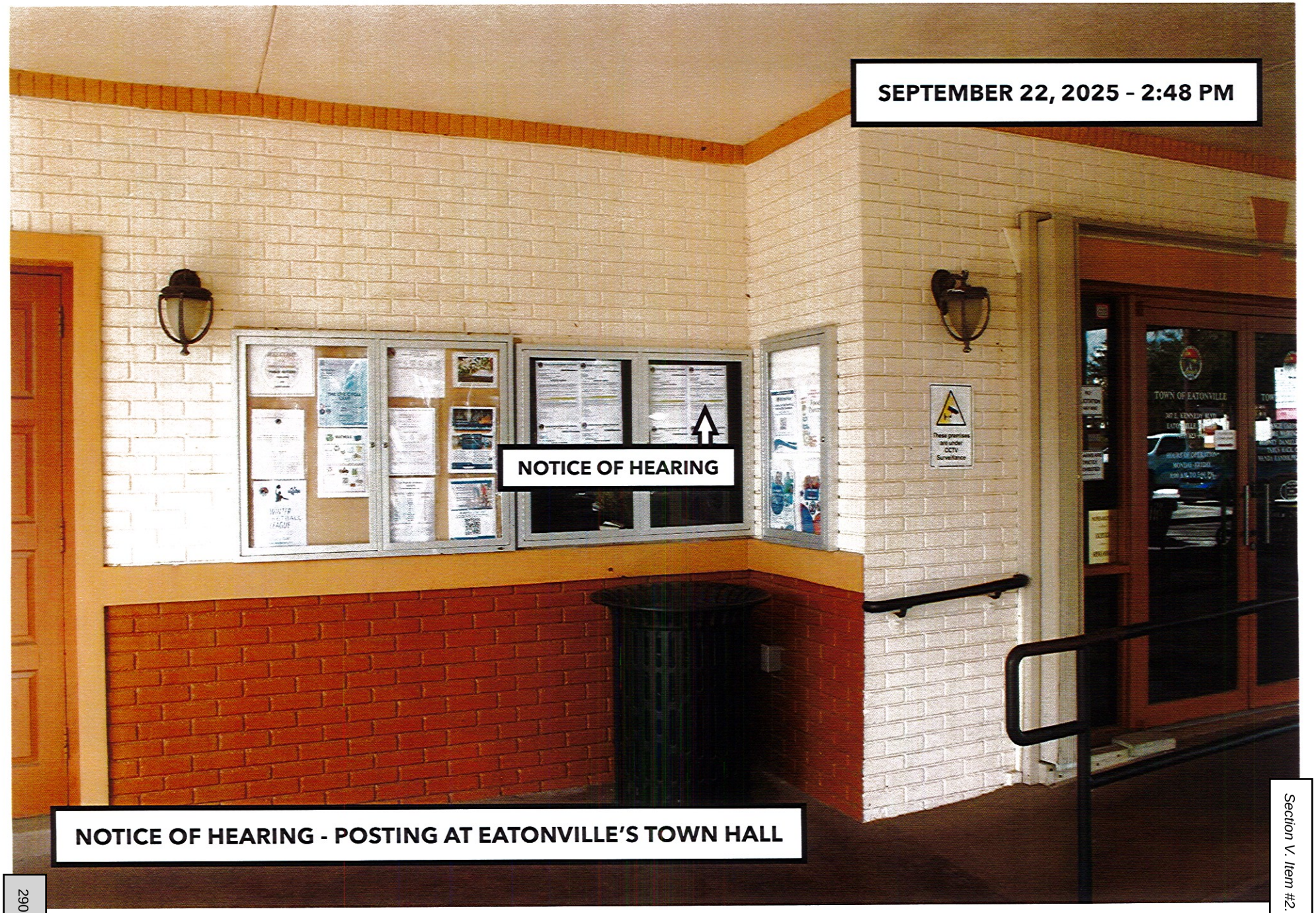
DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....2

SEPTEMBER 22, 2025 - 2:11 PM

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....3

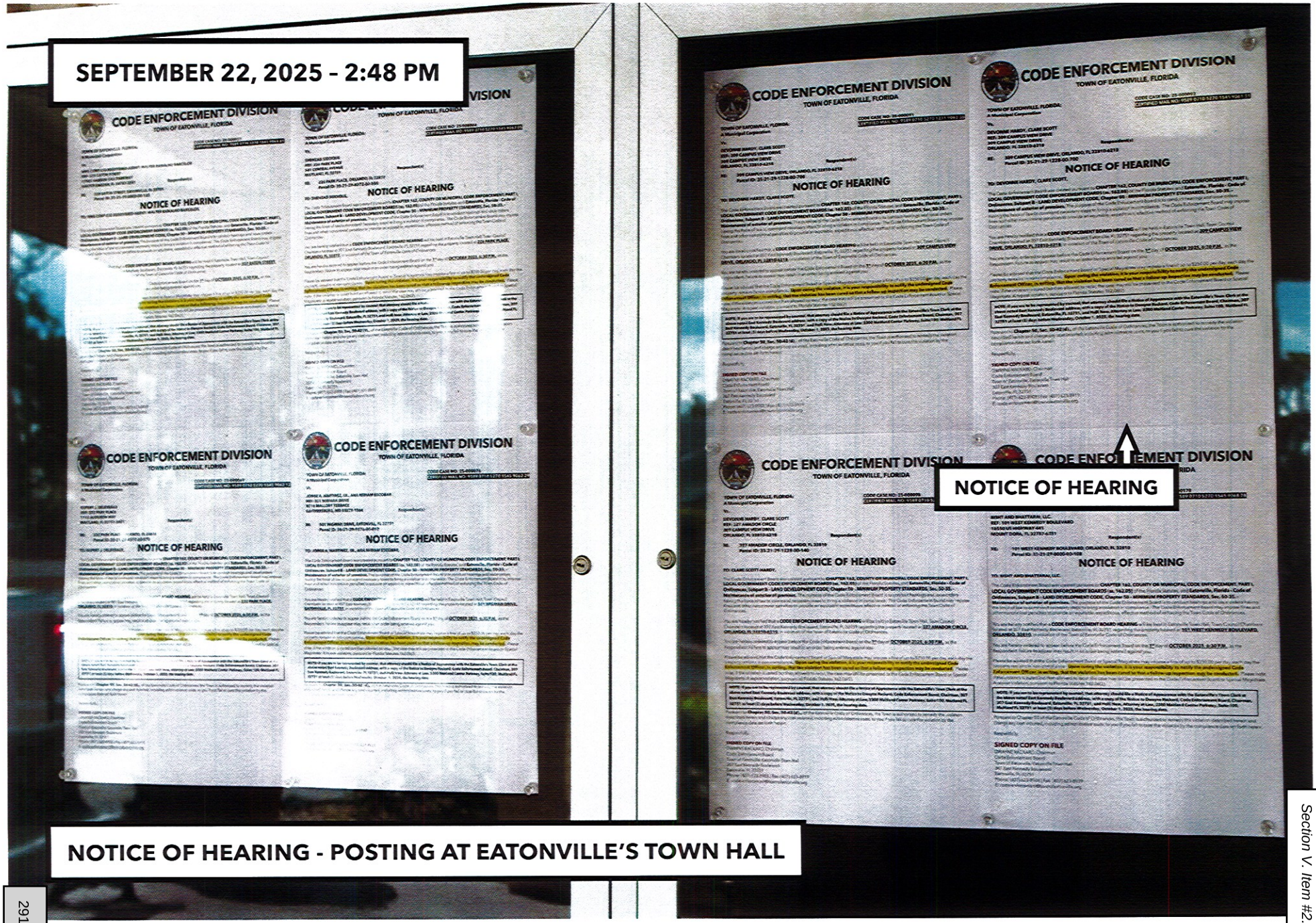


NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700

309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000092).....4

SEPTEMBER 22, 2025 – 2:48 PM



NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

TOWN OF EATONVILLE

1887

TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION

CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000098

OWNER: CLARE SCOTT-HARDY

PROPERTY ADDRESS: 327 AMADOR CIRCLE, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-1228-00-140

EXIBIT A

PHOTOGRAPHIC EVIDENCE

IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

Print Date: 09/25/2025 System Refresh Date: 09/24/2025

327 Amador Cir 35-21-29-1228-00-140

Name(s):
SCOTT-HARDY CLARE

Physical Street Address:
327 Amador Cir

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
309 Campus View Dr
Orlando, FL 32810-6218
Incorrect Mailing Address?

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville

Upload Photos

View 2025 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	%
2025 W MKT	$40,000	$95,450	$0	$135,450	3.4%	$76,014	10.0%
2024 ✓ MKT	$40,000	$90,988	$0	$130,988	3.2%	$69,104	10.0%
2023 ✓ MKT	$40,000	$86,883	$0	$126,883	26.4%	$62,822	10.0%
2022 ✓ MKT	$32,500	$67,893	$0	$100,393	N/A	$57,111	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 W $			$0		$730
2024 ✓ $			$0		$760
2023 ✓ $			$0		$787
2022 ✓ $			$0		$532

2025 Taxable Value and Certified Taxes

Tax Year: 2024 | 2023 | 2022

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$135,450	$0	$135,450	3.2010	-0.5%	$433.58	24%
Public Schools: By Local Board	$135,450	$0	$135,450	3.2480	0.0%	$439.94	24%
General County	$76,014	$0	$76,014	4.4347	0.0%	$337.10	19%
Town Of Eatonville	$76,014	$0	$76,014	7.2938	0.0%	$554.43	31%
Library - Operating Budget	$76,014	$0	$76,014	0.3748	0.0%	$28.49	2%
St Johns Water Management District	$76,014	$0	$76,014	0.1793	0.0%	$13.63	1%
Totals				18.7316		$1,807.17	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

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

2025 Gross Tax Total: $1,807.17

2025 Tax Savings Tax Savings

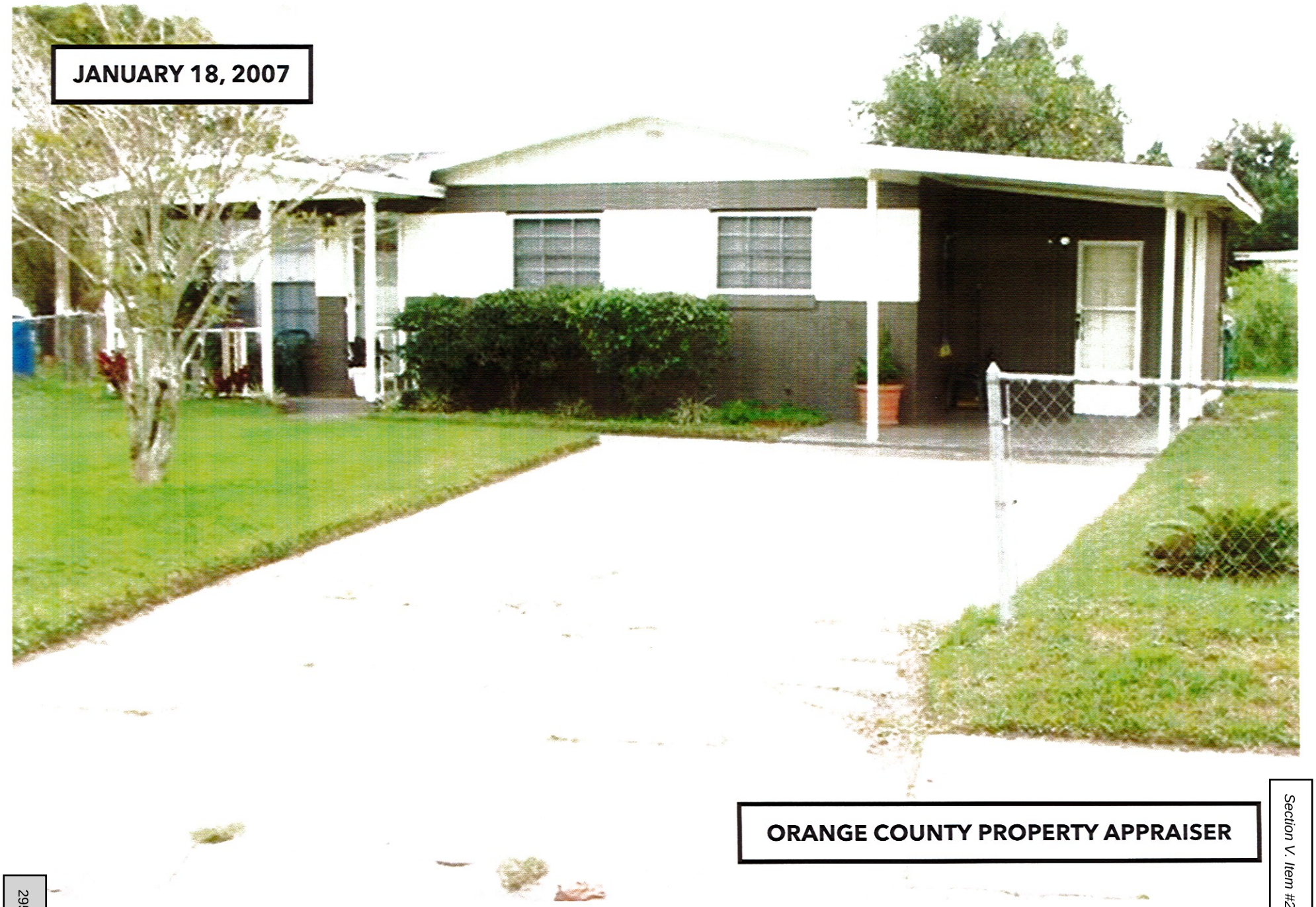
Your taxes without exemptions would be: $2,537.21

