

# **TOWN OF EATONVILLE**

1887



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

**CODE CASE NO: 25-000107**

**OWNER: SHEMEUL, LLC.**

**PROPERTY ADDRESS: 8 BETHUNE DRIVE, ORLANDO, FL 32810**

**PARCEL-ID NO: 35-21-29-4572-40-990**

**8 Bethune Dr 35-21-29-4572-40-990****Name(s):**

SHEMUEL LLC

**Physical Street Address:**

8 Bethune Dr

**Property Use:**

0103 - Single Fam Class III

**Mailing Address On File:**3239 Old Winter Garden Rd Ste  
15**Postal City and Zip:**

Orlando, FL 32810

**Municipality:**

Eatonville

Orlando, FL 32805-1123

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

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024	\$40,000	\$40,887	\$0	\$80,887	19.0%	\$42,772	10.0%
2023	\$40,000	\$27,968	\$0	\$67,968	40.0%	\$38,884	10.0%
2022	\$30,000	\$18,554	\$0	\$48,554	51.1%	\$35,349	10.0%
2021	\$16,000	\$16,135	\$0	\$32,135	N/A	\$32,135	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024			\$0		\$468
2023			\$0		\$357
2022			\$0		\$162
2021			\$0		\$0

**2024 Taxable Value and Certified Taxes****Tax Year**

2024	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$80,887	\$0	\$80,887	3.2160	1.4%	\$260.13	25%
Public Schools: By Local Board	\$80,887	\$0	\$80,887	3.2480	0.0%	\$262.72	25%
General County	\$42,772	\$0	\$42,772	4.4347	0.0%	\$189.68	18%
Town Of Eatonville	\$42,772	\$0	\$42,772	7.2938	0.0%	\$311.97	30%
Library - Operating Budget	\$42,772	\$0	\$42,772	0.3748	0.0%	\$16.03	2%
St Johns Water Management District	\$42,772	\$0	\$42,772	0.1793	0.0%	\$7.67	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$1,048.20</b>	

**Non-Ad Valorem Assessments****2024 Non-Ad Valorem Assessments**

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

**2024 Gross Tax Total: \$1,048.20****2024 Tax Savings Tax Savings**

Your taxes without exemptions would be: \$1,516.35

Your ad-valorem tax with exemptions is: - \$1,048.20

**Providing You A Savings Of: = \$468.15**

# Property Record - 35-21-29-4572-40-990

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

## Property Summary

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**Property Name**

8 Bethune Dr

**Names**

Shemuel LLC

**Municipality**

EVL - Eatonville

**Property Use**

0103 - Single Fam Class III

**Mailing Address**

3239 Old Winter Garden Rd Ste 15  
Orlando, FL 32805-1123

**Physical Address**

8 Bethune Dr  
Orlando, FL 32810

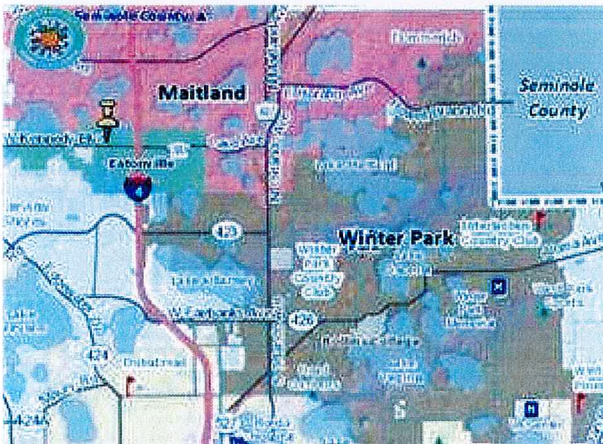
FOR  
OR  
Code  
For  
Mobile  
Phone



8 BETHUNE DR, ORLANDO, FL 32810 8/16/2018 2:09 PM










292135457240990 01/30/2007



## Value and Taxes

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### Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2024	 	\$40,000	+	\$40,887	+	\$0 = \$80,887 (19%)		<b>\$42,772</b> (10%)
2023	 	\$40,000	+	\$27,968	+	\$0 = \$67,968 (40%)		<b>\$38,884</b> (10%)
2022	 	\$30,000	+	\$18,554	+	\$0 = \$48,554 (51%)		<b>\$35,349</b> (10%)
2021	 	\$16,000	+	\$16,135	+	\$0 = \$32,135		<b>\$32,135</b>

Tax Year Benefits		Tax Savings
2024	 	\$468
2023	 	\$357
2022	 	\$162
2021		\$0

## 2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$80,887	\$0	\$80,887	3.2160 (1.36%)	\$260.13	25%
Public Schools: By Local Board	\$80,887	\$0	\$80,887	3.2480 (0.00%)	\$262.72	25%
Orange County (General)	\$42,772	\$0	\$42,772	4.4347 (0.00%)	\$189.68	18%
Town Of Eatonville	\$42,772	\$0	\$42,772	7.2938 (0.00%)	\$311.97	30%
Library - Operating Budget	\$42,772	\$0	\$42,772	0.3748 (0.00%)	\$16.03	2%
St Johns Water Management District	\$42,772	\$0	\$42,772	0.1793 (0.00%)	\$7.67	1%
				18.7466	\$1,048.20	

