

# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 06-F-2  
CODE CASE NO: 17-MPS-001**

**OWNER: HERBERT GREEN, JR.  
VIOLATION ADDRESS: 137 SOUTH WEST STREET, EATONVILLE, FL 32751  
PARCEL ID#: 36-21-29-1128-02-140**

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: 03/29/2024 System Refresh Date: 03/24/2024

**137 S West St 36-21-29-1128-02-140**

**Name(s):** GREEN HERBERT JR  
**Physical Street Address:** 137 S West St  
**Property Use:** 0100 - Single Family  
**Mailing Address On File:** Po Box 2344  
 Eatonville, FL 32751-2000  
[Incorrect Mailing Address?](#)  
**Postal City and Zip:** Maitland, FL 32751  
**Municipality:** Eatonville



292136112802140 04/03/2006

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[View 2023 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	%
2023 <a href="#">MKT</a>	\$50,000	\$13,521	\$500	\$64,021	57.3%	\$23,363	10.0%
2022 <a href="#">MKT</a>	\$30,000	\$10,205	\$500	\$40,705	27.6%	\$21,239	10.0%
2021 <a href="#">MKT</a>	\$24,000	\$7,395	\$500	\$31,895	19.5%	\$19,308	10.0%
2020 <a href="#">MKT</a>	\$20,000	\$6,193	\$500	\$26,693	N/A	\$17,553	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2023			\$0		\$499
2022			\$0		\$239
2021			\$0		\$155
2020			\$0		\$113

2023 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

2023	2022	2021	2020
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$64,021	\$0	\$64,021	3.1730	-1.3%	\$203.14	29%
Public Schools: By Local Board	\$64,021	\$0	\$64,021	3.2480	0.0%	\$207.94	30%
General County	\$23,363	\$0	\$23,363	4.4347	0.0%	\$103.61	15%
Town Of Eatonville	\$23,363	\$0	\$23,363	7.2938	0.0%	\$170.41	24%
Library - Operating Budget	\$23,363	\$0	\$23,363	0.3748	0.0%	\$8.76	1%
St Johns Water Management District	\$23,363	\$0	\$23,363	0.1793	-9.2%	\$4.19	1%
<b>Totals</b>				<b>18.7036</b>		<b>\$698.05</b>	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

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

**2023 Gross Tax Total: \$698.05**

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$1,197.43

Your ad-valorem tax with exemptions is: = \$698.05

**Providing You A Savings Of: = \$499.38**

# Property Record - 36-21-29-1128-02-140

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

## Property Summary

### Property Name

137 S West St

### Names

Green Herbert Jr

### Municipality

EVL - Eatonville

### Property Use

0100 - Single Family

### Mailing Address

Po Box 2344  
Eatonville, FL 32751-2000

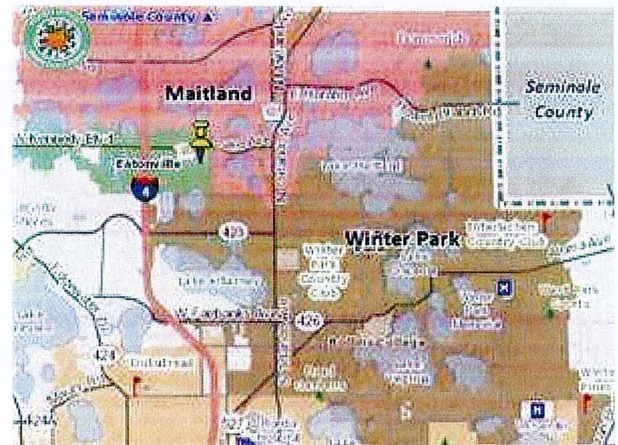
### Physical Address

137 S West St  
Maitland, FL 32751

QR  
Code  
For  
Mobile  
Phone



292136112802140 04/03/2006



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	\$50,000	+ \$14,737	+ \$500 = \$65,237 (1.9%)	\$25,699 (10%)	
2023	\$50,000	+ \$13,521	+ \$500 = \$64,021 (57%)	\$23,363 (10%)	
2022	\$30,000	+ \$10,205	+ \$500 = \$40,705 (28%)	\$21,239 (10%)	
2021	\$24,000	+ \$7,395	+ \$500 = \$31,895	\$19,308	

### Tax Year Benefits

Tax Year Benefits	Tax Savings
2024	\$486
2023	\$499
2022	\$239
2021	\$155

## 2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$65,237	\$0	\$65,237	3.2160 (1.36%)	<b>\$209.80</b>	28 %
Public Schools: By Local Board	\$65,237	\$0	\$65,237	3.2480 (0.00%)	<b>\$211.89</b>	29 %
Orange County (General)	\$25,699	\$0	\$25,699	4.4347 (0.00%)	<b>\$113.97</b>	15 %
Town Of Eatonville	\$25,699	\$0	\$25,699	7.2938 (0.00%)	<b>\$187.44</b>	25 %
Library - Operating Budget	\$25,699	\$0	\$25,699	0.3748 (0.00%)	<b>\$9.63</b>	1 %
St Johns Water Management District	\$25,699	\$0	\$25,699	0.1793 (0.00%)	<b>\$4.61</b>	1 %
				<b>18.7466</b>	<b>\$737.34</b>	

## 2024 Non-Ad Valorem Assessments

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

## Property Features

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### Property Description

FIRST ADDITION TO CALHOUNS SUB P/21 LOT 14 BLK B

### Total Land Area

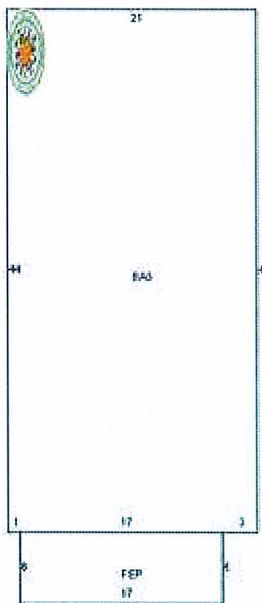
5,067 sqft (+/-) | 0.12 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	\$50,000.00	\$50,000	\$0.00	\$50,000

### Buildings

<b>Model Code</b>	01 - Single Fam Residence	<b>Subarea Description</b>	<b>Sqft</b>	<b>Value</b>
<b>Type Code</b>	0103 - Single Fam Class III	BAS - Base Area	924	\$136,854
<b>Building Value</b>	\$14,737	FEP - F/Enc Prch	102	\$10,516
<b>Estimated New Cost</b>	\$147,370			
<b>Actual Year Built</b>	1940			
<b>Beds</b>	3			
<b>Baths</b>	1.0			
<b>Floors</b>	1			
<b>Gross Area</b>	1026 sqft			
<b>Living Area</b>	1026 sqft			
<b>Exterior Wall</b>	Wood.Shthn			
<b>Interior Wall</b>	Wall.Bd/Wd			



### Extra Features

<b>Description</b>	<b>Date Built</b>	<b>Units</b>	<b>Unit Price</b>	<b>XFOB Value</b>
CPT1 - Carport 1	01/01/1994	1 Unit(s)	\$500.00	\$500

### Sales

#### Sales History

<b>Sale Date</b>	<b>Sale Amount</b>	<b>Instrument #</b>	<b>Book/Page</b>	<b>Deed Code</b>	<b>Seller(s)</b>	<b>Buyer(s)</b>	<b>Vac/Imp</b>
12/19/1994	\$14,000	19955129106	04849 / 2467	Warranty Deed	Barry Mercedes R	Green Herbert Jr	Improved



# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 06-F-2 and 17-MPS-001

A Municipal Corporation

CERTIFIED MAIL NO: 9589 0710 5270 2556 9953 32

Vs.

