

# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 24-000380**

**OWNER: NEW LEAF REAL ESTATE, LLC.**

**VIOLATION ADDRESS: 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810**

**PARCEL ID#: 35-21-29-4572-10-150**

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: 02/26/2025 System Refresh Date: 02/26/2025

**118 Deacon Jones Blvd 35-21-29-4572-10-150**

**Name(s):** NEW LEAF REAL ESTATE LLC  
**Physical Street Address:** 118 Deacon Jones Blvd  
**Property Use:** 0103 - Single Fam Class III

**Mailing Address On File:** 128 Oak Dr  
**Postal City and Zip:** Orlando, FL 32810  
**Municipality:** Eatonville



118 DEACON JONES BLVD 07/21/2014

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)
[VALUES, EXEMPTIONS AND TAXES](#)
[SALES](#)
[MARKET STATS](#)
[LOCATION](#)

**Historical Value and Tax Benefits**

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 <input checked="" type="checkbox"/> MKT	\$40,000	\$79,894	\$0	\$119,894	26.7%	\$69,139	10.0%
2023 <input checked="" type="checkbox"/> MKT	\$40,000	\$54,648	\$0	\$94,648	32.7%	\$62,854	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$30,000	\$41,335	\$0	\$71,335	37.3%	\$57,140	10.0%
2021 <input checked="" type="checkbox"/> MKT	\$16,000	\$35,945	\$0	\$51,945	N/A	\$51,945	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$			\$0		\$623
2023 <input checked="" type="checkbox"/> \$			\$0		\$391
2022 <input checked="" type="checkbox"/> \$			\$0		\$175
2021 <input checked="" type="checkbox"/>			\$0		\$0

**2024 Taxable Value and Certified Taxes**

Tax Year

2024	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$119,894	\$0	\$119,894	3.2160	1.4%	\$385.58	24%
Public Schools: By Local Board	\$119,894	\$0	\$119,894	3.2480	0.0%	\$389.42	24%
General County	\$69,139	\$0	\$69,139	4.4347	0.0%	\$306.61	19%
Town Of Eatonville	\$69,139	\$0	\$69,139	7.2938	0.0%	\$504.29	31%
Library - Operating Budget	\$69,139	\$0	\$69,139	0.3748	0.0%	\$25.91	2%
St Johns Water Management District	\$69,139	\$0	\$69,139	0.1793	0.0%	\$12.40	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$1,624.21</b>	

**Non-Ad Valorem Assessments**

**2024 Non-Ad Valorem Assessments**

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

**2024 Gross Tax Total: \$1,624.21**

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,247.61

Your ad-valorem tax with exemptions is: - \$1,624.21

**Providing You A Savings Of: = \$623.40**

# Property Record - 35-21-29-4572-10-150

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

## Property Summary

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### Property Name

118 Deacon Jones Blvd

### Names

New Leaf Real Estate LLC

### Municipality

EVL - Eatonville

### Property Use

0103 - Single Fam Class III

### Mailing Address

128 Oak Dr  
Altamonte Springs, FL 32714-3220

### Physical Address

118 Deacon Jones Blvd  
Orlando, FL 32810

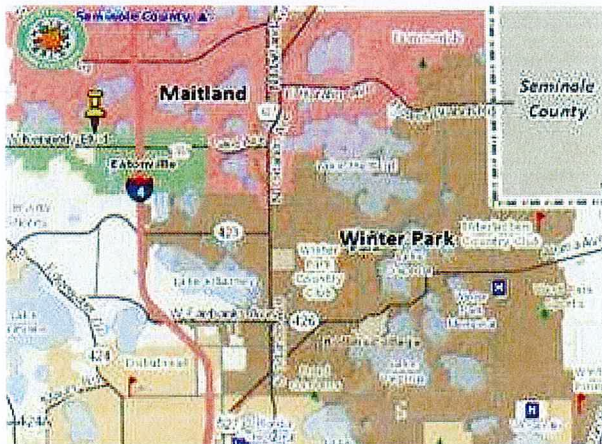
OR  
OR  
Code  
For  
Mobile  
Phone



118 DEACON JONES BLVD 07/21/2014









292135457210150 01/30/2007



## Value and Taxes

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### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024  	\$40,000	+ \$79,894	+ \$0 = \$119,894 (27%)	<b>\$69,139</b> (10%)	
2023  	\$40,000	+ \$54,648	+ \$0 = \$94,648 (33%)	<b>\$62,854</b> (10%)	
2022  	\$30,000	+ \$41,335	+ \$0 = \$71,335 (37%)	<b>\$57,140</b> (10%)	
2021  	\$16,000	+ \$35,945	+ \$0 = \$51,945	<b>\$51,945</b>	