## 2024 Non-Ad Valorem Assessments

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

## Property Features

### Property Description

LAKE LOVELY ESTATES SUB R/121 LOT 99 BLK D

### Total Land Area

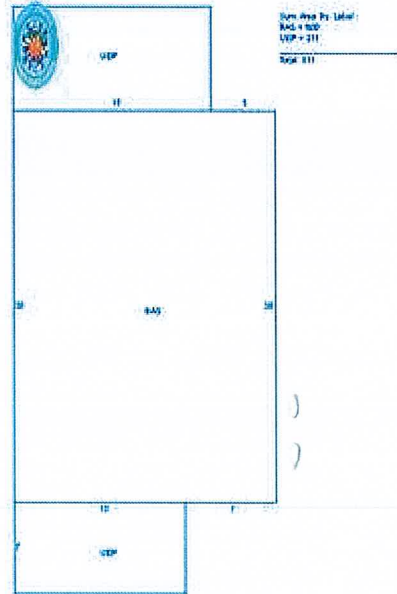
5,003 sqft (+/-) | 0.11 acres (+/-) GIS Calculated

### Land

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

### Buildings

<b>Model Code</b>	01 - Single Fam Residence	<b>Subarea Description</b>	<b>Sqft</b>	<b>Value</b>
<b>Type Code</b>	0103 - Single Fam Class III	BAS - Base Area	600	\$86,352
<b>Building Value</b>	\$40,887	UEP - Unf E Prch	211	\$15,256
<b>Estimated New Cost</b>	\$101,608			
<b>Actual Year Built</b>	1955			
<b>Beds</b>	2			
<b>Baths</b>	1.0			
<b>Floors</b>	1			
<b>Gross Area</b>	811 sqft			
<b>Living Area</b>	600 sqft			
<b>Exterior Wall</b>	Conc/Cindr			
<b>Interior Wall</b>	Minimum			



## Extra Features

<b>Description</b>	<b>Date Built</b>	<b>Units</b>	<b>Unit Price</b>	<b>XFOB Value</b>
SHNV - Shed No Value	01/01/1990	1 Unit(s)	\$0.00	\$0

## Sales

### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/25/2017	\$51,000	20170423075 /		Special Warranty	Florida Lending Corp	Shemuel LLC	Improved
07/25/2017	\$40,000	20170423074 /		Warranty Deed	Mayes Willie	Florida Lending Corp	Improved
04/14/2006	\$47,000	20060344453	08661 / 2216	Warranty Deed	Allen Cecil	Mayes Willie	Improved
04/10/2006	\$40,000	20060344452	08661 / 2215	Warranty Deed	Kirkland Charles Kirkland Acquanetta Kirkland Charles R	Allen Cecil	Improved
02/14/1992	\$16,500	19924017024	04383 / 4235	Warranty Deed	Powell Juanita	Kirkland Charles Kirkland Acquanetta Kirkland Charles R	Improved
09/01/1988	\$100	19883095638	04016 / 4878	Quitclaim Deed			Improved
05/01/1982	\$100	19821793629	03284 / 0166	Warranty Deed			Improved

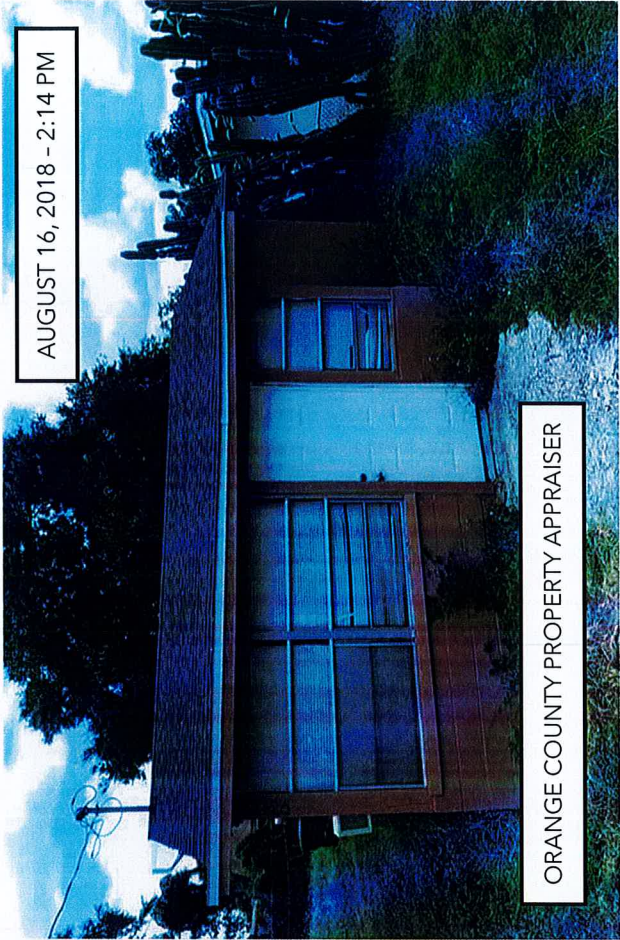
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (OCPA) - 1



JANUARY 30, 2007

ORANGE COUNTY PROPERTY APPRAISER

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (OCPA) - 2



AUGUST 16, 2018 - 2:14 PM

ORANGE COUNTY PROPERTY APPRAISER

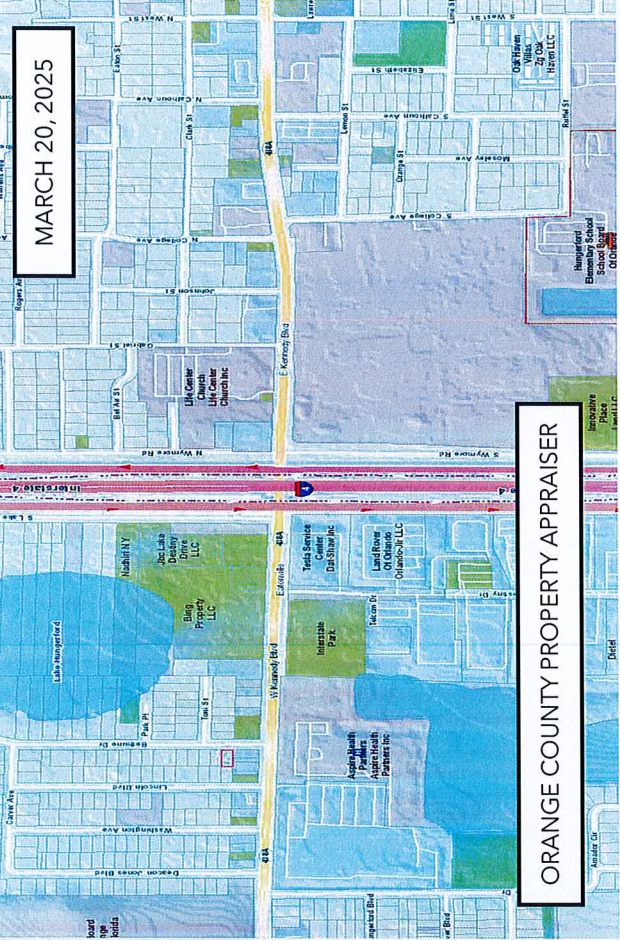
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (OCPA) - 3



