

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000091

**OWNER: DEVONNE HARDY/CLARE SCOTT
PROPERTY ADDRESS: 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810
PARCEL ID NO: 35-21-29-1228-00-700**



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

**IDENTIFYING PROPERTY ACCORDING
TO THE ORANGE COUNTY PROPERTY
APPRAISER'S WEBSITE.**

309 Campus View Dr 35-21-29-1228-00-700

Name(s):
HARDY DEVONNE
SCOTT CLARE

Physical Street Address:
309 Campus View Dr

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
309 Campus View Dr
Orlando, FL 32810-6218

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville

[Incorrect Mailing Address?](#)



[Upload Photos](#)

[View 2025 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Has Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025	\$40,000	\$254,110	\$0	\$294,110	4.3%	\$75,273	2.9%
2024	\$40,000	\$242,079	\$0	\$282,079	4.0%	\$73,152	3.0%
2023	\$40,000	\$231,157	\$0	\$271,157	27.0%	\$71,021	3.0%
2022	\$32,500	\$180,954	\$0	\$213,454	N/A	\$68,952	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025	\$25,000	\$25,273	\$5,000	\$218,837	\$4,972
2024	\$25,000	\$23,152	\$5,000	\$208,927	\$4,763
2023	\$25,000	\$21,021	\$5,000	\$200,136	\$4,563
2022	\$25,000	\$18,952	\$5,000	\$144,502	\$3,507

2025 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

2025	2024	2023	2022
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$75,273	\$30,000	\$45,273	3.2010	-0.5%	\$144.92	27%
Public Schools: By Local Board	\$75,273	\$30,000	\$45,273	3.2480	0.0%	\$147.05	27%
General County	\$75,273	\$55,273	\$20,000	4.4347	0.0%	\$88.69	16%
Town Of Eatonville	\$75,273	\$55,273	\$20,000	7.2938	0.0%	\$145.88	27%
Library - Operating Budget	\$75,273	\$55,273	\$20,000	0.3748	0.0%	\$7.50	1%
St Johns Water Management District	\$75,273	\$55,273	\$20,000	0.1793	0.0%	\$3.59	1%
Totals				18.7316		\$537.63	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

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

2025 Gross Tax Total: \$537.63

2025 Tax Savings Tax Savings

Your taxes without exemptions would be: \$5,509.15

Your ad-valorem tax with exemptions is: - \$537.63

Providing You A Savings Of: = \$4,971.52

**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCA).....1**

JANUARY 18, 1007



ORANGE COUNTY PROPERTY APPRAISER

**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....2**



MAY 5, 2018 - 2:45 PM

ORANGE COUNTY PROPERTY APPRAISER

**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA),.....3**



JANUARY 9, 2023 - 11:24 AM

ORANGE COUNTY PROPERTY APPRAISER

**DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....4**



JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER

DEVONNE HARDY, CLARE SCOTT, P-ID NO: 35-21-29-1228-00-700
309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - (OCPA).....5





EXHIBIT B

NOTICE OF VIOLATION



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: **25-000091**
DATE OF NOTICE: **03/14/2025**
COMPLIANCE DATE: **04/18/2025**

DEVONNE HARDY/CLARE SCOTT

REF: 309 CAMPUS VIEW DRIVE

309 CAMPUS VIEW DRIVE

ORLANDO, FL 32810

CERTIFIED MAIL NO: 9589 0710 5270 1231 9617 78

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-700 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, 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. 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. 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. 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. 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).

TO: DEVONNE HARDY/CLARE SCOTT,

You are hereby notified, the property located at **309 CAMPUS VIEW DRIVE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. 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. **Partly dismantled motor vehicle** means a motor vehicle which has been partially separated into pieces or components for a period of at least seven days. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **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. 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. **Sec. 18-231. - Visual nuisance declared; abatement required.** 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. **Sec. 18-232. - Responsibility.** 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.

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. **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. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby.

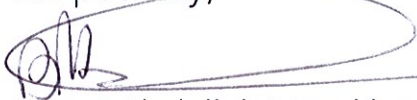
Sec. 50-35. - Maintenance of exterior of premises (a). It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building 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 **[04/18/2025]** 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,



Baruti Abdallah-Nosakhire
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 are multiple vehicles on the premises that are defined as abandoned, inoperable, and partially dismantled parked on the premises.

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

2. There are multiple vehicles on the premises that are defined as abandoned, inoperable, and partially dismantled parked on the premises.

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

NEOPOST FIRST-CLASS MAIL (M)
03/17/2025
US POSTAGE \$009.64⁰

ZIP 32751
041M11468919

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000091

ENDER: 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:

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000091

9590 9402 8854 4005 3803 86

Article Number (Manufacturer's Identification Number)
589 0710 5270 1231 9617 78

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[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail[®]
☐ Insured Mail Restricted Delivery (over \$500)

S 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[®]



9590 9402 8854 4005 3803 86

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

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000091

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

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, Zip⁴

DEVONNE HARDWARE
309 CAMPUS VIEW
ORLANDO, FL 32810
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000091



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:

DEVONNE HARDY/CLARE SCOTT
309 CAMPUS VIEW DRIVE
ORLANDO, FL 32810
P-ID NO: 35-21-29-1228-00-700
CODE CASE NO: 25-000091



9590 9402 8854 4005 3803 86

9589 0710 5270 1231 9617 78

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: 0

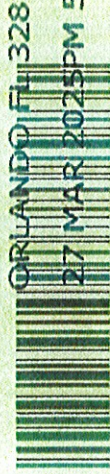
MAR 27 2025

USPS

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

Domestic Return Receipt

USPS TRACKING #



ORLANDO, FL 328

27 MAR 2025 PM 5

9590 9402 8854 4005 3803 86

United States
Postal Service

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

• 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

MAR 31 2025

Initial: _____

RECEIVED



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne_hardy@yahoo.com>

Thu, Apr 17, 2025 at 5:59 PM

Reply-To: Devonne Hardy <devonne_hardy@yahoo.com>

To: "code-enforcement@townofeatonville.org" <code-enforcement@townofeatonville.org>

Code Enforcement Division,

Hello...my name is
Mr. Devonne Hardy,
309 Campusview Drive
Orlando, Florida 32810-6218

I am requesting an extension of 90 days to bring all infractions up to date.

Case#25-000091
Case#25-000092
Csae#25-000098

Thank you for your understanding in this matter.

Mr. Hardy



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Devonne Hardy <devonne_hardy@yahoo.com>

Fri, Apr 18, 2025 at 1:34 PM

Reply-To: Devonne Hardy <devonne_hardy@yahoo.com>

To: "bnosakhere@townofeatonville.org" <bnosakhere@townofeatonville.org>

Hardy 90 days extension

[Quoted text hidden]



Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Notice of Violations

Baruti Abdallah-Nosakhere <bnosakhere@townofeatonville.org>

Tue, Apr 22, 2025 at 12:43 PM

To: Devonne Hardy <devonne_hardy@yahoo.com>

Mr. Hardy, good day to you.

Your request is approved. Your compliance date is extended to July 21, 2025.

Please respond to this communication to acknowledge and confirm.

Thank you,

[Quoted text hidden]



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. 18-233. - 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 50 -
MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a).

Sec. 50-35(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(b)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. **It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: (1)., Brush, weeds, broken glass, stumps, roots, obnoxious growths,** and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery.

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