Your ad-valorem tax with exemptions is: - $1,807.17

Providing You A Savings Of: = $730.04

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098) - (OCPA).....1



CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

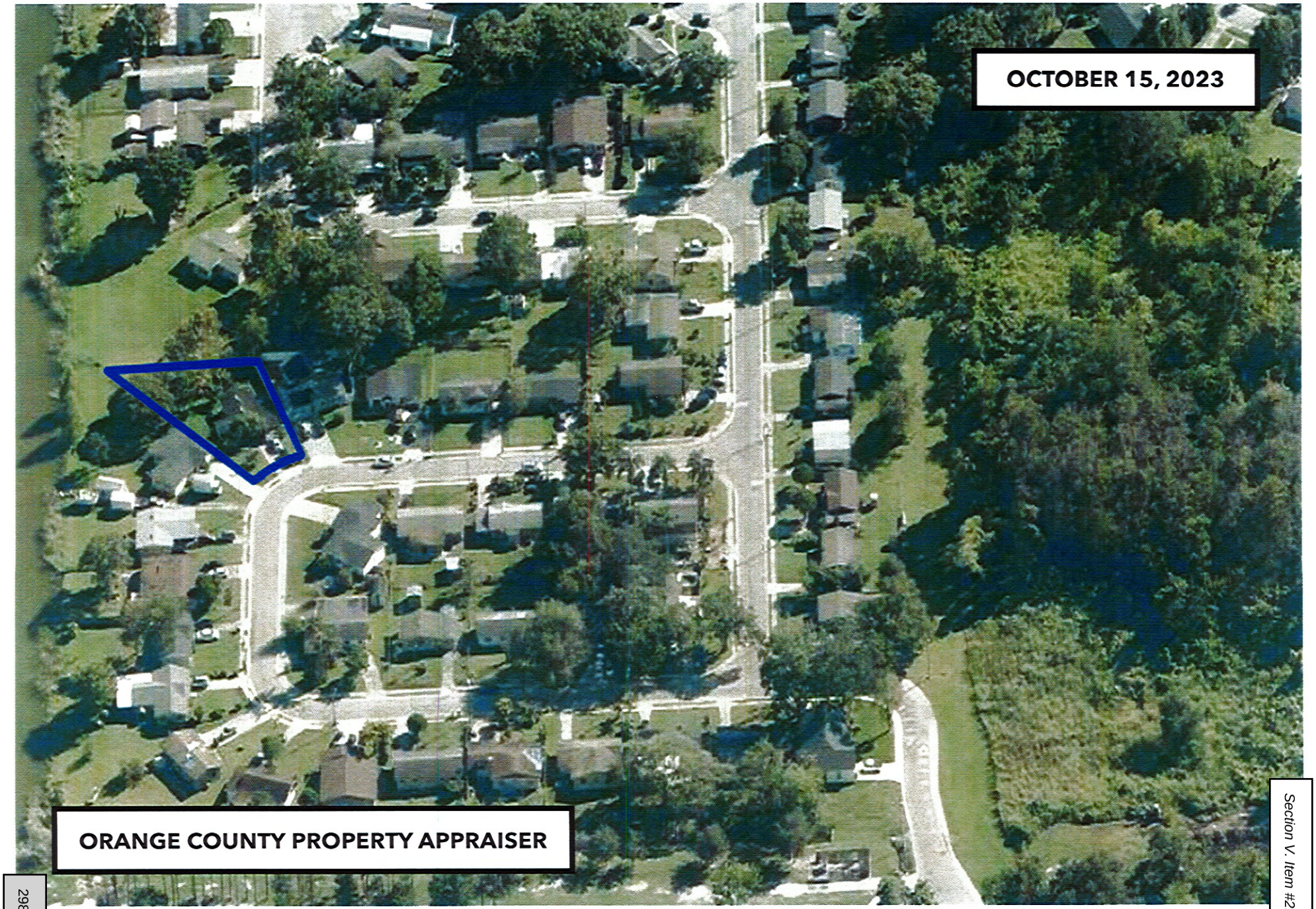
327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098) - (OCPA).....2

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098) - (OCPA).....3

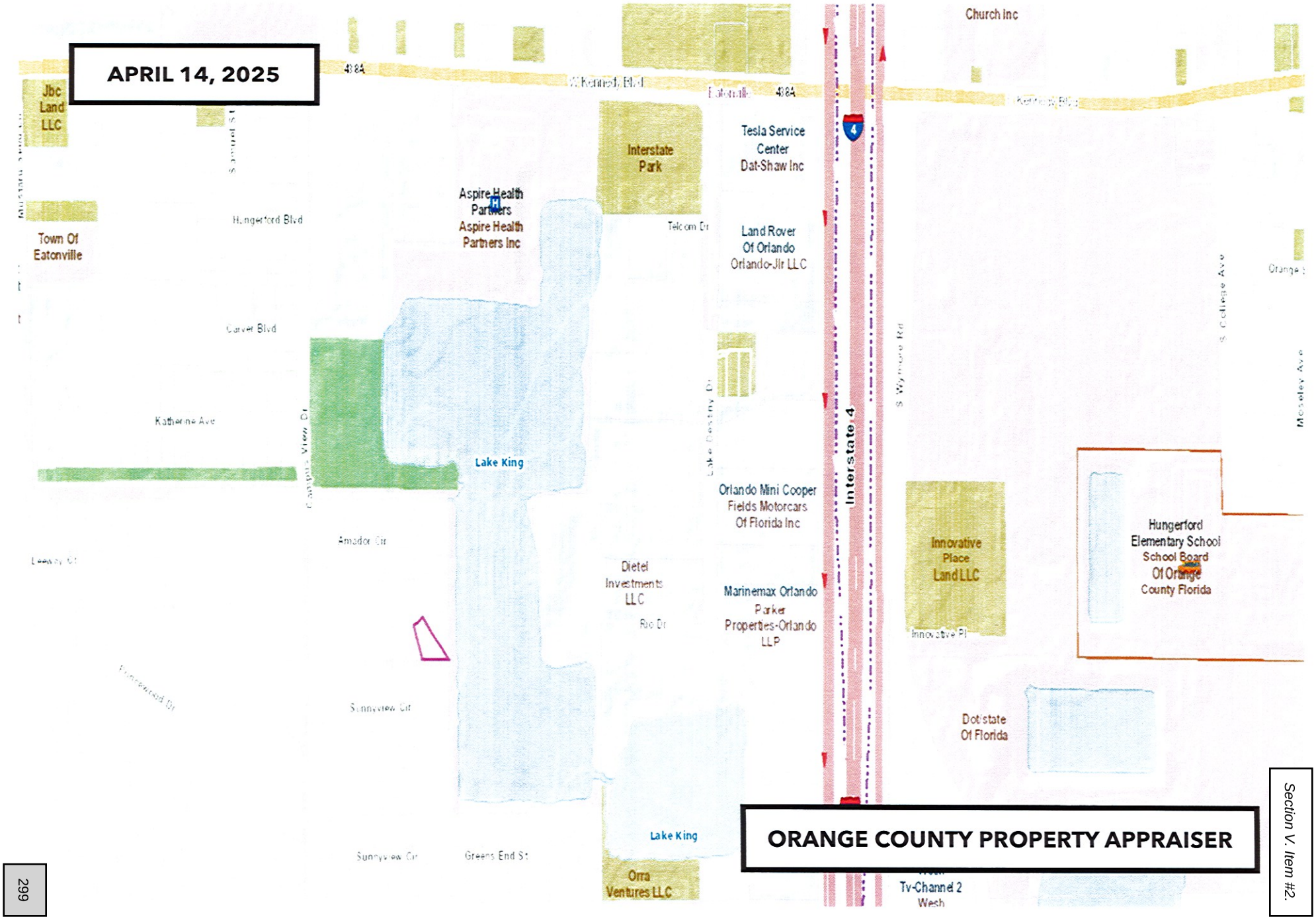
CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098) - (OCPA).....4



CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098) - (OCPA).....5



EXIBIT B

NOTICE OF VIOLATION

Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

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

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

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

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the, SINGLE-FAMILY CLASS III, property located at, 327 AMADOR CIRCLE, ORLANDO, FL 32810, Parcel-ID: 35-21-29-1228-00-140** into compliance with **Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-203. – Definitions. Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, Chapter 18 – ENVIRONMENT, ARTICLE V. – JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. – ABANDONED VEHICLES, Subdivision I. – In General, Sec. 18-229. – Certain motor vehicles required to be parked in garage. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/ARTICLE I. – IN GENERAL, Sec. 50-2. – Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/Sec. 50-35. – Maintenance of exterior premises. (a), (b)(1).**

TO: CLARE SCOTT-HARDY,

You are hereby notified, the property located at **327 AMADOR CIRCLE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. Definitions.** The following words, terms and phrases when used in this division shall have the meanings ascribed to them in this section, except

where the context clearly indicates a different meaning: **Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Parked** means the standing of a motor vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or embarking or disembarking passengers. **Sec. 18-229. Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials. **Sec. 50-35. – Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building,

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

Please be advised that if the violation is not cured by **[04/19/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to $250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,

Baruti Abdallah-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

Description of Violation and Remedial Action Required

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

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

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

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

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

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

NEOPOST FIRST-CLASS MAIL
03/19/2025 IMI
US POSTAGE $009.64⁰

ZIP 32751
041M11468919

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8854 4005 3803 55

2. Article Number (Transfer from service label)
9589 0710 5270 1231 9618 08

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
sured Mail
sured Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

CERTIFIED MAIL®

9589 0710 5270 1231 9618 08

9589 0710 5270 1231 9618 08

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

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

OFFICIAL USE

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

Postmark Here

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

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$

Sent To
DEVONNE HARDY/CLARE SCOTT

Street and Apt.
309 CAMPUS VIEW DRIVE

City, State, ZIP+
ORLANDO, FL 32810

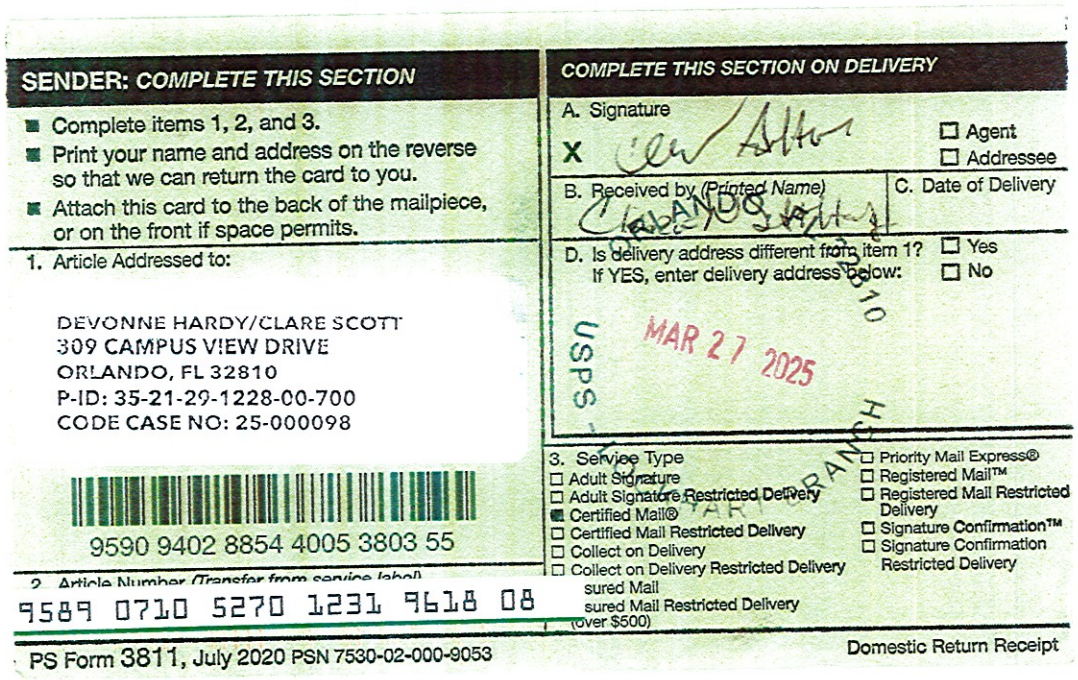
P-ID: 35-21-29-1228-00-700
CODE CASE NO: 25-000098

Eatonville CPU
MAR 2025
Eatonville, FL
32751

Postmark Here

9589 0710 5270 1231 9618 08

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 8854 4005 3803 55

2. Article Number (Transfer from service label)
9589 0710 5270 1231 9618 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
ORLANDO FL 328
Date

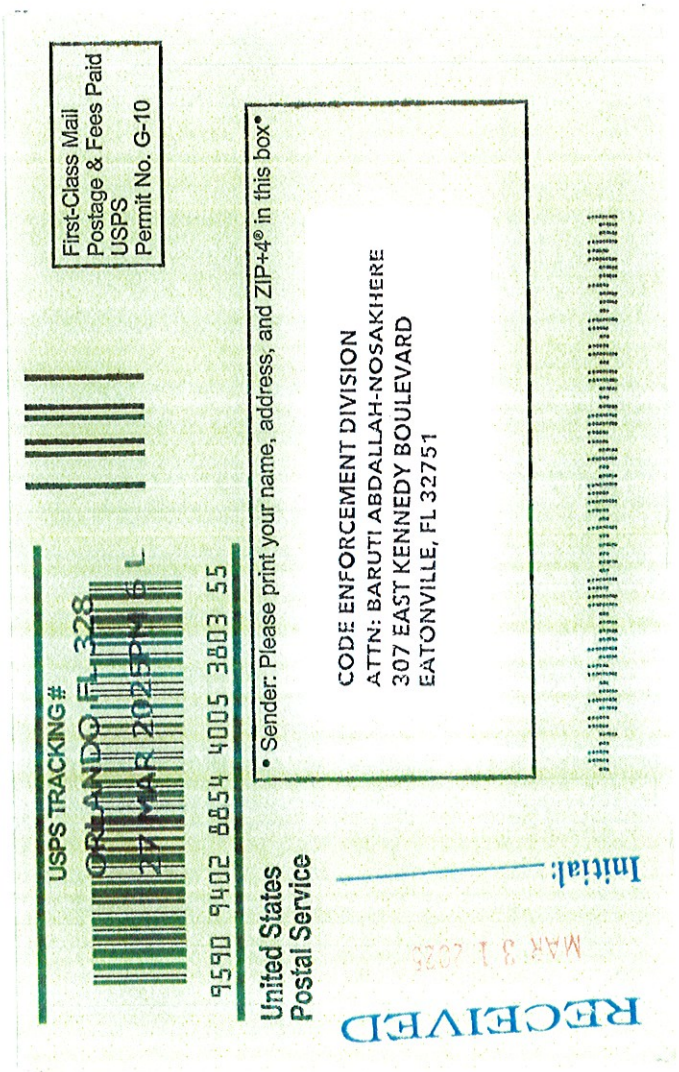
C. Date of Delivery

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

USPS
MAR 27 2025
ORLANDO MAIN BRANCH
32810

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

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


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
USPS TRACKING#
9590 9402 8854 4005 3803 55
United States
Postal Service
• Sender: Please print your name, address, and ZIP+4® in this box•
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751
RECEIVED
Initial:

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701231961808

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was picked up at the post office at 8:40 am on March 27, 2025 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office
ORLANDO, FL 32810
March 27, 2025, 8:40 am

Reminder to Schedule Redelivery of your item
March 27, 2025

Notice Left (No Authorized Recipient Available)
ORLANDO, FL 32810
March 22, 2025, 10:45 am

In Transit to Next Facility
March 21, 2025

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
March 20, 2025, 10:05 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

Feedback

March 20, 2025, 8:40 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (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

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne_hardy@yahoo.com> Thu, Apr 17, 2025 at 5:59 PM
Reply-To: Devonne Hardy <devonne_hardy@yahoo.com>
To: "code-enforcement@townofeatonville.org" <code-enforcement@townofeatonville.org>

Code Enforcement Division,

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

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

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

Thank you for your understanding in this matter.