OCTOBER 15, 2023

ORANGE COUNTY PROPERTY APPRAISER

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (OCPA) - 4



MARCH 20, 2025

ORANGE COUNTY PROPERTY APPRAISER



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

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

**Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. 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. **Fire hazard** means anything or any act which increases the hazard of fire to a greater degree than customarily recognized as normal by experts in preventing, suppressing, or extinguishing fire, or which may obstruct, delay, or hinder, or may become the cause of an obstruction, delay, hazard or hindrance to the prevention, suppression or extinguishing of fire. **Grass, weeds (excessive growth)** means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowing plants, or other types of living plant life typically used for landscaping or aesthetic purposes. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition.

**Nuisance/public nuisance** means any one or combination of the following: **(1)** Any public nuisance known as common law or in equity jurisprudence or as provided by the statutes of the state or ordinances of the town. **(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. **(6)** Fire hazards. **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. **Weeds** means plants that, as a result of lack of care or maintenance, retard or choke out growth of other desirable plant life in the area.



Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

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

**Sec. 50-35. - Maintenance of exterior of premises (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. **(6)** Sources of infestations.

**(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. 50-37. - Building maintenance. (6), (15), (16).

**Sec. 50-37. - Building maintenance.** The exterior of every structure or accessory structure shall be maintained in a good state of repair, and all surfaces thereof shall be kept painted or white-washed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other condition reflective of deterioration or inadequate maintenance. **(6)** Every structure shall have an unobstructed means of egress leading to open space at ground level. **(15)** All premises shall be kept free of such rodents and insects as may be breeders or carriers of disease through periodic extermination or other equally effective process. **(16)** Inflammable or combustible liquids or other material may not be stored on the premises unless they are of a type approved for storage by the regulations of the fire department and then only in such quantities and in such fireproof storage containers as may be prescribed by the regulations of said department.

**(LDC 1982, ch. 4, § 2-1.3)**



**Town of Eatonville - Code Enforcement Division**

# **CODE VIOLATION**

## **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-37. - Building maintenance. (6), (15), (16).**

**Sec. 50-37. - Building maintenance.** The exterior of every structure or accessory structure shall be maintained in a good state of repair, and all surfaces thereof shall be kept painted or white-washed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other condition reflective of deterioration or inadequate maintenance. **(6)** Every structure shall have an unobstructed means of egress leading to open space at ground level. **(15)** All premises shall be kept free of such rodents and insects as may be breeders or carriers of disease through periodic extermination or other equally effective process. **(16)** Inflammable or combustible liquids or other material may not be stored on the premises unless they are of a type approved for storage by the regulations of the fire department and then only in such quantities and in such fireproof storage containers as may be prescribed by the regulations of said department.

**(LDC 1982, ch. 4, § 2-1.3)**



**Town of Eatonville - Code Enforcement Division**

# **CODE VIOLATION**

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

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

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



**Town of Eatonville - Code Enforcement Division**

# **CODE VIOLATION**

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/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.

**(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/Sec. 60-85. - Nonconforming fences.**

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



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: 25-000107**  
**DATE OF NOTICE: 03/27/2025**  
**COMPLIANCE DATE: 04/28/2025**

**SHEMUEL, LLC.**  
**REF: 8 BETHUNE DRIVE**  
**3239 OLD WINTER GARDEN ROAD, SUITE 15**  
**ORLANDO, FL 32805**  
**CERTIFIED MAIL NO: 9589 0710 5270 1231 9619 14**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at 8 BETHUNE DRIVE, ORLANDO, FL 32810, Parcel ID: 35-21-29-4572-40-990 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), (b)(6). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-37. - Building maintenance. (6), (15), (16). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-39. (2) - Minimum standards for basic equipment and facilities; nonresidential. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-84. - Maintenance. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-300. - Utilization of yards.

**TO: SHEMUEL, LLC.,**

You are hereby notified, the property located at **8 BETHUNE DRIVE, 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. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Fire hazard** means anything or any act which increases the hazard of fire to a greater degree than customarily recognized as normal by experts in preventing, suppressing, or extinguishing fire, or which may obstruct, delay, or hinder, or may become the cause of an obstruction, delay, hazard or hindrance to the prevention, suppression or extinguishing of fire. **Grass, weeds (excessive growth)** means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowering plants, or other types of living plant life typically used for landscaping or aesthetic purposes. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(1)** Any public nuisance known as common law or in equity jurisprudence or as provided by the statutes of the state or ordinances of the town. **(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. **(6)** Fire hazards. **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. **Weeds** means plants that, as a result of lack of care or maintenance, retard or choke out growth of other desirable plant life in the area.

