



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, December 3, 2025, at 6:30 PM

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 – November 5, 2025 (Clerk Office)
- V. CODE CASE HEARINGS.**
 - 2.** CODE CASE NO: 18-BLDG-01 AND 08-1MPS-118
- VI. COMMENTS.**
 - 3.** 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, December 3, 2025, at 6:30 PM

Eatonville Town Hall - 307 East Kennedy Boulevard

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I. CALL TO ORDER.

II. ROLL CALL.

III. INVOCATION AND PLEDGE OF ALLEGIANCE.

IV. CONSENT AGENDA.

1. Approval of Meeting Minutes – November 5, 2025 (Clerk Office)

V. CODE CASE HEARINGS.

2. CODE CASE NO: 18-BLD-01
08-1MPS-1

Property Address:

Parcel-ID No:

Section of the Code:

BING PROPERTY, LLC.

REF: Single-Family Class III

118 Bethune Drive, Orlando, FL 32810

35-21-29-4572-41-100

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-45., Notice of condemnation; hearing.

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-46., Authority to condemn.

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-48., Alternative actions for lot cleanup.

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-50., Secured property; administrative charges and cost; administrative penalty.

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-51., Emergency powers.

VI. COMMENTS.

3. Staff Comments.

VII. ADJOURNMENT.

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HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

DECEMBER 3, 2025, at 6:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing, etc.)

ITEM TITLE: Approval of Meeting Minutes – Code Enforcement Cases – 11-5-25 (Clerk Office)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA	YES	Exhibits: <ul style="list-style-type: none">Meeting Minutes – November 5, 2025
NEW BUSINESS		
ADMINISTRATIVE		

REQUEST: Request approval of Approval of Meeting Minutes for November 5, 2025.

SUMMARY: The Code Enforcement Board Meeting was held on the first Wednesday, November 5, 2025, at 6:30 PM. The minutes have been transcribed from the pre-recorded audio link for this meeting.

RECOMMENDATION: It is the recommendation of staff to approve the Meeting Minutes of the Code Enforcement Board held November 5, 2025.

FISCAL & EFFICIENCY: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD MEETING

MEETING MINUTES

Section V. Item #1.

Wednesday, November 5, 2025, at 6:30 PM

Town Hall – 307 E. Kennedy Boulevard. 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. ***Audio Recording are available through the Town's website on the Council Agenda Page and/or through the Clerk's Office.*

I. CALL TO ORDER

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was called to order at 6:40 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

II. ROLL CALL

The Town Clerk established a quorum by roll call.

Board/Staff Present:

Chair, Dwayne Rackard

Vice Chair, Michael Mills

Board Member, Todd Jenkins

Town Clerk, Veronica King

Code Enforcement Officer, Baruti Abdallah-Nosakhare

Attorney, Holli New (Shepard, Smith, Hand & Brackins, P.A.)

EPD, Officer Surplice

III. INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Rackard (No invocation)

IV. CONSENT AGENDA

Chair Rackard **MOTIONS** for Approval of the October 2, 2025, meeting minutes; **MOVED** By Vice Chair, Michael Mill, **SECOND** by Board Member Todd Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

V. CODE CASE HEARINGS/SWEARING IN

**** Town Clerk Veronica King facilitated the swearing in before moving forward with the scheduled hearings, all present witnesses who will be testifying during the hearings were sworn in under the penalty of perjury. Witnesses Present: Baruti Abdallah-Nosakhare (Code Officer), Charlie Clayton (CODE CASE NO. 25-000179 and 25-000180)**

CODE CASES NO. 25-000179

Property Address:

Parcel ID No:

Violations:

Property Owner: BING PROPERTY, LLC.

121 West Kennedy Blvd, Orlando, FL 32810

35-21-29-0000-00-080

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).

Section V. Item #1.

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-39., Minimum standards for basic equipment and facilities; nonresidential. (a)(2).

LCD Part II – Code of Ordinances, Chapter 60 – Supplemental Zoning District Regulations., Sec. 60-84., Maintenance.

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. Property is still in violation. Violation 50-35(a) has been pulled from the list of violations. **Additional pictures dated November 5, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given ten (10) days to come into compliance. If compliance is not cured, staff recommends a daily fine of \$100.00 for every day the Property remains in violation. (In Violation **With Fine**).

Respondent: Respondent was present; removed the fence, respondent will meet with the Code Enforcement Officer on November 6, 2025, to walk the property in order to verify compliance and problem areas.

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-000179, Vice Chair Mills **MOTIONS** that the Board find the Respondent is in violation of the cited sections of the Town Code and **ORDER** the Respondent to bring the property into compliance within (10) days and based on the gravity of the violation, the Respondent's actions or inactions to correct the violation, and any previous violations, SET a fine in the amount of \$100 per day for each day the violation continues beyond the compliance deadline until the property is brought into compliance; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

CODE CASES NO. 25-000180

Property Owner: BING PROPERTY, LLC.

Property Address:

151 West Kennedy Boulevard, Orlando, FL 32810

Parcel ID No:

35-21-29-0000-00-087

Violations:

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 of premises and structures. (1).

LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-39., Minimum standards for basic equipment and facilities; nonresidential.. (a)(2).

Town Presentation: Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. Property is still in violation. Violation 50-35(a) has been pulled from the list of violations. **Additional pictures dated November 5, was provided to the board showing property current conditions and violations.

Recommendations: Staff recommended that Respondent be given ten (10) days to come into compliance. If compliance is not cured, staff recommends a daily fine of \$100.00 for every day the Property remains in violation. (In Violation **With Fine**).

Respondent: Respondent was present; will meet with the Code Enforcement Officer on November 6, 2025, to walk the property in order to verify compliance and problem areas.

Section V. Item #1.

Board Discussion/Action: Based on the testimony and evidence presented in Code Case 25-000180, Chair Rackard expressed concerns for the respondent to not only cure the violations but to maintain the property for safety, Chair Rackard **MOTIONS** that the Board find the Respondent is in violation of the cited sections of the Town Code and **ORDER** the Respondent to bring the property into compliance within (10) days and, based on the gravity of the violation, the Respondent's actions or inactions to correct the violation, and any previous violations, SET a fine in the amount of \$250 per day for each day the violation continues beyond the compliance deadline until the property is brought into compliance; **MOVED** By Vice Chair Mills; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

VI. COMMENTS

Board Members - No board comments

Attorney – Holli New – Stated the repeated violation statement for the record; it applies to all cases. The compliance deadline starts 10 days from the date the order is signed.

The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was adjourned at 7:20 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

(**Handouts:** Photos and additional support documents of properties taken on December 3, 2025, by Code Officer, copy of agenda,

Respectfully Submitted by:

Veronica L King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD AGENDA
DECEMBER 3, 2025, at 6:30 PM
Cover Sheet

****NOTE** Please do not change the formatting of this document (font style, size, paragraph spacing, etc.)**

ITEM TITLE: Hearing – Code Enforcement Cases – 12-3-25 (Code Enforcement)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA		Exhibits:
HEARINGS	YES	<ul style="list-style-type: none">Code Information as listed below:CODE CASE NO: 18-BLDG-01 and 08-1MPS-1
ADMINISTRATIVE		

REQUEST: Request is for the Code Enforcement Board to hear code case listed on the docket of open code violations within the Town of Eatonville.

SUMMARY: One code case will be presented by the Code Enforcement Officer of the Town of Eatonville. The officer will present the elements of proof of a violation and proof of due process of law to the Code Enforcement Board. The Code Enforcement Board has the authority to use their judgement with an emphasis on all respondents coming into compliance with the town’s code of ordinances and policies.

- CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

RECOMMENDATION: It is recommended that the Code Enforcement Board hear code case listed on the docket of open code violations within the Town of Eatonville.

