

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000064

**OWNER: ROBERT L. BAILEY/SAMANTHA A. MUNRO
PROPERTY ADDRESS: 314 CLARK STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 35-21-29-0000-00-054**

314 Clark St 35-21-29-0000-00-054

Name(s):
BAILEY ROBERT L
MUNRO SAMANTHA A

Physical Street Address:
314 Clark St

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
Po Box 1496
Winter Park, FL 32790-1496
[Incorrect Mailing Address?](#)

Postal City and Zip:
Maitland, FL 32751

Municipality:
Eatonville



314 CLARK ST, EATONVILLE, FL 32751 5/14/2024 11:26 AM

[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	\$65,000	\$121,736	\$0	\$186,736	9.0%	\$74,883	10.0%
2023	\$55,000	\$116,248	\$0	\$171,248	51.1%	\$68,075	10.0%
2022	\$30,000	\$83,359	\$0	\$113,359	16.0%	\$61,886	10.0%
2021	\$30,000	\$67,734	\$0	\$97,734	N/A	\$56,260	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024			\$0		\$1,374
2023			\$0		\$1,267
2022			\$0		\$633
2021			\$0		\$511

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)	\$186,736	\$0	\$186,736	3.2160	1.4%	\$600.54	28%
Public Schools: By Local Board	\$186,736	\$0	\$186,736	3.2480	0.0%	\$606.52	29%
General County	\$74,883	\$0	\$74,883	4.4347	0.0%	\$332.08	16%
Town Of Eatonville	\$74,883	\$0	\$74,883	7.2938	0.0%	\$546.18	26%
Library - Operating Budget	\$74,883	\$0	\$74,883	0.3748	0.0%	\$28.07	1%
St Johns Water Management District	\$74,883	\$0	\$74,883	0.1793	0.0%	\$13.43	1%
Totals				18.7466		\$2,126.82	

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: \$2,126.82

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,500.67

Your ad-valorem tax with exemptions is: - \$2,126.82

Providing You A Savings Of: = \$1,373.85

ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064) - (OCPA).....1

APRIL 4, 2006

ORANGE COUNTY PROPERTY APPRAISER



ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064) - (OCPA).....2

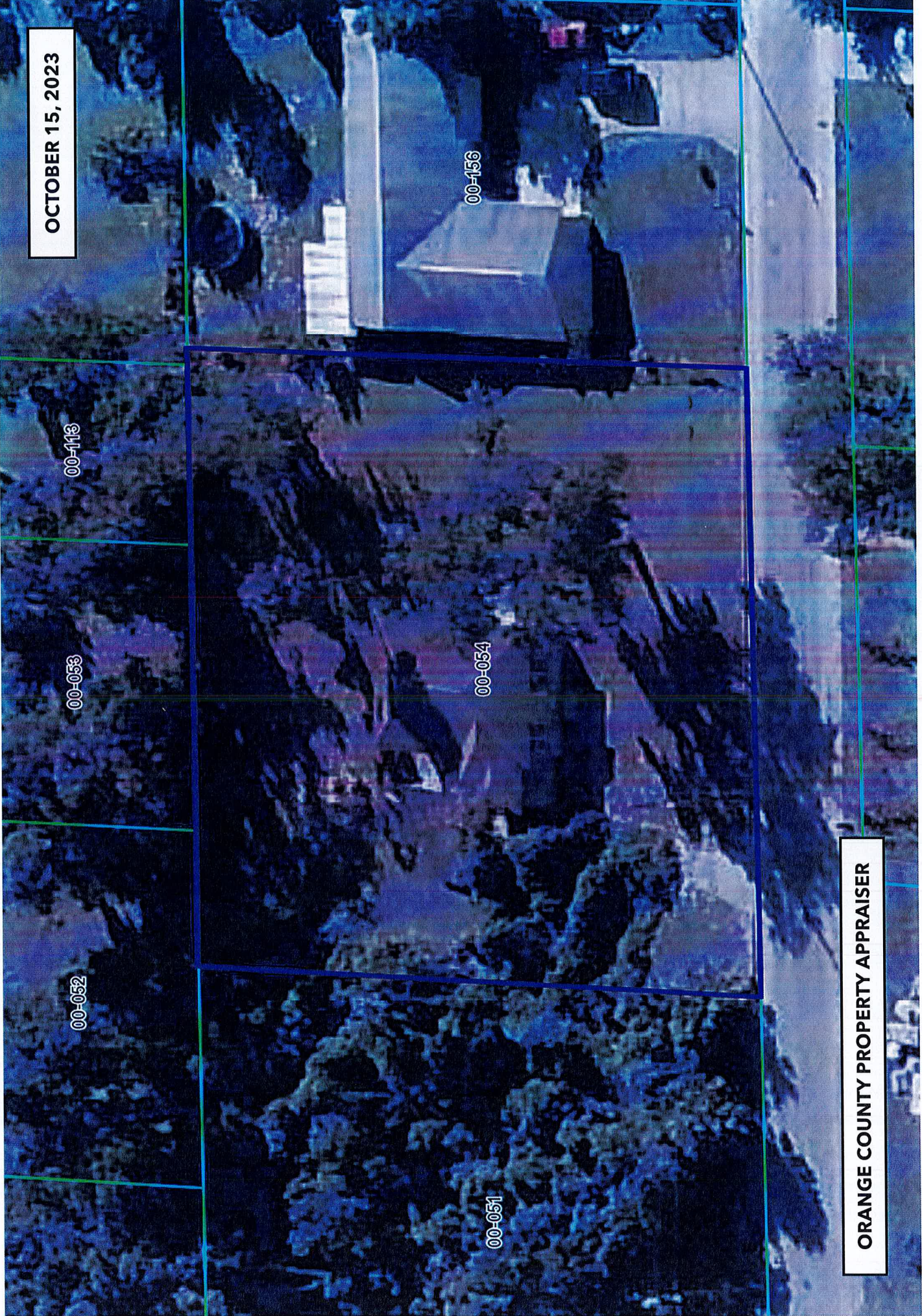
MAY 14, 2024 - 11:26 AM

ORANGE COUNTY PROPERTY APPRAISER



ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-00000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064) - (OCPA).....3



