

# **TOWN OF EATONVILLE**

1887



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

**CODE CASE NO: 25-000063**

**OWNER: ARNELL Q. SPENCER  
PROPERTY ADDRESS: 325 EATON STREET, EATONVILLE, FL 32751  
PARCEL-ID NO: 35-21-29-2828-02-180**

**325 Eaton St 35-21-29-2828-02-180****Name(s):**  
SPENCER ARNELL Q**Physical Street Address:**  
325 Eaton St**Property Use:**  
0103 - Single Fam Class III**Mailing Address On File:**  
574 Ficus Tree Rd  
Kissimmee, FL 34758  
[Incorrect Mailing Address?](#)**Postal City and Zip:**  
Maitland, FL 32751**Municipality:**  
Eatonville

325 EATON ST, EATONVILLE, FL 32751 5/1/2024 11:55 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 <input checked="" type="checkbox"/> MKT	\$35,000	\$74,870	\$500	\$110,370	3.2%	\$45,348	10.0%
2023 <input checked="" type="checkbox"/> MKT	\$35,000	\$71,490	\$500	\$106,990	30.8%	\$41,225	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$30,000	\$51,327	\$500	\$81,827	24.3%	\$37,477	10.0%
2021 <input checked="" type="checkbox"/> MKT	\$24,000	\$41,346	\$500	\$65,846	N/A	\$34,070	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$			\$0		\$799
2023 <input checked="" type="checkbox"/> \$			\$0		\$808
2022 <input checked="" type="checkbox"/> \$			\$0		\$546
2021 <input checked="" type="checkbox"/> \$			\$0		\$392

**2024 Taxable Value and Certified Taxes**

Tax Year

2024	2023	2022	2021
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$110,370	\$0	\$110,370	3.2160	1.4%	\$354.95	28%
Public Schools: By Local Board	\$110,370	\$0	\$110,370	3.2480	0.0%	\$358.48	28%
General County	\$45,348	\$0	\$45,348	4.4347	0.0%	\$201.10	16%
Town Of Eatonville	\$45,348	\$0	\$45,348	7.2938	0.0%	\$330.76	26%
Library - Operating Budget	\$45,348	\$0	\$45,348	0.3748	0.0%	\$17.00	1%
St Johns Water Management District	\$45,348	\$0	\$45,348	0.1793	0.0%	\$8.13	1%
<b>Totals</b>				<b>18.7466</b>		<b>\$1,270.42</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: \$1,270.42**

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,069.07

Your ad-valorem tax with exemptions is: - \$1,270.42

**Providing You A Savings Of: = \$798.65**



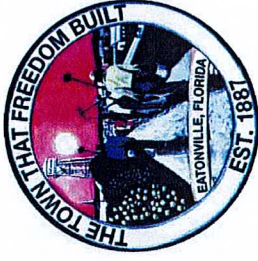
Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

**Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.**

**Sec. 18-229. - Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover.

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



**Town of Eatonville - Code Enforcement Division**

# **CODE VIOLATION**

## **Eatonville, Florida - Code of Ordinances/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).**

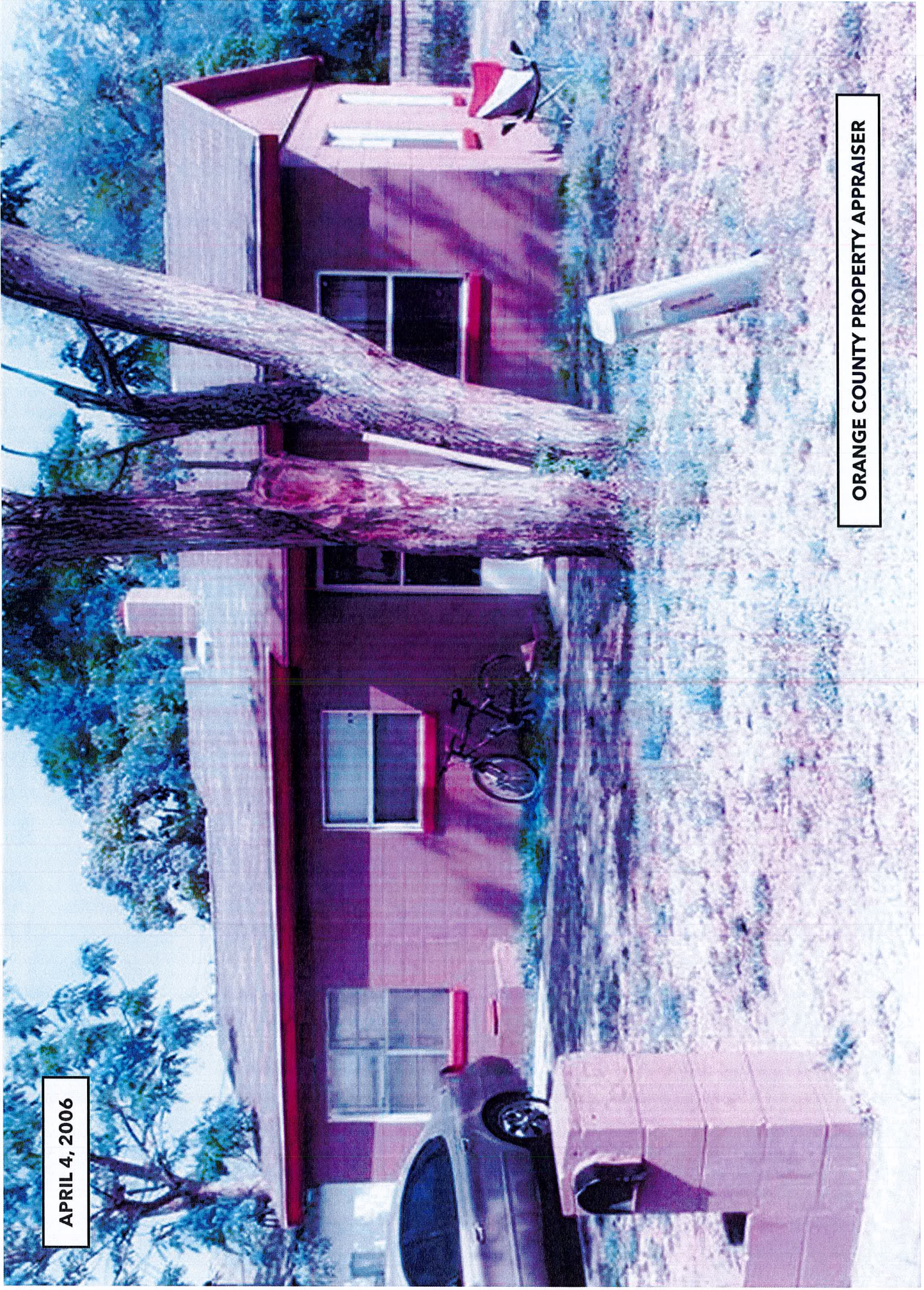
**Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and 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.

**(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)**

**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**  
**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063) - (OCPA).....1**

**APRIL 4, 2006**

**ORANGE COUNTY PROPERTY APPRAISER**



**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**  
325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063) - (OCPA).....2