FISCAL & EFFICIENCY: N/A



TOWN OF EATONVILLE

CODE CASE NO: 18-BLDG-01, 08-1MPS-118

OWNER: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
PROPERTY ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-4572-41-100

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.**

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118) - (OCPA).....1**

JANUARY 30, 2007



Section V. Item #1.

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118) - (OCPA).....2**



MAY 20, 2024 - 3:04 PM

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

Section V. Item #1.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118) - (OCPA).....3**

OCTOBER 27, 2025

Section V. Item #1.

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

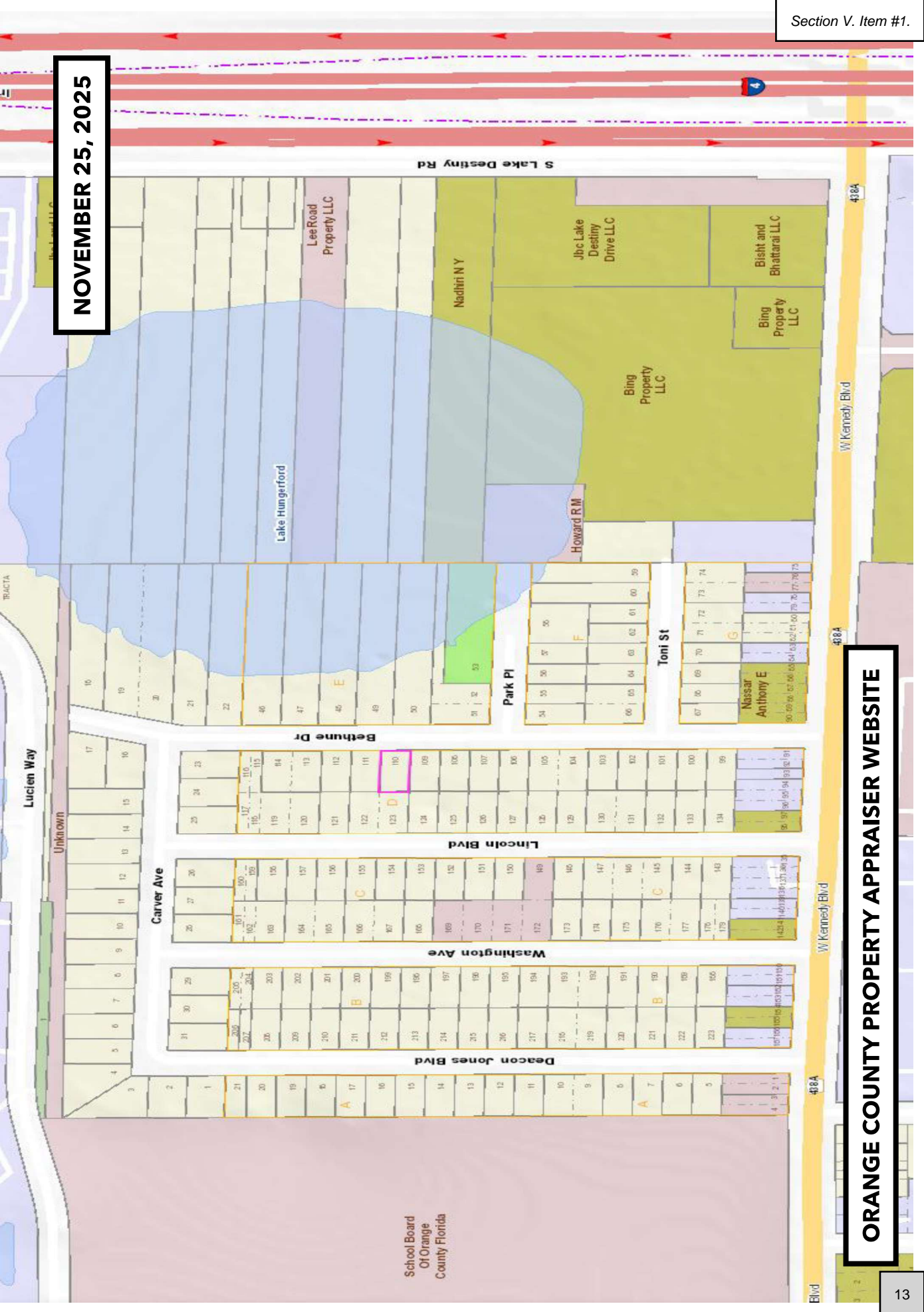




EXHIBIT B - PART I

APRIL 4, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

APRIL 4, 2024 - 10:59 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118),.....3**

APRIL 4, 2024 - 10:59 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II

MAY 1, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

MAY 1, 2025 - 7:16 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118),.....2**

MAY 1, 2024 - 7:16 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

MAY 1, 2024 - 7:16 AM



Section V. Item #1.

APPEARANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**

Section V. Item #1.

