



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, January 7, 2026, at 6:30 PM **(REVISED)**

Eatonville Town Hall - 307 East Kennedy Boulevard

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

I. CALL TO ORDER.

II. ROLL CALL.

III. INVOCATION AND PLEDGE OF ALLEGIANCE.

IV. CONSENT AGENDA.

1. Approval of Meeting Minutes – December 3, 2025 (Clerk Office)

V. CODE CASE HEARINGS.

2. CODE CASE NO: 25-000253

3. CODE CASE NO: 25-000254

4. CODE CASE NO: 25-000255

5. CODE CASE NO: 25-000258

6. CODE CASE NO: 25-000262

7. CODE CASE NO: 25-000263

8. CODE CASE NO: 25-000291

9. CODE CASE NO: 25-000307

VI. COMMENTS.

10. Staff Comments

VII. ADJOURNMENT.

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.2.

HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, January 7, 2025, at 6:30 PM

Eatonville Town Hall - 307 East Kennedy Boulevard

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- II. ROLL CALL.
- III. INVOCATION AND PLEDGE OF ALLEGIANCE.
- IV. CONSENT AGENDA.

1. Approval of Meeting Minutes – December 3, 2025 (Clerk Office)

V. CODE CASE HEARINGS.

2. CODE CASE NO: 25-000253

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: Vacant Residential

Property Address:
Parcel-ID No:
Section of the Code:

221 Toni Street, Orlando, FL 32810
35-21-29-4572-60-610
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (a).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(1).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(6).

3. CODE CASE NO: 25-000254

2M PROPERTY INVESTMENTS, LLC.
REF: Single-Family

Property Address:
Parcel-ID No:
Section of the Code:

People Street, Eatonville, FL 32751
36-21-29-1128-01-140
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (a).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(1).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(6).

4. CODE CASE NO: 25-000255

Property Address:
Parcel-ID No:
Section of the Code:

LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.
REF: Vacant Residential
139 People Street, Eatonville, FL 32751
36-21-29-1128-01-130
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (a).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(1).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(6).

5. CODE CASE NO: 25-000258

Property Address:
Parcel-ID No:
Section of the Code:

LATANYA ENGLISH
REF: Single-Family Class III
513 Clark Street, Eatonville, FL 32751
36-21-29-2376-03-150
LCD Part II – Code of Ordinances, Chapter 18 –
Environment., Sec. 18-229., Certain motor vehicles required to be
parked in garage.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment., Sec. 18-231., Visual nuisance declared; abatement
required.
LCD Part II – Code of Ordinances, Chapter 18 –
Environment., Sec. 18-233., Parking restrictions for certain vehicles on
residential property.
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (a).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(1).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(2).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(6).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-36., Appearance of exterior
premises and structures (1).

6. CODE CASE NO: 25-000262

Property Address:
Parcel-ID No:
Section of the Code:

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: Vacant Residential
37 South Calhoun Avenue. Eatonville, FL 32751
35-21-29-1124-03-020
LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(1).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(6).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-36., Appearance of exterior premises and structures (1).

7. CODE CASE NO: 25-000263

Property Address:
Parcel-ID No:
Section of the Code:

ALEJANDRO JOSE VAZQUEZ

REF: Vacant Residential

North Calhoun Avenue, Eatonville, FL 32751-5375
35-21-29-1716-00-070

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(1).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(6).

8. CODE CASE NO: 25-000291

Property Address:
Parcel-ID No:
Section of the Code:

FKH SFR PROPCO B-HLD LP

REF: Single Family Class III

413 Clark Street, Eatonville, FL 32751
35-21-29-7754-00-120

LCD Part II – Code of Ordinances, Chapter 18 – Environment., Sec. 18-229., Certain motor vehicles required to be parked in garage.

LCD Part II – Code of Ordinances, Chapter 18 – Environment., Sec. 18-231., Visual nuisance.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (a).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(1).

9. CODE CASE NO: 25-000307

Property Address:
Parcel-ID No:
Section of the Code:

JBC LAND, LLC.

REF: Commercial Vacant Land

690 West Kennedy Boulevard, Orlando, FL 32810
35-21-29-0000-00-032

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (a).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(1).
LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(2).

VI. COMMENTS.

10. Staff Comments.

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Meeting Minutes for Code Enforcement Meeting Held 12-3-2025 is Forthcoming

****Will be provided prior/on
the day of the meeting**



TOWN OF EATONVILLE

1887

CODE CASE NO: 25-000253

OWNER: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.

PROPERTY ADDRESS: 221 TONI STREET, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-4572-60-610

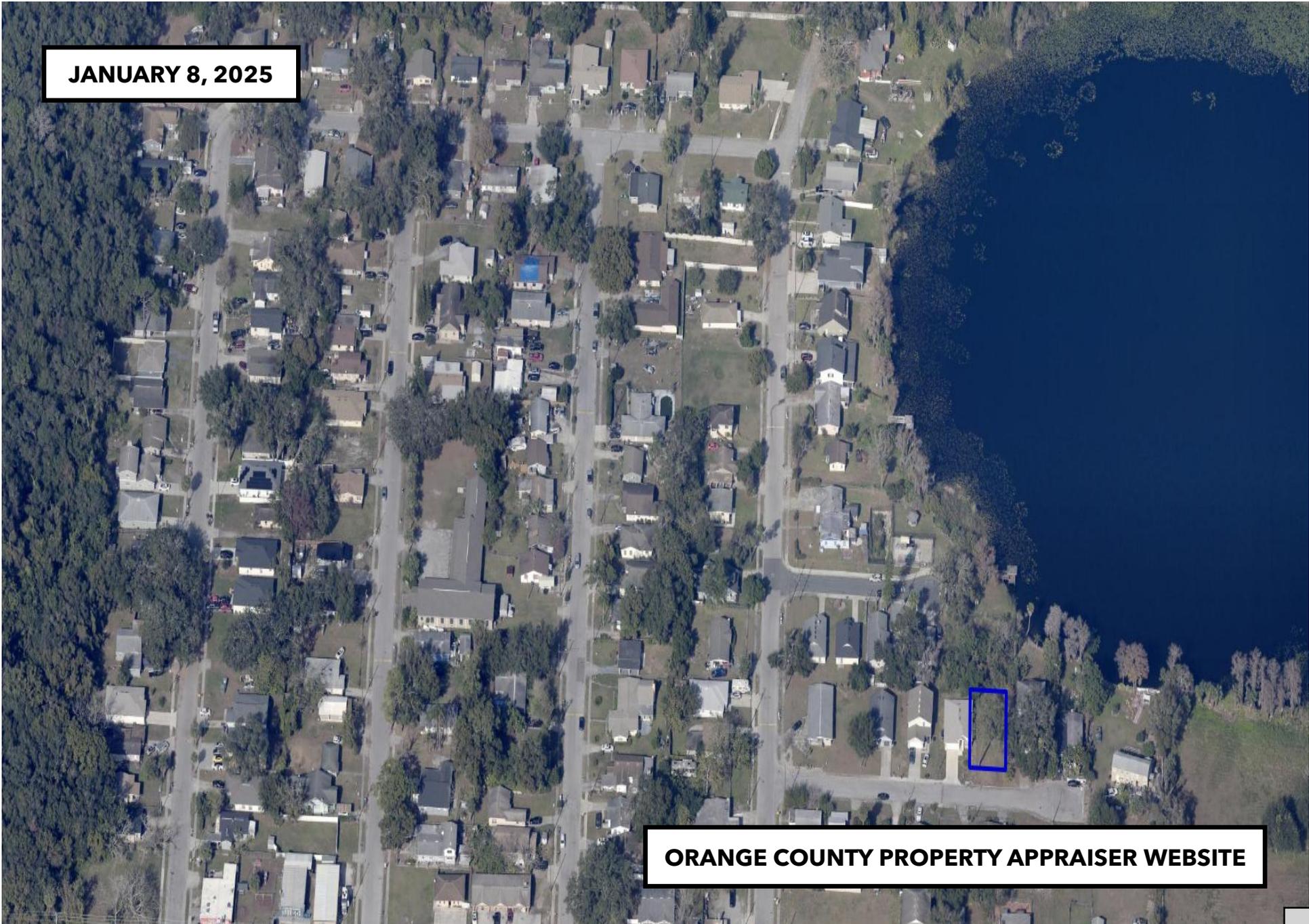
**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**



EXHIBIT A

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

JANUARY 8, 2025



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

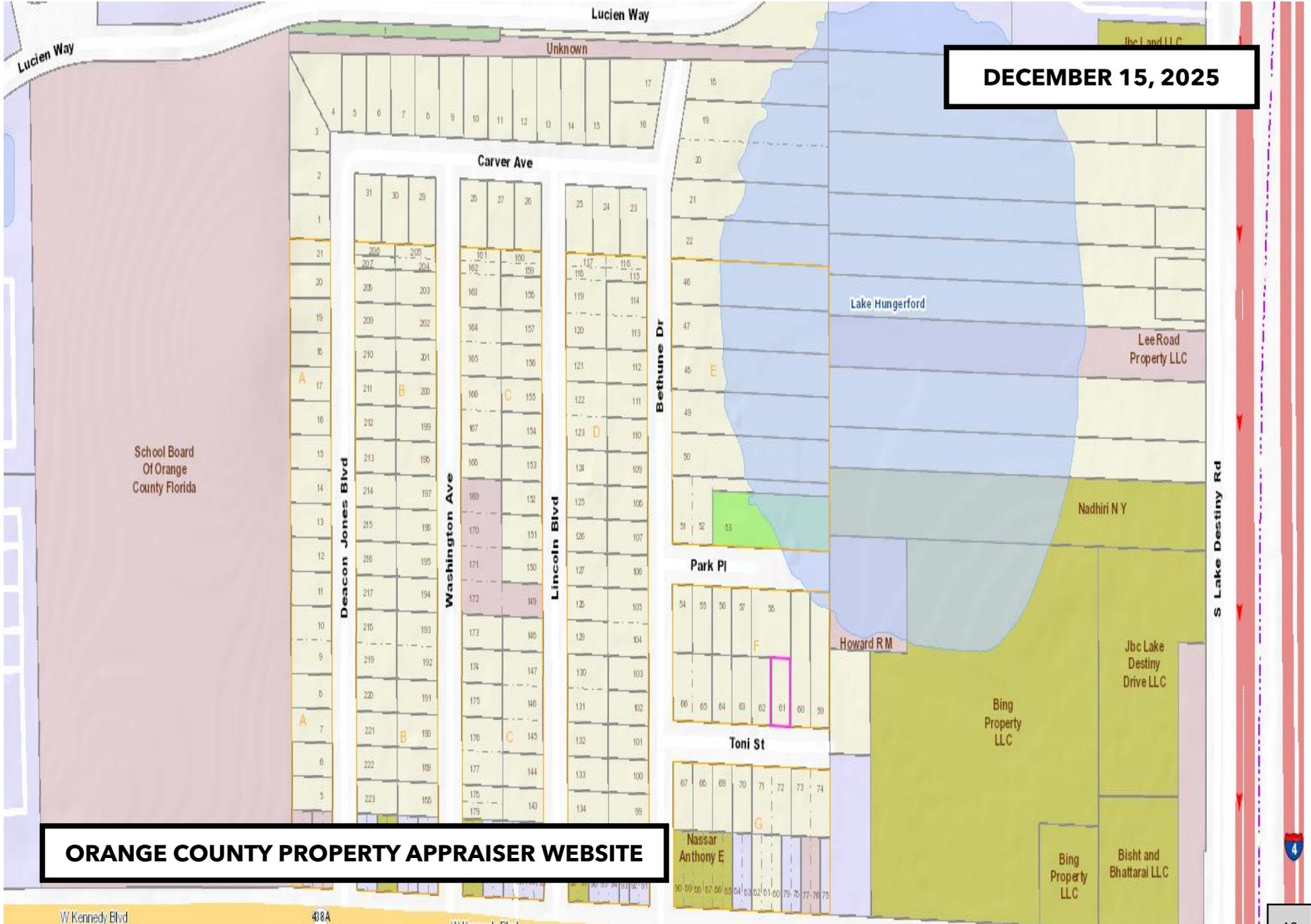




EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

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: **25-000253**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **10/29/2025**

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: 221 TONI STREET
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320
CERTIFIED MAIL NO: 9589 0710 5270 1545 9068 85

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the VACANT RESIDENTIAL, property located at, 221 TONI STREET, ORLANDO, FL 32810, Parcel-ID: 35-21-29-4572-60-610** into compliance with **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), (b)(6).**

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,

You are hereby notified, the property located at **221 TONI STREET, ORLANDO, FL 32810**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. **(6)** Sources of infestation.

Please be advised that the property is to be brought into compliance on or before, **[10/29/2025]** ten days from this date, **10/20/2025**. Failure for the property owner and/or other interested parties to remedy the violation will result in 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

NOTICE OF VIOLATION -
COMPLIANCE DATE: OCTOBER 29, 2025

TOWN OF EATONVILLE

CODE ENFORCEMENT

Description of Violation and Remedial Action Required

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

- 1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

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

- 1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

Case Number: 25-000253

RE: 221 TONI STREET, ORLANDO, FL 32810

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,
JAMES BALDWIN, JR.

Notice of Violation

Notice of Violation Hearing

Notice of Massey Hearing

Notice of Foreclosure Hearing

Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

- 1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- 2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

**STATE OF FLORIDA
COUNTY OF ORANGE**

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)

NOTARY PUBLIC, State of Florida

Attachment 1, Factual Description of Violation, Remedial Action Required.

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-4572-60-610

221 TONI STREET, ORLANDO, FL 32810 - (CODE CASE NO: 25-000253).....3

Section V. Item #1.

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



9589 0710 5270 1545 9068 85

ORLANDO FL 328

21 OCT 2025PM 2



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FIRST-CLASS MAIL
IMI
\$010.44⁹
10/21/2025 ZIP 32751
043M30267524

US POSTAGE

RECEIVED

NOV 24 2025

Initial: _____

AD/10-23-25
#27

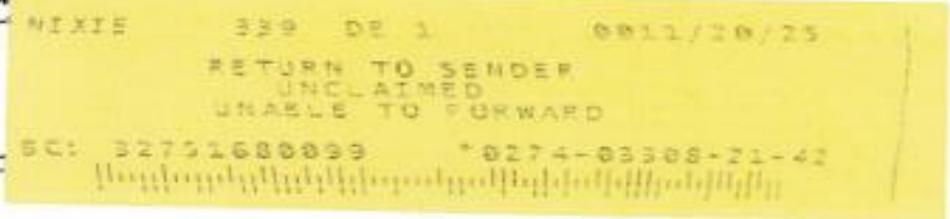
JEANNINE WANDA BALDWIN, JAMES BALDWIN
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320
P-ID NO: 35-21-29-4
CODE CASE NO: 25-

NIXIE 339 DE 1 0811/20/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

92751-5320
52751-5320

SC: 32751680899 *0274-03308-21-42



**NOTICE OF VIOLATION LETTER -
MAILED TO PROPERTY OWNER VIA CERTIFIED
LETTER ON OCTOBER 21, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
SENDER, UNCLAIMED, UNABLE TO FORWARD
NOVEMBER 24, 2025.**

9589 0710 5270 1545 9068 85

**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)	
<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:	JEANNINE WANDA BALDWIN, JAMES BALDWIN
Sent To:	1340 NORTH LAKE SYBELIA DRIVE
Street and Apt.:	MAITLAND, FL 32751-5320
City, State, ZIP:	P-ID NO: 35-21-29-4572-60-610
	CODE CASE NO: 25-000253

PS Form 3800, January 2023 PSN 7529-02-000-9047 See Reverse for Instructions



EXHIBIT B - PART II(A) FEBRUARY 28, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

FEBRUARY 28, 2025 - 7:16 AM



MAINTENANCE OF EXTERIOR OF PREMISES

FEBRUARY 28, 2025 - 7:16 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(B)

JULY 28, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

JULY 28, 2025 - 7:54 AM



MAINTENANCE OF EXTERIOR OF PREMISES

JULY 28, 2025 - 7:54 AM

MAINTENANCE OF EXTERIOR OF PREMISES



JULY 28, 2024 - 7:54 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(C) SEPTEMBER 3, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-457

221 TONI STREET, ORLANDO, FL 32810 - (CODE CASE NO: 25-000253).....1

Section V. Item #1.



SEPTEMBER 3, 2025 - 7:38 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(D) SEPTEMBER 19, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

SEPTEMBER 19, 2025 - 11:19 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(E) SEPTEMBER 30, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

SEPTEMBER 30, 2025 - 7:52 AM



MAINTENANCE OF EXTERIOR OF PREMISES

SEPTEMBER 30, 2025 - 7:52 AM

MAINTENANCE OF EXTERIOR OF PREMISES





EXHIBIT C

NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000253**
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 59**

Vs.

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: 221 TONI STREET
1340 LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320 Respondent(s)

RE: 221 TONI STREET, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-60-610

NOTICE OF HEARING

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,

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.

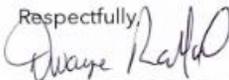
You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **221 TONI STREET, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 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, January 7, 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

NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000253
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 59

Vs.

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: 221 TONI STREET
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320

Respondent(s)

RE: 221 TONI STREET, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-60-610

NOTICE OF HEARING

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,

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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,

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

CODE ENFORCEMENT

Case Number: 25-000253

RE: 221 TONI STREET, ORLANDO, FL 32810

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,
JAMES BALDWIN, JR.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30th of December, 2025.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December, 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.



Karin A. Dunn
NOTARY PUBLIC, State of Florida

NOTICE OF HEARING - POSTED ON PREMISES
HEARING DATE: JANUARY 7, 2026

AFFIDAVIT OF NOTICE - NOTICE OF HEARING

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-4572-60-610

221 TONI STREET, ORLANDO, FL 32810 - (CODE CASE NO: 25-000253).....3

Section V. Item #1.

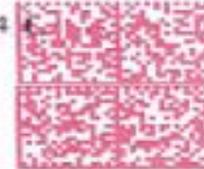
TOWN OF EATONVILLE
307 E. Kennedy Blvd.
Eatonville, Florida 32751



9589 0710 5270 2372 5372 59

ORLANDO FL 328

10 NOV 2025PM 4



quadrant

FIRST-CLASS MAIL
IMI

\$010.44⁰

11/10/2025 ZIP 32751
043M30267524

US POSTAGE

RECEIVED

DEC 08 2025

Initial: _____

Handwritten: 10/11-12/25
H27

JEANNINE WANDA BALDWIN, JAMES BALDWIN
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320
P-ID NO: 35-21-29-4572-60-610
CODE CASE NO: 25-000253

NIXIE 339 DE 1 0012/05/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

32751-1106888
32751-1106888

EC: 32751688000 0474-04652-10-10



**NOTICE OF HEARING -
MAILED TO PROPERTY OWNER VIA CERTIFIED
LETTER ON NOVEMBER 10, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
SENDER, UNCLAIMED, UNABLE TO FORWARD
DECEMBER 8, 2025.**

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 appropriate to service)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

JEANNINE WANDA BALDWIN, JAMES BALDWIN
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320
P-ID NO: 35-21-29-4572-60-610
CODE CASE NO: 25-000253

PS Form 3800, January 2023 (PSN 7530-02-000-9002) See Reverse for Instructions

Stamp: Eatonville, FL 32751-5320 NOV 10 2025

Vertical text on left: 9589 0710 5270 2372 5372 59



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000253

RE: 221 TONI STREET, ORLANDO, FL 32810

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,
JAMES BALDWIN, JR.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

Case Number: 25-000253

RE: 221 TONI STREET, ORLANDO, FL 32810

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,
JAMES BALDWIN, JR.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.

Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)



NOTARY PUBLIC, State of Florida



AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30th of December 2025.

Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)





NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I

DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



DECEMBER 17, 2025 - 11:16 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



EXHIBIT D - PART II DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING - NOTICE OF HEARING - POSTING ON PREMISES.



DECEMBER 29, 2025 - 4:38 PM

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



NOTICE OF HEARING - POSTING ON PREMISES

DECEMBER 29, 2025 - 4:38 PM

TOWN OF EATONVILLE

1887



TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHE

CODE CASE NO: 25-000253

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
ADDRESS: 221 TONI STREET, ORLANDO, FL 32810
PARCEL ID NO: 35-21-29-4572-60-610



CODE ENFORCEMENT DIVISION TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000253
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 59

Vs.
JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: 221 TONI STREET
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320

Respondent(s)

RE: 221 TONI STREET, ORLANDO, FL 32810
Parcel ID NO: 35-21-29-4572-60-610

NOTICE OF HEARING

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,

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 221 TONI STREET, 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 7th day of JANUARY 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 Dwyane Rackard, Chairman of the Code Enforcement Board, Chairman of the Board, at least (5) days before Wednesday, January 7, 2025, the hearing date. The hearing will be held at 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollis New, Attorney at Law, 307 East Kennedy Boulevard, Eatonville, FL 32751.