MAY 1, 2024 - 11:55 AM

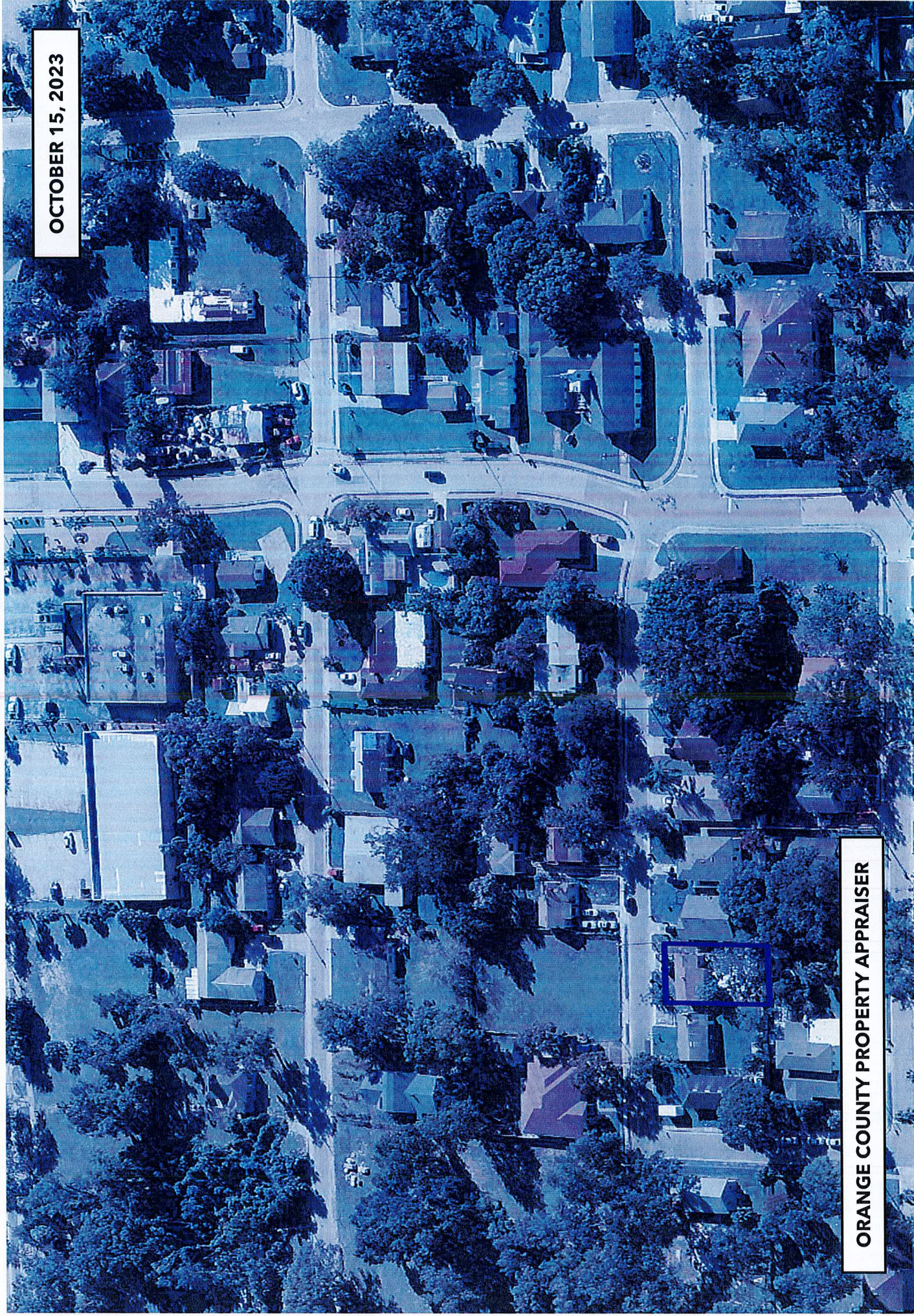


ORANGE COUNTY PROPERTY APPRAISER

**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**  
**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063) - (OCPA).....3**

**OCTOBER 15, 2023**

**ORANGE COUNTY PROPERTY APPRAISER**

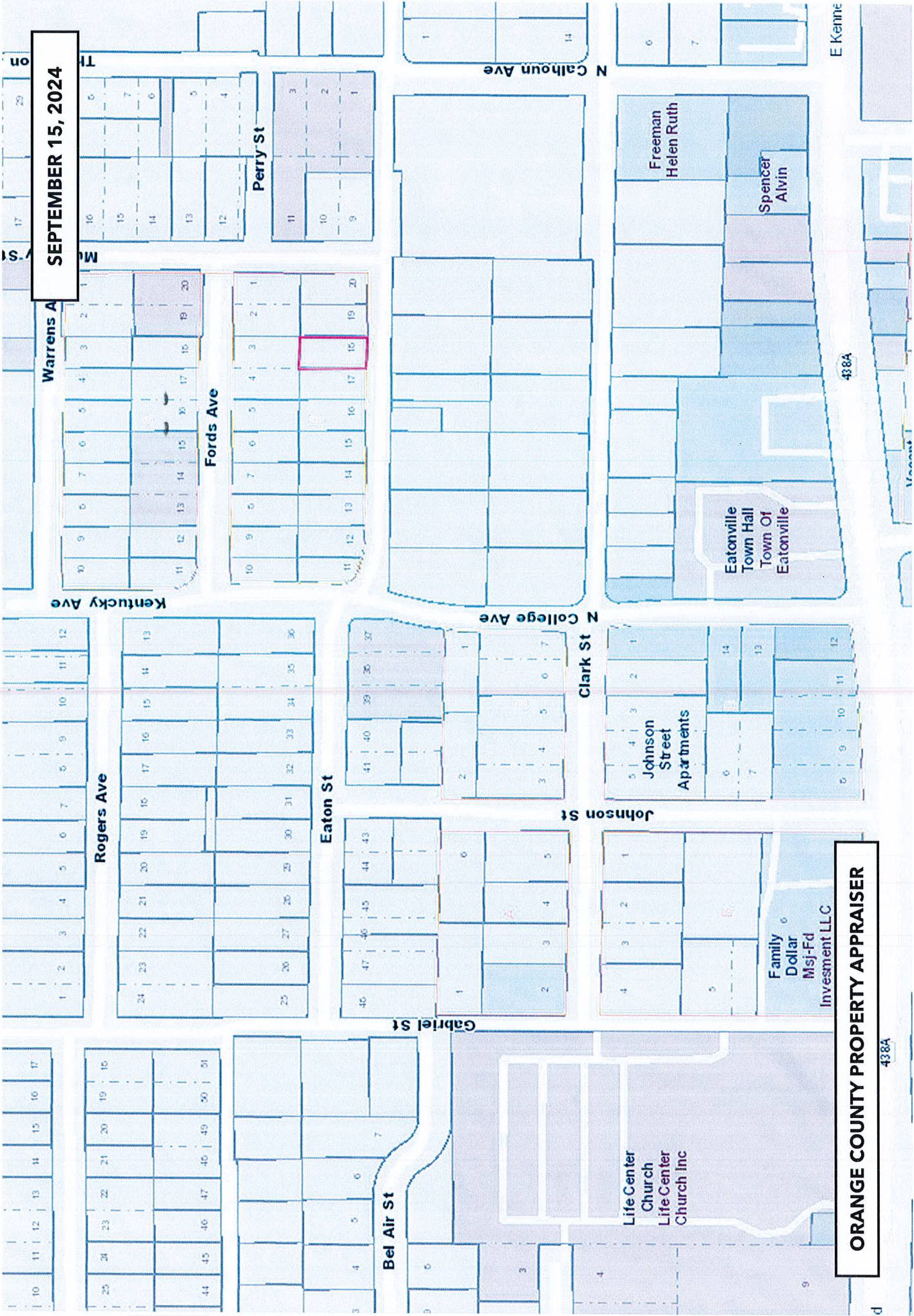


# ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180

325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063) - (OCPA).....4

SEPTEMBER 15, 2024

ORANGE COUNTY PROPERTY APPRAISER





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: **25-000063**  
DATE OF NOTICE: **3/14/2025**  
COMPLIANCE DATE: **3/24/2025**

**ARNELL Q. SPENCER**  
**REF: 325 EATON STREET**  
**574 FICUS TREE ROAD**  
**KISSIMMEE, FL 34758**

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9575 73**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the, SINGLE FAMILY CLASS III, property located at, 325 EATON STREET, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-2828-02-180** into compliance with Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-203. - Definitions. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville, Florida - Code of Ordinances/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 of premises. (a), (b)(1).

**TO: ARNELL Q. SPENCER,**

You are hereby notified, the property located at **325 EATON STREET, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. Definitions**. The following words, terms and phrases when used in this division shall have the meanings ascribed to them in

this section, except where the context clearly indicates a different meaning:

**Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect.

**Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Parked** means the standing of a motor vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or embarking or disembarking passengers. **Sec. 18-229. Certain motor vehicles required to be parked in garage.**

No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 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.

Please be advised that if the violation is not cured by **[3/24/2025]** 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, appearing to read 'Baruti', enclosed within a large, hand-drawn oval.

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](mailto:code-enforcement@townofeatonville.org)

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

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

1. Abandoned, junked, inoperable, and/or wrecked vehicles are on the property.
2. The residential property is being used as open storage for an inoperable motor vehicle, table, chairs, tires, grocery cart, etc.