OCTOBER 15, 2023

00-052

00-053

00-113

00-156

00-054

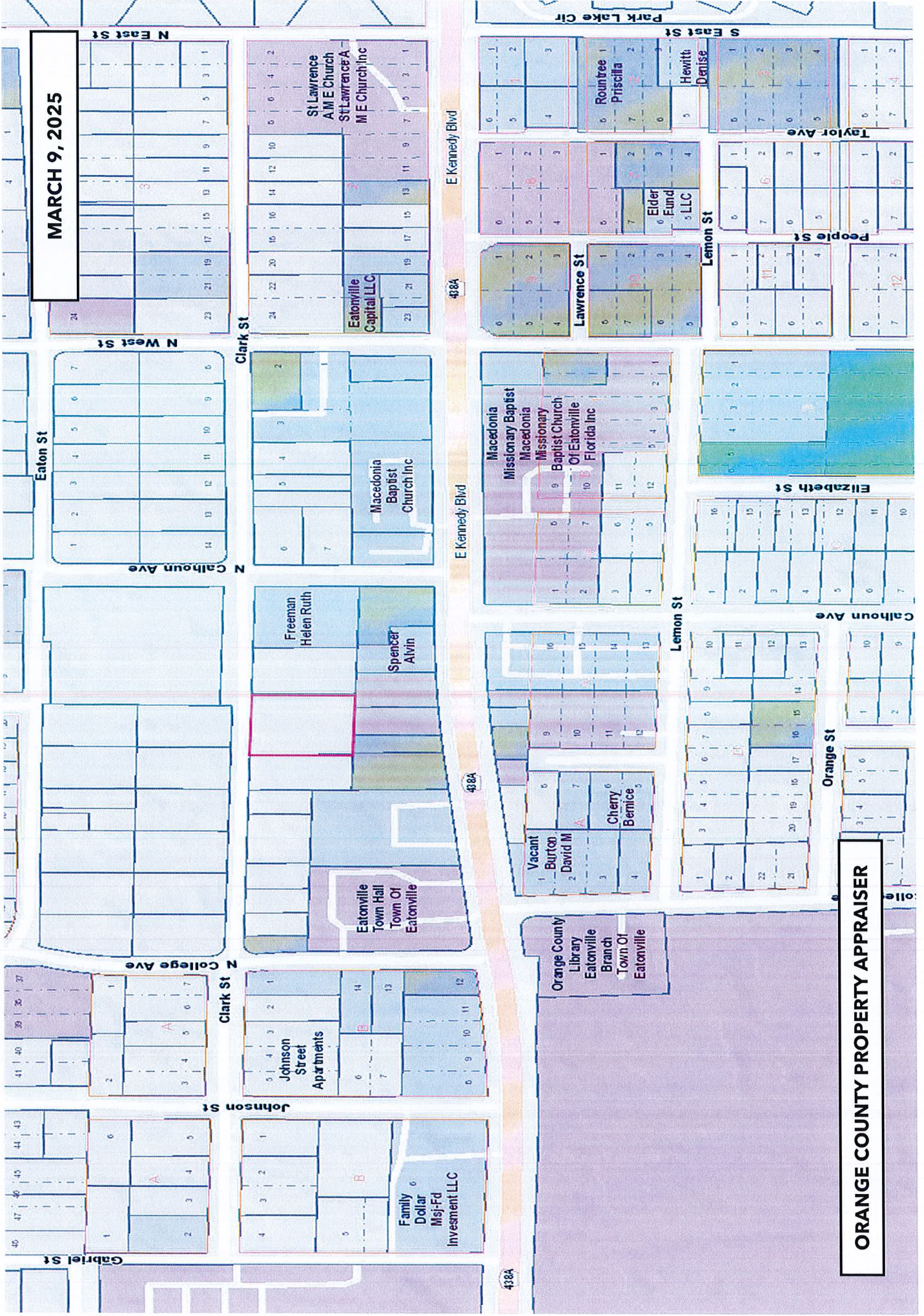
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ORANGE COUNTY PROPERTY APPRAISER

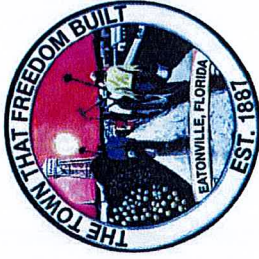
ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064) - (OCA).....4

MARCH 9, 2025



ORANGE COUNTY PROPERTY APPRAISER



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-30. - Off-street parking regulations.

Sec. 38-30. - Off-street parking regulations. Except for the temporary parking of vehicles conducting business on the premises or engaged in the loading or delivering of materials, no overnight parking of tractor trailers, club vans, semitrailers and/or cabs shall be permitted on any off-street parking facility within the town. Vehicles owned or operated by the business located on the licensed premises may be parked overnight provided that they are parked behind the business or if sufficient rear lot space is not available, in the least visible space from any right-of-way and abutting property. A special events permit may be obtained for a period not to exceed 14 days for the temporary parking of a trailer, semitrailer, and/or their cabs for special occasions. After 90 days, this permit may be renewed once during a 12-month period.

(Ord. No. 2001-4, § 2, 7-3-2001; Ord. No. 2011-5, § 2, 10-4-2011)



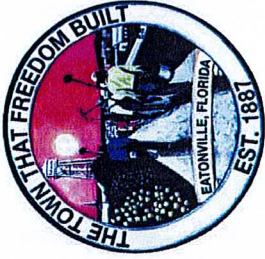
Town of Eatonville - Code Enforcement Division

CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. -
COMMERCIAL VEHICLES/Sec. 38-31. - Parking in residential areas.**

Sec. 38-31. - Parking in residential areas, except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29.

(Ord. No. 2001-4, § 2, 7-3-2001; Ord. No. 2011-5, § 2, 10-4-2011)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. -
COMMERCIAL VEHICLES/Sec. 38-32. - Commercial vehicles in residential areas.**

Sec. 38-32. - Commercial vehicles in residential areas, except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29. **(5)** Said vehicle is not a utility trailer of more than 12 feet in length, inclusive of tool boxes and other storage areas, however, exclusive of the tongue hitch.

(Ord. No. 2001-4, § 2, 7-3-2001; Ord. No. 2011-5, § 2, 10-4-2011)



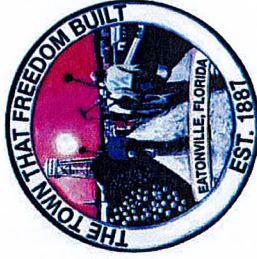
Town of Eatonville - Code Enforcement Division

CODE VIOLATION

**Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 -
MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a).**

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.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 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/Sec. 50-35. - Maintenance of exterior premises. (b)(1).

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. **(3)** Loose and overhanging objects which, by reason of location above ground level, constitutes a danger of falling on persons in the vicinity thereof. **(4)** Holes, excavations, breaks, projections, obstructions, and excrement of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 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/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 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.

(LCD 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/Sec. 50-37. - Building maintenance. (6).

Sec. 50-37. - Building maintenance. The exterior of every structure or accessory structure shall be maintenance in a good state of repair, and all surfaces thereof shall be kept painted or white-washed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other condition reflective of deterioration or inadequate maintenance. **(6)** Every structure shall have an unobstructed means of egress leading to open space at ground level.

(LCD 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 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.

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



Town of Eatonville - Code Enforcement Division
NOTICE OF VIOLATION

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

CODE CASE NO: **25-000064**
DATE OF NOTICE: **03/10/2025**
COMPLIANCE DATE: **04/09/2025**

ROBERT L. BAILEY/SAMANTHA A. MUNRO

REF: 314 CLARK STREET

P. O. BOX 1496

WINTER PARK, FL 32790

CERTIFIED MAIL NO: 9589 0710 5270 1231 9575 80

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the, SINGLE FAMILY CLASS III, property located at, 314 CLARK STREET, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-0000-00-054 into compliance with Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES, Sec. 38-29. - Definitions. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES, Sec. 38-30. - Off-street parking regulations. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES, Sec. 38-31. - Parking in residential areas. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES, Sec. 38-32. - Commercial vehicles in residential areas. (5). 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), (b)(3),(b)(4). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Maintenance of exterior premises. (1). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-37. - Building maintenance. (6). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-84. - Maintenance.

TO: ROBERT L. BAILEY/SAMANTHA A. MUNRO,

You are hereby notified, the property located at **314 CLARK STREET, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 38-29. Definitions.** The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial vehicles means all passenger vehicles, trucks, trailers, and construction equipment of any type used in or designed to be used in business; all vehicles temporarily or permanently designed to accommodate, support, house, store, deliver, or transport material, supplies, equipment, machinery or power plants of all types; all construction related equipment; and all vehicles of any type, trailers and construction equipment upon which a business name or sign is permanently or temporarily affixed.

