

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000093

OWNER: COMFY, LLC.

PROPERTY ADDRESS: 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-1228-00-600

300 Campus View Dr 35-21-29-1228-00-600

Name(s):

COMFY LLC

Physical Street Address:

300 Campus View Dr

Property Use:

0103 - Single Fam Class III

Mailing Address On File:

12053 Spade Spring Canyon Rd
Santa Clarita, CA 91390-4714

[Incorrect Mailing Address?](#)

Postal City and Zip:

Orlando, FL 32810

Municipality:

Eatonville



292135122800600 01/18/2007

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024	\$40,000	\$106,049	\$1,000	\$147,049	3.4%	\$96,862	10.0%
2023	\$40,000	\$101,268	\$1,000	\$142,268	27.5%	\$88,056	10.0%
2022	\$32,500	\$78,101	\$1,000	\$111,601	11.2%	\$80,051	10.0%
2021	\$30,000	\$69,352	\$1,000	\$100,352	N/A	\$72,774	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024			\$0		\$616
2023			\$0		\$666
2022			\$0		\$388
2021			\$0		\$340

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)	\$147,049	\$0	\$147,049	3.2160	1.4%	\$472.91	22%
Public Schools: By Local Board	\$147,049	\$0	\$147,049	3.2480	0.0%	\$477.62	22%
General County	\$96,862	\$0	\$96,862	4.4347	0.0%	\$429.55	20%
Town Of Eatonville	\$96,862	\$0	\$96,862	7.2938	0.0%	\$706.49	33%
Library - Operating Budget	\$96,862	\$0	\$96,862	0.3748	0.0%	\$36.30	2%
St Johns Water Management District	\$96,862	\$0	\$96,862	0.1793	0.0%	\$17.37	1%
Totals				18.7466		\$2,140.24	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

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

2024 Gross Tax Total: \$2,140.24

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,756.68

Your ad-valorem tax with exemptions is: - \$2,140.24

Providing You A Savings Of: = \$616.44

Property Record - 35-21-29-1228-00-600

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

Property Summary

Property Name

300 Campus View Dr

Names

Comfy LLC

Municipality

EVL - Eatonville

Property Use

0103 - Single Fam Class III

Mailing Address

12053 Spade Spring Canyon Rd
Santa Clarita, CA 91390-4714

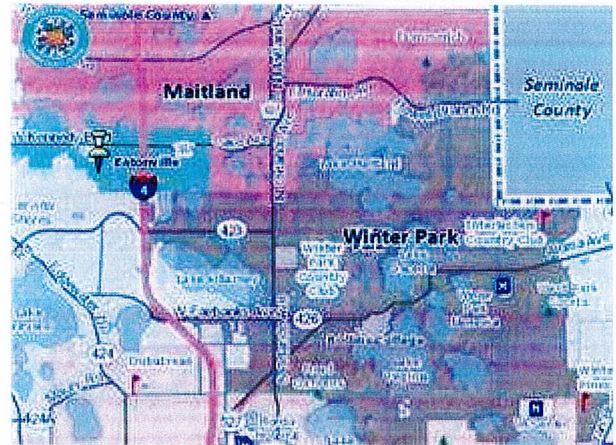
Physical Address

300 Campus View Dr
Orlando, FL 32810

OR
OR
Code
For
Mobile
Phone



292135122800600 01/18/2007



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	✓ MKT	\$40,000	+ \$106,049	+ \$1,000 =	\$147,049 (3.4%)	\$96,862 (10%)
2023	✓ MKT	\$40,000	+ \$101,268	+ \$1,000 =	\$142,268 (27%)	\$88,056 (10%)
2022	✓ MKT	\$32,500	+ \$78,101	+ \$1,000 =	\$111,601 (11%)	\$80,051 (10%)
2021	✓ MKT	\$30,000	+ \$69,352	+ \$1,000 =	\$100,352	\$72,774

Tax Year Benefits

		Tax Savings
2024	✓ \$	\$616
2023	✓ \$	\$666
2022	✓ \$	\$388
2021	✓ \$	\$340

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$147,049	\$0	\$147,049	3.2160 (1.36%)	\$472.91	22%
Public Schools: By Local Board	\$147,049	\$0	\$147,049	3.2480 (0.00%)	\$477.62	22%
Orange County (General)	\$96,862	\$0	\$96,862	4.4347 (0.00%)	\$429.55	20%
Town Of Eatonville	\$96,862	\$0	\$96,862	7.2938 (0.00%)	\$706.49	33%
Library - Operating Budget	\$96,862	\$0	\$96,862	0.3748 (0.00%)	\$36.30	2%
St Johns Water Management District	\$96,862	\$0	\$96,862	0.1793 (0.00%)	\$17.37	1%
				18.7466	\$2,140.24	

2024 Non-Ad Valorem Assessments

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

Property Features

Property Description

FIRST ADD TO CATALINA PARK SUB Y/127 LOT 60

Total Land Area

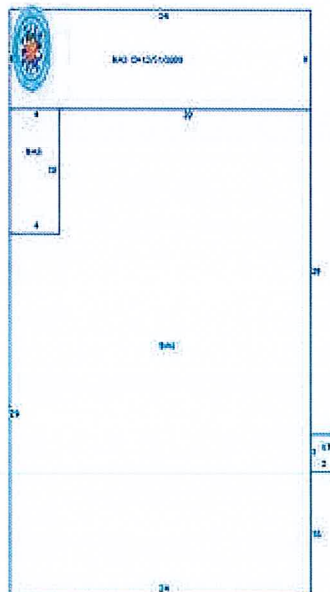
6,892 sqft (+/-) | 0.16 acres (+/-) GIS Calculated

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

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	BAS - Base Area	936	\$167,404
Building Value	\$106,049	BAS - Base Area	192	\$34,339
Estimated New Cost	\$201,922	STP - Stoop	6	\$179
Actual Year Built	1963			
Beds	3			
Baths	2.0			
Floors	1			
Gross Area	1134 sqft			
Living Area	1128 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PT1 - Patio 1	02/18/1994	1 Unit(s)	\$1,000.00	\$1,000

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
12/14/2016	\$100	20160653488 /		Warranty Deed	Han Lixian	Comfy LLC	Improved
05/06/2016	\$61,500	20160250649 /		Warranty Deed	Silas Lottie B Silas Earl D	Han Lixian	Improved
08/02/2004	\$100	20040499836	07559 / 2228	Personal Representative's Deed	Roberts George Roberts Ruth	Silas Lottie B Silas Earl D	Improved

COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 1 (OCA)

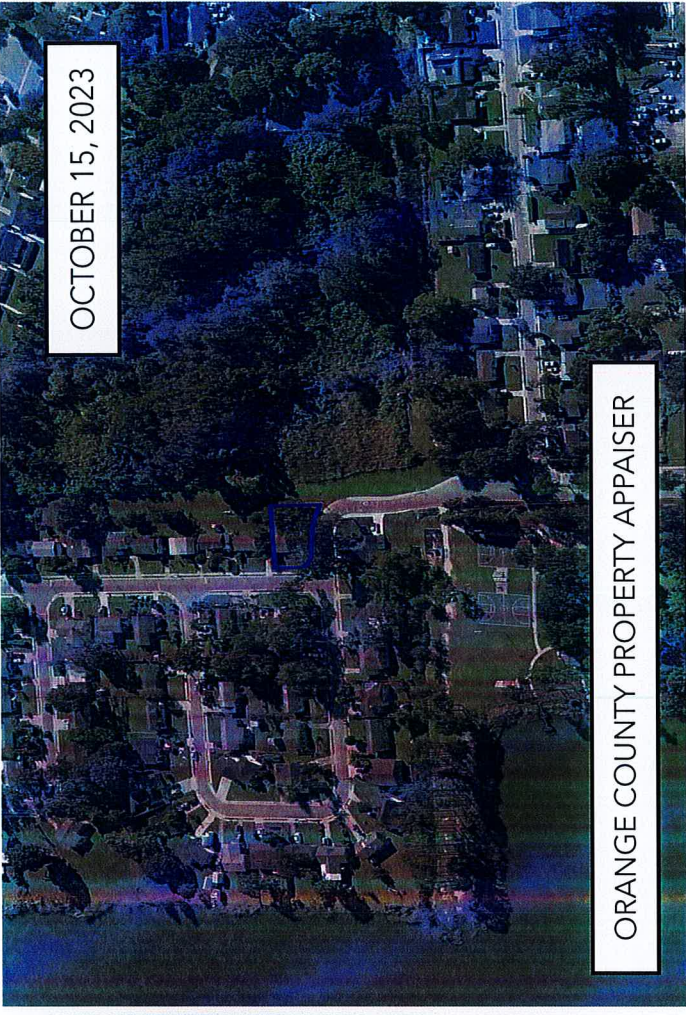
JANUARY 18, 2007



ORANGE COUNTY PROPERTY APPRAISER

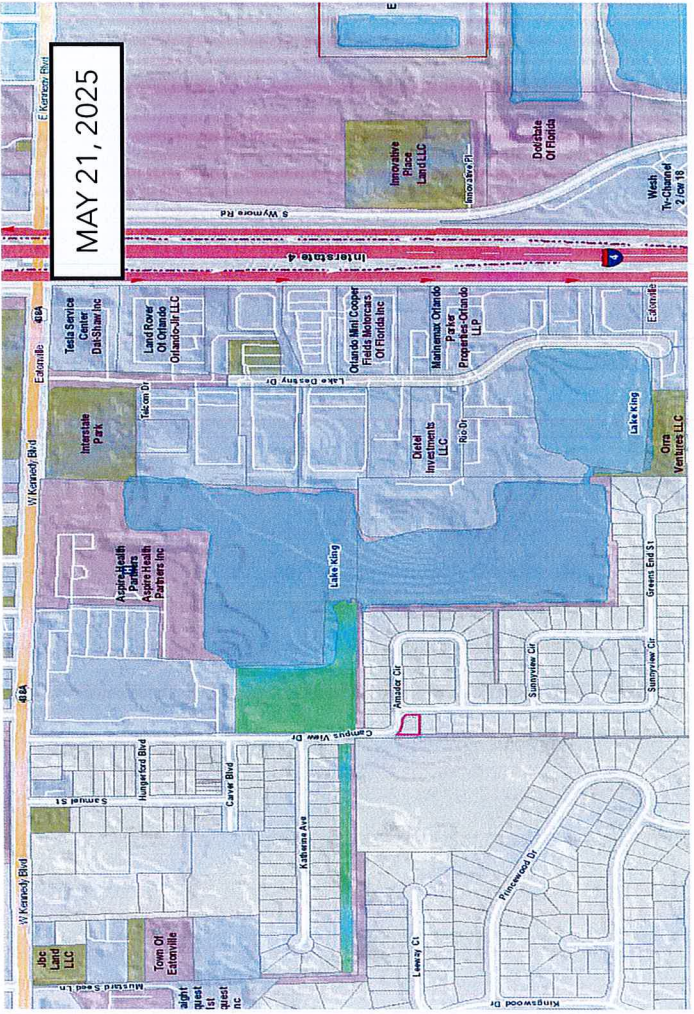
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 2 (OCA)

