

# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 18-BLDG-01  
CODE CASE NO: 08-1MPS-118**

**OWNER: WILLIE LEE WHITFIELD ESTATE  
VIOLATION ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810  
PARCEL ID#: 35-21-29-4572-41-100**





## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

### Eatonville Florida, Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, ARTICLE II. - MINIMUM STANDARDS, Sec. 50-35. - Maintenance of exterior premises.

**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 fifth, garbage, trash, refuse, debris and inoperative machinery. **(2)** Dead and dying trees and limbs. **(3)** *Loose and overhanging objects which, by reason of location above ground level, constitutes a danger of falling on persons in the vicinity thereof.* **(4)** Holes, excavations, breaks, projections, obstructions, and excrement of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises. **(5)** Inadequate runoff drains for stormwater. **(6)** *Sources of infestation.* **(7)** *Foundations, floors and walls which are not structurally sound.* **(8)** *Chimneys and flue and vent attachments which are not safe, durable, smoke tight, and capable of withstanding the action of flue gases.* **(9)** *Exterior porches, landings, balconies, stairs and fire escapes which are not provided with banisters or railings properly designed and maintained to minimize the hazard of falling.*

(LDC 1982, ch. 4, § 2-1.1; Ord. No. 99-15, § I, 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, ARTICLE II. - MINIMUM 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 including the following: (1)*

Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. **(2)** All permanent signs and billboards exposed to public view permitted by reason of other regulations or as a lawful nonconforming use shall be maintained in good repair. Any signs which have been excessively weathered or faded or those upon which the paint has excessively peeled or cracked shall, with their supporting members, be removed or put into a good state of repair. All nonoperative or broken electrical signs shall be repaired or shall, with their supporting members, be removed. **(3)** All windows exposed to public view shall be kept clean and free of marks or foreign substances except when necessary in the course of changing displays. No storage of materials, stock, or inventory shall be permitted in window display areas or other areas ordinarily exposed to public view unless said areas are first screened from the public view by drapes, venetian blinds or other permanent rendering of the windows opaque to the public view. All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair. **(4)** All store fronts and walls exposed to public view shall be kept in a good state of repair. **(5)** Except for "for rent" and "for sale" signs, any temporary sign or other paper advertising material glued to otherwise attached to a window, or otherwise exposed to public view shall be removed at the expiration of the event or sale for which it is erected or within 60 days after erection, whichever shall sooner occur. **(6)** Any awning or marquee and its accompanying structural members which extend over any street, sidewalk, or any other portion of the premises shall be maintained in a good state of repair. In the event said awnings or marquees are made of cloth, plastic or of a similar material, said cloth or plastic, where exposed to public view, shall not show evidence of excessive weathering, discoloration, ripping, tearing, or other holes. Nothing herein shall be construed to authorize any encroachment on streets, sidewalks, or other parts of the public domain.

(LDC 1982, ch. 4, § 2-1.2)





## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

### Eatonville Florida, Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, ARTICLE II. - MINIMUM STANDARDS, Sec. 50-37. - Building maintenance.

**Sec. 50-37. - Building maintenance.** *The exterior of every structure or accessory structure shall be maintained in a good state of repair, and all surfaces thereof shall be kept painted or white-washed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other condition reflective of deterioration or inadequate maintenance. (1) Floors, interior walls, and ceilings of every structure shall be structurally sound and maintained in a clean and sanitary manner. (2) All roofs shall have an approved covering, free of holes, cracks or excessive worn surfaces, which prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product, applied in accordance with the manufacturer's specifications. (3) Every room open to the public or in which persons are employed, and every public hall and stairway in every structure shall be adequately lighted at all times what said structure is in use or open to the public. Unless otherwise provided by law, adequate lighting for the purpose of this subsection shall mean not less than five footcandles, measured at any point on the floor of a room, hall, or stairway. (4) Openable window area, other ventilation. Every room open to the public or in which persons are employed shall have at least one window or skylight which can be opened easily or such other device as will adequately ventilate the room. The total of openable window area in every such room shall be equal to at least ten percent of the floor area except where there is an approved device installed which shall provide at least one complete change of air every four minutes at an air velocity not exceeding 600 feet per minute. (5) Every room open to the public or in which persons are employed shall be provided with sufficient heating to maintain a temperature of 70 degrees Fahrenheit at three foot height above the floor. (6) Every structure shall have an unobstructed means of egress leading to open space at ground level. (7) Supporting structural members are to be kept structurally sound, free of deterioration, and capable of bearing imposed loads safely. (8) Walls and ceilings shall be maintained in a good state of repair. Wall shall be provided with paint, paper, sealing material, or other protective covering and shall be kept clean, free of visible foreign matter, and well maintained at all times. (9) Every building, store, office suite, or similar arrangement of rooms or structures open to the public or in which persons are employed shall have interior access to restrooms equipped with a toilet and wash basin provided with hot and cold water. Restroom facilities shall be provided as required by the standard plumbing code adopted by the town. (10)*



Washrooms and water closet compartment floors and kitchen areas shall be surfaced with water resistant materials and shall be kept in a dry, clean and sanitary condition at all times. **(11)** Every washroom and water closet compartment shall be provided with permanently installed artificial lighting fixtures with a switch and wall place so located and maintained that there is no danger of short circuiting from water or plumbing. **(12)** All premises shall be properly connected to electric power through safely insulated conductor conforming to the building code. **(13)** All wiring and cables shall be properly affixed or attached to the structure and kept in a good state of repair. No loose cords or loose extension line in excess of six feet in length shall be permitted, and no ceiling or wall fixture shall be used for supplying power to equipment other than that for which it is designed. **(14)** Garbage storage containers or garbage disposal facilities shall be provided and maintained for the disposal of garbage at every occupied structure. **(15)** All premises shall be kept free of such rodents and insects as may be breeders or carriers of disease through periodic extermination or other equally effective process. **(16)** Inflammable or combustible liquids or other material may not be stored on the premises unless they are of a type approved for storage by the regulations of the fire department and then only in such quantities and in such fireproof storage containers as may be prescribed by the regulations of said department.

