

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 24-000188

**OWNER: LATONYA COLE/HAROLD McKENLY
PROPERTY ADDRESS: 351 AMADOR CIRCLE, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-1228-00-180**



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

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

351 Amador Cir 35-21-29-1228-00-180**Name(s):**COLEY LATONYA
MCKENLY HAROLD
AMDEMESKEL JUSTIN**Physical Street Address:**

351 Amador Cir

Property Use:

0103 - Single Fam Class III

[Upload Photos ↕](#)**Mailing Address On File:**49 Stratford Ln W
Boynton Beach, FL 33436-6326[Incorrect Mailing Address?](#)**Postal City and Zip:**

Orlando, FL 32810

Municipality:

Eatonville

[View 2024 Property Record Card](#)**i** [PROPERTY FEATURES](#)**\$** [VALUES, EXEMPTIONS AND TAXES](#)**SALES****MARKET STATS****LOCATION****Historical Value and Tax Benefits ⓘ**

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024	\$40,000	\$135,758	\$0	\$175,758	6.1%	\$154,979	10.0%
2023	\$40,000	\$125,689	\$0	\$165,689	29.4%	\$140,890	10.0%
2022	\$32,500	\$95,582	\$0	\$128,082	12.5%	\$128,082	16.6%
2021	\$30,000	\$83,863	\$0	\$113,863	N/A	\$109,842	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024			\$0		\$255
2023			\$0		\$305
2022			\$0		\$0
2021			\$0		\$50

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)	\$175,758	\$0	\$175,758	3.2160	1.4%	\$565.24	19%
Public Schools: By Local Board	\$175,758	\$0	\$175,758	3.2480	0.0%	\$570.86	19%
General County	\$154,979	\$0	\$154,979	4.4347	0.0%	\$687.29	23%
Town Of Eatonville	\$154,979	\$0	\$154,979	7.2938	0.0%	\$1,130.39	37%
Library - Operating Budget	\$154,979	\$0	\$154,979	0.3748	0.0%	\$58.09	2%
St Johns Water Management District	\$154,979	\$0	\$154,979	0.1793	0.0%	\$27.79	1%
Totals				18.7466		\$3,039.66	

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: \$3,039.66

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,294.85

Your ad-valorem tax with exemptions is: - \$3,039.66

Providing You A Savings Of: = \$255.19

**LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....1**

JANUARY 18, 2007

ORANGE COUNTY PROPERTY APPRAISER



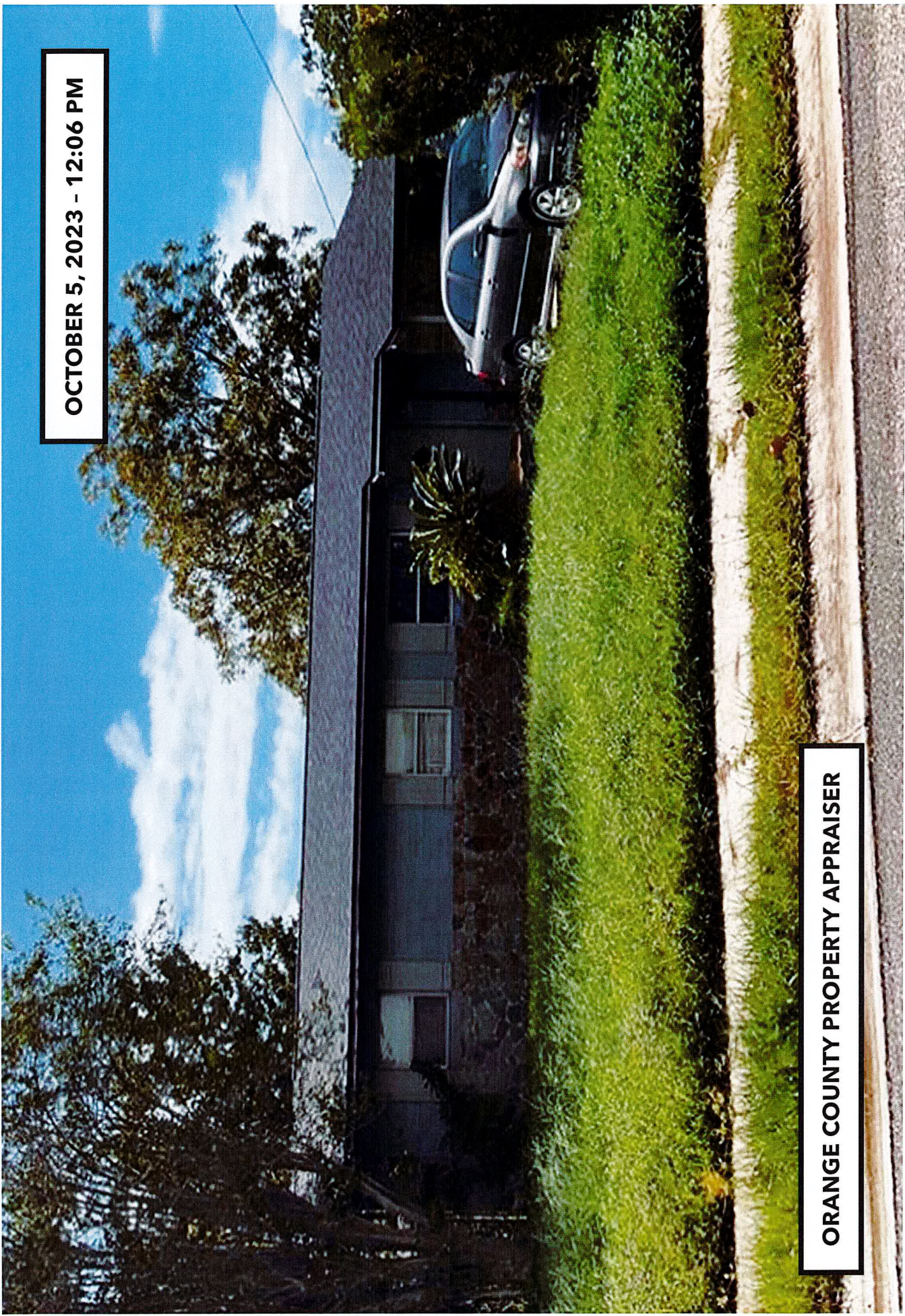
**LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....2**