OCTOBER 15, 2023



ORANGE COUNTY PROPERTY APPRAISER

COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 3 (OCA)



MAY 21, 2025



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**

e 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/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 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.

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



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: **25-000093**
DATE OF NOTICE: **03/20/2025**
COMPLIANCE DATE: **04/21/2025**

COMFY, LLC.

REF: 300 CAMPUS VIEW DRIVE

12053 SPADE SPRINGS CANYON ROAD

SANTA CLARITA, CA 91390

CERTIFIED MAIL NO: 9589 0710 5270 1231 9625 15

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the, SINGLE-FAMILY CLASS III, property located at, 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810, Parcel-ID: 35-21-29-1228-00-600 into compliance with 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, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-203. - Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1).

TO: COMFY, LLC.,

You are hereby notified, the property located at **300 CAMPUS VIEW DRIVE, ORLANDO, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-203. - Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **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. 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. (5)** One commercial vehicle per dwelling unit may be parked in a residentially zoned district of the town provided: 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. Exposed to public view** means any

premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises.

Major violation means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following:

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

Please be advised that if the violation is not cured by **[04/21/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



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

Description of Violation and Remedial Action Required

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

1. There is an abandoned, inoperable vehicle parked on the premises.
2. There are multiple commercial vehicles regularly parked on the premises of this residentially zoned private property.

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

1. Repair or remove the junked, wrecked, abandoned, inoperable vehicle on the premises; or make operable.
2. Remove and discontinue the parking of all commercial vehicles, to include utility trailers, on the premises of this residentially zoned private property.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST
FIRST-CLASS MAIL
03/20/2025
US POSTAGE \$009.64



ZIP 32751
041M11468919

COMFY, LLC.
12053 SPADE SPRINGS CANYON ROAD
SANTA CLARITA, CA 91390
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000093

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

COMFY, LLC.
12053 SPADE SPRINGS CANYON ROAD
SANTA CLARITA, CA 91390
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000093



9590 9402 8854 4005 3803 48

189 0710 5270 1231 9625 15

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

COMPLETE THIS SECTION ON DELIVERY

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

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

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

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☐ 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

COMFY, LLC.
12053 SPADE SPRINGS CANYON ROAD
SANTA CLARITA, CA 91390
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000093

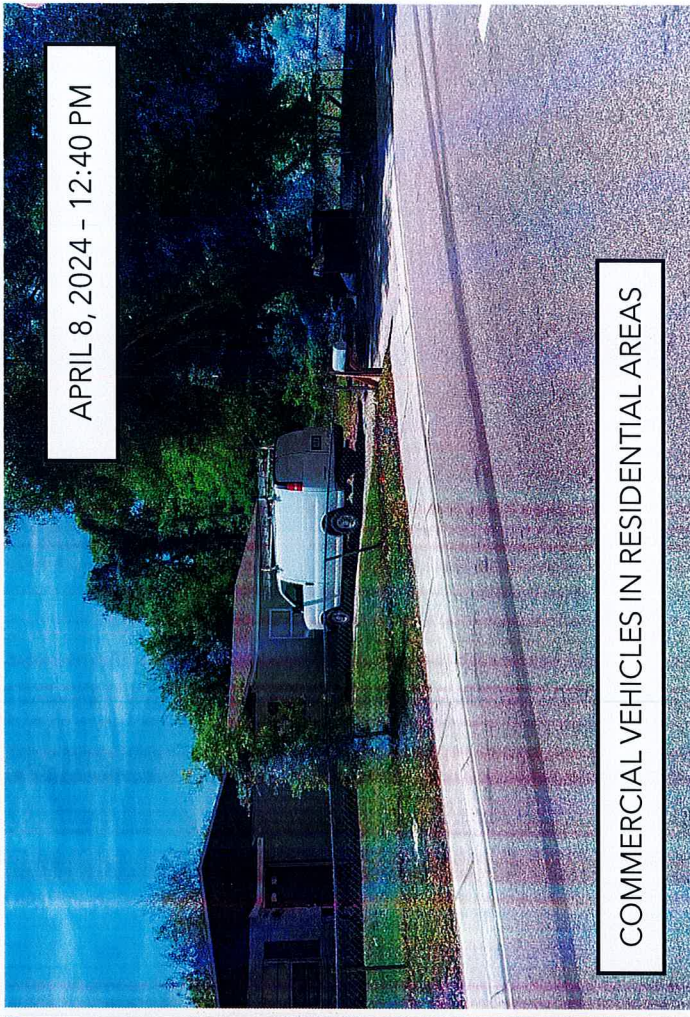
Postmark Here

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

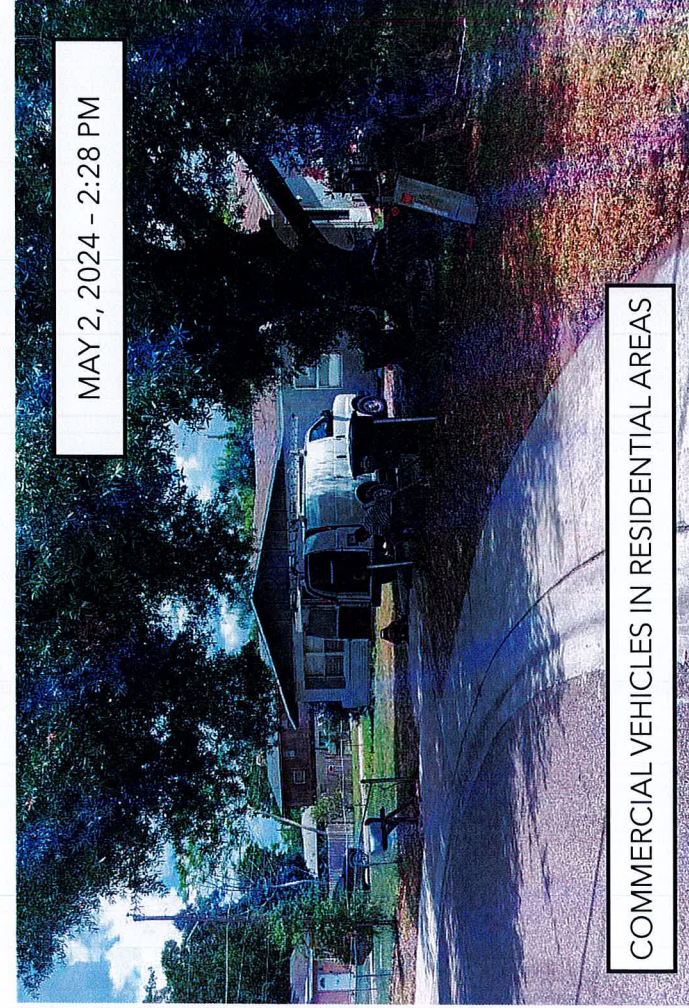
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 1 (CODE CASE#: 25-000093)



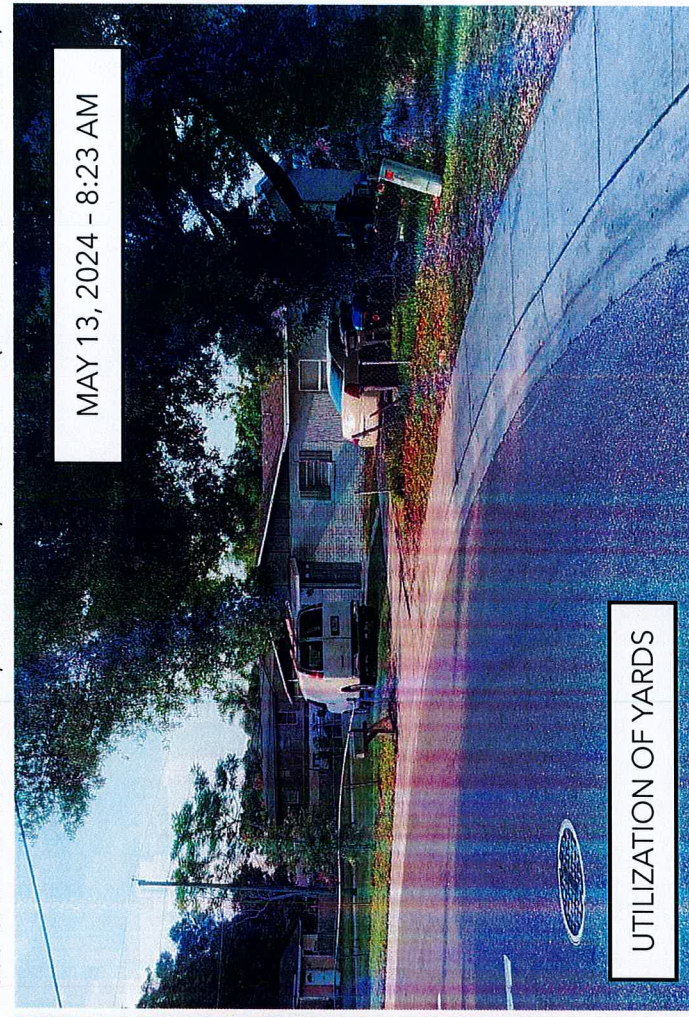
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 2 (CODE CASE#: 25-000093)



COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 3 (CODE CASE#: 25-000093)



COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 4 (CODE CASE#: 25-000093)



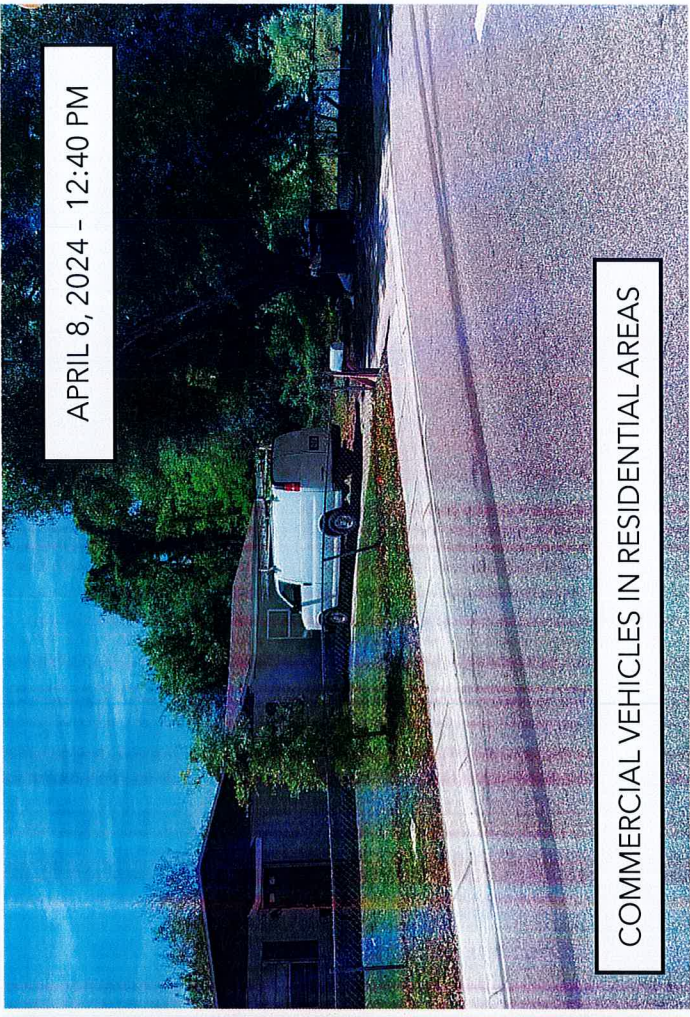
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 5 (CODE CASE#: 25-000093)



MARCH 19, 2024 - 7:23 AM

UTILIZATION OF YARDS

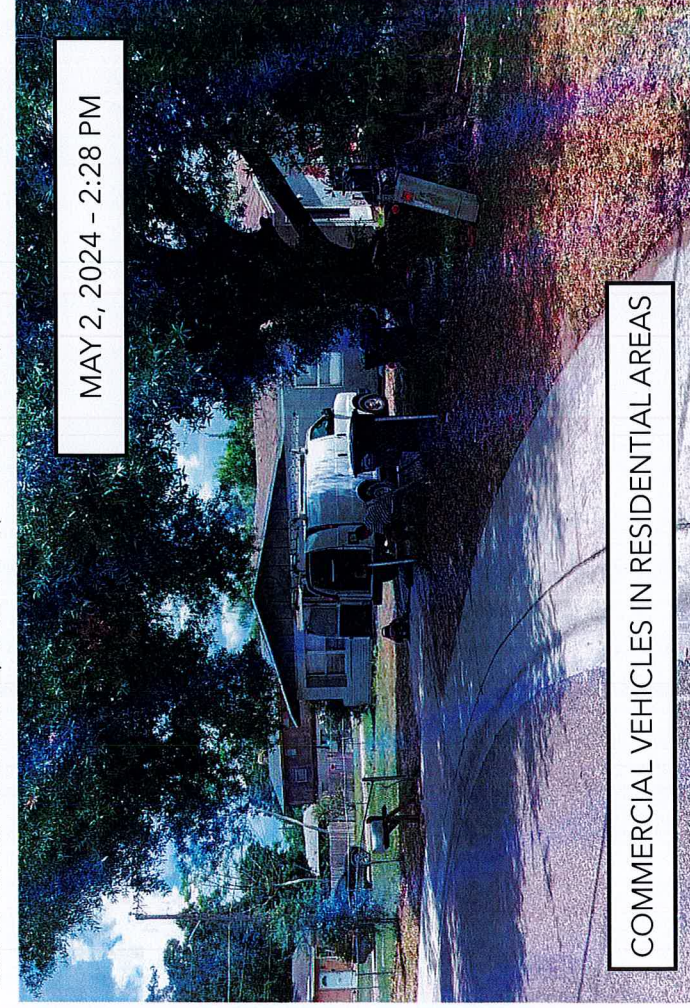
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 6 (CODE CASE#: 25-000093)



APRIL 8, 2024 - 12:40 PM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

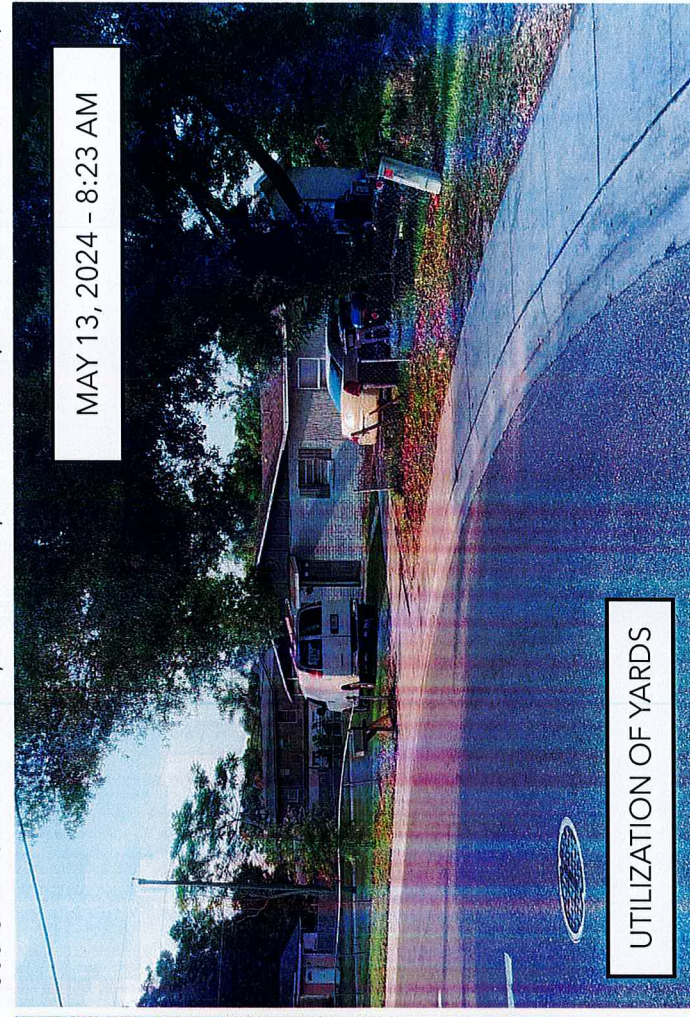
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 7 (CODE CASE#: 25-000093)



MAY 2, 2024 - 2:28 PM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

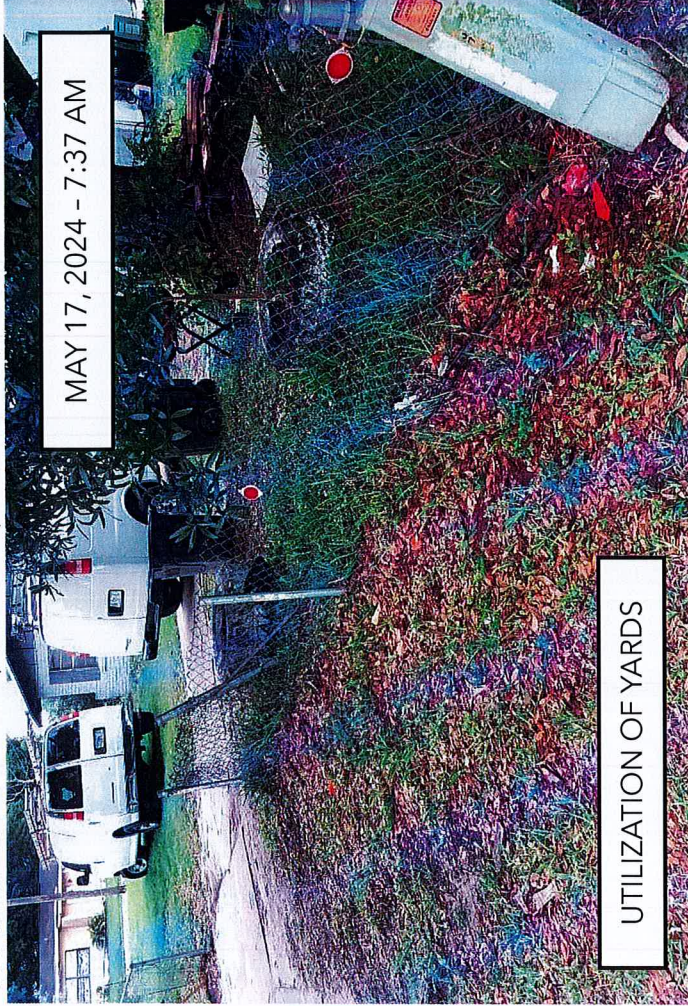
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 8 (CODE CASE#: 25-000093)



MAY 13, 2024 - 8:23 AM

UTILIZATION OF YARDS

COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 9 (CODE CASE#: 25-000093)



UTILIZATION OF YARDS

COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 10 (CODE CASE#: 25-000093)



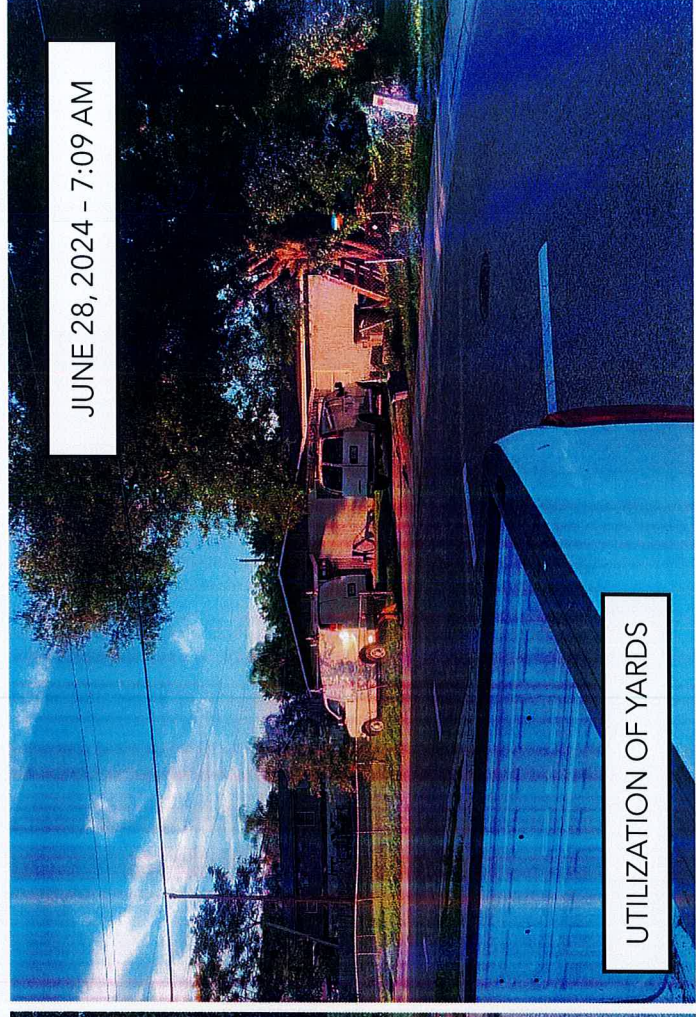
COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 11 (CODE CASE#: 25-000093)



COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 12 (CODE CASE#: 25-000093)

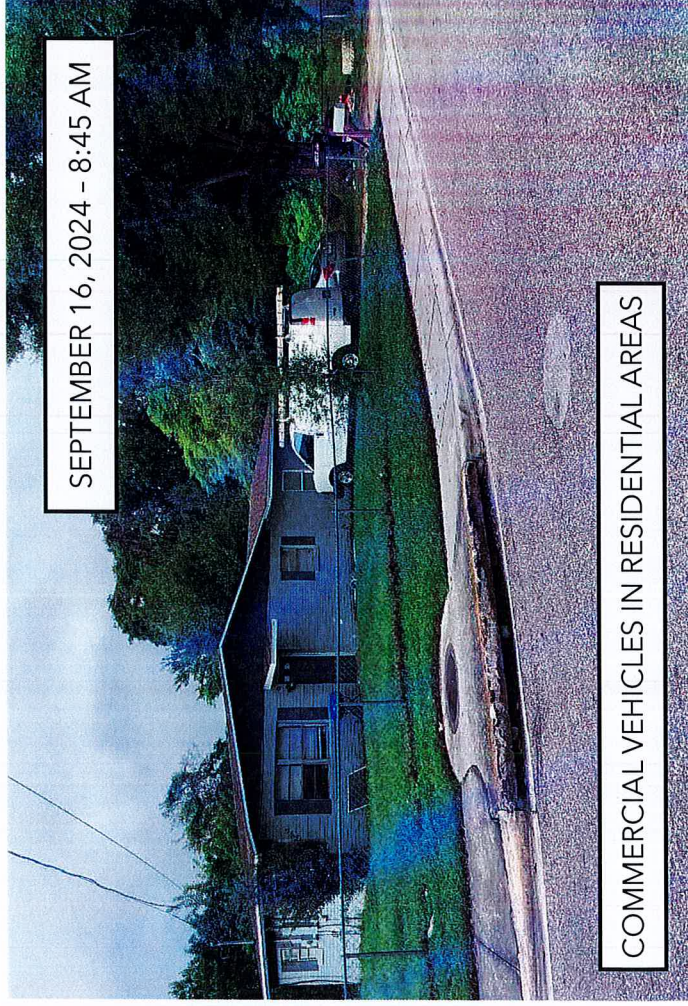


UTILIZATION OF YARDS



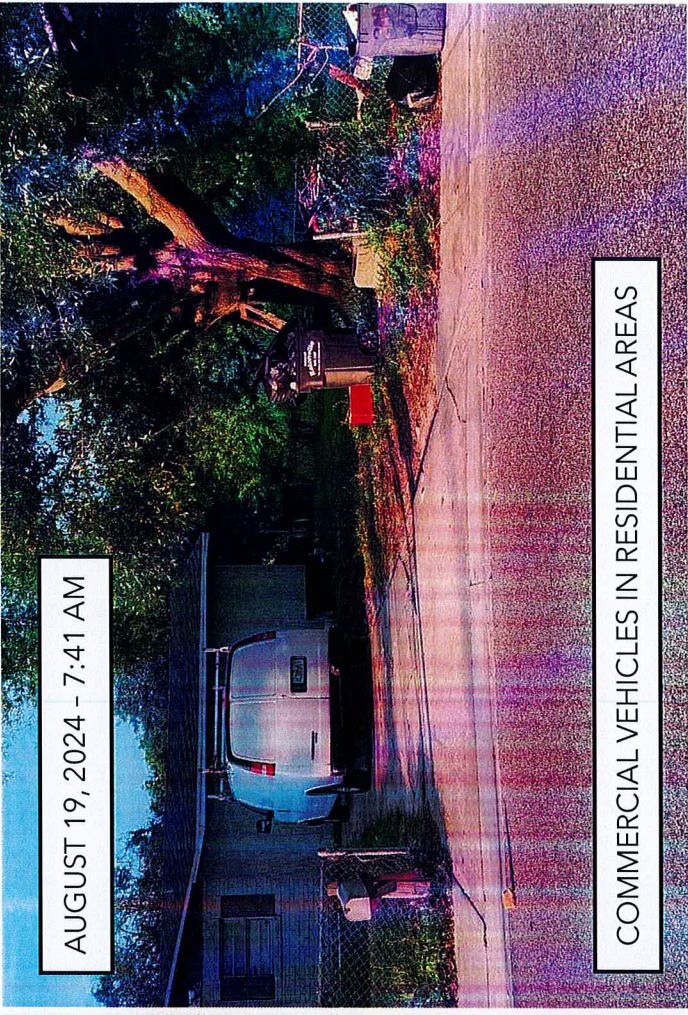
AUGUST 19, 2024 - 7:40 AM

UTILIZATION OF YARDS



SEPTEMBER 16, 2024 - 8:45 AM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS



AUGUST 19, 2024 - 7:41 AM

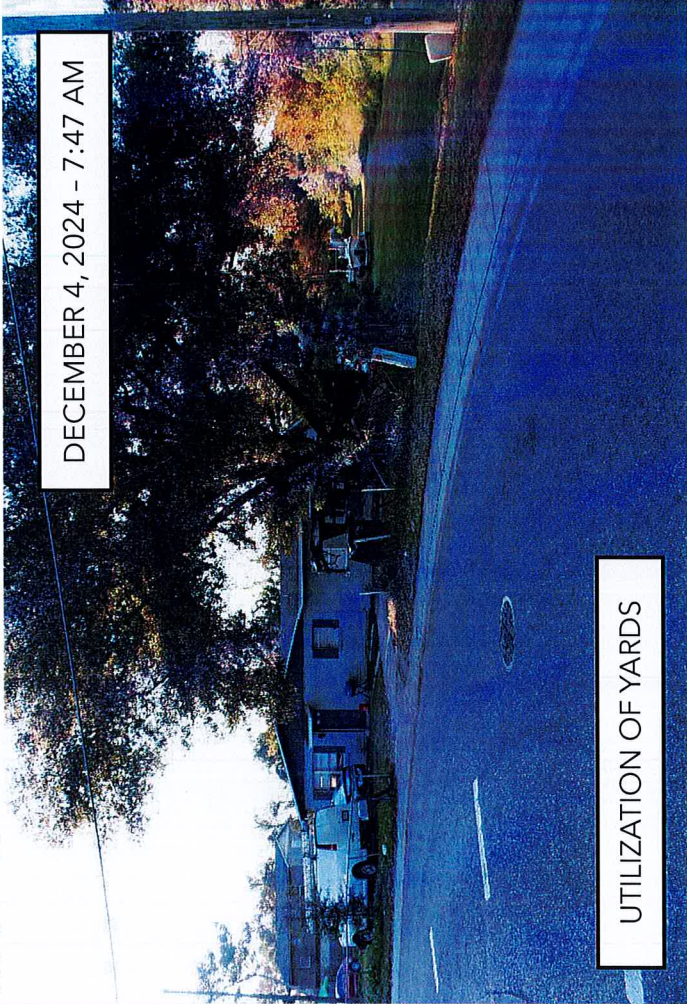
COMMERCIAL VEHICLES IN RESIDENTIAL AREAS



NOVEMBER 22, 2024 - 8:56 AM

UTILIZATION OF YARDS

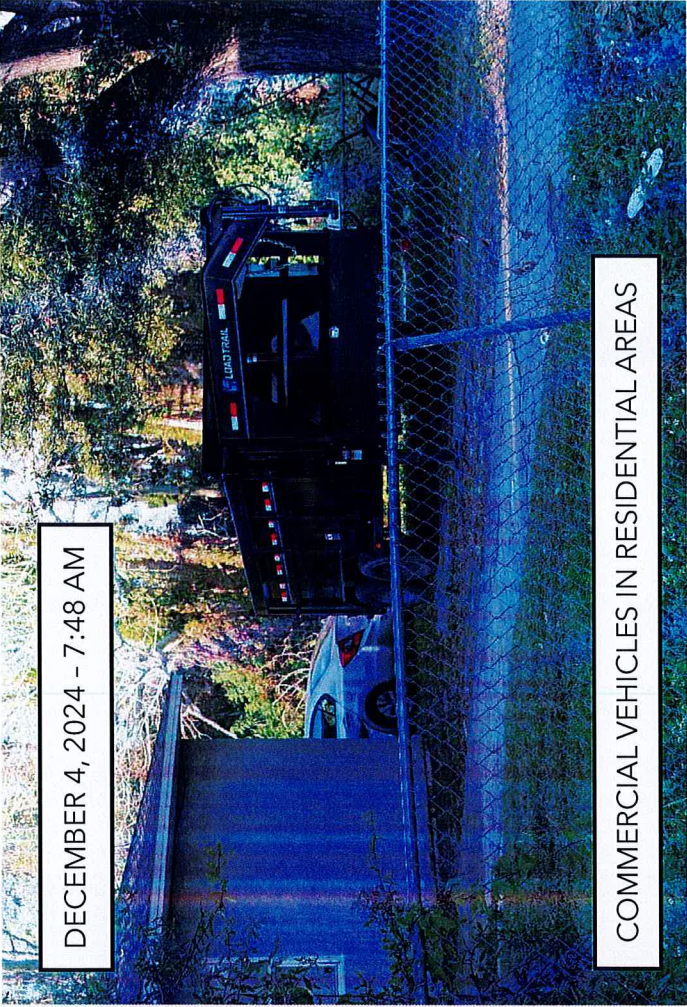
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 17 (CODE CASE#: 25-0000093)



DECEMBER 4, 2024 - 7:47 AM

UTILIZATION OF YARDS

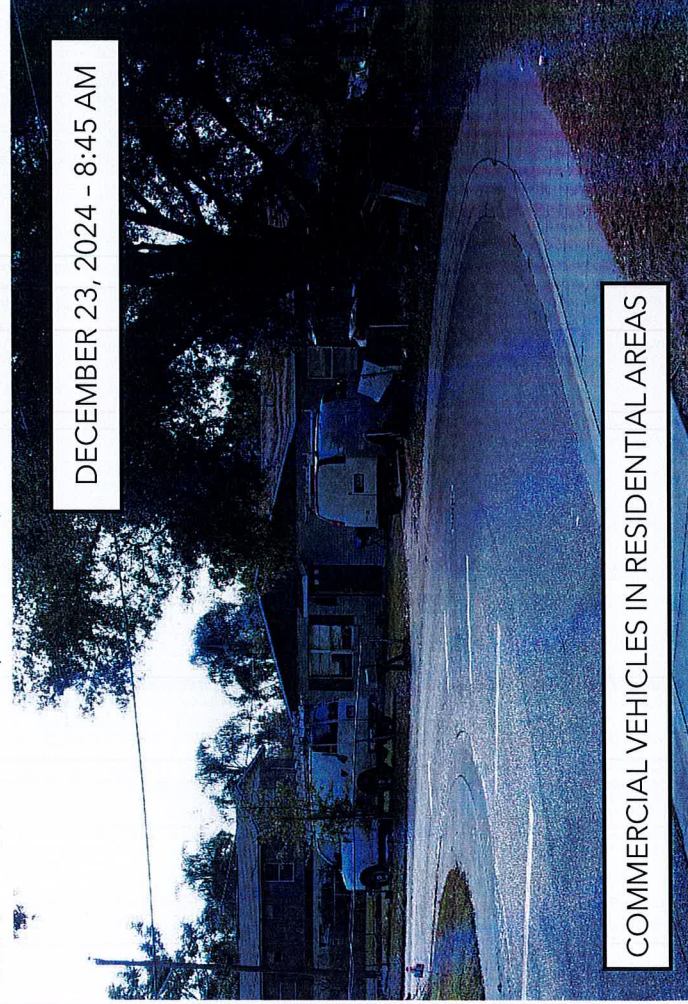
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 18 (CODE CASE#: 25-0000093)



DECEMBER 4, 2024 - 7:48 AM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

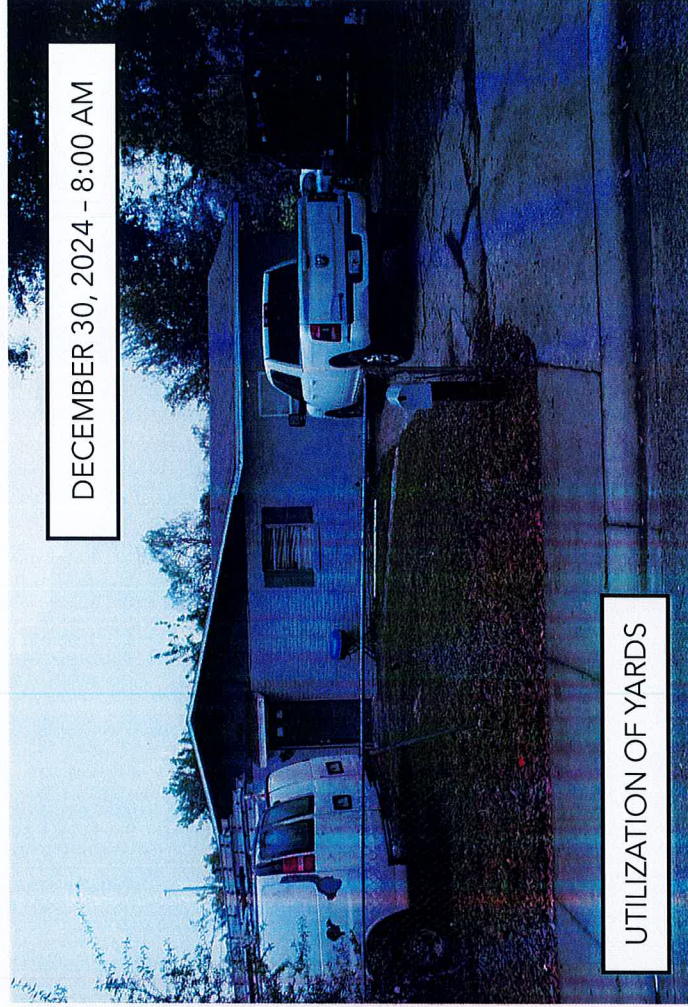
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 19 (CODE CASE#: 25-0000093)



