

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000069

**OWNER: RUPERT J. DELEVEAUX
PROPERTY ADDRESS: 232 PARK PLACE, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-4572-60-570**



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

**IDENTIFYING PROPERTY ACCORDING
TO THE ORANGE COUNTY PROPERTY
APPRAISER'S WEBSITE.**

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....1**

JANUARY 30, 2007



ORANGE COUNTY PROPERTY APPRAISER

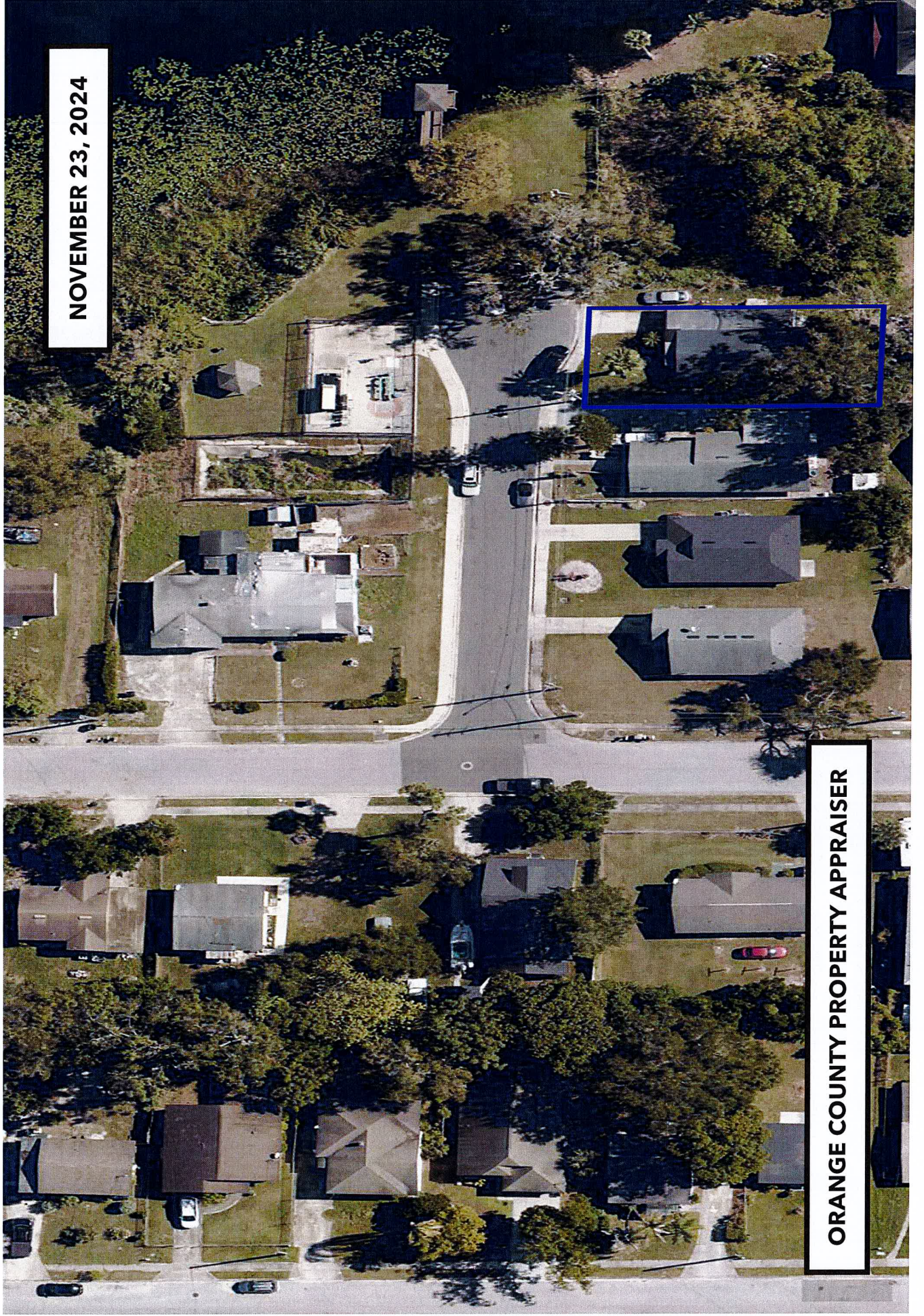
**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....2**



JUNE 6, 2014

ORANGE COUNTY PROPERTY APPRAISER

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....3**



NOVEMBER 23, 2024

ORANGE COUNTY PROPERTY APPRAISER

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (OCPA).....4**

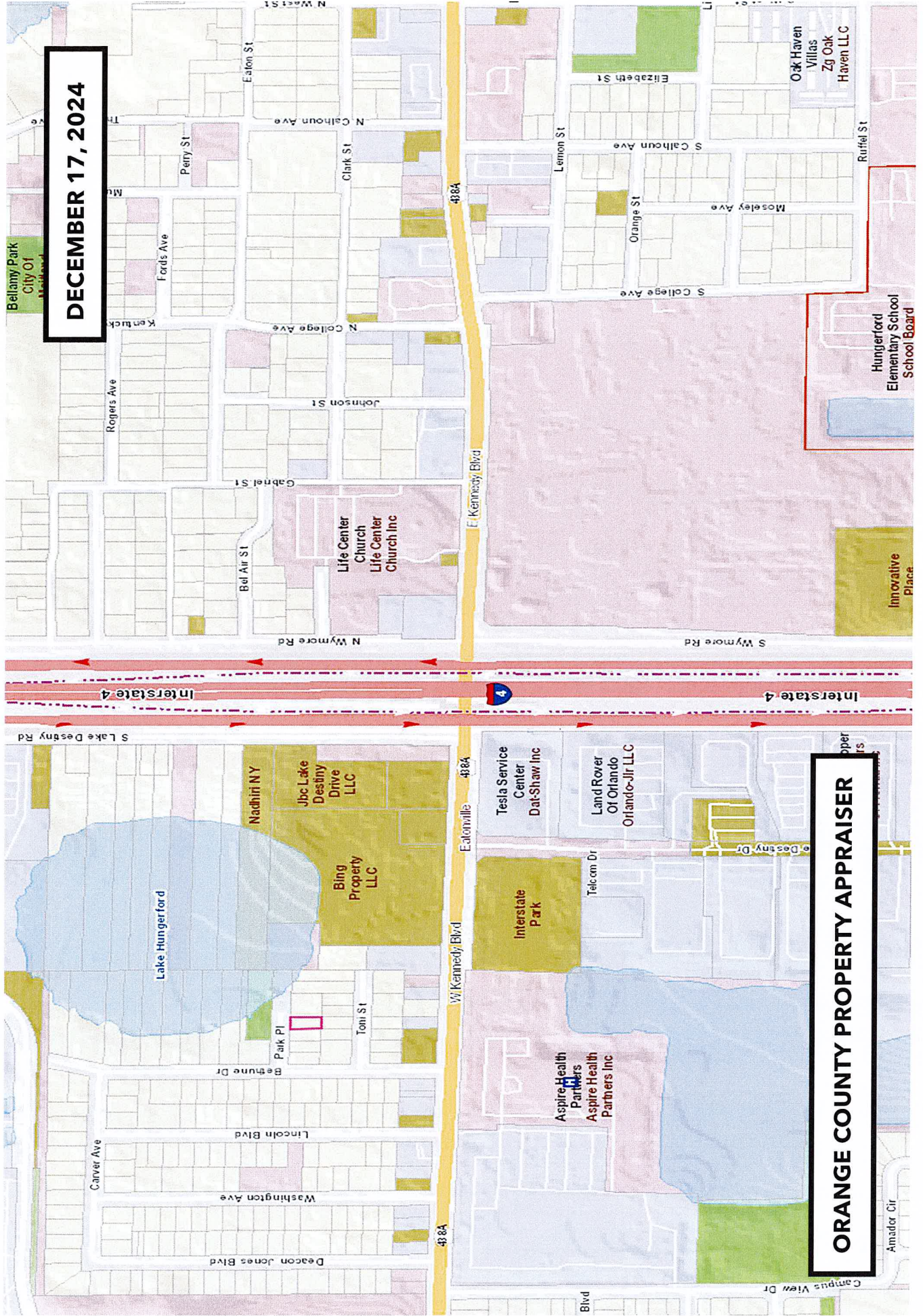




EXHIBIT B

PHOTOGRAPHIC EVIDENCE

NOTICE OF VIOLATION



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: **25-000069**
DATE OF NOTICE: **03/11/2025**
COMPLIANCE DATE: **04/11/2025**

RUPERT DELEVEAUX

REF: 232 PARK PLACE

1112 AUDUBON WAY

MAITLAND, FL 32751

CERTIFIED MAIL NO: 9589 0710 5270 1231 9615 56

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 232 PARK PLACE, ORLANDO, FL 32810, Parcel ID: 35-21-29-4572-60-570** 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, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-230. - Cover requirements of motor vehicle. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-233. - Parking restrictions for certain vehicles on residential property. 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: RUPERT DELEVEAUX,

You are hereby notified, the property located at **232 PARK PLACE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **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. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **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. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-230. - Cover requirements of**

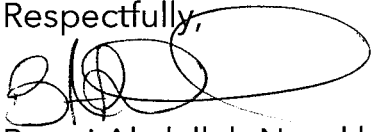
motor vehicles. Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **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. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **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 **[04/11/2025]** 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. Abandoned, junked, inoperable, and/or wrecked vehicles are on the property.

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

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

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL IMI