HERBERT GREEN, JR.

REF: 137 SOUTH WEST STREET

P. O. BOX 2344

EATONVILLE, FL 32751

Respondent(s)

RE: 137 SOUTH WEST STREET, EATONVILLE, FL 32751

Parcel ID: 36-21-29-1128-02-140

## NOTICE OF HEARING

TO: HERBERT GREEN, JR.,

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

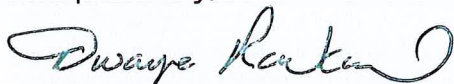
You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **137 SOUTH WEST STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **5<sup>th</sup>** day of **MARCH 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)

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

**HERBERT GREEN, JR.**  
 P. O. BOX 2344  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-140  
 CODE CASE NO: 06-F-2 and 17-MPS-001

NEOPOST  
 01/17/2025  
**US POSTAGE \$009.64**  
 FIRST-CLASS MAIL  
 IM1

ZIP 32751  
 041M11468919

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 HERBERT GREEN, JR.  
 P. O. BOX 2344  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-140  
 CODE CASE NO: 06-F-2 and 17-MPS-001



9590 9402 8586 3244 7199 28

9589 0710 5270 2556 9953

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

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

32 Mail Restricted Delivery (over 350)

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 2556 9953 32  
 9589 0710 5270 2556 9953 32

**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 \_\_\_\_\_

Signed and Afd. \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Postmark Here \_\_\_\_\_

HERBERT GREEN, JR.  
 P. O. BOX 2344  
 EATONVILLE, FL 32751  
 P-ID: 36-21-29-1128-02-140  
 CODE CASE NO: 06-F-2 and 17-MPS-001

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



9589 0710 5270 2556 9953 32

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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 \$ \_\_\_\_\_

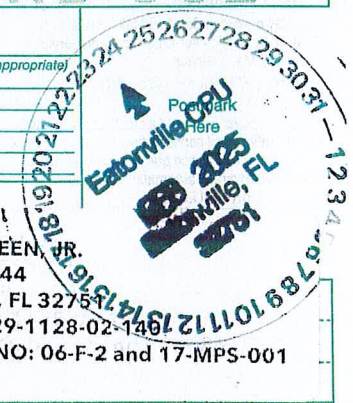
Total Postage \$ \_\_\_\_\_

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

Street and Apt. \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

HERBERT GREEN, JR.  
 P. O. BOX 2344  
 EATONVILLE, FL 32755  
 P-ID: 36-21-29-1128-02-140  
 CODE CASE NO: 06-F-2 and 17-MPS-001





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 06-F-2 and 17-MPS-001  
CERTIFIED MAIL NO: 9589 0710 5270 2556 9953 32

Vs.

HERBERT GREEN, JR.  
REF: 137 SOUTH WEST STREET  
P. O. BOX 2344  
EATONVILLE, FL 32751

Respondent(s)

RE: 137 SOUTH WEST STREET, EATONVILLE, FL 32751  
Parcel ID: 36-21-29-1128-02-140

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**TO: HERBERT GREEN, JR.,**

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Respectfully,

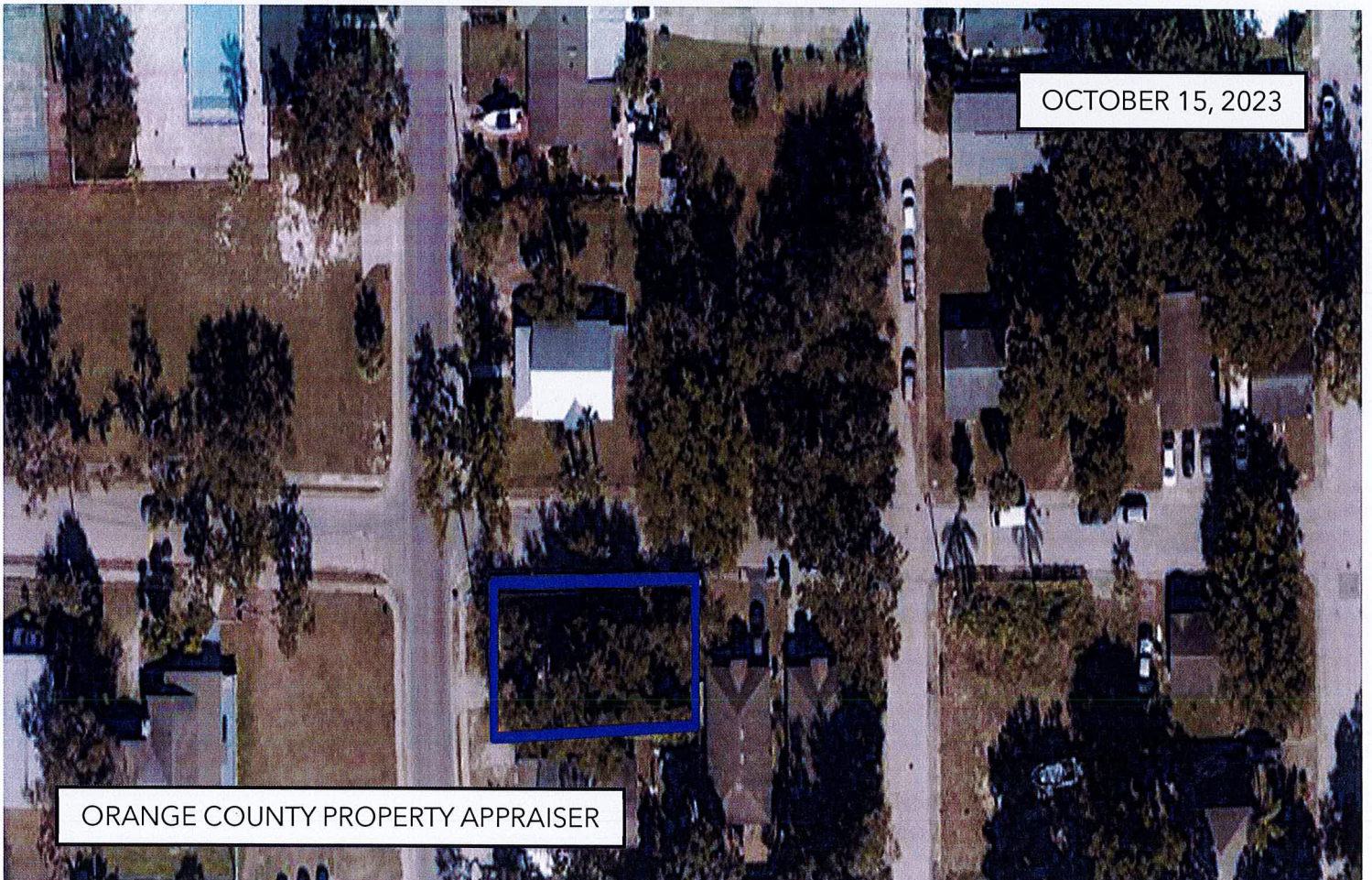
### **SIGNED COPY ON FILE**

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

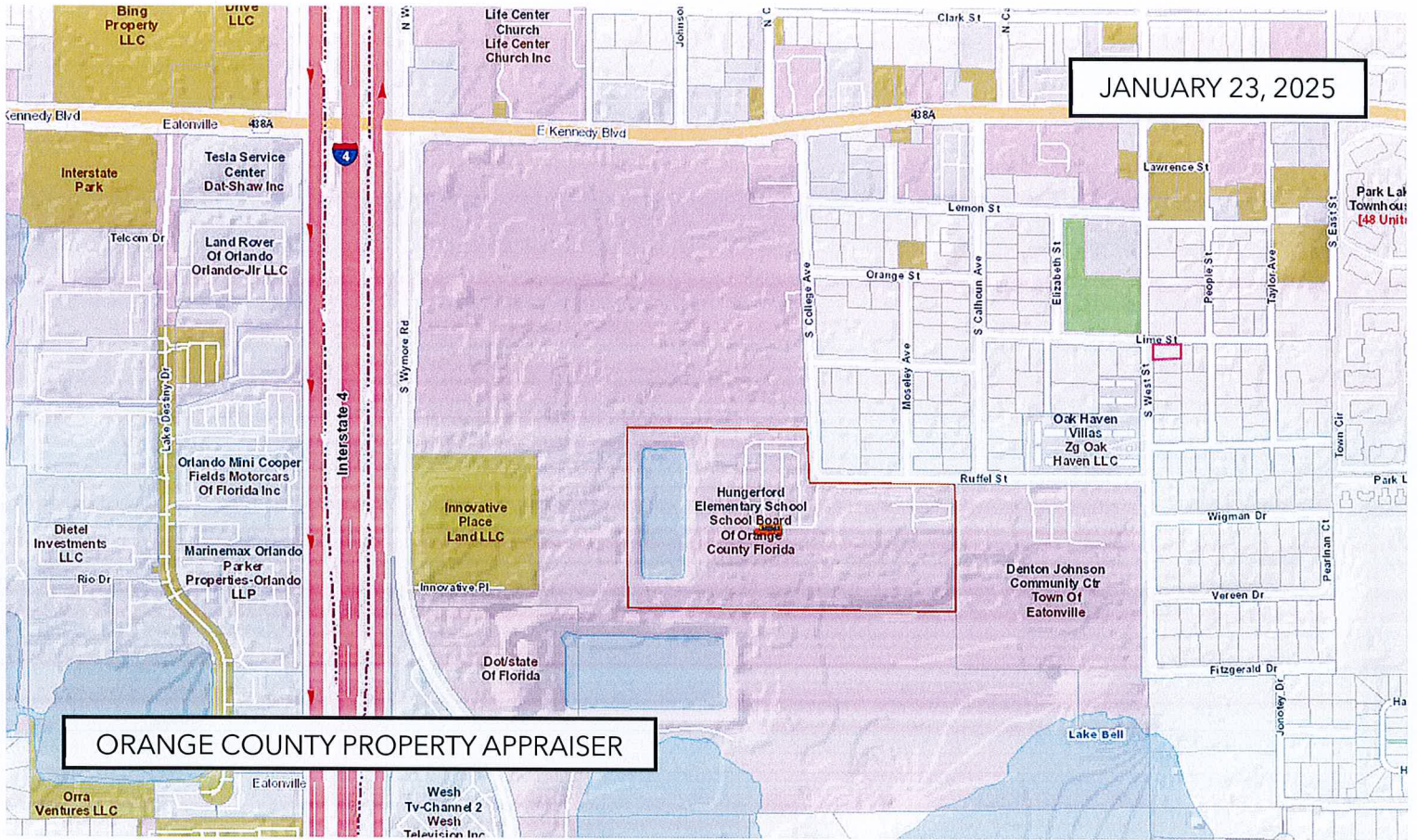
HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140  
137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (OCPA).....1



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140  
137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (OCPA).....2



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140  
137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (OCPA).....3





**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.

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



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

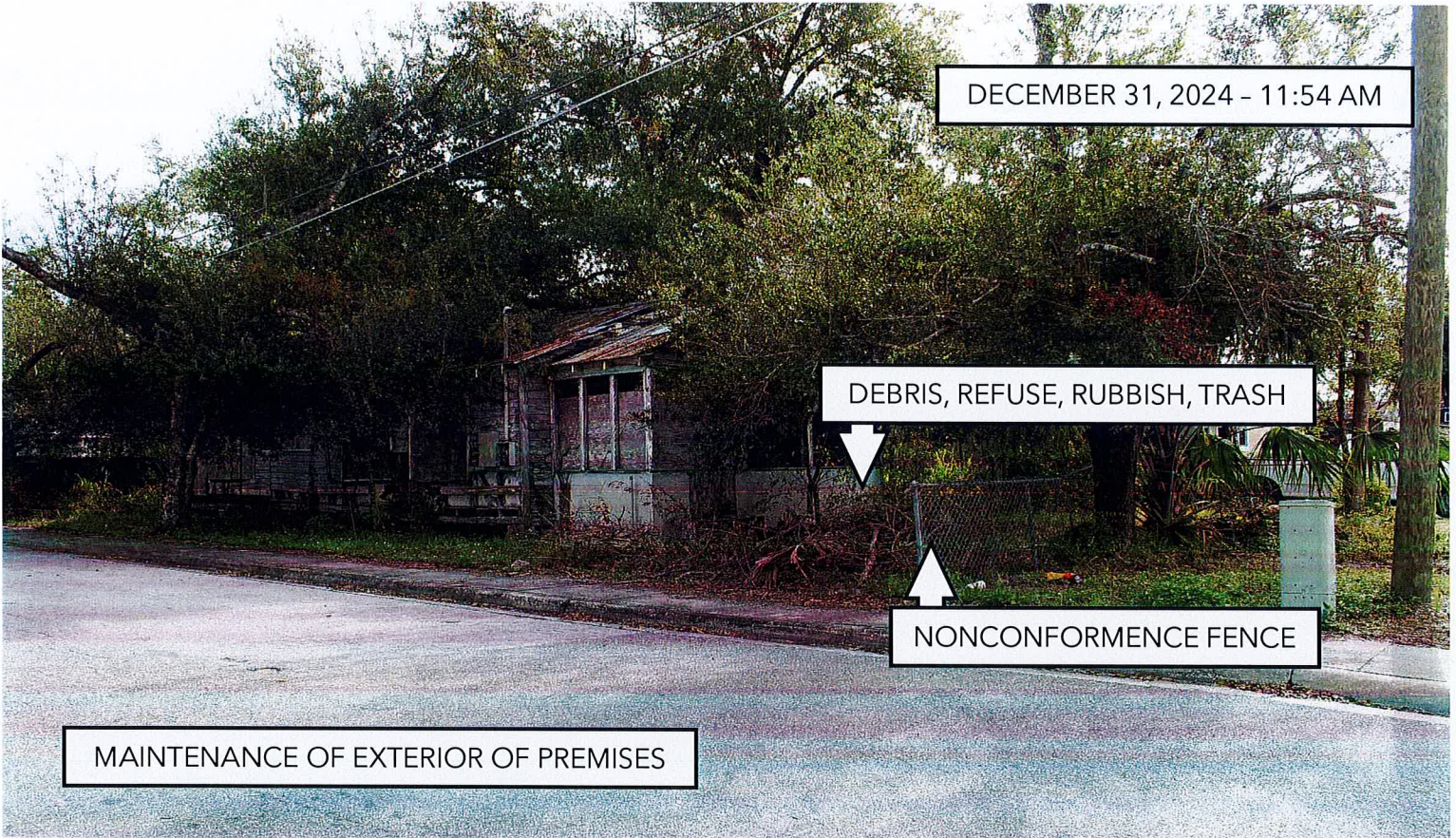
### **Eatonville Florida, Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS, ARTICLE IV. - FENCES, Sec. 60-84. - Maintenance.**

**Sec. 60-84. - Maintenance.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chainlink fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005 or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

(LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995; Ord. No. 2004-12, 5-4-2004)

# HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....1



DECEMBER 31, 2024 - 11:54 AM

DEBRIS, REFUSE, RUBBISH, TRASH

NONCONFORMANCE FENCE

MAINTENANCE OF EXTERIOR OF PREMISES

# HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....2



DECEMBER 31, 2024 - 11:54 AM

DEBRIS, REFUSE, RUBBISH, TRASH

NONCONFORMANCE FENCE

NONCONFORMANCE FENCE

HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....3



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....4





# HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....5



# HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....6



# HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....7



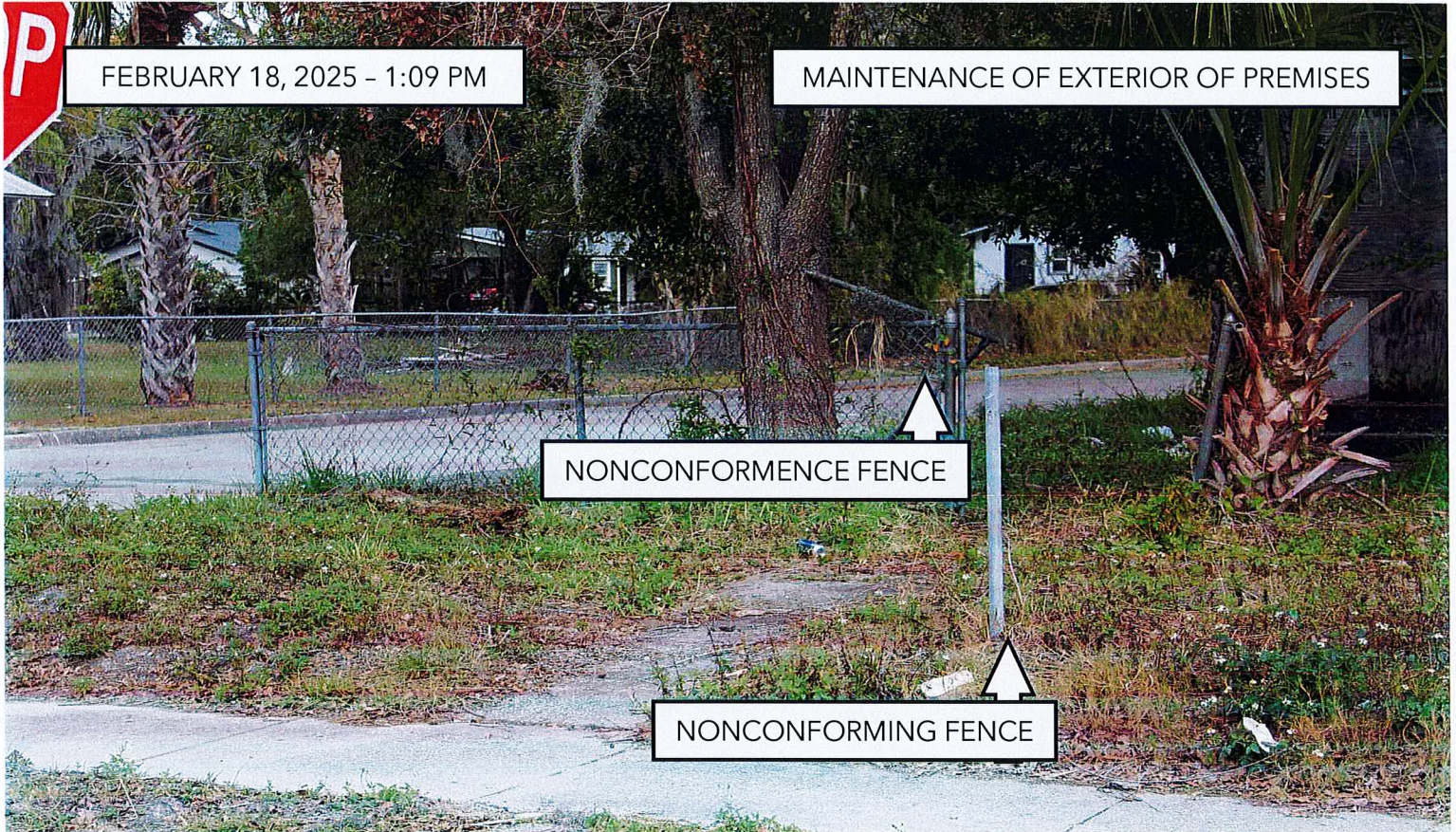
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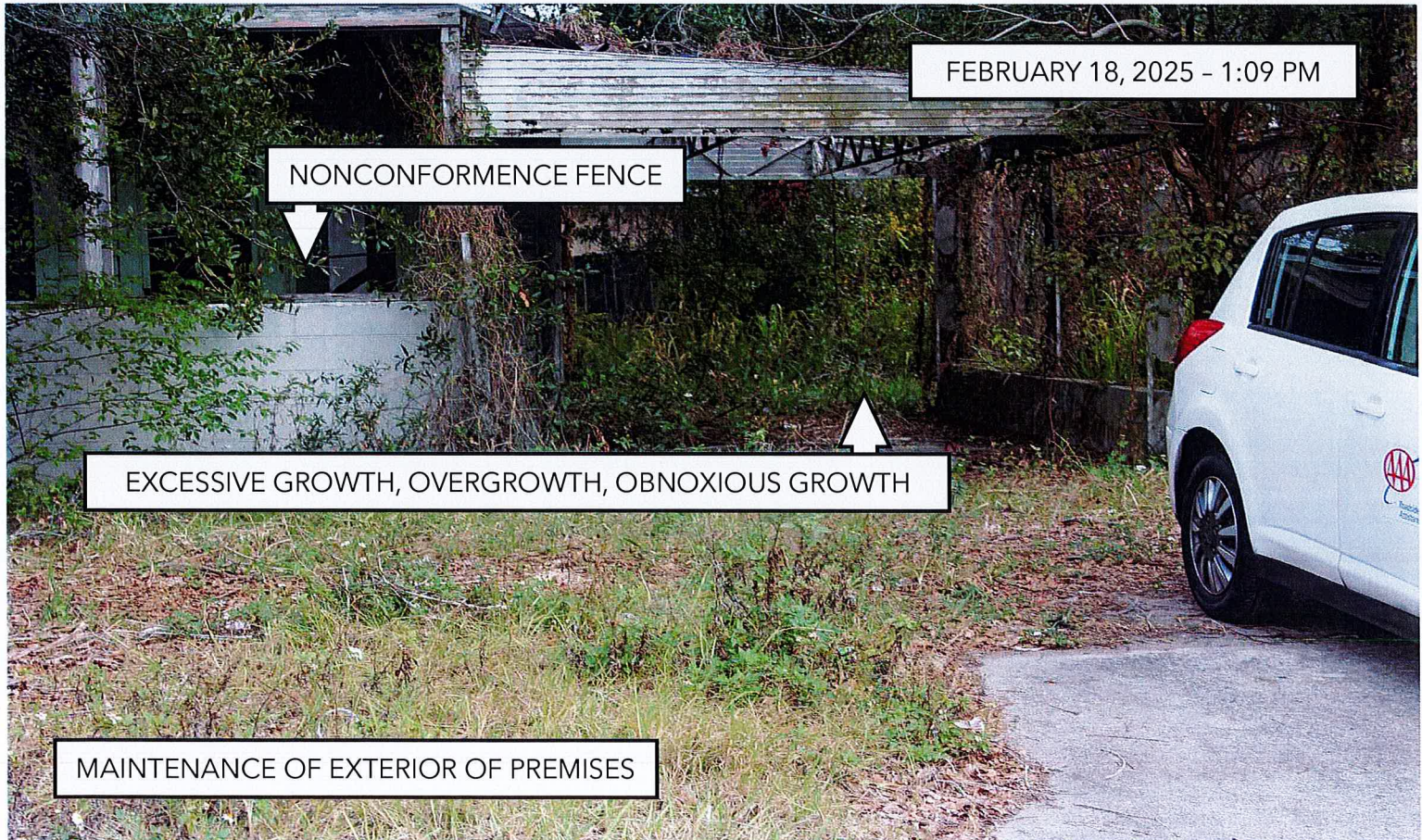
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137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....9



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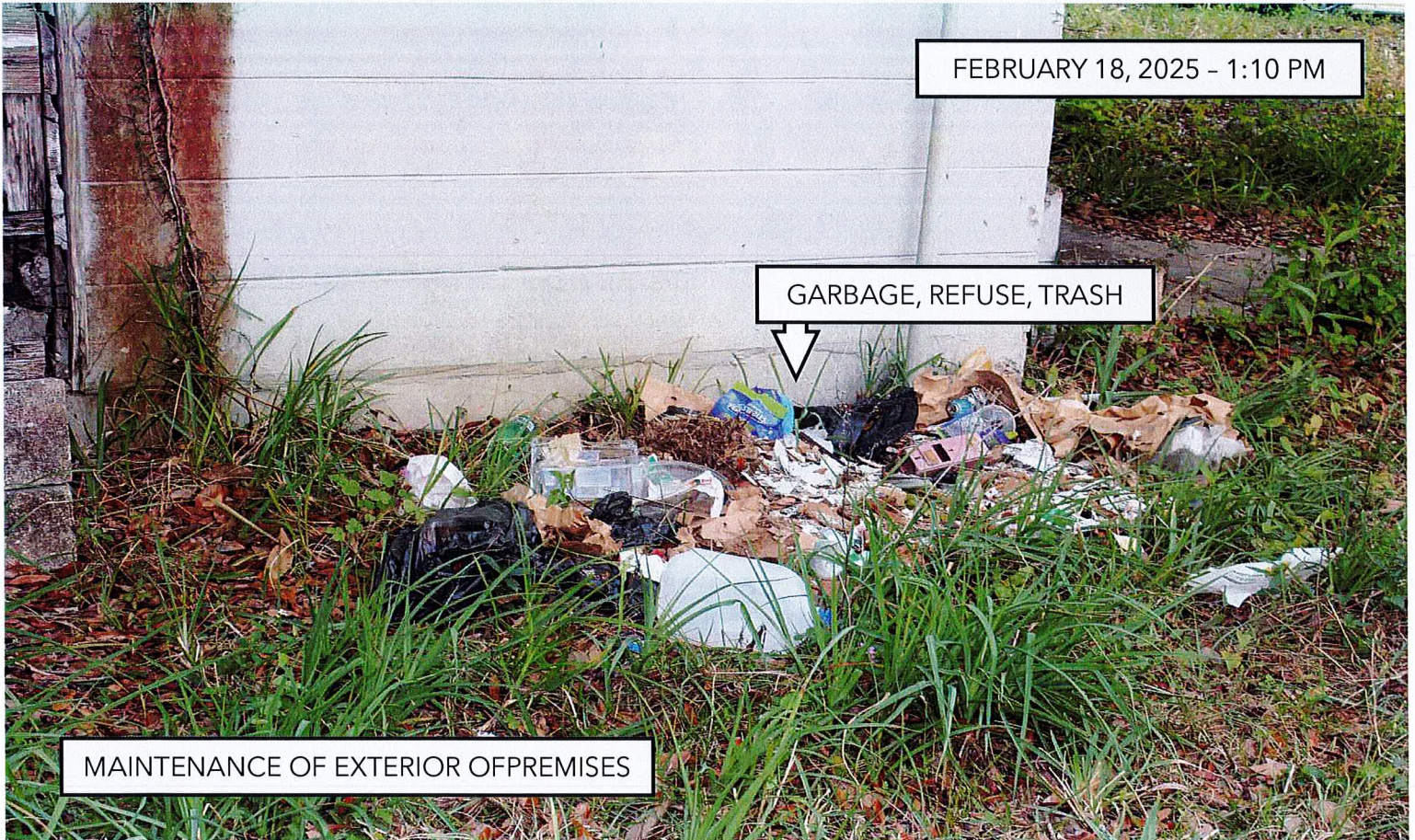
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137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....11



HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....12

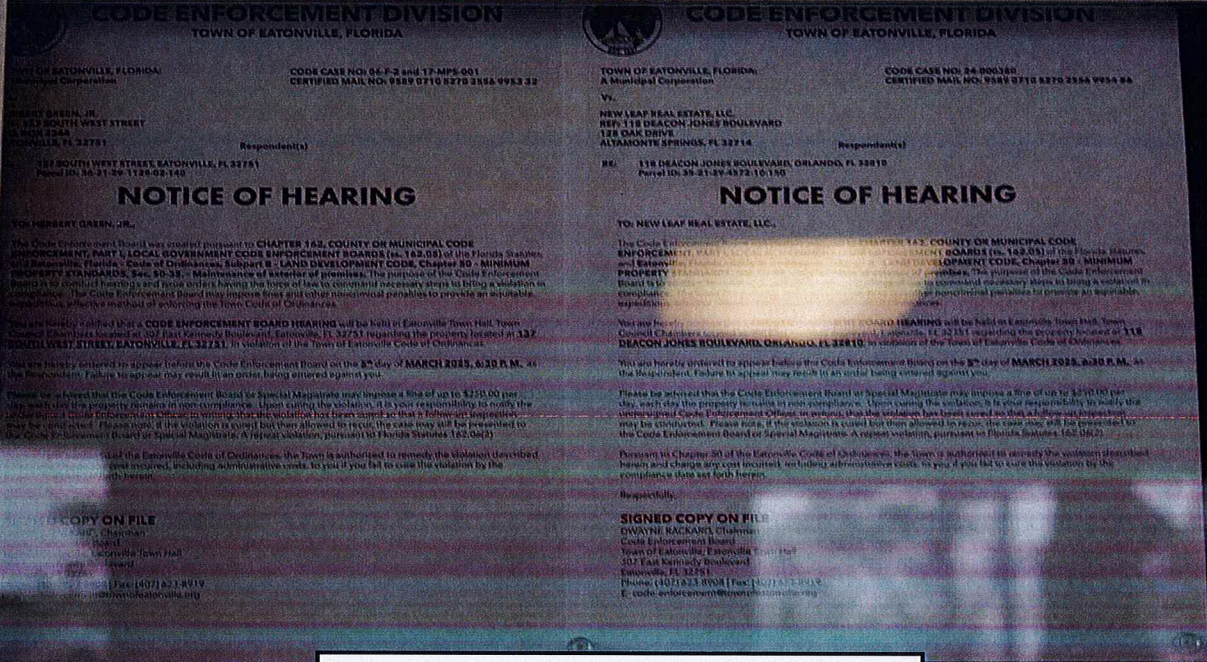


# HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....13

FEBRUARY 24, 2025 - 3:28 PM

MAINTENANCE OF EXTERIOR OF PREMISES



POSTING ON TOWN'S BULLETIN BOARD

# HERBERT GREEN, JR., P-ID: 36-21-29-1128-02-140

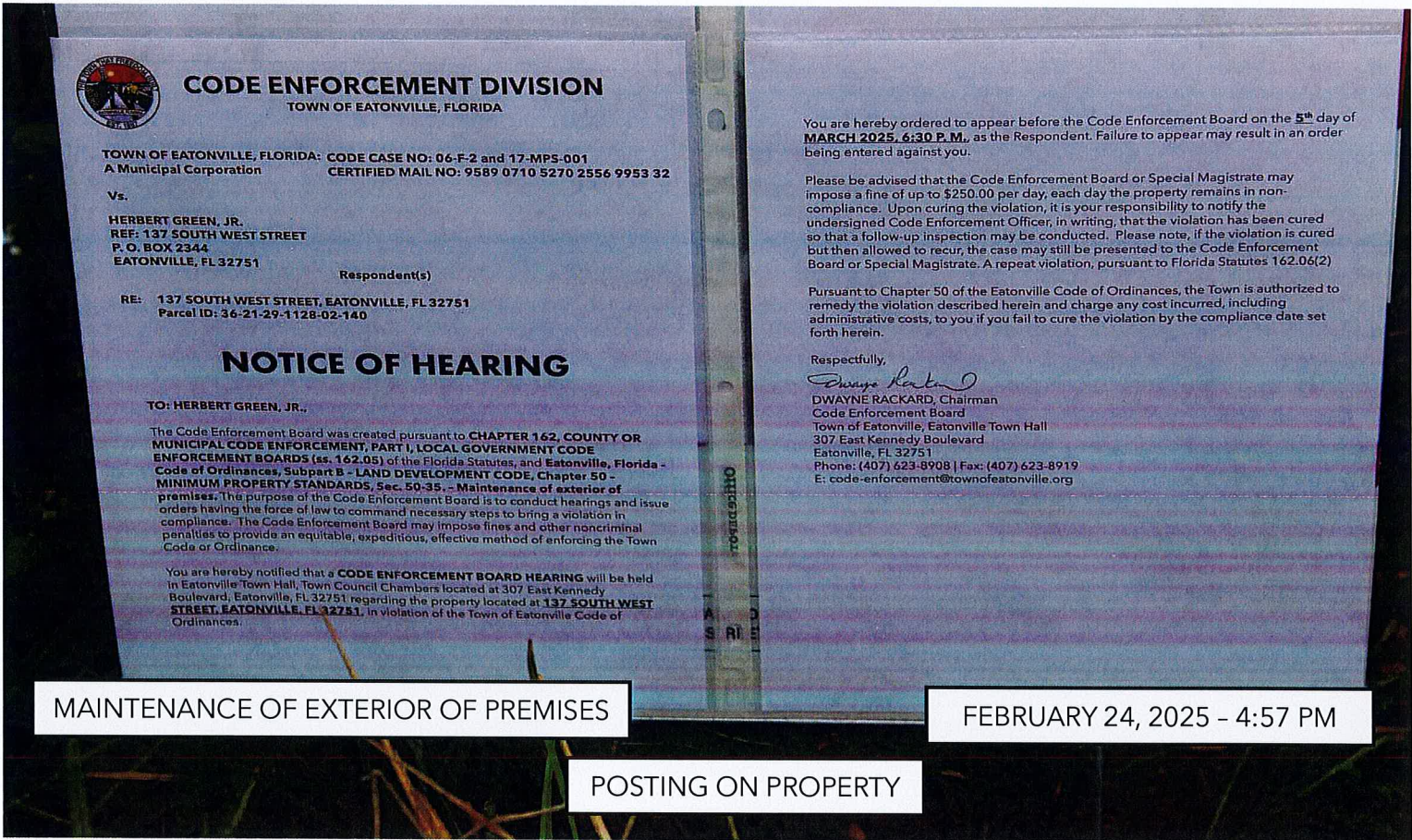
137 SOUTH WEST STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 06-F-2 and 17-MPS-001).....14



POSTING ON PROPERTY

FEBRUARY 24, 2025 - 4:57 PM

MAINTENANCE OF EXTERIOR OF PREMISES



# **OFFICIAL NOTICE OF VIOLATION**

**TOWN OF EATONVILLE  
CODE ENFORCEMENT DEPARTMENT  
307 E. KENNEDY BOULEVARD  
Eatonville, Florida 32751  
407-623-8900**

**Case #: 06-F-2 and  
#17-MPS-001**

DATE: June 5, 2017

Property Owner: Herbert Green Jr.

Mailing address: Po Box 2344 Eatonville, Florida 32751-2000

Re: Property location: 137 S. WEST STREET MAITLAND, Florida 32751

Orange County Parcel ID Number: 36-21-29-1128-02-140

To Whom It May Concern,

During a recent inspection of the above-listed property, conducted on August 1, 2016, to June 5, 2017 violations are still present. Your property, as referenced above, is in violation of the following Ordinance(s) of the Town of Eatonville, and subject to a **REPEAT VIOLATOR STATUS:**

**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.

**Town of Eatonville Ordinance 2004-12: Requirements for Fence; Section 4-2.7 Maintenance:**

Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chain link fence shall face the ground when within six (6) feet from any sidewalk. Electronically charged fences are prohibited within the Town limits. The Mayor or designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this ordinance or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the Town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that is located in the front yard where at least 50% of the surface area that is in need of maintenance shall be non-conforming. Any front fence where 50% of the stockade "facing" needs to be replaced or where 50% of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is non-conforming.

**Description of Violation:** Trash, clothing, fallen limbs, and other rubbish is scattered around property. The fence is still non-conforming, falling in various sections. An abandoned truck camper is propped along the porch area, windows are broken, doors are ajar, and grass and or weeds, vines, and trees are over-grown on the property.

**Corrective action to be taken:** Remove all item of clothing, overgrowth of grass and weed, vines, and trim trees, remove all rubbish, trash, the truck camper, the fallen limbs, and the entire fence is required to be removed. Also, get with the Building and Permits department for all repairs needed, to repairs window, and secure structure. Please clean the front, sides, and rear of property, and keep property clean at all times. Please haul away all furniture, junk and debris, all yard waste, cuttings, and or trimming away from this property, due to no Refuse Service provided at this location.

**Date Compliance is Due: JUNE 15, 2017**

Once the violations are corrected, you must contact the Town at **407-623-8916** to reschedule a re-inspection.

Failure to correct these violations and call for a re-inspection will result in a request by this department to bring this matter before the Code Enforcement Hearing Board for further action (Town of Eatonville Ordinance #2016-11). Should the property owner fail to remedy the violation, then the Town may remedy the condition and assess against the record owner the costs thereof, plus permissible administrative charges. Any violation not corrected in the time and manner specified in the notice pursuant to this Section may be referred to the Town Hearing Code Board.