Mr. Hardy

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne_hardy@yahoo.com> Fri, Apr 18, 2025 at 1:34 PM
Reply-To: Devonne Hardy <devonne_hardy@yahoo.com>
To: "bnosakhere@townofeatonville.org" <bnosakhere@townofeatonville.org>

Hardy 90 days extension
[Quoted text hidden]

Gmail

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org> Tue, Apr 22, 2025 at 12:43 PM
To: Devonne Hardy <devonne_hardy@yahoo.com>

Mr. Hardy, good day to you.

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

Please respond to this communication to acknowledge and confirm.

Thank you,
[Quoted text hidden]

EXIBIT C

CODE SECTION(S) IN VIOLATION OF.....

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35(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.

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

EXIBIT D

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) – JUNKED, WRECKED, ABANDON PROPERTY. MAINTENACE OF EXTERIOR OF PREMISES.

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140
327 AMADOR CIRCLE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000098).....1

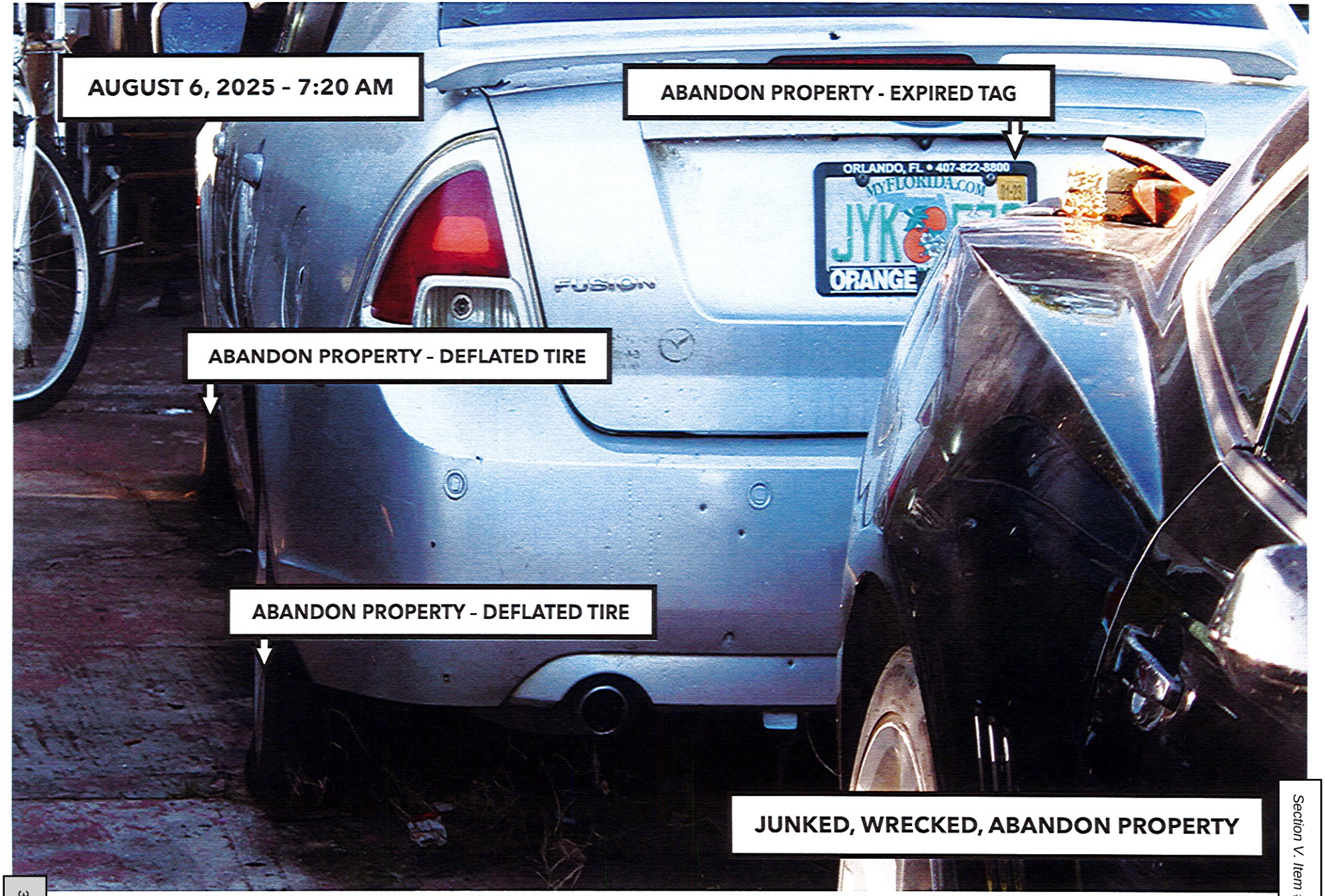
CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140
327 AMADOR CIRCLE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000098).....2

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140
327 AMADOR CIRCLE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000098).....3

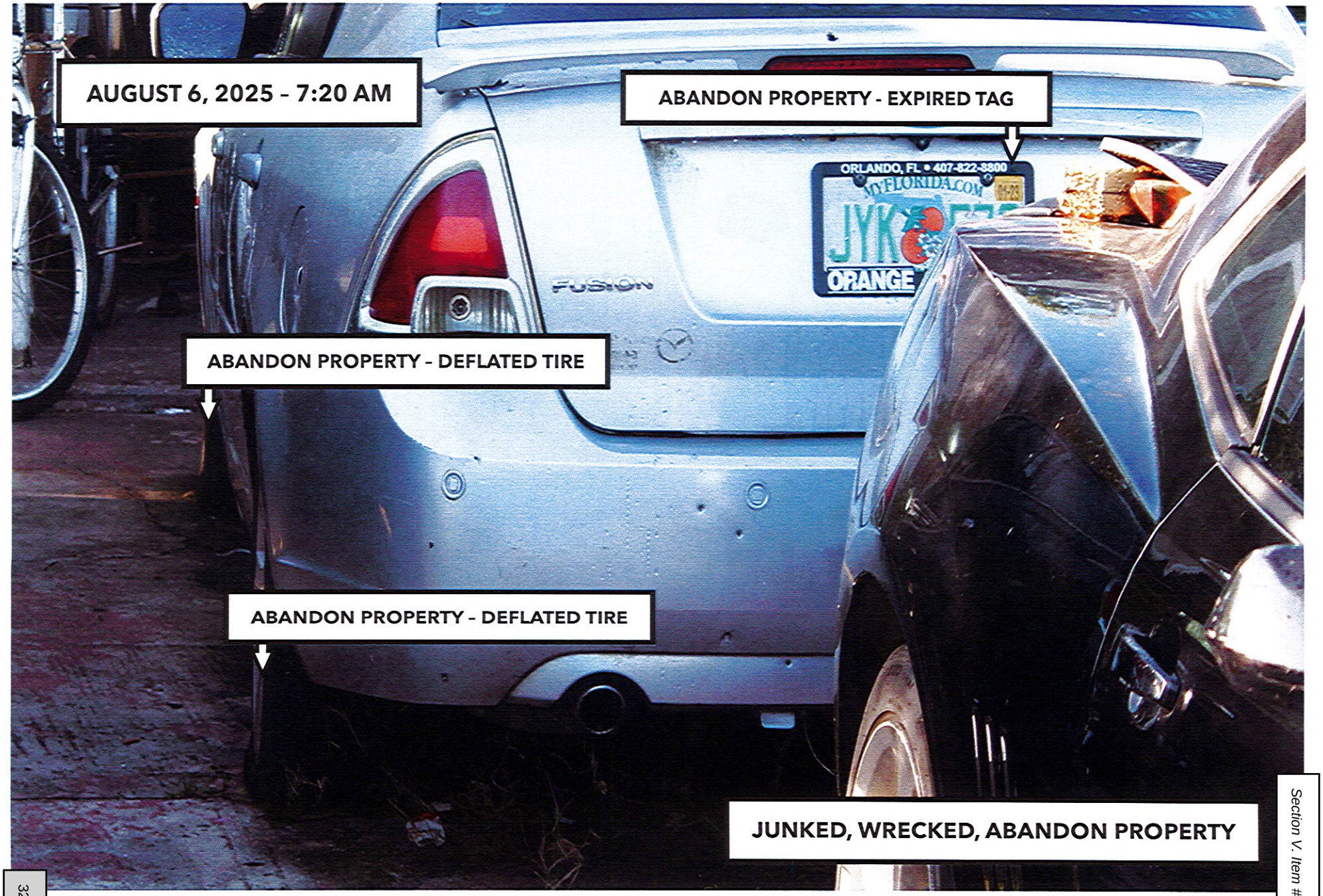
CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140
327 AMADOR CIRCLE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000098).....4

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140
327 AMADOR CIRCLE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000098).....5

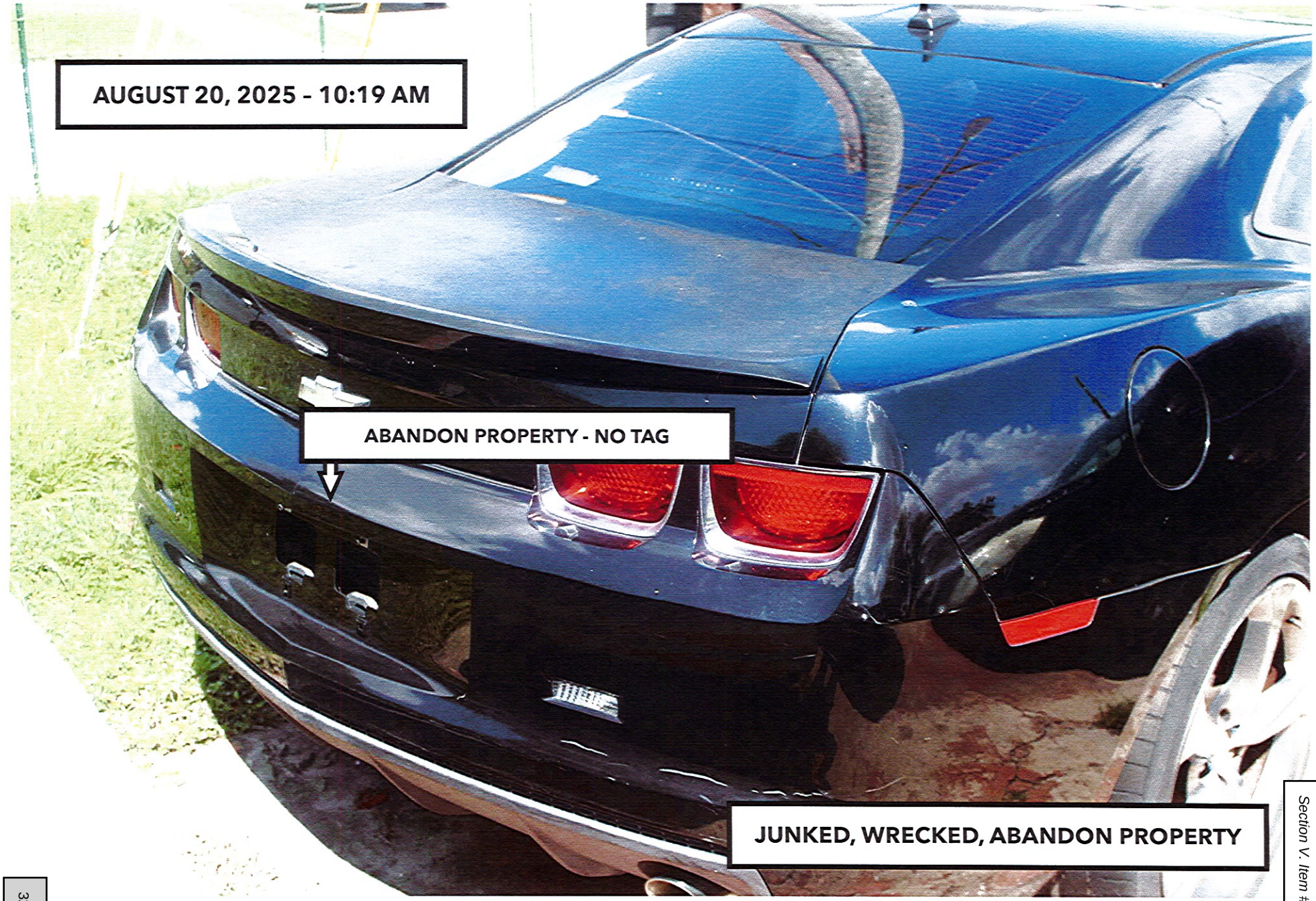
CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140
327 AMADOR CIRCLE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000098).....6



CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140
327 AMADOR CIRCLE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000098).....7



CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140
327 AMADOR CIRCLE, ORLANDO, FL 32810 – (CODE CASE NO: 25-000098).....8



EXIBIT E

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000098
CERTIFIED MAIL NO: 9589 0710 5270 1545 9062 50

Vs.

DEVONNE HARDY, CLARE SCOTT
REF: 327 AMADOR CIRLCE
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218

Respondent(s)

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

NOTICE OF HEARING

TO: CLARE SCOTT-HARDY,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **327 AMADOR CIRCLE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, October 1, 2025, the hearing date.

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

Respectfully,

Dwayne Rackard

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

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

NEOPOST FIRST-CLASS MAIL
IMI
09/22/2025
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000098

U.S. Postal Service™
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$

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

Postage
$

Total Postage a
$

Sent To

Street and Apt.

City, State, ZIP+

Postmark Here

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000098

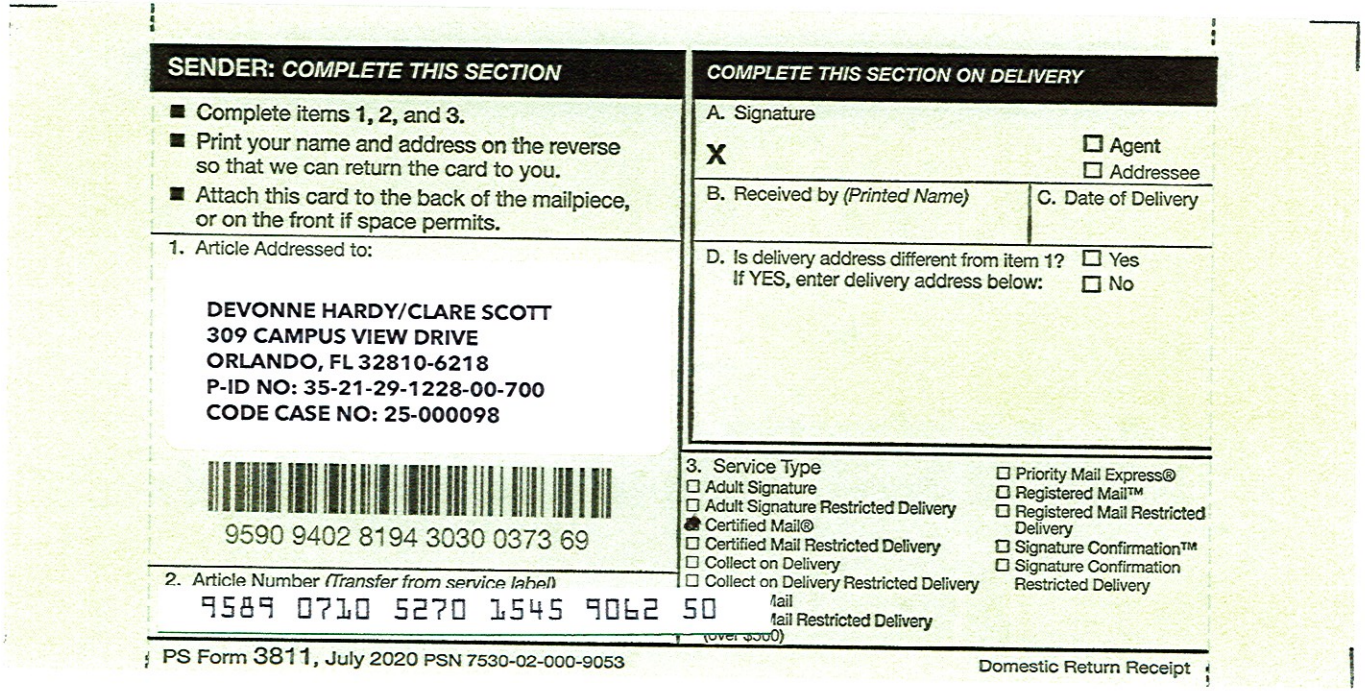
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1545 9062 50

9589 0710 5270 1545 9062 50

CERTIFIED MAIL®

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000098

9590 9402 8194 3030 0373 69

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9062 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

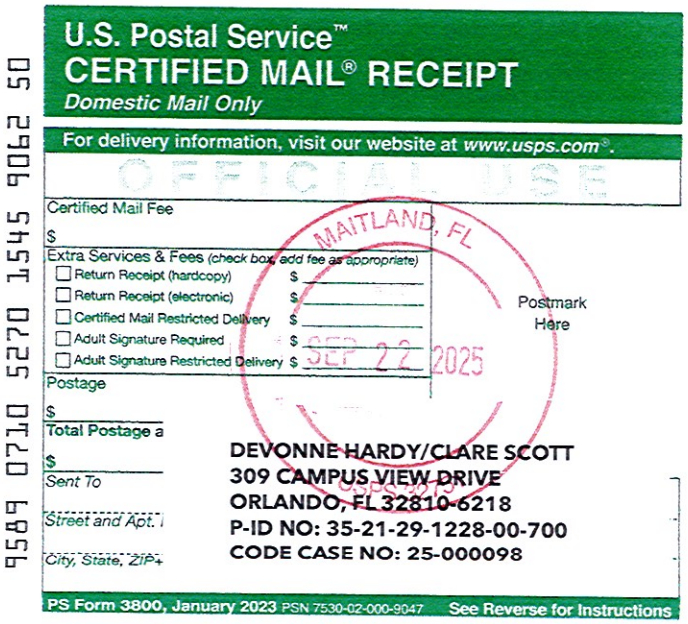
B. Received by *(Printed Name)*

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

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



9589 0710 5270 1545 9062 50

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$

Sent To

Street and Apt. I

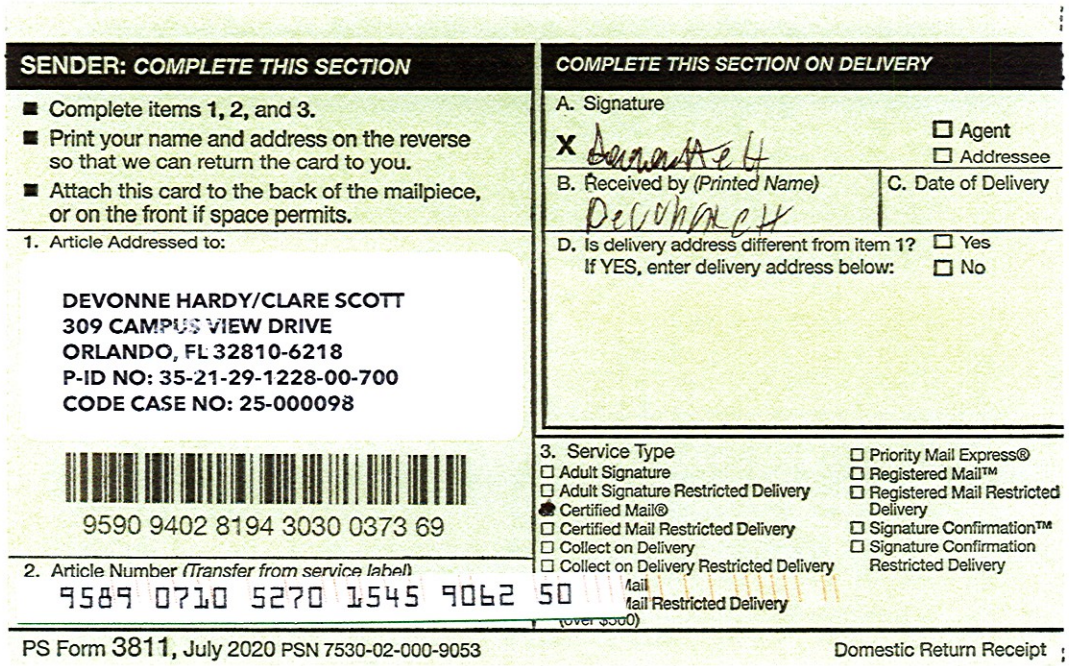
City, State, ZIP+

MAITLAND, FL
SEP 22 2025

Postmark Here

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000098

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810-6218
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000098

9590 9402 8194 3030 0373 69

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9062 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Devonne H
☐ Agent
☐ Addressee

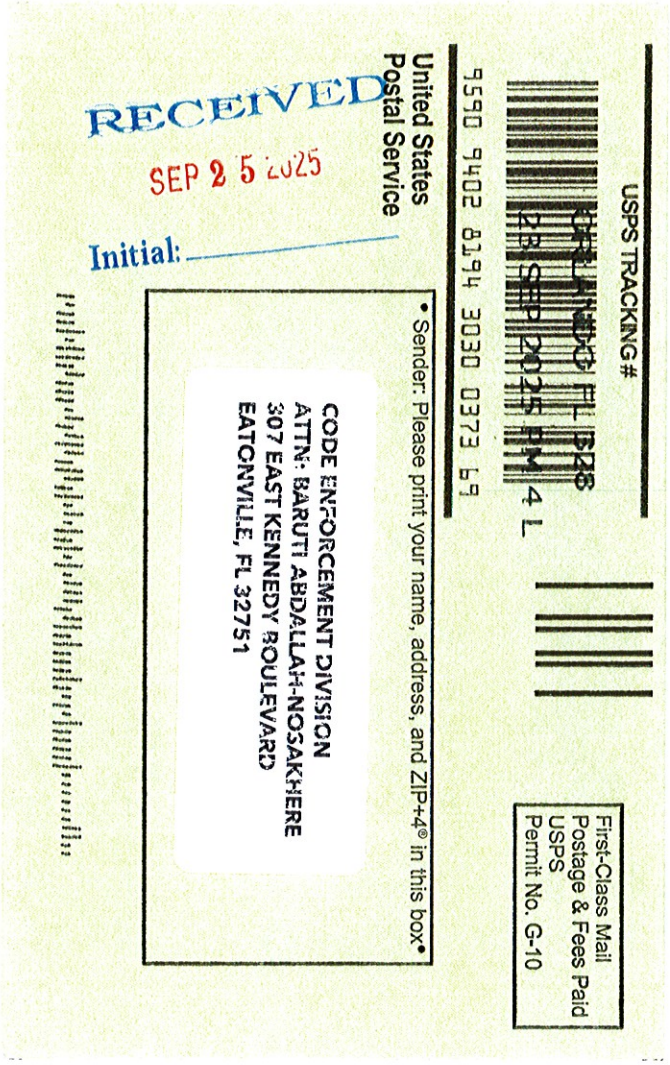
B. Received by *(Printed Name)* Devonne H
C. Date of Delivery

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

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

Mail
Mail Restricted Delivery
(over $500)

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


USPS TRACKING #
9590 9402 8194 3030 0373 69
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
RECEIVED
SEP 25 2025
Initial:
• Sender: Please print your name, address, and ZIP+4® in this box •
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701545906250

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:48 am on September 23, 2025 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered
Delivered, Left with Individual
ORLANDO, FL 32810
September 23, 2025, 11:48 am

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 22, 2025, 10:44 pm

Hide Tracking History

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

Text & Email Updates

USPS Tracking Plus®

Product Information

Feedback

EXIBIT F

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING THE NOTICE OF HEARING.

