

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000060

**OWNER: CECIL B ALLEN REVOCABLE TRUST
PROPERTY ADDRESS: 360 EATON STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 35-21-29-0000-00-152**

360 Eaton St 35-21-29-0000-00-152

Name(s):
CECIL B ALLEN REVOCABLE TRUST

Physical Street Address:
360 Eaton St

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
1111 Audubon Way
Maitland, FL 32751-5451
[Incorrect Mailing Address?](#)

Postal City and Zip:
Maitland, FL 32751

Municipality:
Eatonville



360 EATON ST, MAITLAND, FL 32751 6/11/2019 10:16 AM

[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 <input checked="" type="checkbox"/> MKT	\$35,000	\$51,252	\$0	\$86,252	5.2%	\$47,945	10.0%
2023 <input checked="" type="checkbox"/> MKT	\$35,000	\$47,023	\$0	\$82,023	31.2%	\$43,586	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$30,000	\$32,495	\$0	\$62,495	25.6%	\$39,624	10.0%
2021 <input checked="" type="checkbox"/> MKT	\$24,000	\$25,765	\$0	\$49,765	N/A	\$36,022	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$			\$0		\$471
2023 <input checked="" type="checkbox"/> \$			\$0		\$472
2022 <input checked="" type="checkbox"/> \$			\$0		\$281
2021 <input checked="" type="checkbox"/> \$			\$0		\$169

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)	\$86,252	\$0	\$86,252	3.2160	1.4%	\$277.39	24%
Public Schools: By Local Board	\$86,252	\$0	\$86,252	3.2480	0.0%	\$280.15	24%
General County	\$47,945	\$0	\$47,945	4.4347	0.0%	\$212.62	19%
Town Of Eatonville	\$47,945	\$0	\$47,945	7.2938	0.0%	\$349.70	31%
Library - Operating Budget	\$47,945	\$0	\$47,945	0.3748	0.0%	\$17.97	2%
St Johns Water Management District	\$47,945	\$0	\$47,945	0.1793	0.0%	\$8.60	1%
Totals				18.7466		\$1,146.43	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

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

2024 Gross Tax Total: \$1,146.43

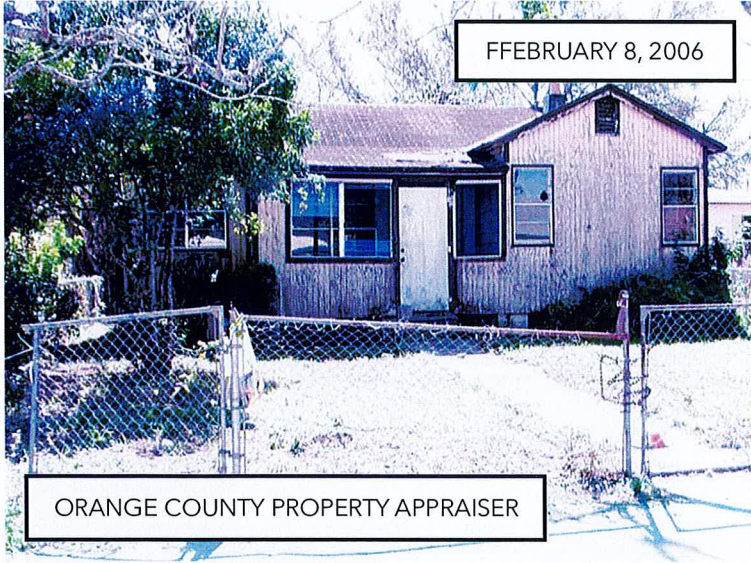
2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$1,616.93

Your ad-valorem tax with exemptions is: - \$1,146.43

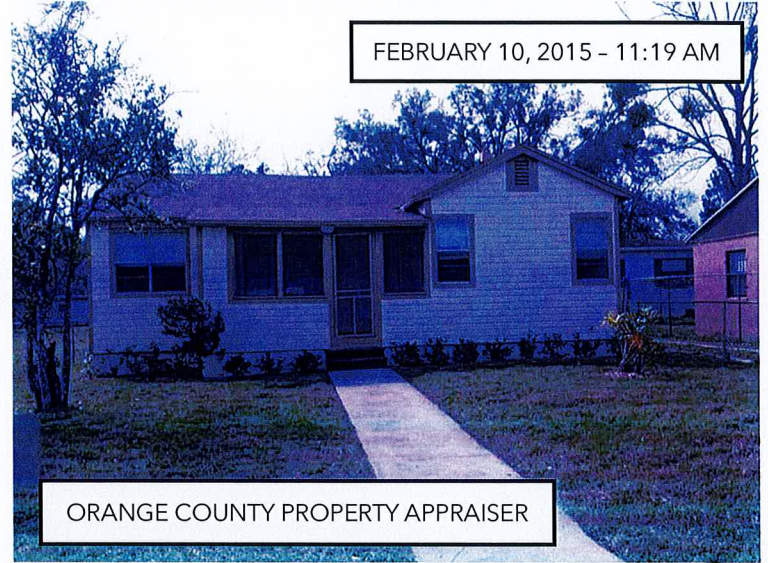
Providing You A Savings Of: = \$470.50

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152
360 EATON STREET, EATONVILLE, FL 32751 - 1



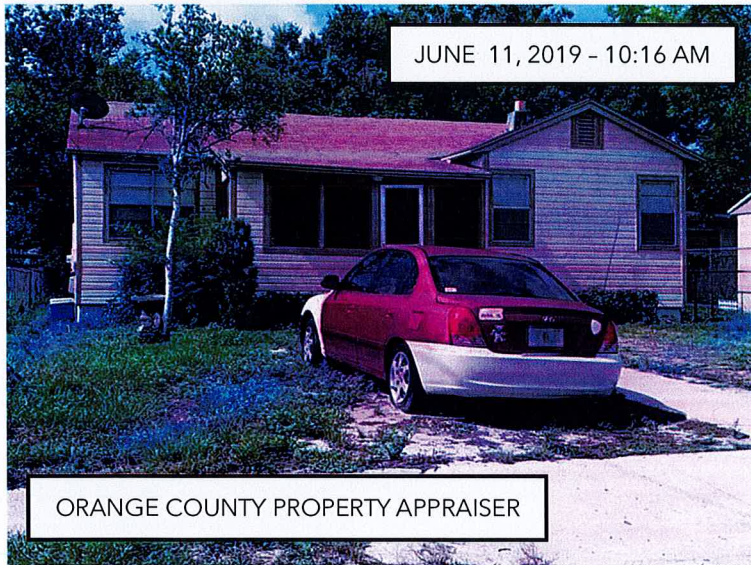
ORANGE COUNTY PROPERTY APPRAISER

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152
360 EATON STREET, EATONVILLE, FL 32751 - 2



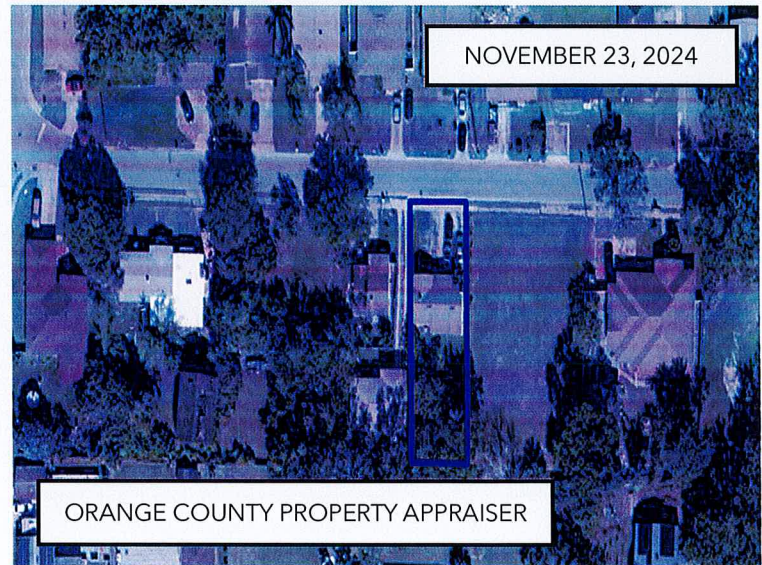
ORANGE COUNTY PROPERTY APPRAISER

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152
360 EATON STREET, EATONVILLE, FL 32751 - 3



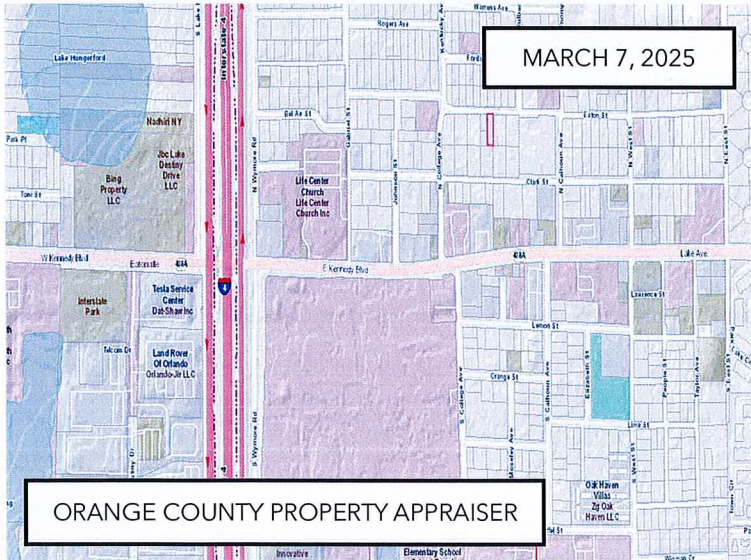
ORANGE COUNTY PROPERTY APPRAISER

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152
360 EATON STREET, EATONVILLE, FL 32751 - 4



ORANGE COUNTY PROPERTY APPRAISER

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152
360 EATON STREET, EATONVILLE, FL 32751 - 5



ORANGE COUNTY PROPERTY APPRAISER



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



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.

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.



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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

NEOPOST FIRST-CLASS MAIL
 03/07/2025
US POSTAGE \$009.64

ZIP 32751
 041M11468919

CECIL B ALLEN REVOCABLE TRUST
 1111 AUDUBON WAY
 EATONVILLE, FL 32751
 P-ID NO: 35-21-29-0000-00-152
 CODE CASE NO: 25-000060

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:

CECIL B ALLEN REVOCABLE TRUST
 1111 AUDUBON WAY
 EATONVILLE, FL 32751
 P-ID NO: 35-21-29-0000-00-152
 CODE CASE NO: 25-000060



9590 9402 8854 4005 3715 44

Article Number (Transfer from number 1-10)

089 0710 5270 1231 9575 66

PS Form 3811, July 2020 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

CERTIFIED MAIL

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



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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

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CECIL B ALLEN REVOCABLE TRUST
 1111 AUDUBON WAY
 EATONVILLE, FL 32751
 P-ID NO: 35-21-29-0000-00-152
 CODE CASE NO: 25-000060

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



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: **25-000060**
DATE OF NOTICE: **3/10/2025**
COMPLIANCE DATE: **3/20/2025**

CECIL B ALLEN REVOCABLE TRUST

REF: 360 EATON STREET

1111 AUDUBON WAY

MAITLAND, FL 32751

CERTIFIED MAIL NO: 9589 0710 5270 1231 9575 66

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the, SINGLE FAMILY CLASS III, property located at, 360 EATON STREET, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-0000-00-152 into compliance with 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). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE XI. - OFF-STREET PARKING/Sec. 60-300. - Utilization of yards.

TO: CECIL B ALLEN REVOCABLE TRUST,

You are hereby notified, the property located at **360 EATON STREET, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. Definitions.** The following words, terms and phrases when used in this division shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: **Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Parked** means the standing of a motor vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or embarking or disembarking passengers. **Sec. 18-229. Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code.** **Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **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,

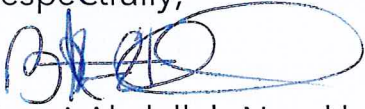
structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential 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. **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 **[3/20/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,



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

Description of Violation and Remedial Action Required

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

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

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

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

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152
360 EATON STREET, EATONVILLE, FL 32751 - 1



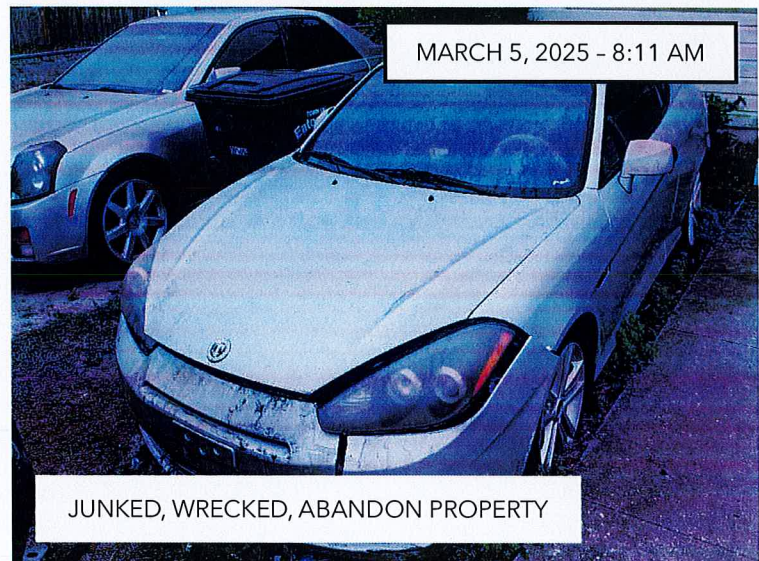
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360 EATON STREET, EATONVILLE, FL 32751 - 2