03/11/2025
US POSTAGE \$009.64



ZIP 32751
041M1 1468919

RUPERT DELEVEAUX
232 PARK PLACE
ORLANDO, FL 32810
P-ID: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RUPERT DELEVEAUX
232 PARK PLACE
ORLANDO, FL 32810
P-ID: 35-21-29-4572-60-570
CODE CASE NO: 25-000069



Article Number (transfer from address label)
9590 9402 8854 4005 3715 99

9589 0710 5270 1231 9615 56

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 No
If YES, enter delivery address below:

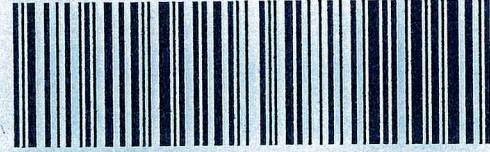
3. Service Type
- Priority Mail Express®
 - Registered Mail™
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail (over \$500)
 - Registered Mail Restricted Delivery
 - Signature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

Domestic Return Receipt

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

CERTIFIED MAIL®

9589 0710 5270 1231 9615 56
9589 0710 5270 1231 9615 56



**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 and Fees \$

Sent To

Street and Apt. No.

City, State, ZIP+4

Postmark Here

RUPERT DELEVEAUX
232 PARK PLACE
ORLANDO, FL 32810
P-ID: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

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

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

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

OFFICIAL USE

9589 0720 5225 0225 1321 9615 56

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 \$ _____

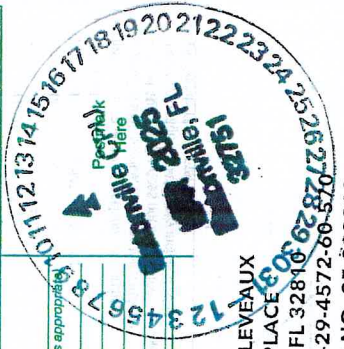
Total Postage and Fees \$ _____

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4 _____

RUPERT DELEVAUX
 232 PARK PLACE
 ORLANDO, FL 32816
 P-ID: 35-21-29-4572-60-870
 CODE CASE NO: 25-000069



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RUPERT DELEVEAUX
 232 PARK PLACE
 ORLANDO, FL 32810
 P-ID: 35-21-29-4572-60-570
 CODE CASE NO: 25-000069



9590 9402 8854 4005 3715 99

Article Number (Transfer from carrier label)

9589 0710 5270 1231 9615 56

PS 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
 Volker E. ...