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 the Respondent if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

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

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

JANUARY 7, 2026 - 7:29 AM

JANUARY 7, 2026 - 7:29 AM



TOWN OF EATONVILLE

1887

CODE CASE NO: 25-000254

OWNER: 2M PROPERTY INVESTMENTS, LLC.
PROPERTY ADDRESS: PEOPLE STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 36-21-29-1128-01-140

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



EXHIBIT A

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

APRIL 3, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

APRIL 3, 2006

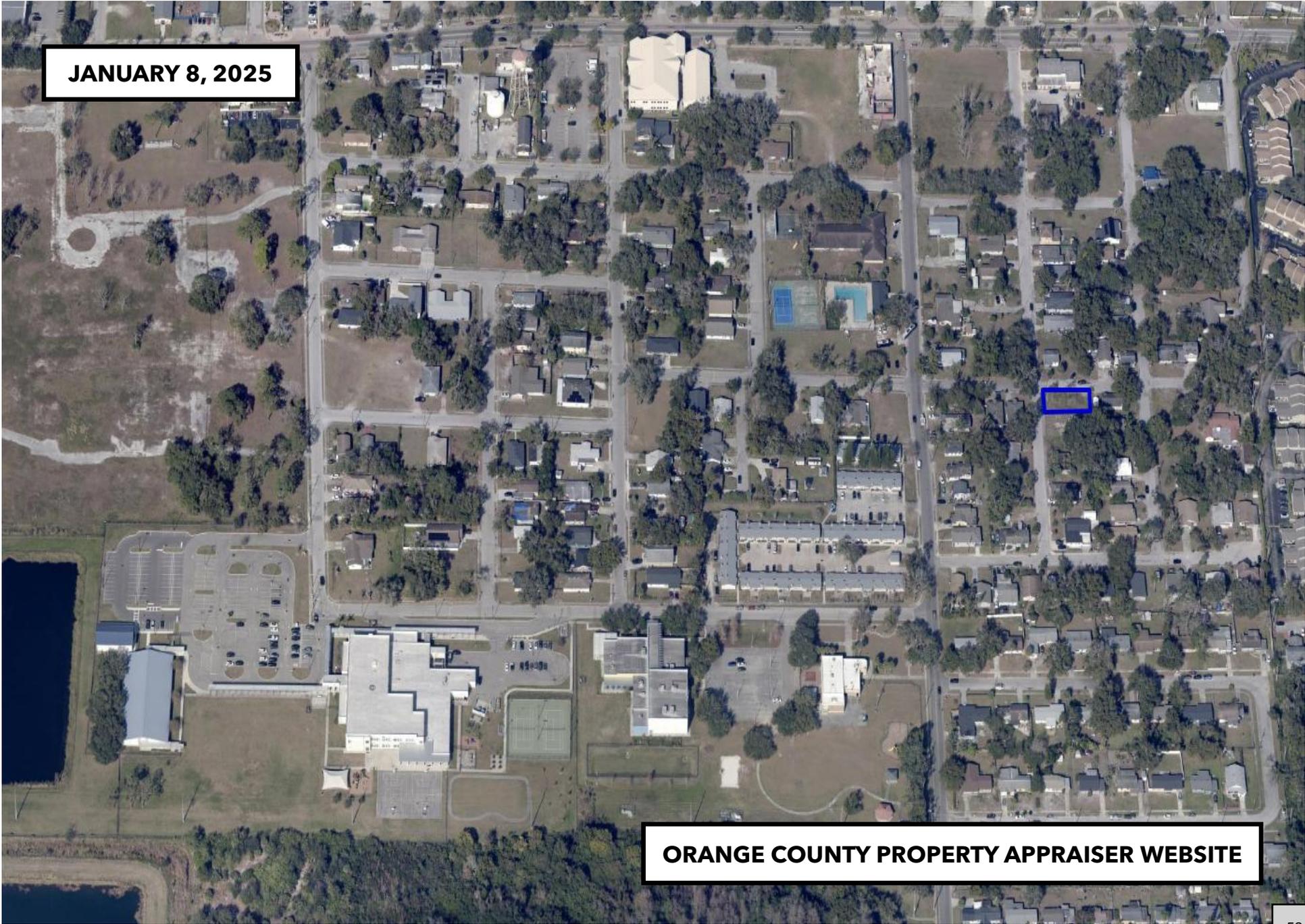


ORANGE COUNTY PROPERTY APPRAISER WEBSITE

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....1**

Section V. Item #1.

JANUARY 8, 2025

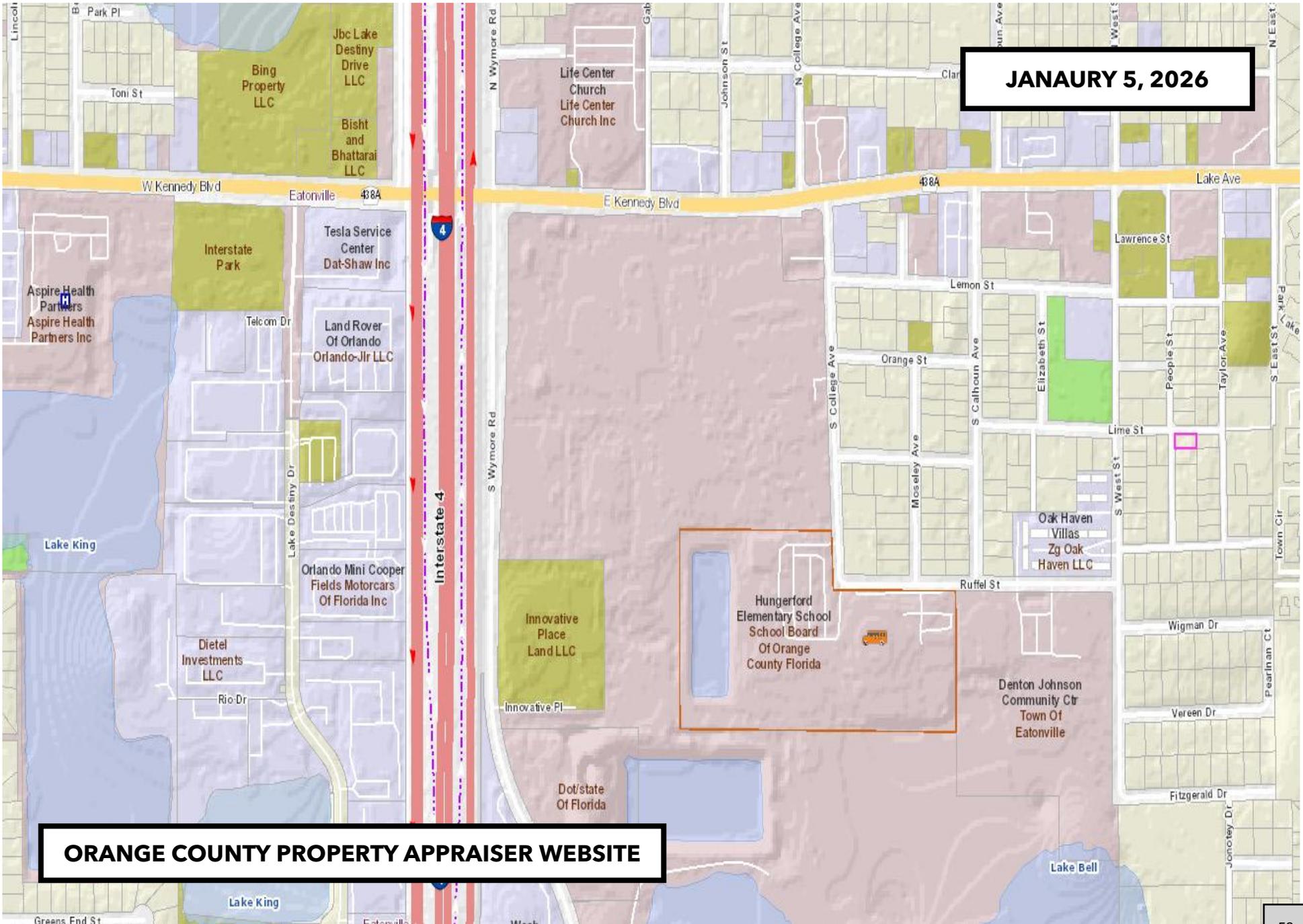


ORANGE COUNTY PROPERTY APPRAISER WEBSITE

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140 PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....

Section V. Item #1.

JANUARY 5, 2026



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

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: **25-000254**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **10/29/2025**

2M PROPERTY INVESTMENTS, LLC.
REF: PEOPLE STREET
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397
CERTIFIED MAIL NO: 9589 0710 5270 15459068 92

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY, property located at, PEOPLE STREET, EATONVILLE, FL 32751, Parcel-ID: 36-21-29-1128-01-140** into compliance with 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), (b)(6).

TO: 2M PROPERTY INVESTMENTS, LLC.,

You are hereby notified, the property located at **PEOPLE STREET, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. **(6)** Sources of infestation.

Please be advised that the property is to be brought into compliance on or before, **[10/29/2025]** ten days from this date, **10/20/2025**. Failure for the property owner and/or other interested parties to remedy the violation will result in 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-Nosakhere
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF VIOLATION -
COMPLIANCE DATE: OCTOBER 29, 2025

TOWN OF EATONVILLE
CODE ENFORCEMENT

Description of Violation and Remedial Action Required

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

- 1. There is trash, debris, excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

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

- 1. Clear the premises of the excessive growth/overgrowth/obnoxious growth of grass, weeds, trash and debris.

Case Number: 25-000254

RE: PEOPLE STREET, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-1128-01-140

Respondent: 2M PROPERTY INVESTMENT

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared BARUTI A. ABDALLAH-NOSAKHERE, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

- 1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- 2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December, 2025.

Attached: Copy of the notice posted


Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December, 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)


NOTARY PUBLIC, State of Florida



Attachment 1, Factual Description of Violation, Remedial Action Required.

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....3

Section V. Item #1.

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



ORLANDO FL 328

21 OCT 2025PM 3 L



quadrant
 FIRST-CLASS MAIL
 IMI
\$010.44
 10/21/2025 ZIP 32751
 043M30267524

US POSTAGE

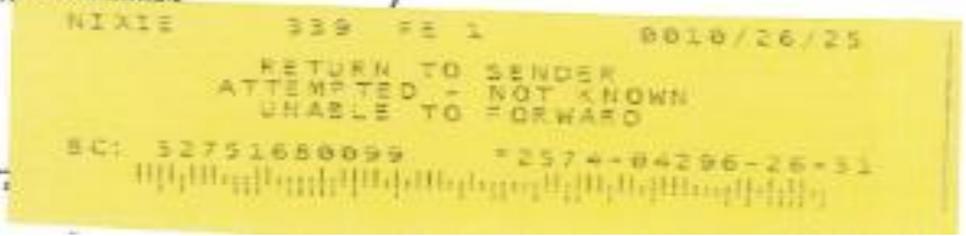
RECEIVED

OCT 20 2025

Initial: _____

2M PROPERTY INVESTMENT, LLC.
 6107 WATERSIDE ISLAND LANE
 WINTER GARDEN, FL 34787
 P-ID NO: 36-21-29-1128-01-140
 CODE CASE NO: 25-000254

ANK



9526089957700068

ANK
 34787-483970

**NOTICE OF VIOLATION LETTER -
 MAILED TO PROPERTY OWNER VIA CERTIFIED
 LETTER ON OCTOBER 21, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
 SENDER, UNCLAIMED, UNABLE TO FORWARD
 OCTOBER 29, 2025.**

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 fees as appropriate)

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

Postage
 \$ _____

Total Postage: **2M PROPERTY INVESTMENT, LLC**
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397
 Sent To
 P-ID NO: 36-21-29-1128-01-140
 Street and Apt
 CODE CASE NO: 25-000254
 City, State, ZIP

PS Form 3800, January 2022 (PSN 7530-02-000-9001) See Reverse for Instructions

9589 0710 5270 1545 9068 92

Stamp: Eatonville, FL 32751 OCT 20 2025



EXHIBIT B - PART II(A) JUNE 11, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.



JUNE 11, 2025 - 8:36 AM

MAINTENANCE OF EXTERIOR OF PREMISES

JUNE 11, 2025 - 8:36 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(B) AUGUST 19, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

AUGUST 19, 2025 - 9:47 AM



MAINTENANCE OF EXTERIOR OF PREMISES

AUGUST 19, 2025 - 9:48 AM



MAINTENANCE OF EXTERIOR OF PREMISES

AUGUST 19, 2025 - 9:48 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(C) AUGUST 25, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

AUGUST 25, 2025 - 2:19 PM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(D) SEPTEMBER 5, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

SEPTEMBER 5, 2025 - 6:56 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(E) SEPTEMBER 16, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

SEPTEMBER 16, 2025 - 10:35 AM



MAINTENANCE OF EXTERIOR OF PREMISES



SEPTEMBER 16, 2025 - 10:36 AM

MAINTENANCE OF EXTERIOR OF PREMISES



SEPTEMBER 16, 2025 - 10:36 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(F) OCTOBER 30, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.



OCTOBER 30, 2025 - 8:24 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000254**
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 66**

Vs.

2M PROPERTY INVESTMENT, LLC.
REF: PEOPLE STREET
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397 Respondent(s)

RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-140

NOTICE OF HEARING

TO: 2M PROPERTY INVESTMENT, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, 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.

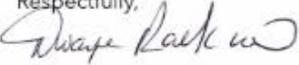
You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **PEOPLE STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 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, January 7, 2026, the hearing

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

NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000254
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 66

Vs.

2M PROPERTY INVESTMENTS, LLC.
REF: PEOPLE STREET
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397

Respondent(s)

RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-140

Case Number: 25-000254

RE: PEOPLE STREET, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-1128-01-140

Respondent: 2M PROPERTY INVESTMENT

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

NOTICE OF HEARING

AFFIDAVIT OF NOTICE

TO: 2M PROPERTY INVESTMENTS, LLC.,

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

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.

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

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

DATED this 30th of December, 2025.
Attached: Copy of the notice posted


Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

You are hereby ordered to appear before the Code Enforcement Board on the 7th day of **JANUARY 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 Hollis New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December, 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

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

(stamp)




Karin A. Dunn
NOTARY PUBLIC, State of Florida

NOTICE OF HEARING - POSTED ON PREMISES
HEARING DATE: JANUARY 7, 2026

AFFIDAVIT OF NOTICE - NOTICE OF HEARING

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....3

Section V. Item #1.

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



9589 0710 5270 2372 5372 66

ORLANDO FL 328

NOV 10 2025 PM 4 1



quadrant
 FIRST-CLASS MAIL
 (M)
\$010.44
 11/10/2025 ZIP 32751
 043M30267524

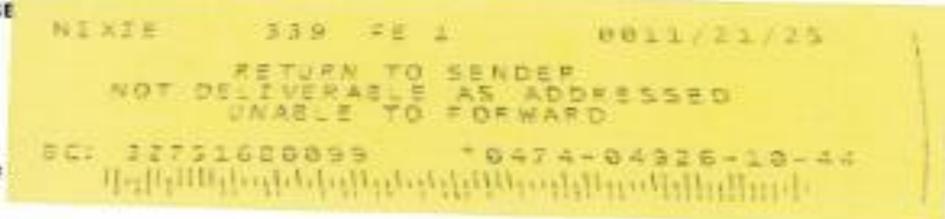
US POSTAGE

RECEIVED

NOV 24 2025

Initial:

2M PROPERTY INVESTMENT, LLC.
 6107 WATERSIDE ISLAND LANE
 WINTER GARDEN, FL 34787-6397
 P-ID NO: 36-21-29-1128-01-140
 CODE CASE NO: 25-000254



9460922374325340

UTF
 34787-6397

**NOTICE OF HEARING -
 MAILED TO PROPERTY OWNER VIA CERTIFIED
 LETTER ON NOVEMBER 10, 2025.**

**NOTICE OF VIOLATION LETTER - RETURN TO
 SENDER, UNCLAIMED, UNABLE TO FORWARD -
 NOVEMBER 24, 2025.**

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

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

OFFICIAL

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

Stamp: Eatonville CPU NOV 20 2025 Eatonville, FL 32751

2M PROPERTY INVESTMENT, LLC.
 6107 WATERSIDE ISLAND LANE
 WINTER GARDEN, FL 34787-6397
 P-ID NO: 36-21-29-1128-01-140
 CODE CASE NO: 25-000254

P3 Form 3800, January 2023 PSN 7502 01-000-0007 See Reverse for Instructions



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000254
RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel ID#: 36-21-29-1128-01-140
Respondent: 2M PROPERTY INVESTMENT

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

Case Number: 25-000254
RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel ID#: 36-21-29-1128-01-140
Respondent: 2M PROPERTY INVESTMENT

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTIA. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.
Attached: Copy of the notice posted

DATED this 30th of December 2025.
Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)

(stamp)



NOTARY PUBLIC, State of Florida



NOTARY PUBLIC, State of Florida



AFFIDAVIT OF NOTICE - NOTICE OF VIOLTION

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING

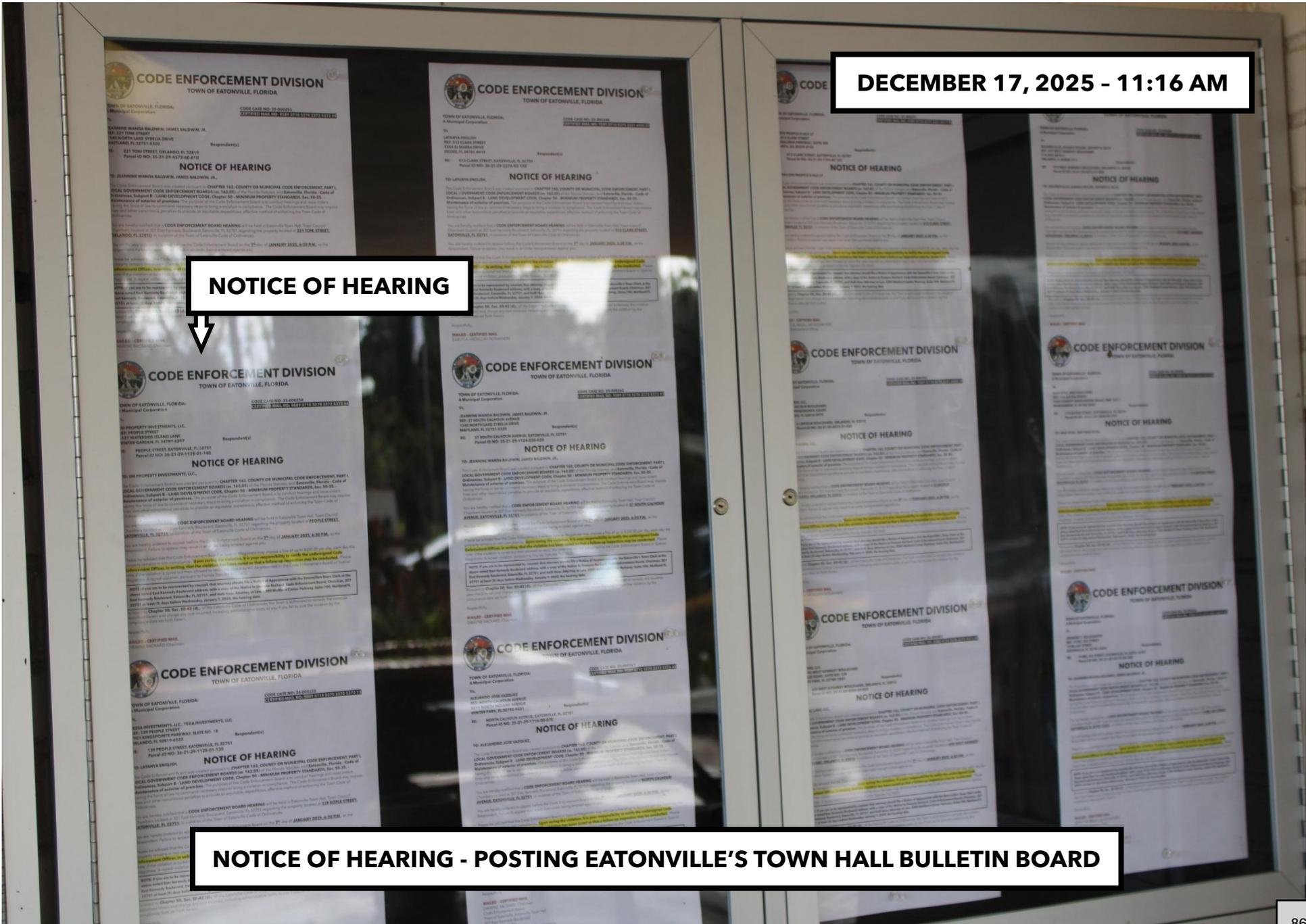


NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140 PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....2

Section V. Item #1.



DECEMBER 17, 2025 - 11:16 AM

NOTICE OF HEARING
↓

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



EXHIBIT D - PART II

DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING - NOTICE OF HEARING - POSTING ON PREMISES.