DECEMBER 23, 2024 - 8:45 AM

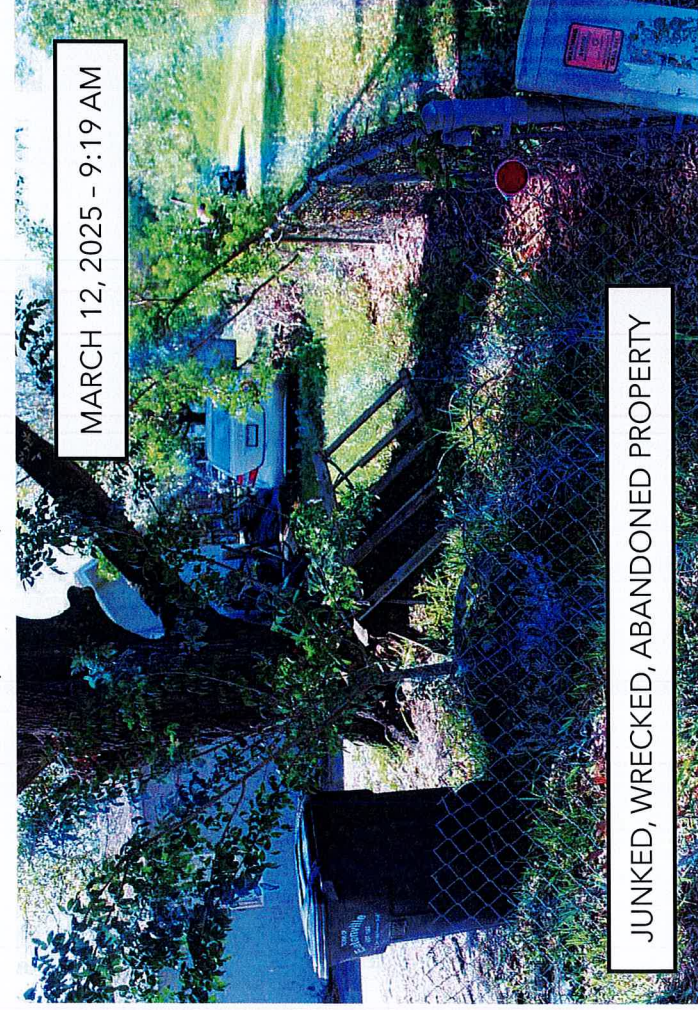
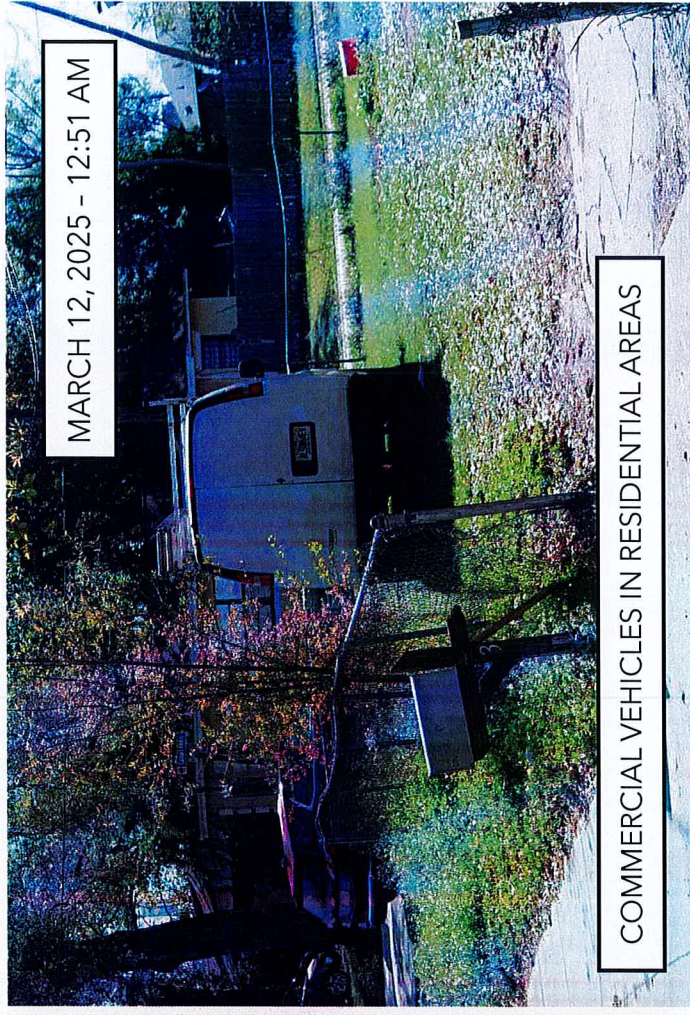
COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

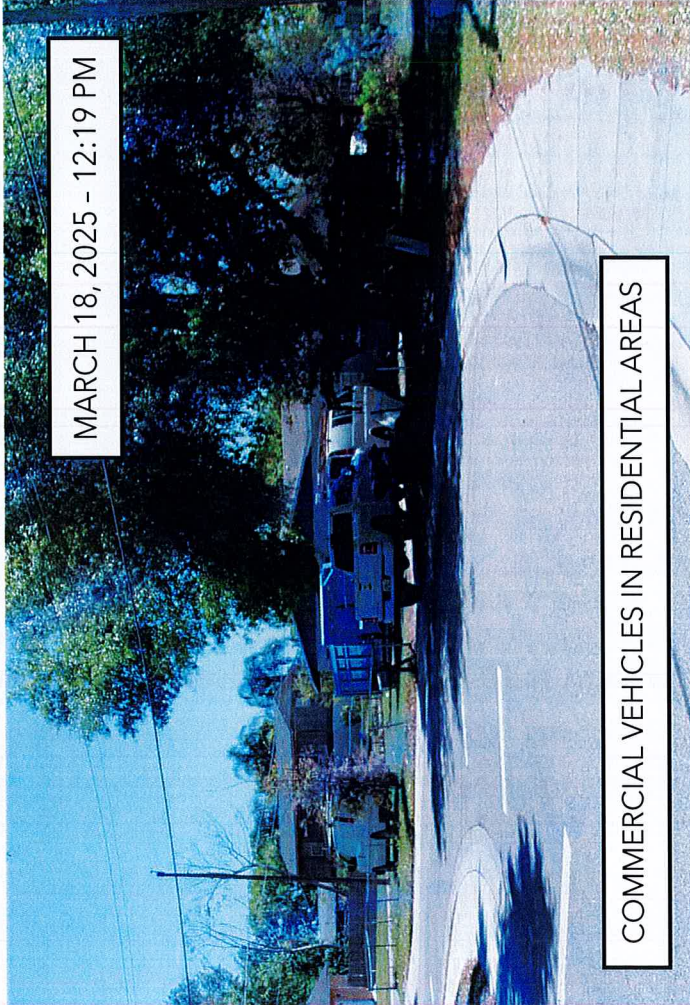
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 20 (CODE CASE#: 25-0000093)



DECEMBER 30, 2024 - 8:00 AM

UTILIZATION OF YARDS





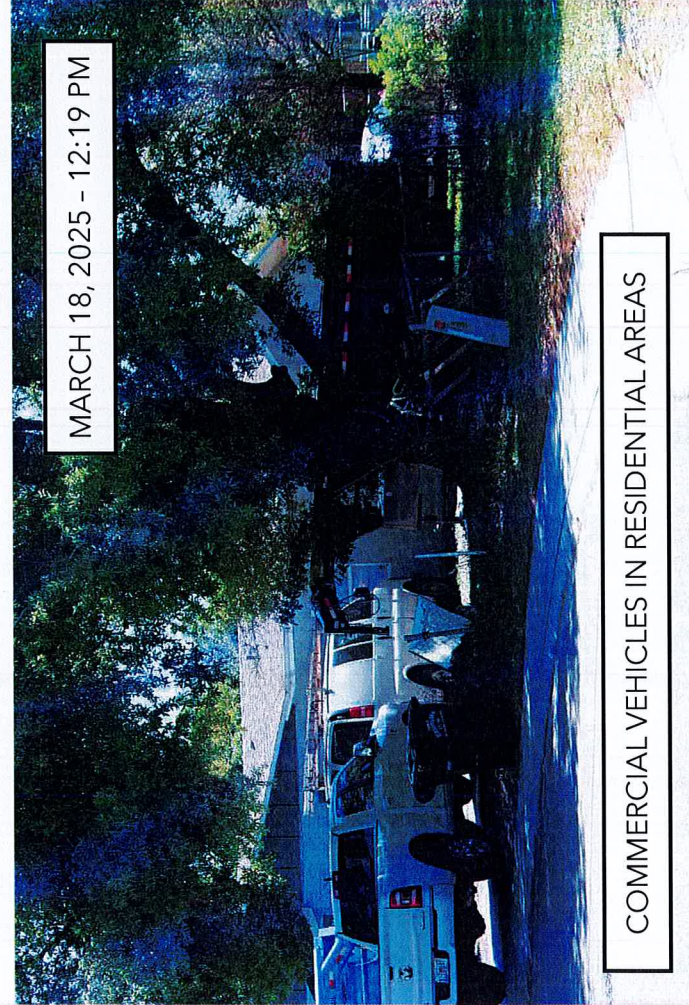
MARCH 18, 2025 - 12:19 PM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS



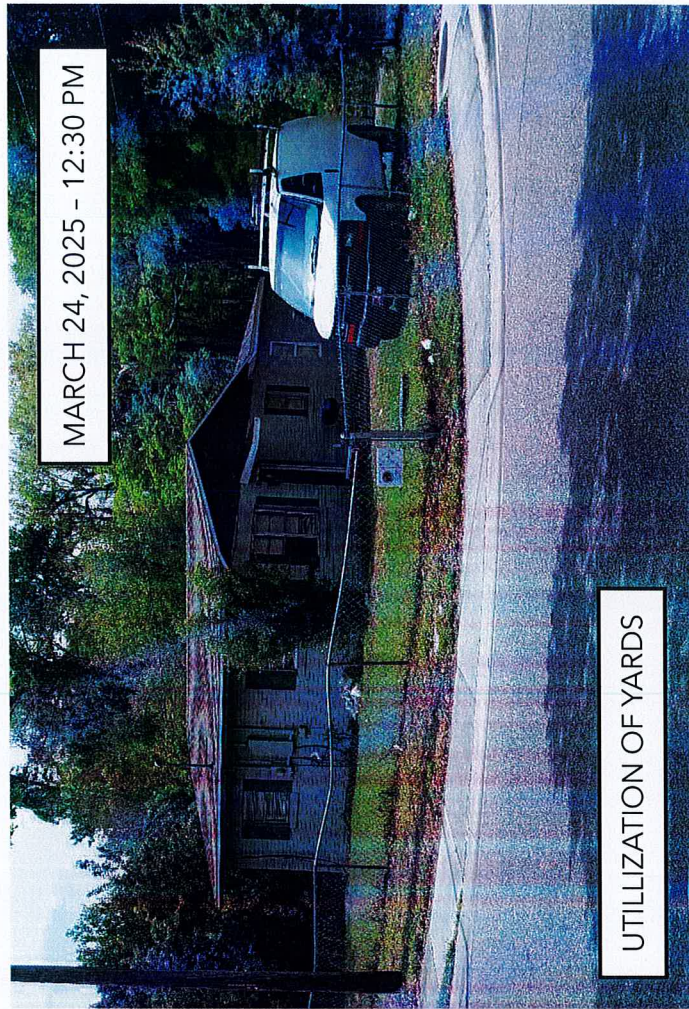
MARCH 18, 2025 - 12:19 PM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS



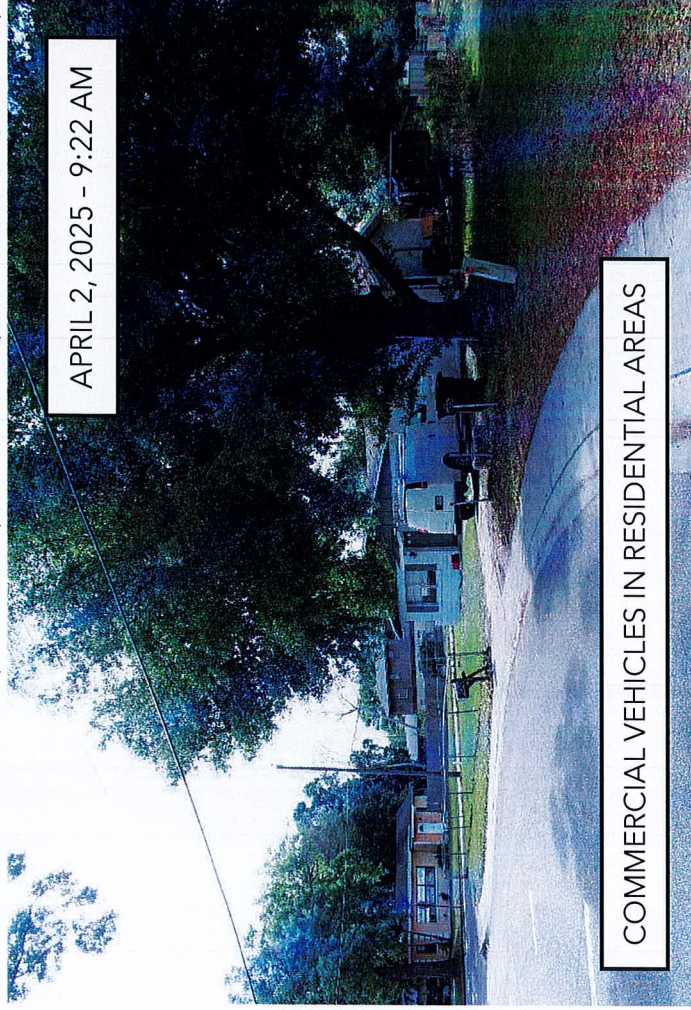
MARCH 18, 2025 - 12:19 PM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS



MARCH 24, 2025 - 12:30 PM

UTILIZATION OF YARDS



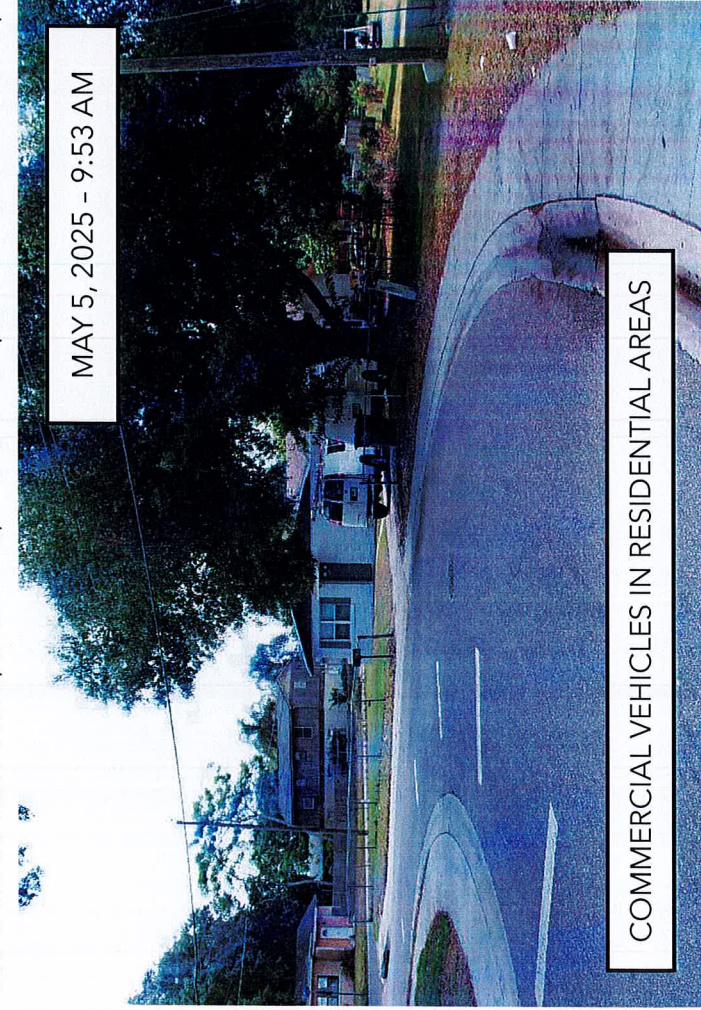
APRIL 2, 2025 - 9:22 AM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS



APRIL 2, 2025 - 9:22 AM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS



MAY 5, 2025 - 9:53 AM

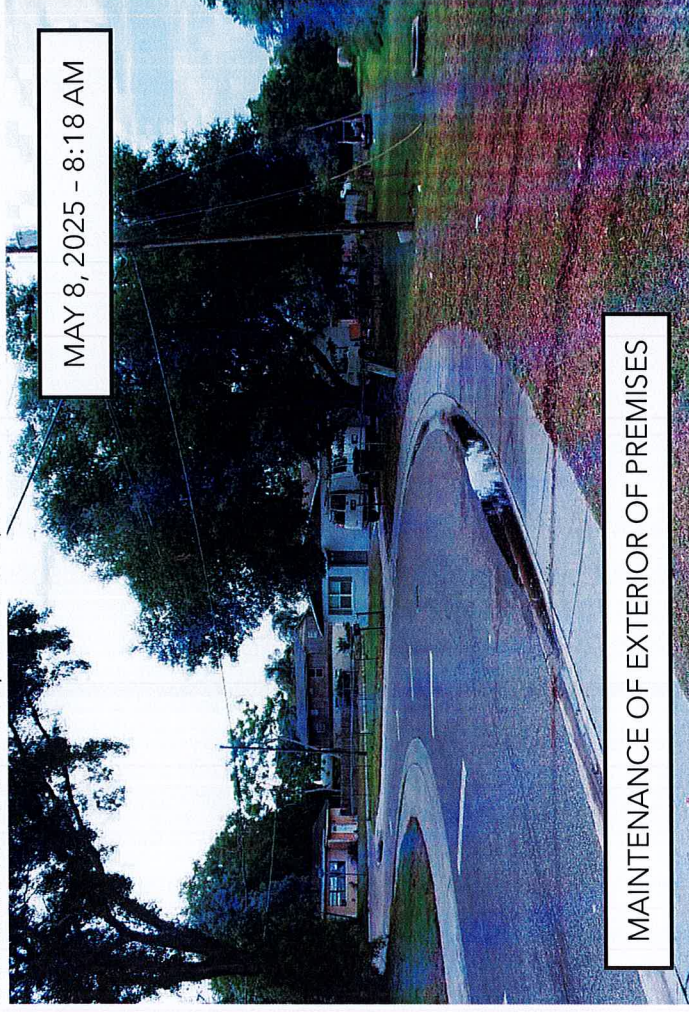
COMMERCIAL VEHICLES IN RESIDENTIAL AREAS



MAY 5, 2025 - 9:54 AM

COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

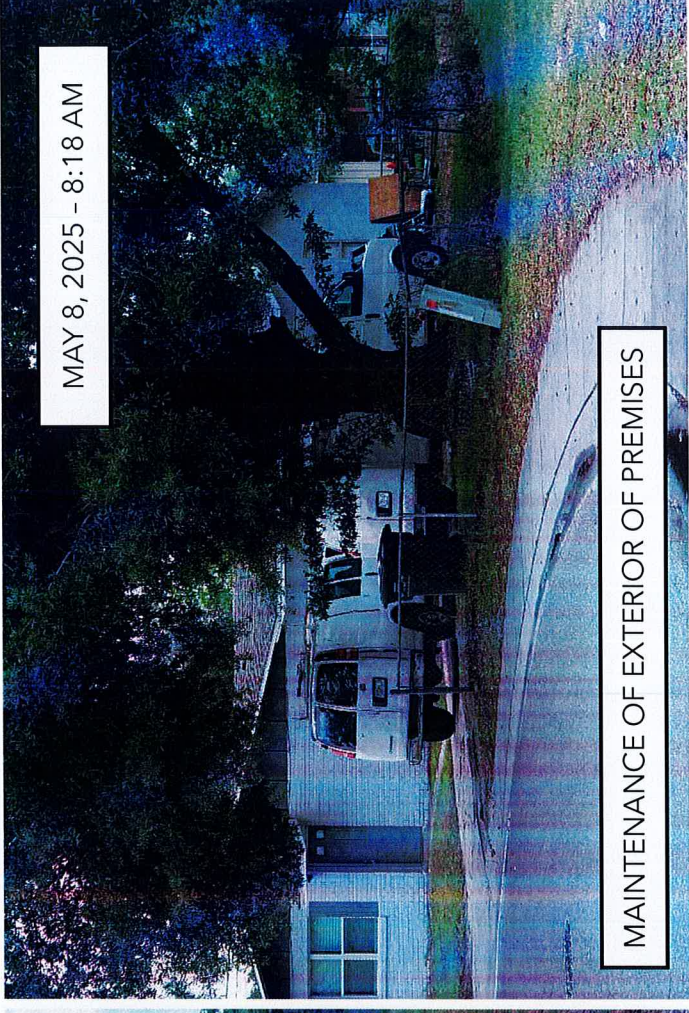
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 33 (CODE CASE#: 25-0000093)