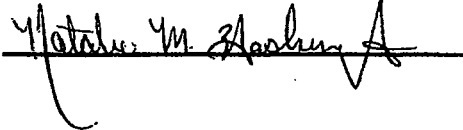
The Code Enforcement Hearing Board has the authority to impose fines for violations of the Town Ordinances. Imposition of fines is in accordance with Chapter 162, *Florida Statutes*, which provide for imposition of a fine of up to \$250.00 per day for a first violation, and a fine of up to \$500.00 per day for repeat violations. Additionally, fines may be imposed in accordance with Town Ordinance 2010-16, which provides for a Fee Schedule for the Town relating to



Administrative Fees, and Hearing costs and fees, and otherwise, as associated with Code Enforcement and provided therein.

If you have any questions or need further clarification, please call 407-623-8916 to speak with the below-listed Code Enforcement staff.

Officer name: Natalie M. Washington

Officer Signature: 

This communication has been sent by:

Regular/First Class Mail

Certified Mail # 7008 0150 0001 9743 0630

### **Appeal Process**

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

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

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation,

CASE NO. 06-F-2 and #17-MPS-001  
CERTIFIED MAIL NO. 7008 0150 0001 9743 0630

Vs.

Herbert Green Jr.  
Po. Box 2344  
Eatonville, Florida 32751-2000

**Respondent(s)**

**RE: 137 S. WEST STREET MAITLAND, FLORIDA 32751/**

**NOTICE OF HEARING**

Dear Mr. Herbert Green Jr.:

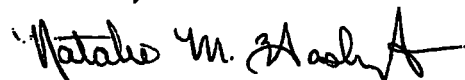
The Code Enforcement Board was created pursuant to Chapter 162 of the Florida Statutes, Ordinance **#2004-12 (FENCE REQUIREMENTS)**, and Section: **4-2.7**. Also, Ordinance **#99-15 (MINIMUM PROPERTY STANDARDS)**, and Section: **2-1.1** et al, of the Code of Ordinances of the Town of Eatonville. The purpose of this Board is to conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring a violation into compliance. The Board may also impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing any Town Code or Ordinance.

**YOU ARE HEREBY FORMALLY NOTIFIED** that on the **15<sup>TH</sup>** day of **JUNE, 2017; 7:00 P.M.**, there will be a **CODE ENFORCEMENT BOARD HEARING** in the Town Council Chambers, Town Hall, 307 E. Kennedy Boulevard, Eatonville, Florida 32751, concerning your property in violation of Town Code and/or Ordinance as further described in the attached Affidavit of Violation and Request for Hearing.

**YOU ARE HEREBY ORDERED** to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence and an Order being entered against you without your presence to input.

Should you be found in violation of the Town Code or Ordinance, the Code Enforcement Board has the power, by law, to levy fines of up to \$250.00 per day against your property for every day the violation(s) continue(s) beyond the date set by the Board for compliance. If the violation(s) is/are corrected and then recur(s), pursuant to Florida Statutes 162.06(2), this case shall be presented to the Code Enforcement Board at the above stated Hearing even if the violation has been corrected prior to the Hearing. As a Repeat Violation, the Board may impose a fine of up to \$500.00 per day.

Thank You,



Natalie M. Washington  
Code Enforcement Inspector/Officer



Code Enforcement Board Hearing

ORDER IMPOSING

CASE # 06-F-2 and # 17-MPS-001 RESPONDENT(s) NAME: Herbert Green Jr. ADDRESS OF VIOLATION: 137 S. WEST STREET MAITLAND, FLORIDA 32751

Based on the Testimony and evidence presented in case # 06-F-2 and # 17-MPS-001, I move to find that the Respondent (s), Herbert Green Jr., is in violation of the Town of Eatonville Code (Ordinance # 2004-12 Requirements for Fence; Section 4-2.7 Maintenance, and 99-15 Minimum Property Standards; Section 2-1.1 Maintenance of Exterior) on (JUNE 15TH), 2017. In order to correct the violation (s) the Respondent shall take:

- a. The remedial (corrective) actions as set forth in the notice of violation.
b. The following remedial actions:
1. Repair or Remove the Fence.
2. Bring Structure up to Code by guidelines given by Town Planner, or demolish.

If the Respondent (s) does not comply with this Order, a fine of (\$200.00) will be imposed for each day the violation continues past (SEPTEMBER 13TH), 2017. The Respondent is further ordered to contact the Town of Eatonville Code Enforcement Officer, to arrange for an inspection of the property to verify compliance with this order.

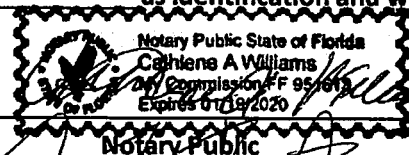
I further move that I find that the violation presents a serious threat to the public health, safety and welfare and it is ordered that, by copy of this Order, the Clerk's Office, and Orange County be notified of said condition pursuant to section 162.06(4) and 162.09(1), Florida Statutes.

Signature of Charles Bargaineer, Chairman

6-19-17 Dated:

STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th June, 2017 by Charles Bargaineer who is personally known to me or who has produced as identification and who did (did not) take an oath...



Signature of Secretary of Code Enforcement

(SEAL ABOVE)

**CODE ENFORCEMENT**

State of FLORIDA, County of ORANGE  
I hereby certify that this is a true copy of  
the document as reflected in the Official Records  
PHIL DIAMOND, COUNTY COMPTROLLER  
BY: [Signature] D.C.  
DATED: 12-06-17



TOWN OF EATONVILLE, FLORIDA  
Case CE: #06-F-2, and #17-MPS-001  
Petitioner,  
Certified Mail #7015 1520 0002 0118 3134

Vs.

HERBERT GREEN JR.  
PO BOX 2344  
EATONVILLE, FLORIDA 32851-2000

17 December  
[Signature]

RE: 137 S. WEST STREET MAITLAND, FLORIDA 32751  
Parcel I.D.: #36-21-29-1128-02-140

DOCH 20170666388  
12/06/2017 04:07:56 PM Page 1 of 1  
Rec Fee: \$10.00  
Phil Diamond, Comptroller  
Orange County, FL  
MB - Ret To: TOWN OF EATONVILLE

Respondent,



**AFFIDAVIT OF NON-COMPLIANCE**

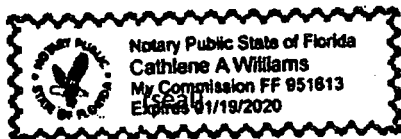
I, NATALIE M. WASHINGTON, Code Enforcement Officer for the Town of Eatonville, hereby  
deposes and says:

1. That on JUNE 15, 2017 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 SEPTEMBER 13, 2017
3. That a re-inspection of the property in the above styled cause was performed on DECEMBER 6, 2017, 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 DECEMBER 6, 2017, 2017.

[Signature]  
Natalie M. Washington,  
Code Enforcement Inspector/ Officer

STATE OF FLORIDA  
COUNT OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of December, 2017, by  
Natalie M. Washington, Code Enforcement Inspector/Officer for the Town of Eatonville.



[Signature]  
Notary Public - State of Florida

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

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation,

CASE # 06-F-2 and # 17-MPS-001  
CERTIFIED MAIL NO. 7015 1520 0002 0118 3462

Vs.

