

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000140

**OWNER: JWILLIAMS KIDS, LLC. C/O REGISTERED AGENT: LACARY WILLIAMS
PROPERTY ADDRESS: 553 MONROE AVENUE, EATONVILLE, FL 32751
PARCEL ID#: 36-21-29-0000-00-100**

553 Monroe Ave 36-21-29-0000-00-100

Name(s):

JWILLIAMS KIDS LLC

Physical Street Address:

553 Monroe Ave

Property Use:

0001 - Vacant Residential

Mailing Address On File:

659 W Jefferson St Apt E
Orlando, FL 32801-1743

[Incorrect Mailing Address?](#)

Postal City and Zip:

Maitland, FL 32751

Municipality:

Eatonville



553 MONROE AVE, MAITLAND, FL 32751 11/12/2019 2:40 PM

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 MKT	\$20,000	\$0	\$0	\$20,000	N/A	\$20,000	N/A
2023 MKT	\$20,000	\$0	\$0	\$20,000	N/A	\$20,000	N/A
2022 MKT	\$20,000	\$0	\$0	\$20,000	N/A	\$20,000	N/A
2021 MKT	\$20,000	\$0	\$0	\$20,000	N/A	\$20,000	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings

2024 Taxable Value and Certified Taxes

Tax Year

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

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$20,000	\$0	\$20,000	3.2160	1.4%	\$64.32	17%
Public Schools: By Local Board	\$20,000	\$0	\$20,000	3.2480	0.0%	\$64.96	17%
General County	\$20,000	\$0	\$20,000	4.4347	0.0%	\$88.69	24%
Town Of Eatonville	\$20,000	\$0	\$20,000	7.2938	0.0%	\$145.88	39%
Library - Operating Budget	\$20,000	\$0	\$20,000	0.3748	0.0%	\$7.50	2%
St Johns Water Management District	\$20,000	\$0	\$20,000	0.1793	0.0%	\$3.59	1%
Totals				18.7466		\$374.94	

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: \$374.94

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$374.94

Your ad-valorem tax with exemptions is: - \$374.94

Providing You A Savings Of: = \$0.00

Property Record - 36-21-29-0000-00-100

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

Property Summary

Property Name

553 Monroe Ave

Names

Jwilliams Kids LLC

Municipality

EVL - Eatonville

Property Use

0001 - Vacant Residential

Mailing Address

3585 Rocky Ridge Ct
Sparks, NV 89431-1303

Physical Address

553 Monroe Ave
Maitland, FL 32751

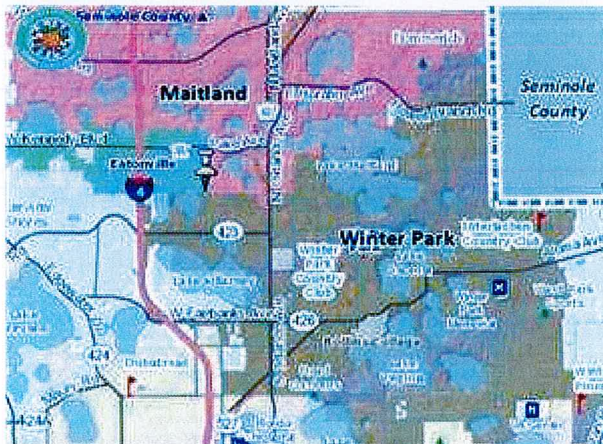
OR
OR
Code
For
Mobile
Phone



553 MONROE AVE, MAITLAND, FL 32751 11/12/2019 2:40 PM











292136000000100 04/03/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	 	\$20,000	+ \$0	+ \$0 = \$20,000 (0%)		\$20,000 (0%)
2023	 	\$20,000	+ \$0	+ \$0 = \$20,000 (0%)		\$20,000 (0%)
2022	 	\$20,000	+ \$0	+ \$0 = \$20,000 (0%)		\$20,000 (0%)
2021	 	\$20,000	+ \$0	+ \$0 = \$20,000		\$20,000

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$20,000	\$0	\$20,000	3.2160 (1.36%)	\$64.32	17%
Public Schools: By Local Board	\$20,000	\$0	\$20,000	3.2480 (0.00%)	\$64.96	17%
Orange County (General)	\$20,000	\$0	\$20,000	4.4347 (0.00%)	\$88.69	24%
Town Of Eatonville	\$20,000	\$0	\$20,000	7.2938 (0.00%)	\$145.88	39%
Library - Operating Budget	\$20,000	\$0	\$20,000	0.3748 (0.00%)	\$7.50	2%
St Johns Water Management District	\$20,000	\$0	\$20,000	0.1793 (0.00%)	\$3.59	1%
				18.7466	\$374.94	

2024 Non-Ad Valorem Assessments

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

Property Features

Property Description

BEG 659.4 FT W OF SE COR OF SW1/4 OF SW1/4 RUN N 151.34 FT N 88 DEG W 133.7 FT S 153.69 FT E 133.7 FT TO BEG (LESS ELY 83.7 FT MEASURED ON LEWIS DRIVE) IN SEC 36-21-29

Total Land Area

6,060 sqft (+/-)		0.14 acres (+/-)	GIS Calculated
------------------	--	------------------	----------------

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	R-2	1 LOT(S)	\$20,000.00	\$20,000	\$0.00	\$20,000

Buildings

Extra Features

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

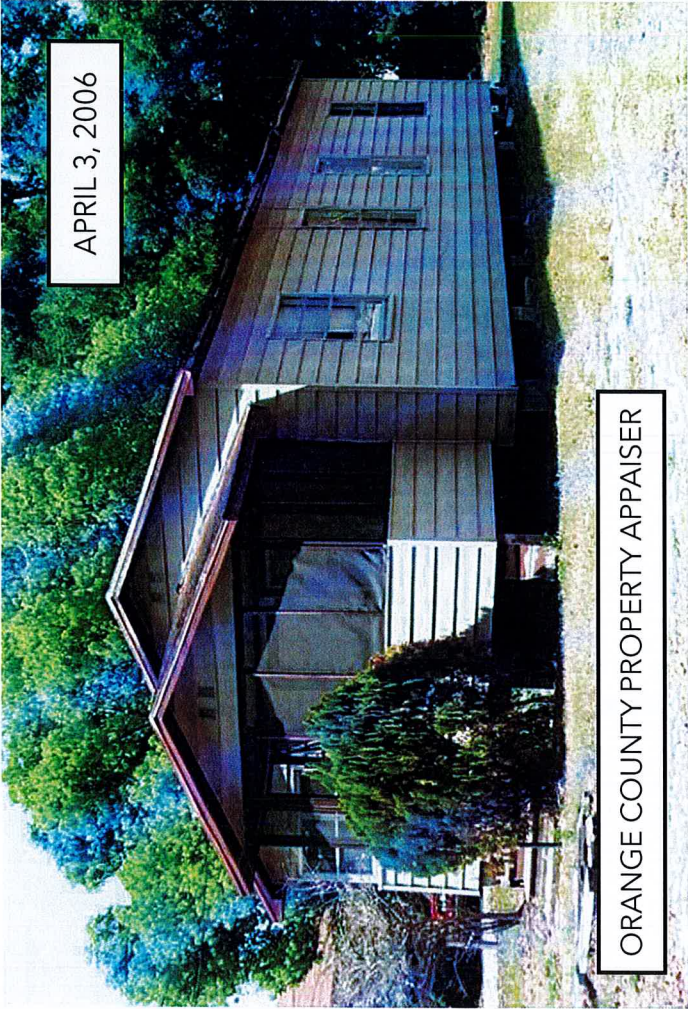
Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
10/29/2018	\$47,000	20180751335 /		Quitclaim Deed	Jack Willimas Revocable Trust	Jwilliams Kids LLC	Improved
04/28/2006	\$100	20060287252	08620 / 0307	Warranty Deed	Williams Jack Sr	Reddick Elouise Tr Maxwell Freddie Tr	Improved
01/10/2006	\$0	20060083612	08464 / 2985	Special Warranty	Williams Jack Sr Tr Williams Valdee C Tr	Williams Jack Sr	Improved
03/29/1996	\$100	19965612845	05056 / 1759	Special Warranty Multiple	Williams Jack Sr 1/2 Int Williams Valdee C 1/2 Int	Williams Jack Sr Tr Williams Valdee C Tr	Improved
03/28/1996	\$100	19965612844	05056 / 1756	Special Warranty Multiple	Williams Jack Sr Williams Valdee C	Williams Jack Sr 1/2 Int Williams Valdee C 1/2 Int	Improved
05/09/1991	\$13,700	19913780580	04286 / 3614	Quitclaim Deed			Improved
08/09/1988	\$100		4044 / 1852	Miscellaneous Deed			Improved

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 1 (OCPA)

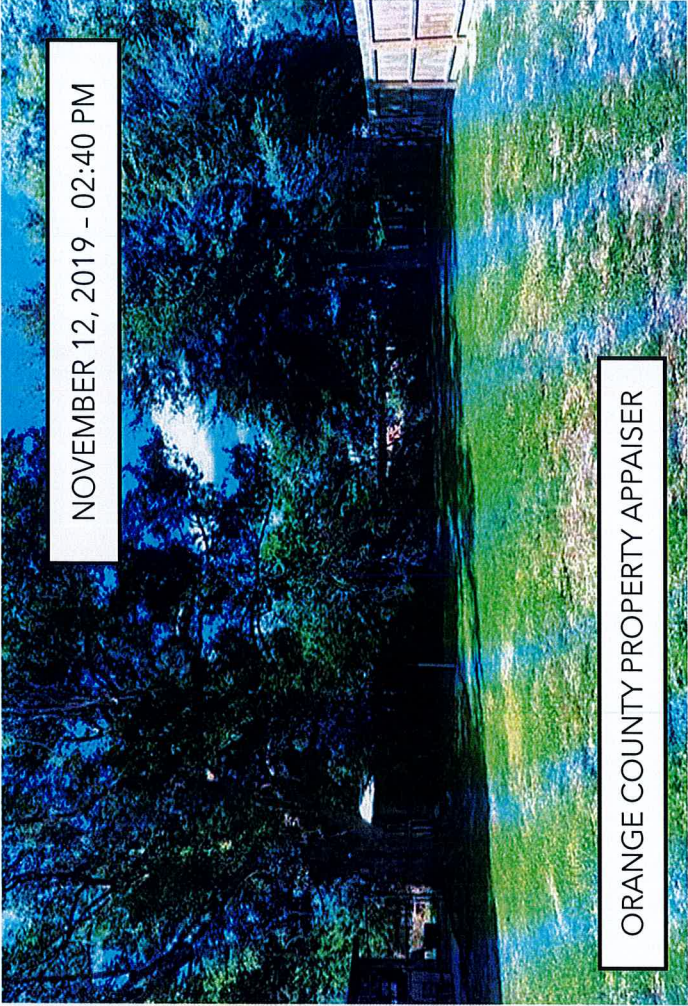
APRIL 3, 2006



ORANGE COUNTY PROPERTY APPAISER

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 2 (OCPA)

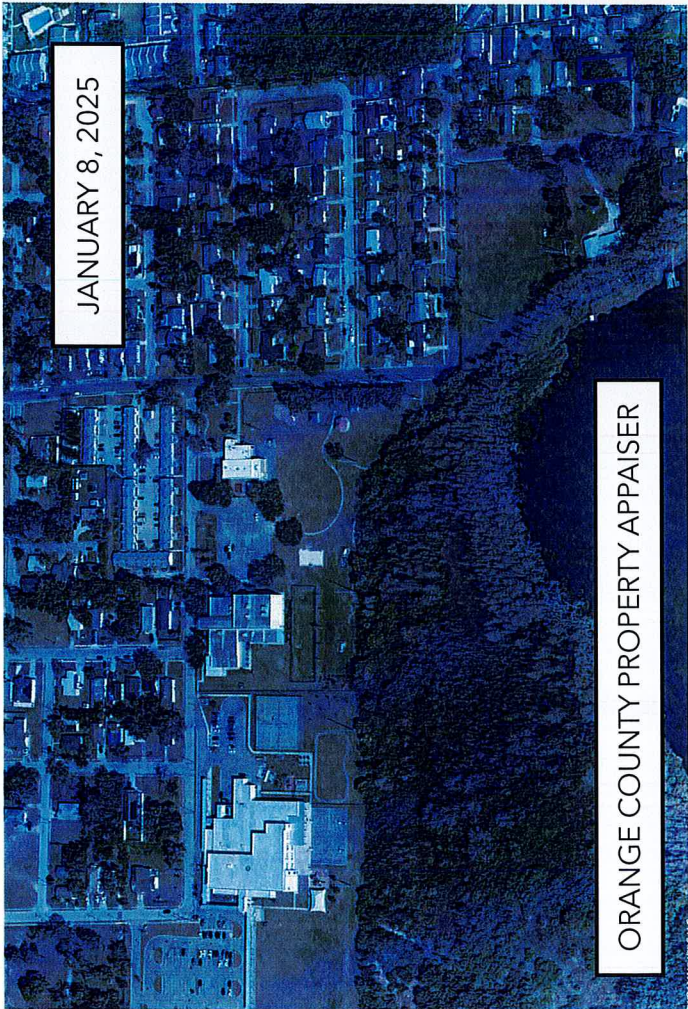
NOVEMBER 12, 2019 - 02:40 PM



ORANGE COUNTY PROPERTY APPAISER

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 3 (OCPA)