DECEMBER 29, 2025 - 4:51 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES

DECEMBER 29, 2025 - 4:51 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000254

OWNER: 2M PROPERTY INVESTMENTS, LLC.
PROPERTY ADDRESS: PEOPLE STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 36-21-29-1128-01-140



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 25-000254
A Municipal Corporation CERTIFIED MAIL NO: 6559 0710 5270 2372 5372 85
Vs. 2M PROPERTY INVESTMENTS, LLC. Respondent(s)
6127 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397
RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-140

NOTICE OF HEARING

TO: 2M PROPERTY INVESTMENTS, LLC.
The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05) of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 52 - MINIMUM PROPERTY STANDARDS, Sec. 52-25, - 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 PEOPLE 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 27th day of JANUARY 2025, 8:30 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 \$750.00 per day which may be incurred upon 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 Duopayn Rickard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holl New, Attorney at Law, 2300 Mulford Center Parkway, Suite 100, Mulford FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.

Pursuant to Chapter 50, Sec. 50-42 (M), 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,

MAILED - CERTIFIED MAIL
DWAYNE RICKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8988 | Fax: (407) 623-8919
E: code.enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



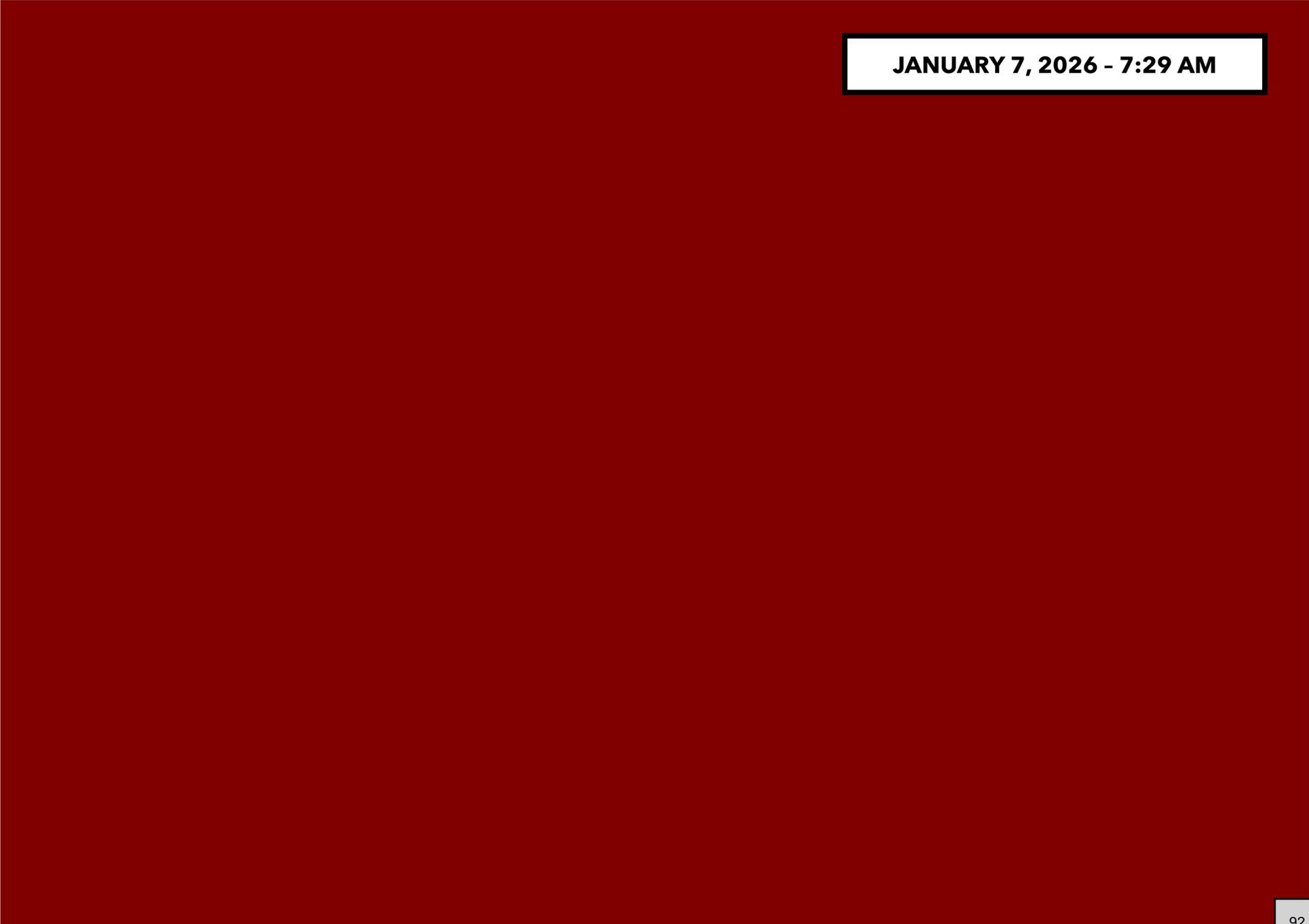
EXHIBIT E - PART I

JANUARY 7, 2026

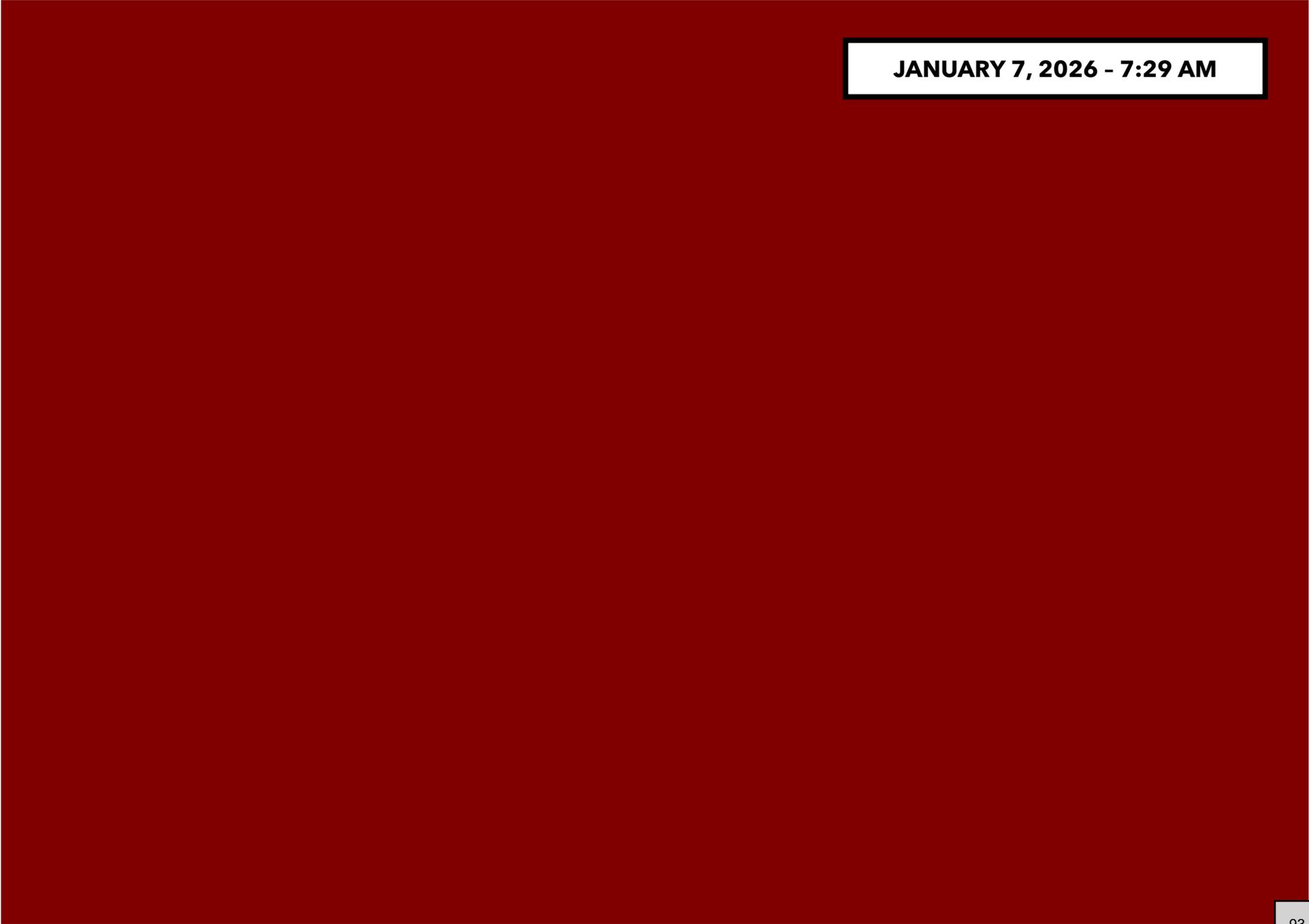
PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

JANUARY 7, 2026 - 7:29 AM



JANUARY 7, 2026 - 7:29 AM





TOWN OF EATONVILLE

CODE CASE NO: 25-000255

OWNER: LESSA INVESTMENTS, LLC. TEGA INVESTMENTS, LLC.

PROPERTY ADDRESS: 139 PEOPLE STREET, EATONVILLE, FL 32810

PARCEL-ID NO: 36-21-29-1128-01-130

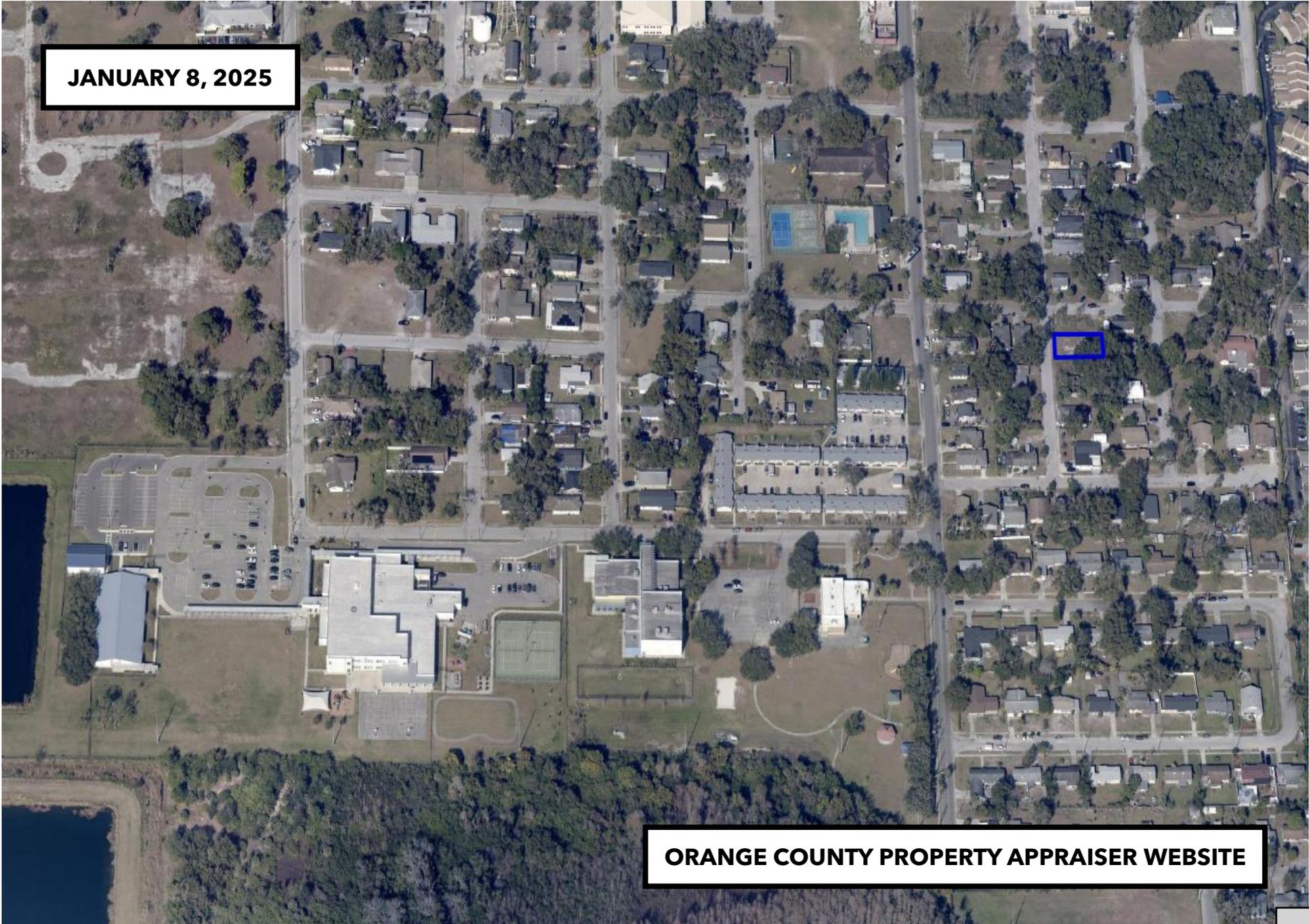
**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**



EXHIBIT A

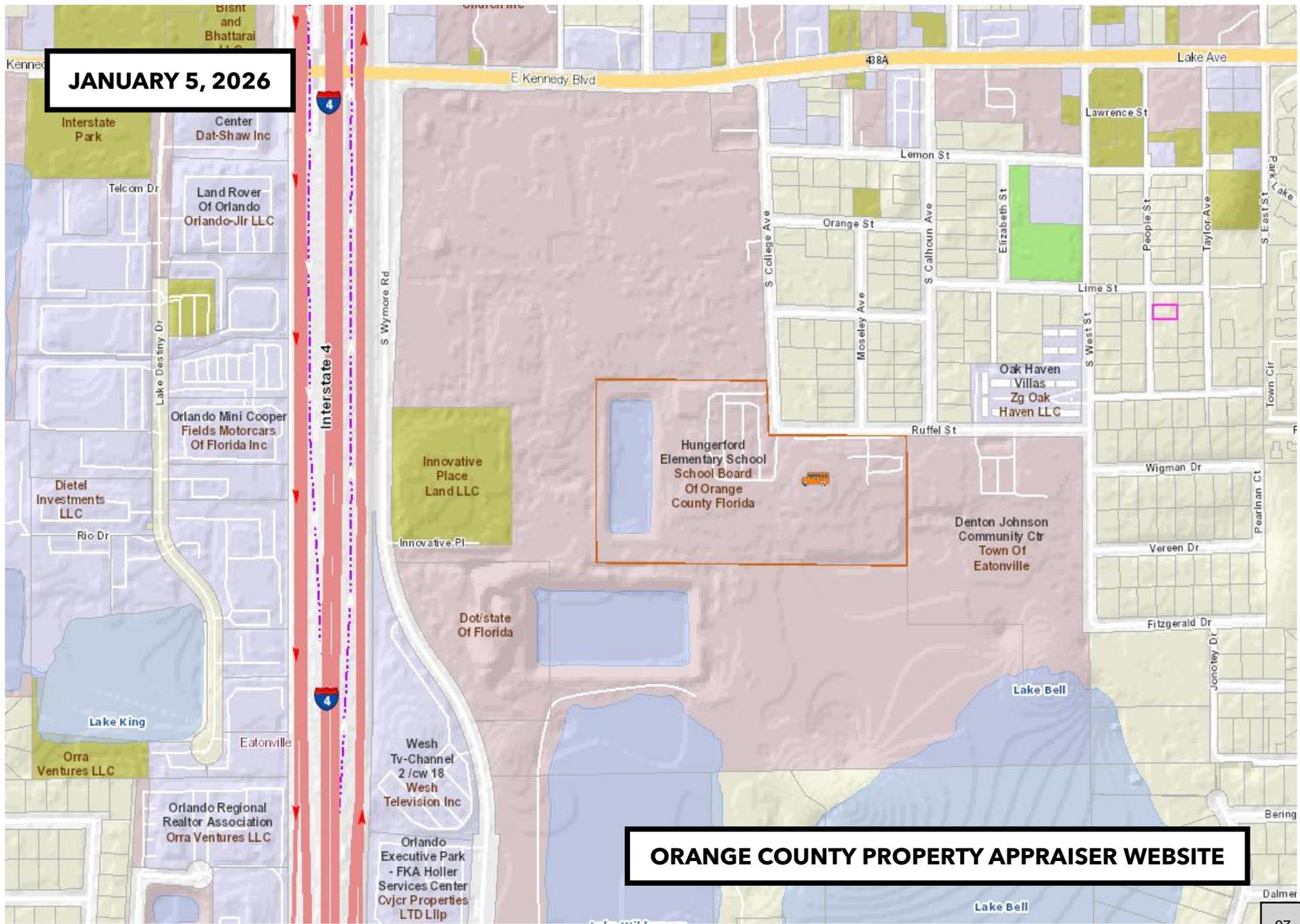
**IDENTIFYING PROPERTY ACCORDING
TO THE ORANGE COUNTY PROPERTY
APPRAISER'S WEBSITE.**

JANUARY 8, 2025



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

JANUARY 5, 2026



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

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: **25-000255**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **10/29/2025**

LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.
REF: 139 PEOPLE STREET
7901 KINGSPONTE PARKWAY, SUITE NO. 18
ORLANDO, FL 32819-6522
CERTIFIED MAIL NO: 9589 0710 5270 1545 9069 08

First Notice - This is an **OFFICIAL NOTIFICATION of your obligation to bring the VACANT RESIDENTIAL, property located at, 139 PEOPLE STREET, EATONVILLE, FL 32751, Parcel-ID: 36-21-29-1128-01-130** into compliance with **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), (b)(6).**

TO: LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.,

You are hereby notified, the property located at **139 PEOPLE STREET, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. **(6)** Sources of infestation.

Please be advised that the property is to be brought into compliance on or before, **[10/29/2025]** ten days from this date, **[10/20/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in 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

NOTICE OF VIOLATION -
COMPLIANCE DATE: OCTOBER 29, 2025

TOWN OF EATONVILLE
CODE ENFORCEMENT

Description of Violation and Remedial Action Required

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

- 1. There is trash, debris, excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

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

- 1. Clear the premises of the excessive growth/overgrowth/obnoxious growth of grass, weeds, trash and debris.

Case Number: 25-000255

RE: 139 PEOPLE STREET, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-1128-01-130

Respondent: LEESA INVESTMENTS, LLC.
TEGA INVESTMENTS, LLC.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared BARUTI A. ABDALLAH-NOSAKHERE, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

- 1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- 2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)

NOTARY PUBLIC, State of Florida

Attachment 1, Factual Description of Violation, Remedial Action Required.

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

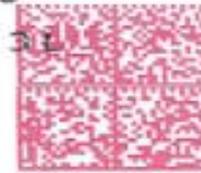
Section V. Item #1.

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



ORLANDO FL 328

21 OCT 2025 PM 31



quadrant
FIRST-CLASS MAIL
 IMI
\$010.44⁹
 10/21/2025 ZIP 32751
 043M30267524

US POSTAGE

RECEIVED

NOV 18 2025

Initial: _____

B/C
10/22
AA
10/22/25

LEESA INVESTMENT, LLC., TEGA INVESTMENT, LLC.
 7901 KINGSPONTE PARKWAY, SUITE NO.18
 ORLANDO, FL 32819-6522
 P-ID NO: 36-21-29-1128-01-130
 CODE CASE NO: 25-0

NIXIE 339 DE 1 0011/16/25

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 32751680099 *8374-82717-21-42

UNC
 32819-6522 98

**NOTICE OF VIOLATION LETTER -
 MAILED TO PROPERTY OWNER VIA CERTIFIED
 LETTER ON OCTOBER 21, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
 SENDER, UNCLAIMED, UNABLE TO FORWARD -
 NOVEMBER 18, 2025.**

**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 **LEESA INVESTMENT, LLC., TEGA INVESTMENT, LLC.**

Street and Apt **7901 KINGSPONTE PARKWAY, SUITE NO.18**

City, State, ZIP **ORLANDO, FL 32819-6522**

P-ID NO: **36-21-29-1128-01-130**

CODE CASE NO: **25-000255**

Postmark Here
 Eatonville, FL
 21 OCT 2025

PS Form 3800, January 2023 PSN 7530-02-001-9047 See Reverse for Instructions



EXHIBIT B - PART II(A) JUNE 16, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.



JUNE 16, 2025 - 1:11 PM

MAINTENANCE OF EXTERIOR OF PREMISES



JUNE 16, 2025 - 1:11 PM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(B) AUGUST 19, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

AUGUST 19, 2025 - 9:48 AM



MAINTENANCE OF EXTERIOR OF PREMISES

AUGUST 19, 2025 - 9:48 AM

MAINTENANCE OF EXTERIOR OF PREMISES



AUGUST 19, 2025 - 9:48 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(C) AUGUST 25, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

AUGUST 25, 2025 - 2:19 PM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(D) SEPTEMBER 16, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

SEPTEMBER 16, 2025 - 10:37 AM



MAINTENANCE OF EXTERIOR OF PREMISES



SEPTEMBER 16, 2025 - 10:35 AM

MAINTENANCE OF EXTERIOR OF PREMISES



SEPTEMBER 16, 2025 - 10:36 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(E) OCTOBER 30, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.