**Sec. 50-35. - Maintenance of exterior of premises. (b)** The exterior of the premises and of

all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery. **(6)** Sources of infestations. **Sec. 50-37. - Building maintenance.** The exterior of every structure or accessory structure shall be maintained in a good state of repair, and all surfaces thereof shall be kept painted or white-washed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other condition reflective of deterioration or inadequate maintenance. **(6)** Every structure shall have an unobstructed means of egress leading to open space at ground level. **(15)** All premises shall be kept free of such rodents and insects as may be breeders or carriers of disease through periodic extermination or other equally effective process. **(16)** Inflammable or combustible liquids or other material may not be stored on the premises unless they are of a type approved for storage by the regulations of the fire department and then only in such quantities and in such fireproof storage containers as may be prescribed by the regulations of said department. **Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (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. **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. **Sec. 60-85,** Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997 except by review by the board of adjustment. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the planning department and without a building permit having been obtained, or if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be a subject to removal. **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 **[04/28/2025]** 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](mailto:code-enforcement@townofeatonville.org)

# **Description of Violation and Remedial Action Required**

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

- 1 - There is a nonconforming fence on this property.
- 2 - There is trash, rubbish, debris, construction debris, household items, refuse, tools, automotive parts, fencing, etc. scattered throughout the premises.
- 3 - There is excessive growth, overgrowth, obnoxious growth of grass and weeds.
- 4 - There is a utility trailer (commercial vehicle) on the premises.

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

- 1 - Repair or remove the nonconforming fence.
- 2 - Remove trash, rubbish, debris, construction debris, household items, refuse, tools, automotive parts, fencing, etc. from the premises.
- 3 - Clear away all excessive growth, overgrowth, obnoxious growth of grass and weeds.
- 4 - Remove the utility trailer (commercial vehicle) from the premises.

# TOWN OF EATONVILLE

307 E. Kennedy Blvd.  
Eatonville, Florida 32751

NEOPOST  
FIRST-CLASS MAIL  
03/27/2025  
US POSTAGE \$009.64



ZIP 32751  
041M11468919

SHEMUEL, LLC.  
3239 OLD WINTER GARDEN ROAD, SUITE 15  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-4572-40-990  
CODE CASE NO: 25-000107

## 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:

SHEMUEL, LLC.  
3239 OLD WINTER GARDEN ROAD, SUITE 15  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-4572-40-990  
CODE CASE NO: 25-000107



9590 9402 8397 3156 3125 81

### 2. Article Number (Transfer from service label)

9589 0710 5270 1231 9619 14

## COMPLETE THIS SECTION ON DELIVERY

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

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

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 9619 14

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

Total Postage

Sent To

Street and Apt.

City, State, ZIP+

SHEMUEL, LLC.

3239 OLD WINTER GARDEN ROAD, SUITE 15  
ORLANDO, FL 32810

P-ID NO: 35-21-29-4572-40-990

CODE CASE NO: 25-000107

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:

SHEMUEL, LLC.  
3239 OLD WINTER GARDEN ROAD, SUITE 15  
ORLANDO, FL 32810  
P-ID NO: 35-21-29-4572-40-990  
CODE CASE NO: 25 000107



9590 9402 8397 3156 3125 81

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9619 14

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services &amp; 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+

SHEMUEL, LLC.

3239 OLD WINTER GARDEN ROAD, SUITE 15

ORLANDO, FL 32810

P-ID NO: 35-21-29-4572-40-990

CODE CASE NO: 25-000107

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

See Reverse for Instructions

USPS TRACKING #



9590 9402 8397 3156 3125 81

United States  
Postal Service

RECEIVED

APR 9 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

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

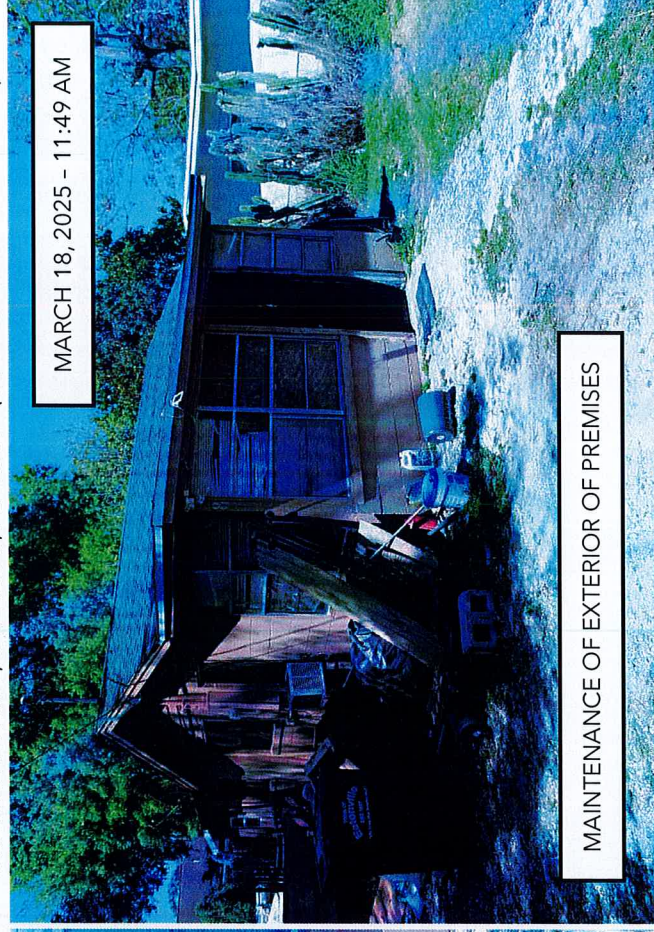
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 1



MARCH 18, 2025 - 11:49 AM

MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 2



MARCH 18, 2025 - 11:49 AM

MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 3



MARCH 18, 2025 - 11:49 AM

MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 4



MARCH 18, 2025 - 11:52 AM

MAINTENANCE OF EXTERIOR OF PREMISES

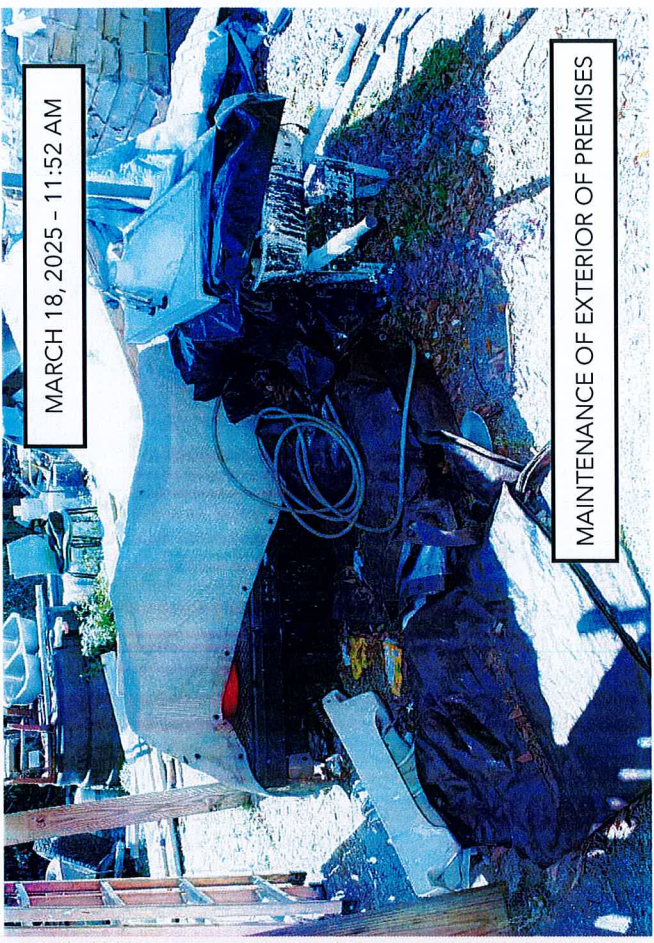
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 5



MARCH 18, 2025 - 11:52 AM

MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 6



MARCH 18, 2025 - 11:52 AM

MAINTENANCE OF EXTERIOR OF PREMISES

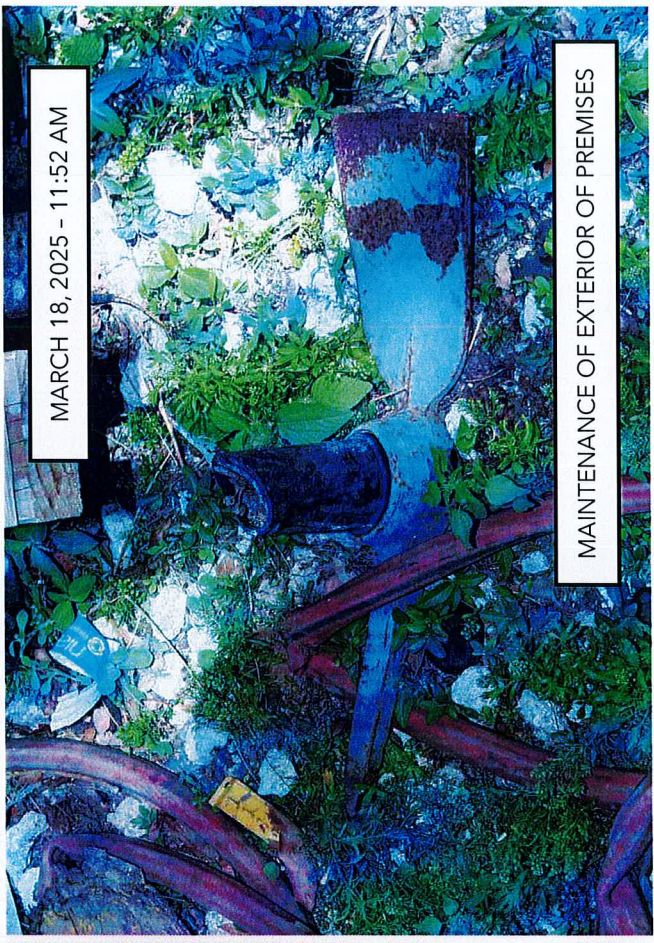
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 7



MARCH 18, 2025 - 11:52 AM

MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 8



MARCH 18, 2025 - 11:52 AM

MAINTENANCE OF EXTERIOR OF PREMISES



# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000107

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9619 83**

Vs.

**SHEMUEL, LLC.**  
**REF: 8 BETHUNE DRIVE**  
**3239 OLD WINTER GARDEN ROAD, SUITE 15**  
**ORLANDO, FL 32805**

Respondent(s)

**RE: 8 BETHUNE DRIVE, ORLANDO, FL 32810**  
**Parcel ID: 35-21-29-4572-40-990**

## NOTICE OF HEARING

**TO: SHEMUEL, 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 **8 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7<sup>th</sup>** day of **MAY 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, May 7, 2025, hearing date.**

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

Respectfully,

## **SIGNED COPY ON FILE**

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



# CODE ENFORCEMENT DIVISION

## TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000107

CERTIFIED MAIL NO: 9589 0710 5270 1231 9619 83

Vs.

SHEMUEL, LLC.  
REF: 8 BETHUNE DRIVE  
3239 OLD WINTER GARDEN ROAD, SUITE 15  
ORLANDO, FL 32805

Respondent(s)

RE: 8 BETHUNE DRIVE, ORLANDO, FL 32810  
Parcel ID: 35-21-29-4572-40-990

## NOTICE OF HEARING

TO: SHEMUEL, LLC.