(LDC 1982, ch. 4, § 2-1.3)



If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 01/02/2025 System Refresh Date: 12/21/2024

**118 Bethune Dr 35-21-29-4572-41-100**

**Name(s):** WHITFIELD WILLIE LEE ESTATE  
**Physical Street Address:** 118 Bethune Dr  
**Property Use:** 0812 - Duplex  
**Mailing Address On File:** 5545 Berwood Dr  
 Orlando, FL 32810-6635  
**Postal City and Zip:** Orlando, FL 32810  
**Municipality:** Eatonville  
[Incorrect Mailing Address?](#)



118 BETHUNE DR, EATONVILLE, FL 32810 5/20/2024 3:04 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 <input checked="" type="checkbox"/> MKT	\$40,000	\$83,029	\$1,000	\$124,029	36.9%	\$73,448	10.0%
2023 <input checked="" type="checkbox"/> MKT	\$40,000	\$49,607	\$1,000	\$90,607	22.4%	\$66,771	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$30,000	\$43,001	\$1,000	\$74,001	34.1%	\$60,701	10.0%
2021 <input checked="" type="checkbox"/> MKT	\$16,000	\$38,183	\$1,000	\$55,183	N/A	\$55,183	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$			\$0		\$621
2023 <input checked="" type="checkbox"/> \$			\$0		\$293
2022 <input checked="" type="checkbox"/> \$			\$0		\$164
2021 <input checked="" type="checkbox"/>			\$0		\$0

**2024 Taxable Value and Certified Taxes ⓘ**

Tax Year

2024	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$124,029	\$25,000	\$124,029	3.2160	1.4%	\$398.88	23%
Public Schools: By Local Board	\$124,029	\$25,000	\$124,029	3.2480	0.0%	\$402.85	24%
General County	\$73,448	\$25,000	\$73,448	4.4347	0.0%	\$325.72	19%
Town Of Eatonville	\$73,448	\$25,000	\$73,448	7.2938	0.0%	\$535.72	31%
Library - Operating Budget	\$73,448	\$25,000	\$73,448	0.3748	0.0%	\$27.53	2%
St Johns Water Management District	\$73,448	\$25,000	\$73,448	0.1793	0.0%	\$13.17	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$1,703.87</b>	

**Non-Ad Valorem Assessments**

**2024 Non-Ad Valorem Assessments**

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

**2024 Gross Tax Total: \$1,703.87**

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,325.13

Your ad-valorem tax with exemptions is: - \$1,703.87

**Providing You A Savings Of: = \$621.26**



# Property Record - 35-21-29-4572-41-100

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

## Property Summary

**Property Name**

118 Bethune Dr

**Names**

Whitfield Willie Lee Estate

**Municipality**

EVL - Eatonville

**Property Use**

0812 - Duplex

**Mailing Address**

5545 Berwood Dr  
Orlando, FL 32810-6635

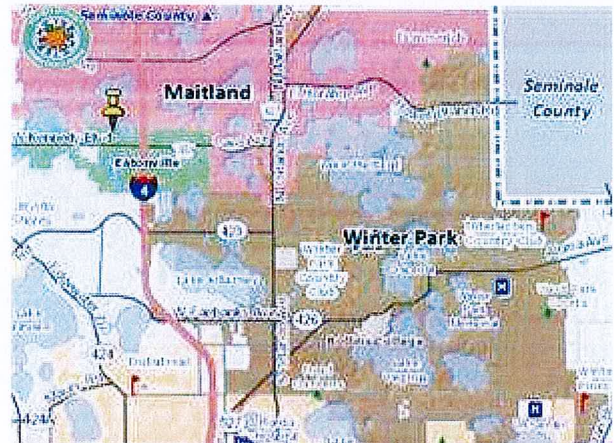
**Physical Address**

118 Bethune Dr  
Orlando, FL 32810

OR  
OR  
Code  
Code  
For  
Mobile  
Phone



292135457241100 01/30/2007



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	\$40,000	+ \$83,029	+ \$1,000 =	\$124,029 (37%)	<b>\$73,448</b> (10%)
2023	\$40,000	+ \$49,607	+ \$1,000 =	\$90,607 (22%)	<b>\$66,771</b> (10%)
2022	\$30,000	+ \$43,001	+ \$1,000 =	\$74,001 (34%)	<b>\$60,701</b> (10%)
2021	\$16,000	+ \$38,183	+ \$1,000 =	\$55,183	<b>\$55,183</b>

### Tax Year Benefits

Tax Year Benefits	Tax Savings
2024	<b>\$621</b>
2023	<b>\$293</b>
2022	<b>\$164</b>
2021	<b>\$0</b>



## 2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$124,029	\$0	\$124,029	3.2160 (1.36%)	<b>\$398.88</b>	23%
Public Schools: By Local Board	\$124,029	\$0	\$124,029	3.2480 (0.00%)	<b>\$402.85</b>	24%
Orange County (General)	\$73,448	\$0	\$73,448	4.4347 (0.00%)	<b>\$325.72</b>	19%
Town Of Eatonville	\$73,448	\$0	\$73,448	7.2938 (0.00%)	<b>\$535.72</b>	31%
Library - Operating Budget	\$73,448	\$0	\$73,448	0.3748 (0.00%)	<b>\$27.53</b>	2%
St Johns Water Management District	\$73,448	\$0	\$73,448	0.1793 (0.00%)	<b>\$13.17</b>	1%
				<b>18.7466</b>	<b>\$1,703.87</b>	

## 2024 Non-Ad Valorem Assessments

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

## Property Features

### Property Description

LAKE LOVELY ESTATES SUB R/121 LOT 110 BLK D

### Total Land Area

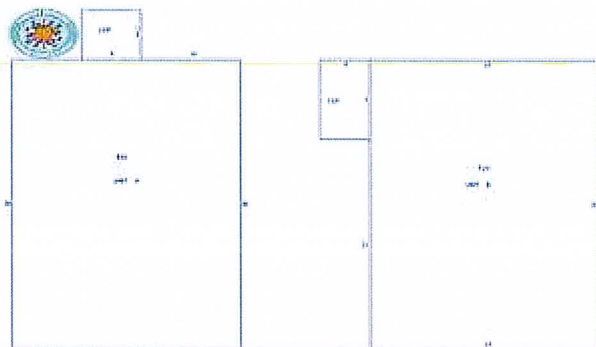
5,003 sqft (+/-) | 0.11 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0800 - Multi-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	0812 - Duplex	BAS - Base Area	667	\$84,155
Building Value	\$83,029	FSP - F/Scr Prch	40	\$1,766
Estimated New Cost	\$158,090	FUS - F/Up Story	667	\$71,538
Actual Year Built	1962	UOP - Unf O Prch	30	\$631
Beds	4			
Baths	2.0			
Floors	2			
Gross Area	1404 sqft			
Living Area	1334 sqft			
Exterior Wall	Alum/Vylsd			
Interior Wall	Drywall			





## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PT1 - Patio 1	01/01/2016	1 Unit(s)	\$1,000.00	\$1,000

## Sales

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### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/11/1997	\$100	19970082559	05214 / 3591	Quitclaim Deed	Snow Walter	Whitfield Willie Lee	Improved



WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100  
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (OCPA).....1

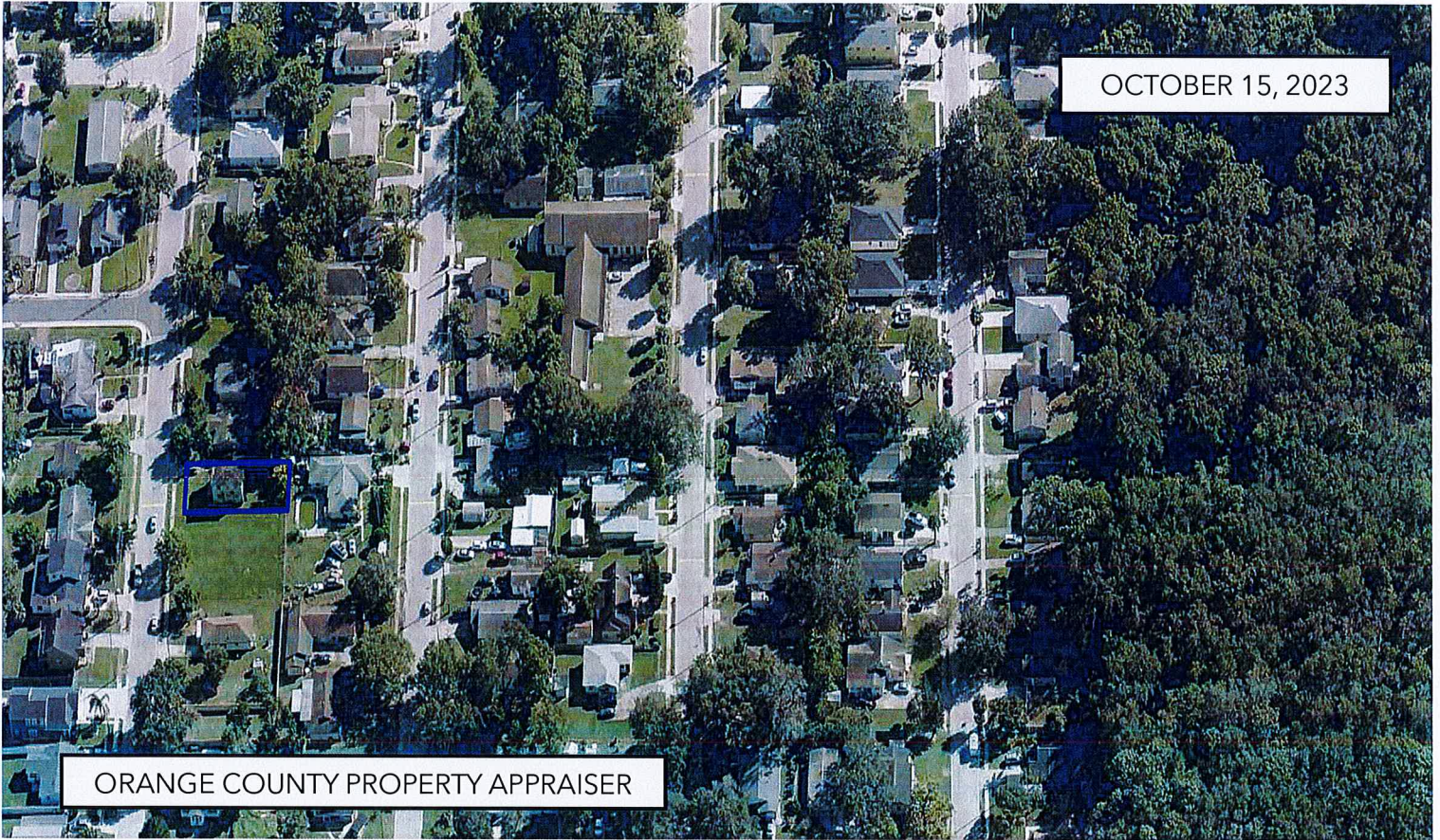


WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100  
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (OCPA).....2

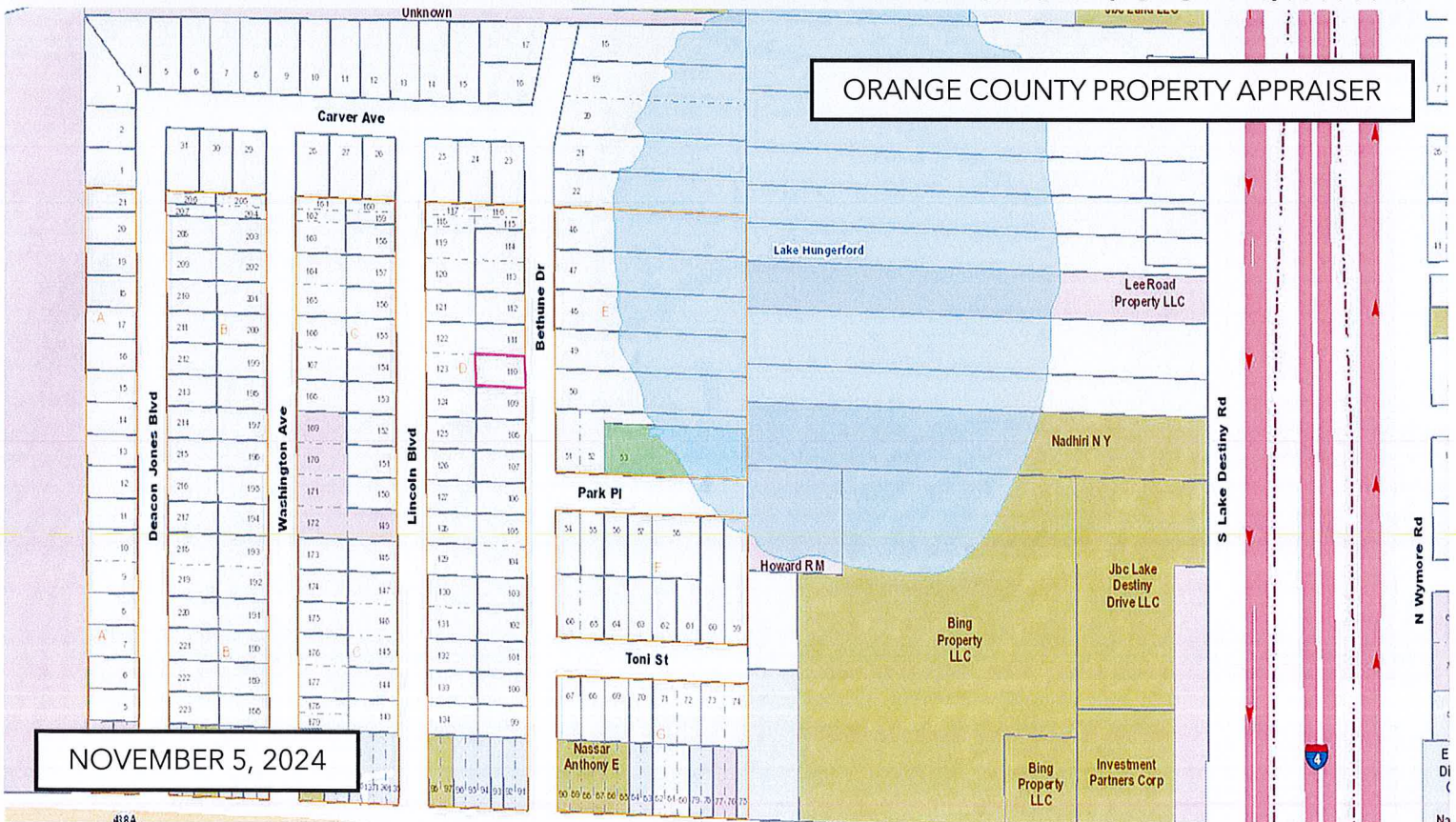




WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100  
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (OCPA).....3



WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100  
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (OCPA).....4







# TOWN OF EATONVILLE

*"The Oldest Black Incorporated Municipality in America"*

## CODE ENFORCEMENT BOARD TOWN OF EATONVILLE, FLORIDA

CASE NO. **18-BLDG-01 and 08-1mps-118**  
CERTIFIED MAIL #7015 1520 0002 0118 4209

TOWN OF EATONVILLE

**Petitioner,**

Vs.

**Willie Lee Whitfield**  
**5545 Berwood Dr.**  
**Orlando, Florida 32810-6635**

**FORWARDING TO:**  
**14665 WINNIPEG CIR.**  
**FONTANA CA. 92336-0614**

**Respondent**  
\_\_\_\_\_ /

### FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

**THIS MATTER** came before the Code Enforcement Board for the Town of Eatonville for a Hearing on May 31, 2018. The Code Board examined the documents and photographs within the file, and Notice of Hearing, received exhibits into evidence, reviewed all applicable law, and heard sworn testimony from: Natalie M. Washington, Code Enforcement Inspector/Officer for the Town of Eatonville and the respondent did not appear. Based thereon, the Code Board **FINDINGS ARE AS FOLLOWS:**

#### **I. FINDINGS OF FACT:**

The Respondent(s) is/are the owner(s), and/or representative(s) in charge of the property located at: 118 BETHUNE DRIVE ORLANDO, FLORIDA 32810. Whose legal description is LAKE LOVELY ESTATES SUB R/121 LOT 110 BLK D of Orange County, Florida. Parcel Id# 35-21-29-4572-41-100

The date this condition was first observed at the above-described property July 19, 2017, and numerous inspections thereafter. On January 8, 2018 a violation and hearing notice was issued, that re-inspection made on JANUARY 17, 2018 confirmed the condition was not corrected. The Condition described below constitutes a violation of Land Development Code, Chapter IV, Article 2, as amended by Ordinance 99-15 Minimum Property Standards; Section 2-1.1 Maintenance of Exterior of Premises:

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, ice box, refrigerator, and 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 above, 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 street! Section; 2-1.9 Notice of Condemnation Hearing. Section 2-



1.10; Authority to Condemn; Sec. 2-1.12; Alternative Actions for Lot Cleanup. Sec. 1-1.14; Secured Property; Administrative Charges and Costs; Administrative Penalty, and Section: 1-1.16; Emergency Powers.

The Respondent was mailed a Violation Letter on: August 21, 2017 that the condition described below constituted a violation of the Code of the Town of Eatonville, Florida, and was to be corrected by September 5, 2017, the correction was not made. Hearing Notice was sent by Certified Mail on August 21, 2017, and the property was posted of the Violation Notice on August 21, 2017, and the Hearing Notice on August 21, 2017.

## II. CONCLUSION OF LAW:

The Respondent Willie Lee Whitfield, by reason of the foregoing, is in violation of the Code of the Town of Eatonville, Florida, as stated prior of all Ordinance and Sections referenced. Respondent(s) has failed to Remove all overgrowth of grass, and or weeds, living and non-living plant material. Cut all hedges and tree limbs back and remove all overgrowth from the base trunk and around of the trees, bring property structure up to all current Building Codes or Demolish. Please contact my office after you have corrected stated violations. Please haul away all cuttings, and trimming away from this property, due to no Refuse Service provided at this location, and is subject to Section 2-1.12, Town of Eatonville Town Code and Section 162.09, Florida Statutes.

## III. ORDER:

The Code Board has found the Property Owner Guilty of Minimum Property Standards Violation(s), and has been ordered on or before JUNE 18, 2018 the said property would need all violations corrected. If the Respondent fails to comply with this Order, a fine of \$150.00 per day until the property owner schedule a re-inspection for a compliance inspection with the Town of Eatonville's Code Enforcement Inspector/Officer. The fine will be imposed against this property.

Should this property not be found in compliance as of: JUNE 18, 2018, it has been ordered the Town of Eatonville shall take remedial actions to bring this property into compliance and all cost associated will be at the property owner's expense.

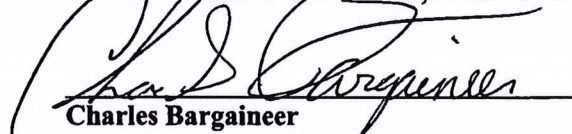
Upon complying, the burden shall rest upon Respondent(s) to immediately notify the Code Enforcement Officer at (407) 623-8916, 307 E. Kennedy Boulevard Eatonville, Florida 32751. Office hours are Monday through Friday 8:00A.M. to 5:00P.M., who shall re-inspect the property and notify the Board and Respondent(s) of compliance or noncompliance.

A Certified copy of this Order will be recorded in the Public Records of Orange County, and shall constitute notice to any subsequent purchasers, successors in interest, or assignees, if the violation(s) concern(s) real property, and the findings herein shall be binding upon the violator(s) and any subsequent purchasers, successors in interest, or assignees.