OCTOBER 30, 2025 - 8:24 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000255
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 73

Vs.

LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.
REF: 139 PEOPLE STREET
7901 KINGSPONTE PARKWAY, SUITE NO. 18
ORLANDO, FL 32819-6522 Respondent(s)

RE: 139 PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-130

NOTICE OF HEARING

TO: LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, 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 **139 PEOLPE 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 **7th** day of **JANUARY 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, January 7, 2026, the hearing

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

**NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 P**



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000255
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 73

Vs.

LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.
REF: 139 PEOPLE STREET
7901 KINGSPONTE PARKWAY, SUITE NO. 18
ORLANDO, FL 32819-6522

Respondent(s)

RE: 139 PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-130

TO: LATANYA ENGLISH,

NOTICE OF HEARING

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 **139 PEOPLE 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 **7th** day of **JANUARY 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 Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 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,

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
CODE ENFORCEMENT

Case Number: 25-000255

RE: 139 PEOPLE STREET, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-4572-60-610

Respondent: LEESA INVESTMENTS, LLC.
TEGA INVESTMENTS, LLC.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30th of December, 2025.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December, 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)



Karin A. Dunn
NOTARY PUBLIC, State of Florida

NOTICE OF HEARING - POSTED ON PREMISES
HEARING DATE: JANUARY 7, 2026

AFFIDAVIT OF NOTICE - NOTICE OF HEARING

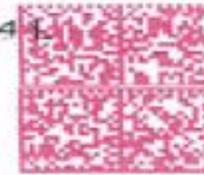
TOWN OF EATONVILLE
 307 E. Kennedy Blvd.
 Eatonville, Florida 32751



9589 0710 5270 2372 5372 73

ORLANDO FL 328

10 NOV 2025 PM 4



quadjent

FIRST-CLASS MAIL
 IMI
\$010.44²
 11/10/2025 ZIP 32751
 043M30267524

US POSTAGE

RECEIVED

NOV 20 2025

Initial: _____

B/C

LESSA INVESTMENT, LLC., TEGA INVESTMENT, LLC.
 7901 KINGSPOINTE PARKWAY, SUITE NO.18
 ORLANDO, FL 32819-6522
 P-ID NO: 36-21-29-1128-01-130
 CODE CASE NO: 25-000255

NIXIE 339 FE 1 0011/17/25
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 BC: 32751680099 *8474-84632-18-44

ANK
 32819-6522

**NOTICE OF HEARING -
 MAILED TO PROPERTY OWNER VIA CERTIFIED
 LETTER ON NOVEMBER 10, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
 SENDER, UNCLAIMED, UNABLE TO FORWARD -
 NOVEMBER 20, 2025.**

**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 (print 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	

LEESA INVESTMENT, LLC., TEGA INVESTMENT, LLC.
 7901 KINGSPOINTE PARKWAY, SUITE NO.18
 ORLANDO, FL 32819-6522
 P-ID NO: 36-21-29-1128-01-130
 CODE CASE NO: 25-000255

Eatonville CPU
 Eatonville, FL
 NOV 20 2025

PS Form 3800, January 2023 PSN 7535-02-000-9047 See Reverse for Instructions



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000255

RE: 139 PEOPLE STREET, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-1128-01-130

Respondent: LEESA INVESTMENTS, LLC.

TEGA INVESTMENTS, LLC.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)

NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

Case Number: 25-000255

RE: 139 PEOPLE STREET, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-4572-60-610

Respondent: LEESA INVESTMENTS, LLC.

TEGA INVESTMENTS, LLC.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30th of December 2025.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)

NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I

DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

DECEMBER 17, 2025 - 11:15 AM

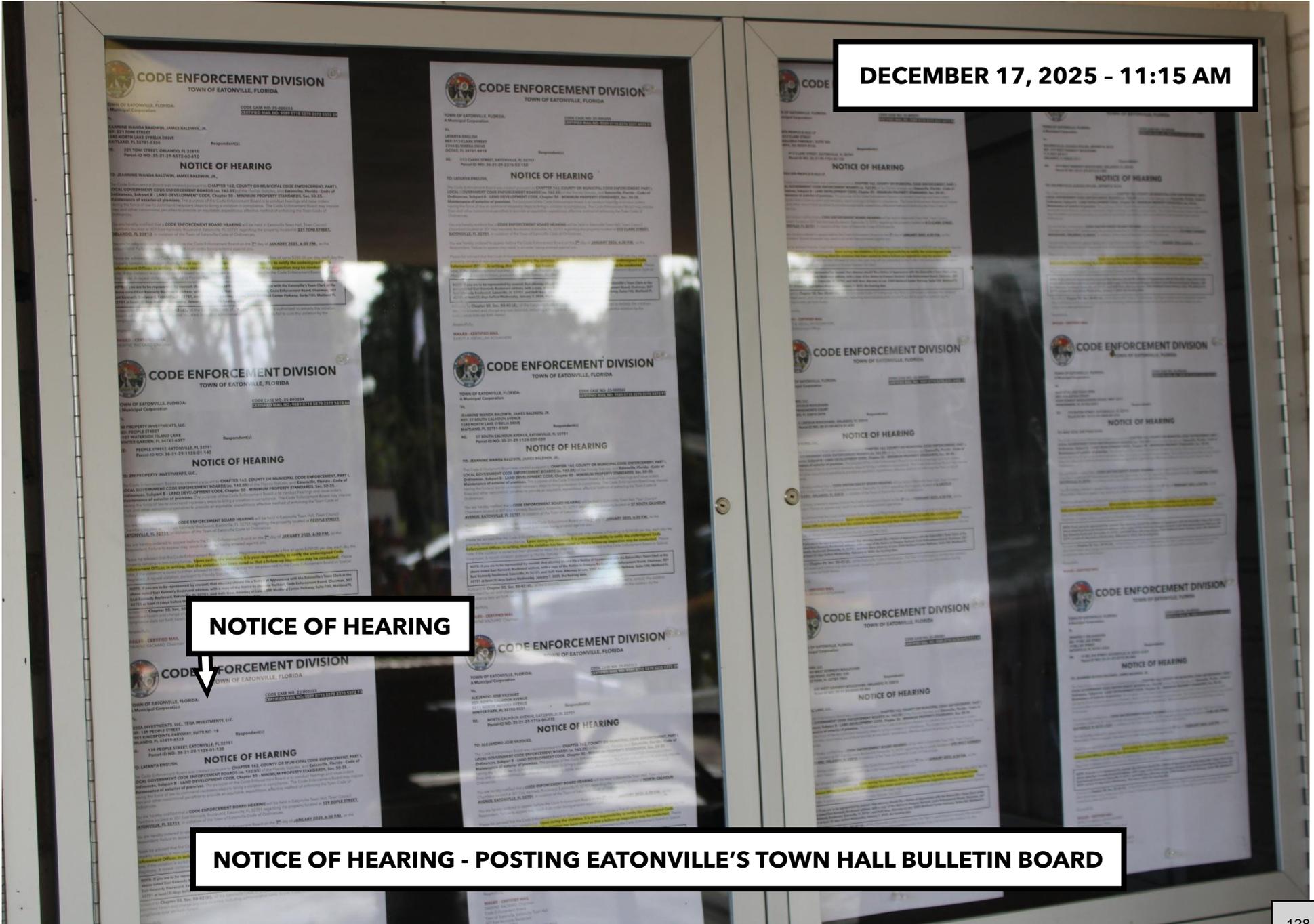
NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



DECEMBER 17, 2025 - 11:15 AM



NOTICE OF HEARING

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



EXHIBIT D - PART II

DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING - NOTICE OF HEARING - POSTING ON PREMISES.

DECEMBER 29, 2025 - 4:51 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES

DECEMBER 29, 2025 - 4:51 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000255

OWNER: LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.
PROPERTY ADDRESS: 139 PEOPLE STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 36-21-29-1128-01-130



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000255
CERTIFIED MAIL NO: 9559 0710 0270 2372 5372 92

Vi.
LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.
REF: 139 PEOPLE STREET
7901 KINGSPOSITE PARKWAY, SUITE NO. 18
ORLANDO, FL 32819-6592
Respondent(s)

RE: 139 PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-130

TO: LATANYA ENGLISH

NOTICE OF HEARING

The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (s. 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. - Ordinance, 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 **139 PEOPLE 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 **7th day of JANUARY 2025, 6:30 P.M.**, in 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 \$200.00 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.** If no inspection is conducted but then allowed to occur, the case may still be processed to the Code Enforcement Board on Special Magistrate. A request 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 Barkard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hulli New, Attorney at Law, 2305 Mulford Center Parkway, Suite 100, Mulford FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.

Pursuant to Chapter 50, Sec. 50-42 (4), 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,

MAILED - CERTIFIED MAIL
DWAYNE BARKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (887) 423-8908 | Fax: (887) 423-8919
E: code.enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

JANUARY 7, 2026 - 7:29 AM

JANUARY 7, 2026 - 7:29 AM



TOWN OF EATONVILLE

CODE CASE NO: 25-000263

OWNER: LATANYA ENGLISH

PROPERTY ADDRESS: 513 CLARK STREET, EATONVILLE, FL 32751

PARCEL-ID NO: 36-21-29-2376-03-150

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



EXHIBIT A

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

APRIL 4, 2006



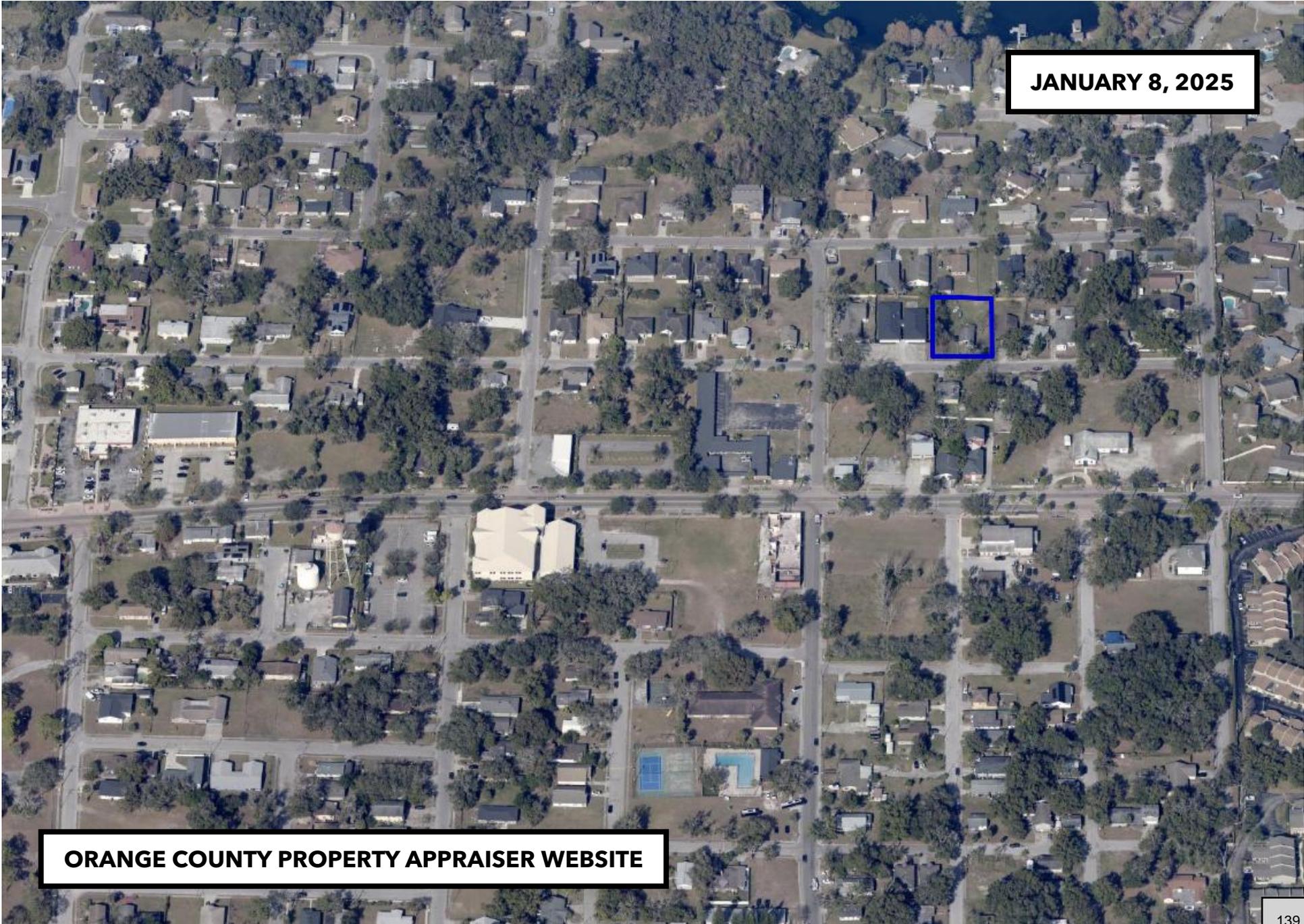
ORANGE COUNTY PROPERTY APPRAISER WEBSITE

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150

513 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000258),.....Z

Section V. Item #1.

JANUARY 8, 2025

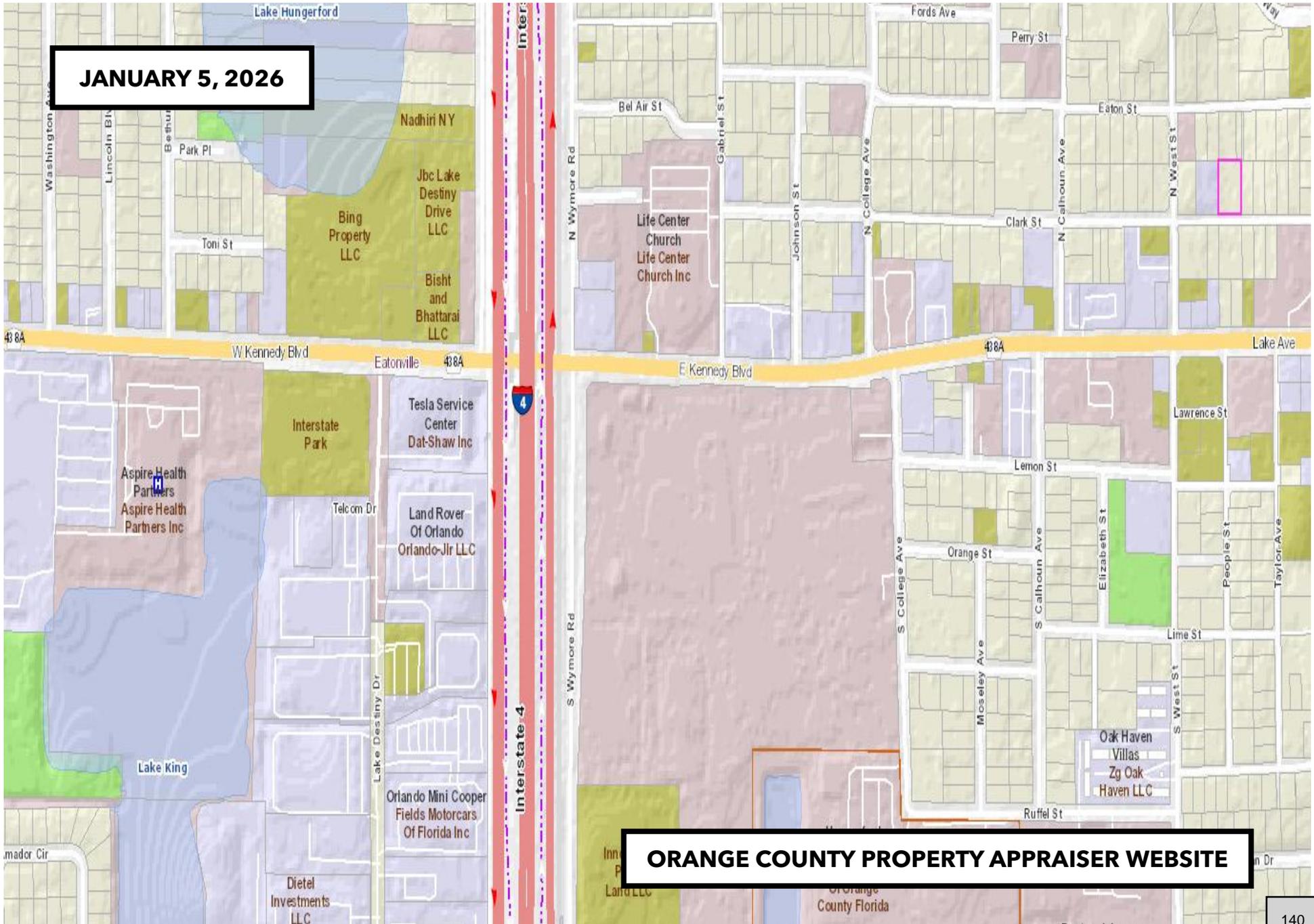


ORANGE COUNTY PROPERTY APPRAISER WEBSITE

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150

Section V. Item #1.

513 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000258).....



JANUARY 5, 2026

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000258)....

Section V. Item #1.



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: **25-000258**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **11/19/2025**

LATANYA ENGLISH
REF: 513 CLARK STREET
2344 EL MARRA DRIVE
OCOEE, FL 34761-8418
CERTIFIED MAIL NO: 9589 0710 5270 2372 5356 20

First Notice - This is an **OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 513 CLARK STREET, EATONVILLE, FL 32751, Parcel-ID: 36-21-29-2376-03-150** 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. 18-229. - 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. 18-231. - 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. 18-233. - Parking restrictions for certain vehicles on residential property. 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), (b)(2), (b)(6). 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 (1).

TO: LATANYA ENGLISH,

You are hereby notified, the property located at **513 CLARK STREET, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. 18-231. - 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. 18-233. - 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. 50-35. - 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. **(2)** Dead and dying trees and limbs. **(3)** Sources of infestation. **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.

NOTICE OF VIOLATION -
COMPLIANCE DATE: NOVEMBER 19, 2025

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000258)....

Section V. Item #1.

Please be advised that the property is to be brought into compliance on or before, **[11/19/2025]** 30 days from this date, **[10/20/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in 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-Nosakhere
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

Description of Violation and Remedial Action Required

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

1. There are junked, wrecked, and/or abandon property on the premises.
2. There are abandoned vehicles, boats on the premises.
3. There is a dead or dying tree on the premises.

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

1. Repair or remove all the junked, wrecked, abandon property on the premises.
2. Repair or remove there are abandoned vehicles on the premises.
3. Remove the dead or dying tree from the premises.

Attachment 1, Factual Description of Violation, Remedial Action Required.

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000258)....

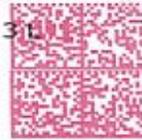
Section V. Item #1.

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



ORLANDO FL 328

21 OCT 2025PM 311



quadrant
 FIRST-CLASS MAIL
 IM1
\$010.44⁰
 10/21/2025 ZIP 32751
 043M30267524

US POSTAGE

LANTANYA ENGLISH
 2344 EL MARRA DRIVE
 OCOEE, FL 34761-8418
 P-ID: 36-21-29-2376-03-150
 CODE CASE NO: 25-000258

LN
 10/23

RECEIVED

NOV 17 2025

Initial: _____

UNC
 3 23476 5-884



9589 0710 5270 2372 5356 20

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 Domestic Mail Only

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

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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 and
 \$ _____

Sent To
 Street and Apt. N
 City, State, ZIP+4

Postmark
 Eatonville, FL
 32751

LANTANYA ENGLISH
 2344 EL MARRA DRIVE
 OCOEE, FL 34761-8418
 P-ID: 36-21-29-2376-03-150
 CODE CASE NO: 25-000258

PS Form 3800, January 2023 PSN 7538-02-000-5047 See Reverse for Instructions



EXHIBIT B - PART II(A) MARCH 5, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000258).....1

Section V. Item #1.

MARCH 5, 2025 - 8:01 AM



MAINTENANCE OF EXTERIOR OF PREMISES

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000258).....2

Section V. Item #1.

MARCH 5, 2025 - 8:01 AM

MAINTENANCE OF EXTERIOR OF PREMISES



MARCH 5, 2025 - 8:01 AM



MAINTENANCE OF EXTERIOR OF PREMISES



MARCH 5, 2025 - 8:01 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(B)

MAY 20, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

MAY 20, 2025 - 1:59 9M



MAINTENANCE OF EXTERIOR OF PREMISES

MAY 20, 2025 - 2:00 PM

MAINTENANCE OF EXTERIOR OF PREMISES



MAY 20, 2025 - 2:00 PM



MAINTENANCE OF EXTERIOR OF PREMISES

MAY 20, 2025 - 2:01 PM



MAINTENANCE OF EXTERIOR OF PREMISES

MAY 20, 2025 - 2:01 PM



MAINTENANCE OF EXTERIOR OF PREMISES

MAY 20, 2025 - 2:01 PM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(C) SEPTEMBER 16, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

SEPTEMBER 16, 2025 - 8:59 AM



MAINTENANCE OF EXTERIOR OF PREMISES

SEPTEMBER 3, 2025 - 9:49 AM



MAINTENANCE OF EXTERIOR OF PREMISES

SEPTEMBER 3, 2025 - 9:49 AM



MAINTENANCE OF EXTERIOR OF PREMISES

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000258).....4

Section V. Item #1.

SEPTEMBER 3, 2025 - 9:49 AM



MAINTENANCE OF EXTERIOR OF PREMISES

SEPTEMBER 3, 2025 - 9:49 AM



MAINTENANCE OF EXTERIOR OF PREMISES

SEPTEMBER 3, 2025 - 9:49 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(C) NOVEMBER 20, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

NOVEMBER 20, 2025 - 7:36 AM



MAINTENANCE OF EXTERIOR OF PREMISES

NOVEMBER 20, 2025 - 7:36 AM



MAINTENANCE OF EXTERIOR OF PREMISES

NOVEMBER 20, 2025 - 7:36 AM



MAINTENANCE OF EXTERIOR OF PREMISES

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000258).....4

Section V. Item #1.

NOVEMBER 20, 2025 - 7:37 AM



MAINTENANCE OF EXTERIOR OF PREMISES

NOVEMBER 20, 2025 - 7:37 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

NOTICE OF HEARING

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000258).....1

Section V. Item #1.



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000258**
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2231 6420 01**

Vs.

LATANYA ENGLISH
REF: 513 CLARK STREET
2344 EL MARRA DRIVE
OCOEE, FL 34761-8418 Respondent(s)

RE: **513 CLARK STREET, EATONVILLE, FL 32751**
Parcel-ID NO: 36-21-29-2376-03-150

NOTICE OF HEARING

TO: **LATANYA ENGLISH,**

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 **513 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 **7th** day of **JANUARY 2026, 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, January 7, 2026, 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,

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

NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150

513 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000258).....2

Section V. Item #1.



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000258
CERTIFIED MAIL NO: 9589 0710 5270 2231 6420 01

Vs.

LATANYA ENGLISH
REF: 513 CLARK STREET
2344 EL MARRA DRIVE
OCOEE, FL 34761-8418

Respondent(s)

RE: 513 CLARK STREET, EATONVILLE, FL 32751
Parcel ID NO: 36-21-29-2376-03-150

NOTICE OF HEARING

TO: LATANYA ENGLISH,

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 **513 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 **7th** day of **JANUARY 2026, 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, January 7, 2026, 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,

MAILED - CERTIFIED MAIL
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

ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

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FAQs >

Tracking Number:

9589071052702231642001

Remove X

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

Latest Update

Your item has been delivered and is available at a PO Box at 8:54 am on January 2, 2026 in OCOEE, FL 34761.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

OCOEE, FL 34761
January 2, 2026, 8:54 am

Notice Left (No Authorized Recipient Available)

OCOEE, FL 34761
December 31, 2025, 3:22 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
December 30, 2025, 9:30 am

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
December 29, 2025, 10:17 pm

Hide Tracking History

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

Feedback

LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000258).....3

Section V. Item #1.

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

LANTANYA ENGLISH
 2344 EL MARRA DRIVE
 OCOEE, FL 34761-8418
 P-ID: 36-21-29-2376-03-150
 CODE CASE NO: 25-000258



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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

LANTANYA ENGLISH
 2344 EL MARRA DRIVE
 OCOEE, FL 34761-8418
 P-ID: 36-21-29-2376-03-150
 CODE CASE NO: 25-000258

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 2231 6420 01





EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000258
RE: 513 CLARK STREET, EATONVILLE, FL 32751
Parcel ID#: 36-21-29-2376-03-150
Respondent: LANTANYA ENGLISH

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

Case Number: 25-000258
RE: 513 CLARK STREET, EATONVILLE, FL 32751
Parcel ID#: 36-21-29-2376-03-150
Respondent: LANTANYA ENGLISH

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

1. On December 24, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December, 2025.
Attached: Copy of the notice posted

DATED this 30th of December, 2025.
Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December, 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December, 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)

(stamp)





NOTARY PUBLIC, State of Florida





NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



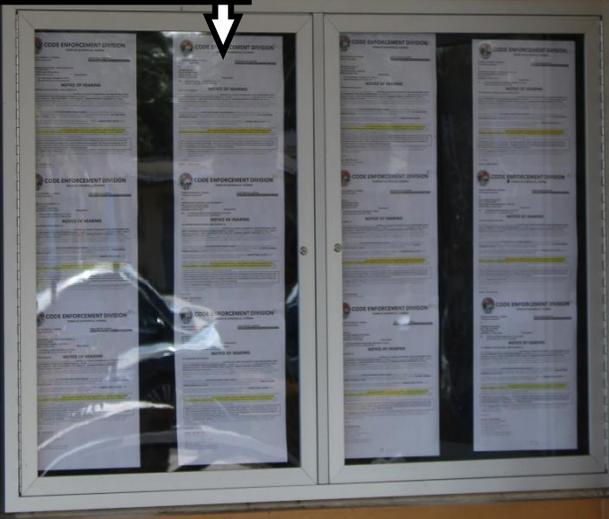
EXHIBIT D - PART I DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD

**LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150
513 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000258).....2**

Section V. Item #1.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



EXHIBIT D - PART II DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING - NOTICE OF HEARING - POSTING ON PREMISES.

DECEMBER 29, 2025 - 4:15 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES

DECEMBER 29, 2025 - 4:15 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000258

OWNER: LATANYA ENGLISH
PROPERTY ADDRESS: 513 CLARK STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 36-21-29-2376-03-150



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000258
CERTIFIED MAIL NO: 9259 0710 5270 2231 6420 01

Vs.
LATANYA ENGLISH
REF: 513 CLARK STREET
2348 EL MARRA DRIVE
OCFEE, FL 32791-8418
Respondent(s)

RE: 513 CLARK STREET, EATONVILLE, FL 32751
Parcel ID NO: 36-21-29-2376-03-150

TO: LATANYA ENGLISH, NOTICE OF HEARING

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. 50-25 - 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 **513 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 **27th day of JANUARY 2026, 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 Barkard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollie New, Attorney at Law, 2300 Mallard Center Parkway, Suite 100, Mallard FL 32751 at least (5) days before Wednesday, January 7, 2026, 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,
MAILED - CERTIFIED MAIL
BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code.enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

JANUARY 7, 2026 - 7:29 AM

JANUARY 7, 2026 - 7:29 AM



TOWN OF EATONVILLE

CODE CASE NO: 25-000262

OWNER: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
PROPERTY ADDRESS: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751
PARCEL-ID NO: 35-21-29-1124-03-020

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



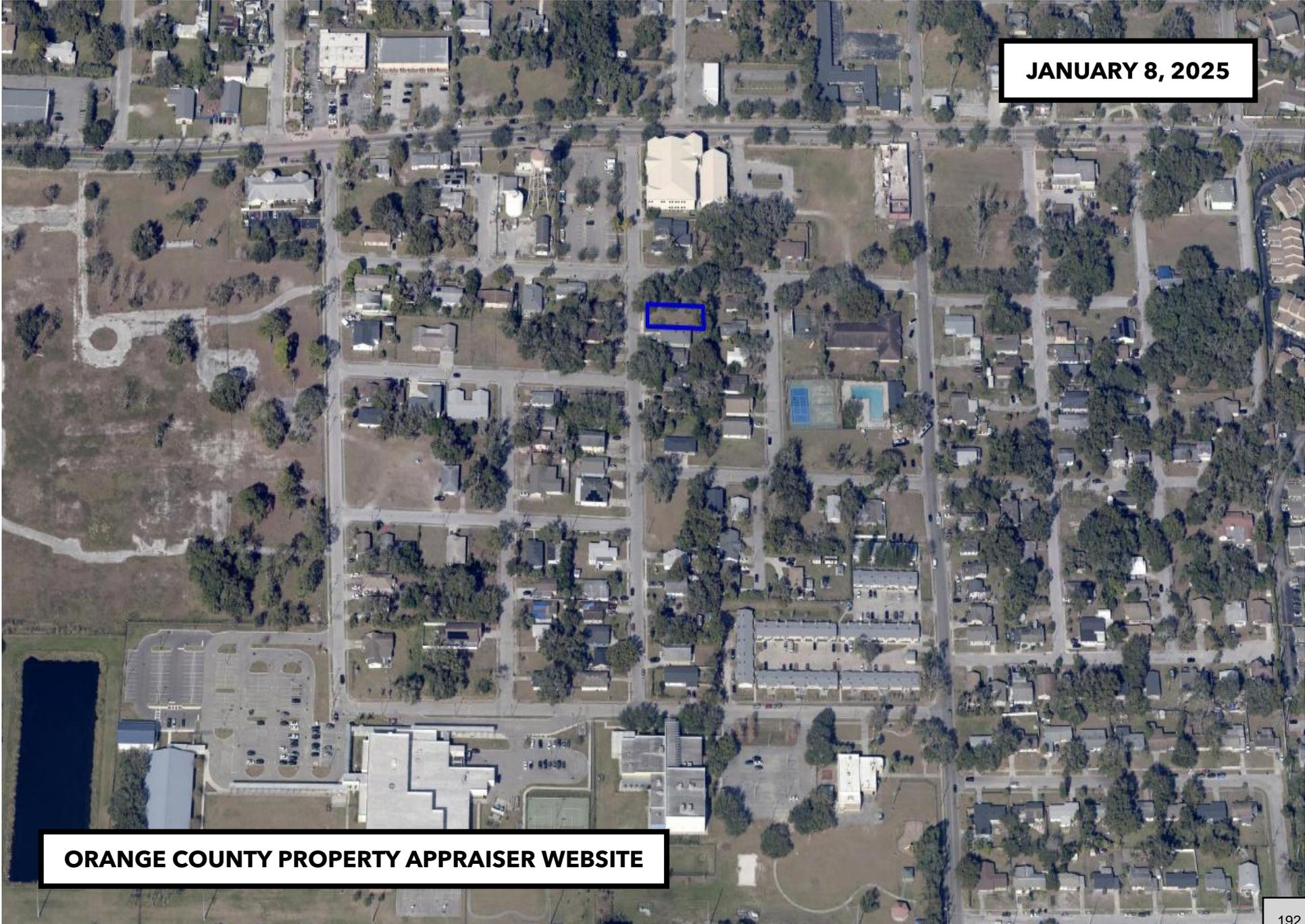
EXHIBIT A

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

JULY 23, 2019 - 4:07 PM



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



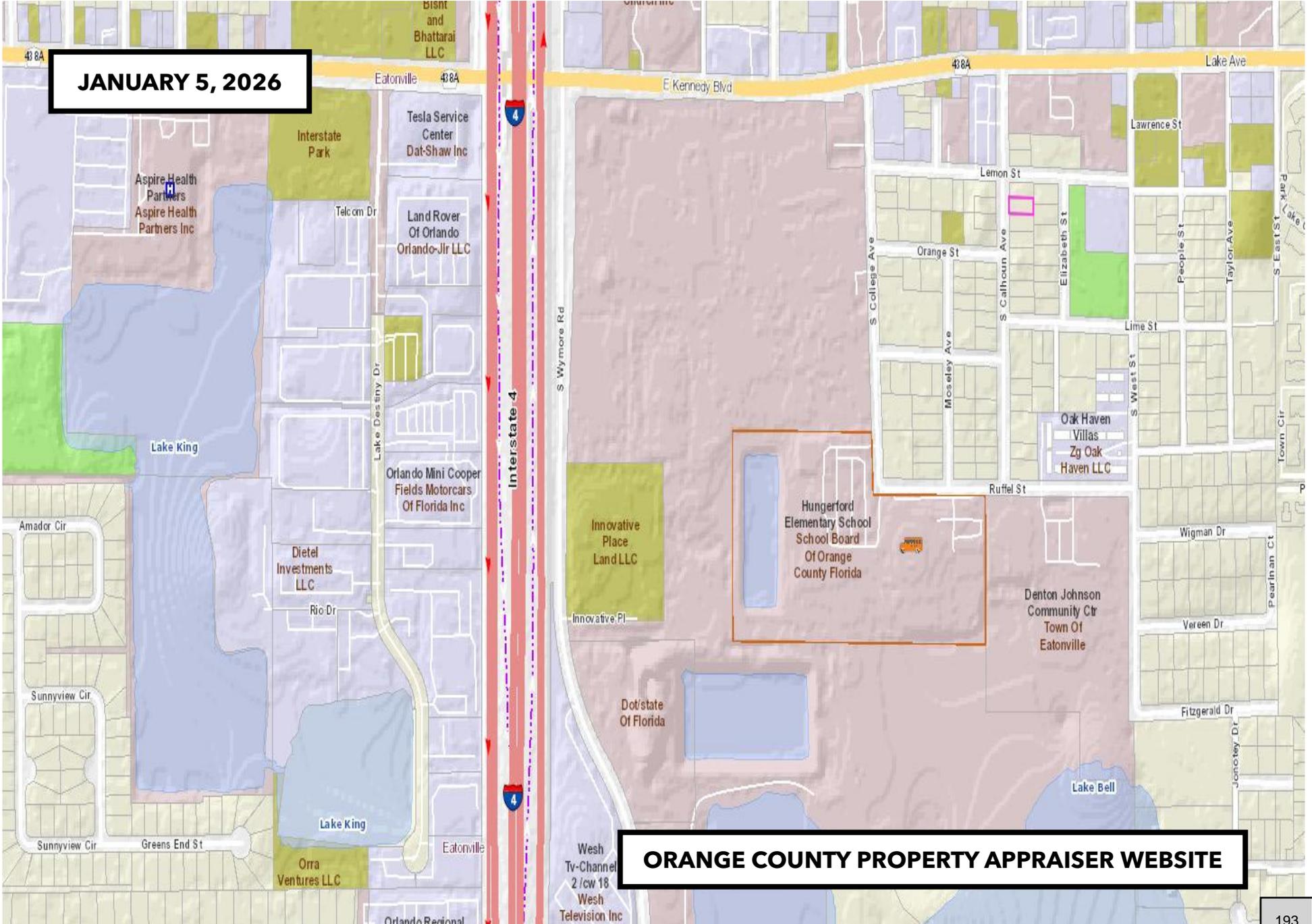
JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

Section V. Item #1.

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCA) - (CODE CASE NO: 25-000307).....5



JANUARY 5, 2026

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

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: **25-000262**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **10/29/2025**

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: 37 SOUTH CALHOUN AVENUE
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320
CERTIFIED MAIL NO: 9589 0710 5270 2372 5356 68

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the VACANT RESIDENTIAL, property located at, 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-1124-03-020** into compliance with **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), (b)(6). 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. (1).**

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,

You are hereby notified, the property located at **37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. **(6)** Sources of infestation. **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 downgrading of the neighborhood including the following: **(1)**. Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed.

Please be advised that the property is to be brought into compliance on or before, **[10/29/2025]** ten days from this date, **[10/20/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in 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-Nosakhere
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF VIOLATION -
COMPLIANCE DATE: OCTOBER 29, 2025

TOWN OF EATONVILLE
CODE ENFORCEMENT

Description of Violation and Remedial Action Required

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

1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

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

1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, ORLANDO, FL 32810

Parcel ID#: 35-21-29-1124-03-020

Respondent: JEANNINE WANDA BALDWIN
JAMES BALDWIN, JR.

- Notice of Violation
 Notice of Violation Hearing
 Notice of Massey Hearing
 Notice of Foreclosure Hearing
 Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.

Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)



Karin A. Dunn
NOTARY PUBLIC, State of Florida



Attachment 1, Factual Description of Violation, Remedial Action Required.

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

Section V. Item #1.

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



ORLANDO FL 328



quadrant
FIRST-CLASS MAIL
IMI
\$010.44²
10/21/2025 ZIP 32751
043M30267524

US POSTAGE

RECEIVED

NOV 24 2025

Initial: _____

Handwritten: 10/23/25 #27

JEANNINE WANDA BALDWIN, JAMES BALDWIN
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320
P-ID NO: 35-21-29-1124-03-020
CODE CASE NO: 25-000262

NIXIE 359 DE 1 0011/20/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
DC: 32751688099 *0274-03025-21-42

**NOTICE OF VIOLATION LETTER -
MAILED TO PROPERTY OWNER VIA CERTIFIED
LETTER ON OCTOBER 21, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
SENDER, UNCLAIMED, UNABLE TO FORWARD
NOVEMBER 24, 2025.**

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)	
<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: JEANNINE WANDA BALDWIN, JAMES BALDWIN
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320
P-ID NO: 35-21-29-1124-03-020
CODE CASE NO: 25-000262

PS Form 3800, January 2023 PSN 7530-02-000-6017 See Reverse for Instructions



EXHIBIT B - PART IIA SEPTEMBER 23, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

SEPTEMBER 23, 2024 - 8:11 AM



MAINTENANCE OF EXTERIOR OF PREMISES

SEPTEMBER 23, 2024 - 8:11 AM



MAINTENANCE OF EXTERIOR OF PREMISES



SEPTEMBER 23, 2024 - 8:11 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000262
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 97

Vs.

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: 37 SOUTH CALHOUN AVENUE
1340 LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320 Respondent(s)

RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-1124-03-020

NOTICE OF HEARING

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,

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 **37 SOUTH CALHOUN AVENUE, 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 **7th** day of **JANUARY 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, January 7, 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

**NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM**



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000262
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 97

Vs.

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: 37 SOUTH CALHOUN AVENUE
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320

Respondent(s)

RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-1124-030-020

NOTICE OF HEARING

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,

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 penal 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 **37 SOUTH CALHOUN AVENUE, 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 **7th** day of **JANUARY 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 Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 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,

MAILED - CERTIFIED MAIL
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
CODE ENFORCEMENT

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,
JAMES BALDWIN, JR.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being duly sworn, deposes and says:

- On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- On December 17, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
- This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 6th of January, 2026.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhre
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 6th of January, 2026, by Baruti A. Abdallah-Nosakhre, who is personally known to me or who has produced a _____ as identification.

(stamp)



NOTARY PUBLIC, State of Florida



**NOTICE OF VIOLATION LETTER -
MAILED TO PROPERTY OWNER VIA CERTIFIED
LETTER ON NOVEMBER 10, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
SENDER, UNCLAIMED, UNABLE TO FORWARD
DECEMBER 8, 2025.**

**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+4® _____

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320
P-ID NO: 35-21-29-1124-03-020
CODE CASE NO: 25-000262

9589 0710 5270 2372 5372 97

Postmark:
Eatonville CPU
NOV 2025
Eatonville, FL

PS Form 3800, January 2023 (with PSN 42-009-0047) See Reverse for Instructions



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, ORLANDO, FL 32810

Parcel ID#: 35-21-29-1124-03-020

Respondent: JEANNINE WANDA BALDWIN
JAMES BALDWIN, JR.