Herbert Green Jr.  
Po Box 2344  
Eatonville, Florida 32751

**Respondent(s)**

**RE: 137 S. West Street Maitland, Florida 32751**

**NOTICE OF HEARING**

To Whom It May Concern:

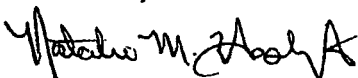
The Code Enforcement Board was created pursuant to Chapter 162 of the Florida Statutes, Ordinance #**2004-12 Requirements for Fence; Section 4-2.7 Maintenance, and 99-15 Minimum Property Standards; Section 2-1.1 Maintenance of Exterior**) et al, of the Code of Ordinances of the Town of Eatonville. The purpose of this Board is to conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring a violation into compliance. The Board may also impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing any Town Code or Ordinance.

**YOU ARE HEREBY FORMALLY NOTIFIED** that on the **19<sup>TH</sup>** day of **APRIL, 2018; 7:00 P.M.**, there will be a **CODE ENFORCEMENT BOARD HEARING** in the Town Council Chambers, Town Hall, 307 E. Kennedy Boulevard, Eatonville, Florida 32751, concerning your property in violation of Town Code and/or Ordinance as further described in the attached Affidavit of Violation and Request for Hearing.

**YOU ARE HEREBY ORDERED** to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence and an Order being entered against you without your presence to input.

Should you be found in violation of the Town Code or Ordinance, the Code Enforcement Board has the power, by law, to levy fines of up to \$250.00 per day against your property for every day the violation(s) continue(s) beyond the date set by the Board for compliance. If the violation(s) is/are corrected and then recur(s), pursuant to Florida Statutes 162.06(2), this case shall be presented to the Code Enforcement Board at the above stated Hearing even if the violation has been corrected prior to the Hearing. As a Repeat Violation, the Board may impose a fine of up to \$500.00 per day.

Thank You,



Natalie M. Washington  
Code Enforcement Inspector/Officer  
April 9, 2018



# TOWN OF EATONVILLE

*"The Oldest Black Incorporated Municipality in America"*

## CODE ENFORCEMENT MAGISTRATE HEARING TOWN OF EATONVILLE, FLORIDA

CASE #. 06-F-2 and

# 17-MPS-001

CERTIFIED MAIL # 7015 1520 0002 0118 4391

TOWN OF EATONVILLE

**Petitioner,**

Vs.

**HERBERT GREEN JR.**

**Po Box 2344**

**EATONVILLE, FLORIDA 32751-2000**

**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 **April 19, 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 no respondent appeared. 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: **137 S. WEST STREET MAITLAND, FLORIDA 32751**. Whose legal description is **FIRST ADDITION TO CALHOUNS SUB P/21 LOT 14 BLK B of Orange County, Florida. Parcel Id# 36-21-29-1128-02-140.**

The date this condition was first observed at the above-described property **AUGUST 1, 2016**, and numerous thereafter. **June 5, 2017** a violation notice was issued, and another

hearing notice was issued on April 9, 2018. A re-inspection was made on APRIL 18, 2018 confirmed the condition was not corrected. The Condition described below constitutes a violation of the Town of Eatonville's Ordinance #2004-12 Requirements for Fence; Section 4-2.7, Maintenance, and Ordinance #99-15 Minimum Property Standards; Section 2-1.1 Maintenance of Exterior of Premises, and Bringing Structure up to Code by guidelines given by Town Planner, demolish.

The Respondent was mailed a Violation Letter on: June 5, 2017 that the condition described below constituted a violation of the Code of the Town of Eatonville, Florida, and was to be corrected by JUNE 15, 2017, the correction has not made to date. Hearing Notice was sent by Certified Mail on April 9, 2018, and the property was posted of the Hearing Notice on April 9, 2018.

## II. CONCLUSION OF LAW:

The Respondent; Warren Green (son/stated new owner)-present. Herber Green Jr.(absent). by reason of the foregoing, is in violation of the Code of the Town of Eatonville, Florida, Section 2-1.1 in that Respondent(s) has failed to Keep property clean and maintenance; by cutting all overgrowth of grass and or weeds from the front, and or, sides, and or rear of the property, trim all hedges, and trees, and remove all clothing, trash, and junk and debris from the entire property. Remove the pile of limbs & trash from the front of the property. Remove all cuttings, trimmings, bags of trash from the property. Also, windows need repairing, a new fence is required, and building structure needs to be brought up to Building Code Regulations. Please get with the Town Planner for Fence, Windows, and Structure regulations. Repair Structure or complete all documents and get approval from the Historic Preservation for Demolition, and remove foundation, 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 the Fence Violation (s), and has been ordered on or before APRIL 27, 2018, and the Structure Violation fines are on going until Compliance is done. The said property would need all violations corrected. If the Respondent fails to comply with this Order, a fine of \$200.00 per day until the property own schedule a re-inspection for a compliance inspection with the Town of Eatonville's Code Enforcement Inspector/Officer. The fine will be imposed against your property.

Should this property not be found in compliance as of: April 27, 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.

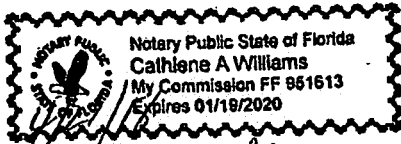
Upon complying, the burden shall rest upon Respondent(s) to immediately notify the Code Enforcement Officer at (407) 623-8916, 307 E. Kennedy Boulevard Eatonville, Florida 32751. Office hours are Monday through Friday 8:00A.M. to 1:00P.M., who

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 26<sup>TH</sup> day of APRIL, 2018.



*Cathlene A. Williams*

**TOWN OF EATONVILLE, FLORIDA**

*Charles Bargaineer*

**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 26<sup>TH</sup> day of APRIL, 2018.

**RETURN TO:**

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

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





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

Work Order No. 194714

**Inspection Report**

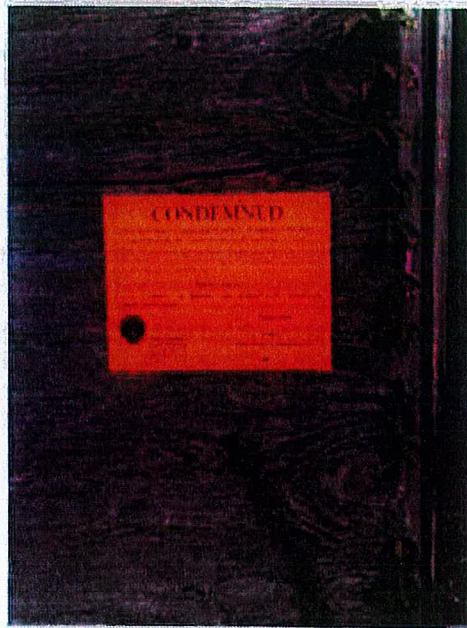
Project Name: 137 South West Street ~ TOE sfr	Date: 03/09/2020 Any any
Address: 137 South West Street ~ TOE sfr, Eatonville, Orange County, FL	Permit No: N/A
Client: Town of Eatonville	Lot No.:
ProjectNo.: 0115.2100013.0000	Contact: Susan Manchester at 14075818161
Scope of Inspection: TOE mandated inspection for safety and code compliance	
Inspection Type: See Scope	

**Disposition of Inspection: Fail**

Comments:		
<u>Task Date</u>	<u>Task Note</u>	<u>User Name</u>
01/19/2021	Per John Jackson from 03.09.2020 - failed inspection. Condemned notice posted. Photos taken.	Susan Manchester

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, BU333



39-2020

0115.2600 13.0000

137 South West St.