This Order may be appealed to the Circuit Court within thirty (30) days of its execution.

DONE AND ORDERED this 5<sup>TH</sup> day of June, 2018.

TOWN OF EATONVILLE, FLORIDA

  
Charles Bargaineer  
Code Enforcement Board Chairman

I HEREBY CERTIFY that a copy of the foregoing **Findings of Fact, Conclusions of Law and Order** has been furnished to Respondent(s) by First Class and Certified Mail this 5<sup>TH</sup> day of JUNE, 2018.

**RETURN TO:**

CODE ENFORCEMENT:  
Natalie M. Washington  
TOWN OF EATONVILLE  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

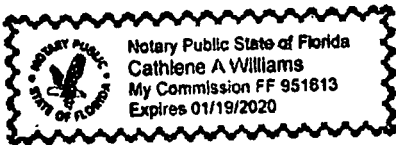
The foregoing instrument was acknowledged before me this

7<sup>th</sup> of June 18, 2018 by Charles Bergauer  
(Date) (Name of Person)

Acknowledging)

who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did  
not) take an oath...

Cathlene A. Williams  
Notary Public  
Natalie M. Washington  
Secretary of Code Enforcement



(SEAL ABOVE)

**Findings of Fact, Conclusions of Law and Order of Violation**



# CODE ENFORCEMENT

TOWN OF EATONVILLE, FLORIDA

Case CE: #18-BLD01 and 08-1MPS-118

Certified Mail #7015 1520 0002 0118 4544

Petitioner,

Vs.

Willie Lee Whitfield  
5545 Berwood Dr.  
Orlando, Florida 32810-6635

**FORWARDING TO:**  
14665 WINNIPEG CIR.  
FONTANA CA. 92336-0614


RE: 118 BETHUNE DRIVE ORLANDO, FLORIDA 32810  
Parcel I.D.: #35-21-29-4572-41-100

Respondent,

## AFFIDAVIT OF NON-COMPLIANCE

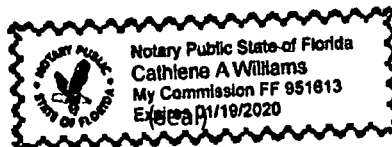
I, NATALIE M. WASHINGTON, Code Enforcement Officer for the Town of Eatonville, hereby deposes and says:

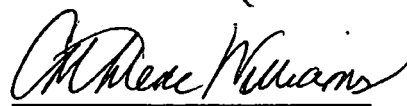
1. That on MAY 31, 2018 the Town of Eatonville Code Enforcement Board held a public hearing and issued its FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER in the above styled cause.
2. That pursuant to said ORDER, the Respondent(s) was to have taken certain corrective actions by or before JUNE 18, 2018
3. That a re-inspection of the property in the above styled cause was performed on JUNE 21, 2018, which revealed that the corrective action ordered by the Code Enforcement Board **HAD NOT** been taken thus rendering the property IN NON COMPLIANCE as of JUNE 22, 2018.

  
Natalie M. Washington,  
Code Enforcement Inspector/Officer

STATE OF FLORIDA  
COUNT OF ORANGE

The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of JUNE, 2018, by Natalie M. Washington, Code Enforcement Inspector/Officer for the Town of Eatonville.



  
Notary Public – State of Florida



# UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering • Environmental Sciences  
Geophysical Services • Materials Testing • Threshold Inspection  
Building Code Administration, Compliance Inspection & Plan Review

3532 Maggie Blvd, Orlando, FL 32811 - P: 407.423.0504 - F: 407.423.3106

Work Order No. 84783

## Inspection Report

Project Name: 118 Bethune Drive ~ TOE SFR	Date: 07/24/2017 Any any
Address: 118 Bethune Drive ~ TOE SFR, Eatonville, Orange County, FL	Permit No:
Client: Town Of Eatonville	Lot No.:
ProjectNo.: 0115.1700285.0000-0115-01	Contact: Dale Baker at Email
Scope of Inspection: Investigation of unsafe structure	
Inspection Type: See Scope	

**Disposition of Inspection: Complete**

### Comments:

<u>Task Date</u>	<u>Task Note</u>	<u>User Name</u>
07/26/2017	Per John: The structure located at 118 Bethune Avenue, Eatonville was found to be unsafe and should not be occupied. During the inspection I found the first floor porch and side stairs to be unsafe and in need of major repair. The second floor porch was missing and the access door appeared to create a dangerous condition.	Collina Gast

I hereby affirm that to the best of my knowledge and belief, the above listed inspection was performed as indicated and the work was reviewed for compliance with the approved plans, and all pertinent sections of the Florida Building Code.

Inspector: John Jackson, BN 906



CITY OF  
EATONVILLE

# UNSAFE

## DO NOT ENTER OR OCCUPY

### WARNING:

THIS STRUCTURE HAS BEEN SERIOUSLY DAMAGED AND IS UNSAFE.  
DO NOT ENTER. ENTRY MAY RESULT IN DEATH OR INJURY.

Comments

Unsafe Conditions

DATE 7/24/17 TIME 3:25

THIS FACILITY WAS INSPECTED UNDER  
EMERGENCY CONDITIONS FOR THE CITY  
OF EATONVILLE GOVERNMENT ON THE  
AND TIME NOTED

SIGNED

INSPECTOR



INSPECTOR

FACILITY NAME

118 "B" BETHUNE Ave

ADDRESS

118 "A" BETHUNE Ave

ADDRESS

CITY OF EATONVILLE  
307 E. KENNEDY BLVD.  
EATONVILLE, FLORIDA 32751

DO NOT REMOVE THIS PLACARD UNTIL AUTHORIZED BY GOVERNING AUTHORITY





3532 Maggle Boulevard, Orlando, FL 32811 • Phone: 407.423.0504 • Fax: 407.423.3106

**INVOICE**

Remit To: P.O. Box 25316, Tampa, FL 33622-5316

July 25, 2017

Project No: 0115.1700285.0000

Invoice No: 00266292

Ms. Damaris Persaud  
Town Of Eatonville  
307 Kennedy Boulevard  
Eatonville, FL 32751

**Terms: Net 30 days**  
We accept American Express, Visa,  
Master Card, Discover, and ACH

Project: 0115.1700285.0000 118 Bethune Drive ~ TOE SFR  
Location: 118 Bethune Drive ~ TOE SFR  
Eatonville, FL

Professional Services through July 24, 2017

Phase	0115	Orlando BID
Task	01	tbd

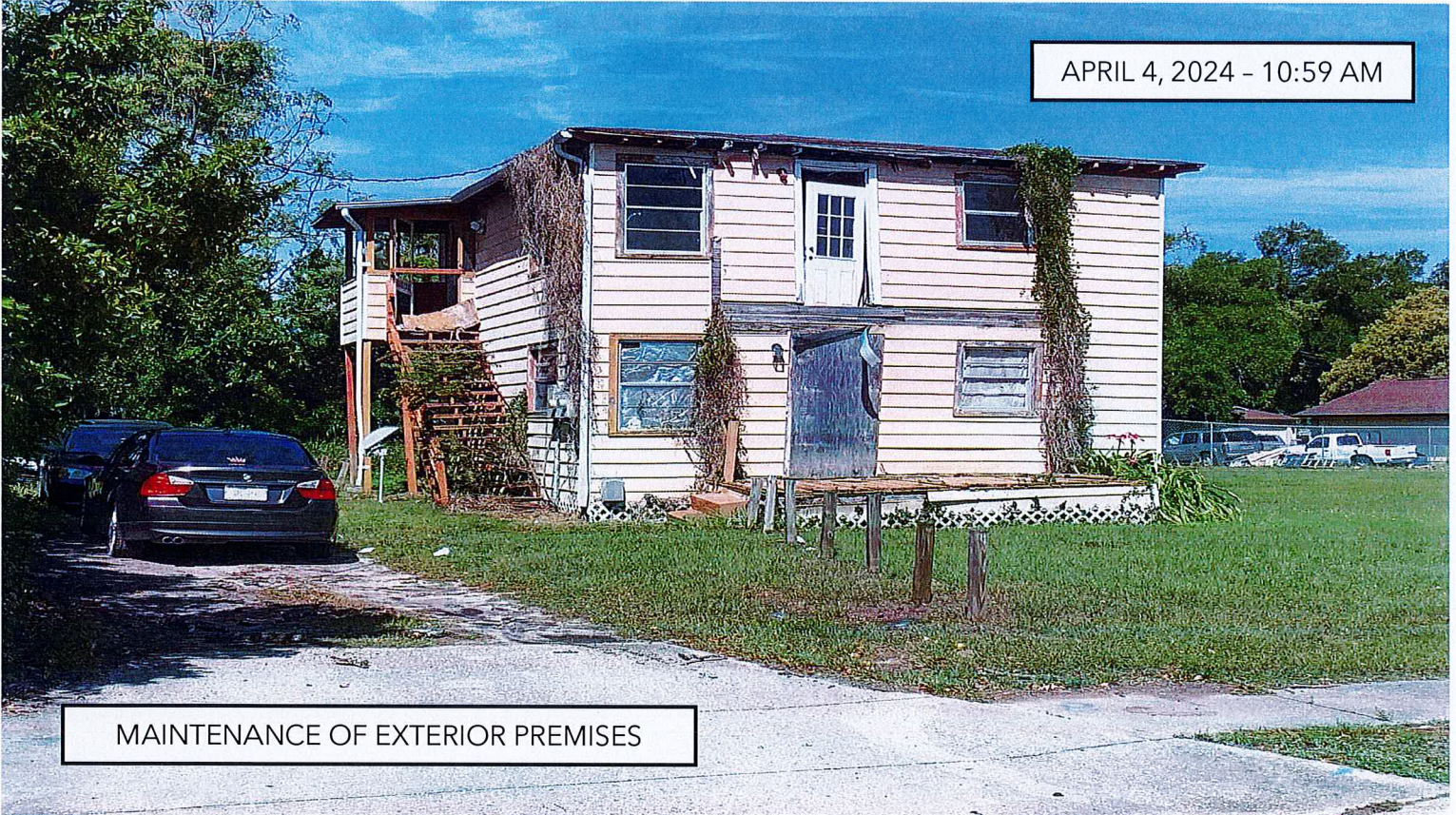
**Additional Fees**

07/24/17 ~ Post Unsafe Building	270.00	
<b>Total Additional Fees</b>	<b>270.00</b>	<b>270.00</b>
<b>Total this Task</b>		<b>\$270.00</b>
<b>Total this Phase</b>		<b>\$270.00</b>
<b>Total this Invoice</b>		<b>\$270.00</b>



WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1



WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2





# WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3



# WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4





# WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5

DECEMBER 23, 2024 - 9:12 AM



MAINTENANCE OF EXTERIOR PREMISES

# WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....6



DECEMBER 23, 2024 - 9:13 AM

MAINTENANCE OF EXTERIOR PREMISES



# WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....7



DECEMBER 23, 2024 - 9:13 AM

MAINTENANCE OF EXTERIOR PREMISES





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 18-BLDG-01 - 08-1MPS-118

A Municipal Corporation

CERTIFIED MAIL NO: 9589 0710 5270 2231 6424 52

Vs.

WILLIE LEE WHITFIELD ESTATE

REF: 118 BETHUNE DRIVE

5545 BERWOOD DRIVE

ORLANDO, FL 32810

Respondent(s)

RE: 118 BETHUNE DRIVE, ORLANDO FL 32810

Parcel ID: 35-21-29-4572-41-100

## NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE,

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 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 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 **118 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

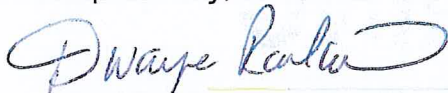


You are hereby ordered to appear before the Code Enforcement Board on the **6<sup>th</sup>** day of **JANUARY 2025, 6:30 P. M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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)

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,



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



**EATONVILLE**  
Kennedy Blvd.  
Orlando, Florida 32751

**Key benefits:**  
- Return receipt, see a retail agent, to receive a duplicate of this receipt, present this Certified Mail receipt to the agent, which provides service specified by name, or authorized agent.  
- Recipient requires the recipient to be at least 21 years of age.  
- Certified Mail service, which is not subject to the return address, is authorized agent.  
- If mailing, it should bear a postmark on the envelope, please present your Post Office™ for a postmark on this mailpiece, apply the postage, and deposit the mailpiece.  
- Receipt for your records.

**NEOPOST** FIRST-CLASS MAIL  
12/24/2024  
**US POSTAGE \$009.64<sup>0</sup>**



ZIP 32751  
041M11468919

**WILLIE LEE WHITFIELD ESTATE**  
5545 BERWOOD DIRVE  
ORLANDO, FL 32810  
P-ID: 35-21-29-4572-41-100  
CODE CASE NO: 18-BLDG-01  
CODE CASE NO: 08-1MPS-118



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>WILLIE LEE WHITFIELD ESTATE 5545 BERWOOD DIRVE ORLANDO, FL 32810 P-ID: 35-21-29-4572-41-100 CODE CASE NO: 18-BLDG-01 CODE CASE NO: 08-1MPS-118</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2231 6424 52</p>	<p>Mail Restricted Delivery (over \$500)</p>

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

**Certified Mail**

- A receipt (this postcard) is provided to the sender.
- A unique identifier is printed on the mailpiece.
- A record of delivery is maintained for a specified period.

**Important Reminders:**

- You may purchase First-Class Mail®, Priority Mail®, or Priority Mail Express®.
- Certified Mail service is not available for international mail.
- Insurance coverage is provided with Certified Mail and Certified Mail Restricted Delivery.
- For an additional endorsement on the following services, see the Return Receipt (Incl. with service label):

9589 0710 5270 2231 6424 52

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

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

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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

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

Postage \$ \_\_\_\_\_

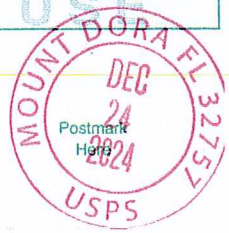
Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and P.O. Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

**WILLIE LEE WHITFIELD ESTATE**  
5545 BERWOOD DIRVE  
ORLANDO, FL 32810  
P-ID: 35-21-29-4572-41-100  
CODE CASE NO: 18-BLDG-01  
CODE CASE NO: 08-1MPS-118





# NOTICE OF HEARING SIGNATURE LOG

## CODE ENFORCEMENT DIVISION

PROPERTY OWNER		PROPERTY ADDRESS	
WILLIE LEE WHITFIELD ESTATE		118 BETHUNE DRIVE	
PROPERTY OWNER'S ADDRESS		ORLANDO, FL 32810	
CODE CASE NO:	RECIPIENT OF NOTICE OF HEARING	DATE	RECIPIENT'S SIGNATURE
5545 BERWOOD DRIVE, ORLANDO, FL 32810	Does Not Reside	7/12/24	Zaire Augustin
PROPERTY OWNER		PROPERTY ADDRESS	
WILLIE LEE WHITFIELD ESTATE		118 BETHUNE DRIVE	
PROPERTY OWNER'S ADDRESS		ORLANDO, FL 32810	
CODE CASE NO:	RECIPIENT OF NOTICE OF HEARING	DATE	RECIPIENT'S SIGNATURE
08-1MPS-118			
PROPERTY OWNER		PROPERTY ADDRESS	
PROPERTY OWNER'S ADDRESS		RECIPIENT'S SIGNATURE	
CODE CASE NO:	RECIPIENT OF NOTICE OF HEARING	DATE	RECIPIENT'S SIGNATURE





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 18-BLDG-01 - 08-1MPS-118  
CERTIFIED MAIL NO: 9589 0710 5270 2231 6424 52

Vs.

WILLIE LEE WHITFIELD ESTATE  
REF: 118 BETHUNE DRIVE  
5545 BERWOOD DRIVE  
ORLANDO, FL 32810

Respondent(s)

RE: 118 BETHUNE DRIVE, ORLANDO FL 32810  
Parcel ID: 35-21-29-4572-41-100

## NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE,

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 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 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 **118 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **6<sup>th</sup>** day of **JANUARY 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)

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,

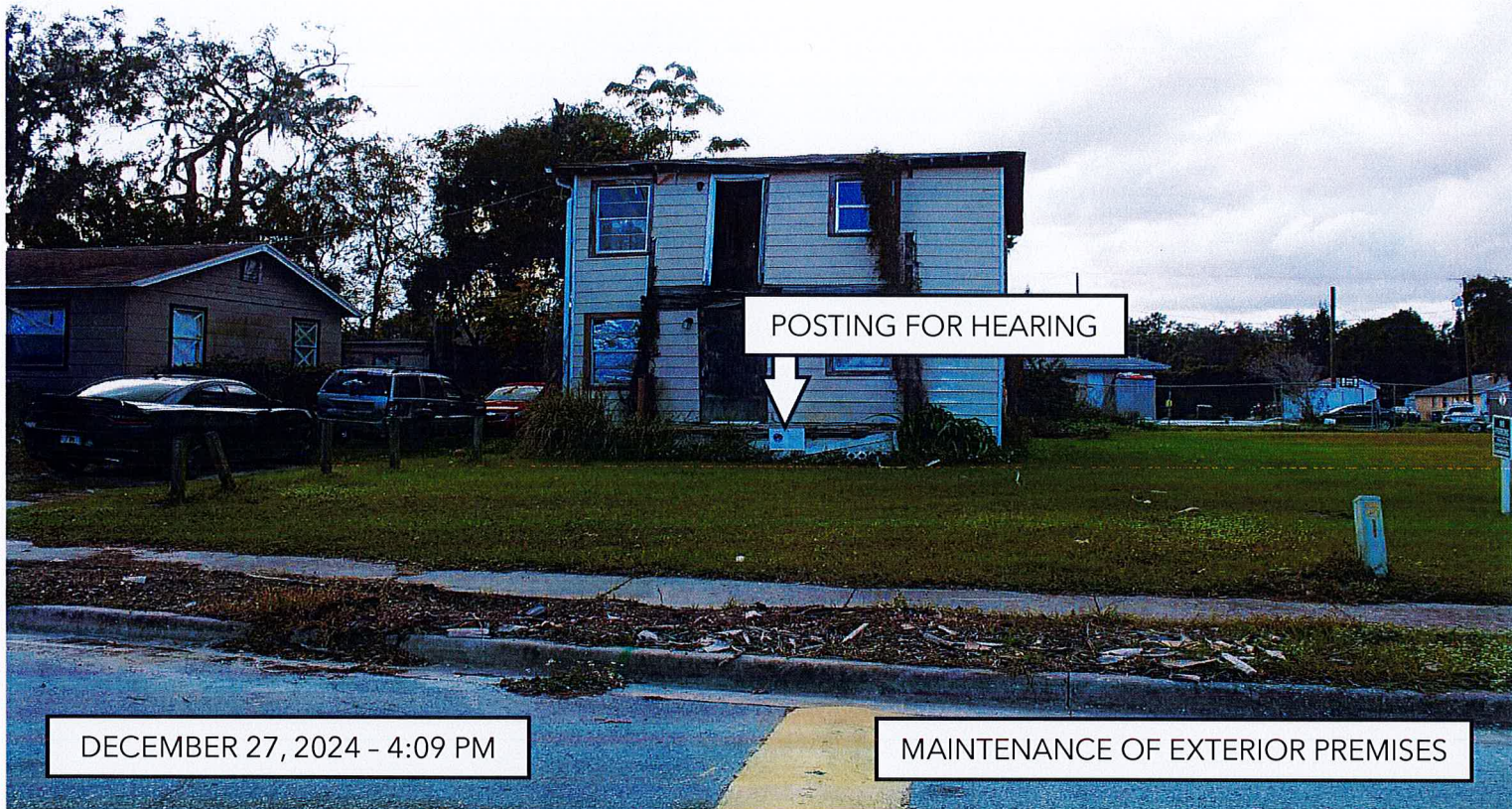
### SIGNED COPY ON FILE

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



WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1



WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100

118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2





WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100  
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3