JUNE 16, 2014

ORANGE COUNTY PROPERTY APPRAISER



**LATONYA COLEY and HAROLD McKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....3**



OCTOBER 5, 2023 - 12:06 PM

ORANGE COUNTY PROPERTY APPRAISER

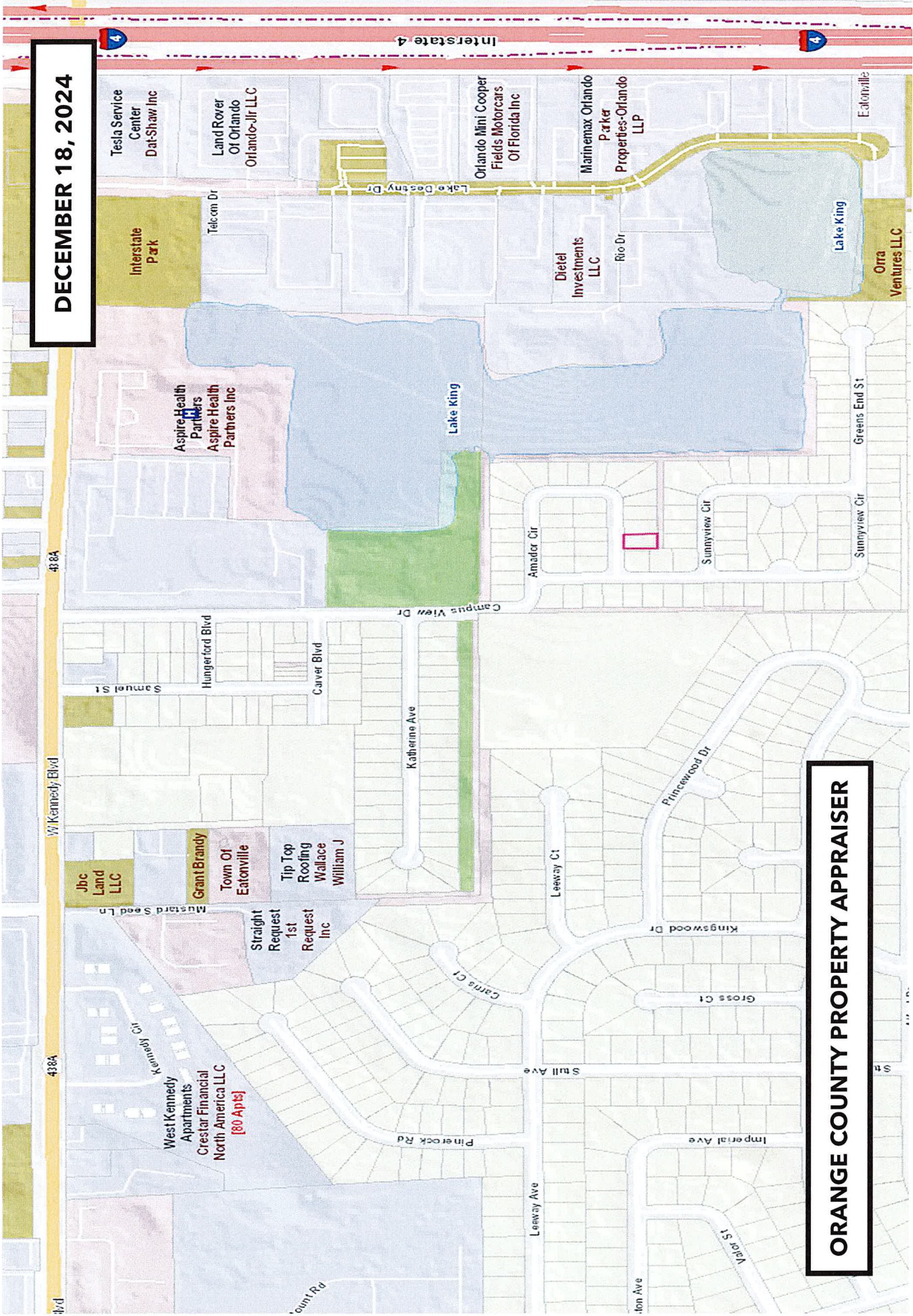
**LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....4**



JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER

LATONYA COLEY and HAROLD MCKENLY, P-ID NO: 35-21-29-1228-00-180
351 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....5



DECEMBER 18, 2024

ORANGE COUNTY PROPERTY APPRAISER



EXHIBIT B

EATONVILLE'S CODE REFERENCES



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 within a carport and cover.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



EXHIBIT C

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

☒	1 st NOTICE	☐	2 nd NOTICE
☐	3 rd NOTICE	☐	FINAL NOTICE

**LATONYA COLEY, HAROLD MCKENLY
AND JUSTIN AMDEMESKEL
REF: 351 AMADOR CIRCLE
49 STRATFORD LANE W
BOYNTON BEACH, FL 33436**

CODE CASE#: **24-000188**
DATE OF NOTICE: **06/07/2024**
COMPLIANCE DATE: **06/22/2024**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the property located at 351 AMADOR CIRCLE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-180** 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. 18-229. - Certain motor vehicles required to be parked in garage.

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

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TO: LATONYA COLEY, HAROLD MCKENLY AND JUSTIN AMDEMESKEL ,

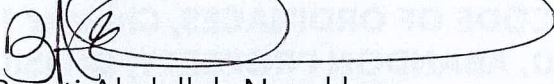
You are hereby notified, the property located at **351 AMADOR CIRCLE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229**, No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231**, 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**, 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.

Please be advised that if the violation is not cured by **[06/22/2024]** 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 18** of the Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



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

ST 0456 TEST 0225 0720 6856

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

CERTIFIED MAIL



ORLANDO FL 328

JUN 17 2024 PM 2 L

9589 0710 5270 1231 9540 15

LATONYA COLEY, HAROLD MCKENLY,
JUSTIN AMDEMESKEL
REF: 351 AMADOR CIRCLE
49 STRATFORD LANE W
BOYTON BEACH, FL 33436
CODE CASE#: 24-000188

AR

FIRST-CLASS MAIL

NEOPOST

06/07/2024

US POSTAGE \$008.69



ZIP 32751
041M11468919

RECEIVED

JUN 17 2024

Initial: _____

NIXIE

331 DE 1

0006/13/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32751680099

*0274-06500-07-40

339265-628506
IA

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

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:

LATONYA COLEY, HAROLD MCKENLY,
JUSTIN AMDEMESKEL
REF: 351 AMADOR CIRCLE
49 STRATFORD LANE W
BOYTON BEACH, FL 33436
CODE CASE#: 24-000188



2. Article Number (Transfer from carrier label)

9589 0710 5270 1231 9540 15

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature		☐ Agent
X		☐ 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®
☐ Adult Signature	☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Certified Mail Restricted Delivery	☐ Registered Mail Restricted Delivery
☐ Collect on Delivery	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation™
☐ Mail	☐ Mail Restricted Delivery	☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt