



EXHIBIT C

**CODE SECTION(S) IN VIOLATION
OF.....**



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES,

Subdivision I. - In General, Sec. 18-230. - Cover requirements of motor vehicle.

Sec. 18-230. - Cover requirements of motor vehicles. Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage.

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES,

Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required.

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

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



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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

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

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



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. 18-233. - Parking restrictions for certain vehicles on residential property.

Sec. 18-233. - Parking restrictions for certain vehicles on residential property. No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property.

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



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 XI. - OFF-STREET PARKING/Sec. 60-300. -
Utilization of yards.

Sec. 60-300. - Utilization of yards. (a) In all residential districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards and shall be counted as meeting off-street parking requirements; except that within a required front yard, all parking shall be located in a driveway or turn-a-round.

(LDC 1982, ch. 13, § 4-9.7)



EXHIBIT D

PHOTOGRAPHIC EVIDENCE

**PROOF OF VIOLATION(S) - JUNKED, WRECKED,
ABANDON PROPERTY. MAINTENANCE OF
EXTERIOR OF PREMISES. APPEARANCES OF
EXTERIOR OF PREMISES AND STRUCTURE.**

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....1**



ABANDONED and INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDON PROPERTY

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....2**



**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....3**



FEBRUARY 28, 2025 - 7:23 AM

ABANDONED and INOPERABLE VEHICLE

JUNKED, WRECKED, ABANDON PROPERTY

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....4**



ABANDONED and INOPERABLE VEHICLE

FEBRUARY 28, 2025 - 7:23 PM

JUNKED, WRECKED, ABANDON PROPERTY



EXHIBIT E

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000069

CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 20

Vs.

RUPERT J. DELEVEAUX
REF: 232 PARK PLACE
1112 AUDUBON WAY
MAITLAND, FL 32751-5451

Respondent(s)

RE: 232 PARK PLACE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-60-570

NOTICE OF HEARING

TO: RUPERT J. DELEVEAUX,

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 **232 PARK PLACE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

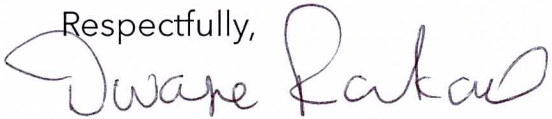
You are hereby ordered to appear before the Code Enforcement Board on the **3rd** day of **SEPTEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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, September 3, 2025, the hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, 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

IMI

08/25/2025

US POSTAGE \$010.44



ZIP 32751
041M11468919

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000069

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:

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000069



9590 9402 8194 3030 0371 61

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9061

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

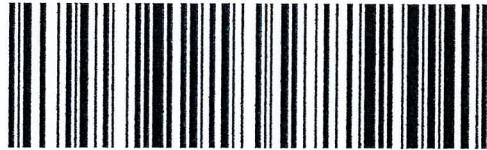
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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



9589 0710 5225 1547 9061 02
9589 0710 5225 1547 9061 02

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

Total Postage at

RUPERT J. DELEVEAUX

1112 AUDUBON WAY

MAITLAND, FL 32751-5451

P-ID: 35-21-29-4572-60-580

CODE CASE NO: 25-000069

Sent To

Street and Apt. #

City, State, ZIP+

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

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 at

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID: 35-21-29-4572-60-580
CODE CASE NO: 25-000069

Sent To

Street and Apt. #

City, State, Zip+

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

95849 0720 0225 5451 1906 02

Tracking Number:

Remove X

9589071052701545906120

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

Latest Update

Your item was delivered to an individual at the address at 9:15 am on August 27, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

MAITLAND, FL 32751
August 27, 2025, 9:15 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
August 26, 2025, 8:43 pm

In Transit to Next Facility

August 26, 2025

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
August 25, 2025, 9:34 pm

Hide Tracking History

Feedback

[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)



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000069

CERTIFIED MAIL NO: 9589 0710 5270 1545 9062 12

Vs.

RUPERT J. DELEVEAUX
REF: 232 PARK PLACE
1112 AUDUBON WAY
MAITLAND, FL 32751-5451

Respondent(s)

RE: 232 PARK PLACE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-60-570

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TO: RUPERT J. DELEVEAUX,

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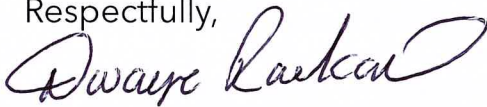
You are hereby ordered to appear before the Code Enforcement Board on the **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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).

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Pursuant to **Chapter 50, Sec. 50-42 (d).**, 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
09/22/2025 IMI
US POSTAGE \$010.44
 ZIP 32751
041M1 1468919

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

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

CERTIFIED MAIL®

9589 0710 5270 1545 2906 27
9589 0710 5270 1545 2906 27



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

Street and Apt.

City, State, Zip

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-570
CODE CASE NO: 25-000069

Postmark
Here

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.

1. Article Addressed to:

RUPERT J. DELEVEAUX
1112 AUDUBON WAY
MAITLAND, FL 32751-5451
P-ID NO: 35-21-29-4572-60-570
CODE CASE NO: 25-000069



9590 9402 8194 3030 0370 62

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9062 12

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

Postmark
Here

Total Postage :

\$

Sent To

Street and Apt.

City, State, Zip

RUPERT J. DELEVEAUX

1112 AUDUBON WAY

MAITLAND, FL 32751-5451

P-ID NO: 35-21-29-4572-60-570

CODE CASE NO: 25-000069

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

Tracking Number:

9589071052701545906212

Remove X

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

Latest Update

Your item was delivered to an individual at the address at 9:11 am on September 24, 2025 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered
Delivered, Left with Individual
MAITLAND, FL 32751
September 24, 2025, 9:11 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 23, 2025, 9:35 pm

In Transit to Next Facility
September 23, 2025

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 22, 2025, 10:14 pm

Hide Tracking History

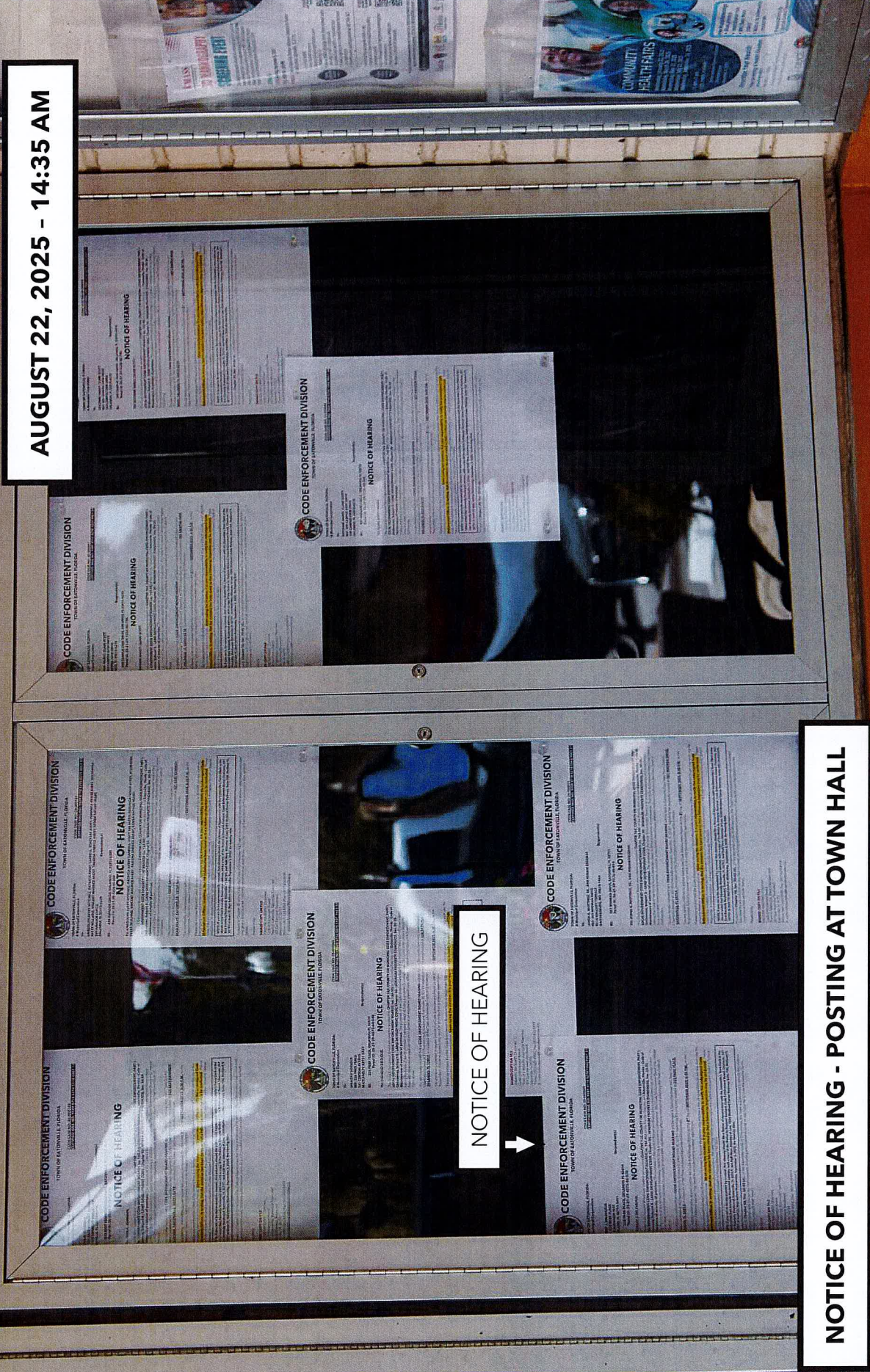
Feedback



EXHIBIT F

PHOTOGRAPHIC EVIDENCE PROOF OF POSTING THE NOTICE OF HEARING.

RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....5



AUGUST 22, 2025 - 14:35 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT TOWN HALL

**RUPERT DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....6**

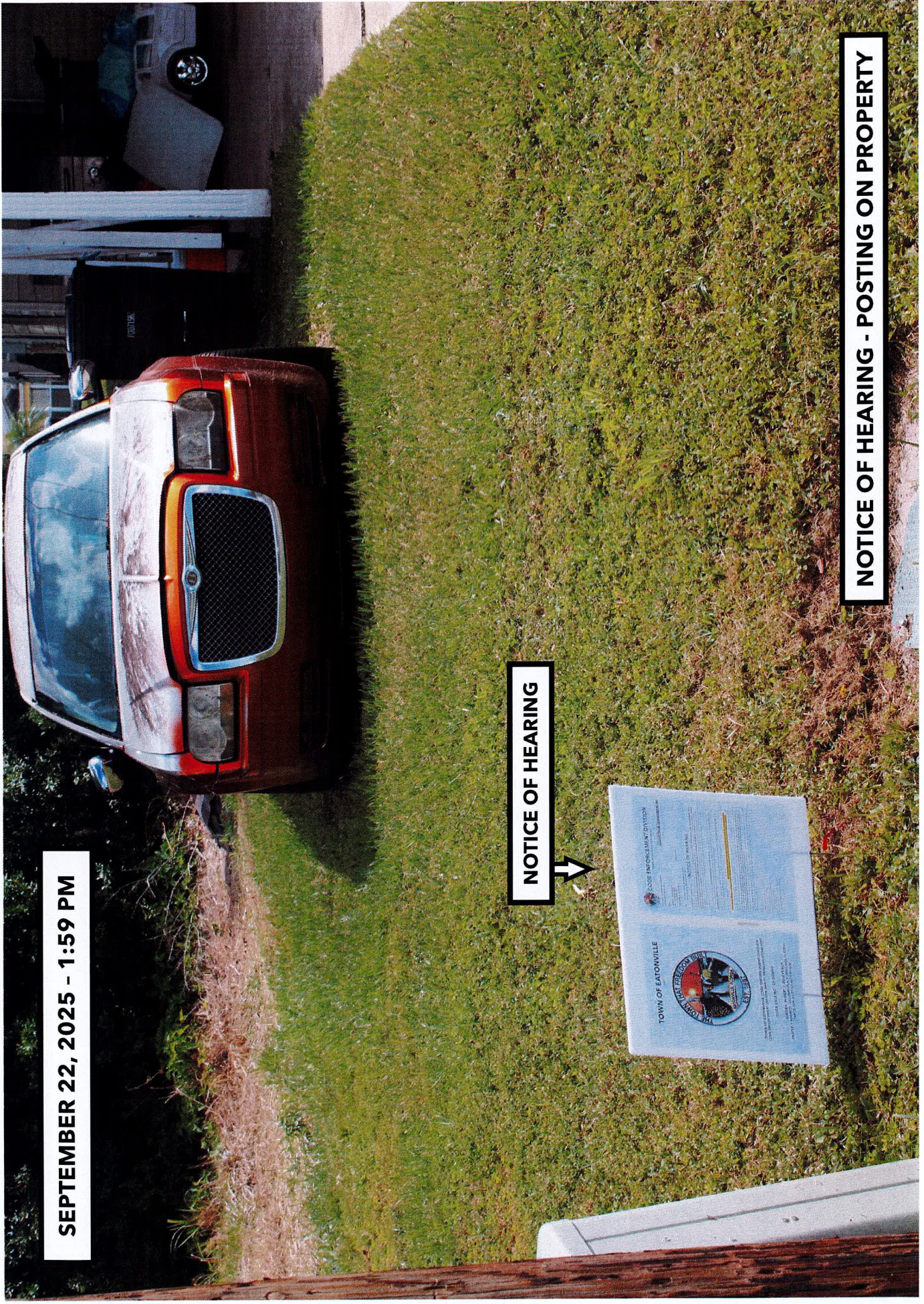


AUGUST 25, 2025 - 2:39 PM

NOTICE OF HEARING - POSTING ON PROPERTY

**RUPERT J. DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....1**

SEPTEMBER 22, 2025 - 1:59 PM

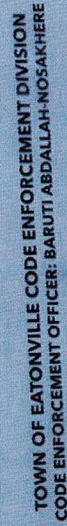


NOTICE OF HEARING

NOTICE OF HEARING - POSTING ON PROPERTY

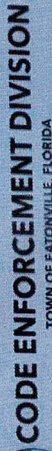
SEPTEMBER 22, 2025 - 1:59 PM

1887



OWNER: RIIPERT J. DELEVEAUX

OWNER: RUPERT J. DELEVEAUX
PROPERTY ADDRESS: 232 PARK PLACE, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-4572-60-570



100

RUPERT J. DELEVEAUX, P-ID NO: 35-21-29-4572-60-570
232 PARK PLACE, ORLANDO, FL 32810 - (CODE CASE NO: 25-000069).....3

SEPTEMBER 22, 2025 - 2:48 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL