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

Insured Mail (over \$500) Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 8854 4005 3715 99

United States
Postal Service

MAR 17 2025

Initial: _____



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

• Sender: Please print your name, address, and ZIP+4® in this box•

CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751





Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

232 park pl notice

Wally Etienne <wallyetienne@gmail.com>
To: bnosakhere@townofeatonville.org

Thu, Apr 3, 2025 at 12:47 PM

Good day, Sir,

I am writing to you today from my residence at [232 Park Place, Orlando, Florida 32810](#), concerning the notification my landlord received about the orange vehicle situated on the side of the property.

Please know that I intend to either repair the vehicle or, should that prove unfeasible, arrange for its removal. Would it be possible to obtain an extension until July, or for any duration you deem appropriate, to allow sufficient time to address this matter properly?

Sincerely,

Wally Etienne



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

232 park pl notice

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>
To: Wally Etienne <wallyetienne@gmail.com>

Mon, Apr 7, 2025 at 8:03 AM

Mr. Etienne,

Yessir, you will be granted an extension until July 1st, 2025.

Thank you,
[Quoted text hidden]



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

232 park pl notice

Wally Etienne <wallyetienne@gmail.com>

Mon, Apr 7, 2025 at 8:02 AM

To: Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Thank you very much.

[Quoted text hidden]



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Code Enforcement Division
307 East Kennedy Boulevard
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CODE CASE NO: **25-000069**
DATE OF NOTICE: **03/14/2025**
COMPLIANCE DATE: **04/14/2025**

RUPERT DELEVEAUX
REF: 232 PARK PLACE
1112 AUDUBON WAY
MAITLAND, FL 32751

CERTIFIED MAIL NO: 9589 0710 5270 1231 9616 24

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TO: RUPERT DELEVEAUX,

You are hereby notified, the property located at **232 PARK PLACE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **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. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **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. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-230. - Cover requirements of**

motor vehicles. Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **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. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **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 **[04/14/2025]** 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. Abandoned, junked, inoperable, and/or wrecked vehicles are on the property.

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

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

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

NEOPOST
 03/13/2025
 FIRST-CLASS MAIL
 IMI
 US POSTAGE \$009.64



ZIP 32751
 041M11468919

RUPERT DELEVEAUX
 1112 AUDUBON WAY
 MAITLAND, FL 32751
 P-ID: 35-21-29-4572-60-570
 CODE CASE NO: 25-000069

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RUPERT DELEVEAUX
 1112 AUDUBON WAY
 MAITLAND, FL 32751
 P-ID: 35-21-29-4572-60-570
 CODE CASE NO: 25-000069



9590 9402 8854 4005 3714 69

2. Article Number (Transfer from service label)
 1589 0710 5270 1231 9616 24

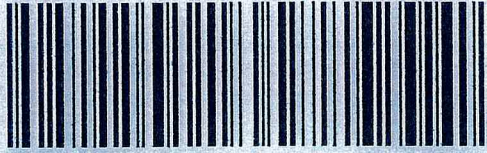
COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- 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 Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - 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



9589 0710 5270 1231 9616 24
 9589 0710 5270 1231 9616 24

U.S. Postal Service™
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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+4

RUPERT DELEVEAUX
 1112 AUDUBON WAY
 MAITLAND, FL 32751
 P-ID: 35-21-29-4572-60-570
 CODE CASE NO: 25-000069

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 a \$

RUPERT DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751
P-ID: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