Tax Year Benefits	Tax Savings
2024  	<b>\$623</b>
2023  	<b>\$391</b>
2022  	<b>\$175</b>
2021 	<b>\$0</b>

## 2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$119,894	\$0	\$119,894	3.2160 (1.36%)	<b>\$385.58</b>	24 %
Public Schools: By Local Board	\$119,894	\$0	\$119,894	3.2480 (0.00%)	<b>\$389.42</b>	24 %
Orange County (General)	\$69,139	\$0	\$69,139	4.4347 (0.00%)	<b>\$306.61</b>	19 %
Town Of Eatonville	\$69,139	\$0	\$69,139	7.2938 (0.00%)	<b>\$504.29</b>	31 %
Library - Operating Budget	\$69,139	\$0	\$69,139	0.3748 (0.00%)	<b>\$25.91</b>	2 %
St Johns Water Management District	\$69,139	\$0	\$69,139	0.1793 (0.00%)	<b>\$12.40</b>	1 %
			<b>18.7466</b>		<b>\$1,624.21</b>	

## 2024 Non-Ad Valorem Assessments

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

## Property Features

### Property Description

LAKE LOVELY ESTATES SUB R/121 LOT 15 BLK A

### Total Land Area

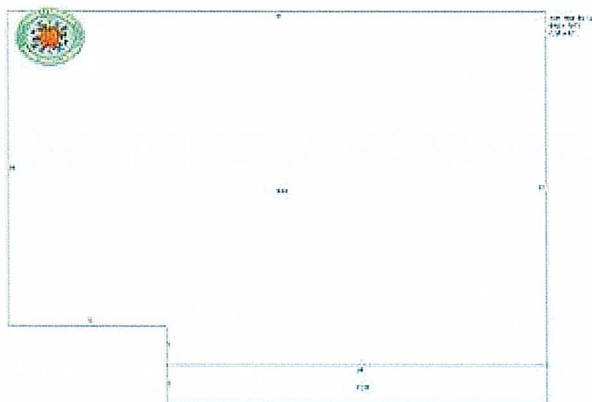
5,011 sqft (+/-) | 0.12 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	\$40,000.00	\$40,000	\$0.00	\$40,000

### 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	1071	\$194,547
<b>Building Value</b>	\$79,894	FOP - F/Opn Prch	87	\$3,996
<b>Estimated New Cost</b>	\$198,543			
<b>Actual Year Built</b>	1955			
<b>Beds</b>	2			
<b>Baths</b>	1.0			
<b>Floors</b>	1			
<b>Gross Area</b>	1158 sqft			
<b>Living Area</b>	1071 sqft			
<b>Exterior Wall</b>	Conc/Cindr			
<b>Interior Wall</b>	Plastered			



## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

## Sales

### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
06/06/2018	\$100	20180378115 /		Special Warranty	Gingras Darin	New Leaf Real Estate LLC	Improved
04/21/2014	\$26,000	20140262517	10750 / 6066	Special Warranty	Deutsche Bank National Trust Co Tr	Gingras Darin	Improved
05/13/2013	\$24,500	20130261155	10570 / 7432	Certificate of Title	Harrison Rena	Deutsche Bank National Trust Co Tr	Improved
06/12/2003	\$53,900	20030348617	06967 / 3034	Warranty Deed	Lee Jenyethel	Harrison Rena	Improved
09/01/1983	\$100	19821837955	03313 / 0232	Agreement for Deed			Improved
08/01/1983	\$7,500	19831996157	03416 / 2305	Quitclaim Deed			Improved

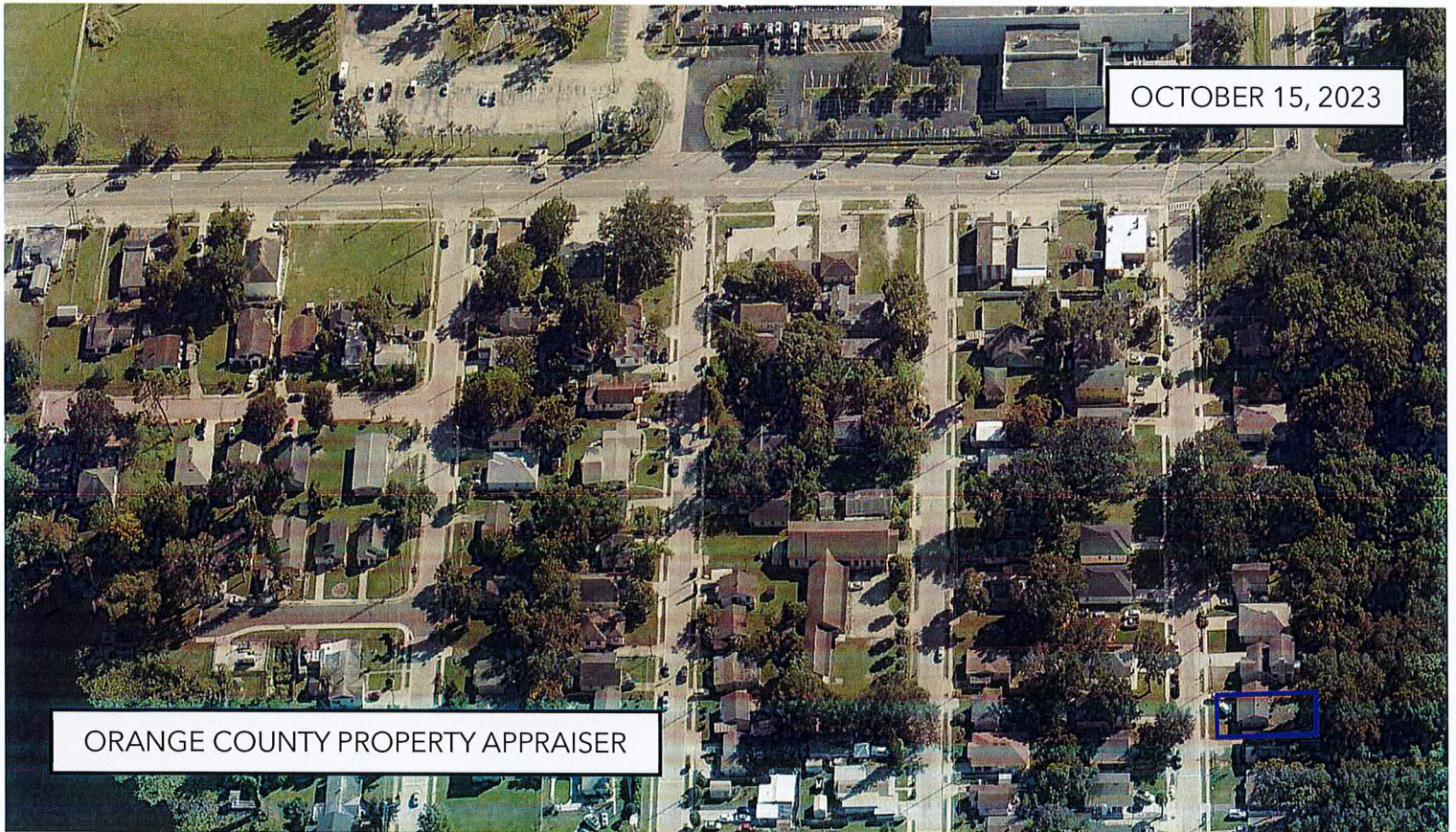
NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150  
118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (OCPA).....1



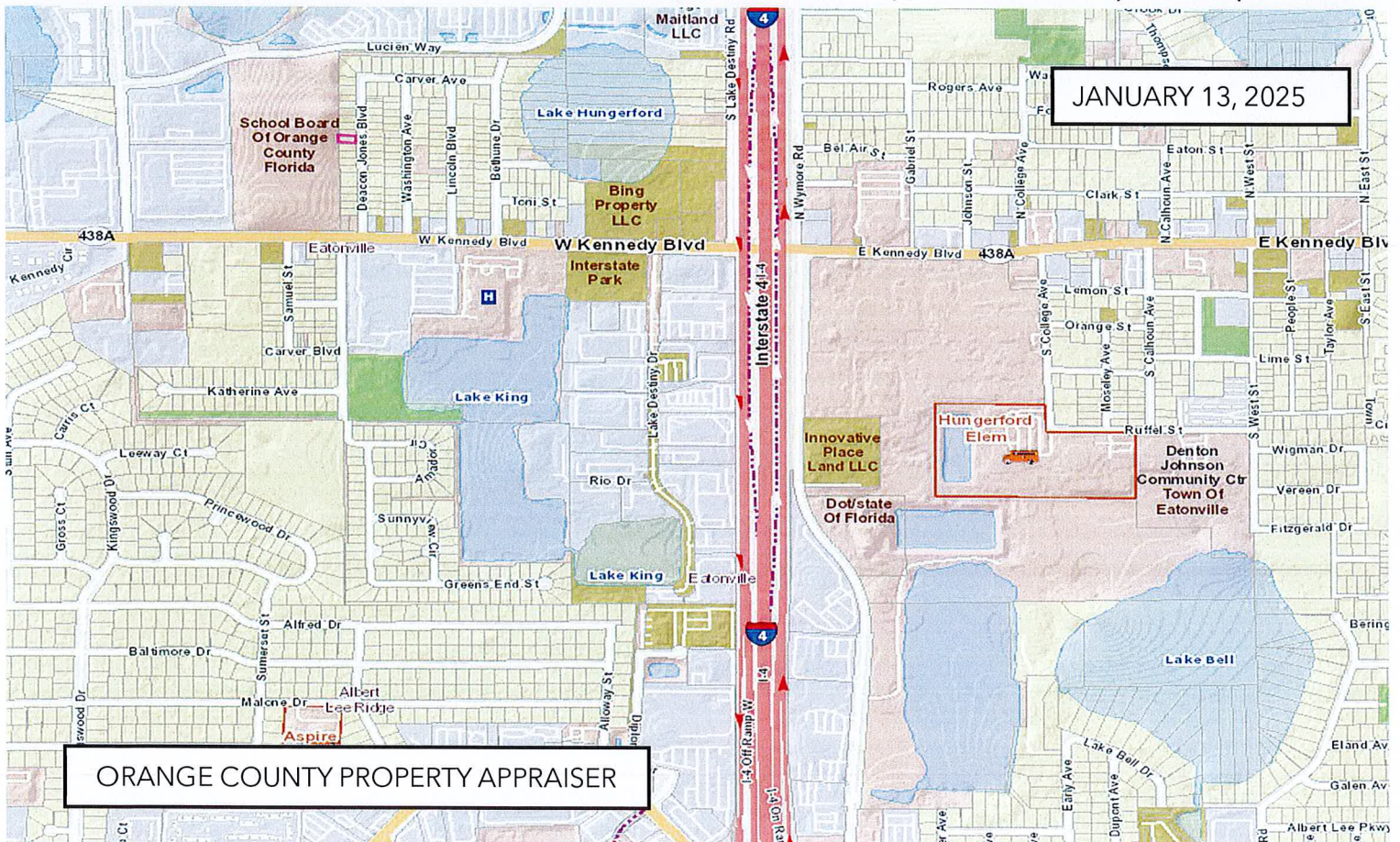
NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150  
118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (OCPA).....2



NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150  
118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (OCPA).....3



NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150  
118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (OCPA).....4





# Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

## Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code.

**Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code.** **Abandoned motor vehicle** means a motor vehicle that is in an evident state of disrepair or incapable of being moved under its own power. **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. **Grass, weeds (excessive growth)** means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowering plants, or other types of living plant life typically used for landscaping or aesthetic purposes.; **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(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. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials.

(Ord. No. 99-15, § 2, 10-19-1999)



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

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

**Sec. 50-35. - Maintenance of exterior of premises. (a),** It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises. (b),** The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery.

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



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

### **Eatonville Florida, Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, ARTICLE II. - MINIMUM STANDARDS, Sec. 50-36. - Appearance of exterior of premises and structures.**

**Sec. 50-36. - Appearance of exterior of premises and structures.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1)** Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed.

(LDC 1982, ch. 4, § 2-1.2)



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

### **Eatonville Florida, Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, ARTICLE II. - MINIMUM STANDARDS, Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential.**

**Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a)(2),** Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

(LDC 1982, ch. 4, § 2-1.5; Ord. No. 99-15, § I, 10-19-1999)



# Town of Eatonville - Code Enforcement Division

# NOTICE OF VIOLATION

Town of Eatonville  
Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751

<input checked="" type="checkbox"/>	1 <sup>st</sup> NOTICE	<input type="checkbox"/>	2 <sup>nd</sup> NOTICE
<input type="checkbox"/>	3 <sup>rd</sup> NOTICE	<input type="checkbox"/>	FINAL NOTICE

**NEW LEAF REAL ESTATE, LLC.**  
**REF: 118 DEACON JONES BOULEVARD**  
**128 OAK DRIVE**  
**ALTAMONTE SPRINGS, FL 32714**

CODE CASE NO: **24-000380**  
DATE OF NOTICE: **12/13/2024**  
COMPLIANCE DATE: **12/23/2024**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the property NEW LEAF REAL ESTATE, LLC., located at, 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810, Parcel ID: 35-21-29-4572-10-150** into compliance with **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 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a), (2).**

**TO: NEW LEAF REAL ESTATE, LLC.**

You are hereby notified, the property located at **118 DEACON JONES BOULEVARD, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Abandoned motor vehicle** means a motor vehicle that is in an evident state of disrepair or incapable of being moved under its own power. **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.

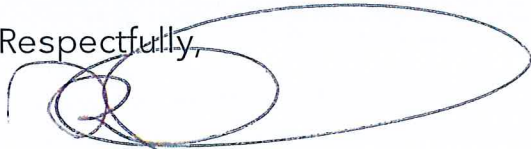
**Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Grass, weeds (excessive growth)** means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowering plants, or other types of living plant life typically used for landscaping or aesthetic purposes.; **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(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. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials. **Sec. 50-35. - Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper

maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **Sec. 50-36. - Appearance of exterior of premises and structures.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1)**., Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. **Sec. 50-39., (a)(2)**., Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

Please be advised that if the violation is not cured by **[12/22/2024]** 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 50**, Sec. 50-42., of the Eatonville, Florida - Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



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



## **Factual Description of Violation and Remedial Action Required**

### **a. Factual Description of Violation:**

1. Trash, debris, refuse, rubbish, etc. are piled up in the right-of-way.
2. Trash, debris, refuse, rubbish, etc. are scattered on and about the premises.
3. Excessive growth/Overgrowth/Obnoxious growth in the required front and back yards.

### **b. Remedial Action Required:**

1. Remove all trash, debris, refuse, rubbish, etc. from the right-of-way.
2. Remove all trash, debris, refuse, rubbish, etc. that's scattered on and about the premises.
3. Excessive growth/Overgrowth/Obnoxious growth in the required front and back yards.

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

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380

NEOPOST  
 12/13/2024  
 US POSTAGE \$009.64  
 ZIP 32751  
 041M11468919

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

**CERTIFIED MAIL®**



9589 0710 5270 1545 9060 90  
 9589 0710 5270 1545 9060 90

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)

<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	\$

Postmark  
 Here

Total Postage at  
 Sent To  
 Street and Apt. #  
 City, State, ZIP+4®

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380

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.

Article Addressed to:  
 NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380

**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:

Article Number

9589 0710 5270 1545 9060

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation®
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery

Domestic Return Receipt

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

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

PSN 10 2025 12:44



9589 0710 5270 1545 9060 90

ORLANDO FL 328  
 DEC 2024 PM 3 L

NEOPOST  
 12/13/2024  
 US POSTAGE \$009.64  
 FIRST-CLASS MAIL IMH

ZIP 32751  
 041M11468919

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380

UNC

BC: 32751680099 \*2374-03883-08-43

MAIL 535 DE 1 0001/05/25

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD



**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:
- NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380



9589 0710 5270 1545 9060 90

**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
  - Mail
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9055

Domestic Return Receipt

Tracking Number:

Remove X

## 9589071052701545906090

Copy

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

### Latest Update

Your item has been delivered to the original sender at 12:29 pm on January 10, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