DECEMBER 27, 2024 - 4:09 PM

MAINTENANCE OF EXTERIOR PREMISES

**TOWN OF EATONVILLE**  
1887

**CODE ENFORCEMENT DIVISION**  
TOWN OF EATONVILLE, FLORIDA

**NOTICE OF HEARING**

**TOWN OF EATONVILLE, FLORIDA:**  
A Municipal Corporation

**CODE CASE NO: 18-BLDG-01 - 08-1MPS-118**  
CERTIFIED MAIL NO: 7949 0710 8270 221 6424 92

**TO:**  
WILLIE LEE WHITFIELD ESTATE  
118 BETHUNE DRIVE  
ORLANDO, FL 32810

**Respondent(s)**

**RE:** 118 BETHUNE DRIVE, ORLANDO FL 32810  
Parcel ID: 35-21-29-4572-41-100

**THE TOWN THAT FREEDOM BUILT**  
EATONVILLE, FLORIDA  
EST. 1887

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

**CODE CASE NO: 18-BLDG-01**  
**CODE CASE NO: 08-1MPS-118**

**OWNER: WILLIE LEE WHITFIELD ESTATE**  
**VIOLATION ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810**  
**PARCEL ID#: 35-21-29-4572-41-100**

**NOTICE OF HEARING**

**TO: WILLIE LEE WHITFIELD ESTATE,**

The Code Enforcement Board was created pursuant to CHAPTER 163, COUNTY OR MUNICIPAL CODE ENFORCEMENT PART I LOCAL GOVERNMENT CODE ENFORCEMENT BOARD (ss. 162.201 of the Florida Statutes and Eatonville, Florida, Code of Ordinances, Section 8 - LAND DEVELOPMENT CODE, Chapter 30 - MINIMUM PROPERTY STANDARDS, Sec. 30.31 - Maintenance of exterior premises. The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to control necessary steps to bring a violation in compliance. The Code Enforcement Board may require fines and other non-criminal 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 Chamber located at 307 East Kennedy Boulevard, Eatonville, FL 32724 regarding the property located at **118 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **23rd day of JANUARY, 2025, at 4:30 P.M.** in 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 that 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 not shown to have been cured, the case may still be presented to the Code Enforcement Board or Special Magistrate. A record of this hearing is maintained in accordance with Florida Statute 122.04(2).

Pursuant to Chapter 50 of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charges are applicable, including attorney's costs, in any case that you fail to cure the violation to the compliance date set forth herein.

**Respectfully,**

**SIGNED COPY ON FILE**  
DINA TAYLOR, Chairman  
Code Enforcement Board  
Town of Eatonville  
307 East Kennedy Boulevard  
Eatonville, FL 32724  
Phone: (877) 623-8908 Fax: (407) 623-8919  
E: code.enforcement@townofeatonville.org

POSTING FOR HEARING

WILLIE LEE WHITFIELD ESTATE, P-ID: 35-21-29-4572-41-100  
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4

POSTING FOR HEARING

DECEMBER 27, 2024 - 4:39 PM

MAINTENANCE OF EXTERIOR PREMISES



DECEMBER 27, 2024 - 4:40 PM

MAINTENANCE OF EXTERIOR PREMISES

**CODE ENFORCEMENT DIVISION**  
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation  
CODE CASE NO: 18-BLDG-01 - 08-1MPS-118  
CERTIFIED MAIL NO: 9589 0710 5270 2231 6424 52

Re:  
**WILLIE LEE WHITFIELD ESTATE**  
REF: 118 BETHUNE DRIVE  
5545 BERWOOD DRIVE  
ORLANDO, FL 32810

Respondent(s)

RE: 118 BETHUNE DRIVE, ORLANDO FL 32810  
Parcel ID: 35-21-29-4572-41-100

**NOTICE OF HEARING**

TO: WILLIE LEE WHITFIELD ESTATE,

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, Eatonville, Florida - Code of Ordinances, Subpart B - **LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-23 - Maintenance of exterior 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 into compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, efficient, and effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in the Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **118 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

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

Please note that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day per violation if the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the designated 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).

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) 623-3908 | Fax: (407) 623-5919  
E: code-enforcement@townofeatonville.org

POSTING FOR HEARING

Month	Town Council Workshop/Regular Meeting	CRA Board Meeting
	1 <sup>st</sup> & 1 <sup>st</sup> Tuesday 6:30am/7:30am	1 <sup>st</sup> Thursday 6:30am
Jan	7 <sup>th</sup> and 21 <sup>st</sup>	16 <sup>th</sup>
Feb	4 <sup>th</sup> and 18 <sup>th</sup>	20 <sup>th</sup>
Mar	4 <sup>th</sup> and 18 <sup>th</sup>	20 <sup>th</sup>
Apr	1 <sup>st</sup> and 15 <sup>th</sup>	17 <sup>th</sup>
May	6 <sup>th</sup> and 20 <sup>th</sup>	15 <sup>th</sup>
Jun	3 <sup>rd</sup> and 17 <sup>th</sup>	13 <sup>th</sup>
Jul	1 <sup>st</sup> and 15 <sup>th</sup>	17 <sup>th</sup>
Aug	5 <sup>th</sup> and 19 <sup>th</sup>	21 <sup>st</sup>
Sep	2 <sup>nd</sup> and 16 <sup>th</sup>	18 <sup>th</sup>
Oct	7 <sup>th</sup> and 21 <sup>st</sup>	16 <sup>th</sup>
Nov	4 <sup>th</sup> and 18 <sup>th</sup>	20 <sup>th</sup>
Dec	2 <sup>nd</sup> and 16 <sup>th</sup>	18 <sup>th</sup>

Eatonville Town Hall |

Christm  
HOLIDAYS