Sent To

Street and Apt. #

City, State, ZIP+4



956 6856 0720 0225 0217 9196 42



EXHIBIT C

PHOTOGRAPHIC EVIDENCE

**PROOF OF VIOLATION(S) - JUNKED,
WRECKED, ABANDON PROPERTY.**

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....1**



MAY 16, 2024 - 7:13 AM

ABANDONED and INOPERABLE VEHICLE



JUNKED, WRECKED, ABANDON PROPERTY

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....2**

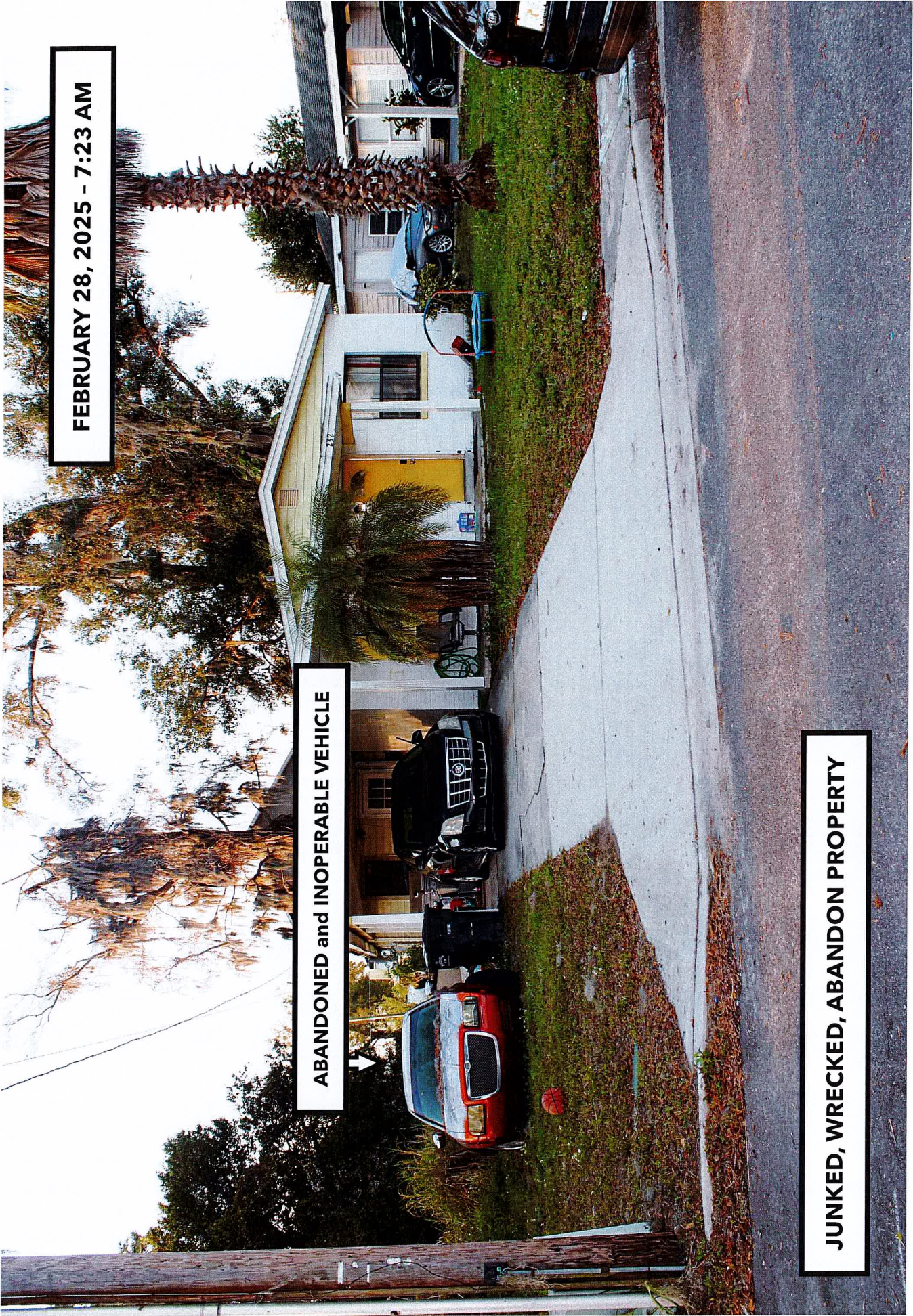


MAY 16, 2024 - 7:16 AM

ABANDONED and INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDON PROPERTY