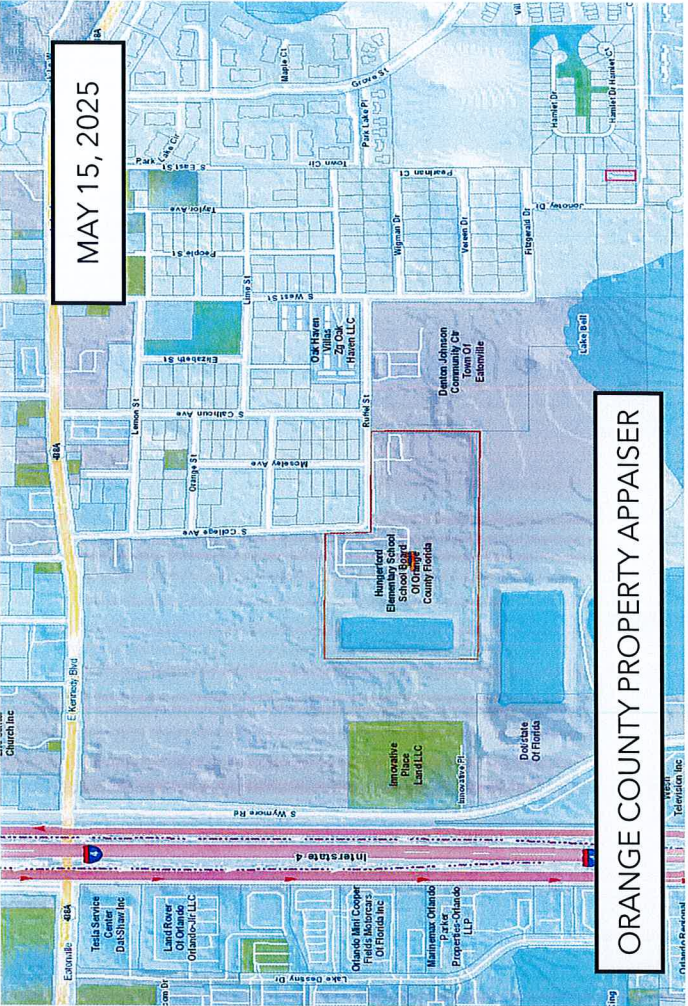
JANUARY 8, 2025



ORANGE COUNTY PROPERTY APPAISER

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 4 (OCPA)

MAY 15, 2025



ORANGE COUNTY PROPERTY APPAISER



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES,

Subdivision I. - In General, Sec. 18-203. - Definitions.

Sec. 18-203. - Definitions. New fences shall not be permitted in the required front yard. **Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Parked** means the standing of a motor vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or embarking or disembarking passengers.

(Ord. No. 96-06, § 1, 7-2-1996; Ord. No. 2004-11, § 1, 4-20-2004; Ord. No. 2006-2, § 1, 8-15-2006)



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

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

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. -
COMMERCIAL VEHICLES/Sec. 38-29. - Definitions.**

Sec. 38-29. - Definitions. Commercial vehicles means all passenger vehicles, trucks, trailers, and construction equipment of any type used in or designed to be used in business; all vehicles temporarily or permanently designed to accommodate, support, house, store, deliver, or transport material, supplies, equipment, machinery or power plants of all types; all construction related equipment; and all vehicles of any type, trailers and construction equipment upon which a business name or sign is permanently or temporarily affixed.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 38-32. - Commercial vehicles in residential areas, except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 46 - FLOOD DAMAGE PREVENTION/ARTICLE III. - FLOOD-RESISTANT DEVELOPMENT/DIVISION 5. - RECREATIONAL VEHICLES AND PARK TRAILERS/Sec. 46-99. - Temporary placement.

Sec. 46-99. - Temporary placement. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

- (1) Be on the site for fewer than 180 consecutive days; or
- (2) Be fully licensed and ready for highway use, which means the recreational vehicles or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

(Ord. No. 2018-4, § 2, 10-16-2018)



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. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials.

(Ord. No. 99-15, § 2, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

Sec. 50-35. - Maintenance of exterior of premises (b)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(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. - Appearance of exterior of premises and structures. The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood 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.

(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 60 -
SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-300. - Utilization of yards.**

Sec. 60-300. - Utilization of yards., 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.

(LCD 1982, ch. 4 § 2-1.2)



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: **25-000140**
DATE OF NOTICE: **05/15/2025**
COMPLIANCE DATE: **05/26/2025**

CERTIFIED MAIL NO: 9589 0710 5270 1231 9622 01

LACARY WILLIAMS (REGISTERED AGENT)
JWILLIAMS KIDS, LLC.
REF: 553 MONROE AVENUE
659 W JEFFERSON STREET, APARTMENT E
ORLANDO, FL 32801

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at 135 LINCOLN BOULEVARD, ORLANDO, FL 32810, Parcel ID: 35-21-29-4572-41-210 into compliance with Eatonville, Florida - Code of Ordinances/Chapter 18 - ENVIRONMENT/ARTICLE V. - JUNKED, WRECKED, ABANDONED PROPERTY/Sec. 18-203. Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility. Eatonville, Florida - Code of Ordinances/Chapter 18 - ENVIRONMENT/ARTICLE V. - JUNKED, WRECKED, ABANDONED PROPERTY/Sec. 18-255. Abatement of visual nuisance. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-29. - Definitions. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-31. - Parking in residential areas. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-32. - Commercial vehicles in residential areas. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance

abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of 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 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-300. - Utilization of yards.

TO: JWILLIAMS KIDS, LLC.,

You are hereby notified, the **VACANT RESIDENTIAL** property located at **553 MONROE AVENUE, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-203. - Definitions.** New fences shall not be permitted in the required front yard. **Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **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. **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. **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. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-255. - Abatement of visual nuisance.** Whenever an enforcement officer ascertains that a motor vehicle is parked on residentially zoned or commercially zoned private property in violation, he shall post a notice of violation upon the motor vehicle which reads in substantially the following form: This motor vehicle, (setting forth brief description of motor vehicle), located at (setting forth brief location) is parked in violation of the Town of Eatonville Ordinance Governing the Parking of Motor Vehicles on Residentially or Commercially Zoned Private Property, specifically, Section (s) (setting forth Section number (s)) which is/are being violated. **Sec. 38-29. - Definitions. Commercial vehicles** means all passenger vehicles, trucks, trailers, and construction equipment of any type used in or designed to be used in business; all vehicles temporarily or permanently designed to accommodate, support, house, store, deliver, or transport material, supplies, equipment, machinery or power plants of all types; all construction related equipment; and all vehicles of any type, trailers and construction equipment upon which a business name or sign is permanently or temporarily affixed. **Sec. 38-31. - Parking in residential areas.** Except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29. **Sec. 38-32. - Commercial vehicles in residential areas.** One commercial vehicle per dwelling unit may be parked in a residentially zoned district of the town provided: **(5)** Said vehicle is not a utility trailer of more than 12 feet in length, inclusive of tool boxes and other storage areas, however, exclusive of the tongue hitch; **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Abandoned motor vehicle** means a motor vehicle that is in an evident state of disrepair or incapable of being moved under its own power. **Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **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. **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. **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. **(6)** Sources of infestation. **Sec. 50-36. - Appearance of exterior of premises and structures.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners

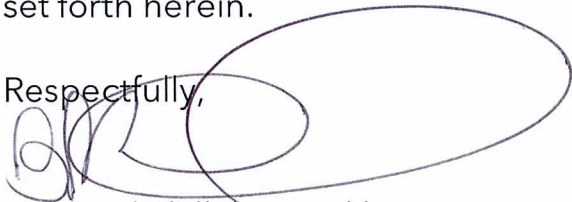
nor an element leading to the progressive deterioration and down-grading of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following. **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 **[05/26/2025]** 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-Nosakhare
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

Description of Violation and Remedial Action Required

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

- 1 - Recreational vehicles are on the premises, and it appears as though people are residing there.
- 2 - Multiple vehicles that are defined as either junked, wrecked, or abandoned property; defined as discarded or inoperative; and defined as a commercial vehicles are on the premises.
- 3 - Rubbish, debris, and refuse are throughout the premises.