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098).....1

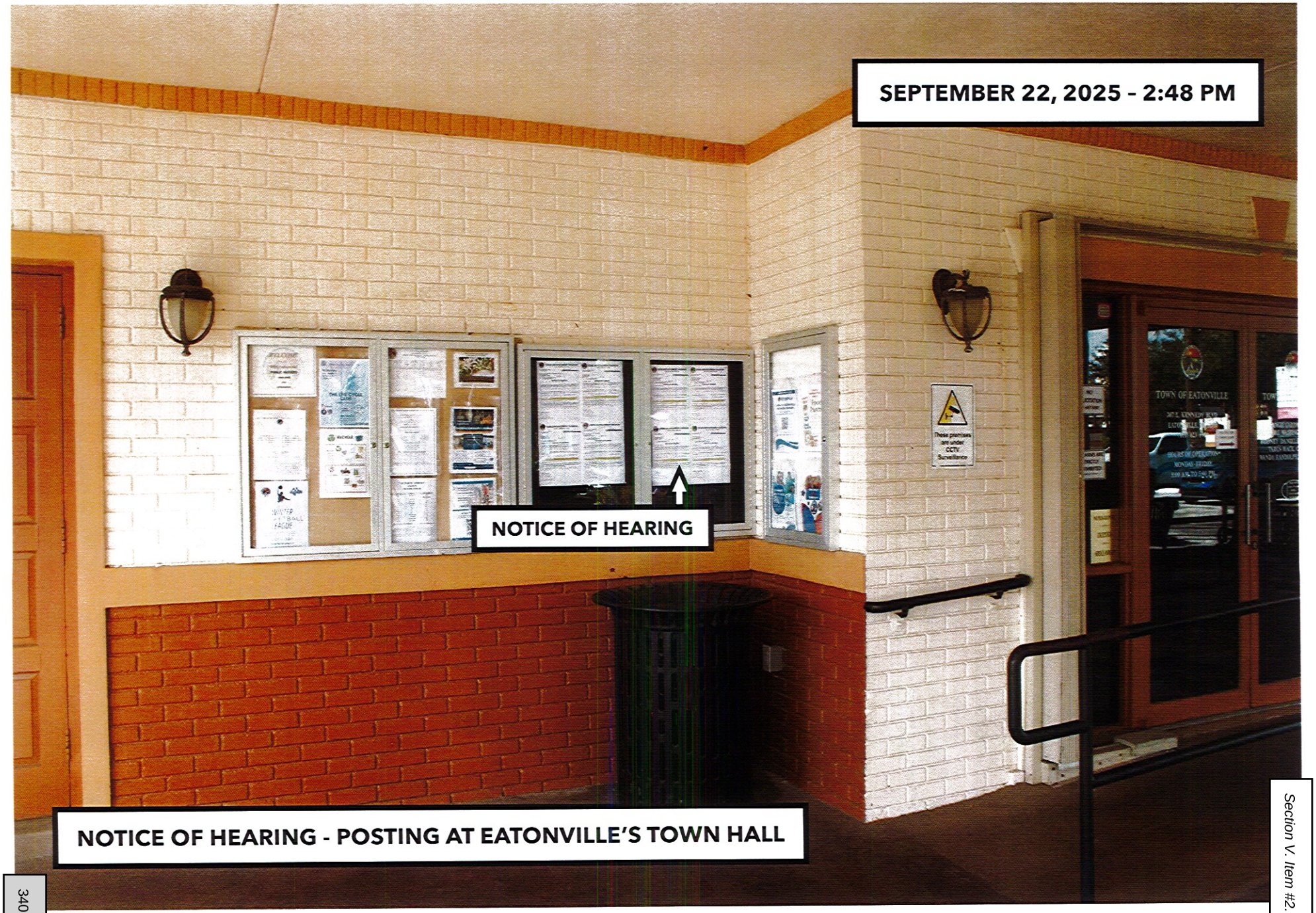
NOTICE OF HEARING - POSTING ON PROPERTY

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098).....2

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

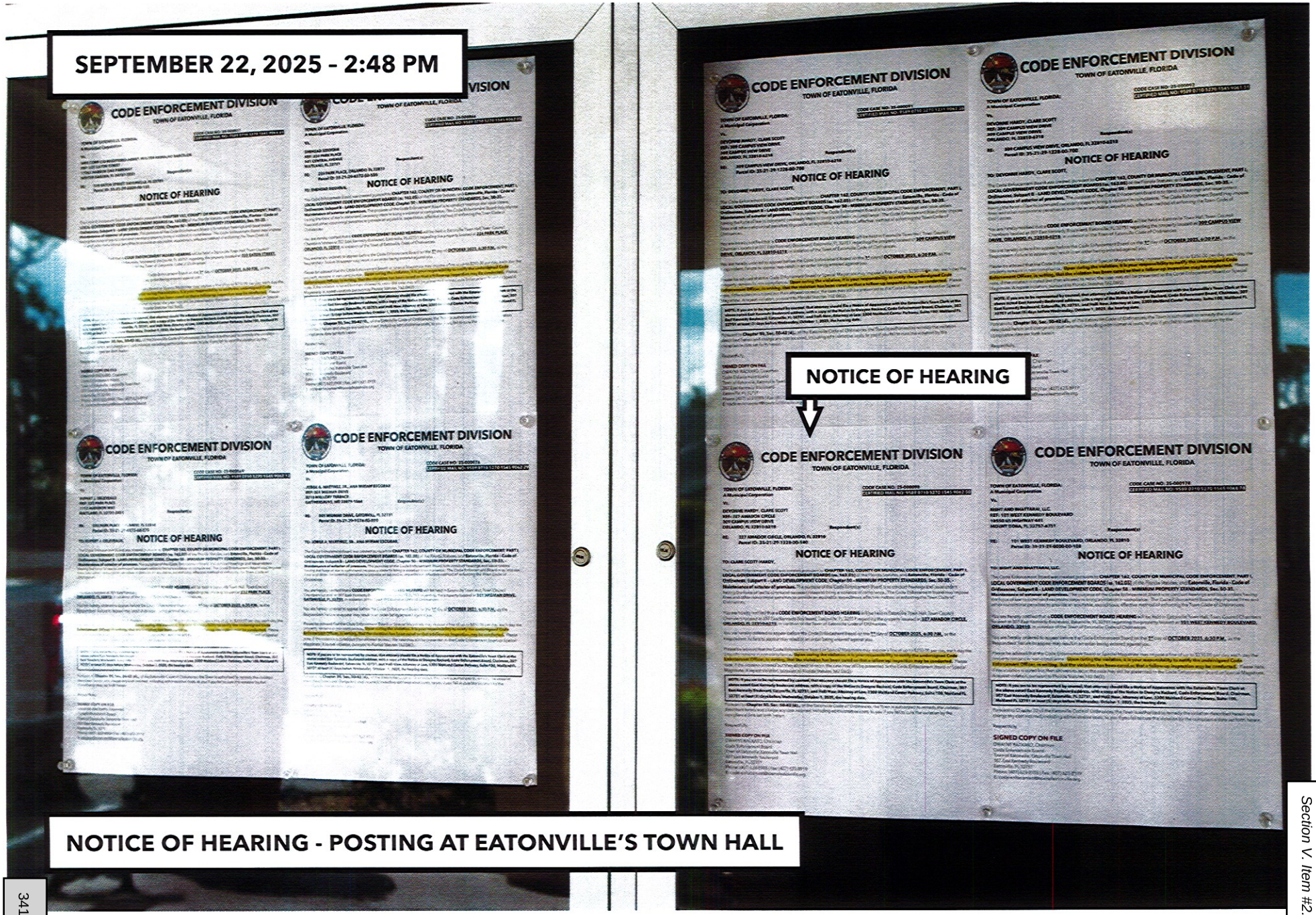
327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098).....3



NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

CLARE SCOTT-HARDY, P-ID NO: 35-21-29-1228-00-140

327 AMADOR CIRCLE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000098).....4



TOWN OF EATONVILLE

1887

TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION

CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000178

OWNER: BISHT and BHATTARAI, LLC.

PROPERTY ADDRESS: 101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-0000-00-108

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

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 08/19/2024 System Refresh Date: 08/18/2024

101 W Kennedy Blvd 35-21-29-0000-00-108

Name(s):
INVESTMENT PARTNERS CORP

Physical Street Address:
101 W Kennedy Blvd

Property Use:
1000 - Comm Vacant Land

Mailing Address On File:
711 Shadowmoss Cir
Lake Mary, FL 32746-4423
Incorrect Mailing Address?

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville

Upload Photos

View 2024 Property Record Card

PROPERTY FEATURES | VALUES, EXEMPTIONS AND TAXES | SALES | MARKET STATS | LOCATION

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 W MKT	$388,507	$0	$0	$388,507	N/A	$388,507	N/A
2023 ✓ MKT	$388,507	$0	$0	$388,507	-0.2%	$388,507	-0.2%
2022 ✓ MKT	$389,284	$0	$0	$389,284	10.0%	$389,284	10.0%
2021 ✓ MKT	$353,930	$0	$0	$353,930	N/A	$353,930	N/A

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

2024 Taxable Value and Estimate of Proposed Taxes

Tax Year: 2024 | 2023 | 2022 | 2021

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$388,507	$0	$388,507	3.2160	1.4%	$1,249.44	17%
Public Schools: By Local Board	$388,507	$0	$388,507	3.2480	0.0%	$1,261.87	17%
General County	$388,507	$0	$388,507	4.4347	0.0%	$1,722.91	24%
Town Of Eatonville	$388,507	$0	$388,507	7.2938	0.0%	$2,833.69	39%
Library - Operating Budget	$388,507	$0	$388,507	0.3748	0.0%	$145.61	2%
St Johns Water Management District	$388,507	$0	$388,507	0.1793	0.0%	$69.66	1%
Totals				18.7466		$7,283.18	

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: $7,283.18

2024 Tax Savings Tax Savings
Your taxes without exemptions would be: $7,283.18
Your ad-valorem tax with exemptions is: - $7,283.18

Providing You A Savings Of: = $0.00

EXIBIT A

PHOTOGRAPHIC EVIDENCE

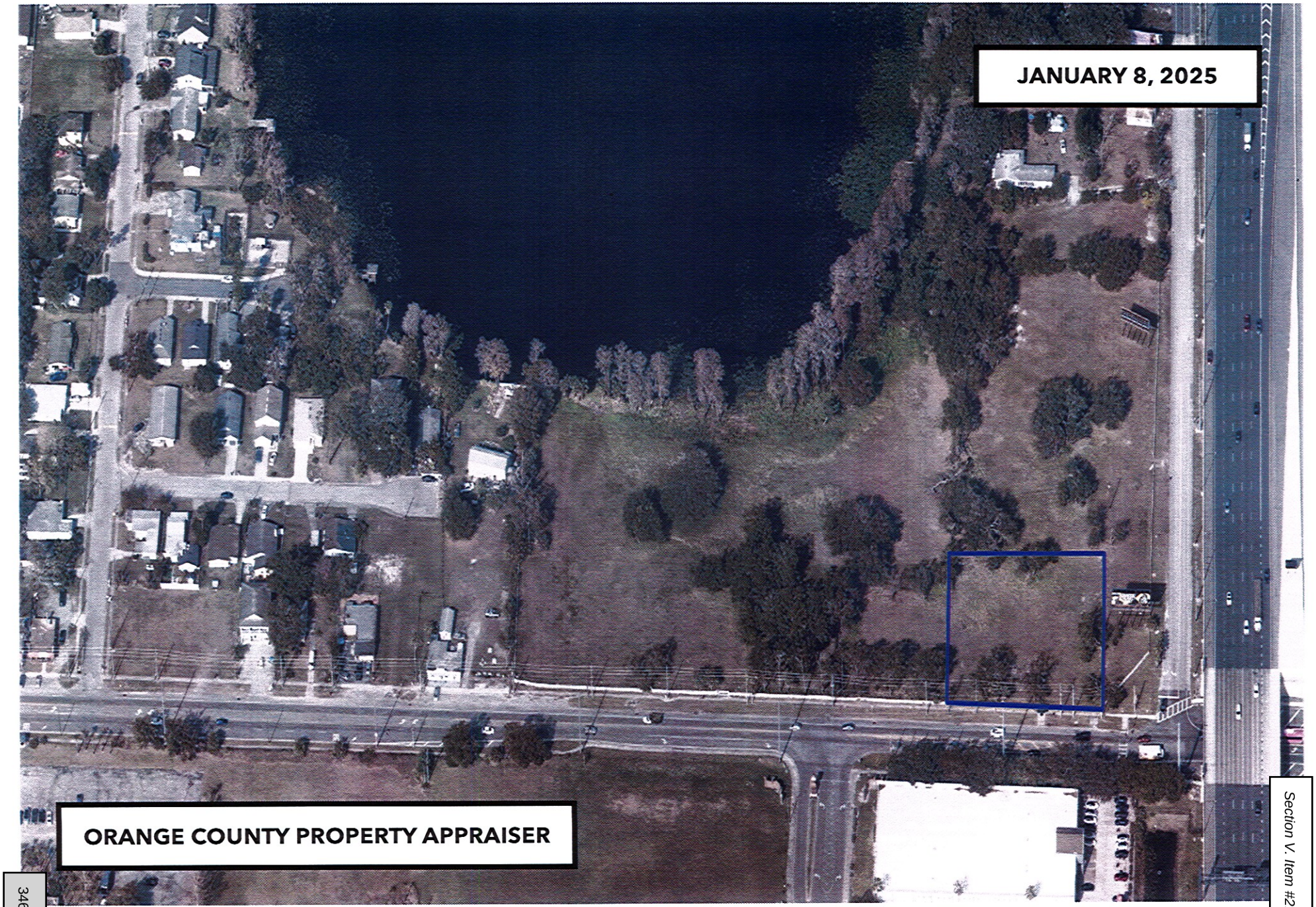
IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178) - (OCPA).....1

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178) - (OCPA).....2

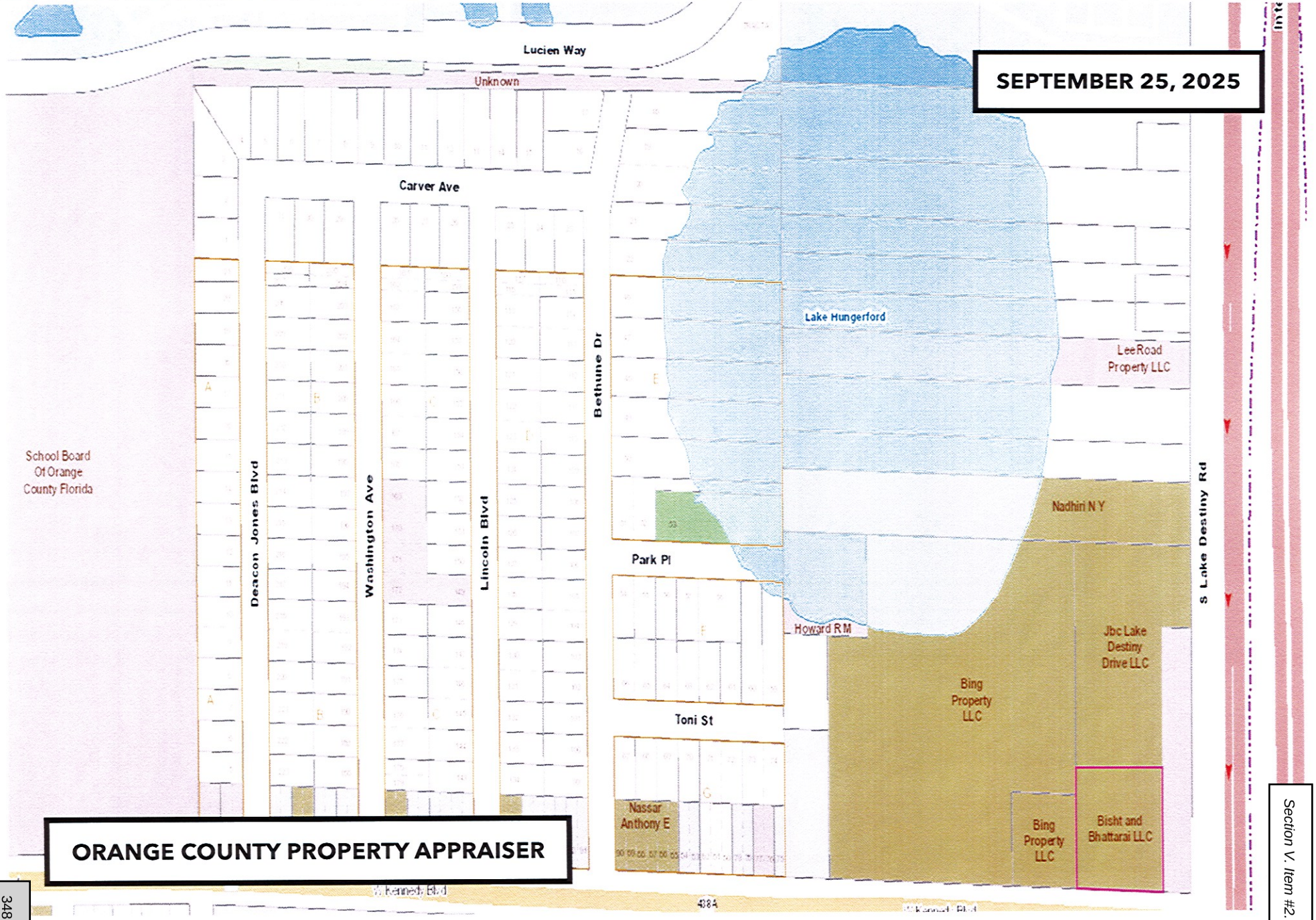


BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178) - (OCPA).....3

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178) - (OCPA).....5



EXIBIT B

NOTICE OF VIOLATION

Town of Eatonville - Code Enforcement Division
NOTICE OF VIOLATION

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

CODE CASE NO: 25-000178
DATE OF NOTICE: **07/14/2025**
COMPLIANCE DATE: **07/30/2025**

BISHT and BHATTARAI, LLC.
REF: PROPERTY AT 101 WEST KENNEDY BOULEVARD
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
CERTIFIED MAIL NO: 9589 0710 5270 1231 9623 79

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the COMMERCIAL VACANT LAND, property located at, 101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810, Parcel ID: 35-21-29-0000-00-108** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/Sec. 50-35. – Maintenance of exterior premises. (a), (b)(1), (b)(6). Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/Sec. 50-36. – Appearance of exterior of premises and structures. 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: BISHT and BHATTARAI, LLC.

You are hereby notified, the property located at **101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810** is in violation of the provision of the Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-35(a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the

adjoining public right-of-way between the owner's property and the street. **Sec. 50-35(b)**., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**., Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery. **(6)**., Sources of infestation. **Sec. 50-36**., 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 **[07/30/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to $250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,

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

Description of Violation and Remedial Action Required

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

1 - Excessive growth, overgrowth, obnoxious growth and debris are on the premises.

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

1 - Clear away all excessive growth, overgrowth, obnoxious growth of grass and weeds; and as well as debris and remove from the premises.