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

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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, May 7, 2025, the hearing date.**

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

Respectfully,

### SIGNED COPY ON FILE

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



## 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:

**SHEMUEL, LLC.**  
**3239 OLD WINTER GARDEN ROAD, STE 15**  
**ORLANDO, FL 32805**  
**P-ID: 35-21-29-4572-40-990**  
**CODE CASE NO: 25-000107**



9590 9402 8897 4064 6892 65

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9619 83

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

## 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

ed Mail  
 ed Mail Restricted Delivery  
 (over \$500)

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage \$

\$

Sent To

Street and Apt.

City, State, ZIP+4®

**SHEMUEL, LLC.**  
**3239 OLD WINTER GARDEN ROAD, STE 15**  
**ORLANDO, FL 32805**  
**P-ID: 35-21-29-4572-40-990**  
**CODE CASE NO: 25-000107**

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

USPS TRACKING #



9590 9402 8897 4064 6892 65

**United States**  
**Postal Service**

RECEIVED

MAY 02 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**

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

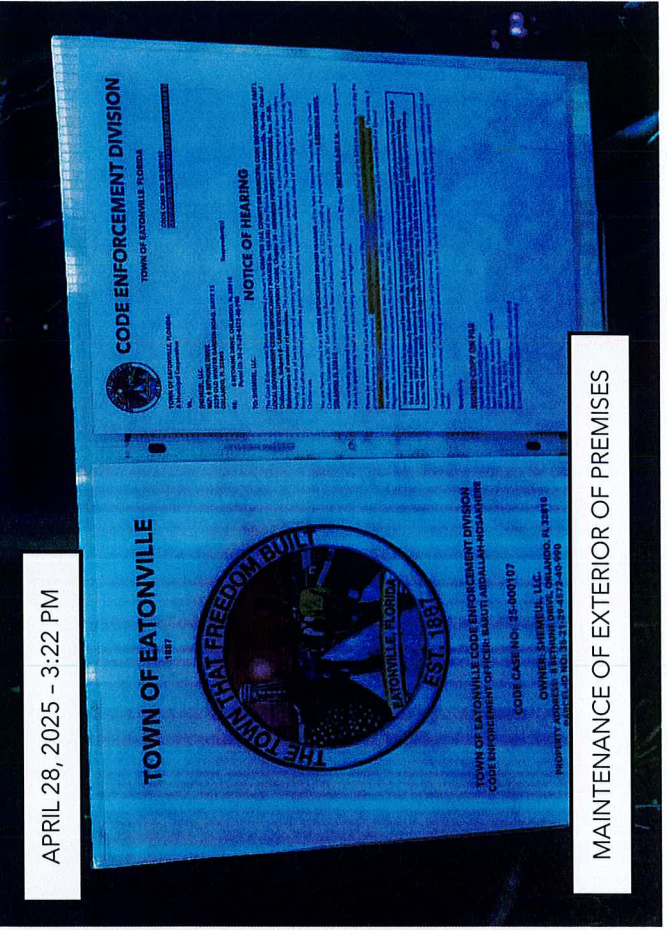
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 1



APRIL 28, 2025 - 3:22 PM

MAINTENANCE OF EXTERIOR OF PREMISES

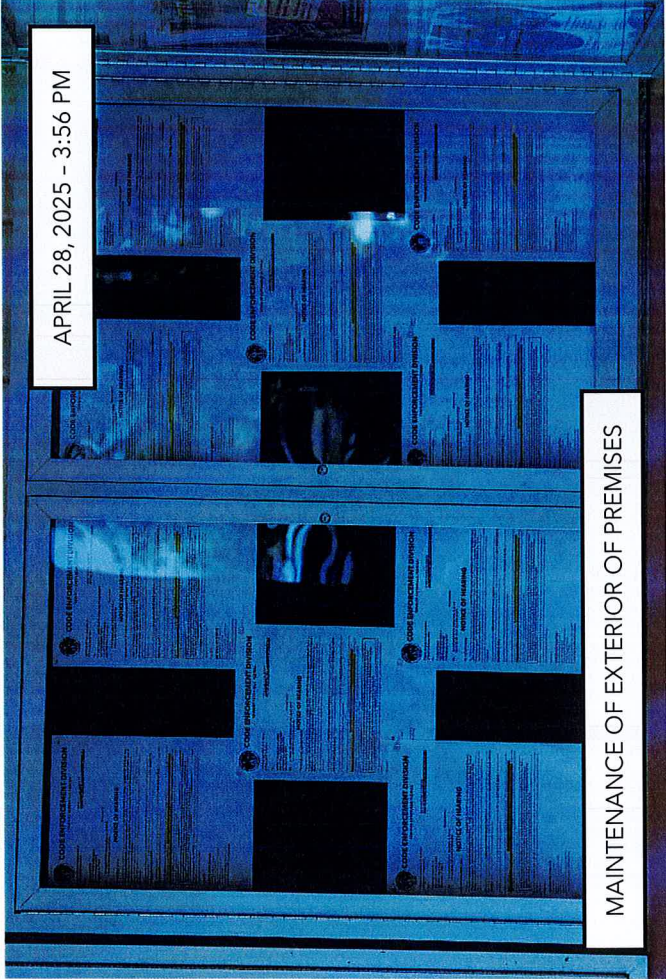
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 2