Sec. 38-30. - Off-street parking regulations. Except for the temporary parking of vehicles conducting business on the premises or engaged in the loading or delivering of materials, no overnight parking of tractor trailers, club vans, semitrailers and/or cabs shall be permitted on any off-street parking facility within the town. Vehicles owned or operated by the business located on the licensed premises may be parked overnight provided that they are parked behind the business or if sufficient rear lot space is not available, in the least visible space from any right-of-way and abutting property. A special events permit may be obtained for a period not to exceed 14 days for the temporary parking of a trailer, semitrailer, and/or their cabs for special occasions. After 90 days, this permit may be renewed once during a 12-month period. **Sec. 38-31. -**

Parking in residential areas. Except as provided in the article, no person owning, renting or leasing in a residentially zoned district shall cause or allow to be parked on and residential property a commercial vehicle as defined in section 38-29. **Sec. 38-32.**

- Commercial vehicles in residential areas. One commercial vehicle per dwelling unit may be parked in a residential zoned district of the town provided. **(5)** Said vehicle is not a utility trailer of more than 12 feet in length, inclusive of tool boxes and other storage areas, however, exclusive of the tongue hitch; **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code.**

Exposed to public view means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **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. **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. **(3)** Loose and overhanging objects which, by reason of location above ground level, constitutes a danger of falling on persons in the vicinity thereof. **(4)** Holes, excavations, breaks, projections, obstructions, and excrement of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises. **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. 50-37. -**

Building maintenance. The exterior of every structure or accessory structure shall be maintenance in a good state of repair, and all surfaces thereof shall be kept painted or white-washed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other condition reflective of deterioration or inadequate maintenance. **(6)** Every structure shall have an unobstructed means of egress leading to open space at ground level. **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.

Please be advised that if the violation is not cured by **[04/19/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville, Florida - Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

A handwritten signature in black ink, consisting of a large, stylized 'B' followed by a horizontal line that extends to the right.

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

Description of Violation and Remedial Action Required

a. Description of violation(s) that has the property in noncompliance:

1. There is a commercial vehicle, the utility trailer is defined as a commercial vehicle, that has been parked on the premises for weeks.
2. Trash, debris, refuse, building rubbish, etc. are scattered on and about the premises.
3. There is roof damage to the carport covering.
4. There is a nonconforming fence on the premises.

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

1. The utility may only be parked on the premises during. Commercial vehicles are not allowed to be parked on any residential property. Commercial vehicles are only allowed to be parked in residential areas while conducting business on the premises or during the loading or delivering of materials.
2. Remove all trash, debris, refuse, building rubbish, etc. that is scattered on and about the premises.
3. Repair damaged to the roof (carport covering).
4. Obtain a permit to repair or remove the nonconforming fence from the property.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL
03/10/2025
US POSTAGE \$009.64



ZIP 32751
041M11468919

ROBERT L BAILEY/ SAMANTHA A MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064

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:

ROBERT L BAILEY/ SAMANTHA A MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064



9590 9402 8854 4005 3716 98

2. Article Number (Transfer from carrier label)

1589 0710 5270 1231 9575 80

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

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

Domestic Return Receipt

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

CERTIFIED MAIL®



9589 0710 5270 1231 9575 80
9589 0710 5270 1231 9575 80

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

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

OFFICIAL USE

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

ROBERT L BAILEY/ SAMANTHA A MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064

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

9589 0710 5270 1231 9575 80

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

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

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

Postage \$

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP+

ROBERT L BAILEY SAMANTHA A MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064



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

RECEIVED

APR 09 2025

Initial: _____

CERTIFIED MAIL



ORLANDO FL 328

APR 20 2025 PM 4 L

9589 0710 5270 1231 9575 80

ROBERT L BAILEY/ SAMANTHA A MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064

NEOPOST

03/10/2025

US POSTAGE \$009.64

FIRST-CLASS MAIL
IM1



ZIP 32751
041M11468919

L/P
3-13

NIXIE

539 DE 1

0004/04/25

RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

SC: 32751680099 *0474-06040-11-46

32751-1468919

PSN
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:

ROBERT AILEY/ SAMANTHA A MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064



9590 9402 8854 4005 3716 98

Article Number
9589 0710 5270 1231 9575 80

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 ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

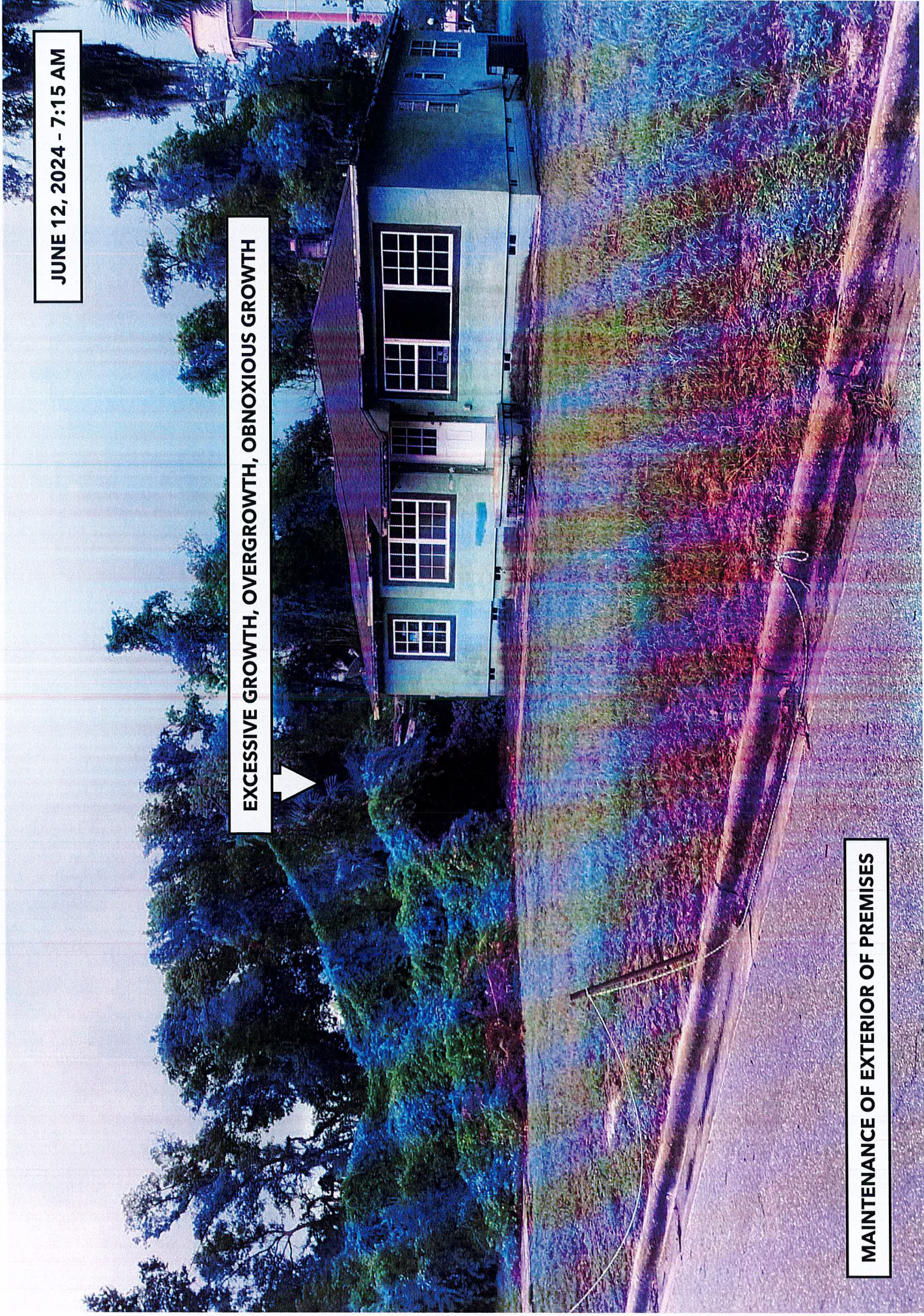
314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....1

JUNE 12, 2024 - 7:15 AM

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH



MAINTENANCE OF EXTERIOR OF PREMISES



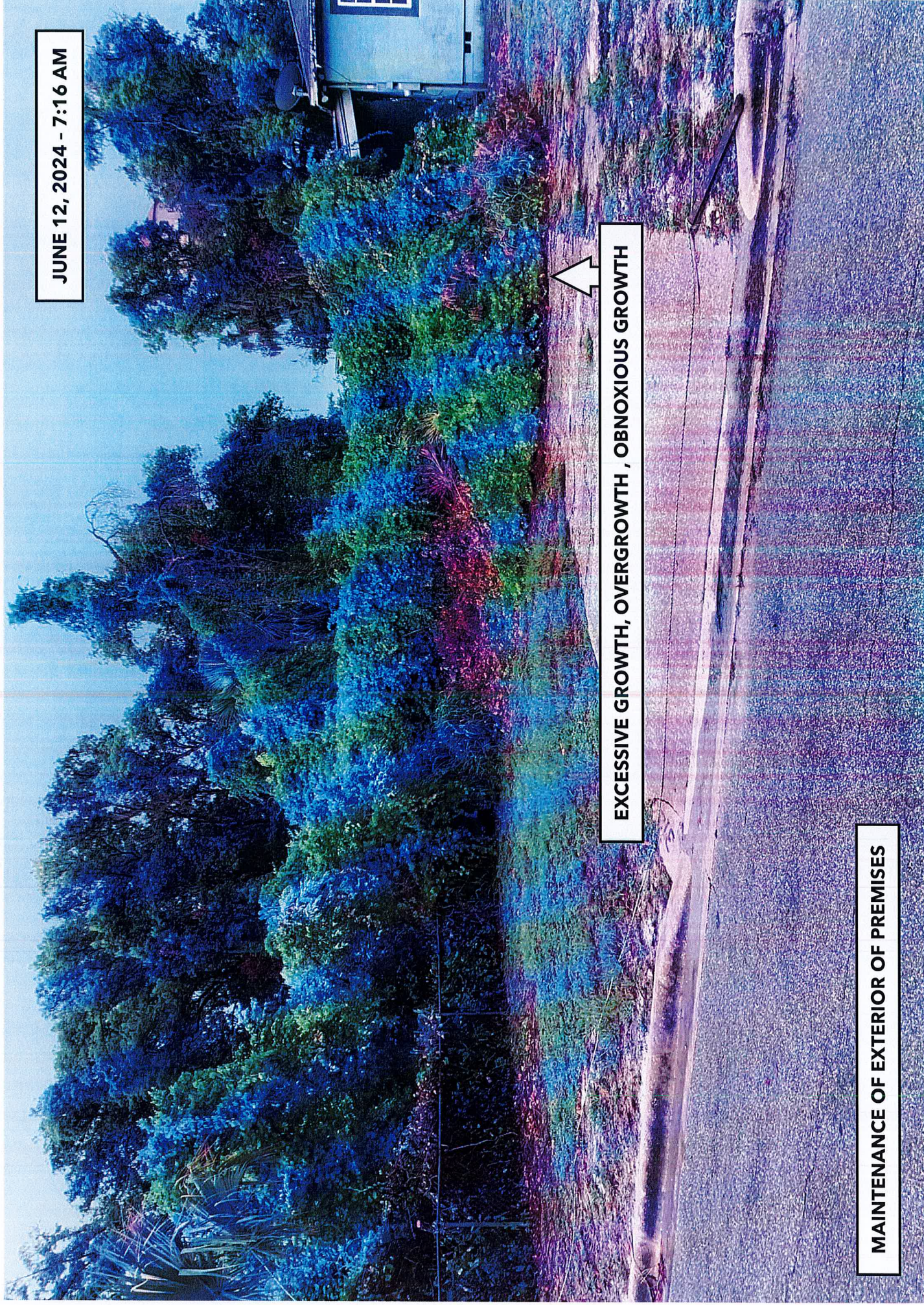
ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-00000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....2

JUNE 12, 2024 - 7:16 AM

EXCESSIVE GROWTH, OVERGROWTH , OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES



ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....3

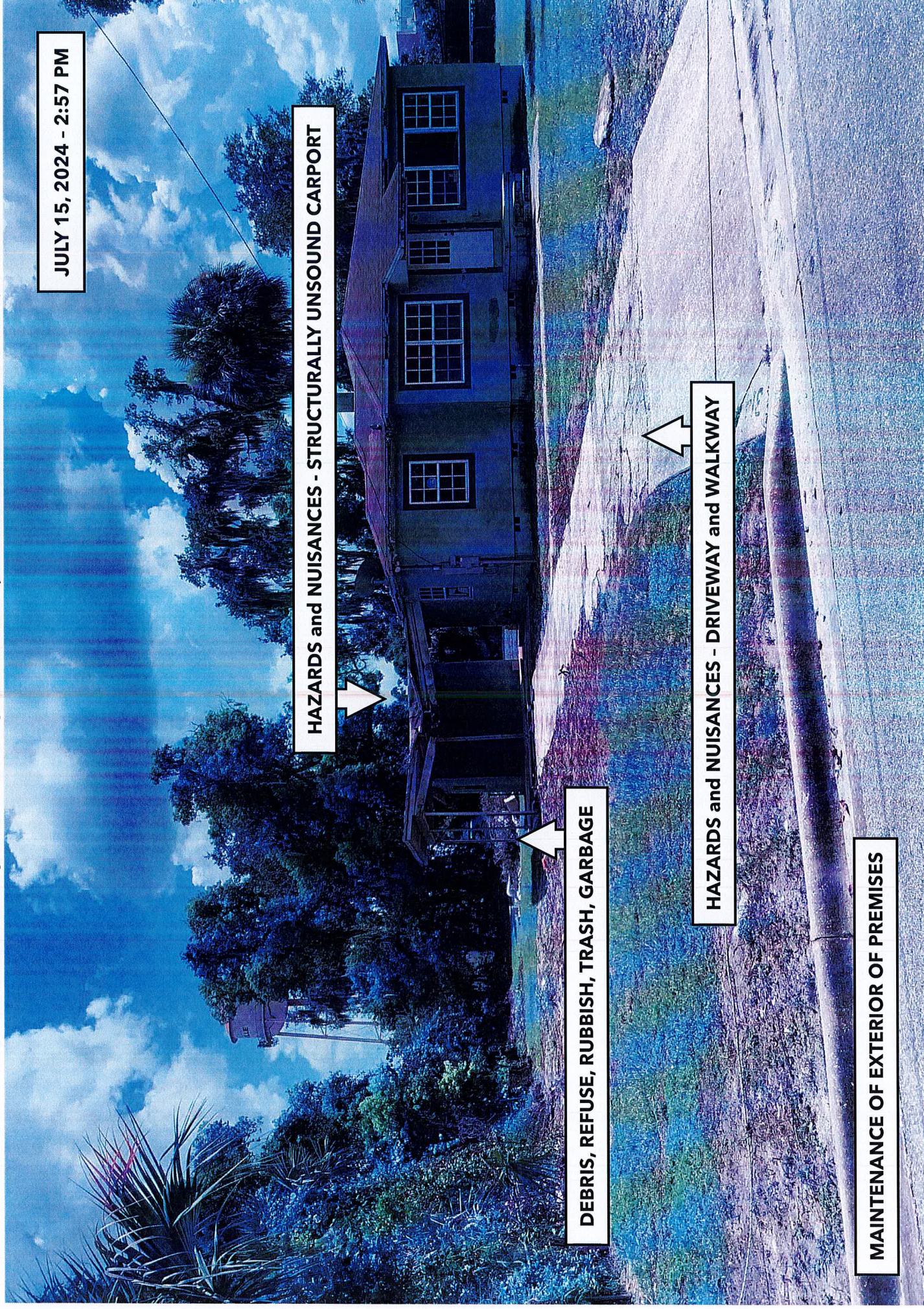
JULY 15, 2024 - 2:57 PM

HAZARDS and NUISANCES - STRUCTURALLY UNSOUND CARPORT

DEBRIS, REFUSE, RUBBISH, TRASH, GARBAGE

HAZARDS and NUISANCES - DRIVEWAY and WALKWAY

MAINTENANCE OF EXTERIOR OF PREMISES



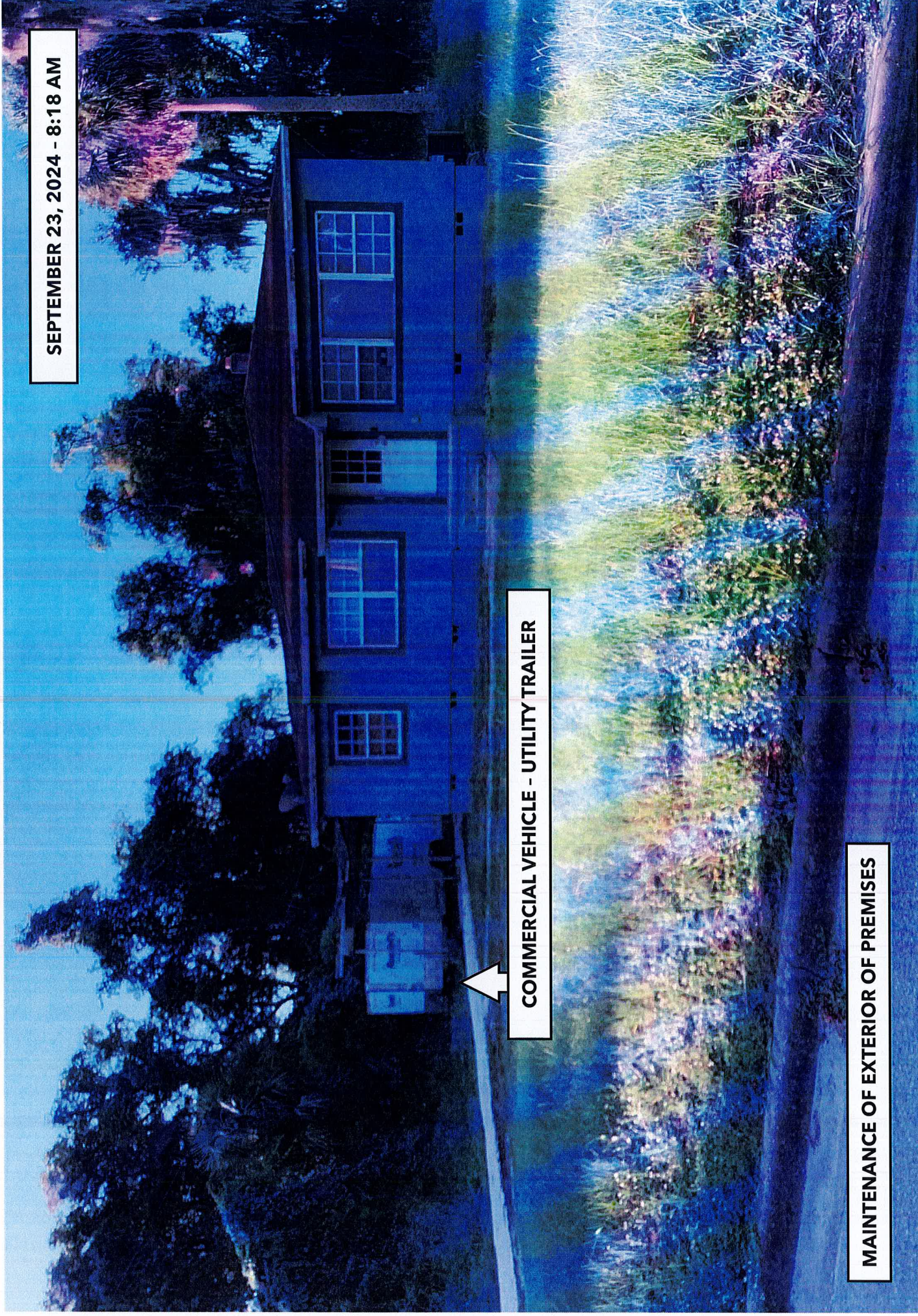
ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....4

SEPTEMBER 23, 2024 - 8:18 AM

COMMERCIAL VEHICLE - UTILITY TRAILER

MAINTENANCE OF EXTERIOR OF PREMISES



ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....5

SEPTEMBER 23, 2024 - 8:19 AM

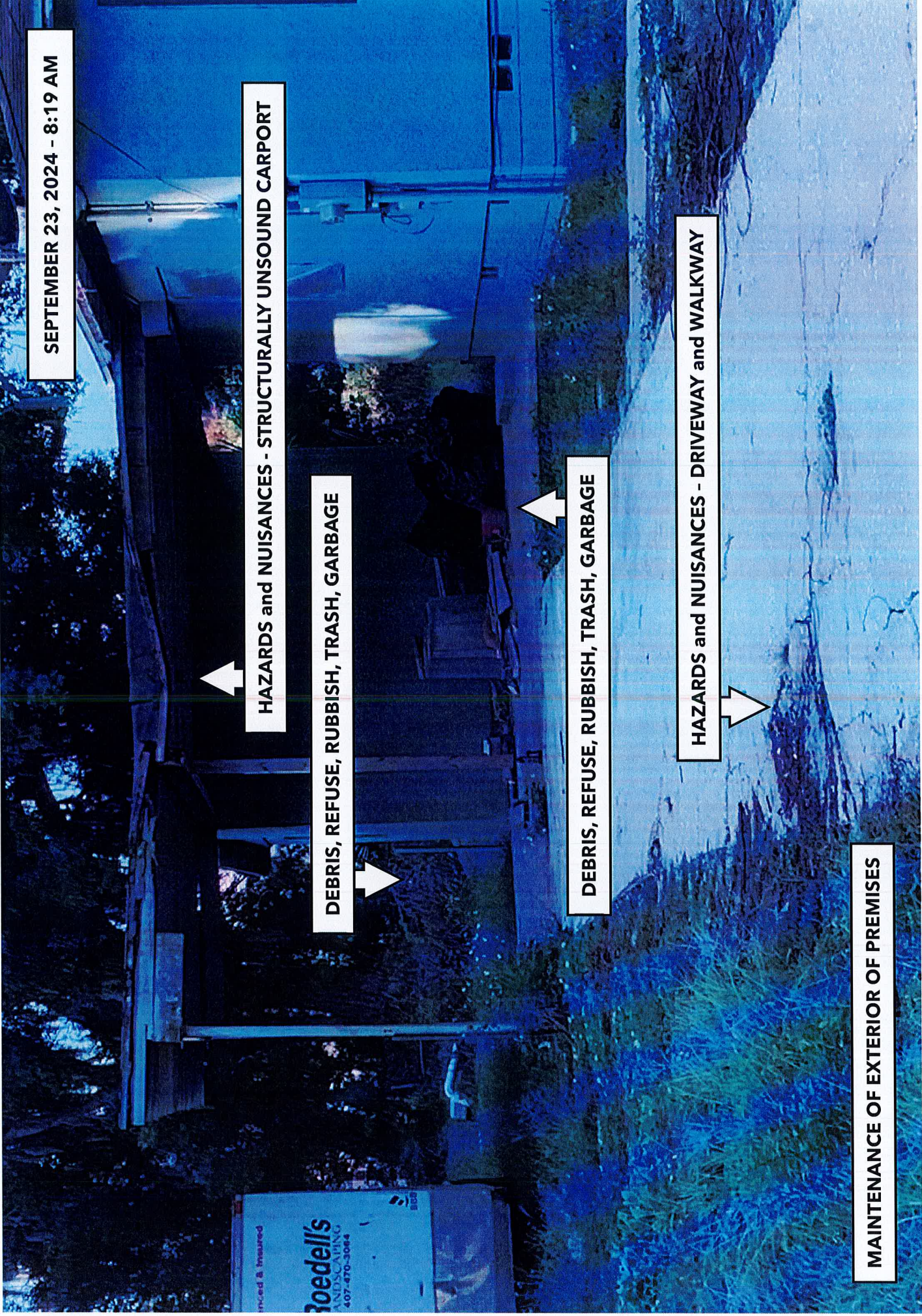
HAZARDS and NUISANCES - STRUCTURALLY UNSOUND CARPORT

DEBRIS, REFUSE, RUBBISH, TRASH, GARBAGE

DEBRIS, REFUSE, RUBBISH, TRASH, GARBAGE

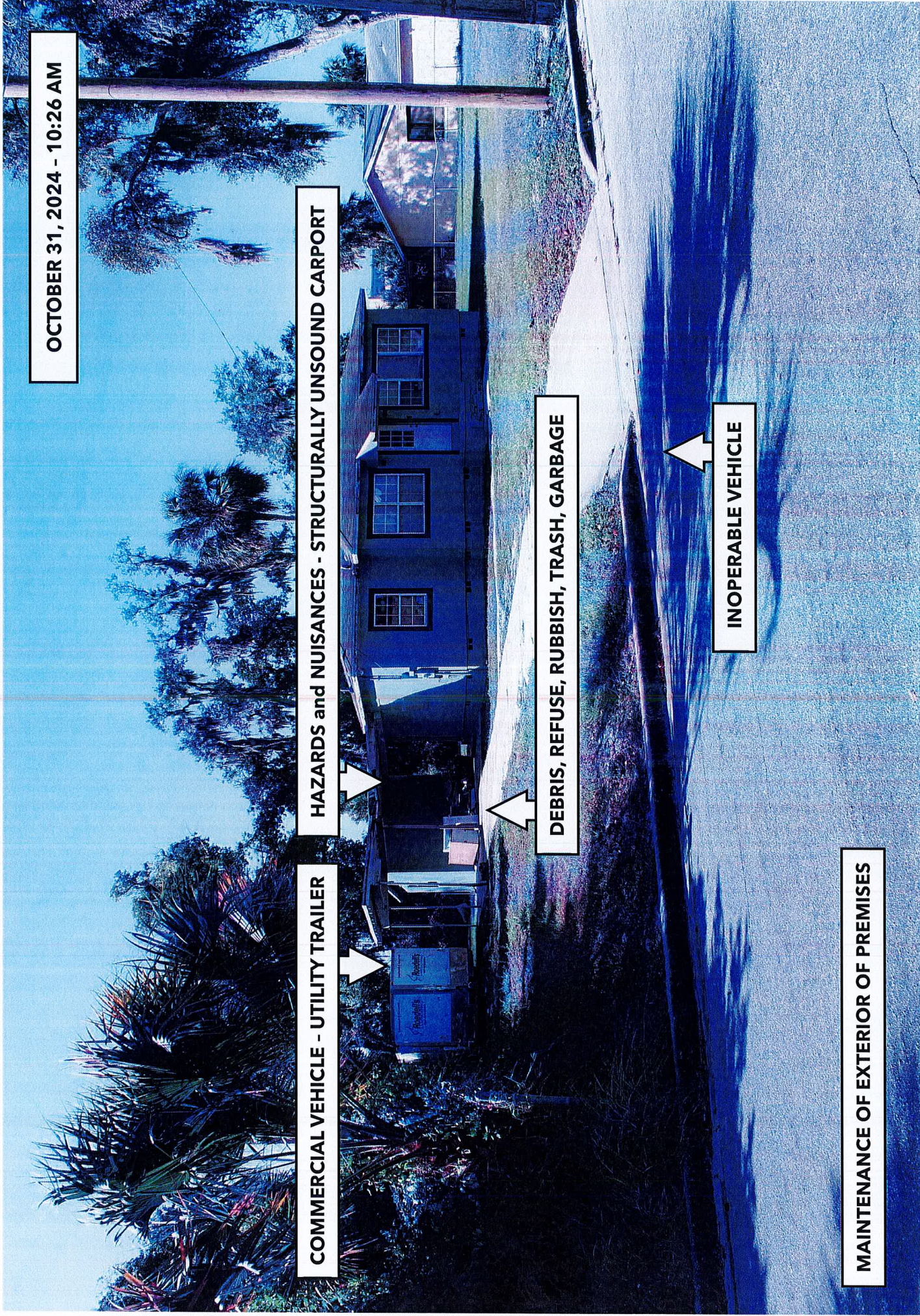
HAZARDS and NUISANCES - DRIVEWAY and WALKWAY

MAINTENANCE OF EXTERIOR OF PREMISES



ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....6



OCTOBER 31, 2024 - 10:26 AM

COMMERCIAL VEHICLE - UTILITY TRAILER

HAZARDS and NUISANCES - STRUCTURALLY UNSOUND CARPORT

DEBRIS, REFUSE, RUBBISH, TRASH, GARBAGE

INOPERABLE VEHICLE

MAINTENANCE OF EXTERIOR OF PREMISES

ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....7

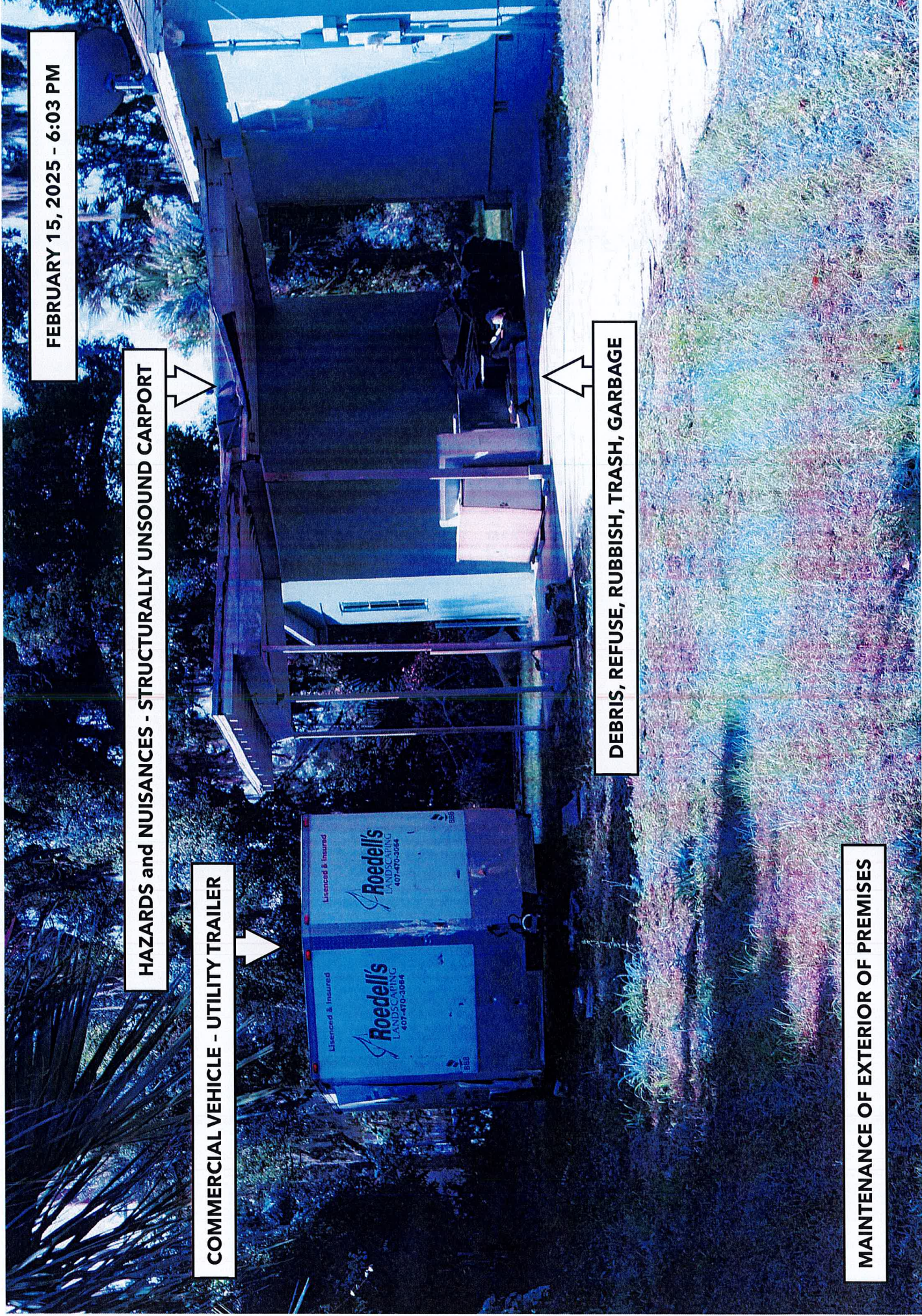
FEBRUARY 15, 2025 - 6:03 PM

HAZARDS and NUISANCES - STRUCTURALLY UNSOUND CARPORT

COMMERCIAL VEHICLE - UTILITY TRAILER

DEBRIS, REFUSE, RUBBISH, TRASH, GARBAGE

MAINTENANCE OF EXTERIOR OF PREMISES



ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....8

FEBRUARY 24, 2025 - 8:18 AM

COMMERCIAL VEHICLE - UTILITY TRAILER

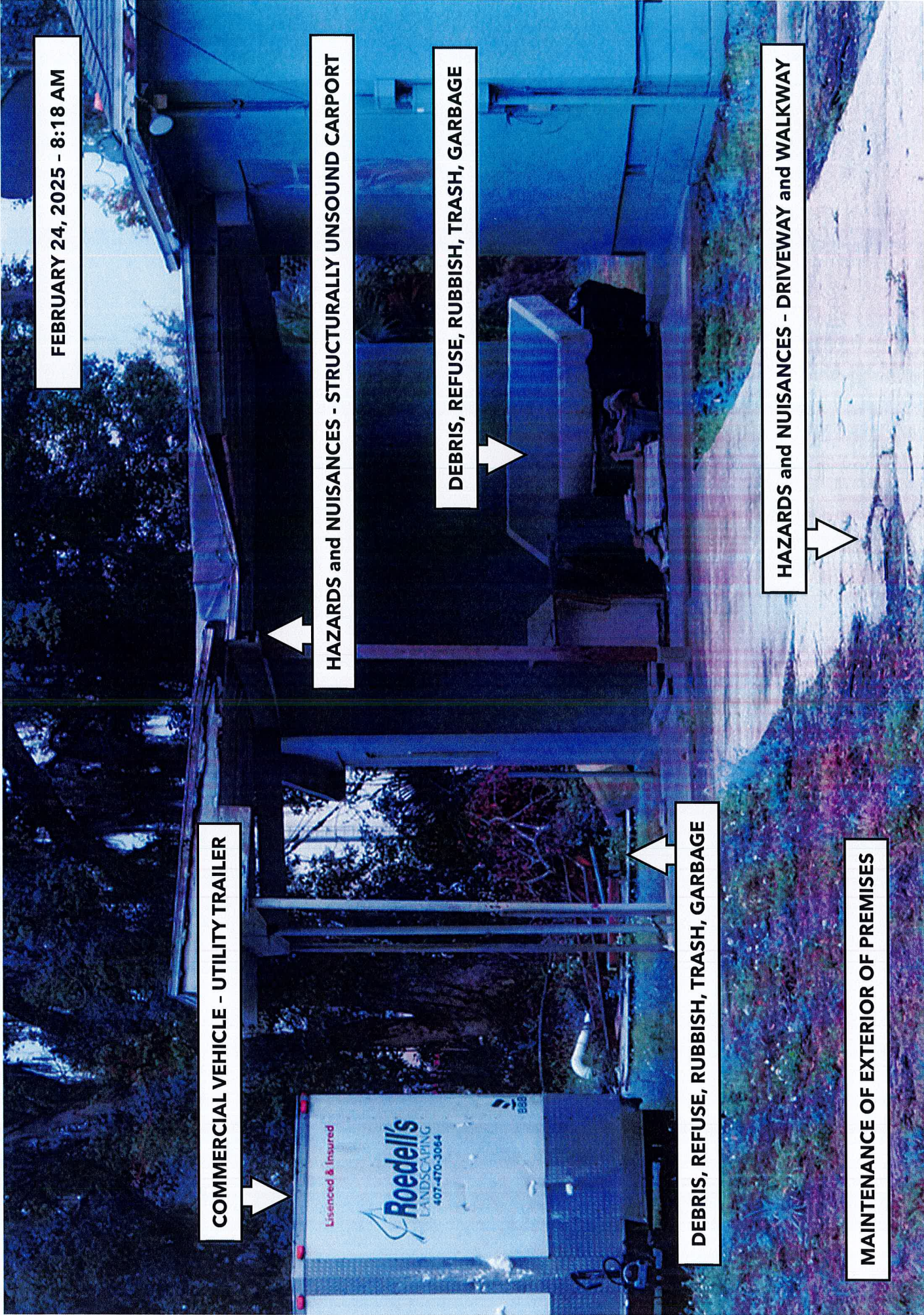
HAZARDS and NUISANCES - STRUCTURALLY UNSOUND CARPORT

DEBRIS, REFUSE, RUBBISH, TRASH, GARBAGE

DEBRIS, REFUSE, RUBBISH, TRASH, GARBAGE

HAZARDS and NUISANCES - DRIVEWAY and WALKWAY

MAINTENANCE OF EXTERIOR OF PREMISES



ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054

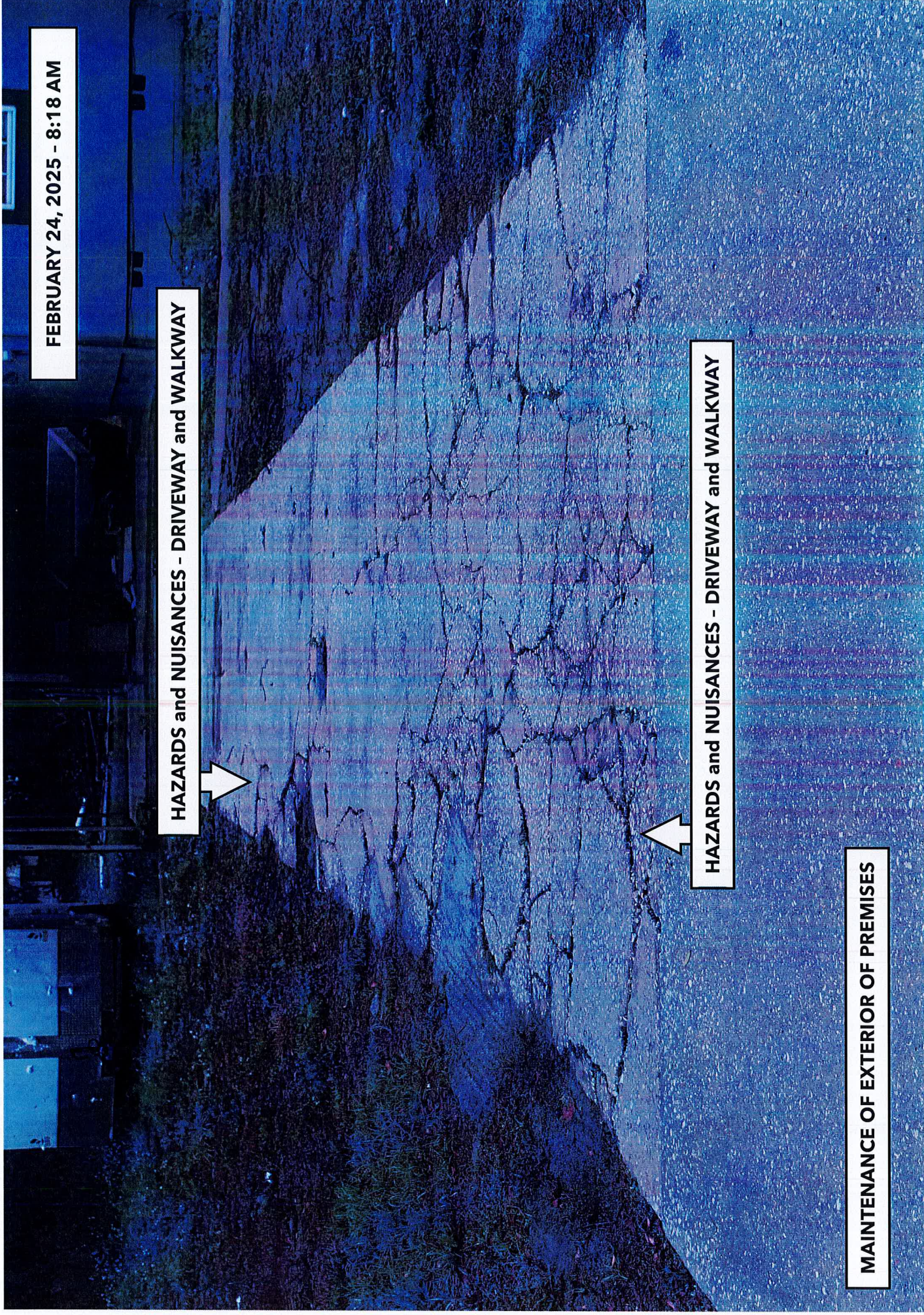
314 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....9