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

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

NEOPOST FIRST-CLASS MAIL
07/16/2025 IMI
US POSTAGE $010.44⁰

ZIP 32757
041M11146899

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178

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

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

OFFICIAL USE

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

Postage
$

Total Postage ar
$

Sent To

Street and Apt. N

City, State, ZIP+

Postmark Here

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178

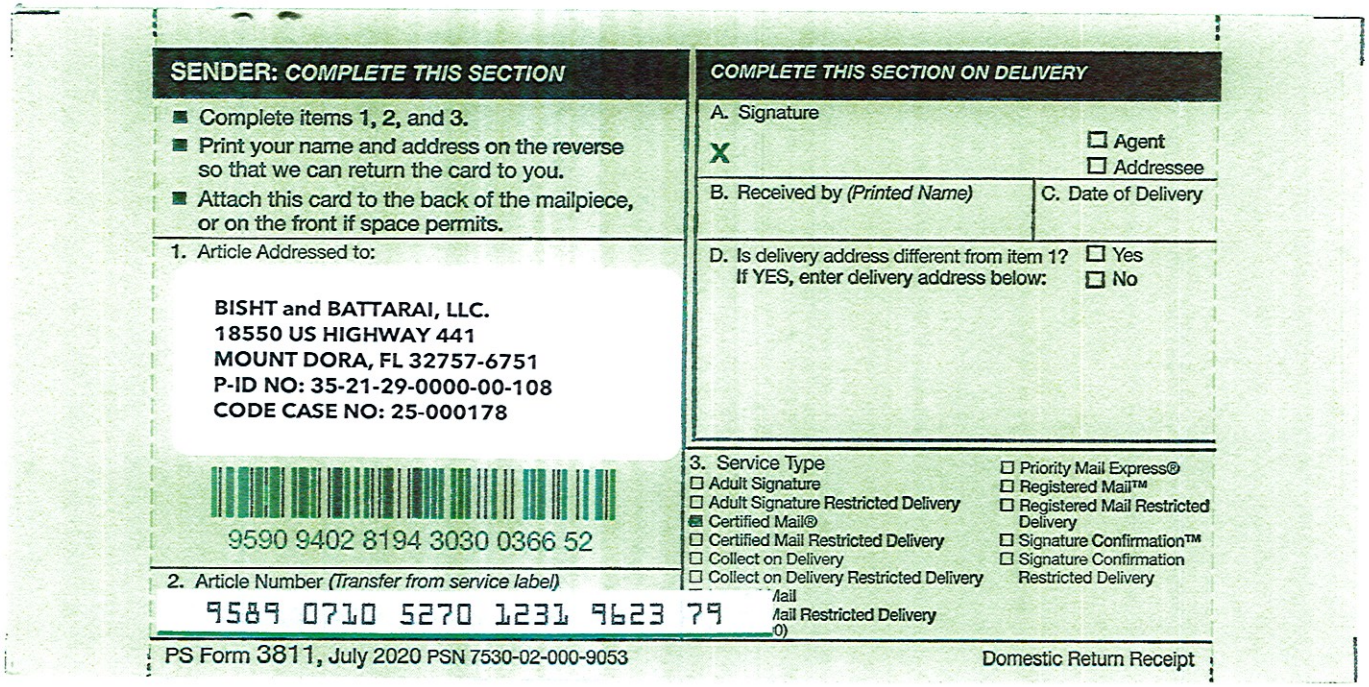
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1231 9623 79

9589 0710 5270 1231 9623 79

CERTIFIED MAIL®

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178

9590 9402 8194 3030 0366 52

2. Article Number *(Transfer from service label)*
9589 0710 5270 1231 9623 79

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage ar
$

Sent To

Street and Apt. N

City, State, ZIP+

Postmark Here
Eatonville CPU
JUL 2025
Eatonville, FL
32751

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178

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

9589 0710 5270 1231 9623 79

USPS Tracking®

Remove ×

Tracking Number:

9589071052701231962379

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

- **Delivered**
- **Out for Delivery**
- **Preparing for Delivery**

Moving Through Network

In Transit to Next Facility
July 22, 2025

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
July 17, 2025, 8:29 pm

See All Tracking History

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

Text & Email Updates

Feedback

EXIBIT C

CODE SECTION(S) IN VIOLATION OF.....

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35(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.

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 50 – MINIMUM PROPERTY STANDARDS/Sec. 50-35. – Maintenance of exterior premises. (b)(6).

Sec. 50-35(b)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. **It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: (6)., Sources of infestation.**

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

Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

Sec. 50-36., **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.**

(LCD 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/Sec. 50-39. – Minimum standards for basic equipment and facilities; nonresidential. (a), (2).

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**.

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

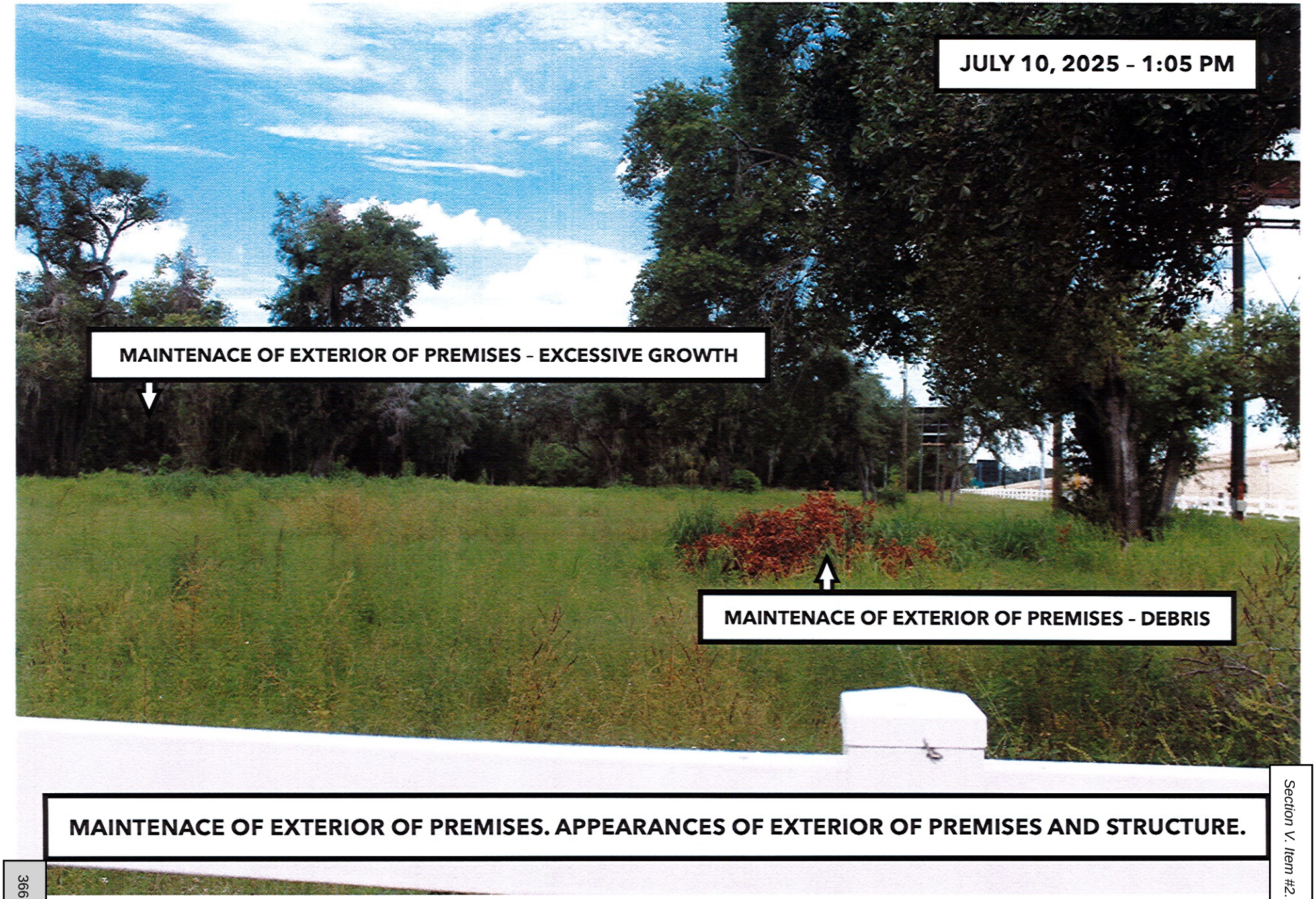
EXIBIT D

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) – MAINTENACE OF EXTERIOR OF PREMISES. APPEARANCES OF EXTERIOR OF PREMISES AND STRUCTURE.

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

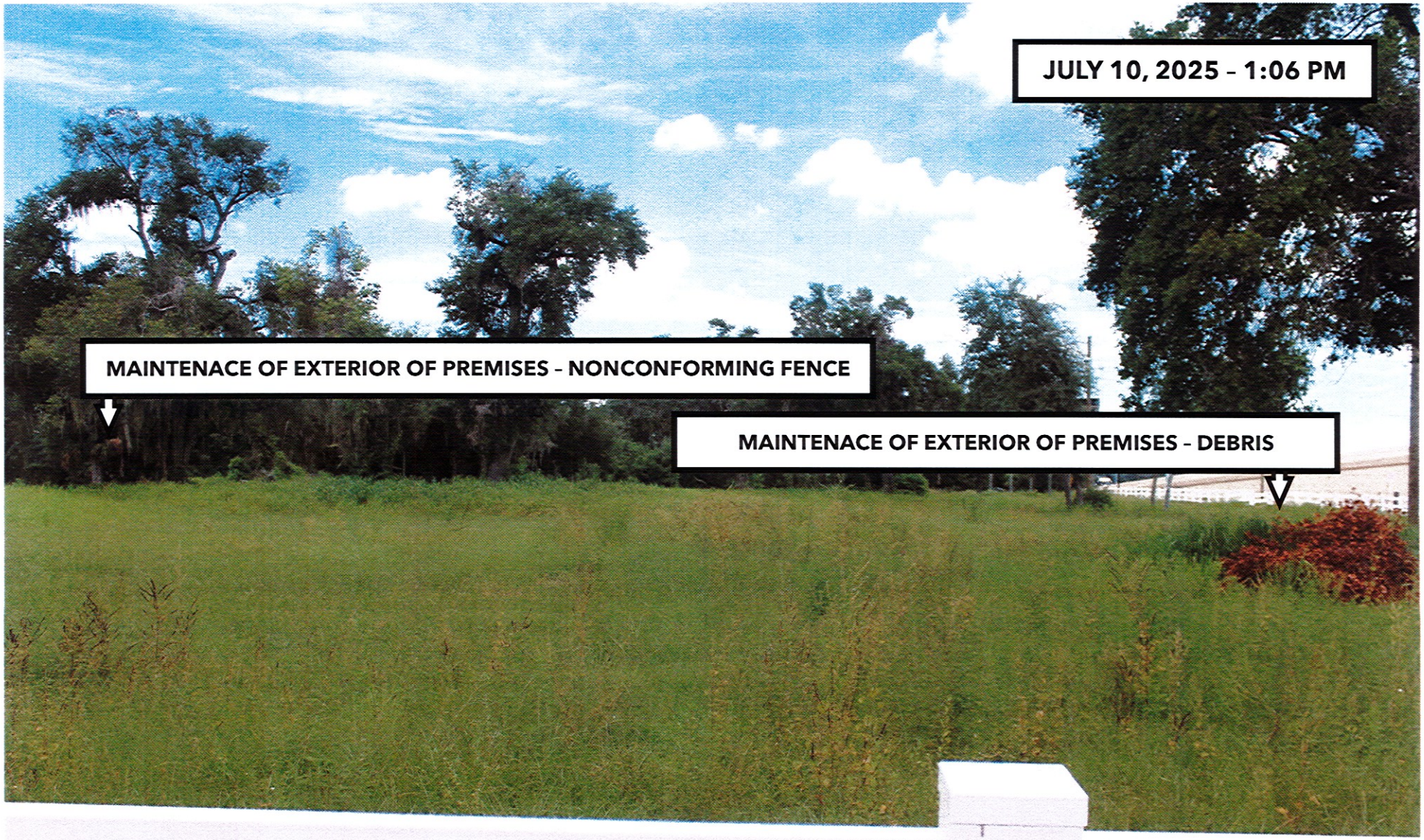
101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....6



MAINTENACE OF EXTERIOR OF PREMISES. APPEARANCES OF EXTERIOR OF PREMISES AND STRUCTURE.

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

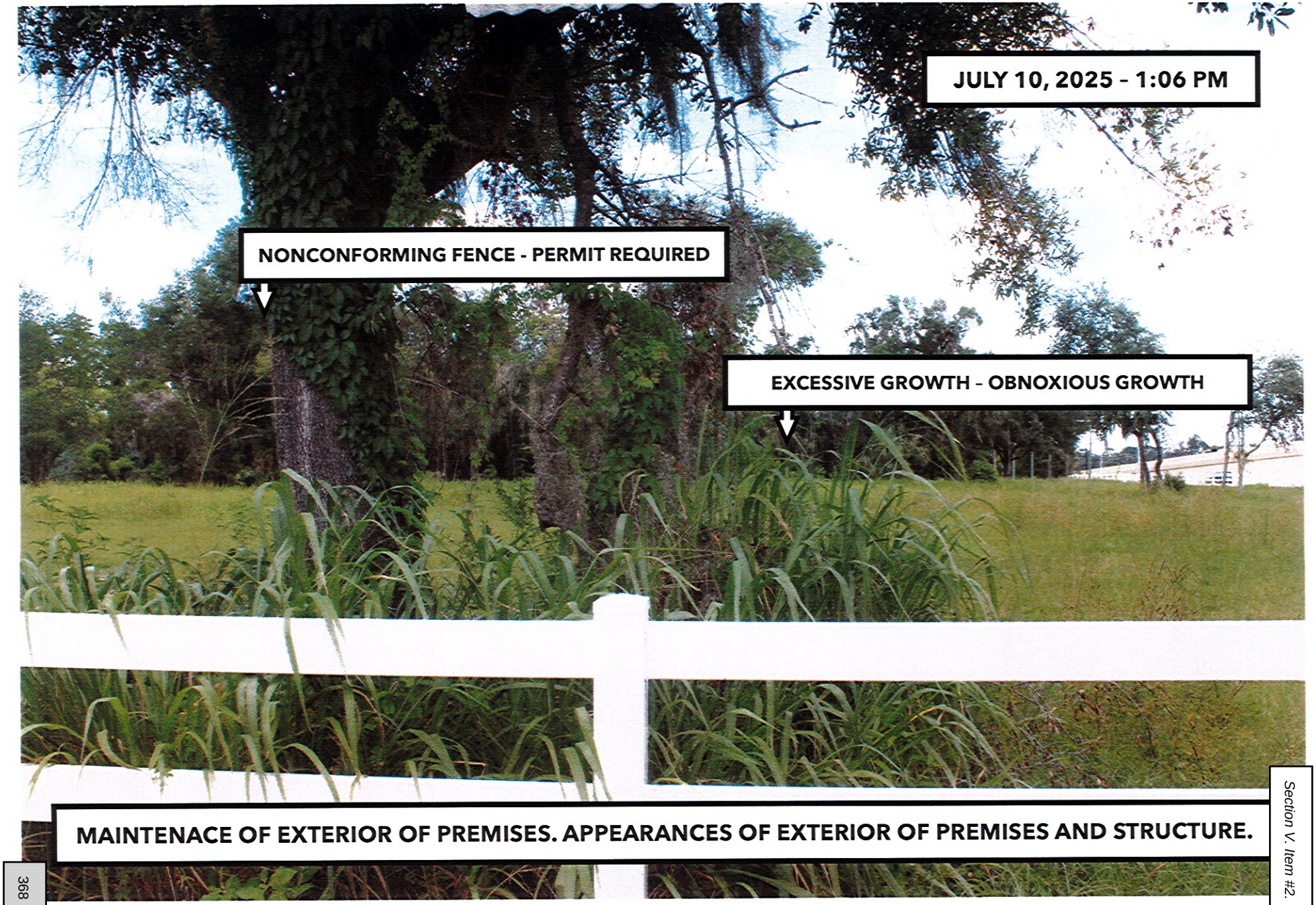
101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....7



MAINTENACE OF EXTERIOR OF PREMISES. APPEARANCES OF EXTERIOR OF PREMISES AND STRUCTURE.

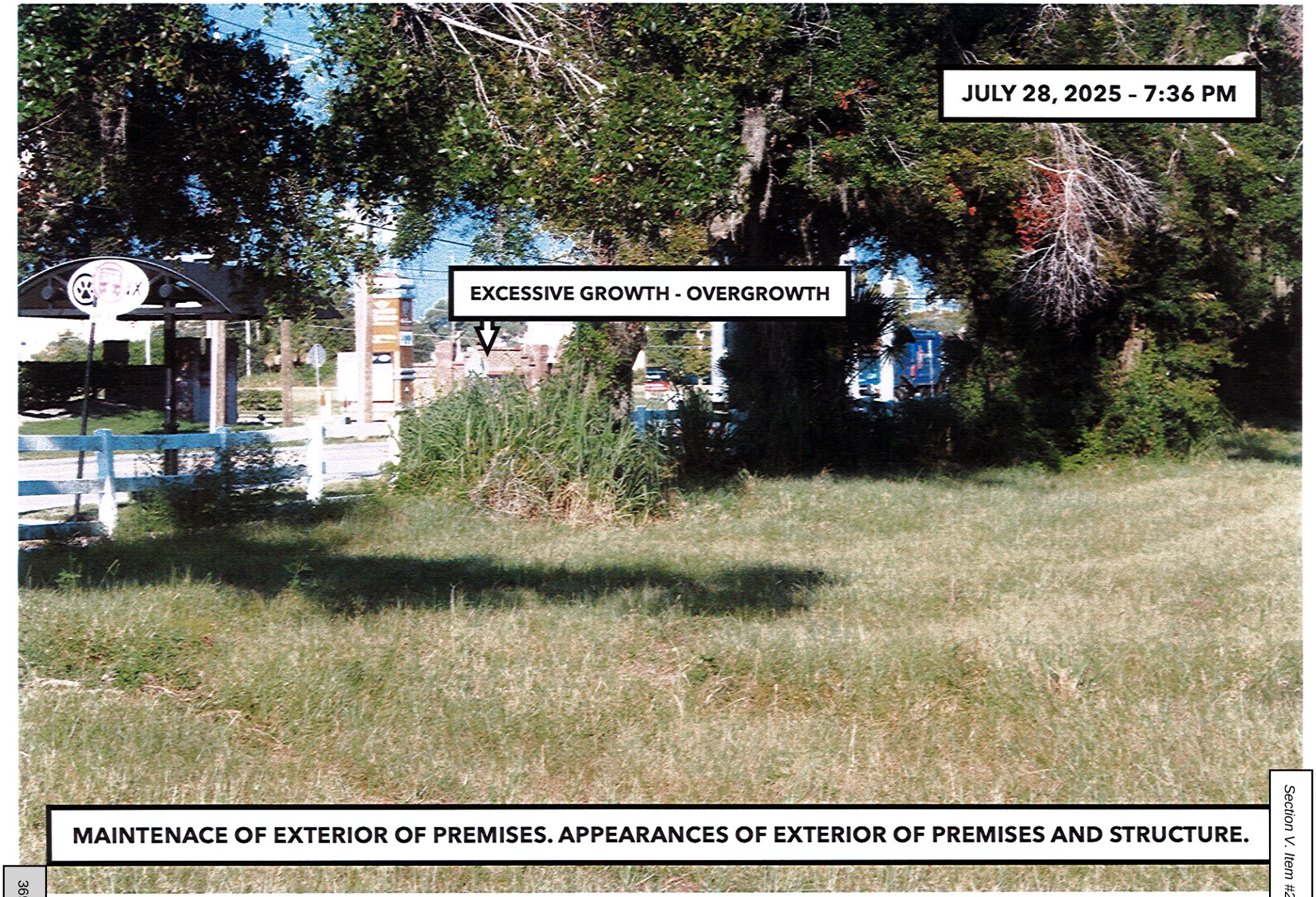
BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....8



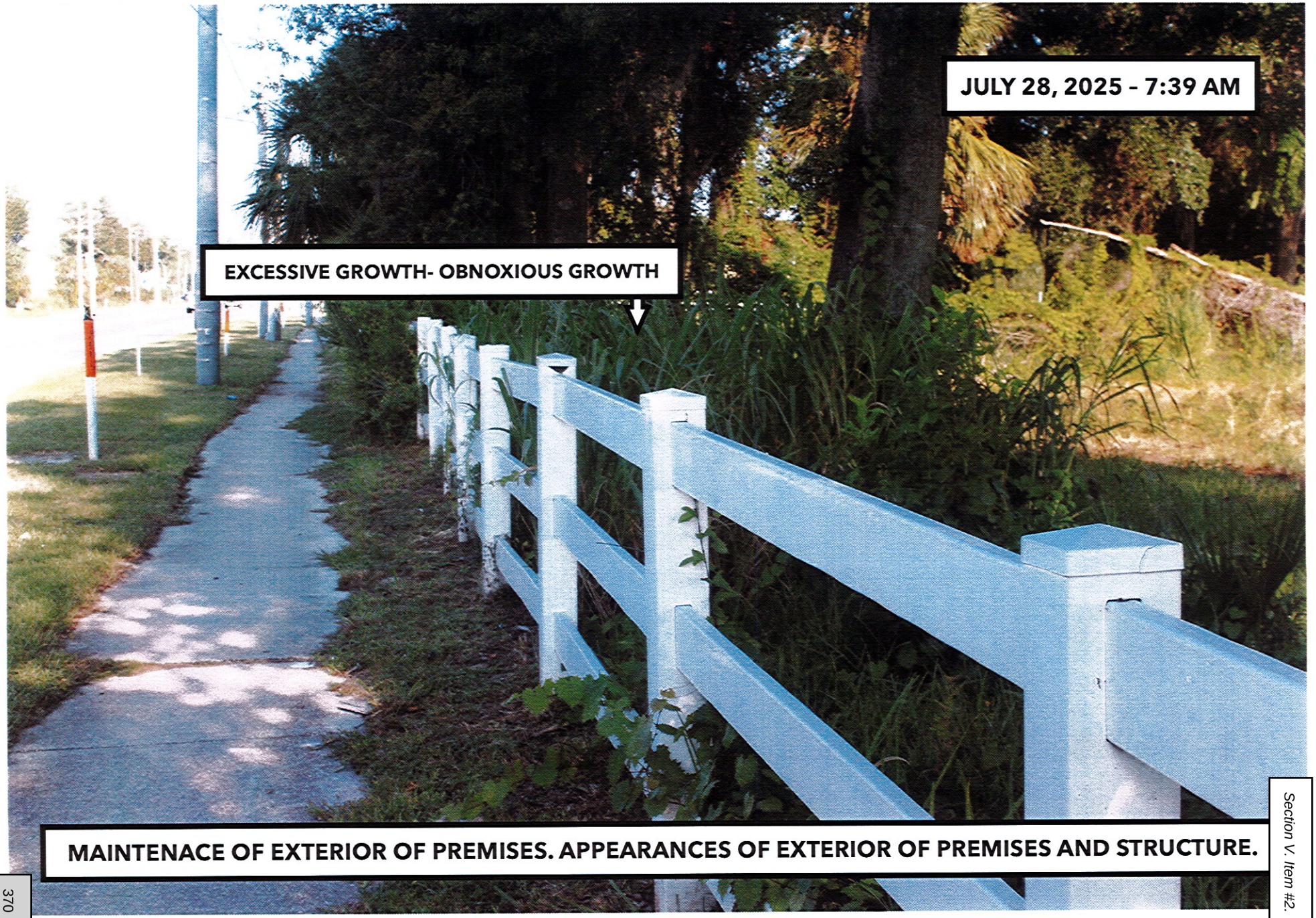
BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....9



BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....10



MAINTENACE OF EXTERIOR OF PREMISES. APPEARANCES OF EXTERIOR OF PREMISES AND STRUCTURE.

EXIBIT E

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000178
CERTIFIED MAIL NO: 9589 0710 5270 1231 9068 78

Vs.

BISHT AND BHATTARAI, LLC.
REF: 101 WEST KENNEDY BOULEVARD
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751 **Respondent(s)**

RE: 101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-0000-00-108

NOTICE OF HEARING

TO: BISHT AND BHATTARAI, LLC.,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **101 WEST KENNEDY BOULEVARD, ORLANOD, 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 **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, October 1 2025, hearing date.

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

Respectfully,

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

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

NEOPOST FIRST-CLASS MAIL
IMI
09/22/2025
US POSTAGE $010.44⁰

ZIP 32751
041M11468919

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178

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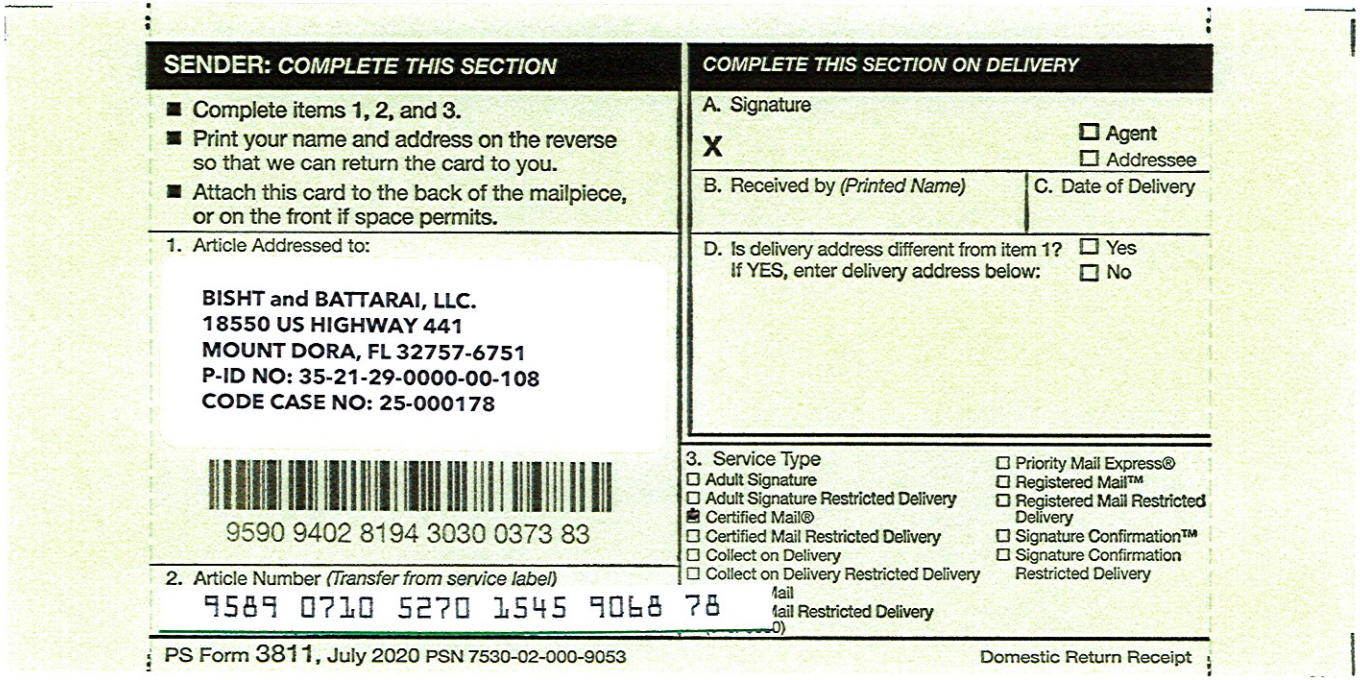
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postag
$
Sent To
Street and Ap
City, State, Z
Postmark Here
BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
9589 0710 5270 1545 9068 78
9589 0710 5270 1545 9068 78



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:

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178

9590 9402 8194 3030 0373 83

2. Article Number *(Transfer from service label)*
9589 0710 5270 1545 9068 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

9589 0710 5270 1545 9068 78

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postag
$

Sent To

Street and Ap

City, State, Z

MAITLAND, FL
SEP 22 2025
Postmark Here

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178

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

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701545906878

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:01 am on September 24, 2025 in MOUNT DORA, FL 32757.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MOUNT DORA, FL 32757
September 24, 2025, 11:01 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
September 23, 2025, 7:22 pm

In Transit to Next Facility

September 23, 2025

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
September 22, 2025, 10:40 pm

Hide Tracking History

Feedback

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

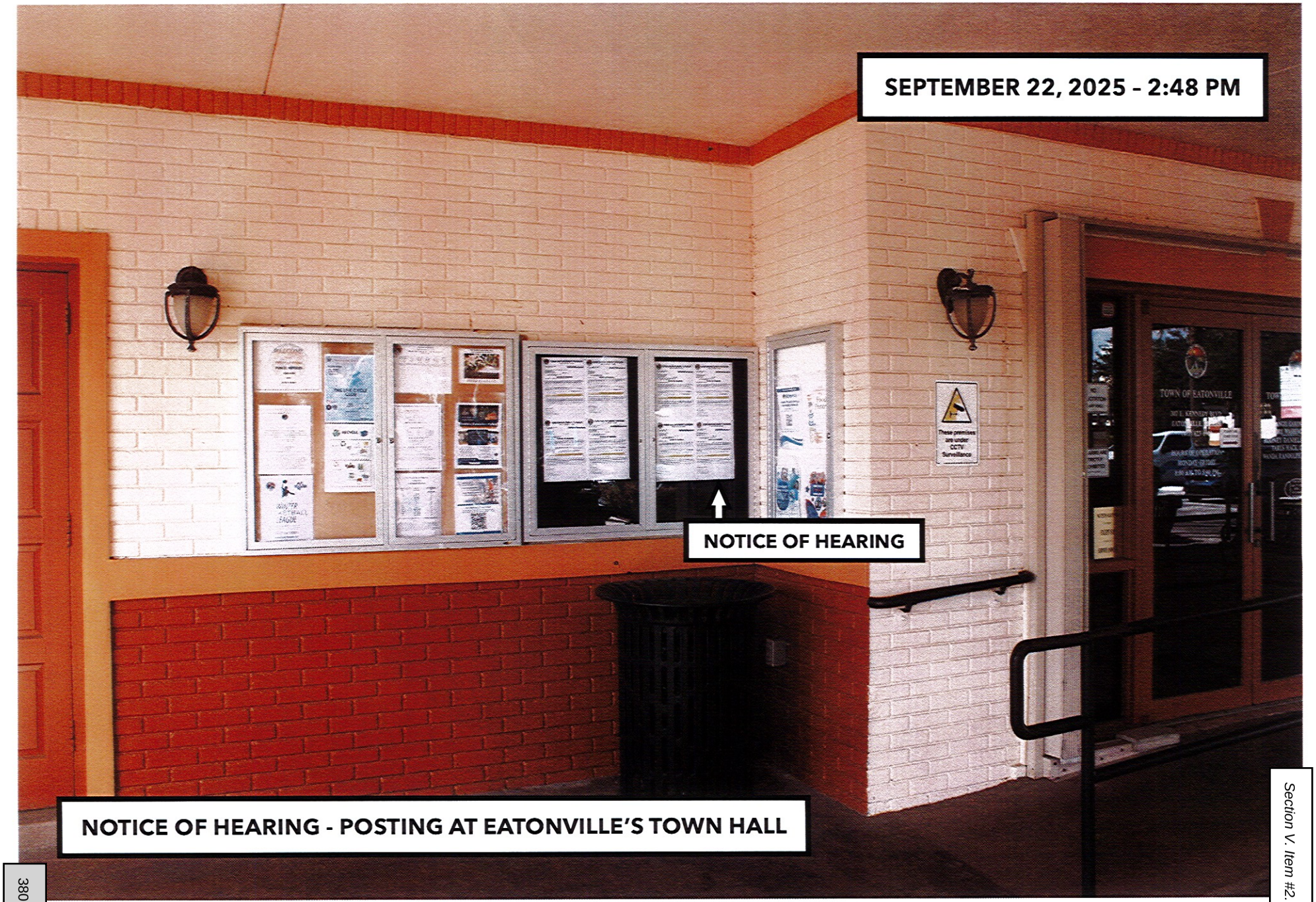
EXIBIT F

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING THE NOTICE OF HEARING.

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

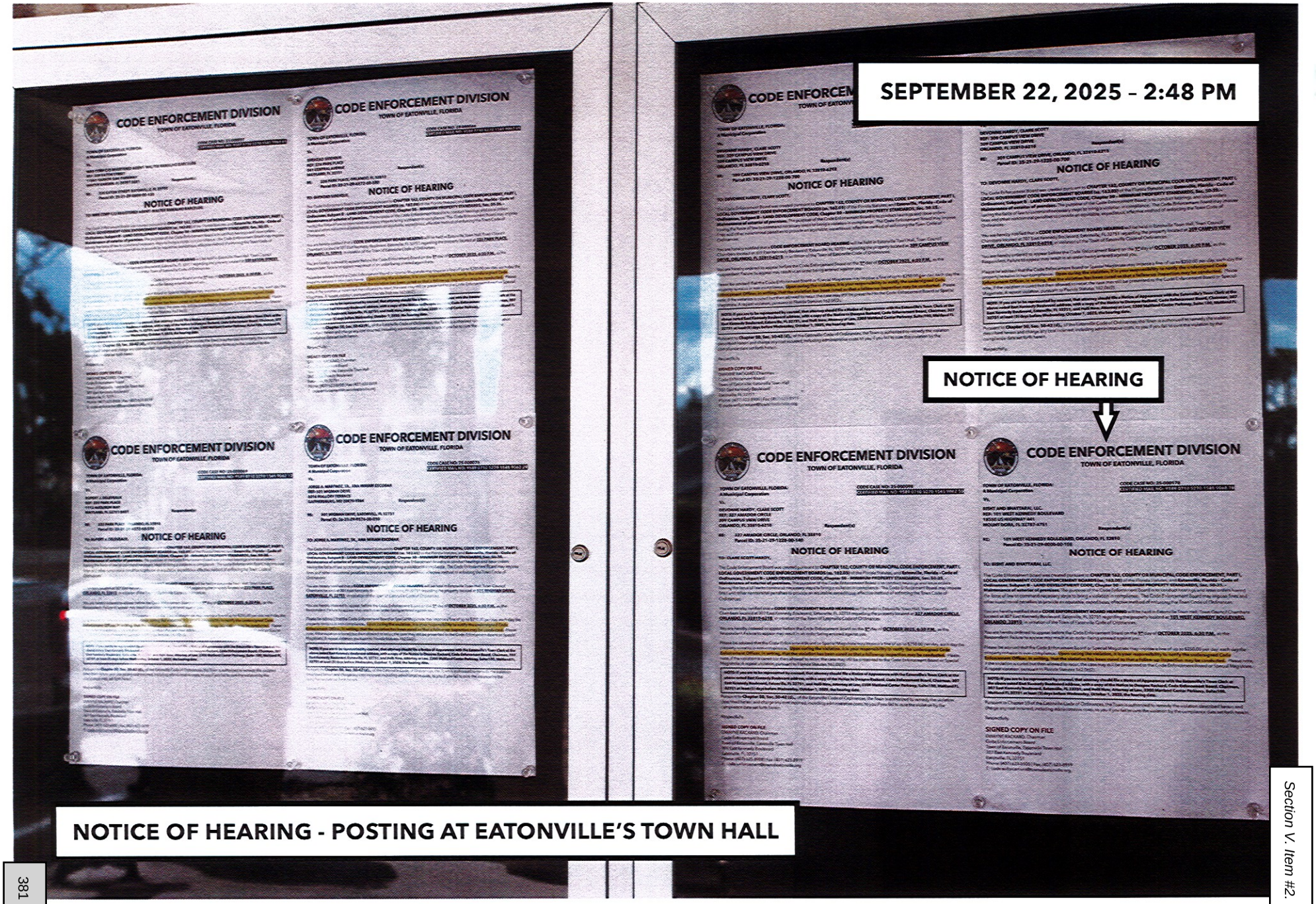
101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....13



NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

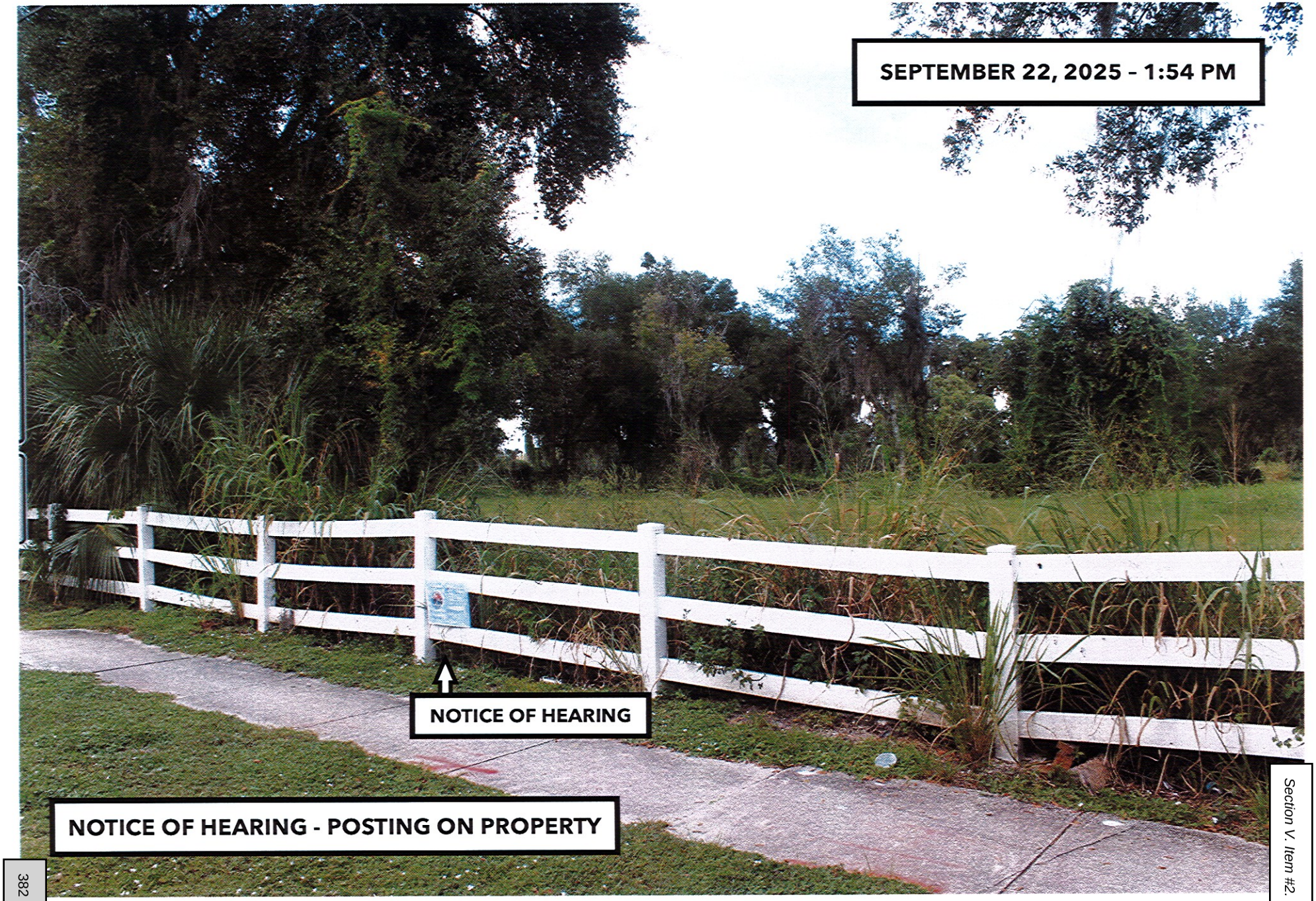
101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....14

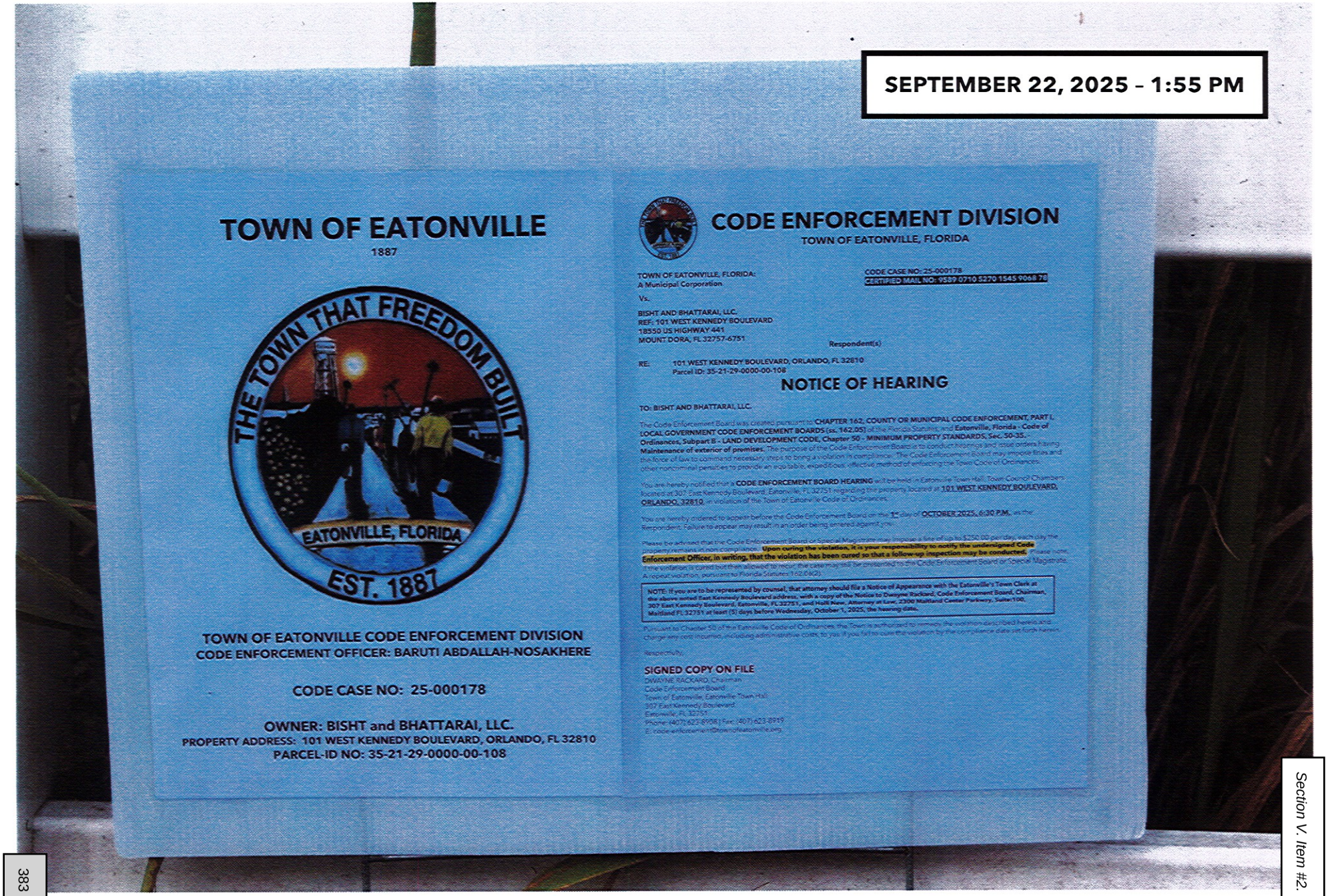


NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....11



BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....12