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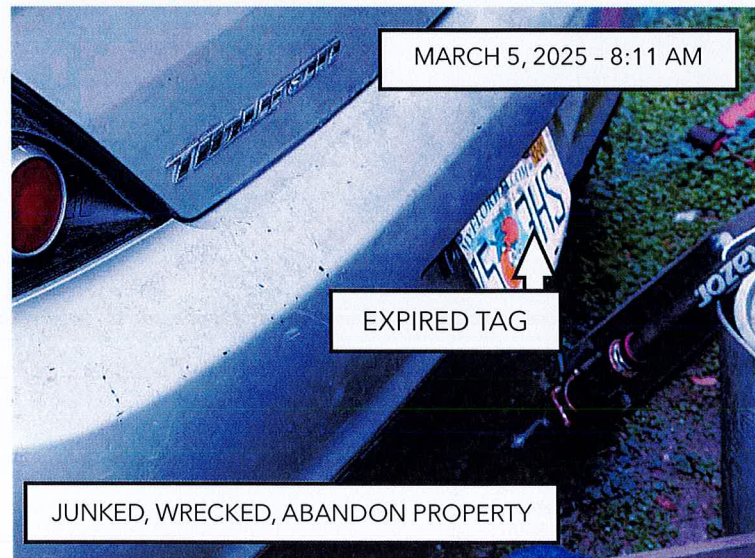
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CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152
360 EATON STREET, EATONVILLE, FL 32751 - 5



CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-0000-00-152
360 EATON STREET, EATONVILLE, FL 32751 - 6



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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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CECIL B ALLEN REVOCABLE TRUST
1111 AUDUBON WAY
EATONVILLE, FL 32751
P-ID NO: 35-21-29-0000-00-152
CODE CASE NO: 25-000060





CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 25-000060

A Municipal Corporation

CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 60

Vs.

CECIL B ALLEN REVOCABLE TRUST

REF: 360 EATON STREET

1111 AUDOBON WAY

MAITLAND, FL 32751

Respondent(s)

RE: 360 EATON STREET, EATONVILLE, FL 32751

Parcel-ID NO: 35-21-29-0000-00-152

NOTICE OF HEARING

TO: CECIL B ALLEN REVOCABLE TRUST,

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 **360 EATON STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2nd** day of **APRIL 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 your 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, April 2, 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

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

CECIL B ALLEN REVOCABLE TRUST
 360 EATON STREET
 EATONVILLE, FL 32751
 P-ID: 35-21-29-0000-00-152
 CODE CASE NO: 25-000060

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:

CECIL B ALLEN REVOCABLE TRUST
 360 EATON STREET
 EATONVILLE, FL 32751
 P-ID: 35-21-29-0000-00-152
 CODE CASE NO: 25-000060



9590 9402 8586 3244 7182 59

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address

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

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

3. Service Type

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

Domestic Return Receipt

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

CERTIFIED MAIL®



9590 9402 8586 3244 7182 59

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

CECIL B ALLEN REVOCABLE TRUST
 360 EATON STREET
 EATONVILLE, FL 32751
 P-ID: 35-21-29-0000-00-152
 CODE CASE NO: 25-000060

Postmark Here

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

NEOPOST FIRST-CLASS MAIL
 03/21/2025
US POSTAGE \$009.64
 ZIP 32751
 041M11468919

9589 0710 5270 1231 9618 60

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

Postage
\$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP _____



CECIL B ALLEN REVOCABLE TRUST
 1111 AUDUBON WAY
 MAITLAND, FL 32751
 P-ID: 35-21-29-0000-00-152
 CODE CASE NO: 25-000060

Tracking Number:

Remove X

9589071052701231961860

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 9:38 am on March 28, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

MAITLAND, FL 32751

March 28, 2025, 9:38 am

[See All Tracking History](#)

Feedback

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

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000060
CERTIFIED MAIL NO: 9589 0710 5270 2556 9618 60

Vs.

CECIL B ALLEN REVOCABLE TRUST
REF: 360 EATON STREET
1111 AUDUBON WAY
MAITLAND, FL 32751

Respondent(s)

RE: 360 EATON STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-0000-00-152

NOTICE OF HEARING

TO: CECIL B ALLEN REVOCABLE TRUST,

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

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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
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