FEBRUARY 24, 2025 - 8:18 AM

HAZARDS and NUISANCES - DRIVEWAY and WALKWAY

HAZARDS and NUISANCES - DRIVEWAY and WALKWAY

MAINTENANCE OF EXTERIOR OF PREMISES





CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000064

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 57

Vs.

ROBERT L BAILEY, SAMANTHA A. MUNRO
REF: 314 CLARK STREET
P. O. BOX 1496
WINTER PARK, FL 32790

Respondent(s)

RE: 314 CLARK STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-0000-00-054

NOTICE OF HEARING

TO: ROBERT L. BAILEY, SAMANTHA A. MUNRO,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **314 CLARK 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 **2nd** day of **JULY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, June 4, 2025, the hearing date.

Pursuant to **Chapter 2, Sec. 2-257 (f).**, 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



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000064

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 57

Vs.

ROBERT L BAILEY, SAMANTHA A. MUNRO
REF: 314 CLARK STREET
P. O. BOX 1496
WINTER PARK, FL 32790

Respondent(s)

RE: 314 CLARK STREET, EATONVILLE, FL 32751
Parcel ID NO: 35-21-29-0000-00-054

NOTICE OF HEARING

TO: ROBERT L. BAILEY, SAMANTHA A. MUNRO,

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 of Ordinances.

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 **300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **2nd** day of **JULY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, July 2, 2025, the hearing date.

Pursuant to **Chapter 2, Sec. 2-257 (f).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

SIGNED COPY ON FILE

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

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL
05/24/2025 IMI
US POSTAGE \$009.64

ZIP 32751
041M1 1468919

ROBERT BAILEY/SAMANTHA MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064

NDER: 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:

ROBERT BAILEY/SAMANTHA MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064



9590 9402 8194 3030 0369 35

Article Number (Transfer from service label)

9589 0710 5270 1231 9621 57

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
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

Domestic Return Receipt

9589 0710 5270 1231 9621 57
9589 0710 5270 1231 9621 57



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

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

OFFICIAL USE

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

Postmark
Here

ROBERT BAILEY/SAMANTHA MUNRO
P. O. BOX 1496
WINTER PARK, FL 32790
P-ID: 35-21-29-0000-00-054
CODE CASE NO: 25-000064

Total Postage a
Sent to
Street and Apt.
City, State, Zip4

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

9589 0710 5270 1231 9621 57

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	ROBERT BAILEY/SAMANTHA MUNRO
Street and Apt.	P. O. BOX 1496
City, State, ZIP+4	WINTER PARK, FL 32790
	P-ID: 35-21-29-0000-00-054
	CODE CASE NO: 25-000064
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054
314 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....10

JUNE 23, 2025 - 2:19 PM

NOTICE OF HEARING - POSTING ON TOWN BULLETIN BOARD

ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054
314 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....11

JUNE 23, 2025 - 2:15 PM

NOTICE OF HEARING - POSTING ON THE PROPERTY

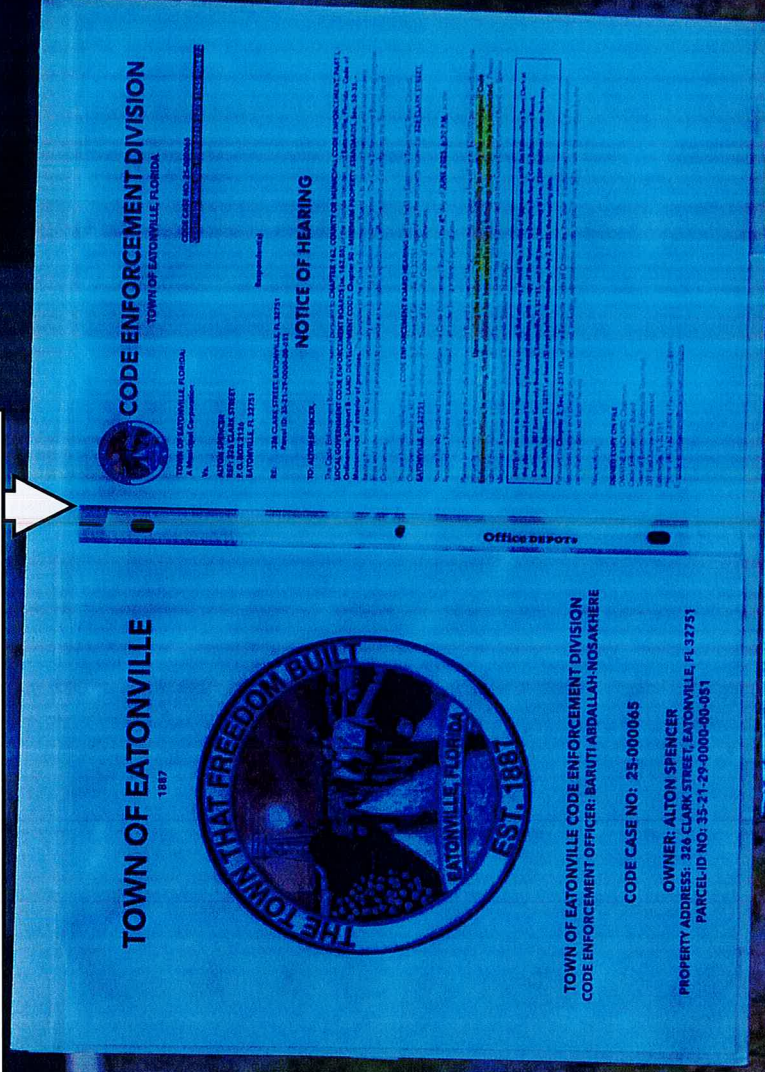
NOTICE OF HEARING - POSTING ON TOWN BULLETIN BOARD



**ROBERT BAILEY and SAMANTHA MUNRO, P-ID: 35-21-29-0000-00-054
314 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000064).....12**

JUNE 23, 2025 - 2:15 PM

NOTICE OF HEARING - POSTING ON THE PROPERTY



NOTICE OF HEARING - POSTING ON TOWN BULLETIN BOARD