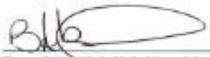
- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.
Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)





NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,
JAMES BALDWIN, JR.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 17, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 6th of January 2026.
Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 6th of January 2026, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)





NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

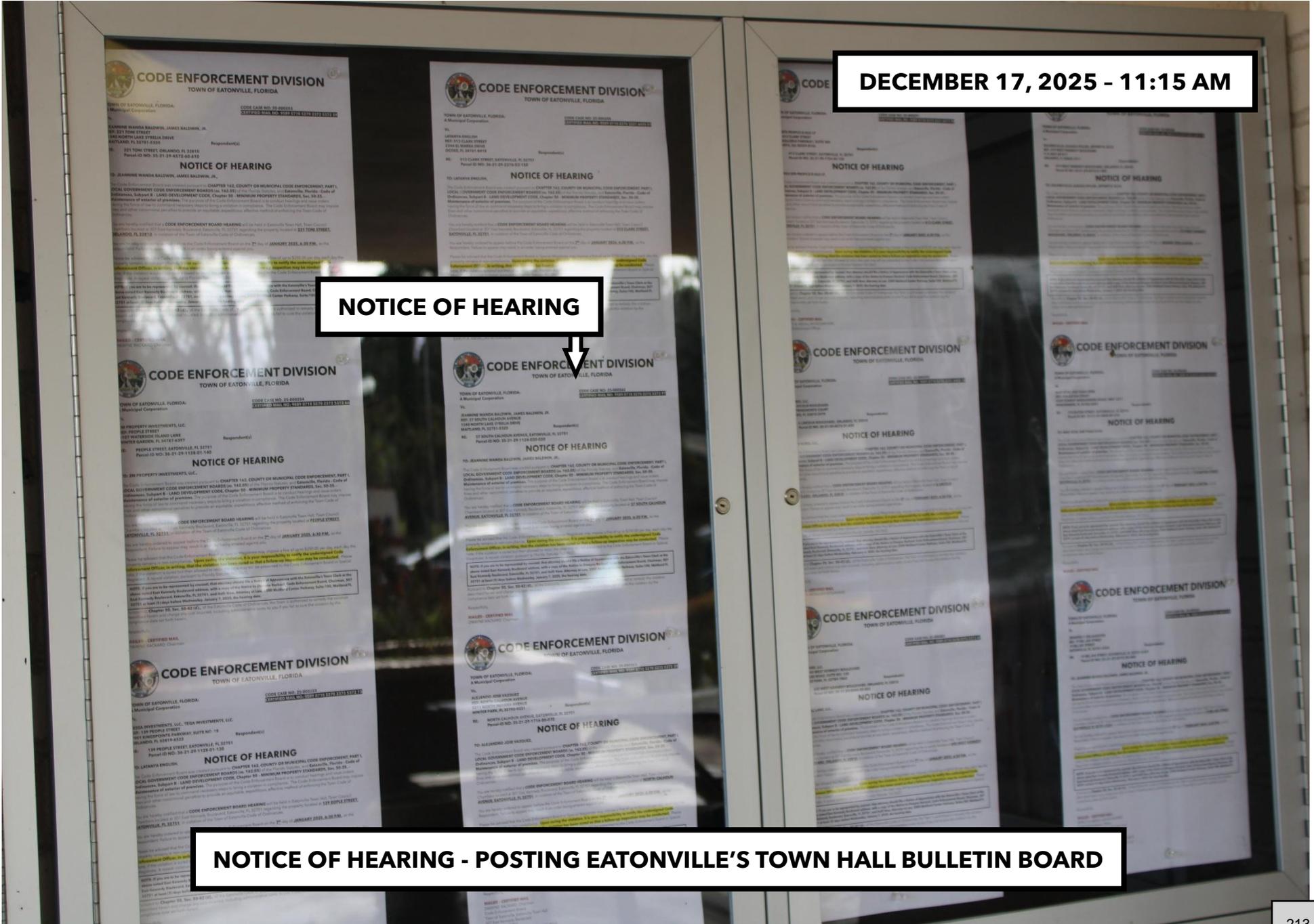
DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD





DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



EXHIBIT D - PART II

DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING - NOTICE OF HEARING - POSTING ON PREMISES.

DECEMBER 29, 2025 - 4:33 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES

DECEMBER 29, 2025 - 4:24 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000262

OWNER: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
PROPERTY ADDRESS: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751
PARCEL-ID NO: 35-21-29-1124-03-020



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000262
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 97

Vs.
JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.
REF: 37 SOUTH CALHOUN AVENUE
1340 NORTH LAKE SYBELIA DRIVE
MAITLAND, FL 32751-5320

Respondent(s)
RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-1124-03-020

NOTICE OF HEARING

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.

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 37 SOUTH CALHOUN AVENUE, 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 7th day of JANUARY 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 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 Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL 32751 at least (5) days before Wednesday, January 2, 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,

MAILED - CERTIFIED MAIL
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

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

JANUARY 7, 2026 - 7:29 AM

JANUARY 7, 2026 - 7:29 AM



TOWN OF EATONVILLE

CODE CASE NO: 25-000263

OWNER: ALEJANDRO JOSE VAZQUEZ

PROPERTY ADDRESS: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

PARCEL-ID NO: 35-21-29-1716-00-070

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



EXHIBIT A

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

APRIL 8, 2015 - 9:45 AM



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

Section V. Item #1.

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....Z

JUNE 15, 2020 - 12:40 PM

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

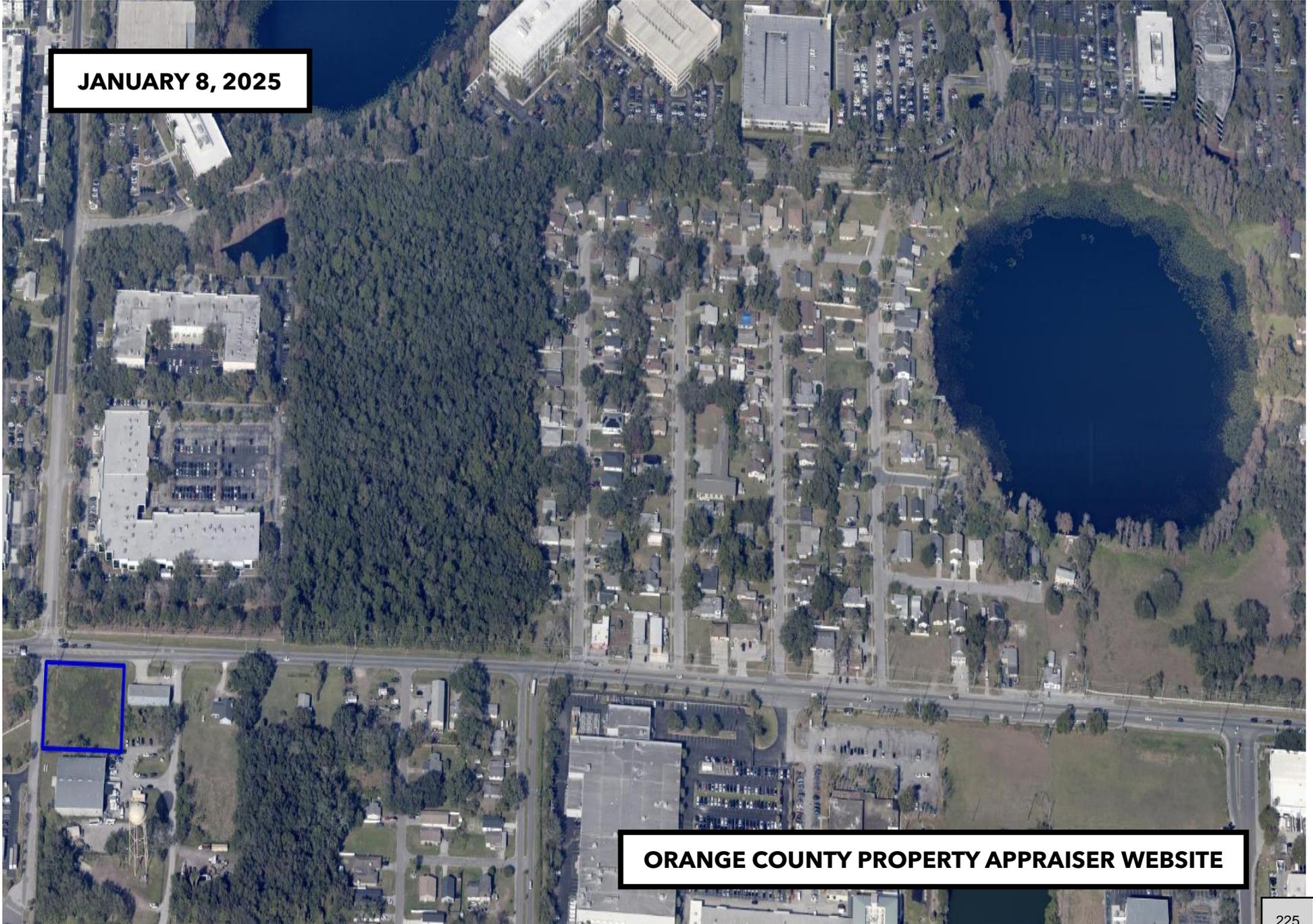
ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

Section V. Item #1.

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....3

JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

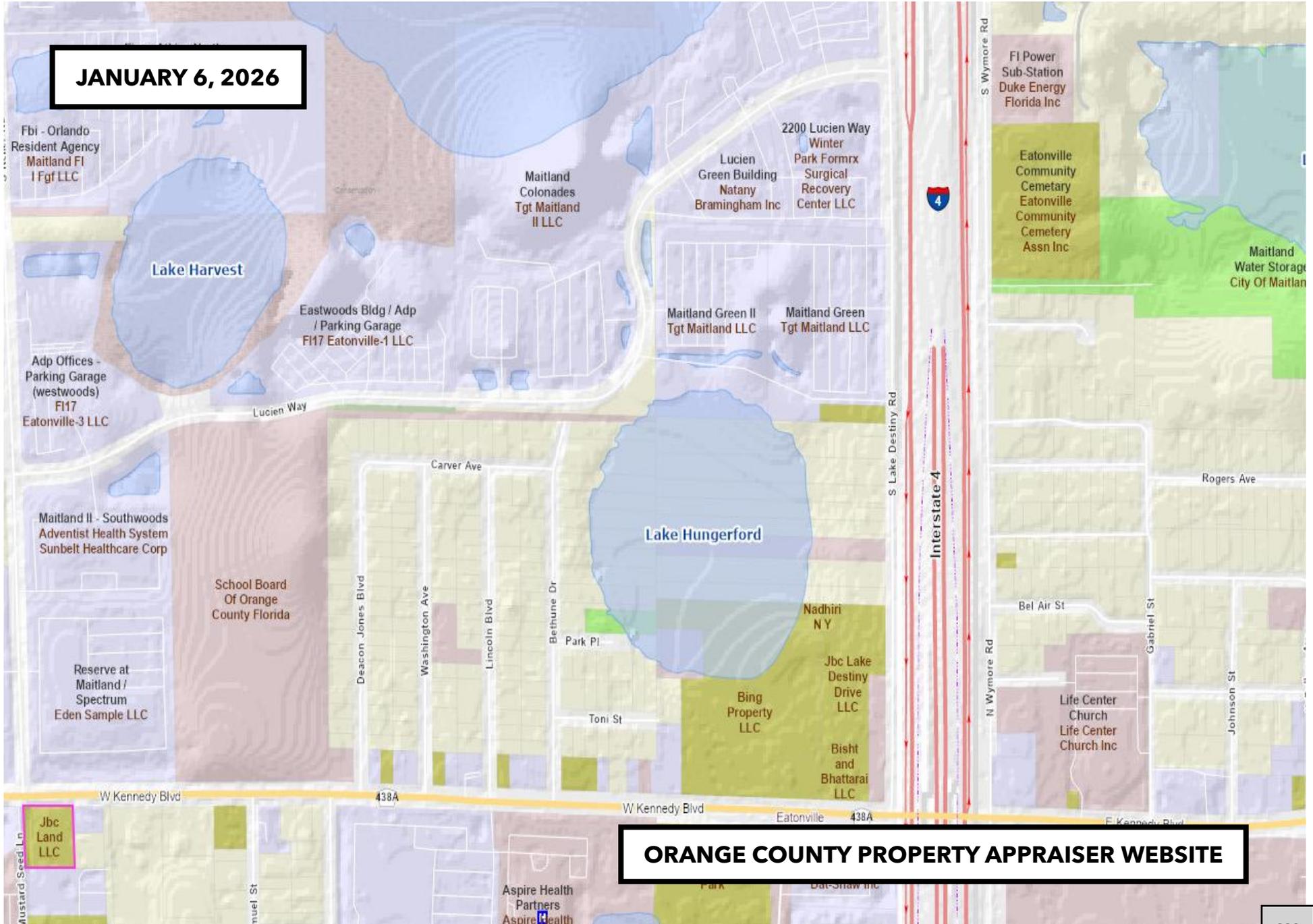


ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263)

Section V. Item #1.

JANUARY 6, 2026



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263)

Section V. Item #1.



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: **25-000263**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **11/19/2025**

ALEJANDRO JOSE VAZQUEZ
REF: NORTH CALHOUN AVENUE
5211 NORTH INDIANA AVENUE
WINTER PARK, FL 32792-9231
CERTIFIED MAIL NO: 9589 0710 5270 2372 5356 75

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the VACANT RESIDENTIAL, property located at, NORTH CALHOUN AVENUE, EATONVILLE, FL 32751-5375, Parcel-ID NO: 35-21-29-1716-00-070** into compliance with **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), (b)(6).**

TO: ALEJANDRO JOSE VAZQUEZ,

You are hereby notified, the property located at **NORTH CALHOUN AVENUE, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. **(6)** Sources of infestation.

Please be advised that the property is to be brought into compliance on or before, **[10/29/2025]** ten days from this date, **[10/20/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in 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-Nosakhere
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF VIOLATION -
COMPLIANCE DATE: OCTOBER 29, 2025

TOWN OF EATONVILLE
CODE ENFORCEMENT

Description of Violation and Remedial Action Required

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

1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

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

1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

Case Number: 25-000263

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-1716-00-070

Respondent: ALEJANDRO JOSE VAZQUEZ

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being duly sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.

Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)



NOTARY PUBLIC, State of Florida



Attachment 1, Factual Description of Violation, Remedial Action Required.

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263)

Section V. Item #1.

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



quodient
 FIRST-CLASS MAIL
 IMI
\$010.44²
 10/21/2025 ZIP 32751
 043M30267524

US POSTAGE

ALEJANDRO JOSE VAZQUEZ
5211 NORTH INDIANA AVENUE
WINTER PARK, FL 32792-9231
P-ID NO: 35-21-29-1716-00-070
CODE CASE NO: 25-000263

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

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

OFFICIAL RECEIPT

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage is \$

Sent to
ALEJANDRO JOSE VAZQUEZ
5211 NORTH INDIANA AVENUE
WINTER PARK, FL 32792-9231
P-ID NO: 35-21-29-1716-00-070
CODE CASE NO: 25-000263

Street and Apt. #
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Valeria Vazquez</p> <p>C. Date of Delivery 10/23/25</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>ALEJANDRO JOSE VAZQUEZ 5211 NORTH INDIANA AVENUE WINTER PARK, FL 32792-9231 P-ID NO: 35-21-29-1716-00-070 CODE CASE NO: 25-000263</p> <p>9590 9402 8194 3030 0372 22</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label) 7589 0710 5270 2372 5356 75</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

USPS TRACKING #

9590 9402 8194 3030 0372 22

United States Postal Service

RECEIVED
 OCT 27 2025
 Initial: _____

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



EXHIBIT B - PART II(A)

APRIL 11, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

APRIL 11, 2025 - 7:49 AM



MAINTENANCE OF EXTERIOR OF PREMISES

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263,.....)

Section V. Item #1.

APRIL 11, 2025 - 7:49 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(B) JULY 9, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

Section V. Item #1.

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-00026)

JULY 9, 2025 - 1:50 PM



MAINTENANCE OF EXTERIOR OF PREMISES

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

Section V. Item #1.

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-0002637.....)



JULY 9, 2025 - 1:51 PM

MAINTENANCE OF EXTERIOR OF PREMISES

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-0002637.....)

Section V. Item #1.

JULY 9, 2025 - 1:51 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(C) DECEMBER 3, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-0002637,.....)

Section V. Item #1.

DECEMBER 3, 2025 - 8:56 AM



MAINTENANCE OF EXTERIOR OF PREMISES

DECEMBER 3, 2025 - 8:56 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

NOTICE OF HEARING

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263)

Section V. Item #1.



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000263
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 35

Vs.

ALEJANDRO JOSE VAZQUEZ
REF: NORTH CALHOUN AVENUE
5211 NORTH INDIANA AVENUE
WINTER PARK, FL 32792-9231

Respondent(s)

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-1716-00-070

NOTICE OF HEARING

TO: ALEJANDRO JOSE VAZQUEZ,

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 **NORTH CALHOUN AVENUE, 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 **7th** day of **JANUARY 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, January 7, 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

**NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM**



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: A Municipal Corporation

CODE CASE NO: 25-000263 CERTIFIED MAIL NO: 9889 0710 5270 2372 5372 35

Vs. ALEJANDRO JOSE VAZQUEZ REF: NORTH CALHOUN AVENUE 5211 NORTH INDIANA AVENUE WINTER PARK, FL 32792-9231

Respondent(s)

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 Parcel-ID NO: 35-21-29-1716-00-070

NOTICE OF HEARING

TO: ALEJANDRO JOSE VAZQUEZ,

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.

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 NORTH CALHOUN AVENUE, 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 7th day of JANUARY 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.

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 Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 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,

MAILED - CERTIFIED MAIL 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

CODE ENFORCEMENT

Case Number: 25-000263

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-1716-00-070

Respondent: ALEJANDRO JOSE VAZQUEZ

- Notice of Violation
Notice of Violation Hearing
Notice of Massey Hearing
Notice of Foreclosure Hearing
Other:

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared BARUTIA. ABDALLAH-NOSAKHERE, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being duly sworn, deposes and says:

- On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
On December 17, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 6th of January, 2026. Attached: Copy of the notice posted

Signature of Baruti A. Abdallah-Nosakhre, Code Enforcement Officer

STATE OF FLORIDA COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 6th of January, 2025, by Baruti A. Abdallah-Nosakhre, who is personally known to me or who has produced a as identification.

(stamp)



Signature of Karin A. Dunn, Notary Public, State of Florida

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263)

Section V. Item #1.

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



quodient
 FIRST-CLASS MAIL
 IMI
\$010.44[®]
 11/10/2025 ZIP 32751
 043M30267524

US POSTAGE

ALEJANDRO JOSE VAZQUEZ
 5211 NORTH INDIANA AVENUE
 WINTER PARK, FL 32792-9231
 P-ID NO: 35-21-29-1716-00-070
 CODE CASE NO: 25-000263

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
 \$ _____

Send To
ALEJANDRO JOSE VAZQUEZ
5211 NORTH INDIANA AVENUE
WINTER PARK, FL 32792-9231
P-ID NO: 35-21-29-1716-00-070
CODE CASE NO: 25-000263

Street and Apt
 City, State, ZIP

PS Form 3806, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature X </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>ALEJANDRO JOSE VAZQUEZ 5211 NORTH INDIANA AVENUE WINTER PARK, FL 32792-9231 P-ID NO: 35-21-29-1716-00-070 CODE CASE NO: 25-000263</p> <p>9590 9402 8194 3030 0366 07</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express[®] <input type="checkbox"/> Registered Mail[™] <input checked="" type="checkbox"/> Certified Mail[®] <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation[™] <input type="checkbox"/> Signature Confirmation[™] Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2372 5372 35</p>	

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

USPS TRACKING #

ORLANDO, FL 328

12 NOV 2025 5 L

9590 9402 8194 3030 0366 07

United States Postal Service

RECEIVED
 NOV 14 2025
 Initial: _____

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



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000263

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-1716-00-070

Respondent: ALEJANDRO JOSE VAZQUEZ

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTIA. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.
Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)



NOTARY PUBLIC, State of Florida



AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

Case Number: 25-000263

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-1716-00-070

Respondent: ALEJANDRO JOSE VAZQUEZ

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTIA. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 17, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 6th of January 2026.
Attached: Copy of the notice posted

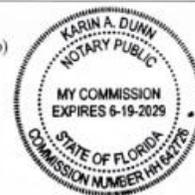


Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 6th of January 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)





NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263,

Section V. Item #1.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD





EXHIBIT D - PART II

DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING - NOTICE OF HEARING - POSTING ON PREMISES.

DECEMBER 29, 2025 - 4:33 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES

DECEMBER 29, 2025 - 4:38 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000263

OWNER: ALEJANDRO JOSE VAZQUEZ
PROPERTY ADDRESS: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751
PARCEL-ID NO: 35-21-29-4572-21-890



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000263
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 35

Vs.