**USPS Tracking Plus<sup>®</sup>**

#### Delivered

**Delivered, To Original Sender**

MAITLAND, FL 32751

January 10, 2025, 12:29 pm

#### Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

January 9, 2025, 7:17 pm

#### Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

January 9, 2025, 9:55 am

#### Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

January 8, 2025, 9:39 pm

#### Unclaimed/Being Returned to Sender

ALTAMONTE SPRINGS, FL 32714

January 7, 2025, 10:27 am

#### Reminder to Schedule Redelivery of your item

Feedback

December 21, 2024

**Notice Left (No Authorized Recipient Available)**

ALTAMONTE SPRINGS, FL 32714  
December 16, 2024, 4:09 pm

**Arrived at USPS Regional Facility**

LAKE MARY FL DISTRIBUTION CENTER  
December 15, 2024, 6:30 pm

**In Transit to Next Facility**

December 15, 2024

**Departed USPS Regional Facility**

ORLANDO FL DISTRIBUTION CENTER  
December 14, 2024, 10:11 pm

**Arrived at USPS Regional Facility**

ORLANDO FL DISTRIBUTION CENTER  
December 14, 2024, 7:04 pm

**USPS in possession of item**

APOPKA, FL 32712  
December 14, 2024, 1:20 pm

**Hide Tracking History**

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

**Text & Email Updates**



**USPS Tracking Plus®**



**Product Information**



**See Less**

Track Another Package

Enter tracking or barcode numbers



# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

**TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 24-000380**

**A Municipal Corporation**

**CERTIFIED MAIL NO: 9589 0710 5270 2556 9954 86**

**Vs.**

**NEW LEAF REAL ESTATE, LLC.**

**REF: 118 DEACON JONES BOULEVARD**

**128 OAK DRIVE**

**ALTAMONT SPRINGS, FL 32714**

**Respondent(s)**

**RE: 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810**

**Parcel ID: 35-21-29-4572-10-150**

## NOTICE OF HEARING

**TO: NEW LEAF REAL ESTATE, LLC.,**

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 **118 DEACON JONES BOULEVARD, 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 **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)

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# CODE ENFORCEMENT DIVISION

## TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 24-000380  
CERTIFIED MAIL NO: 9589 0710 5270 2556 9954 86

Vs.

NEW LEAF REAL ESTATE, LLC.  
REF: 118 DEACON JONES BOULEVARD  
128 OAK DRIVE  
ALTAMONTE SPRINGS, FL 32714

Respondent(s)

RE: 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810  
Parcel ID: 35-21-29-4572-10-150

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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





NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150

118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 24-000380).....3



NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150

118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 24-000380).....4



NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150

118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 24-000380).....5



FEBRUARY 18, 2025 - 1:01 PM

MAINTENANCE OF EXTERIOR OF PREMISES

NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150

118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 24-000380).....6

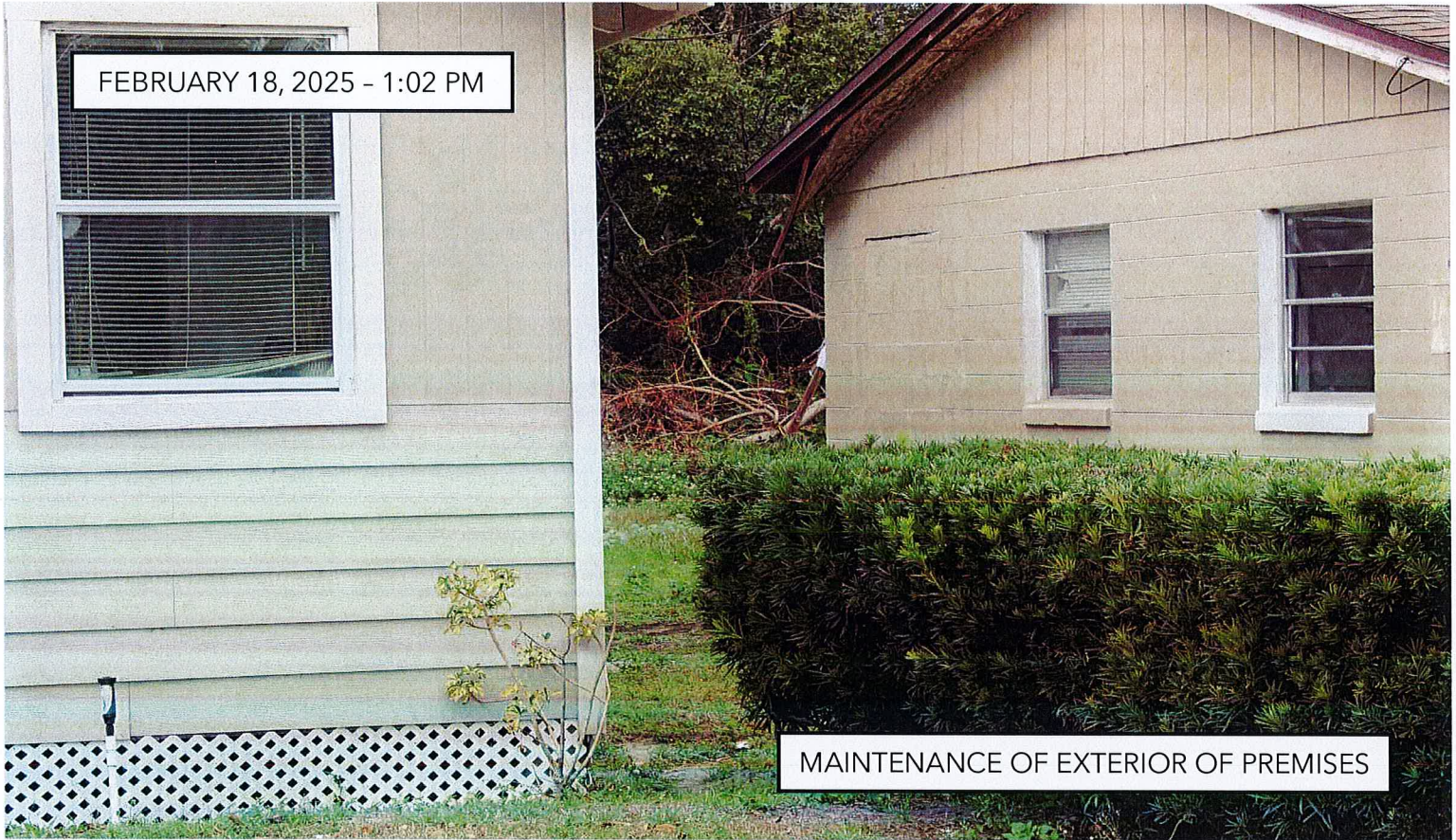


FEBRUARY 18, 2025 - 1:02 PM

MAINTENANCE OF EXTERIOR OF PREMISES

NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150

118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 24-000380).....7



FEBRUARY 18, 2025 - 1:02 PM

MAINTENANCE OF EXTERIOR OF PREMISES

NEW LEAF REAL ESTAE, LLC. P-ID: 35-21-29-4572-10-150

118 DEACON JONES BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 24-000380).....8



FEBRUARY 18, 2025 - 1:02 PM

MAINTENANCE OF EXTERIOR OF PREMISES

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

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



ZIP 32751  
 041M11466919

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380

**SENDER: COMPLETE THIS SECTION**

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

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380



9590 9402 8586 3244 7199 04

Article Number (Transfer from service label)

9589 0710 5270 2556 9954 86

PS Form 3811, July 2020 PSN 7560-02-000-9053

**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 Restricted Delivery
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- 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®**  
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT



9589 0710 5270 2556 9954 86  
 9589 0710 5270 2556 9954 86

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

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

**OFFICIAL USE**

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

Total Postage \$  
 Sent To \$  
 Street and Apt.  
 City, State, ZIP+4®

NEW LEAF REAL ESTATE, LLC.  
 128 OAK DRIVE  
 ALTAMONTE SPRINGS, FL 32714  
 P-ID: 35-21-29-4572-10-150  
 CODE CASE NO: 24-000380

Postmark Here

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

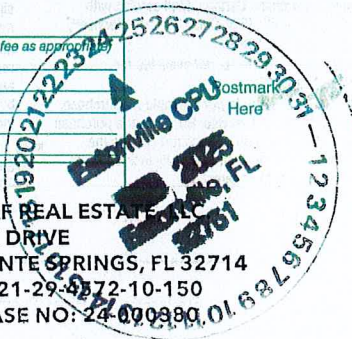
9589 0710 5270 2556 9954 86

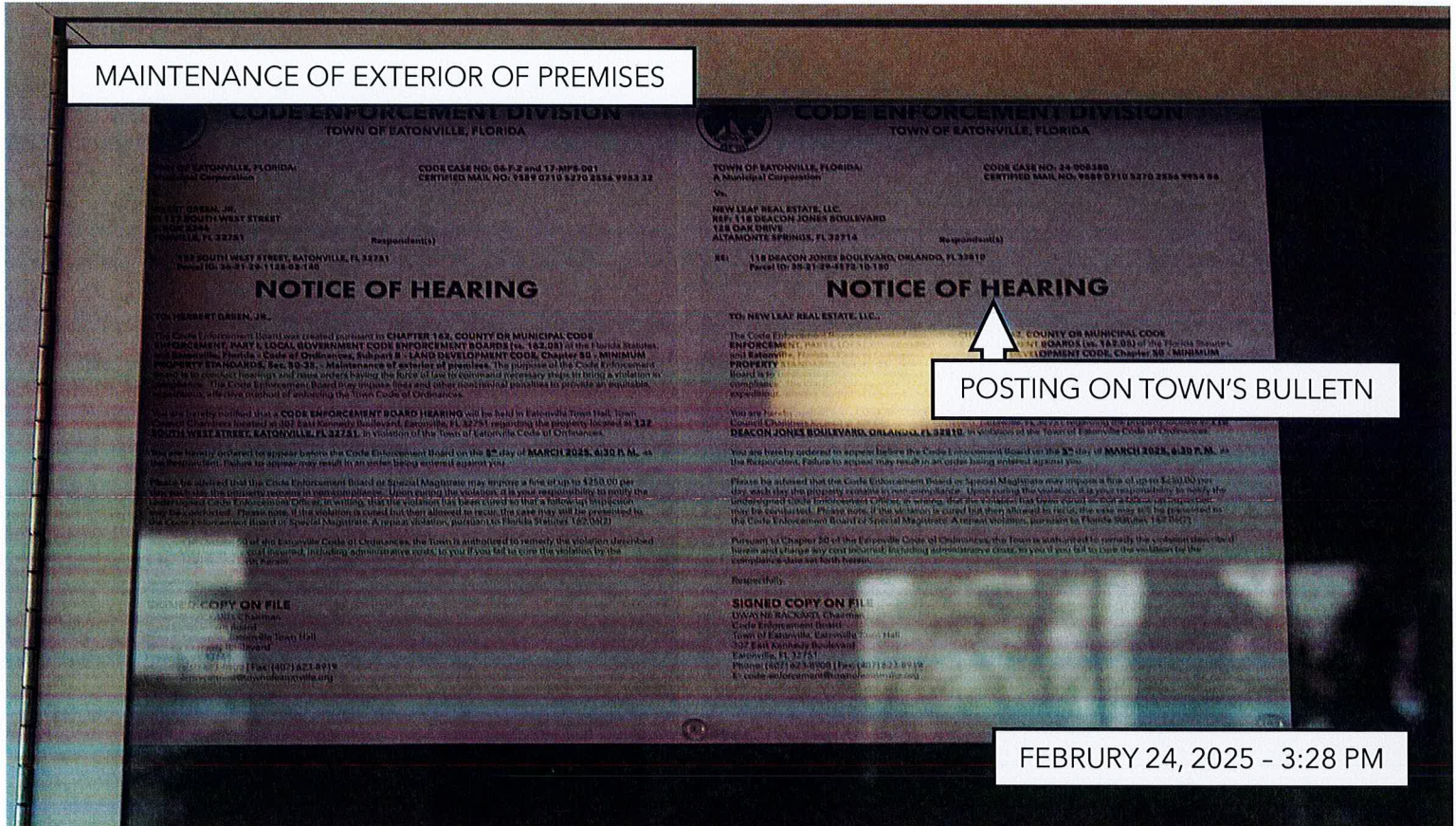
**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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)		
<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	\$	
Total Postage	\$	
Sent To	NEW LEAF REAL ESTATE	
Street and Apt.	128 OAK DRIVE	
City, State, ZIP	ALTAMONTE SPRINGS, FL 32714	
	P-ID: 35-21-29-4572-10-150	
	CODE CASE NO: 24-000880	





MAINTENANCE OF EXTERIOR OF PREMISES

POSTING ON TOWN'S BULLETN

FEBRUARY 24, 2025 - 3:28 PM



POSTING ON PROPERTY

FEBRUARY 24, 2025 - 4:57 PM

MAINTENANCE OF EXTERIOR PREMISES

FEBRUARY 24, 2025 - 4:57 PM

MAINTENANCE OF EXTERIOR OF PREMISES

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

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 24-000380  
A Municipal Corporation CERTIFIED MAIL NO: 9589 0710 5270 2556 9954 86

Vs.  
NEW LEAF REAL ESTATE, LLC.  
REF: 118 DEACON JONES BOULEVARD  
128 OAK DRIVE  
ALTAMONT SPRINGS, FL 32714

Respondent(s)  
RE: 118 DEACON JONES BOULEVARD, ORLANDO, FL 32810  
Parcel ID: 35-21-29-4572-10-150

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Respectfully,

*Dwayne Rackard*  
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

POSTING FOR HEARING