APRIL 28, 2025 - 3:22 PM

MAINTENANCE OF EXTERIOR OF PREMISES

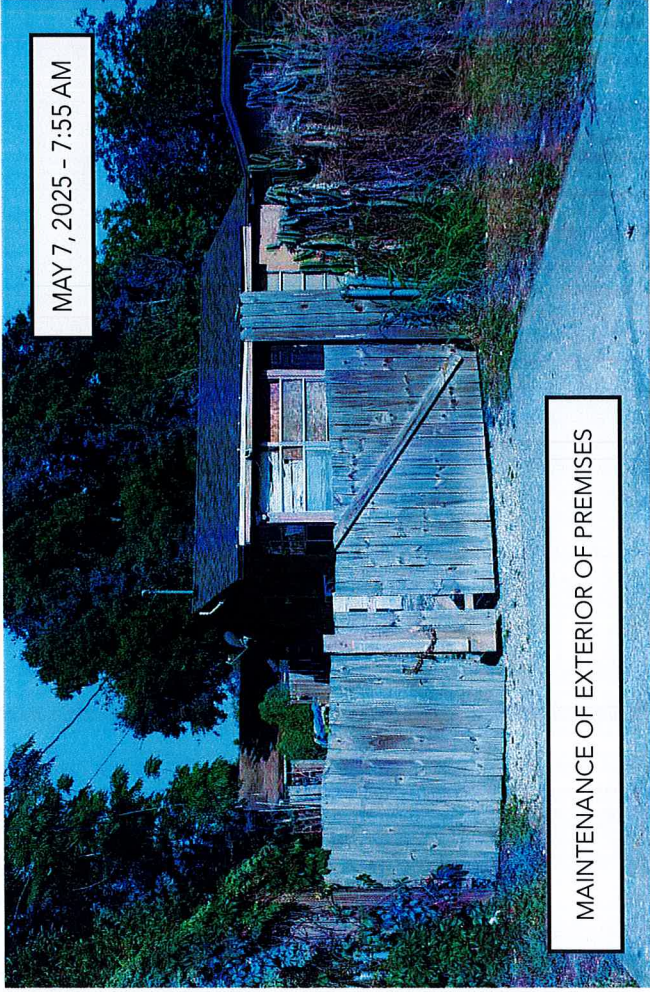
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 3



APRIL 28, 2025 - 3:56 PM

MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 1



MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 2



MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 3



MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 4



MAINTENANCE OF EXTERIOR OF PREMISES





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000107

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9620 65**

Vs.

**SHEMUEL, LLC.**

**REF: 8 BETHUNE DRIVE**

**3239 OLD WINTER GARDEN ROAD, SUITE 15**

**ORLANDO, FL 32805**

Respondent(s)

**RE: 8 BETHUNE DRIVE, ORLANDO, FL 32810**

**Parcel ID: 35-21-29-4572-40-990**

## NOTICE OF HEARING

**TO: SHEMUEL, 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 **8 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4<sup>th</sup>** day of **JUNE 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, June 4, 2025, hearing date.**

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

Respectfully,



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



# CODE ENFORCEMENT DIVISION

## TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000107  
CERTIFIED MAIL NO: 9589 0710 5270 1231 9620 65

Vs.

SHEMUEL, LLC.  
REF: 8 BETHUNE DRIVE  
3239 OLD WINTER GARDEN ROAD, SUITE 15  
ORLANDO, FL 32805

Respondent(s)

RE: 8 BETHUNE DRIVE, ORLANDO, FL 32810  
Parcel ID: 35-21-29-4572-40-990

## NOTICE OF HEARING

TO: SHEMUEL, LLC.

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **8 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4<sup>th</sup>** day of **JUNE 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

Respectfully,

### SIGNED COPY ON FILE


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

307 E. Kennedy Blvd.  
Eatonville, Florida 32751

[illegible]

ZIP 32751  
041M11468919

**SHEMUEL, LLC.**  
**3239 OLD WINTER GARDEN ROAD, STE 15**  
**ORLANDO, FL 32805**  
**P-ID: 35-21-29-4572-40-990**  
**CODE CASE NO: 25-000107**



9590 9402 8194 3030 0370 24

### 3. Service Type

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

Mail Restricted Delivery

## Domestic Return Receipt

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

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

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OFFICIALS

Certified Mail Fee

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

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

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

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery \$

Postage

**Total Postage &**

**\$**

Sent To

Street and Apt.

City, State, ZIP+4

SHEMUEL, LLC.  
3239 OLD WINTER GARDEN ROAD, STE 15  
ORLANDO, FL 32805  
P-ID: 35-21-29-4572-40-990  
CODE CASE NO: 25-000107

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

9589 0710 5270 1231 9620 65

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

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

**Postage**

\$

**Total Postage**

\$

**Sent To**

Street and Apt.

City, State, ZIP+

**SHEMUEL, LLC.**  
**3239 OLD WINTER GARDEN ROAD, STE 15**  
**ORLANDO, FL 32805**  
**P-ID: 35-21-29-4572-40-990**  
**CODE CASE NO: 25-000107**

Postmark  
Here

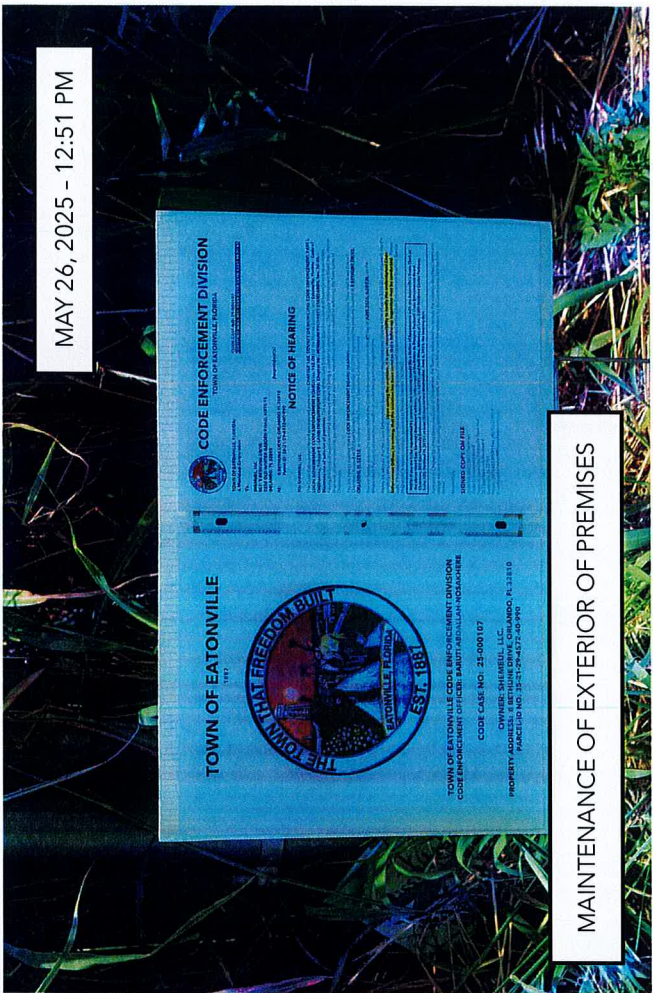
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 1