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....3**

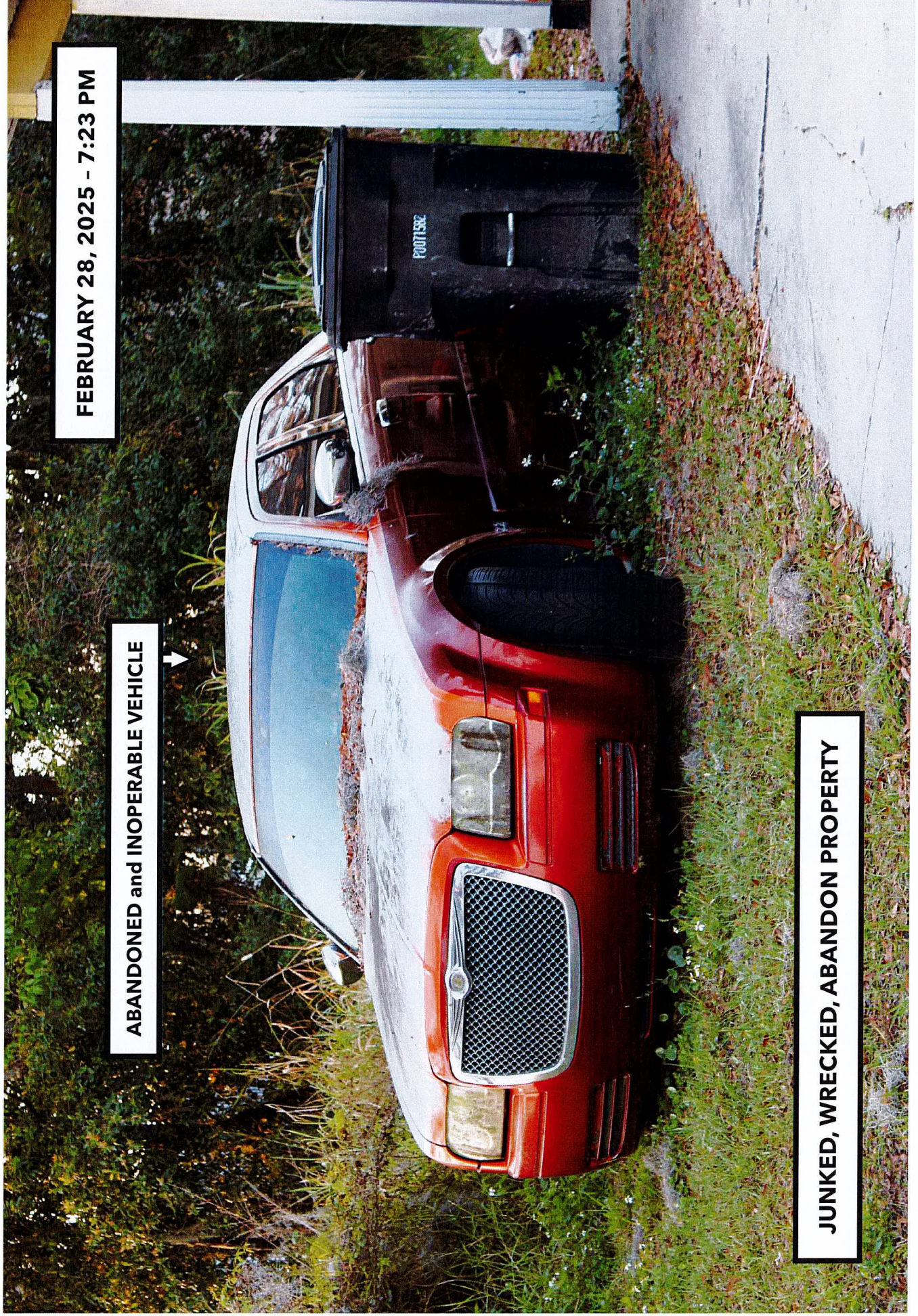


FEBRUARY 28, 2025 - 7:23 AM

ABANDONED and INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDON PROPERTY

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....4**



FEBRUARY 28, 2025 - 7:23 PM

ABANDONED and INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDON PROPERTY



EXHIBIT D

**PHOTOGRAPHIC EVIDENCE
PROOF OF POSTING THE NOTICE OF
HEARING.**



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000069

CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 20

Vs.

RUPERT J. DELEVEAUX
REF: 232 PARK PLACE
1112 AUDUBON WAY
MAITLAND, FL 32751-5451

Respondent(s)

RE: 232 PARK PLACE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-60-570

NOTICE OF HEARING

TO: RUPERT J. DELEVEAUX,

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 **232 PARK PLACE, 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 **3rd** day of **SEPTEMBER 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, September 3, 2025, the hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, 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

NEOPOST FIRST-CLASS MAIL
IMI

08/25/2025

US POSTAGE **\$010.44**



ZIP 32751
041M11468919

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000069

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000069



9590 9402 8194 3030 0371 61

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9061 20

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
 Addressee

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

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

3. Service Type
- Priority Mail Express®
 - Registered Mail™
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery
 - Mail Restricted Delivery (overweight)

Domestic Return Receipt

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

CERTIFIED MAIL



9589 0210 5270 1545 9061 20
9589 0210 5270 1545 9061 20

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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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	\$	

Postmark
Here

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000069

Total Postage at	\$	
Sent To		
Street and Apt. #		
City, State, ZIP+		

U.S. Postal Service™
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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 at

RUPERT J. DELEVEAUX
1112 AUDUBON WAY

MAITLAND, FL 32751-5451
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000069

Sent To

Street and Apt. 1

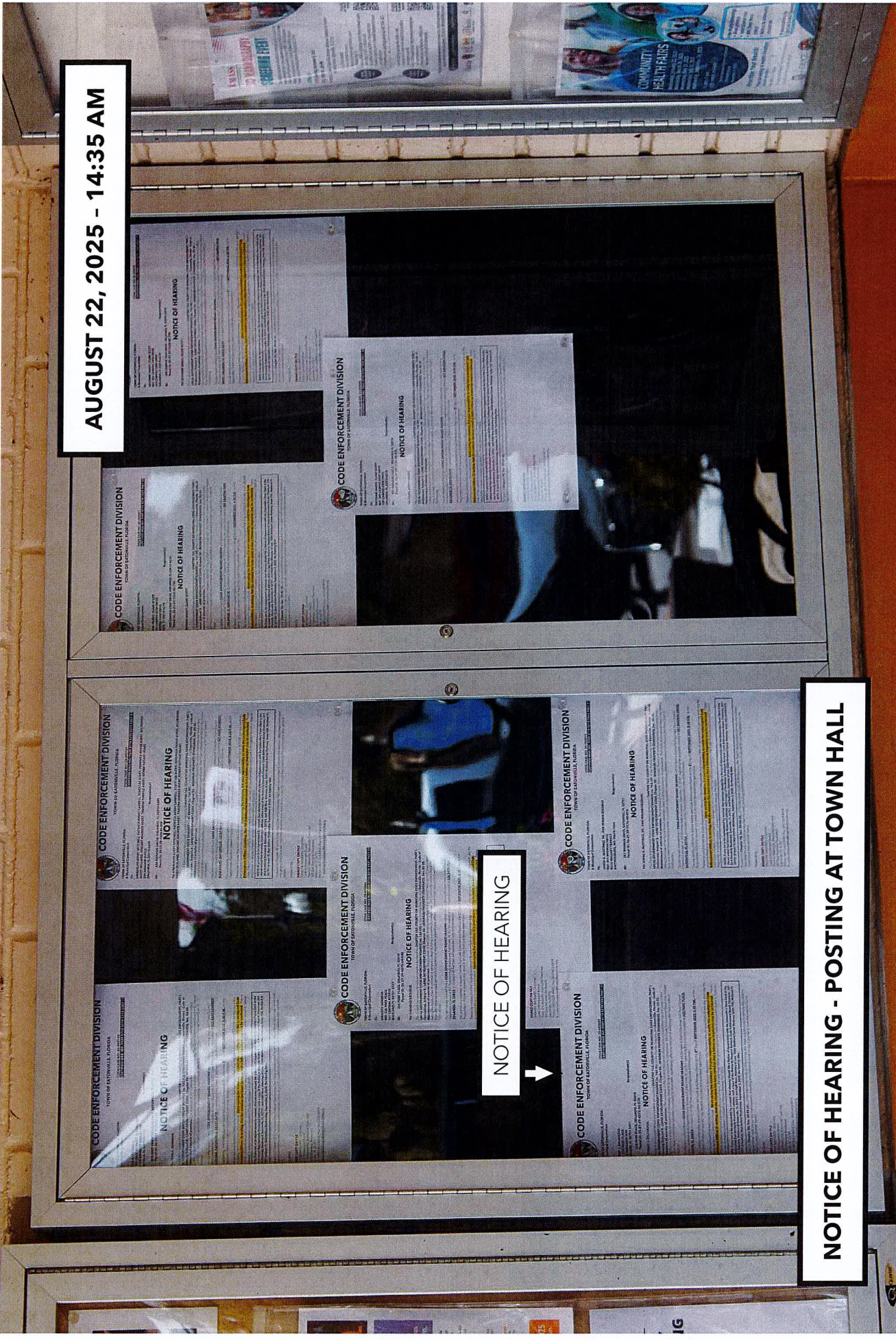
City, State, ZIP+4



9589 0720 6896
02 1906 5657 0225 1545 1061 20

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....5**

AUGUST 22, 2025 - 14:35 AM



NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT TOWN HALL

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....6**



AUGUST 25, 2025 - 2:38 PM


NOTICE OF HEARING

NOTICE OF HEARING - POSTING ON PROPERTY

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
 232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....7**

AUGUST 25, 2025 - 2:39 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000069
 OWNER: RUPERT J. DELEVEAUX
 PROPERTY ADDRESS: 232 PARK PLACE, ORLANDO, FL 32810
 PARCEL ID#1: 35-21-29-4572-60-570

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 25-000069
UNAPPROVED WORK PERMIT 25-000069

TO: RUPERT J. DELEVEAUX
 # (representative)
 232 PARK PLACE, ORLANDO, FL 32810
 Parcel ID: 35-21-29-4572-60-570

NOTICE OF HEARING

The Chief of Police has received information that you are in violation of the Town Code. The Town Code is a set of laws that govern the Town of Eatonville. The Town Code is a set of laws that govern the Town of Eatonville. The Town Code is a set of laws that govern the Town of Eatonville.

CODE ENFORCEMENT DIVISION
 232 PARK PLACE, ORLANDO, FL 32810
 SEPTEMBER 30, 2025, 4:30 PM

SPONSOR: RUPERT J. DELEVEAUX

NOTICE OF HEARING - POSTING ON PROPERTY