ALEJANDRO JOSE VAZQUEZ
REF: NORTH CALHOUN AVENUE
5211 NORTH INDIANA AVENUE
WINTER PARK, FL 32792-9231

Respondent(s)

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-1716-00-070

NOTICE OF HEARING

TO: ALEJANDRO JOSE VAZQUEZ,

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 **NORTH CALHOUN AVENUE, 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 **7th** day of **JANUARY 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 Holl New, Attorney at Law, 2300 Maitland Center Parkway, Suite: 100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 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,

MAILED - CERTIFIED MAIL
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

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

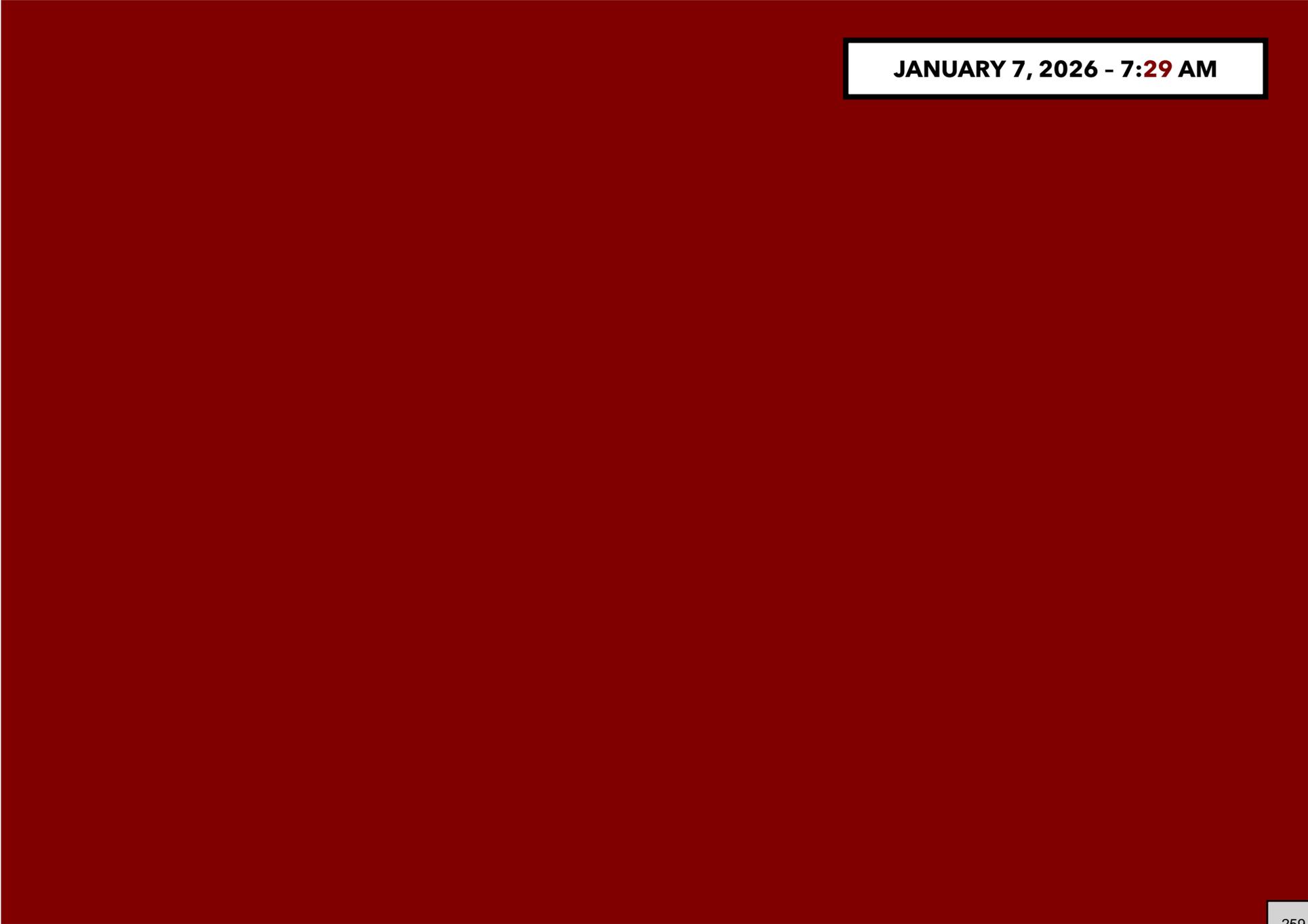
ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263,.....)

Section V. Item #1.

JANUARY 7, 2026 - 7:29 AM

JANUARY 7, 2026 - 7:29 AM





TOWN OF EATONVILLE

CODE CASE NO: 25-000263

OWNER: FKH SFR PROPCO B-HLD LP

PROPERTY ADDRESS: 413 CLARK STREET, EATONVILLE, FL 32751

PARCEL-ID NO: 35-21-29-7754-00-120

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



EXHIBIT A

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

APRIL 4, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....Z

Section V. Item #1.

SEPTEMBER 29, 2015 - 11:16 AM

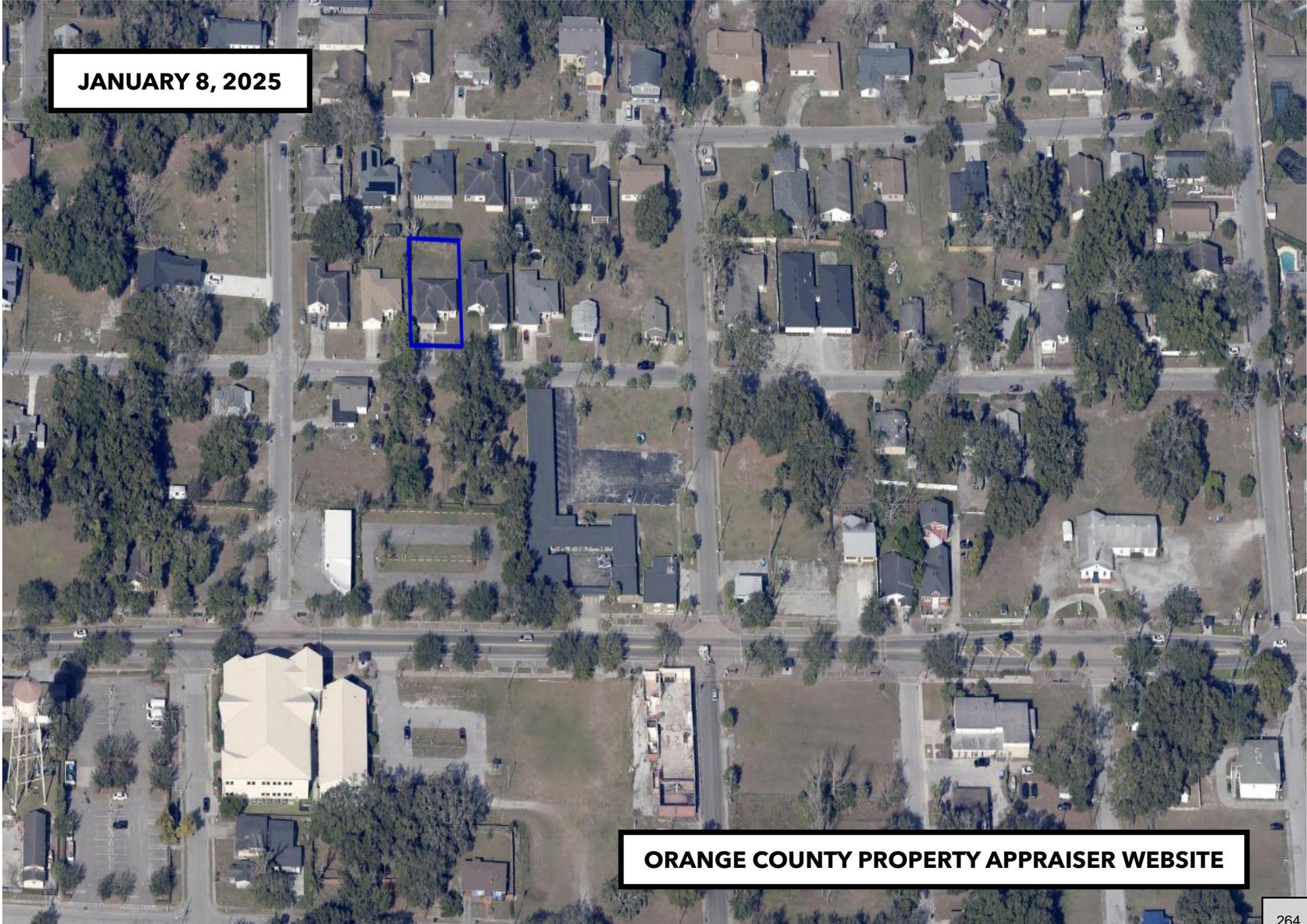


ORANGE COUNTY PROPERTY APPRAISER WEBSITE

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....

Section V. Item #1.

JANUARY 8, 2025



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291)....

Section V. Item #1.



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: **25-000291**
DATE OF NOTICE: **11/12/2025**
COMPLIANCE DATE: **11/21/2025**

FKH SFR PROPCO B-HLD LP
REF: 413 CLARK STREET
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
CERTIFIED MAIL NO: 9589 0710 5270 2231 6418 99

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE FAMILY CLASS III property located at, 413 CLARK STREET, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-7754-00-120** 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. 18-229. - 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. 18-231. - Visual nuisance declared; abatement required. 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: FKH SFR PROPCO B-HLD LP,

You are hereby notified, the property located at **413 CLARK STREET, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. 18-231. - 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. 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 the property is to be brought into compliance on or before, **[11/21/2025]** ten days from this date, **[11/12/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in 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.

NOTICE OF VIOLATION -
COMPLIANCE DATE: NOVEMBER 21, 2025

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

Description of Violation and Remedial Action Required

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

1. A vehicle that fits the Eatonville Code of Ordinance's definition for junked, wrecked, abandon property is on the premises.
2. The residents regularly parks vehicles in the required front yard.
3. Motorcycle parts are being stored on the side of the home.

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

1. Repair or remove the vehicle from the premises.
2. Discontinue parking vehicles in the required front yard.
3. Remove the motorcycle parts from the premises.

Attachment 1, Factual Description of Violation, Remedial Action Required.

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291)....

Section V. Item #1.

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



quodient
 FIRST-CLASS MAIL
 IM1
\$010.73²
 11/12/2025 ZIP 32751
 043M3D287524

US POSTAGE

FKH SFR PROPCO B-HLD LP
 600 GALLERIA PARKWAY, SUITE 300
 ATLANTA, GA 30339-8146
 P-ID NO: 35-21-29-7754-00-120
 CODE CASE NO: 25-000291

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 \$ 2231 6416 99

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

9589 0710 5270 2231 6416 99

Eatonville OCPA
NOV 21 2025
Eatonville, FL 32751

FKH SFR PROPCO B-HLD LP
 600 GALLERIA PARKWAY, SUITE 300
 ATLANTA, GA 30339-8146
 P-ID NO: 35-21-29-7754-00-120
 CODE CASE NO: 25-000291

PS Form 3806, January 2023 PSN 7530-02-000-9053 See Reverse for instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>C.S.</u></p> <p>C. Date of Delivery <u>11/19/25</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>FKH SFR PROPCO B-HLD LP 600 GALLERIA PARKWAY, SUITE 300 ATLANTA, GA 30339-8146 P-ID NO: 35-21-29-7754-00-120 CODE CASE NO: 25-000291</p> <p>9590 9402 8194 3030 0364 09</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (transfer from service label)</p> <p>9589 0710 5270 2231 6416 99</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>

USPS TRACKING #

9590 9402 8194 3030 0364 09

United States Postal Service

RECEIVED
 NOV 24 2025
 Initial: _____

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

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



EXHIBIT B - PART II(A) OCTOBER 14, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

OCTOBER 14, 2025 - 12:58 AM



MAINTENANCE OF EXTERIOR OF PREMISES

OCTOBER 14, 2025 - 1:17 PM



MAINTENANCE OF EXTERIOR OF PREMISES

OCTOBER 14, 2025 - 1:52 PM



MAINTENANCE OF EXTERIOR OF PREMISES

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....4

Section V. Item #1.

OCTOBER 14, 2025 - 1:52 PM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(B) OCTOBER 22, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

OCTOBER 22, 2025 - 8:10 AM



MAINTENANCE OF EXTERIOR OF PREMISES

OCTOBER 22, 2025 - 8:10 AM



MAINTENANCE OF EXTERIOR OF PREMISES

OCTOBER 22, 2025 - 8:10 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(C) DECEMBER 3, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

DECEMBER 3, 2025 - 8:59 AM



MAINTENANCE OF EXTERIOR OF PREMISES

DECEMBER 3, 2025 - 8:59 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000291**
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 98**

Vs.

FKH SFR PROPCO B-HLD LP
REF: 413 CLARK STREET
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-7754-00-120

NOTICE OF HEARING

TO: FKH SFR PROPCO B-HLD LP,

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 **413 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 **7th** day of **JANUARY 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, January 7, 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,

BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.



CODE ENFORCEMENT DIVISION TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000291
CERTIFIED MAIL NO: 95890710 5270 2231 641998

Vs.

FKH SFR PROPCO B-HLD LP
REF: 413 CLARK STREET
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-7754-00-120

NOTICE OF HEARING

TO: FKH SFR PROPCO B-HLD LP,

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 **413 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 **7th** day of **JANUARY 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, January 7, 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,

MAILED - CERTIFIED MAIL
BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

Tracking Number:

9589071052702231641998

Remove X

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

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:39 pm on December 23, 2025 in ATLANTA, GA 30339.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room
ATLANTA, GA 30339
December 23, 2025, 12:39 pm

In Transit to Next Facility

December 22, 2025

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER
December 20, 2025, 7:09 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
December 13, 2025, 9:48 am

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
December 12, 2025, 10:27 pm

Feedback

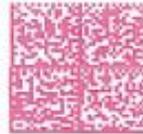
AFFIDAVIT OF NOTICE - NOTICE OF HEARING

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291)...

Section V. Item #1.

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

FKH SFR PROPCO B-HLD LP
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
P-ID NO: 35-21-29-7754-00-120
CODE CASE NO: 25-000291



quodient
 FIRST-CLASS MAIL
 IMI
\$010.44[®]
 12/12/2025 ZIP 32751
 043M30267624

US POSTAGE

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 on
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4

Eatonville CPU
DEC 29 2025
Eatonville, FL
32751

FKH SFR PROPCO B-HLD LP
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
P-ID NO: 35-21-29-7754-00-120
CODE CASE NO: 25-000291

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received By (Printed Name) L.J.</p> <p>C. Date of Delivery 12/29/25</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>FKH SFR PROPCO B-HLD LP 600 GALLERIA PARKWAY, SUITE 300 ATLANTA, GA 30339-8146 P-ID NO: 35-21-29-7754-00-120 CODE CASE NO: 25-000291</p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation® <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Adult Restricted Delivery</p>
<p>9 Article Number (Transfer from original label) 9589 0710 5270 2231 6419 98</p>	

USPS TRACKING #

ATLANTA GA PRDC 302
 30 DEC 2025 PM 3 L

9590 9402 8194 3030 0363 24

United States Postal Service

* 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



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000291
RE: 413 CLARK STREET, EATONVILLE, FL 32751
Parcel ID#: 35-21-29-7754-00-120
Respondent: FKH SFR PROPCO B-HLD LP

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On November 12, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 16th of December, 2025.
Attached: Copy of the notice posted

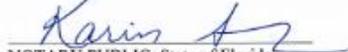

Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 16th of December, 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)




NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000291
RE: 413 CLARK STREET, EATONVILLE, FL 32751
Parcel ID#: 35-21-29-7754-00-120
Respondent: FKH SFR PROPCO B-HLD LP

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On December 11, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 30, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30th of December, 2025.
Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December, 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)




NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263,

Section V. Item #1.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



EXHIBIT D - PART II DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING - NOTICE OF HEARING - POSTING ON PREMISES.

DECEMBER 29, 2025 - 4:18 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES

DECEMBER 29, 2025 - 4:18 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000291

OWNER: FKH SFR PROPCO B-HLD LP
PROPERTY ADDRESS: 413 CLARK STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 35-21-29-7754-00-120



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000291
CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 98

Vs.

FKH SFR PROPCO B-HLD LP
REF: 413 CLARK STREET
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-7754-00-120

NOTICE OF HEARING

TO: FKH SFR PROPCO B-HLD LP,

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 **413 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 **7th** day of **JANUARY 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 Halli New, Attorney at Law, 2300 Maidland Center Parkway, Suite:100, Maidland FL 32751 at least (5) days before Wednesday, January 7, 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,

MAILED - CERTIFIED MAIL
BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

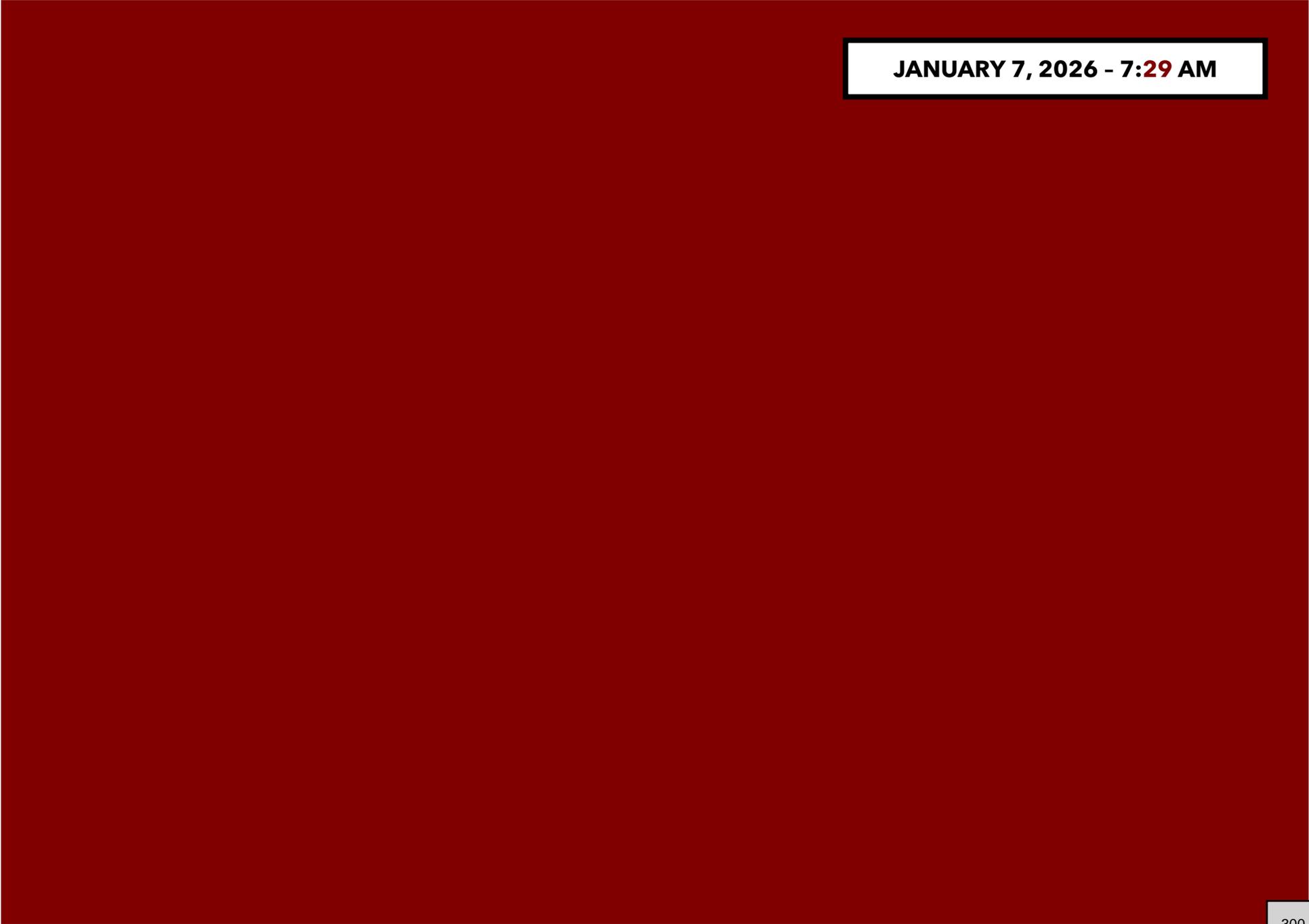
ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263,.....)

Section V. Item #1.

JANUARY 7, 2026 - 7:29 AM

JANUARY 7, 2026 - 7:29 AM





TOWN OF EATONVILLE

CODE CASE NO: 25-000307

OWNER: JBC LAND, LLC.

PROPERTY ADDRESS: 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-0000-00-032

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



EXHIBIT A

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

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000377.....)

Section V. Item #1.

APRIL 8, 2015 - 9:45 AM



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000307).....2

Section V. Item #1.

JUNE 15, 2020 - 12:40 PM



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

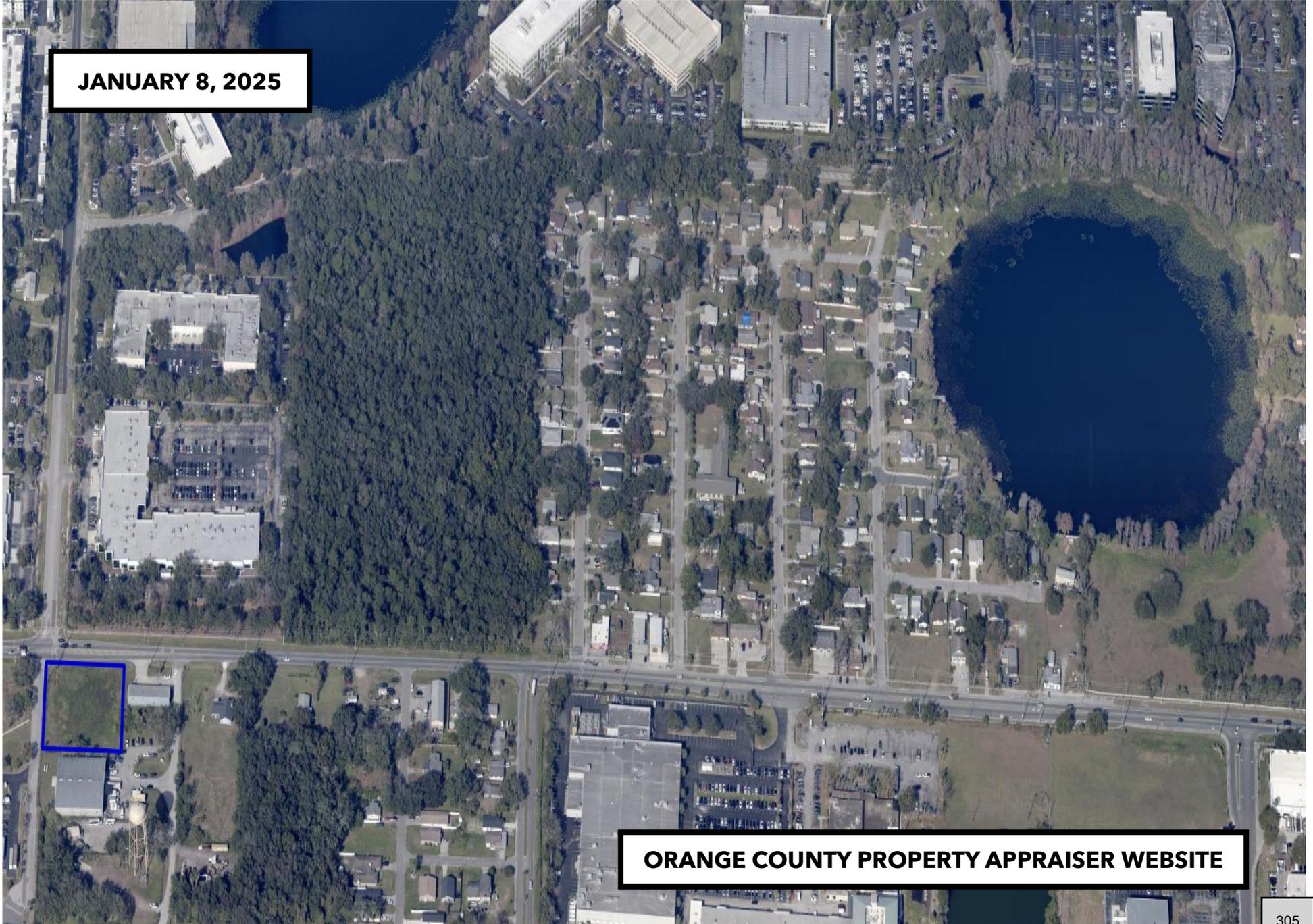
JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

Section V. Item #1.

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000307).....3

JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

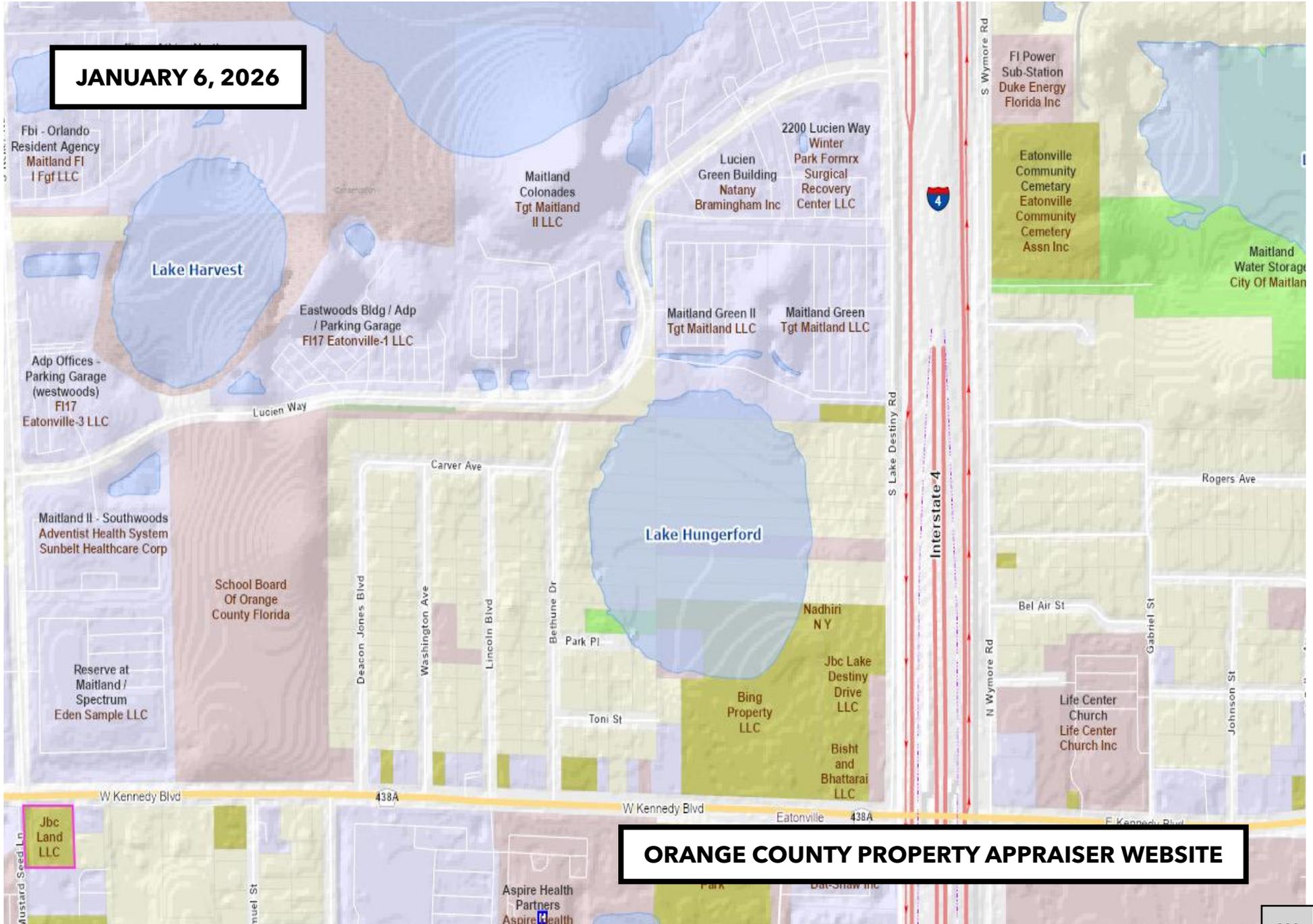


JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-0003)

Section V. Item #1.

JANUARY 6, 2026



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.



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: **25-000307**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **10/29/2025**

JBC LAND, LLC.

REF: 690 WEST KENNEDY BOULEVARD

2250 LEE ROAD, SUITE NO: 120

WINTER PARK, FL 32789-1865

CERTIFIED MAIL NO: 9589 0710 5270 2372 5357 81

First Notice - This is an **OFFICIAL NOTIFICATION of your obligation to bring the COMMERCIAL VACANT LAND, property located at, 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810, Parcel-ID: 35-21-29-0000-00-032** into compliance with **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: JBC LAND, LLC.,

You are hereby notified, the property located at **690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. **(2)** Dead and dying trees and limbs.

Please be advised that the property is to be brought into compliance on or before, **[10/29/2025]** ten days from this date, **[10/20/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in 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

**NOTICE OF VIOLATION -
COMPLIANCE DATE: OCTOBER 29, 2025**

TOWN OF EATONVILLE
CODE ENFORCEMENT

Description of Violation and Remedial Action Required

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

- 1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

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

- 1. Clear the excessive growth/overgrowth/obnoxious growth of grass and weeds from the premises.

Case Number: 25-000307

RE: 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

Parcel ID#: 35-21-29-0000-00-032

Respondent: JBC LAND, LLC.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

- 1. On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- 2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December 2025.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December 2025, by Baruti A. Abdallah-Nosakhere, who is personally known to me or who has produced a _____ as identification.

(stamp)



NOTARY PUBLIC, State of Florida

Attachment 1, Factual Description of Violation, Remedial Action Required.

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.

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

JBC LAND, LLC.
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32792-1865
P-ID: 34-21-29-0000-00-032
CODE CASE NO: 25-000272



quadrifont
FIRST-CLASS MAIL
IM1
\$010.44⁹
10/21/2025 ZIP 32751
043M30297524

US POSTAGE

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: JBC LAND, LLC,
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32792-1865
Sent to: WINTER PARK, FL 32792-1865
Street and Apt: P-ID: 34-21-29-0000-00-032
City, State, ZIP: CODE CASE NO: 25-000272

Postmark
Hwy 19
Eatonville, FL
OCT 2025
32751

PS Form 3806, January 2023 (rev. 06/2022) 09/2024 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <i>X Molly Ford</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) MOLLY FORD</p> <p>C. Date of Delivery 10-22-25</p> <p>JBC LAND, LLC. 2250 LEE ROAD, SUITE NO: 120 WINTER PARK, FL 32792-1865 P-ID: 34-21-29-0000-00-032 CODE CASE NO: 25-000272</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>1. Article Addressed to:</p> <p>9590 9402 8194 3030 0373 21</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2372 5357 81</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9003 Domestic Return Receipt

USPS TRACKING #

9590 9402 8194 3030 0373 21

United States Postal Service

RECEIVED
OCT 27 2025
Initial: _____

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



EXHIBIT B - PART IIA

JULY 16, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....T

Section V. Item #1.

JULY 16, 2025 - 12:13 PM

MAINTENANCE OF EXTERIOR OF PREMISES

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.

JULY 16, 2025 - 12:13 PM



MAINTENANCE OF EXTERIOR OF PREMISES

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307)

Section V. Item #1.

JULY 16, 2025 - 12:13 PM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART IIB OCTOBER 30, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307)

Section V. Item #1.

OCTOBER 30, 2025 - 9:32 AM



MAINTENANCE OF EXTERIOR OF PREMISES

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....

Section V. Item #1.



OCTOBER 30, 2025 - 9:33 AM

MAINTENANCE OF EXTERIOR OF PREMISES

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....

Section V. Item #1.

OCTOBER 30, 2025 - 9:33 AM



MAINTENANCE OF EXTERIOR OF PREMISES

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307),.....

Section V. Item #1.

OCTOBER 30, 2025 - 9:33 AM



MAINTENANCE OF EXTERIOR OF PREMISES

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.

OCTOBER 30, 2025 - 9:34 AM



MAINTENANCE OF EXTERIOR OF PREMISES

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....

Section V. Item #1.

OCTOBER 30, 2025 - 9:34 AM



MAINTENANCE OF EXTERIOR OF PREMISES

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.

OCTOBER 30, 2025 - 9:34 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

NOTICE OF HEARING

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000307
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 42

Vs.

JBC LAND, LLC.
REF: 690 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865

Respondent(s)

RE: 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-0000-00-032

NOTICE OF HEARING

TO: JBC LAND, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, 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 **690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 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, January 7, 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

**NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM**

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.



CODE ENFORCEMENT DIVISION TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000307
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 42

Vs.

JBC LAND, LLC.
REF: 690 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32789-1865

Respondent(s)

RE: 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-0000-00-032

NOTICE OF HEARING

TO: JBC LAND, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35, - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code 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 **690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 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 Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 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,

MAILED - CERTIFIED MAIL
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 CODE ENFORCEMENT

Case Number: 25-000307

RE: 690 W. KENNEDY BOULEVARD, ORLANDO, FL 32810

Parcel ID#: 35-21-29-0000-00-032

Respondent: JBC LAND, LLC.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being duly sworn, deposes and says:

- On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- On December 17, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
- This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 6th of January, 2026.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 6th of January, 2026, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)



Karin A. Dunn
NOTARY PUBLIC, State of Florida

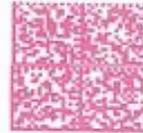
AFFIDAVIT OF NOTICE - NOTICE OF HEARING

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.

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



quadrant
FIRST-CLASS MAIL
IMI
\$010.44²
11/10/2025 ZIP 32751
043M30267524

US POSTAGE

JBC LAND, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-032
CODE CASE NO: 25-000272

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: \$5.00

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

- Return Receipt (hardcopy) \$3.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage: \$5.00

Total Postage: \$5.00

Sent to: JBC LAND, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-032
CODE CASE NO: 25-000272

City, State, ZIP: Eatonville, FL 32751

PS Form 3809, January 2009 PSN 7530-02-000-9032 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>JBC LAND, LLC. 2250 LEE ROAD, SUITE 120 WINTER PARK, FL 32789-1865 P-ID NO: 35-21-29-0000-00-032 CODE CASE NO: 25-000272</p> <p>9590 9402 8194 3030 0365 91</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2372 5372 42</p>	

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

USPS TRACKING #

ORLANDO, FL 32810

11 NOV 2025 PM 6 L

9590 9402 8194 3030 0365 91

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

United States Postal Service

RECEIVED
NOV 14 4:43
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



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
 CODE ENFORCEMENT

TOWN OF EATONVILLE
 CODE ENFORCEMENT

Case Number: 25-000307

RE: 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

Parcel ID#: 35-21-29-0000-00-032

Respondent: JBC LAND, LLC.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

Case Number: 25-000253

RE: 221 TONI STREET, ORLANDO, FL 32810

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,
 JAMES BALDWIN, JR.

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

- On October 20, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December, 2025.

Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
 Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 9th of December, 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)




 NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

- On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
- This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30th of December, 2025.

Attached: Copy of the notice posted



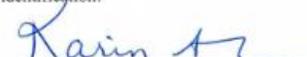
Baruti A. Abdallah-Nosakhare
 Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th of December, 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

(stamp)




 NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



**JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032
690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....**

Section V. Item #1.

DECEMBER 17, 2025 - 11:15 AM

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00032
25-00032-0001 35-21-29-0000-00-032

TO: JEANINE WANICA BALDWIN, JAMES BALDWIN, JR.
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

FROM: LARVONIA ENGLISH
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00034
25-00034-0001 35-21-29-0000-00-032

TO: PEOPLE INVESTMENTS, LLC
187 EASTSIDE PLAZA LANE
WINTER GARDEN, FL 32787-4367

FROM: PEOPLE STREET EATONVILLE, FL 32751
Parcel ID NO. 35-21-29-1128-01-140

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00035
25-00035-0001 35-21-29-0000-00-032

TO: TEGA INVESTMENTS, LLC
139 PEOPLE STREET
ORLANDO, FL 32751-6522

FROM: LARVONIA ENGLISH
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00036
25-00036-0001 35-21-29-0000-00-032

TO: LARVONIA ENGLISH
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

FROM: JEANINE WANICA BALDWIN, JAMES BALDWIN, JR.
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00037
25-00037-0001 35-21-29-0000-00-032

TO: JEANINE WANICA BALDWIN, JAMES BALDWIN, JR.
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

FROM: PEOPLE STREET EATONVILLE, FL 32751
Parcel ID NO. 35-21-29-1128-01-140

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00038
25-00038-0001 35-21-29-0000-00-032

TO: ALANZANO JOSE VAZQUEZ
101 SOUTH COLUMBIA AVENUE
WINTER PARK, FL 32789-7021

FROM: NORTH CANTONMENT EATONVILLE, FL 32751
Parcel ID NO. 35-21-29-1128-01-078

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00039
25-00039-0001 35-21-29-0000-00-032

TO: LARVONIA ENGLISH
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

FROM: JEANINE WANICA BALDWIN, JAMES BALDWIN, JR.
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00040
25-00040-0001 35-21-29-0000-00-032

TO: JEANINE WANICA BALDWIN, JAMES BALDWIN, JR.
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

FROM: PEOPLE STREET EATONVILLE, FL 32751
Parcel ID NO. 35-21-29-1128-01-140

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00041
25-00041-0001 35-21-29-0000-00-032

TO: ALANZANO JOSE VAZQUEZ
101 SOUTH COLUMBIA AVENUE
WINTER PARK, FL 32789-7021

FROM: NORTH CANTONMENT EATONVILLE, FL 32751
Parcel ID NO. 35-21-29-1128-01-078

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00042
25-00042-0001 35-21-29-0000-00-032

TO: LARVONIA ENGLISH
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

FROM: JEANINE WANICA BALDWIN, JAMES BALDWIN, JR.
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00043
25-00043-0001 35-21-29-0000-00-032

TO: JEANINE WANICA BALDWIN, JAMES BALDWIN, JR.
891 221 TOWN STREET
181 NORTH LAKE STREET DRIVE
ORLANDO, FL 32751-5205

FROM: PEOPLE STREET EATONVILLE, FL 32751
Parcel ID NO. 35-21-29-1128-01-140

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO. 25-00044
25-00044-0001 35-21-29-0000-00-032

TO: ALANZANO JOSE VAZQUEZ
101 SOUTH COLUMBIA AVENUE
WINTER PARK, FL 32789-7021

FROM: NORTH CANTONMENT EATONVILLE, FL 32751
Parcel ID NO. 35-21-29-1128-01-078

NOTICE OF HEARING

The Code Enforcement Board Hearing will be held in Eatonville Town Hall, 690 West Kennedy Boulevard, Orlando, Florida, on the 27th day of JANUARY 2025, at 8:30 P.M. in the Conference Room of the Town of Eatonville Code of Ordinances.

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



EXHIBIT D - PART II

DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING - NOTICE OF HEARING - POSTING ON PREMISES.

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.

DECEMBER 29, 2025 - 4:33 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES

DECEMBER 29, 2025 - 4:38 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000307

OWNER: JBC LAND, LLC.
PROPERTY ADDRESS: 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-0000-00-032



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000307
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 42

Vs.

JBC LAND, LLC.
REF: 690 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32789-1865

Respondent(s)

RE: 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-0000-00-032

NOTICE OF HEARING

TO: JBC LAND, LLC.,

The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05) of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises. The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code 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 **690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 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 Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 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,

MAILED - CERTIFIED MAIL
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

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

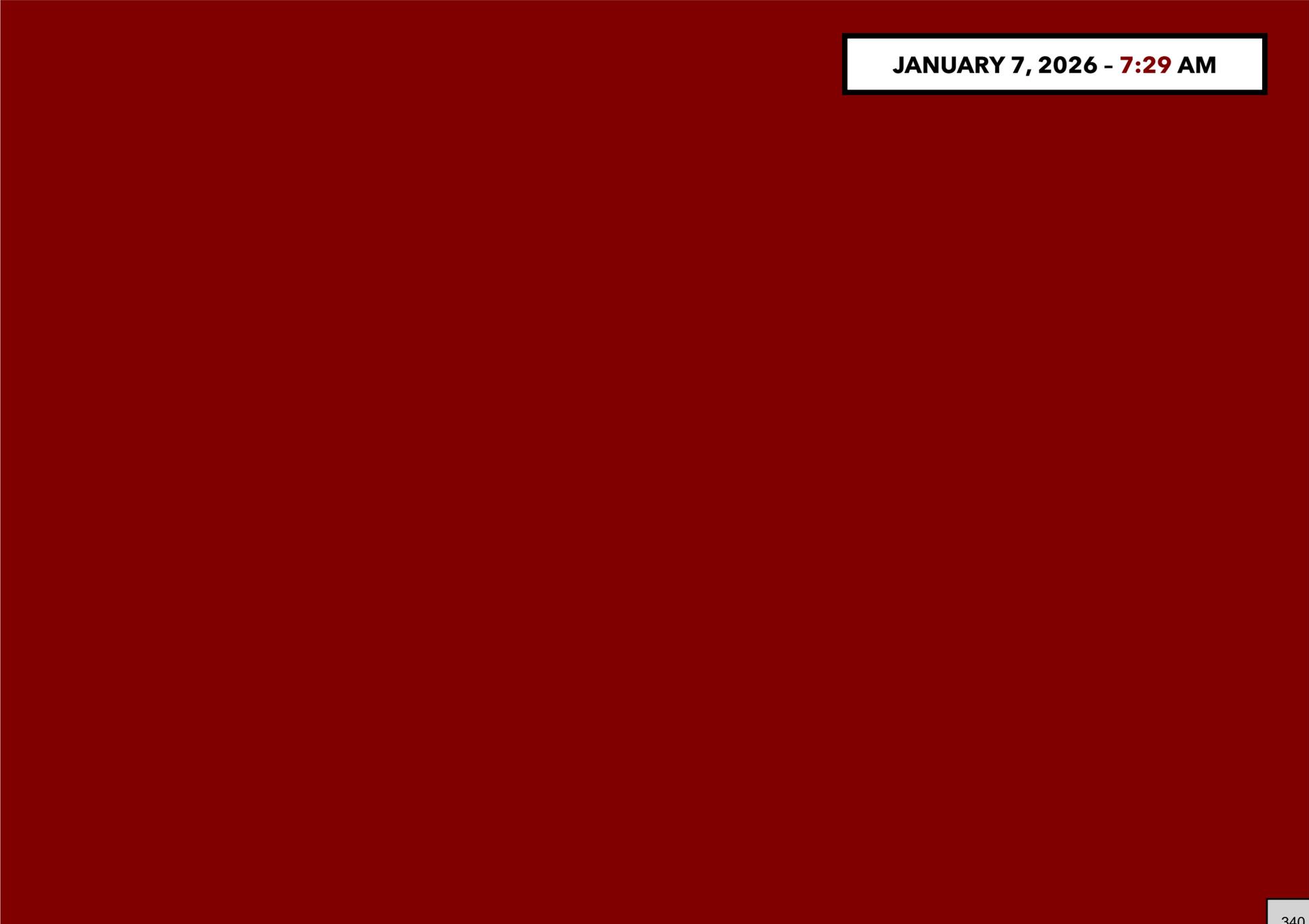
**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....

Section V. Item #1.

JANUARY 7, 2026 - 7:29 AM



JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).

Section V. Item #1.

JANUARY 7, 2026 - 7:29 AM