# HISTORIC TOWN OF EATONVILLE, FLORIDA
# CODE ENFORCEMENT BOARD AGENDA

**Wednesday, March 4, 2026, at 6:30 PM**

**Eatonville Town Hall - 307 East Kennedy Boulevard**

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**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 – February 4, 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: 25-000299
**10**. CODE CASE NO: 25-000300
**11**. CODE CASE NO: 25-000307

**VI. COMMENTS.**

**12.** 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
# MARCH 4, 2026, at 6:30 PM
# Cover Sheet

**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 – February 4, 2026 **(Clerk Office)**

**V. CODE CASE HEARINGS.**

**2.** CODE CASE NO: 25-000253 — **JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.**
**REF: Vacant Residential**

**Property Address:** 221 Toni Street, Orlando, FL 32810
**Parcel-ID No:** 35-21-29-4572-60-610
**Section of the Code:** 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:** People Street, Eatonville, FL 32751
**Parcel-ID No:** 36-21-29-1128-01-140
**Section of the Code:** 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

**LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC.**
**REF: Vacant Residential**

**Property Address:** 139 People Street, Eatonville, FL 32751
**Parcel-ID No:** 36-21-29-1128-01-130
**Section of the Code:** 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

**LATANYA ENGLISH**
**REF: Single-Family Class III**

**Property Address:** 513 Clark Street, Eatonville, FL 32751
**Parcel-ID No:** 36-21-29-2376-03-150
**Section of the Code:** 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

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

**Property Address:** 37 South Calhoun Avenue. Eatonville, FL 32751
**Parcel-ID No:** 35-21-29-1124-03-020
**Section of the Code:** 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

**ALEJANDRO JOSE VAZQUEZ**
**REF: Vacant Residential**

**Property Address:** North Calhoun Avenue, Eatonville, FL 32751-5375
**Parcel-ID No:** 35-21-29-1716-00-070
**Section of the Code:** 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

**FKH SFR PROPCO B-HLD LP**
**REF: Single Family Class III**

**Property Address:** 413 Clark Street, Eatonville, FL 32751
**Parcel-ID No:** 35-21-29-7754-00-120
**Section of the Code:** 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: 25-000299

**CECIL B ALLEN REVOCABLE TRUST**
**REF: Single Family Class III**

**Property Address:** 11 Lincoln Boulevard, Orlando, FL 32810
**Parcel-ID No:** 35-21-29-4572-41-330
**Section of the Code:** 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 38 – Traffic and Vehicles., Sec. 38-30., Off-street parking regulations.
LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles., Sec. 38-31., Parking in residential areas.

**10.** CODE CASE NO: 25-000300

**RANN STERLING MONTGOMERY**
**REF: Single Family Class III**

**Property Address:** 254 Clark Street, Eatonville, FL 32751-5357
**Parcel-ID No:** 35-21-29-0000-00-193
**Section of the Code:** 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 38 – Traffic and Vehicles., Sec. 38-30., Off-street parking regulations.
LCD Part II – Code of Ordinances, Chapter 38 – Traffic and Vehicles., Sec. 38-31., Parking in residential areas.
LCD Part II – Code of Ordinances, Chapter 40 – Traffic and Vehicles., Sec. 40-346., Prohibited discharges of polluting matter in natural waters or storm systems. (a), (1).
LCD Part II – Code of Ordinances, Chapter 40 – Traffic and Vehicles., Sec. 40-346., Prohibited discharges of polluting matter in natural waters or storm systems. (a), (15).
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).

**11.** CODE CASE NO: 25-000307

**JBC LAND, LLC.**
**REF: Commercial Vacant Land**

**Property Address:** 690 West Kennedy Boulevard, Orlando, FL 32810
**Parcel-ID No:** 35-21-29-0000-00-032
**Section of the Code:** 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.

**12.** Staff Comments.

## VII. ADJOURNMENT.

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# HISTORIC TOWN OF EATONVILLE, FLORIDA
# CODE ENFORCEMENT BOARD AGENDA
# MARCH 4, 2026, 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 - 2-4-26 **(Clerk Office)**

**BOARD ACTION:**

| **BOARD DECISION** | | **Department:** |
|---|---|---|
| **CONSENT AGENDA** | YES | **Exhibits:** |
| **NEW BUSINESS** | | • Meeting Minutes – February 4, 2026 |
| **ADMINISTRATIVE** | | |

**REQUEST:** Request approval of Approval of Meeting Minutes for February 4, 2026.

**SUMMARY:** The Code Enforcement Board Meeting was held on the first Wednesday, February 4, 2026, 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 February 4, 2026.

**FISCAL & EFFICIENCY:** N/A

# HISTORIC TOWN OF EATONVILLE, FLORIDA
# CODE ENFORCEMENT BOARD MEETING
# MEETING MINUTES

**Wednesday, February 4, 2026, 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 6:58 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.

## II. ROLL CALL

The Records Coordinator established a quorum by roll call.

**Board/Staff Present:**
Chair, Dwayne Rackard
Vice Chair, Michael Mills
Board Member, Todd Jenkins
Records Coordinator, Marissa Bellenger
CE Officer, Baruti Abdallah-Nosakhere
Attorney, Holli New (Shepard, Smith, Hand & Brackins, P.A.)

## 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 December 3, 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

** Records Coordinator Marissa Bellenger 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-Nosakhere (Code Officer), Jennifer F. Edwards (CODE CASE NO. 25-000265), Sandy Perugorria (CODE CASE NO. 25-000286), and Dozell Warner (CODE CASE NO. 25-000292). **Special Note:** Nam Dihm and Kim Phan-Dihn (CODE CASE NO. 25-000286) were not present.

| | |
|---|---|
| **CODE CASE NO. 25-000265** | **Property Owner: Jennifer F. Edwards** |
| | **REF: Single Family Class III** |
| **Property Address:** | 19 Bel Air Street, FL 32751-5324 |
| **Parcel-ID No:** | 35-21-29-0570-00-040 |
| **Violation:** | LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (a).<br>LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(1).<br>LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(6). |

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. The property is still in violation as of February 4, 2026. **Additional pictures dated February 4, 2026, were provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given thirty (30) days to come into compliance. In addition, violations are noted to stipulate the repeat violation clause if violation occurs within five (5) years. 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:** Witness (Jennifer F. Edwards) was present and gave testimony.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000265, 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 (90) 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; violations are to be noted to stipulate the repeat violation clause if violation occurs within five (5) years at a **SET** fine of $250 per day; **MOVED** By Chair Rackard; **SECOND** by Board Member Jenkins; **AYE: ALL, MOTION PASSES (3/0).**

| | |
|---|---|
| **CODE CASES NO. 25-000286** | **Property Owner: Nam Dihm, Kim Phan-Dihm** |
| | **REF: Class II Quadraplex** |
| **Property Address:** | 114 Eaton Street, Eatonville, FL 32751 |
| **Parcel-ID No:** | 35-21-29-5420-00-470 |
| **Section of the Code:** | LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(6).<br>LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Building Maintenance (15). of exterior premises (b)(6). |

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation.

There is no evidence that the violation has been cured as of February 4, 2026. **Additional dated February 4, 2026, were provided to the board showing the property's current conditions.

**Recommendations:** Staff noted that the last complaint was on January 11, 2026. While staff cannot say the violation exists, they recommend that the Board find the respondents in violation.

**Respondent:** Respondent not present. (Tenant Sandy Perugorria was present and gave testimony that she has not seen rodents recently, but a smell has begun to omit from her apartment).

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case 25-000286, 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). Comments:** Attorney New stated violations are to be noted to stipulate the repeat violation clause if violation occurs within five (5) years at a **SET** fine of $250 per day.

| | |
|---|---|
| **CODE CASES NO. 25-000292** | **Property Owner: 500 ACRES, LLC (Dozell Warner)** |
| | **REF: Single Family Class III** |
| **Property Address:** | 6 Lincoln Boulevard, Orlando, FL 32810 |
| **Parcel-ID No:** | 35-21-29-4572-31-430 |
| **Section of the Code:** | LCD Part II – Code of Ordinances, Chapter 18 – Environment., Sec. 18-229., Certain motor vehicles required to be parked in garage.<br>LCD Part II – Code of Ordinances, Chapter 18 – Environment., Sec. 18-231., Visual nuisance declared; abatement required.<br>LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (a).<br>LCD Part II – Code of Ordinances, Chapter 50 – Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(1). |

**Town Presentation:** Code Enforcement Officer, Baruti Abdallah-Nosakhere presented as evidence notices, photos, affidavits, and certified mail information pertaining to the alleged Code violation. The property is still in violation as of February 4, 2026. **Additional pictures dated February 4, 2026, were provided to the board showing property current conditions and violations.