MAY 8, 2025 - 8:18 AM

MAINTENANCE OF EXTERIOR OF PREMISES

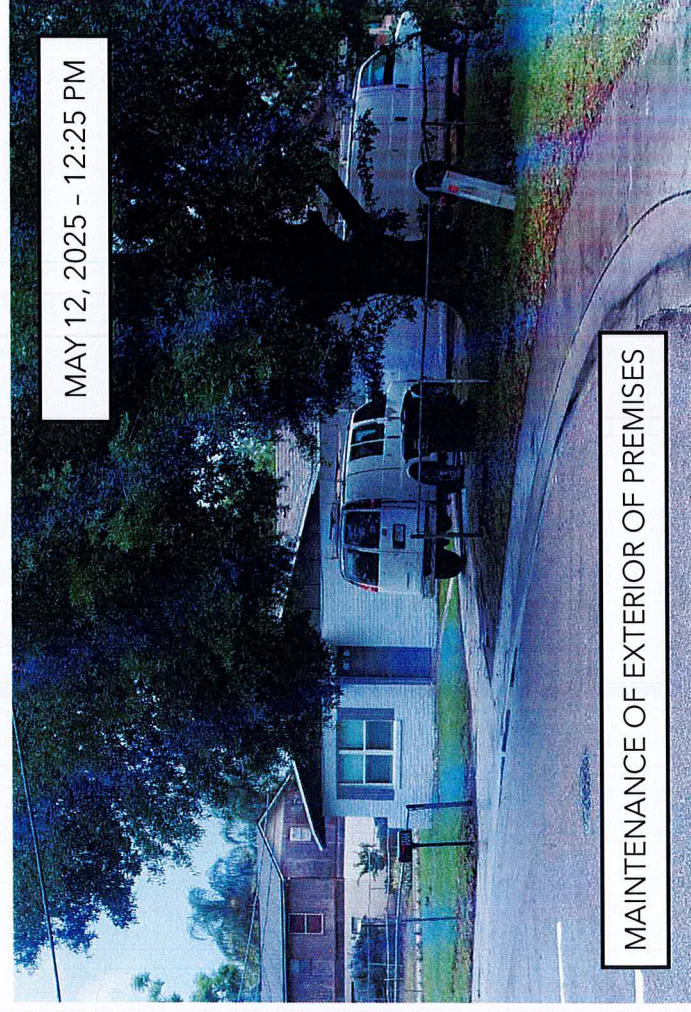
COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 34 (CODE CASE#: 25-0000093)



MAY 8, 2025 - 8:18 AM

MAINTENANCE OF EXTERIOR OF PREMISES

COMFY, LLC., P-ID: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 35 (CODE CASE#: 25-0000093)



MAY 12, 2025 - 12:25 PM

MAINTENANCE OF EXTERIOR OF PREMISES



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000093**

A Municipal Corporation

CERTIFIED MAIL NO: 9589 0710 5270 1545 9064 89

Vs.

COMFY, LLC.

REF: 300 CAMPUS VIEW DRIVE

12053 SPADE SPRINGS CANYON ROAD

SANTA CLARITA, CA 91390

Respondent(s)

RE: 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810

Parcel-ID NO: 35-21-29-1228-00-600

NOTICE OF HEARING

TO: COMFY, 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 **300 CAMPUS VIEW DRIVE, 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 **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 2, Sec. 2-257 (f)**., of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



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

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

COMFY, LLC.
12053 SPADE SPRING CANYON ROAD
SANTA CLARITA, CA 91390
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000093

NEOPOST FIRST-CLASS MAIL
05/24/2025
US POSTAGE **\$009.64**

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041M11468919

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

COMFY, LLC.
12053 SPADE SPRING CANYON ROAD
SANTA CLARITA, CA 91390
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000093

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

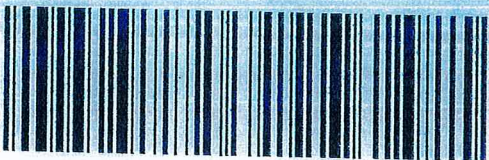
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

89 Mail Restricted Delivery

Domestic Return Receipt

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Sent To

Street and Apt

City, State, Zip

COMFY, LLC.
12053 SPADE SPRING CANYON ROAD
SANTA CLARITA, CA 91390
P-ID: 35-21-29-1228-00-600
CODE CASE NO: 25-000093

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

See Reverse for Instructions

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

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Zip

COMFY, LLC.

12053 SPADE SPRING CANYON ROAD

SANTA CLARITA, CA 91390

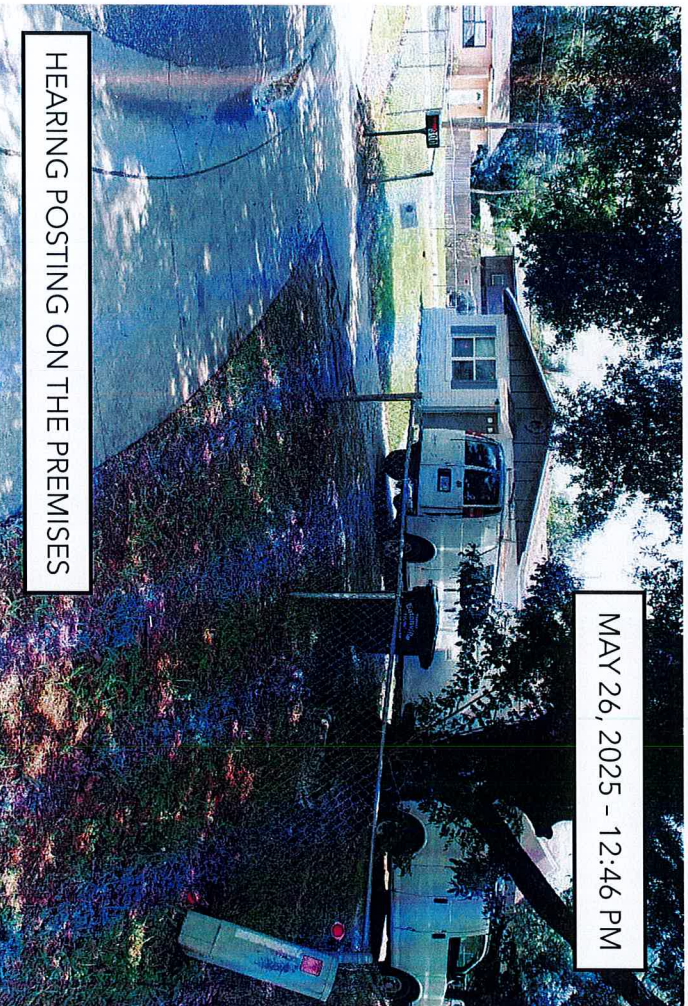
P-ID: 35-21-29-1228-00-600

CODE CASE NO: 25-000093

Postmark
Here

COMFY, LLC., P-ID: 35-21-29-1228-00-600

300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 29 (CODE CASE#: 25-000093)

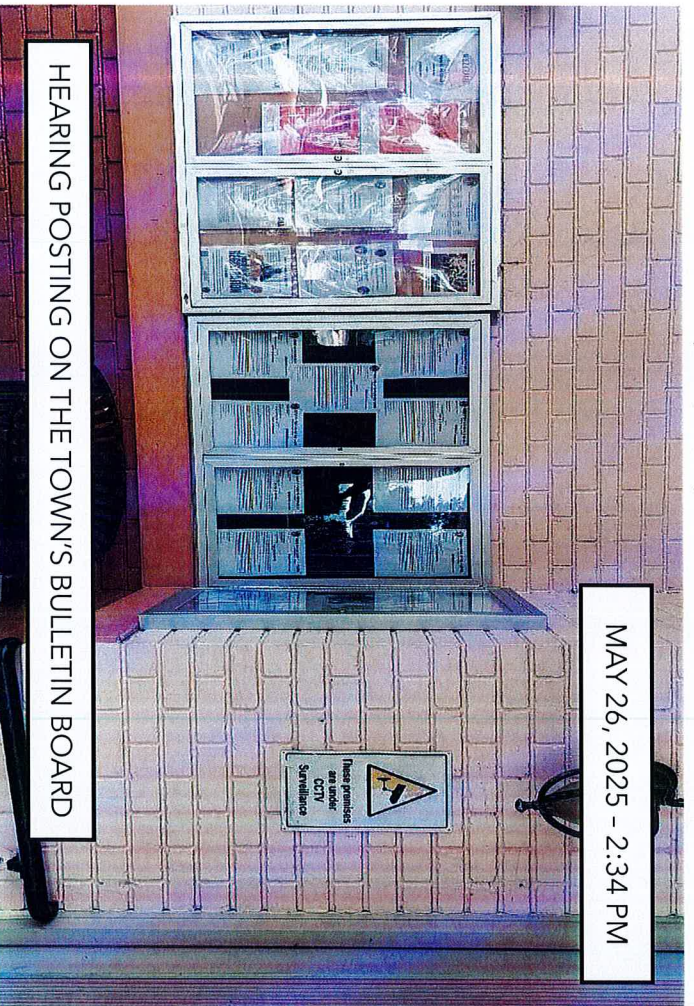


MAY 26, 2025 - 12:46 PM

HEARING POSTING ON THE PREMISES

COMFY, LLC., P-ID: 35-21-29-1228-00-600

300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 31 (CODE CASE#: 25-000093)



MAY 26, 2025 - 2:34 PM

HEARING POSTING ON THE TOWN'S BULLETIN BOARD

COMFY, LLC., P-ID: 35-21-29-1228-00-600

300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 30 (CODE CASE#: 25-000093)



MAY 26, 2025 - 12:47 AM

HEARING POSTING ON THE PREMISES

COMFY, LLC., P-ID: 35-21-29-1228-00-600

300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 32 (CODE CASE#: 25-000093)



MAY 26, 2025 - 2:35 PM

HEARING POSTING ON THE TOWN'S BULLETIN BOARD