MAY 1, 2024 - 7:17 AM

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5**



MAY 1, 2024 - 7:29 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART III

JULY 12, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

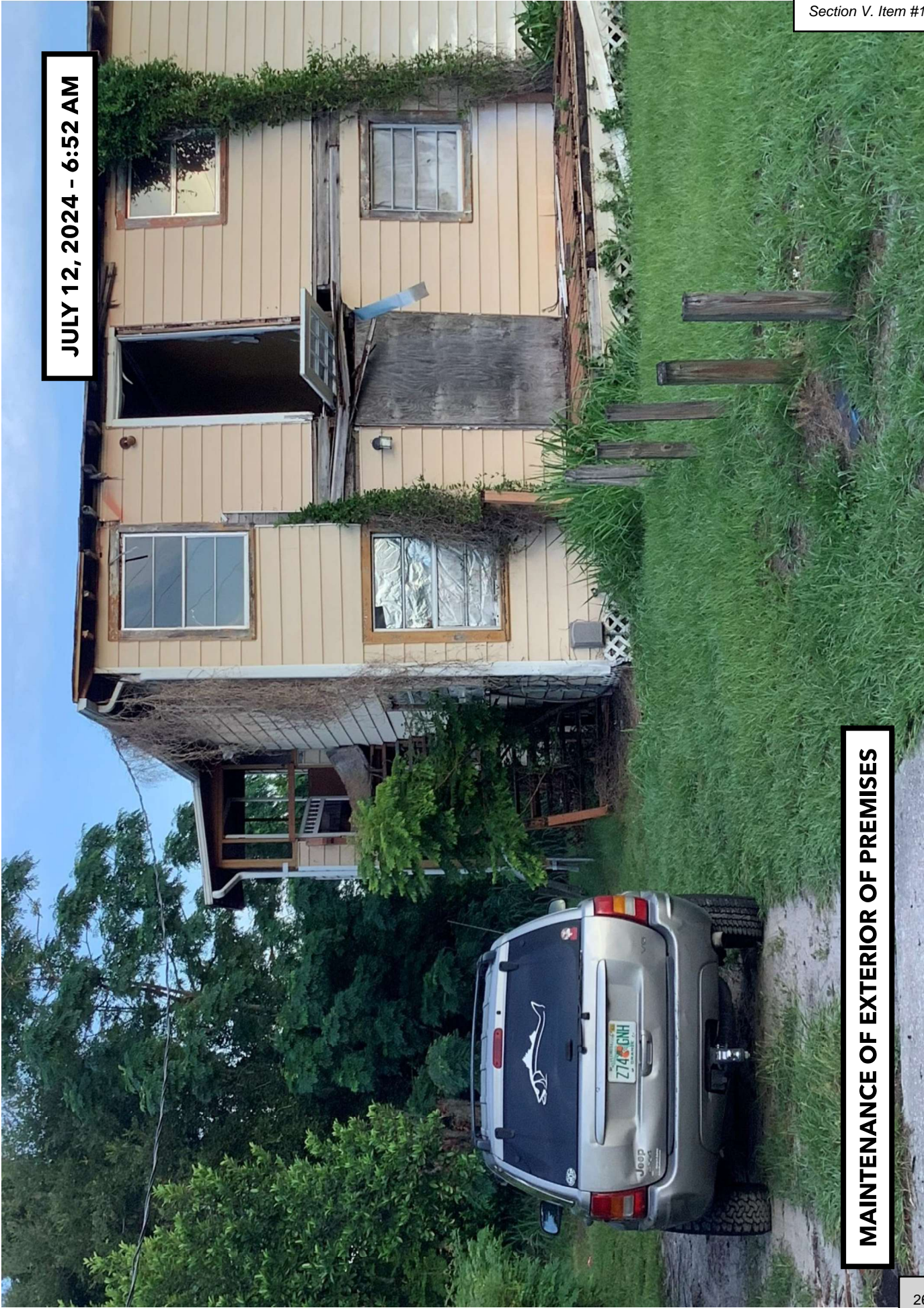
JULY 12, 2024 - 6:52 AM



MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #1.

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2



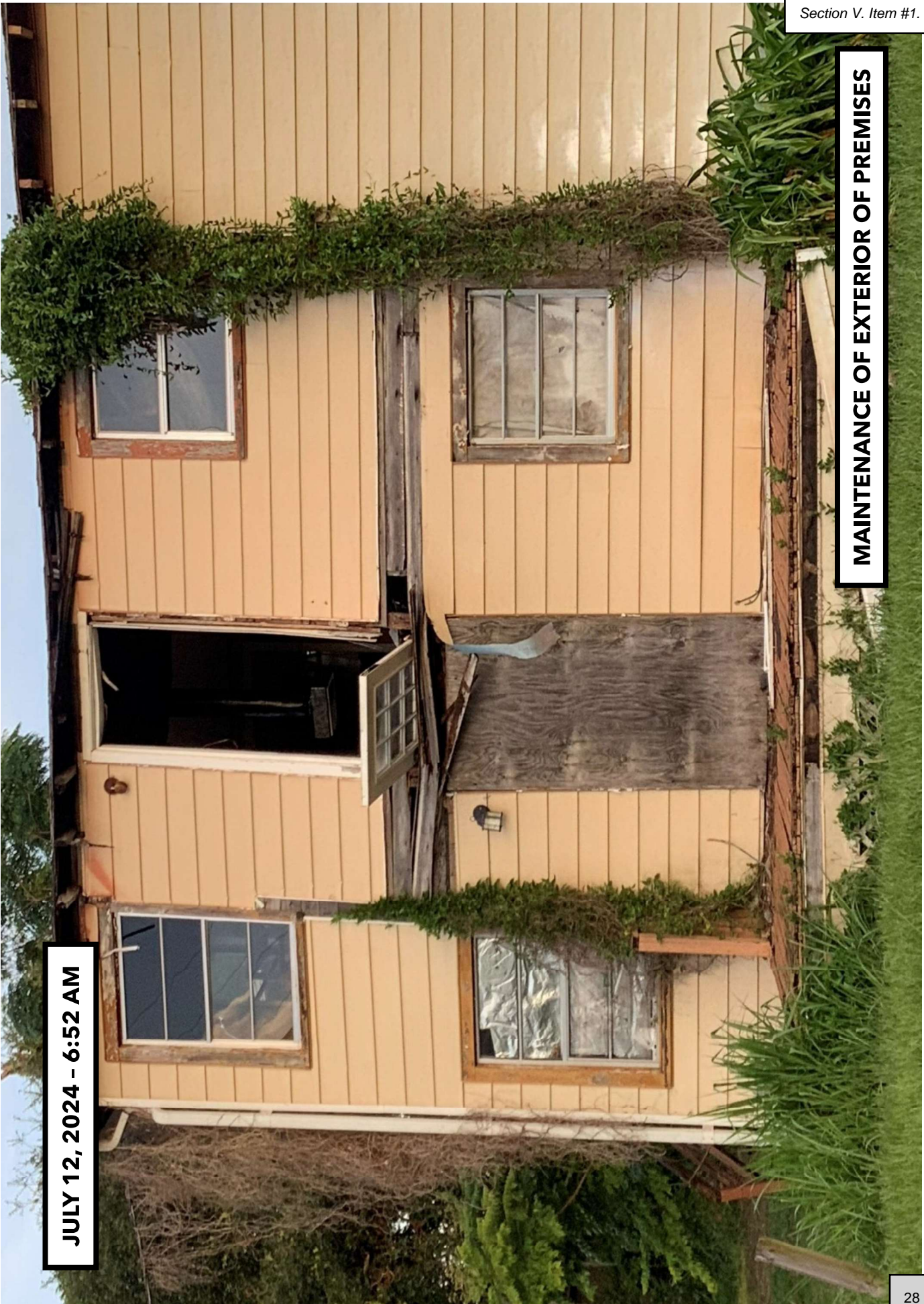
JULY 12, 2024 - 6:52 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**



JULY 12, 2024 - 6:52 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART IV

SEPTEMBER 24, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

SEPTEMBER 24, 2024 - 11:06 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

SEPTEMBER 24, 2024 - 11:07 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART V

OCTOBER 14, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

OCTOBER 14, 2024 - 10:28 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



OCTOBER 14, 2024 - 10:28 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

OCTOBER 14, 2024 - 10:28 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART VI

NOVEMBER 15, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

NOVEMBER 15, 2024 - 9:47 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



NOVEMBER 15, 2024 - 9:48 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART VII DECEMBER 23, 2024

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

DECEMBER 23, 2024 - 9:11 AM

Section V. Item #1.



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



Section V. Item #1.



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**

DECEMBER 23, 2024 - 9:12 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5**

DECEMBER 23, 2024 - 9:12 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....6**



DECEMBER 23, 2024 - 9:13 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....7**

DECEMBER 23, 2024 - 9:13 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART VIII

DECEMBER 27, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

DECEMBER 27, 2024 - 4:09 PM



Section V. Item #1.

NOTICE OF HEARING - POSTING ON PROPERTY

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



DECEMBER 27, 2024 - 4:09 PM

Section V. Item #1.

NOTICE OF HEARING - POSTING ON PROPERTY

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

DECEMBER 27, 2024 - 4:09 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 18-BLDG-01
CODE CASE NO: 08-1MPS-118

OWNER: WILLIE LEE WHITFIELD ESTATE
VIOLATION ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-4572-41-100



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 18-BLDG-01 - 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2231 6424 52

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.
WILLIE LEE WHITFIELD ESTATE
REF: 118 BETHUNE DRIVE
55545 BERWOOD DRIVE
ORLANDO, FL 32810

Respondent(s)

RE: 118 BETHUNE DRIVE, ORLANDO FL 32810
Parcel ID: 35-21-29-4572-41-100

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS** (ss. 162.03 of the Florida Statutes, and **Eatonville, Florida - Code Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50.35 - Maintenance of exterior 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 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 **118 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the 6th 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 ss. 662.021

Pursuant to Chapter 50 of the Extonville 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
3037 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8908
code-enforcement@eatonville.org

Section V. Item #1.

NOTICE OF HEARING - POSTING ON PROPERTY

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**

DECEMBER 27, 2024 - 4:39 PM




Section V. Item #1.