**Recommendations:** Staff recommended that Respondent be given ninety (90) 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 (Dozell Warner) was present and provided testimony; photos and a video were provided by witness showing the condition of the property (CODE CASE NO. 25-000292); the majority of the debris has been removed. Warner asks the Board if he can remove the wooden structure without permission from the Town. The Code Enforcement Officer responded that he will

have to go through planning and zoning. Attorney New stated that the respondent will need the photos and video as part of the official record.

**Board Discussion/Action:** Based on the testimony and evidence presented in Code Case No. 25-000292, 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 (90) days, 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 Vice Chair Mills; **AYE: ALL, MOTION PASSES (3/0). Comments:** Attorney New stated violations are to be noted to stipulate the repeat violation clause if violation occurs within five (5) years at a **SET** fine of $250 per day. The respondent will receive a written order after the Board's decision.

## VI. COMMENTS

Board Members – There were no board comments.
Attorney Holli New – Reminded the board has the right to not make the finding or table if evidence is not sufficient.

**The meeting of the Code Enforcement Board Meeting of the Town of Eatonville, Florida was adjourned at 8:25 P.M. in the Town Hall Council Chambers by Chair Dwayne Rackard.**

**(Handouts:** Photos and additional support documents of properties taken from March 6, 2024, to February 4, 2026, by Code Officer, copy of agenda.)

**Respectfully Submitted by:**

**Veronica L King, Town Clerk**

# HISTORIC TOWN OF EATONVILLE, FLORI
# CODE ENFORCEMENT BOARD AGENDA
# MARCH 4, 2026, 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 - 3-4-26 **(Code Enforcement)**

**BOARD ACTION:**

| | | |
|---|---|---|
| **BOARD DECISION** | | **Department:** |
| **CONSENT AGENDA** | | **Exhibits:** |
| **HEARINGS** | YES | • Code Information as listed below:<br>1. CODE CASE NO: 25-000253<br>2. CODE CASE NO: 25-000254<br>3. CODE CASE NO: 25-000255<br>4. CODE CASE NO: 25-000258<br>5. CODE CASE NO: 25-000262<br>6. CODE CASE NO: 25-000263<br>7. CODE CASE NO: 25-000291<br>8. CODE CASE NO: 25-000299<br>9. CODE CASE NO: 25-000300<br>10. CODE CASE NO: 25-000307 |
| **ADMINISTRATIVE** | | |