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

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



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: **25-000140**

DATE OF NOTICE: **05/16/2025**

COMPLIANCE DATE: **05/26/2025**

CERTIFIED MAIL NO: 9589 0710 5270 1231 9622 25

JWILLIAMS KIDS, LLC.
REF: 553 MONROE AVENUE
3585 ROCKY RIDGE COURT
SPARKS, NV 89431-1303

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the
VACANT RESIDENTIAL, property located at 553 MONROE AVENUE,
EATONVILLE, FL 32751, Parcel ID: 36-2-29-0000-00-100 into compliance with
Eatonville, Florida - Code of Ordinances/Chapter 18 - ENVIRONMENT/ARTICLE V.
- JUNKED, WRECKED, ABANDONED PROPERTY/Sec. 18-203. Definitions.
Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter
18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY,
DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. -
Certain motor vehicles required to be parked in garage. Eatonville Florida, Code
of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT,
ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. -
ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual
nuisance declared; abatement required. Eatonville Florida, Code of Ordinances,
PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. -
JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED
VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility. Eatonville,
Florida - Code of Ordinances/Chapter 18 - ENVIRONMENT/ARTICLE V. - JUNKED,
WRECKED, ABANDONED PROPERTY/Sec. 18-255. Abatement of visual nuisance.
Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND
VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-29. - Definitions.
Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND
VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-31. - Parking in
residential areas. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC
AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-32. - Commercial
vehicles in residential areas. Eatonville, Florida - Code of Ordinances/Subpart B -
LAND DEVELOPMENT CODE/Chapter 46 - FLOOD DAMAGE
PREVENTION/ARTICLE III. - FLOOD RESISTANT DEVELOPMENT/DIVISION 5. -

RECREATIONAL VEHICLES AND PARK TRAILERS/Sec. 46-99. - Temporary placement. 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 of 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 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-300. - Utilization of yards.

TO: JWILLIAMS KIDS, LLC.,

You are hereby notified, the **VACANT RESIDENTIAL** property located at **553 MONROE AVENUE, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-203. - Definitions.** New fences shall not be permitted in the required front yard. **Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **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. **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. **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. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-255. - Abatement of visual nuisance.** Whenever an enforcement officer ascertains that a motor vehicle is parked on residentially zoned or commercially zoned private property in violation, he shall post a notice of violation upon the motor vehicle which reads in substantially the following form: This motor vehicle, (setting forth brief description of motor vehicle), located at (setting forth brief location) is parked in violation of the Town of Eatonville Ordinance Governing the Parking of Motor Vehicles on Residentially or Commercially Zoned Private Property, specifically, Section (s) (setting forth Section number (s)) which is/are being violated. **Sec. 38-29. - Definitions. Commercial vehicles** means all passenger vehicles, trucks, trailers, and construction equipment of any type used in or designed to be used in business; all vehicles temporarily or permanently designed to accommodate, support, house, store, deliver, or transport material, supplies, equipment, machinery or power plants of all types; all construction related equipment; and all vehicles of any type, trailers and construction equipment upon which a business name or sign is permanently or temporarily affixed. **Sec. 38-31. - Parking in residential areas.** Except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29. **Sec. 38-32. - Commercial vehicles in residential areas.** One commercial vehicle per dwelling unit may be parked in a residentially zoned district of the town provided: **(5)** Said vehicle is not a utility trailer of more than 12 feet in length, inclusive of tool boxes and other storage areas, however, exclusive of the tongue hitch; **Sec. 46-99. - Temporary placement.** Recreational vehicles and park trailers placed temporarily in flood hazard areas shall: (1) Be on the site for fewer than 180 consecutive days; or (2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches. **Sec. 50-2.,**

Definitions for interpretation of property maintenance standards and nuisance abatement code.

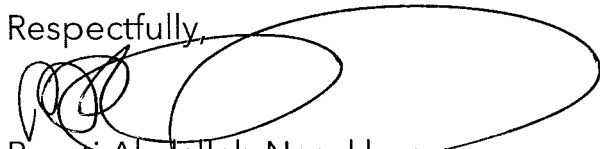
Abandoned motor vehicle means a motor vehicle that is in an evident state of disrepair or incapable of being moved under its own power. **Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **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. **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. **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. **(6)** Sources of infestation. **Sec. 50-36. - Appearance of exterior of premises and structures.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood 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. **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 **[05/26/2025]** 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,

A handwritten signature in black ink, appearing to read 'Baruti Abdallah-Nosakhare', is written over a large, hand-drawn oval shape.

Baruti Abdallah-Nosakhare

Code Enforcement Officer

Town of Eatonville, Eatonville Town Hall

307 East Kennedy Boulevard

Eatonville, FL 32751

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

E: code-enforcement@townofeatonville.org

Description of Violation and Remedial Action Required

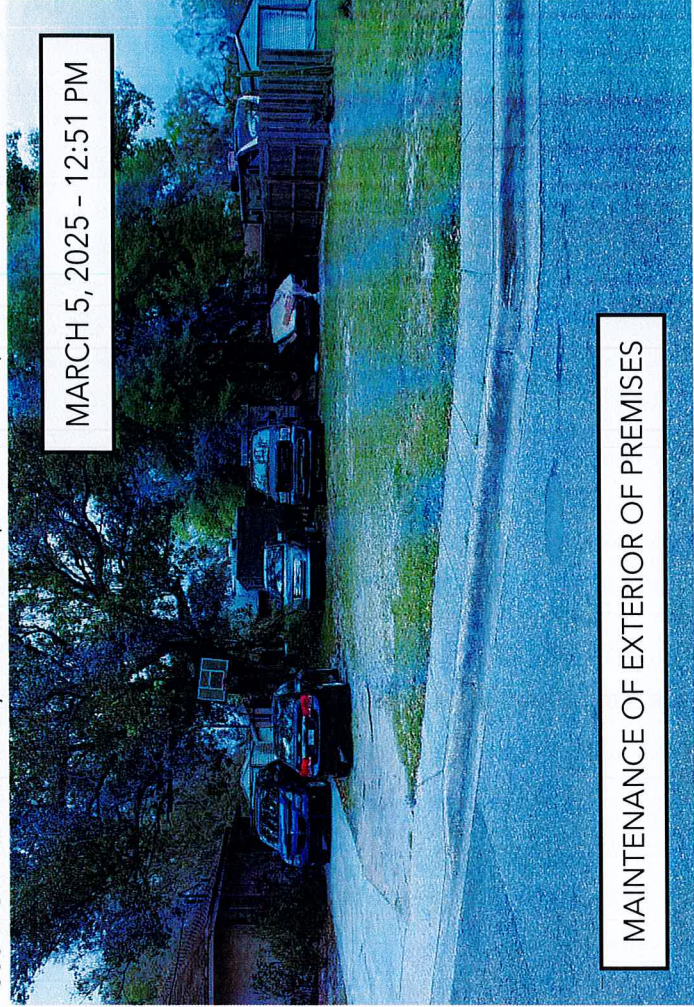
c. Description of violation(s) that has the property in noncompliance:

- 1 - Recreational vehicles are on the premises, and it appears as though people are residing there.
- 2 - Multiple vehicles that are defined as either junked, wrecked, or abandoned property; defined as discarded or inoperative; and defined as a commercial vehicles are on the premises.
- 3 - Rubbish, debris, and refuse are throughout the premises.