NOTICE OF HEARING - POSTING ON PROPERTY

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5

DECEMBER 27, 2024 - 4:40 PM



NOTICES

NEWS

LE FLORIDA

S BOARD

CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 18-BLDG-01 - 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2231 6424 52

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.
WILLIE LEE WHITFIELD ESTATE
REF: 118 BETHUNE DRIVE
5545 BERWOOD DRIVE
ORLANDO, FL 32810

RE: 118 BETHUNE DRIVE, ORLANDO FL 32810
Parcel ID: 35-21-29-4572-41-100

Respondent(s)

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE,

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, Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec 50.35 - Maintenance of exterior premises. The purpose of the Code Enforcement Board is to conduct hearings and issue orders enforcing 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, effective, and a safe, 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 a property located at **118 BETHUNE DRIVE, ORLANDO, FL 32810** in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **6th day of JANUARY, 2025, 4:30 P.M.** at the Board's office. 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 62.04(2).

Pursuant to Chapter 50 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
DWYANERAC CARD, 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

Month	Town Council Workshop/Regular Meeting	CRA Board Meeting
January	1 st & 3 rd Tuesdays 6:30am-7:30pm	1 st Thursday 6:30pm
February	7 th and 21 st	16 th
March	4 th and 18 th	20 th
April	1 st and 15 th	17 th
May	6 th and 20 th	15 th
June	3 rd and 17 th	19 th
July	1 st and 15 th	17 th
August	5 th and 19 th	21 st
September	2 nd and 16 th	18 th
October	7 th and 21 st	16 th
November	4 th and 18 th	20 th
December	2 nd and 16 th	18 th

Town Hall

Eatonville Town

Section V. Item #1.

NOTICE OF HEARING - POSTING ON TOWN BULLETIN BOARD



EXHIBIT B - PART IX DECEMBER 30, 2024

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

DECEMBER 30, 2024 - 8:34 AM



Section V. Item #1.

NOTICE OF HEARING - POSTING ON TOWN BULLETIN BOARD

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

DECEMBER 30, 2024 - 8:34 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

DECEMBER 30, 2024 - 8:37 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES





EXHIBIT B - PART X

JANUARY 5, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



JANUARY 5, 2025 - 2:37 PM

Section V. Item #1.

NOTICE OF HEARING - POSTING ON PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



JANUARY 5, 2025 - 2:37 PM

Section V. Item #1.

NOTICE OF HEARING - POSTING ON PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**



JANUARY 5, 2025 - 2:37 PM

Section V. Item #1.

NOTICE OF HEARING - POSTING ON PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**



Section V. Item #1.

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT B - PART XI

JANUARY 6, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

JANUARY 6, 2025 - 7:52 AM



NOTICE OF HEARING - POSTING ON PREMISES

Section V. Item #1.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



JANUARY 6, 2025 - 7:52 AM

Section V. Item #1.

NOTICE OF HEARING - POSTING ON PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**





EXHIBIT B - PART XII

FEBRUARY 1, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

FEBRUARY 1, 2025 - 2:07 PM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

FEBRUARY 1, 2025 - 2:47 PM



MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #1.

FEBRUARY 1, 2025 - 2:47 PM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XIII

FEBRUARY 24, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

FEBRUARY 24, 2025 - 5:00 PM

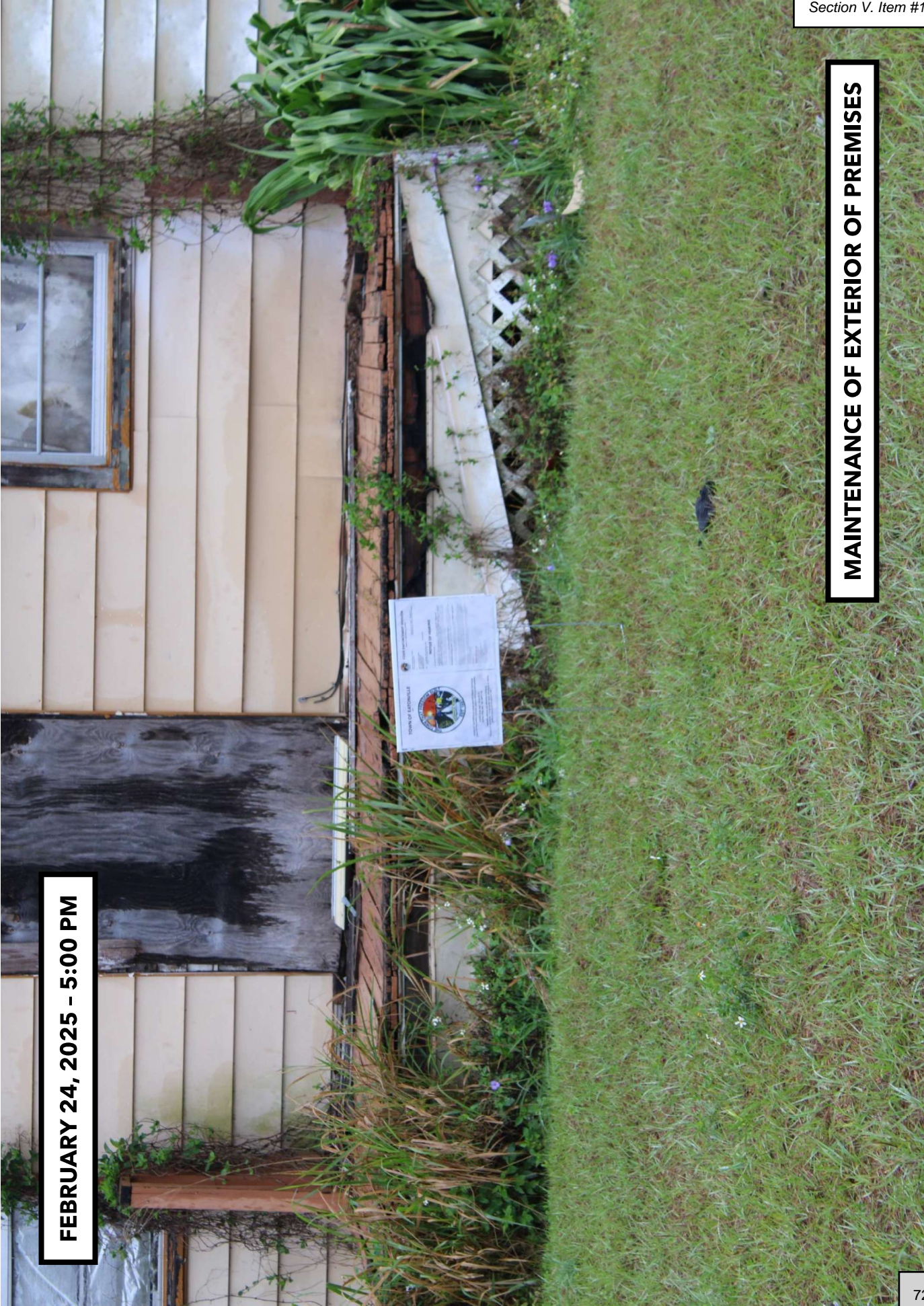


Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

FEBRUARY 24, 2025 - 5:00 PM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XIV

MARCH 12, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

MARCH 12, 2025 - 10:24 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XV

APRIL 14, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

APRIL 14, 2025 - 1:44 PM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

APRIL 14, 2025 - 1:45 PM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

APRIL 14, 2025 - 1:45 PM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XVI

MAY 5, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

MAY 5, 2025 - 10:05 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



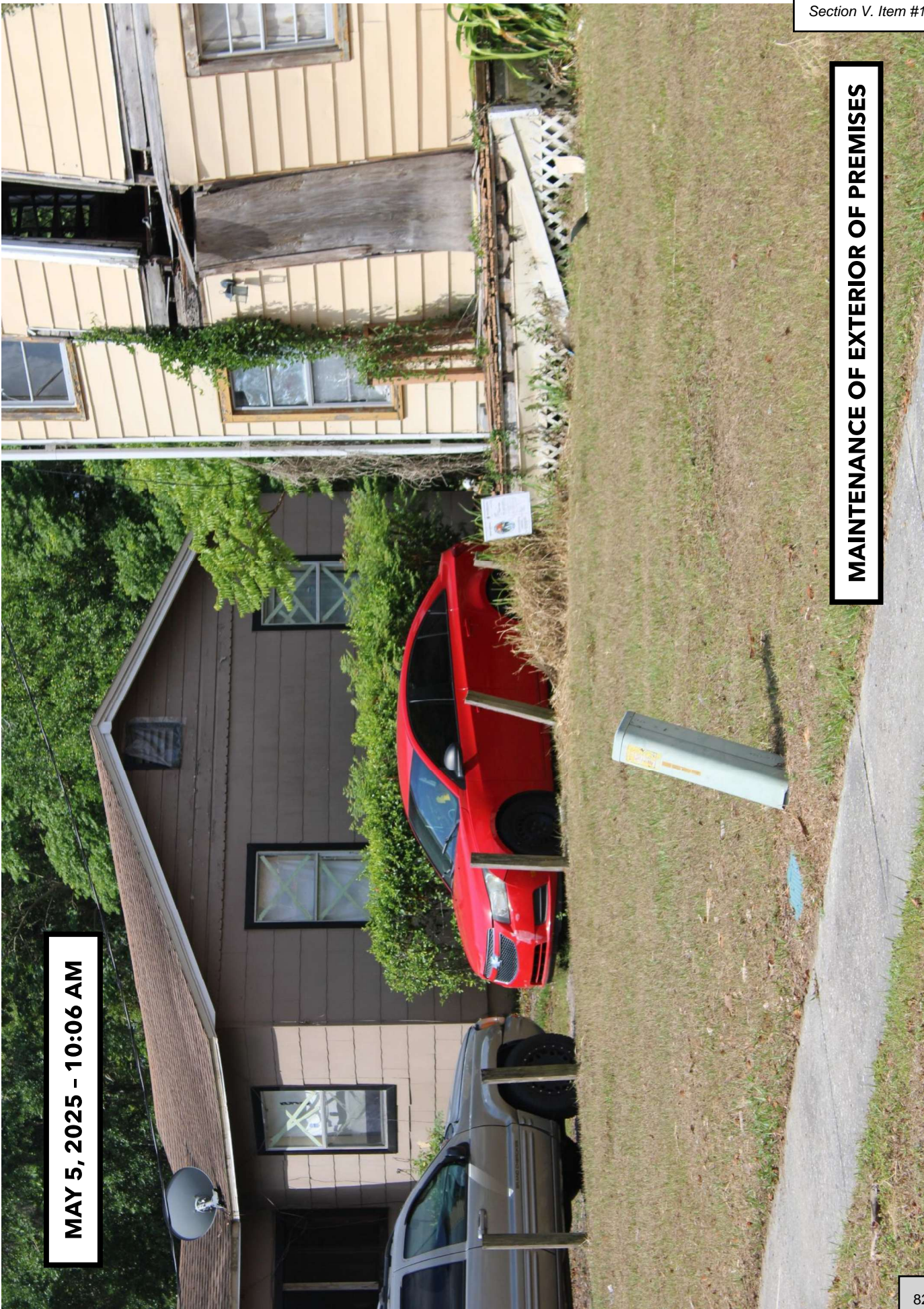
MAY 5, 2025 - 10:06 AM

Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

MAY 5, 2025 - 10:06 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**

MAY 5, 2025 - 10:06 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5**

MAY 5, 2025 - 10:06 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XVII

MAY 27, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

MAY 27, 2025 - 9:50 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

MAY 27, 2025 - 9:50 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XVIII

SEPTEMBER 30, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

SEPTEMBER 30, 2025 - 8:11 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

SEPTEMBER 30, 2025 - 8:12 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

SEPTEMBER 30, 2025 - 8:12 AM



Section V. Item #1.

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

ORDER IMPOSING ADMINISTRATIVE FINES/LIEN NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

ORDER IMPOSING ADMINISTRATIVE FINES/LIEN

TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF EATONVILLE

Petitioner,

Case Number: 18-BLDG-01 and
08-1MPS-118

DOC# 20250015418
01/03/2025 00:18:17 PM Page 1 of 2
Rec Fee: \$18.50
Phil Diamond, Comptroller
Orange County, FL
PB - Ref to: SHEPARD, SMITH, HANG & BA

VS.

WILLIE LEE WHITFIELD ESTATE

Respondent.



ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE originally came on for public hearing before the Code Enforcement Board on May 31, 2018, after due notice to Respondent; at which time the Board heard testimony under oath, received evidence, and issued the Findings of Fact, Conclusions of Law, and Order, which was reduced to writing and furnished to the Respondent.

Said Order required Respondent to take certain corrective action by June 18, 2018. Failure to comply with the Order would result in a fine of one hundred fifty dollars (\$150.00) per day until compliance is met.

An Affidavit of Non-Compliance for an inspection performed on June 21, 2018, has been filed with the Code Enforcement Board by the Code Enforcement Officer, which Affidavit certified under oath that the required corrective action ordered by the Code Enforcement Board WAS NOT TAKEN BY THE DATE SPECIFIED.

Based upon the foregoing Findings of Fact, Conclusions of Law, and Order and the Affidavit of Non-Compliance, it is hereby ORDERED THAT:

A fine of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day is hereby imposed for Respondent's failure to comply with the Code Enforcement Board's Order, dated May 31, 2018. The fine shall accrue daily beginning on June 22, 2018, and shall continue through and including January 6, 2025, for a total fine amount of THREE HUNDRED FIFTY-EIGHT THOUSAND SIX HUNDRED FIFTY DOLLARS (\$358,650.00).

The land on which the violation is the subject matter of this cause, located at 118 Bethune Drive, Orlando, Florida 32810, is described as follows:

LAKE LOVELY ESTATES SUB R/121 LOT 110 BLK D, as recorded in the Public
Records of Orange County, Florida, (the "Subject Property").
Parcel ID #35-21-29-4572-41-100

NOTICE TO RESPONDENT: Pursuant to §162.09, Florida Statutes, a certified copy of this Order may be recorded in the Public Records of Orange County, Florida, and thereafter shall constitute a lien against the above-described Subject Property, if the Property is not a bona fide Homestead Exemption, and any other real or personal property owned by the Respondent.

APPEAL: This Order is a final administrative order for purposes of § 162.11, Florida Statutes, and therefore may be appealed to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within 30 days of the execution of this Order.

ORDERED on this 8th day of January, 2025.

Dwayne Rackard

Dwayne Rackard, Chairperson
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was sworn to and acknowledged before me by means of [X] physical presence or [] online notarization on this 8th day of January, 2025, by Dwayne Rackard, [] who is personally known to me or [X] who has produced a Florida Driver's License as identification.

(stamp)

Darita Goode

NOTARY PUBLIC, State of Florida



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 8th day of January, 2025, a true and correct copy of the above and foregoing Order was furnished to Respondent by mail at the following address: 5545 Berwood Dr., Orlando, Florida 32810.

Baruti Abdallah-Nossakhire

Baruti Abdallah-Nossakhire
Code Enforcement Officer

**ORDER IMPOSING ADMINISTRATIVE FINE/LIEN
FILED ON JANUARY 8, 2025 - 3:18:17 PM**

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

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

WILLIE LEE WHITFIELD ESTATE
ATTN: Mr. Greg Riley
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-118

**ORDER IMPOSING ADMINISTRATIVE FINE/LIEN
MAILED TO PROPERTY OWNER VIA CERTIFIED LETTER
ON JANUARY 9, 2025**

NEOPOST
01/09/2025
US POSTAGE \$009.64
ZIP 32751
041M11468919

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

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

Official Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$2.80
☐ Certified Mail Restricted Delivery \$3.50
☐ Adult Signature Required \$3.50
☐ Adult Signature Restricted Delivery \$3.50

Postage
Total Postage: \$0.00
Sent To: WILLIE LEE WHITFIELD ESTATE
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
Street and Apt.
City, State, ZIP

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

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

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

Official Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$2.80
☐ Certified Mail Restricted Delivery \$3.50
☐ Adult Signature Required \$3.50
☐ Adult Signature Restricted Delivery \$3.50

Postage
Total Postage: \$0.00
Sent To: WILLIE LEE WHITFIELD ESTATE
ATTN: Mr. Greg Riley
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
Street and Apt.
City, State, ZIP

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

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.
4. Article Addressed to:

WILLIE LEE WHITFIELD ESTATE
ATTN: Mr. Greg Riley
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-118

Article Number (Transfer from service label)
9590 9402 8586 3244 7183 27

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

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

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

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

Domestic Return Receipt

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

Section V. Item #1.

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WILLIE LEE WHITFIELD ESTATE
ATTN: Mr. Greg Riley
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-118

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
1/15/25

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

3. Service Type:

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #

9590 9402 8586 3244 7183 27

United States Postal Service

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

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

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

TOWN OF EATONVILLE, FL
JAN 21 2025 10:08

USPS Tracking®

FAQs >

Remove X

Tracking Number:
9589071052702556995721

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

Latest Update
Your item was delivered to an individual at the address at 1:12 pm on January 15, 2025 in FONTANA, CA 92336.

Get More Out of USPS Tracking:
USPS Tracking Plus®

Delivered
Delivered, Left with Individual
FONTANA, CA 92336
January 15, 2025, 1:12 pm

Arrived at USPS Regional Facility
SAN BERNARDINO CA DISTRIBUTION CENTER
January 14, 2025, 1:08 pm

In Transit to Next Facility
January 13, 2025

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
January 11, 2025, 9:33 am

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
January 10, 2025, 10:02 pm

Feedback

ORDER IMPOSING
ADMINISTRATIVE
FINE/LIEN RECEIVED BY
PROPERTY OWNER ON
JANUARY 15, 2025.
PS FORM 3811,
DOMESTIC RETURN
RECEIPT WAS RETURNED
ON JANUARY 21, 2025 -
10:08 AM

Section V. Item #1.

96

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**



DOC # 20250815418

01/08/2025 03:18:17 PM, Page 1 of 1
Phil Diamond, Comptroller
Orange County, FL



SHEPARD, SMITH, HAND & BRACKINS, P.A.
ATTORNEYS & COUNSELORS AT LAW
SHEPARDFIRM.COM
January 8, 2025

Orange County Comptroller
Attn: Official Records
P.O. Box 38
Orlando, FL 32802

Re: Recording of Order Imposing Fine/Lien

Official Records Department:

On behalf of the Town of Eatonville, please record the enclosed Order Imposing Administrative Fine/Lien for 118 Bethune Drive, Orlando, Florida 32810 (Parcel ID #35-21-29-4572-41-100).

Return document to:

Shepard, Smith, Hand & Brackins, P.A.
ATTN: Holli New
2300 Maitland Center Pkwy, Ste 100
Maitland, FL 32751

If further information is required, please feel free to contact me at (407) 622-1772 x107.

Sincerely,

Holli New

Holli New, Esq.
Authorized representative for the Town of Eatonville, Florida.

Enclosure

Please record only the enclosed, this letter is neither for recording nor filing.

**RECORDING OF THE ORDER IMPOSING
ADMINISTRATIVE FINE/LIEN FILED ON JANUARY
8, 2025 - 3:18:17 PM**

toll free 866.247.3008 office 407.622.1772 fax 407.622.1884
2300 MAITLAND CENTER PKWY, STE. 100 - MAITLAND, FL 32751

Section V. Item #1.



EXHIBIT C - PART II

NOTICE OF HEARING

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 18-BLDG-01 - 08-1MPS-118**
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 34**

Vs.

WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY

**REF: 118 BETHUNE DRIVE
14665 WINNIPEG CIRCLE
FONTANA, CA 92333**

Respondent(s)

**RE: 118 BETUNE DRIVE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-41-100**

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY,

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 **118 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **3rd** day of **DECEMBER 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, December 3, 2025, the hearing date.

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

Respectfully,

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

Section V. Item #1.

**NOTICE OF HEARING -
HEARING DATE: DECEMBER 3, 2025 @ 6:30 P**

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

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

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

**NOTICE OF HEARING - RECEIVED BY PROPERTY OWNER
ON NOVEMBER 13, 2025.**

**PS FORM 3811, DOMESTIC RETURN RECEIPT WAS
RETURNED ON NOVEMBER 17, 2025**



U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com.

WILLIE LEE WHITFIELD ESTATE
C/O MR. GREG RILEY
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

Extra Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy) \$2.80
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$3.50
☐ Adult Signature Required \$3.50
☐ Adult Signature Restricted Delivery \$3.50

Postage: \$10.44
Total Postage: \$10.44
Sent to: 14665 WINNIPEG CIRCLE
Fontana, CA 92333
City, State, ZIP: Fontana, CA 92333

WILLIE LEE WHITFIELD ESTATE
C/O MR. GREG RILEY
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

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

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
WILLIE LEE WHITFIELD ESTATE
C/O MR. GREG RILEY
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

2. Article Number (Transfer from service label)
0710 5270 2372 5373 34

3. Service Type
☐ Adult Signature
☒ Certified Mail[®]
☐ Collect on Delivery
☐ Insured Mail (over \$500)

4. 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.

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

6. Service Type
☐ Priority Mail Express[®]
☐ Registered Mail[™]
☐ Registered Mail Restricted Delivery
☒ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Insured Mail (over \$500)

7. Article Number (Transfer from service label)
0710 5270 2372 5373 34

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

USPS TRACKING #



9590 9402 8194 3030 0364 61

United States
Postal Service

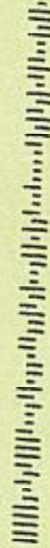
* Sender: Please print your name, address, and ZIP+4[®] in this box*

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

RECEIVED

NOV 17 2025

Initial:



WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118),.....3

USPS Tracking® [FAQs >](#)

Tracking Number: **9589071052702372537334** [Remove X](#)

[Copy](#) [Add to Informed Delivery \(https://informedelivery.usps.com/\)](#)

Latest Update

Your item was delivered to an individual at the address at 1:26 pm on November 13, 2025 in FONTANA, CA 92336.

Get More Out of USPS Tracking:
USPS Tracking Plus®

Delivered
Delivered, Left with Individual
FONTANA, CA 92336
November 13, 2025, 1:26 pm

[See All Tracking History](#)

[Feedback](#)

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

[Text & Email Updates](#) >

[USPS Tracking Plus®](#) >

[Product Information](#) >

[See Less ^](#)

[Track Another Package](#)

Enter tracking or barcode numbers

**NOTICE OF HEARING RECEIVED
BY PROPERTY OWNER ON
NOVEMBER 13, 2025.**



EXHIBIT C - PART III

NOTICE OF HEARING REQUEST TO FORECLOSE LIEN

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE
Petitioner,

CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 12

vs.

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY
Respondent(s).

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL ID NO: 35-21-29-4572-41-100

NOTICE OF HEARING -
REQUEST TO FORECLOSE LIEN

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY,

The Code Enforcement Board was created pursuant to CHAPTER 162, PART I, Florida Statutes, and Sec. 2-251, Eatonville Code of Ordinances, to hear Code Enforcement matters. The Code Enforcement Board shall conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring violations of any Town Code into compliance, including imposing fines and other non-criminal penalties to enforce the Code or Ordinance.

YOU ARE HEREBY FORMALLY NOTIFIED that on the **3rd** day of **DECEMBER @ 6:30 PM** there will be a **HEARING** before the Code Enforcement Board in the Town Council Chambers, 307 East Kennedy Boulevard, Eatonville, FL 32751, at which the Town will request permission to begin foreclosure proceedings to foreclose the code enforcement lien in this matter. Your failure to appear may result in the Code Enforcement Board proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the Code Enforcement office at least five (5) days before the above date, at (407) 623-8908, 307 E. Kennedy Blvd., Eatonville, Florida 32751.

DATED: November 14, 2025



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

I hereby certify that a true and correct copy of the foregoing was furnished to Respondent by certified mail on the 14th of November 2025.

NOTICE OF HEARING - REQUEST TO FORECLOSE LIEN
HEARING DATE: DECEMBER 3, 2025 @ 6:30 PM

USPS Tracking®

FAQs >

Tracking Number:

9589071052702231641912

Remove X

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

Latest Update

Your item was delivered to an individual at the address at 3:51 pm on November 17, 2025 in FONTANA, CA 92336.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

FONTANA, CA 92336

November 17, 2025, 3:51 pm

See All 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

> Text & Email Updates

> USPS Tracking Plus®

> Product Information

See Less ^

Track Another Package

Enter tracking or barcode numbers

Section V. Item #1.

NOTICE OF HEARING - REQUEST TO FORECLOSE LIEN
RECEIVED BY PROPERTY OWNER NOVEMBER 17, 2025 - 3:51 PM

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

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

**NOTICE OF HEARING - REQUEST TO FORCLOSE
LIEN MAILED TO PROPERTY OWNER VIA
CERTIFIED LETTER ON NOVEMBER 14, 2025**

**NOTICE OF HEARING - REQUEST TO FORCLOSE
LIEN RECEIVED BY PROPERTY OWNER ON
NOVEMBER 17, 2025.**

**PS FORM 3811, DOMESTIC RETURN RECEIPT WAS
RETURNED ON NOVEMBER 20, 2025**



US POSTAGE
FIRST-CLASS MAIL
IM1
\$010.44
11/14/2025 ZIP 32751
043M30267524

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Willie Lee Whitfield Estate
C/O Mr. Greg Riley
14665 Winnipeg Circle
Fontana, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

Extra Services & Fees (check box and fee as applicable)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Postage: \$010.44
Certified Mail Fee: \$3.50
Total Postage: \$13.94

Willie Lee Whitfield Estate
C/O Mr. Greg Riley
14665 Winnipeg Circle
Fontana, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

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

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
WILLIE LEE WHITFIELD ESTATE
C/O MR. GREG RILEY
14665 WINNIEPEG CIRCLE
FONTANA, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

2. Article Number (Transfer from service label)
0710 5270 2231 6419 12

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

4. Priority Mail Express®
☐ Registered Mail®
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Print Name)
C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below: Yes No

9590 9402 8194 3030 0363 86

WILLIE LEE WHITFIELD ESTATE
C/O MR. GREG RILEY
14665 WINNIEPEG CIRCLE
FONTANA, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

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

USPS TRACKING#
9590 9402 8194 3030 0363 86

**United States
Postal Service**

RECEIVED
NOV 20 2025
Initial

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

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

Section V. Item #1.



EXHIBIT C - PART IV

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

TOWN OF EATONVILLE
CODE ENFORCEMENT


Case Number: 18-BLDG-01 and 08-1MPS-118
RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
Parcel ID#: 35-21-29-4572-41-100
Respondent: WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY

AFFIDAVIT OF NON-COMPLIANCE

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. That the Code Enforcement Board held a hearing and issued its Order in the above-styled matter on May 31, 2018.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by June 18, 2018.
3. That reinspection performed on June 21, 2018, revealed the corrective action has not been taken in this case.

DATED this 25th of November, 2025.



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 25th day of November, 2025, 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 NON-COMPLIANCE

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 18-BLDG-01 and 08-1MPS-118
RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
Parcel ID#: 35-21-29-4572-41-100
Respondent: WILLIE LEE WHITFIELD ESTATE
C/O GREG RILEY


☐ 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 November 14, 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 November 17, 2025, notice was posted at (i) the property upon which the violation is alleged to exist, the address of which is set forth above, and (ii) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751. 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).

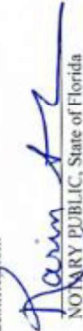
DATED this 25th of November, 2025.
Attached: Copy of the notice posted


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 25th of November, 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or ☐ who has produced a _____ as identification.




Karin A. Dunn
NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE



EXHIBIT D

PROOF OF POSTING THE NOTICE OF HEARING – HEARING TO REQUEST TO FORECLOSE LIEN



EXHIBIT D - PART I

NOVEMBER 10, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING -

NOTICE OF HEARING ON THE

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

NOVEMBER 10, 2025 - 12:55 PM



Section V. Item #1.

NOTICE OF HEARING - POSTING ON PREMISES

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2

NOVEMBER 10, 2025 - 12:56 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 18-BLDG-01, 08-1MPS-118

OWNER: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
PROPERTY ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-4572-41-100



CODE ENFORCEMENT DIVISION TOWN OF EATONVILLE, FLORIDA

CASE NO: 18-BLDG-01 - 08-1MPS-118
CERTIFIED MAIL NO: 9559 0710 5270 2372 5373 34

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.

WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
118 BETHUNE DRIVE
14451 WINDYBROOK CIRCLE
FONTANA, CA 92333

Respondent(s)

RE: 118 BETHUNE DRIVE ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-41-100

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY

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. The purpose of the 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 118 BETHUNE DRIVE, ORLANDO, FL 32810. In violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the 3rd day of DECEMBER 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 receiving the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a followup inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may 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, Eatonville, FL 32751, at least 10 days before the hearing date. If you are not represented by counsel, you must appear in person at the hearing. Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL 32751 at least (5) days before Wednesday, December 3, 2025, the hearing date.

Pursuant to Chapter 50, Sec. 50-42 (b), of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation of the Code of Ordinances 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
DIVISION CHIEF
DWAYNE C. RACKARD, Chairman
Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8919 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT D - PART II

NOVEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

**PROOF OF POSTING -
NOTICE OF HEARING - REQUEST TO
FORECLOSE LIEN ON THE PREMISES.**

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

NOVEMBER 17, 2025 - 3:04 PM



**NOTICE OF HEARING - POSTING ON PREMISES
REQUEST TO FORCLOSE LIEN**

NOTICE OF HEARING - POSTING ON PREMISES - REQUEST TO FORCLOSE LIEN

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

NOVEMBER 17, 2025 - 3:05 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 18-BLDG-01, 08-1MPS-118

OWNER: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
PROPERTY ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-4572-41-100



CODE ENFORCEMENT DIVISION TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE
Petitioner,
vs.

CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 12

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY
Respondent(s).

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL ID NO: 35-21-29-4572-41-100

NOTICE OF HEARING - REQUEST TO FORECLOSE LIEN

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY,

The Code Enforcement Board was created pursuant to CHAPTER 162, PART I, Florida Statutes, and Sec 2-251, Eatonville Code of Ordinances, to hear Code Enforcement matters. The Code Enforcement Board shall conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring violations of any Town Code into compliance, including imposing fines and other non-criminal penalties to enforce the Code or Ordinance.

YOU ARE HEREBY FORMALLY NOTIFIED that on the **3rd** day of **DECEMBER @ 6:30 PM** there will be a HEARING before the Code Enforcement Board in the Town Council Chambers, 307 East Kennedy Boulevard, Eatonville, FL 32751, at which the Town will request permission to begin foreclosure proceedings to foreclose the code enforcement lien in this matter. Your failure to appear may result in the Code Enforcement Board proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the Code Enforcement office at least five (5) days before the above date, at (407) 622-8908, 307 E. Kennedy Blvd., Eatonville, Florida 32751.

DATED: November 14, 2025

Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

I hereby certify that a true and correct copy of the foregoing was furnished to Respondent(s) on the date indicated above.

NOTICE OF HEARING - POSTING ON PREMISES - REQUEST TO FORECLOSE LIEN



EXHIBIT D - PART III

NOVEMBER 10, 2025

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

NOVEMBER 10, 2025 - 1:14 PM




Section V. Item #1.

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

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2

NOVEMBER 10, 2025 - 1:15 PM



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 18-BLDG-01 - 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 34

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.

WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
REF: 118 BETHUNE DRIVE
14665 WINNIPEG CIRCLE
FONTANA, CA 92333

Respondent(s)

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
Parcel ID NO: 36-21-29-4572-41-100

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY

The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (as amended 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 **118 BETHUNE DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **3rd day of DECEMBER 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 Hall New, Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL, 32751 at least (5) days before Wednesday, December 3, 2025, the hearing date.

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

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

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



EXHIBIT D - PART IV

NOVEMBER 24, 2025

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

NOVEMBER 24, 2025 - 4:11 PM




NOTICE OF HEARING - REQUEST TO FORECLOSE LIEN

REQUEST TO FORECLOSE LIEN - POSTING EATONVILLE'S TOWN HALLBULLETIN BOARD

Section V. Item #1.

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4

NOVEMBER 24, 2025 - 4:11 PM



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 18-BLDG-01 and 08-1MPS-118

CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 12

TOWN OF EATONVILLE

Petitioner,

vs.

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY

Respondent(s).

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810

PARCEL ID NO: 35-21-29-4572-41-100

NOTICE OF HEARING -

REQUEST TO FORECLOSE LIEN

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY,

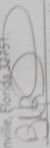
The Code Enforcement Board was created pursuant to CHAPTER 162, PART I, Florida Statutes, and Sec. 2251, Eatonville Code of Ordinances, to hear Code Enforcement matters. The Code Enforcement Board shall conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring violations of any Town Code into compliance, including imposing fines and other non-criminal penalties to enforce the Code of Ordinance.

YOU ARE HEREBY FORMALLY NOTIFIED that on the **3rd** day of **DECEMBER @ 6:30 PM** there will be a HEARING before the Code Enforcement Board in the Town Council Chambers, 307 East Kennedy Boulevard, Eatonville, FL 32751, at which the Town will request permission to begin foreclosure proceedings to foreclose the code enforcement lien in this matter. Your failure to appear may result in the Code Enforcement Board proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the Code Enforcement office at least five (5) days before the above date, at (407) 623-8908, 307 E. Kennedy Blvd., Eatonville, Florida 32751.

DATED: November 14, 2025



Saruti A. Abdallah-Nasabhere

Code Enforcement Officer

I hereby certify that a true and correct copy of the foregoing was furnished to Respondent by certified mail on the 14th of November 2025.

REQUEST TO FORECLOSE LIEN - POSTING EATONVILLE'S TOWN HALLBULLETIN BOARD



EXHIBIT E

DAY OF PHOTOGRAPHS



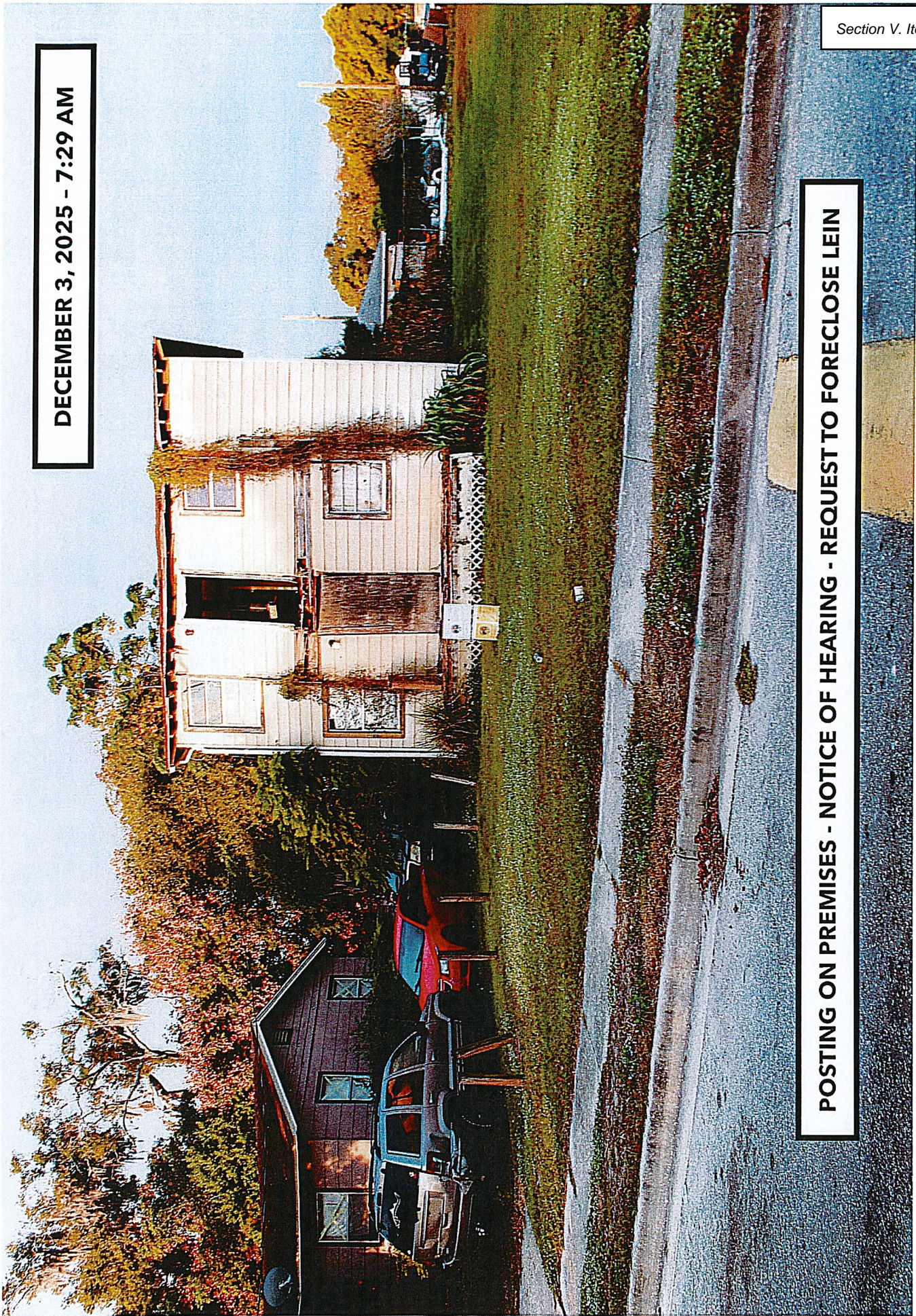
EXHIBIT E - PART I DECEMBER 3, 2025

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118),.....1**

DECEMBER 3, 2025 - 7:29 AM



POSTING ON PREMISES - NOTICE OF HEARING - REQUEST TO FORECLOSE LEIN

Section V. Item #1.

DECEMBER 3, 2025 - 7:29 AM

Section V. Item #1.

POSTING ON PREMISES - NOTICE OF HEARING - REQUEST TO FORECLOSE LEIN