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

1. Remove all abandoned, junked, inoperable, and/or wrecked vehicles from the property.
2. Repair or remove the inoperable motor vehicle. Remove all junked items to include but not be limited to the table, chairs, tires, grocery cart, etc.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.  
Eatonville, Florida 32751

ARNELL Q. SPENCER  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758  
P-ID: 35-21-29-2828-02-180  
CODE CASE NO: 25-000063

NEOPOST  
FIRST-CLASS MAIL  
03/09/2025  
US POSTAGE \$009.64

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.

Article Addressed to:

ARNELL Q. SPENCER  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758  
P-ID: 35-21-29-2828-02-180  
CODE CASE NO: 25-000063



9590 9402 8854 4005 3717 04

Article Number (Transfer from previous label)

89 0710 5270 1231 9575 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
**X**  
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®  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail (over \$500)  
☐ Priority Mail Express  
☐ Registered Mail™  
☐ Registered Mail™ Delivery  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

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



9589 0710 5270 1231 9575 73  
9589 0710 5270 1231 9575 73

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+

ARNELL Q. SPENCER  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758  
P-ID: 35-21-29-2828-02-180  
CODE CASE NO: 25-000063

Postmark  
Here

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

9589 0710 5270 1231 9575 73

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> 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	
Street and Apt. #	
City, State, ZIP+	

ARNELL Q. SPENCER  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758  
P-ID: 35-21-29-2828-02-180  
CODE CASE NO: 25-000063



**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:**

ARNELL Q. SPENCER  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758  
P-ID: 35-21-29-2828-02-180  
CODE CASE NO: 25-000063



9590 9402 8854 4005 3717 04

**2. Article Number (Transfer from carrier label)**

9589 0710 5270 1231 9575 73

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X

☐ Agent

☒ Addressee

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

Cynthia Spencer 3-17-25

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

☐ Insured Mail

☐ Insured Mail Restricted Delivery  
(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted  
Delivery

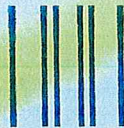
☐ Signature Confirmation™

☐ Signature Confirmation  
Restricted Delivery

USPS TRACKING#  
ORLANDO FL 328



12 MAR 2025 PM 6 L



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

9590 9402 8854 4005 3717 04

United States  
Postal Service

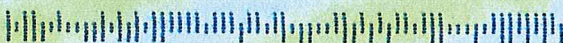
RECEIVED

MAR 14 2025

Initial: \_\_\_\_\_

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

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



**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....1**

**SEPTEMBER 24, 2024 - 12:18 PM**

**JUNKED, WRECKED, INOPERABLE, ABANDON PROPERTY**

**JUNKED, WRECKED, INOPERABLE, ABANDON PROPERTY**



**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....2**

SEPTEMBER 24, 2024 - 12:18 PM

DEFLATED TIRE - INOPERABLE VEHICLE

JUNKED, WRECKED, INOPERABLE, ABANDON PROPERTY



**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

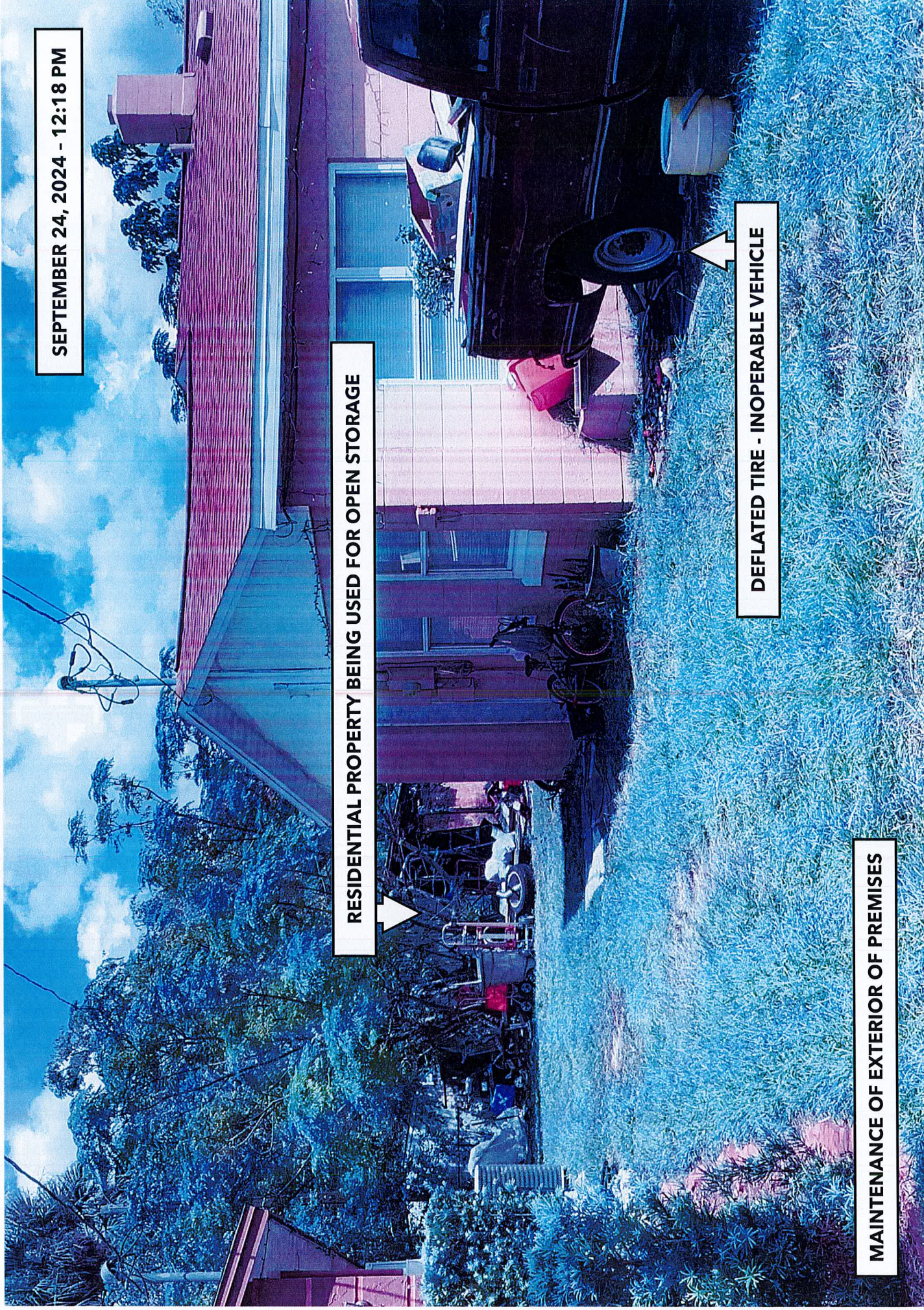
**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063),.....3**

**SEPTEMBER 24, 2024 - 12:18 PM**

**RESIDENTIAL PROPERTY BEING USED FOR OPEN STORAGE**

**DEFLATED TIRE - INOPERABLE VEHICLE**

**MAINTENANCE OF EXTERIOR OF PREMISES**



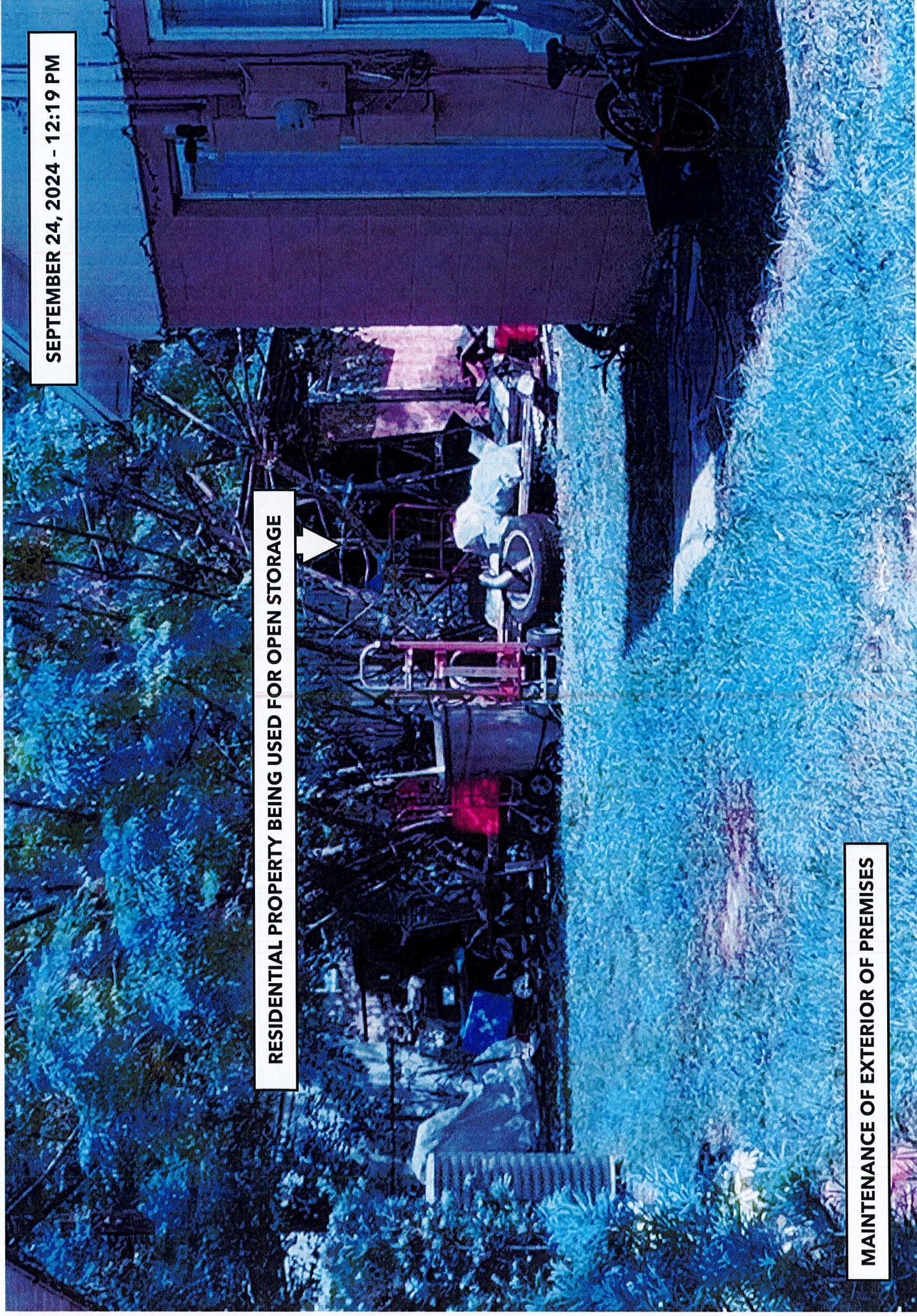
**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063),.....4**

**SEPTEMBER 24, 2024 - 12:19 PM**

**RESIDENTIAL PROPERTY BEING USED FOR OPEN STORAGE**

**MAINTENANCE OF EXTERIOR OF PREMISES**



**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

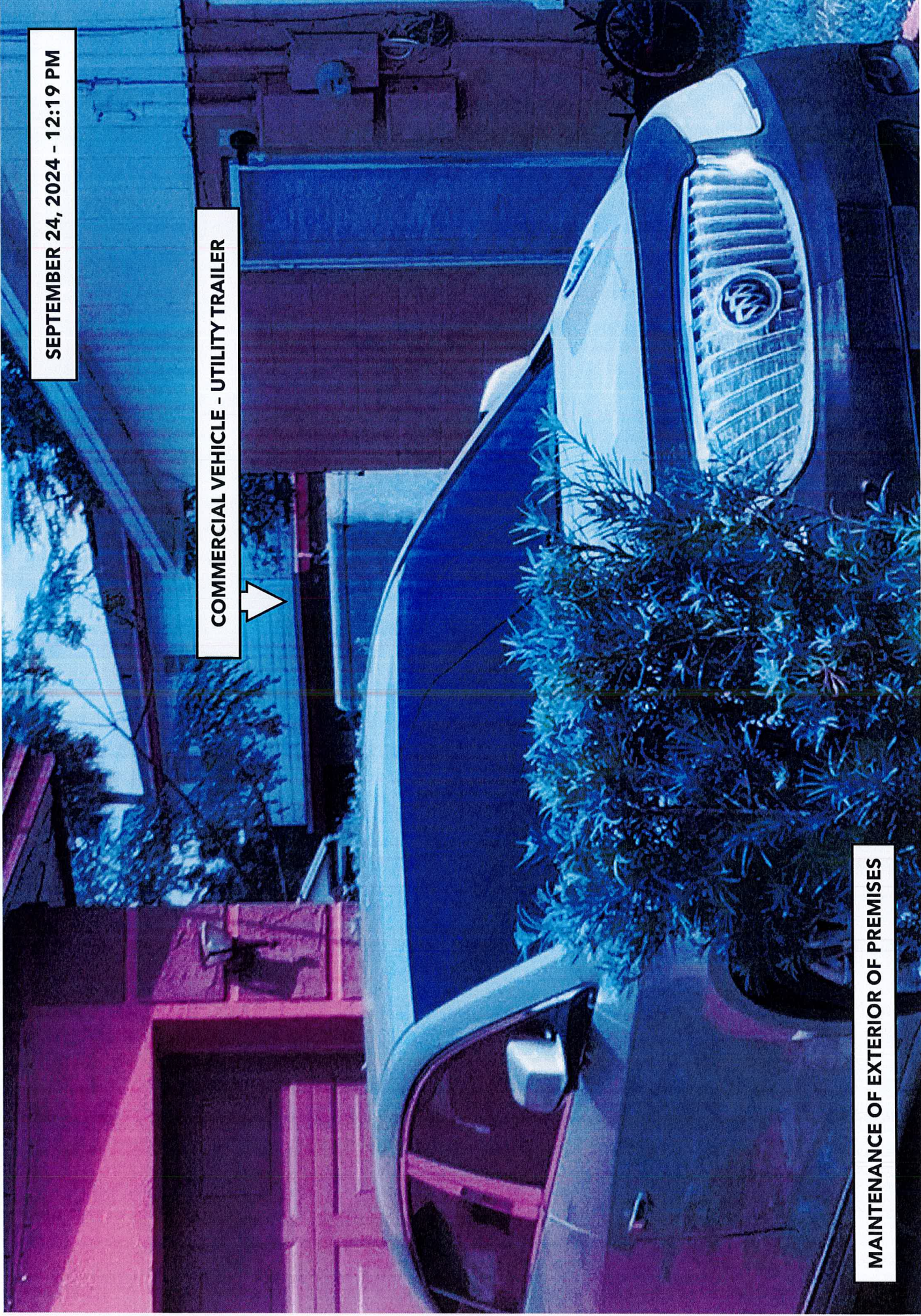
**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....5**

SEPTEMBER 24, 2024 - 12:19 PM

COMMERCIAL VEHICLE - UTILITY TRAILER



MAINTENANCE OF EXTERIOR OF PREMISES



**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**  
325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....6

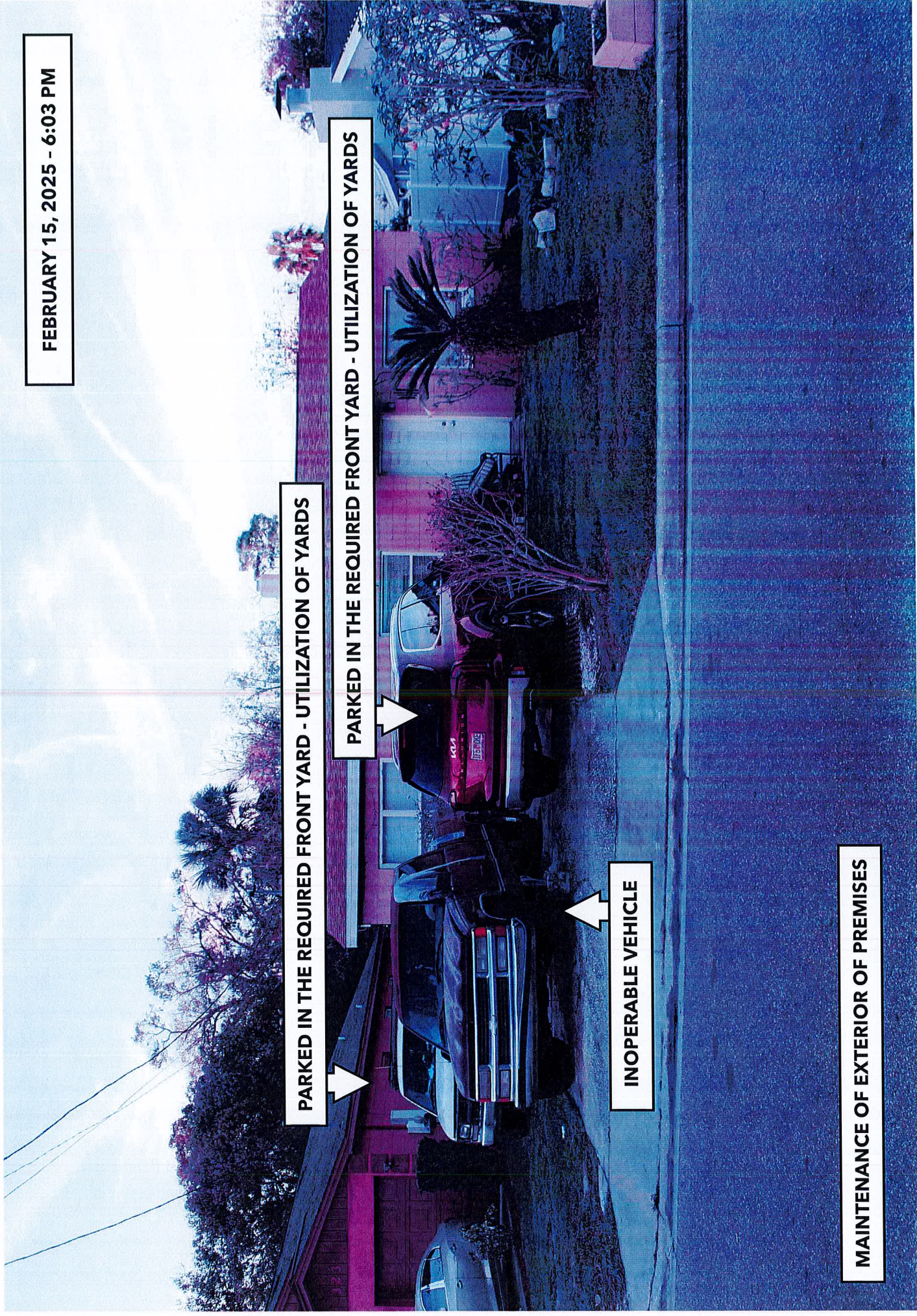
FEBRUARY 15, 2025 - 6:03 PM

PARKED IN THE REQUIRED FRONT YARD - UTILIZATION OF YARDS

PARKED IN THE REQUIRED FRONT YARD - UTILIZATION OF YARDS

INOPERABLE VEHICLE

MAINTENANCE OF EXTERIOR OF PREMISES



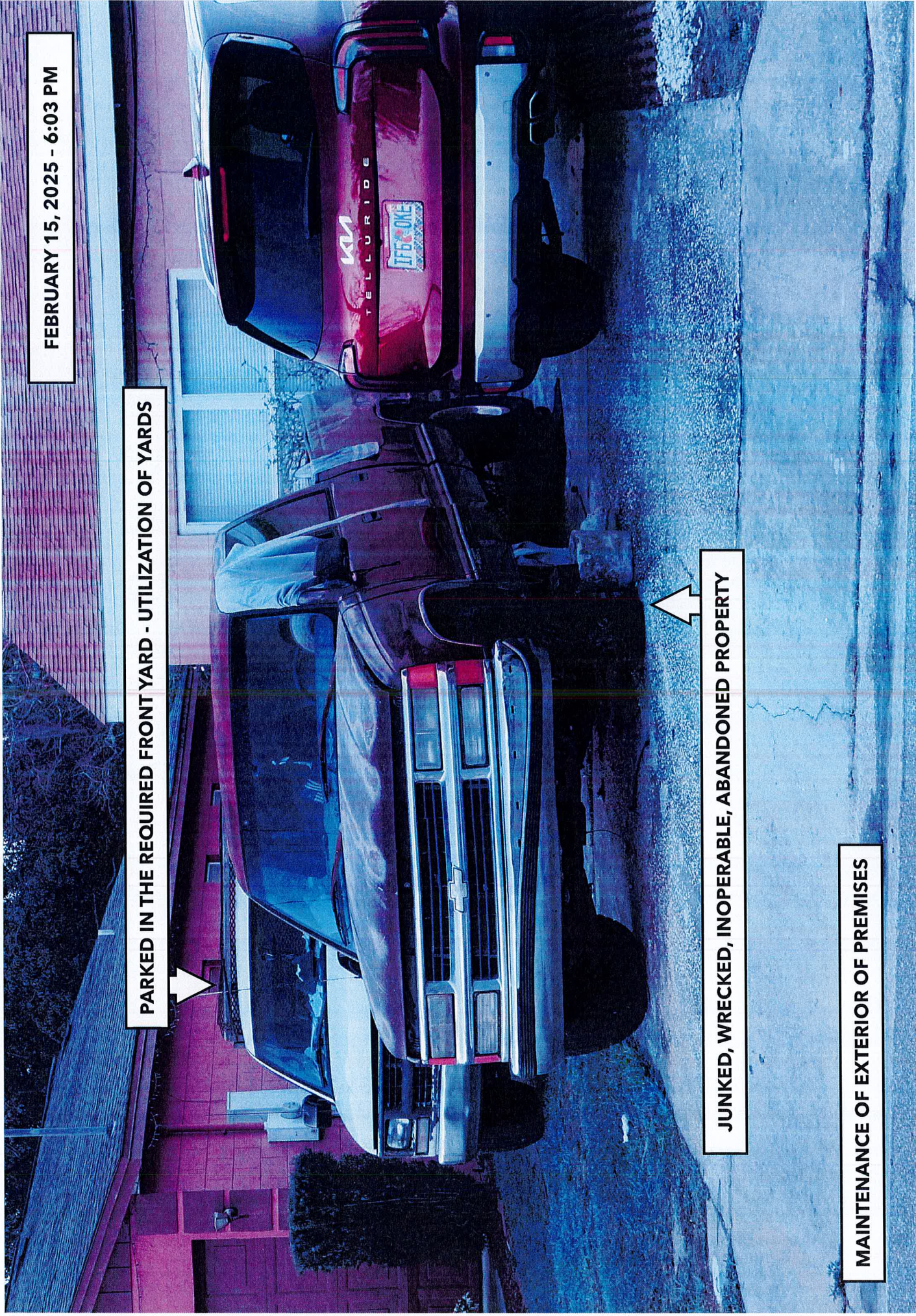
**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**  
325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....7

FEBRUARY 15, 2025 - 6:03 PM

PARKED IN THE REQUIRED FRONT YARD - UTILIZATION OF YARDS

JUNKED, WRECKED, INOPERABLE, ABANDONED PROPERTY

MAINTENANCE OF EXTERIOR OF PREMISES



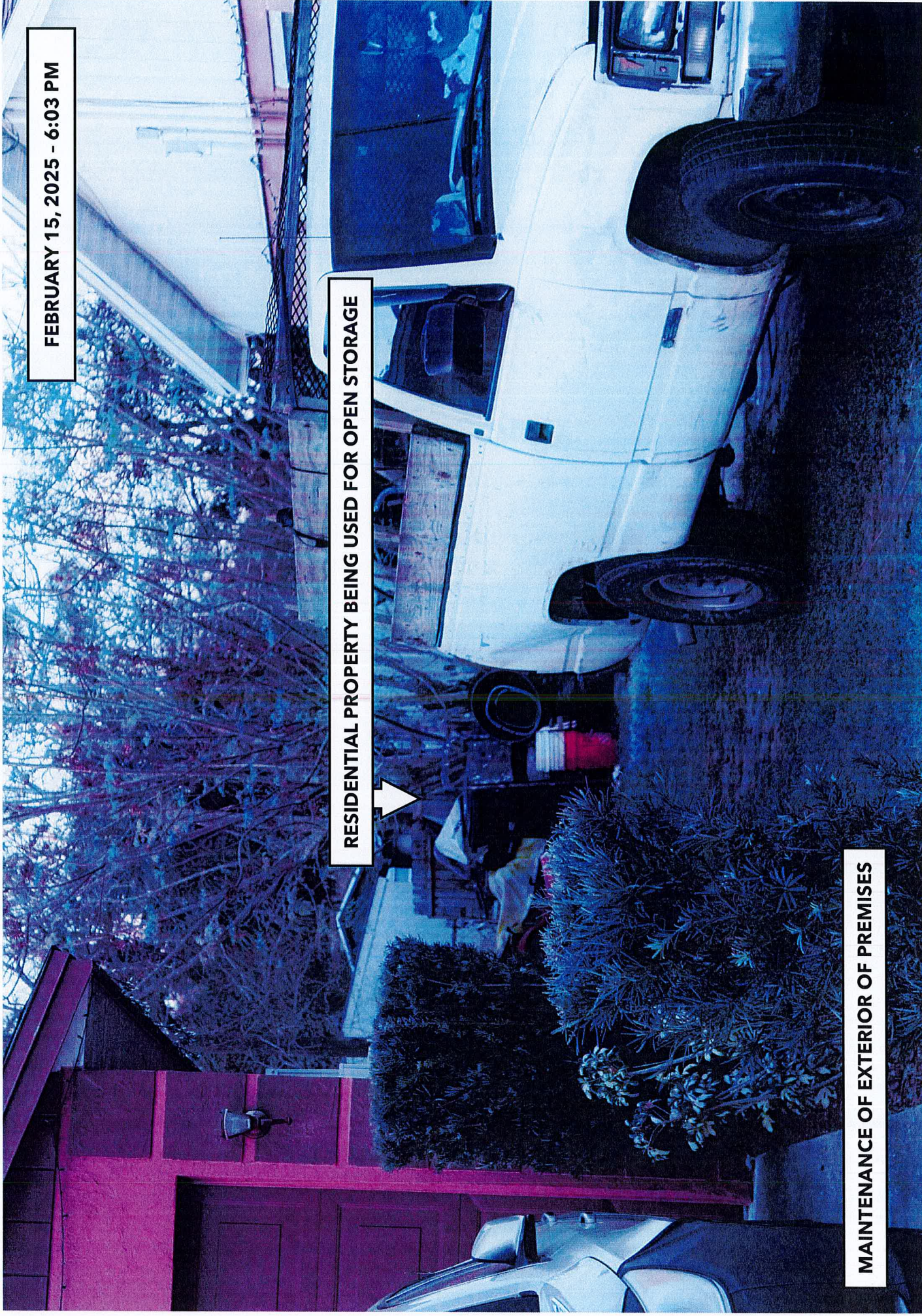
**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063),.....8**

**FEBRUARY 15, 2025 - 6:03 PM**

**RESIDENTIAL PROPERTY BEING USED FOR OPEN STORAGE**

**MAINTENANCE OF EXTERIOR OF PREMISES**

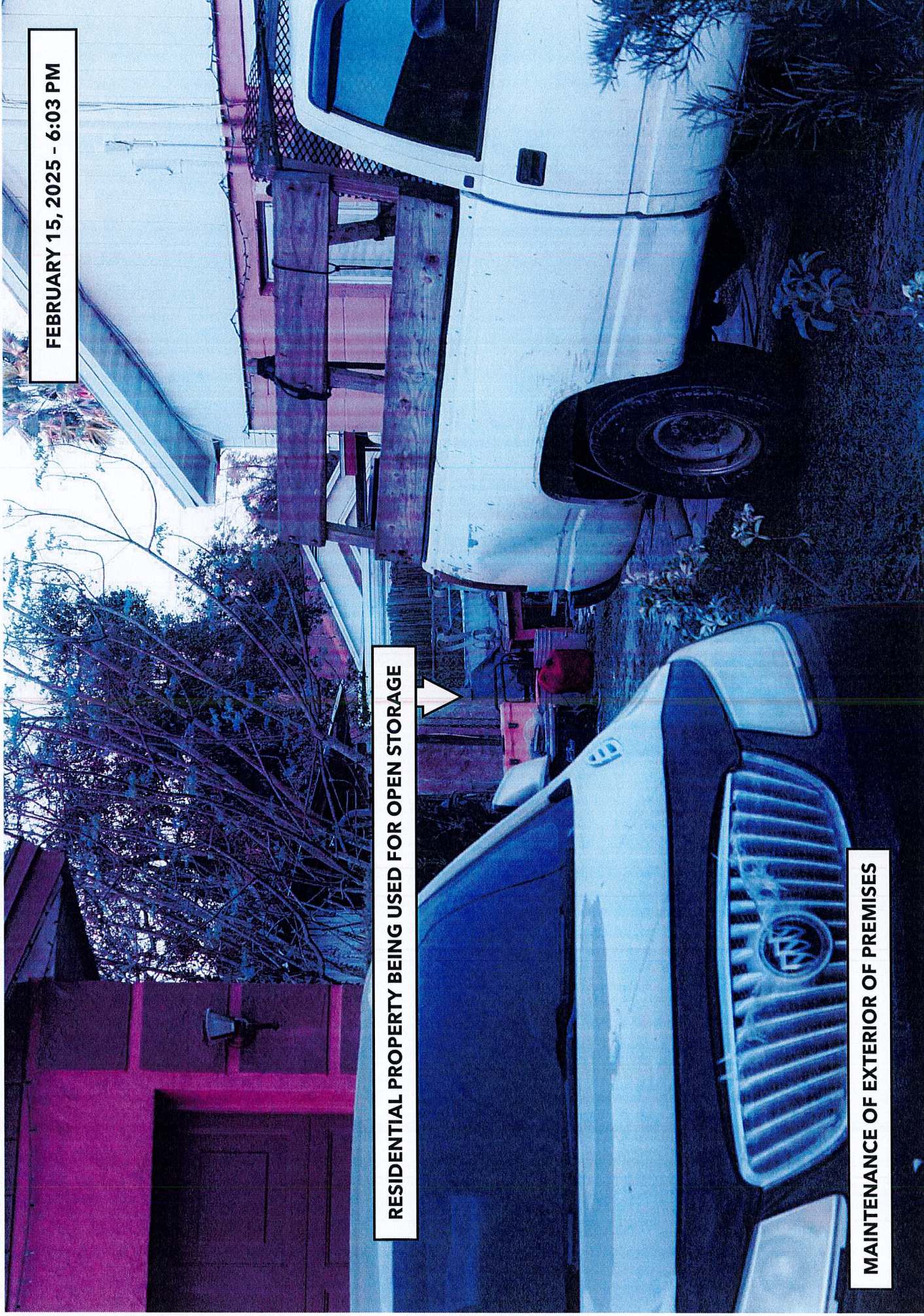


**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**  
**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....9**

**FEBRUARY 15, 2025 - 6:03 PM**

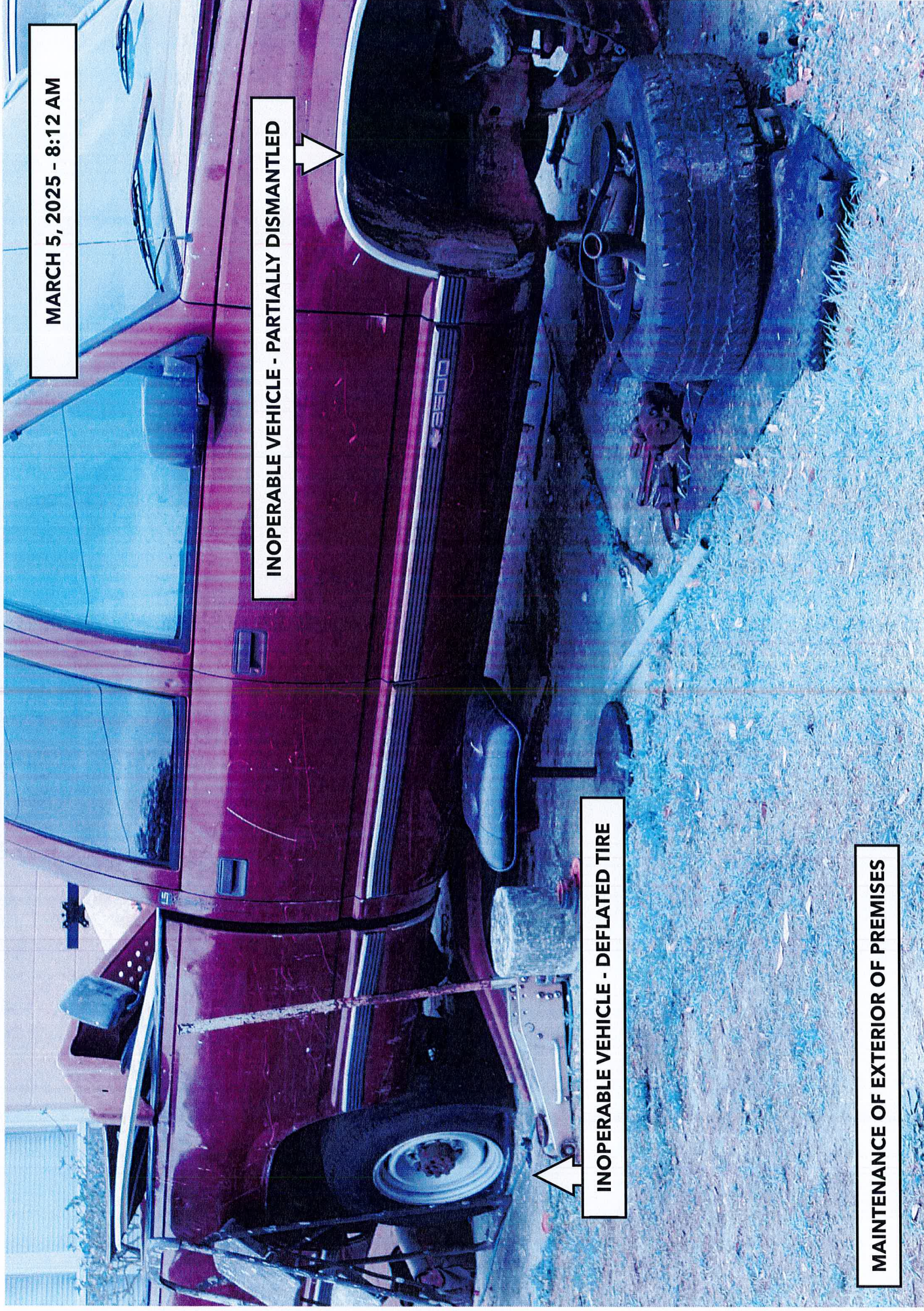
**RESIDENTIAL PROPERTY BEING USED FOR OPEN STORAGE**

**MAINTENANCE OF EXTERIOR OF PREMISES**



**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....10**



MARCH 5, 2025 - 8:12 AM

INOPERABLE VEHICLE - PARTIALLY DISMANTLED

INOPERABLE VEHICLE - DEFLATED TIRE

MAINTENANCE OF EXTERIOR OF PREMISES

**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

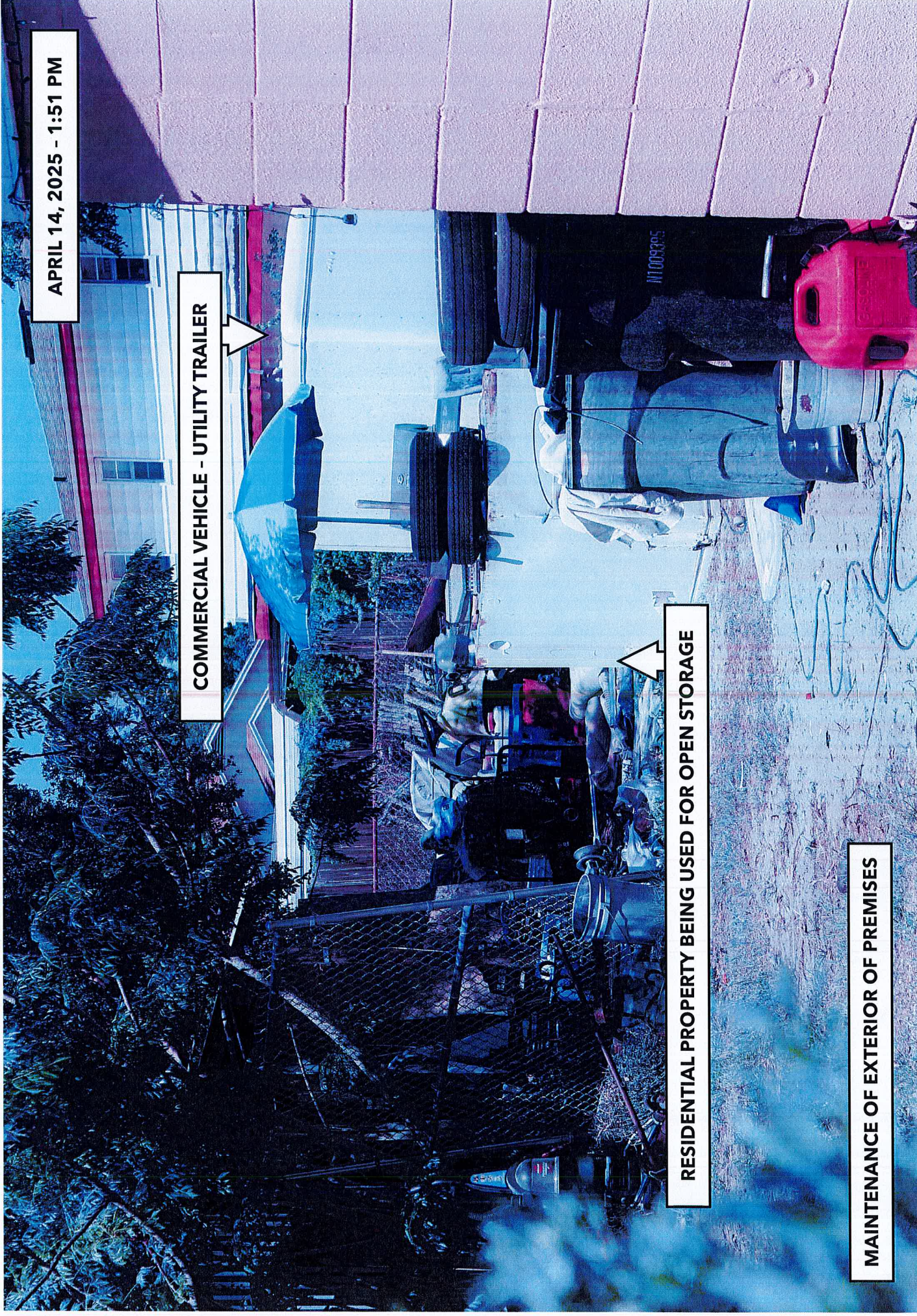
**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....11**

**APRIL 14, 2025 - 1:51 PM**

**COMMERCIAL VEHICLE - UTILITY TRAILER**

**RESIDENTIAL PROPERTY BEING USED FOR OPEN STORAGE**

**MAINTENANCE OF EXTERIOR OF PREMISES**





# CODE ENFORCEMENT DIVISION

## TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000063

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 64**

Vs.

ARNELL Q. SPENCER  
REF: 325 EATON STREET  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758

Respondent(s)

RE: 325 EATON STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-2828-02-180

# NOTICE OF HEARING

TO: ARNELL Q. SPENCER,

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 **325 EATON STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

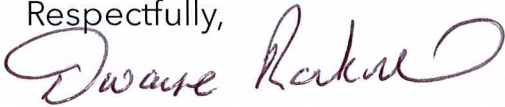
You are hereby ordered to appear before the Code Enforcement Board on the **2<sup>nd</sup>** day of **JULY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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,



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  
US POSTAGE \$009.64

ZIP 32751  
041M11468919

ARNELL Q. SPENCER  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758  
P-ID: 35-21-29-2828-02-180  
CODE CASE NO: 25-000063

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:

ARNELL Q. SPENCER  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758  
P-ID: 35-21-29-2828-02-180  
CODE CASE NO: 25-000063



9590 9402 8194 3030 0369 28

Article Number (Transfer from service label)

9589 0710 5270 1231 9621

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent  
B. Received by (Printed Name) ☐ Address  
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®  
☐ Collect on Delivery Restricted Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Mail Restricted Delivery

64 64 10

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

49 1296 1327 0225 0120 6959  
49 1296 1327 0225 0120 6959



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

ARNELL Q. SPENCER

574 FICUS TREE ROAD

KISSIMMEE, FL 34758

P-ID: 35-21-29-2828-02-180

CODE CASE NO: 25-000063

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

9589 0710 5270 1231 9621 64

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ™.	
<b>OFFICIAL USE</b>	
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	
Street and Apt	
City, State, Zip	
<b>ARNELL Q. SPENCER</b>	
<b>574 FICUS TREE ROAD</b>	
<b>KISSIMMEE, FL 34758</b>	
<b>P-ID: 35-21-29-2828-02-180</b>	
<b>CODE CASE NO: 25-000063</b>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000063

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 64

Vs.

ARNELL Q. SPENCER  
REF: 325 EATON STREET  
574 FICUS TREE ROAD  
KISSIMMEE, FL 34758

Respondent(s)

RE: 325 EATON STREET, EATONVILLE, FL 32751  
Parcel ID NO: 35-21-29-2828-02-180

## NOTICE OF HEARING

TO: ARNELL Q. SPENCER,

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 **325 EATON 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 **2<sup>nd</sup>** 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

325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....12

[illegible][illegible][illegible]

 <p><b>CITY OF LAKEWOOD, COLORADO</b>          A Municipality of Government</p>	<p><b>CODE ENFORCEMENT DIVISION</b>          TOWN OF LAKEWOOD, HONORABLE</p>	<p>CODE CASE NO. 10-00111          DATE: 10/10/2010</p>
	<p>TO: PERSON(S) REQUESTING          1. NAME: <b>LAKEWOOD COMMUNITY DEVELOPMENT</b>          2. ADDRESS: <b>10000 W. 10TH AVE., SUITE 100</b>          3. CITY: <b>LAKEWOOD, CO 80226</b>          4. PHONE: <b>(303) 986-1111</b>          5. FAX: <b>(303) 986-1111</b></p>	<p>TO: PERSON(S) REQUESTING          1. NAME: <b>LAKEWOOD COMMUNITY DEVELOPMENT</b>          2. ADDRESS: <b>10000 W. 10TH AVE., SUITE 100</b>          3. CITY: <b>LAKEWOOD, CO 80226</b>          4. PHONE: <b>(303) 986-1111</b>          5. FAX: <b>(303) 986-1111</b></p>
<p>TO: PERSON(S) REQUESTING          1. NAME: <b>LAKEWOOD COMMUNITY DEVELOPMENT</b>          2. ADDRESS: <b>10000 W. 10TH AVE., SUITE 100</b>          3. CITY: <b>LAKEWOOD, CO 80226</b>          4. PHONE: <b>(303) 986-1111</b>          5. FAX: <b>(303) 986-1111</b></p>	<p>TO: PERSON(S) REQUESTING          1. NAME: <b>LAKEWOOD COMMUNITY DEVELOPMENT</b>          2. ADDRESS: <b>10000 W. 10TH AVE., SUITE 100</b>          3. CITY: <b>LAKEWOOD, CO 80226</b>          4. PHONE: <b>(303) 986-1111</b>          5. FAX: <b>(303) 986-1111</b></p>	<p>TO: PERSON(S) REQUESTING          1. NAME: <b>LAKEWOOD COMMUNITY DEVELOPMENT</b>          2. ADDRESS: <b>10000 W. 10TH AVE., SUITE 100</b>          3. CITY: <b>LAKEWOOD, CO 80226</b>          4. PHONE: <b>(303) 986-1111</b>          5. FAX: <b>(303) 986-1111</b></p>

[illegible]

**CODE ENFORCEMENT DIVISION**  
City of San Francisco  
Department of Public Works

**NOTICE OF HEARING**

TO: [Name of Property Owner]

FROM: [Name of Code Enforcement Officer]

SUBJECT: [Description of Violation]

DATE OF HEARING: [Date]

TIME OF HEARING: [Time]

LOCATION OF HEARING: [Address]

REASON FOR HEARING: [Description of Violation]

YOU ARE HEREBY NOTICED THAT YOU HAVE BEEN SERVED WITH THIS NOTICE OF HEARING. YOU HAVE THE RIGHT TO APPEAR AT THE HEARING AND TO PRESENT YOUR CASE. IF YOU DO NOT APPEAR AT THE HEARING, A DECISION WILL BE MADE ON YOUR BEHALF.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CODE ENFORCEMENT DIVISION AT [Phone Number].

YOUR COOPERATION IN RESOLVING THIS MATTER IS APPRECIATED.

SIGNED: [Signature of Code Enforcement Officer]

DATE: [Date]

[illegible]

# NOTICE OF HEARING - POSTING ON TOWN BULLETIN BOARD

**ARNELL Q. SPENCER, P-ID: 35-21-29-2828-02-180**

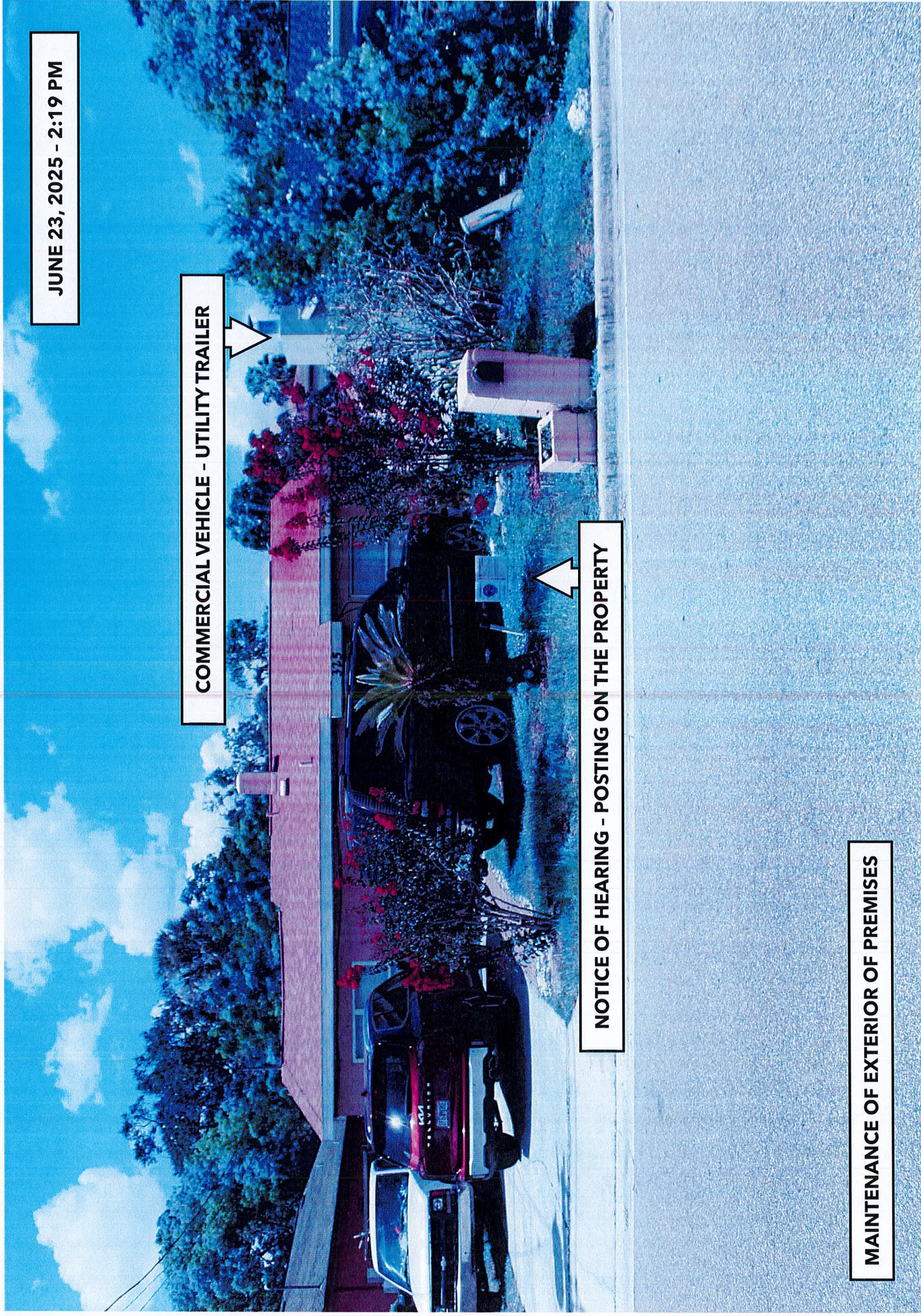
**325 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE#: 25-000063).....13**

**JUNE 23, 2025 - 2:19 PM**

**COMMERCIAL VEHICLE - UTILITY TRAILER**

**NOTICE OF HEARING - POSTING ON THE PROPERTY**

**MAINTENANCE OF EXTERIOR OF PREMISES**



**JUNE 23, 2025 - 2:19 PM**

## NOTICE OF HEARING - POSTING ON THE PROPERTY



## MAINTENANCE OF EXTERIOR OF PREMISES