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

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

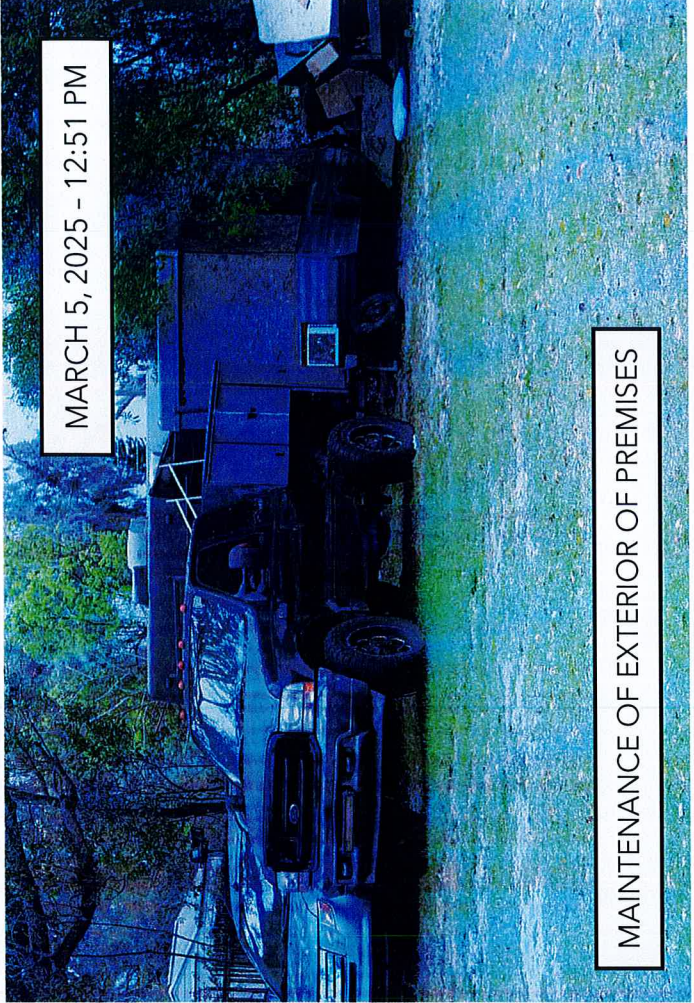
JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 1 (CODE CASE#: 24-000140)



MARCH 5, 2025 - 12:51 PM

MAINTENANCE OF EXTERIOR OF PREMISES

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 2 (CODE CASE#: 24-000140)



MARCH 5, 2025 - 12:51 PM

MAINTENANCE OF EXTERIOR OF PREMISES

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 3 (CODE CASE#: 24-000140)



MARCH 5, 2025 - 12:51 PM

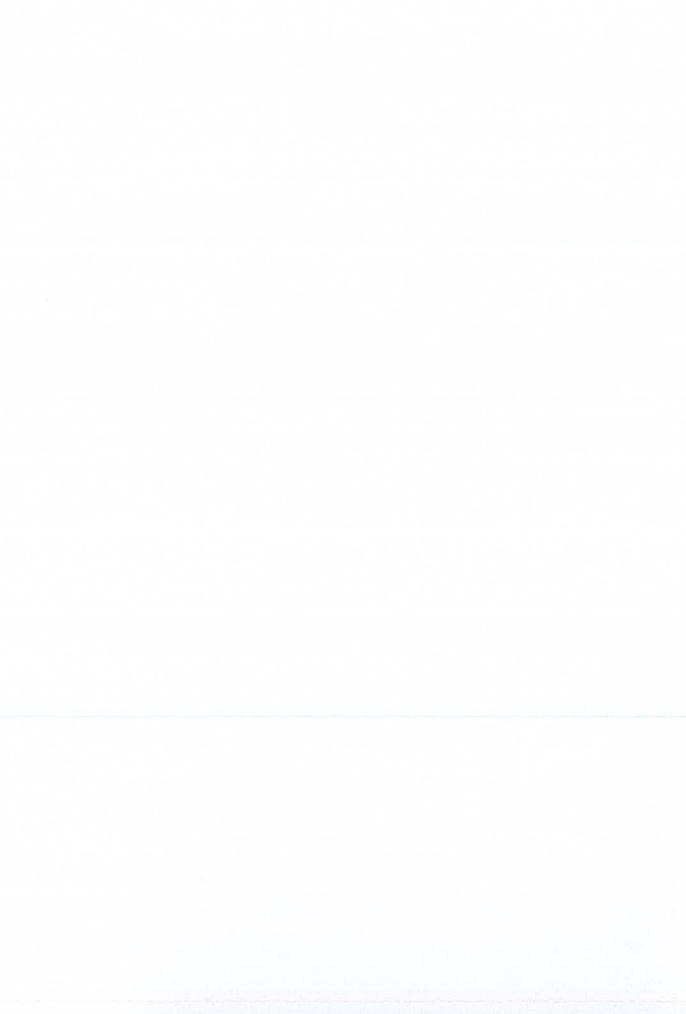
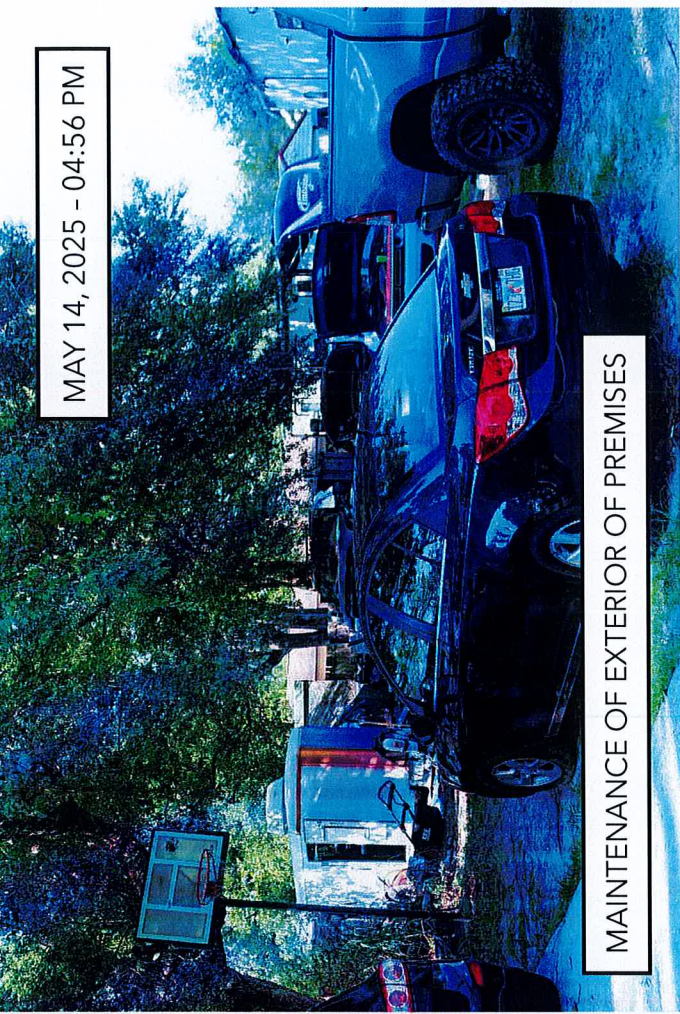
MAINTENANCE OF EXTERIOR OF PREMISES

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 4 (CODE CASE#: 24-000140)

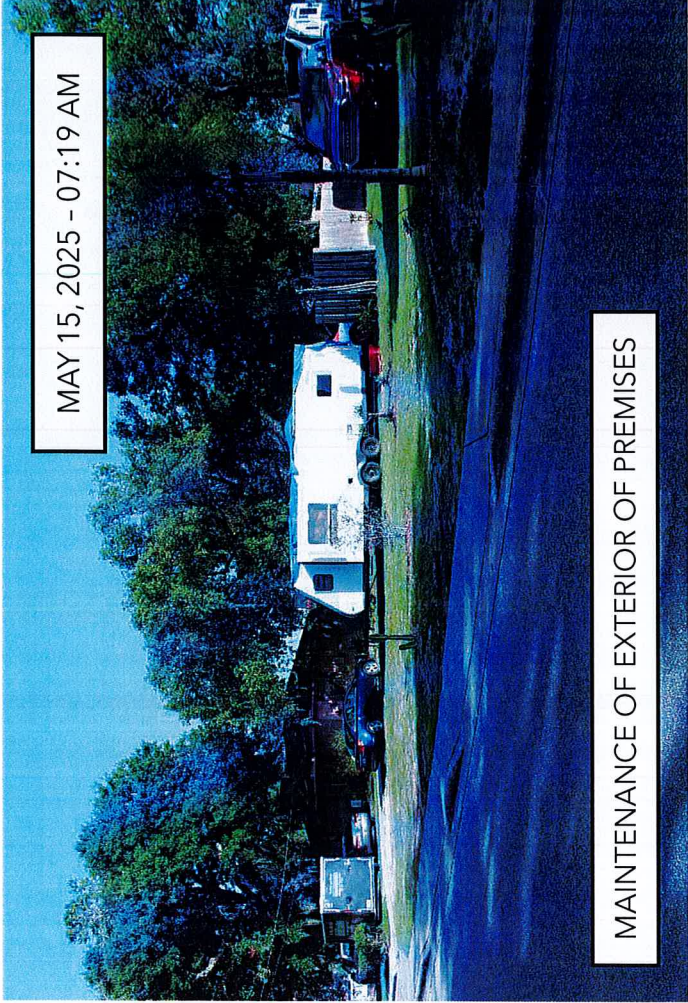


MARCH 5, 2025 - 12:51 PM

MAINTENANCE OF EXTERIOR OF PREMISES



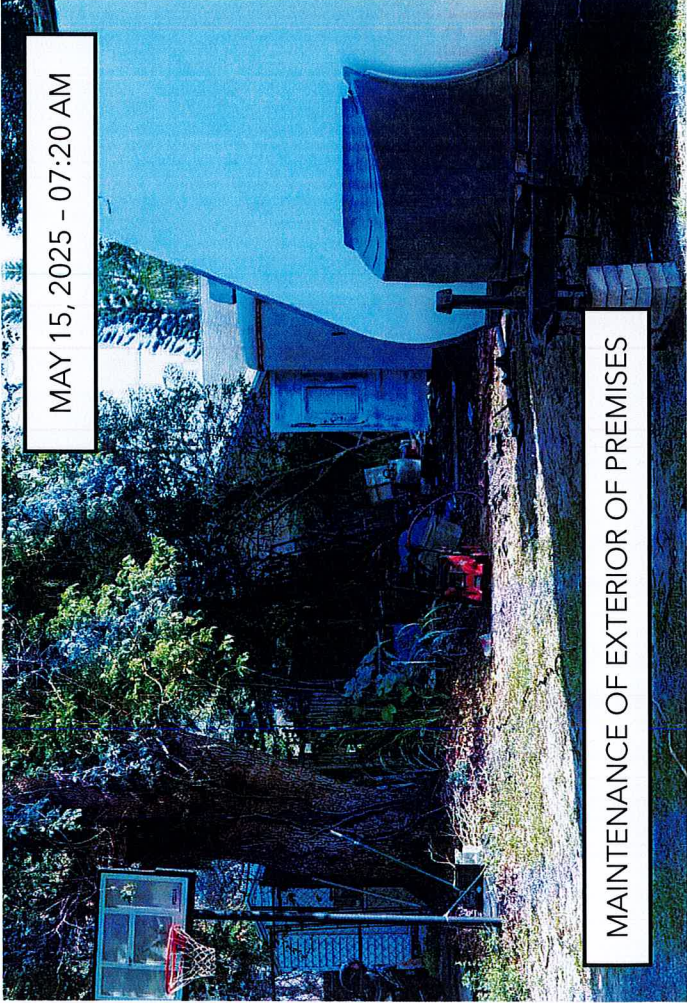
JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 1 (CODE CASE#: 24-000140)



JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 2 (CODE CASE#: 24-000140)



JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 3 (CODE CASE#: 24-000140)



JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 4 (CODE CASE#: 24-000140)





CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000140

CERTIFIED MAIL NO: 9589 0710 5270 1231 9622 32

Vs.

LACARY WILLIAMS (REGISTERED AGENT)
JWILLIAMS KIDS, LLC.
REF: 553 MONROE AVENUE
3585 ROCKY RIDGE COURT
SPARKS, NV 89431-1303

Respondent(s)

RE: 553 MONROE AVENUE, EATONVILLE, FL 32751
Parcel ID: 36-21-29-0000-00-100

NOTICE OF HEARING

TO: JWILLIAMS KIDS, LLC. C/O REGISTERED AGENT: LACARY WILLIAMS,

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 **553 MONROE AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **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



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000140

CERTIFIED MAIL NO: 9589 0710 5270 1231 9622 32

Vs.

LACARY WILLIAMS (REGISTERED AGENT)
REF: 553 MONROE AVENUE
659 WEST JEFFERSON STREET, APARTMENT E
ORLANDO, FL 32801

Respondent(s)

RE: 553 MONROE AVENUE, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-0000-00-100

NOTICE OF HEARING

TO: LACARY WILLIAMS (REGISTERED AGENT FOR JWILLIAMS KIDS, 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 **553 MONROE AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **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 Wednesday, June 4, 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

307 E. Kennedy Blvd.
Eatonville, Florida 32751

FIRST-CLASS MAIL
1000

2

05/24/2025 \$009.64-
US POSTAGE

[illegible]

ZIP 32751
041M11468919

**JWILLIAMS KIDS, LLC.
3585 ROCKY RIDGE COURT
SPARKS, NV 89431-1303
P-ID: 36-21-29-0000-00-100
CODE CASE NO: 25-000140**

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.

JWILLIAMS KIDS, LLC.
3585 ROCKY RIDGE COURT
SPARKS, NV 89431-1303
P-ID: 36-21-29-0000-00-100
CODE CASE NO: 25-0000140

[illegible]

0590 9402 8194 3030 0368 50

Article Number (Transfer from service label)

589 0710 5270 1231 9622

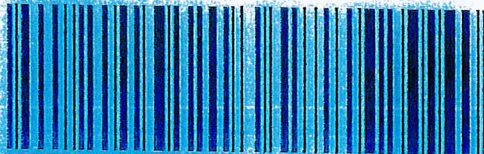
Form 3811, July 2020 PSN 7530-02-000-9053

A. Signature X		<input type="checkbox"/> Age <input type="checkbox"/> Add
B. Received by (<i>Printed Name</i>)		C. Date of D
D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No

[illegible]

Domestic Return Receipt

2E 2296 TE2T 0425 0740 6856
2E 2296 TE2T 0425 0740 6856



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 Mails Only

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

ESSENTIALS OF

[illegible]

Postmark
Here

There

J WILLIAMS KIDS, LLC.
3585 ROCKY RIDGE COURT
SPARKS, NV 89431-1303
P-ID: 36-21-29-0000-00-100
CODE CASE NO: 25-000140

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

9589 0710 5270 1231 9622 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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage at	\$
Sent To	JWILLIAMS KIDS, LLC.
Street and Apt. /	3585 ROCKY RIDGE COURT
City, State, ZIP+4	SPARKS, NV 89431-1303
	P-ID: 36-21-29-0000-00-100
	CODE CASE NO: 25-000140
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000140

CERTIFIED MAIL NO: 9589 0710 5270 1231 9622 18

Vs.

LACARY WILLIAMS (REGISTERED AGENT)
JWILLIAMS KIDS, LLC.
REF: 553 MONROE AVENUE
659 WEST JEFFERSON STREET, APARTMENT E
ORLANDO, FL 32801

Respondent(s)

RE: 553 MONROE AVENUE, EATONVILLE, FL 32751
Parcel ID: 36-21-29-0000-00-100

NOTICE OF HEARING

TO: JWILLIAMS KIDS, LLC. C/O REGISTERED AGENT: LACARY WILLIAMS,

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 **553 MONROE AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

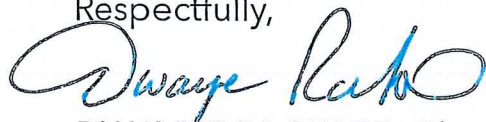
You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **JUNE 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000140

CERTIFIED MAIL NO: 9589 0710 5270 1231 9622 18

Vs.

LACARY WILLIAMS (REGISTERED AGENT)
REF: 553 MONROE AVENUE
659 WEST JEFFERSON STREET, APARTMENT E
ORLANDO, FL 32801

Respondent(s)

RE: 553 MONROE AVENUE, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-0000-00-100

NOTICE OF HEARING

TO: LACARY WILLIAMS (REGISTERED AGENT FOR JWILLIAMS KIDS, 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 **553 MONROE AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **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 Wednesday, June 4, 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

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

NEOPOST FIRST-CLASS MAIL
05/24/2025
US POSTAGE \$009.64
ZIP 32751
041M11468919

LACARY WILLIAMS (REGISTERED AGENT)
JWILLIAMS KIDS, LLC.
659 WEST JEFFERSON STREET, APT. E
ORLANDO, FL 32801
P-ID: 36-21-29-0000-00-100
CODE CASE NO: 25-000140

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

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

POSTAGE

Extra Charge for First-Class Mail[®] (add line as appropriate)

Extra Charge for Registered Mail[®] (add line as appropriate)

Extra Charge for Signature Restricted Delivery[®] (add line as appropriate)

Extra Charge for Adult Signature Restricted Delivery[®] (add line as appropriate)

Extra Charge for Adult Signature Restricted Delivery[®] (add line as appropriate)

Postage \$ 0.00

Postmark Here

SENT TO: LACARY WILLIAMS (REGISTERED AGENT)
JWILLIAMS KIDS, LLC.
659 WEST JEFFERSON STREET, APT. E
ORLANDO, FL 32801
P-ID: 36-21-29-0000-00-100
CODE CASE NO: 25-000140

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

CERTIFIED MAIL

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Add

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

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

3. Service Type

☐ Adult Signature ☐ Priority Mail Express[®]

☐ Adult Signature Restricted Delivery ☐ Registered Mail[®]

☒ Certified Mail[®] ☐ Registered Mail[®] F

☐ Collect on Delivery ☐ Signature Confirmation[®]

☐ Collect on Delivery Restricted Delivery ☐ Signature Restricted Delivery

Article Number (transfer from service label)
9589 0710 5270 1231 9622 18

Domestic Return Receipt

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

9589 0710 5270 1231 9622 18

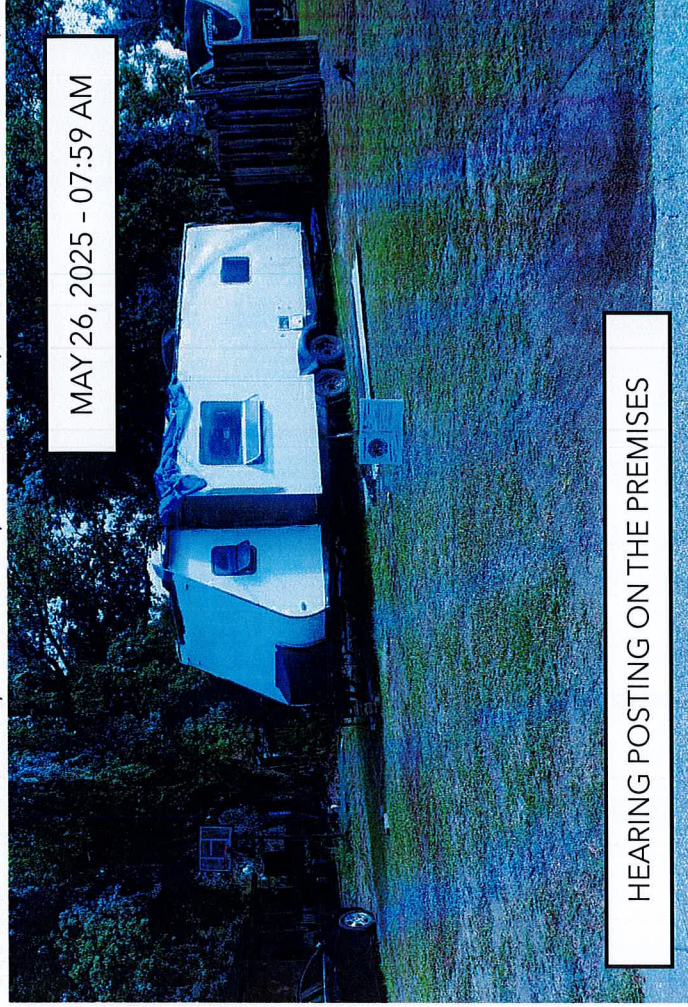
U.S. Postal Service TM	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com .	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt.	
City, State, ZIP+	
LACARY WILLIAMS (REGISTERED AGENT) JWILLIAMS KIDS, LLC. 659 WEST JEFFERSON STREET, APT. E ORLANDO, FL 32801 P-ID: 36-21-29-0000-00-100 CODE CASE NO: 25-000140	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

MAY 24 2025

Postmark Here

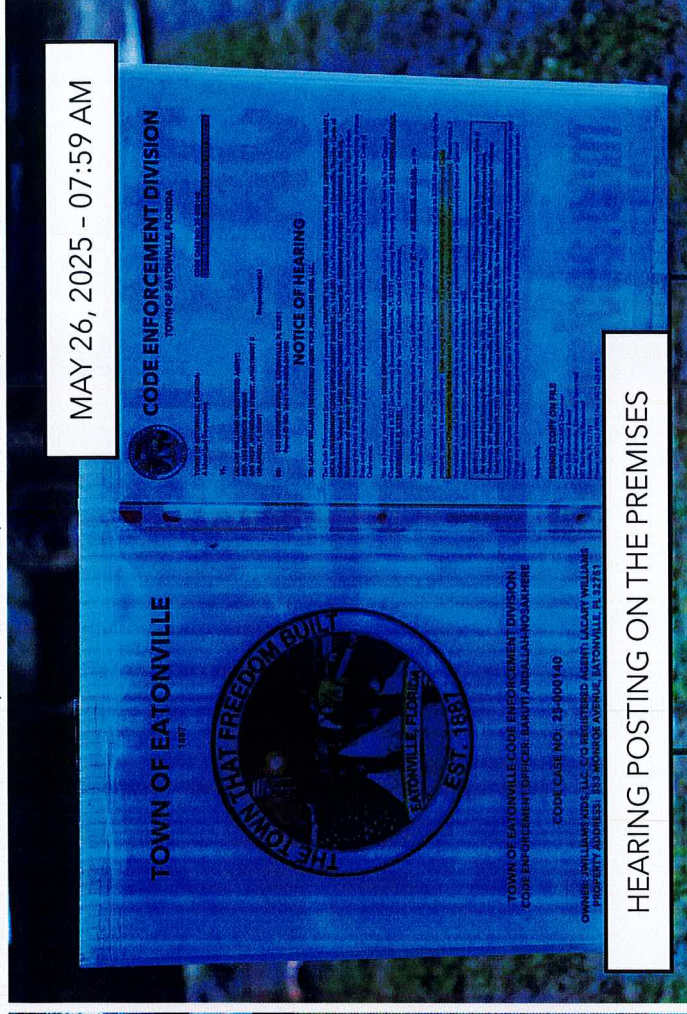
ORLANDO FL 32712-9998

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE EATONVILLE, FL 32751 - 1 (CODE CASE#: 24-000140)



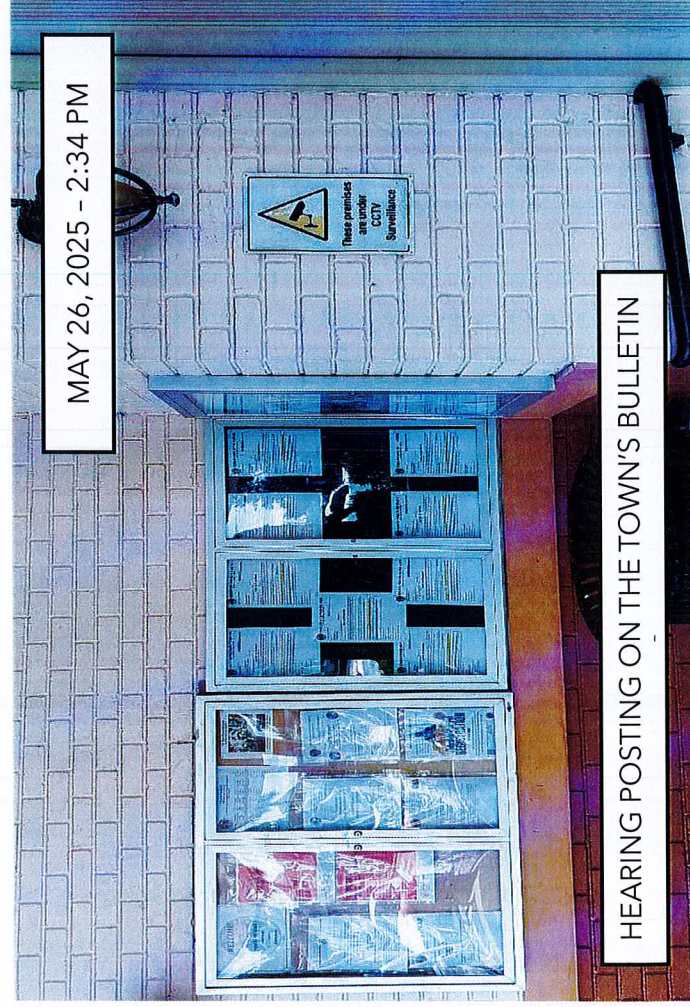
HEARING POSTING ON THE PREMISES

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE/ EATONVILLE, FL 32751 - 2 (CODE CASE#: 24-0000140)



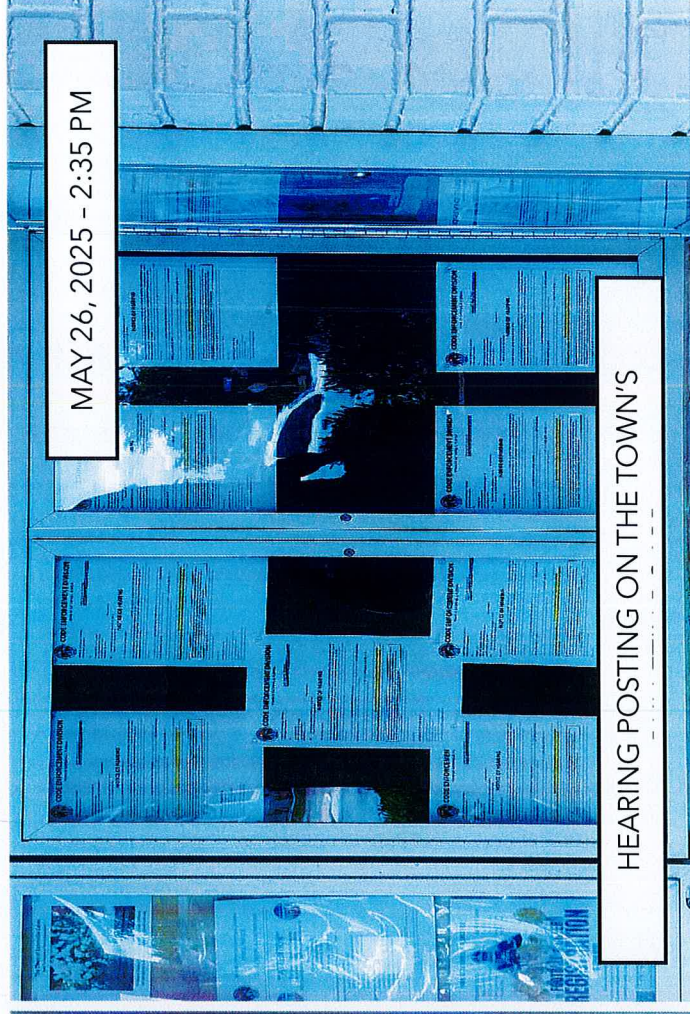
HEARING POSTING ON THE PREMISES

JWILLIAMS KIDS, LLC.(VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE EATONVILLE, FL 32751 - 3 (CODE CASE#: 24-000140)



HEARING POSTING ON THE TOWN'S BULLETIN

JWILLIAMS KIDS, LLC. (VACANT LOT), P-ID: 36-21-29-000-00-100
553 MONROE AVENUE, EATONVILLE, FL 32751 - 3 (CODE CASE#: 24-000140)



HEARING POSTING ON THE TOWN'S