MAY 26, 2025 - 12:51 PM

MAINTENANCE OF EXTERIOR OF PREMISES

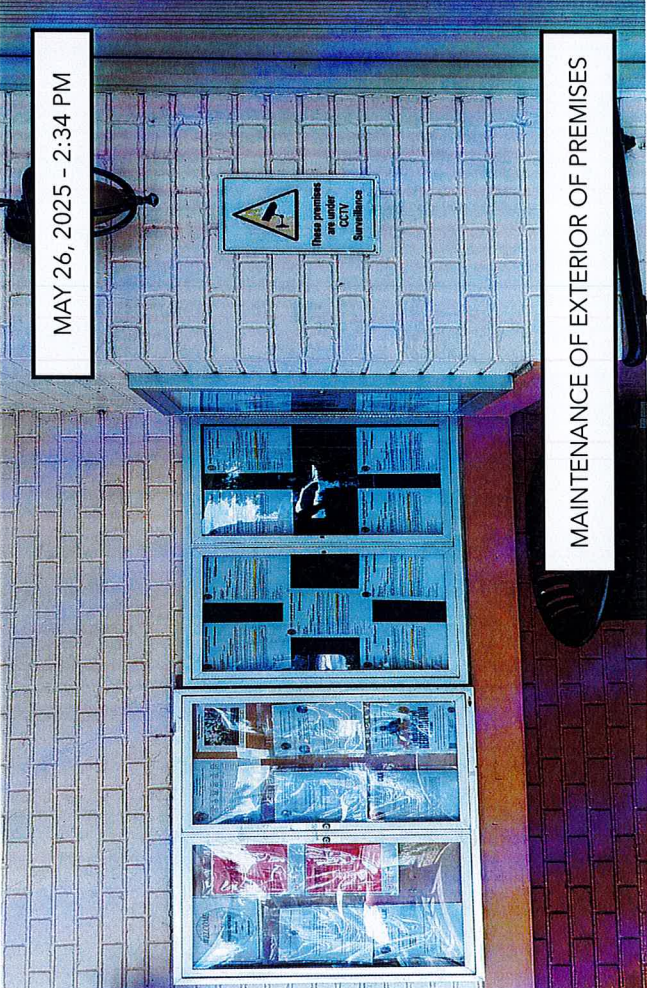
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8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 2



MAY 26, 2025 - 12:51 PM

MAINTENANCE OF EXTERIOR OF PREMISES

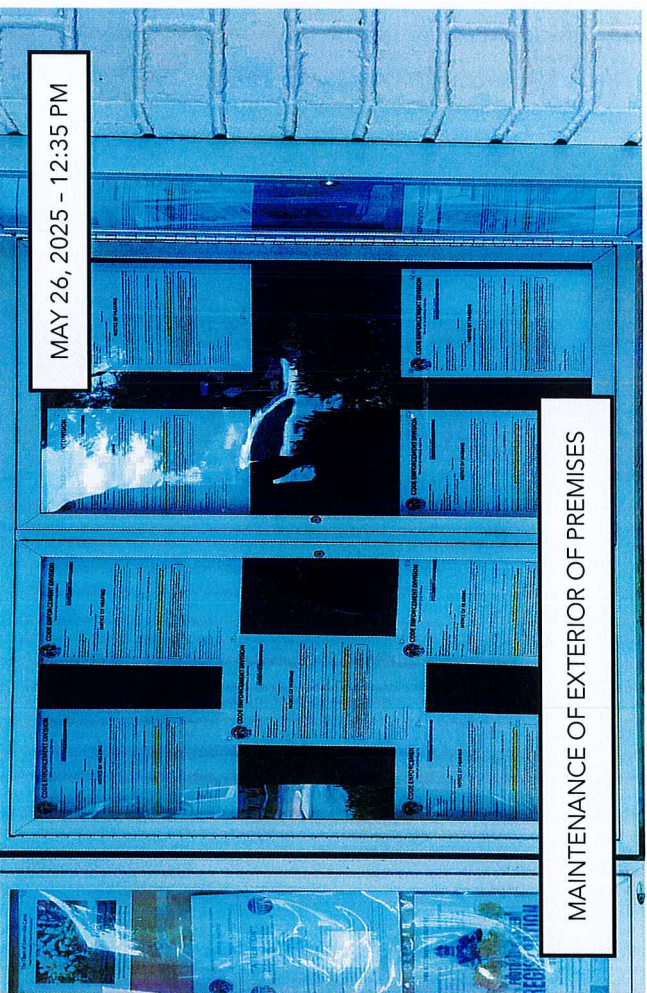
SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 3



MAY 26, 2025 - 2:34 PM

MAINTENANCE OF EXTERIOR OF PREMISES

SHEMUEL, LLC., P-ID NO: 35-21-29-4572-40-990  
8 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000107) - 4



MAY 26, 2025 - 12:35 PM

MAINTENANCE OF EXTERIOR OF PREMISES