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

**SUMMARY: Ten** code cases 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.

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

**FISCAL & EFFICIENCY:** N/A

# TOWN OF EATONVILLE

## 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**

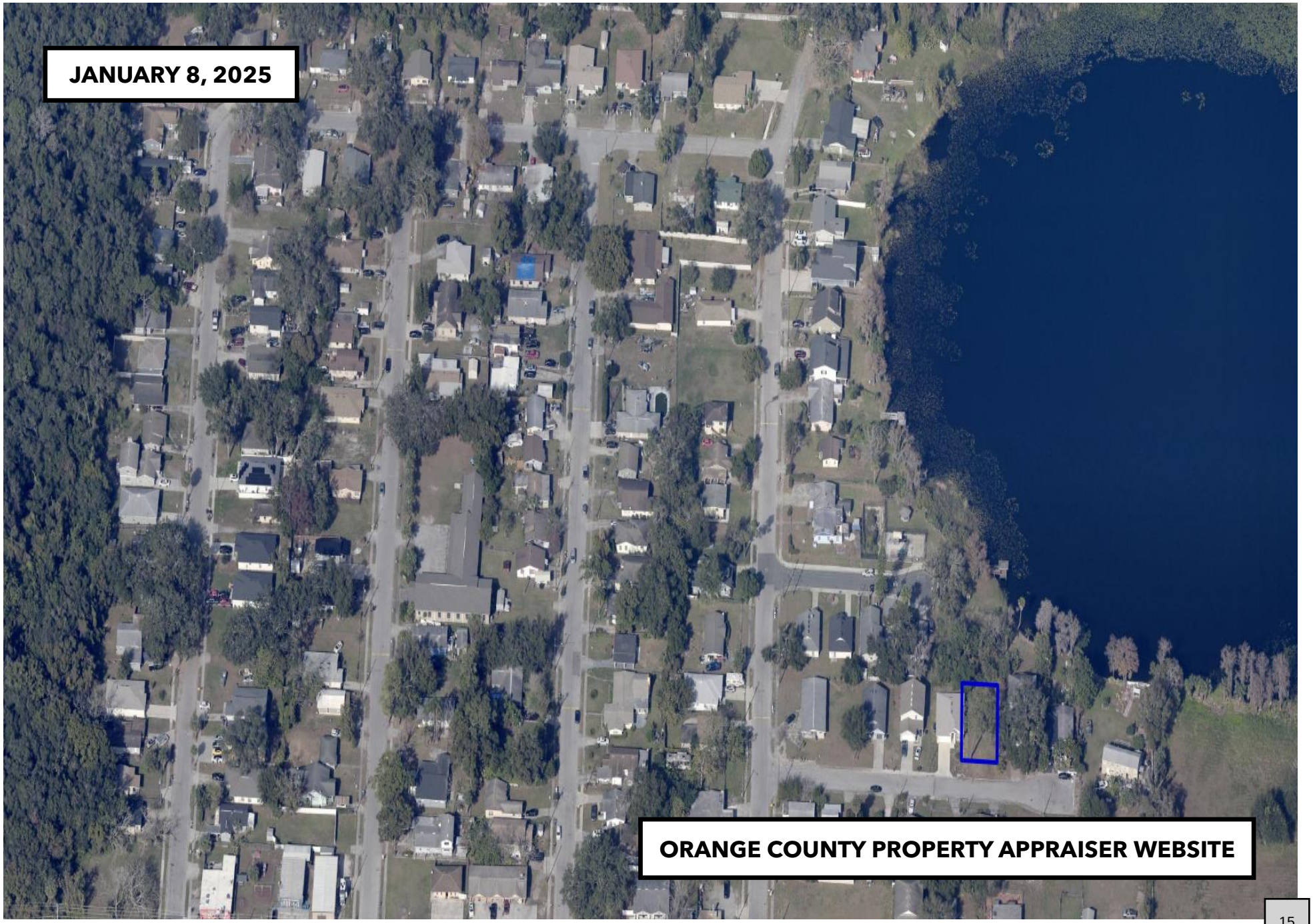
**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION**
**CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

# EXIBIT A

## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45

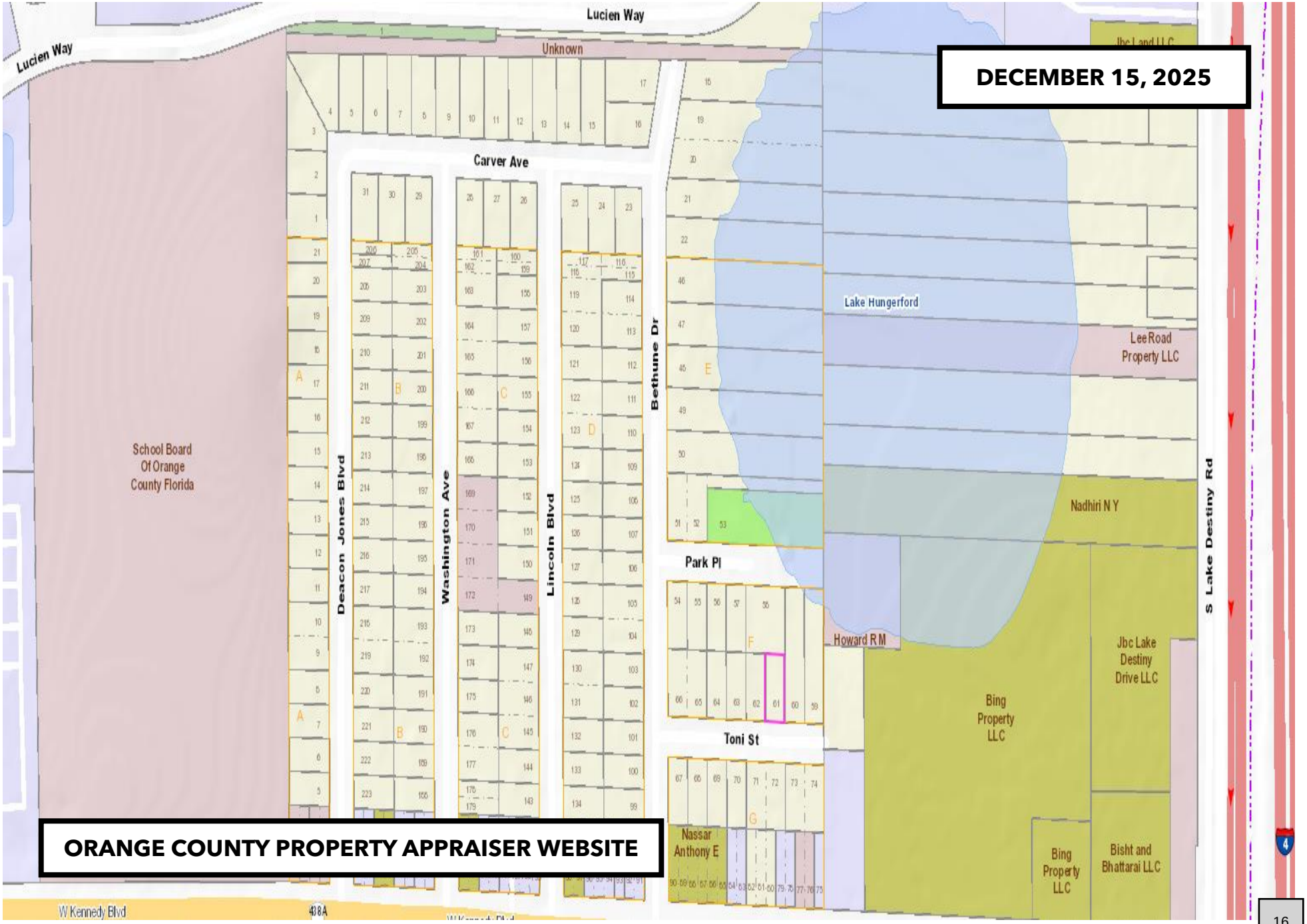
## 221 TONI STREET, ORLANDO, FL 32810 – (OCPA) - (CODE CASE NO: 25-000253).....



# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45[illegible]

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





# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT 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 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**

## 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.

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

# 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 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

KARIN A. DUNN
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-19-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF VIOLATION**

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

9589 0710 5270 1545 9068 85

ORLANDO FL 328
21 OCT 2025PM 2

quadient
FIRST-CLASS MAIL
IMI
$010.44
10/21/2025 ZIP 32751
043M30267524
US POSTAGE

RECEIVED
NOV 24 2025
Initial:

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 0011/20/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32751680899 *0274-03308-21-42

32751-5320 UNC
32751>6800

**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)
- ☐ 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

Postmark Here
Eatonville FL
OCT 2025

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 See Reverse for Instructions

# EXIBIT B - PART II(A)
# FEBRUARY 28, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# 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).....1

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45[illegible]

## 221 TONI STREET, ORLANDO, FL 32810 - (CODE CASE NO: 25-000253).....2

# EXIBIT B - PART II(B)
# JULY 28, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45[illegible]0

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

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45[illegible]

## 221 TONI STREET, ORLANDO, FL 32810 - (CODE CASE NO: 25-000253).....2

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45

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

# EXIBIT 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: 35-21-29-45

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

# EXIBIT B - PART II(D)
# SEPTEMBER 19, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45[illegible]

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

# EXIBIT B - PART II(E)
## SEPTEMBER 30, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45

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

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45

## 221 TONI STREET, ORLANDO, FL 32810 - (CODE CASE NO: 25-000253).....2

# EXIBIT C

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

# EXIBIT C – PART I

# NOTICE OF HEARING

# 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 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.,**

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.

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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,

**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 – POSTED ON PREMISES**
**HEARING DATE: JANUARY 7, 2026**

# 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.

(stamp) KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

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

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

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

ORLANDO FL 328
10 NOV 2025 PM 4 L
9589 0710 5270 2372 5372 59

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FIRST-CLASS MAIL
IMI
$010.44
11/10/2025 ZIP 32751
043M30267524
US POSTAGE

RECEIVED
DEC 08 2025
Initial: 11-12-25 #27

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
32751-5320

**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 as appropriate)
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
Eatonville City Hall NOV 2025 Eatonville, FL 32751 Postmark Here
9589 0710 5270 2372 5372 59
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 See Reverse for Instructions

# EXIBIT C – PART II

# AFFIDAVIT OF NON-COMPLIANCE
# AFFIDAVIT OF NOTICE

# 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 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

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF VIOLATION**

# 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.

(stamp)

NOTARY PUBLIC, State of Florida

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

# EXIBIT D - PART I
## DECEMBER 17, 2025

# PHOTOGRAPHIC EVIDENCE

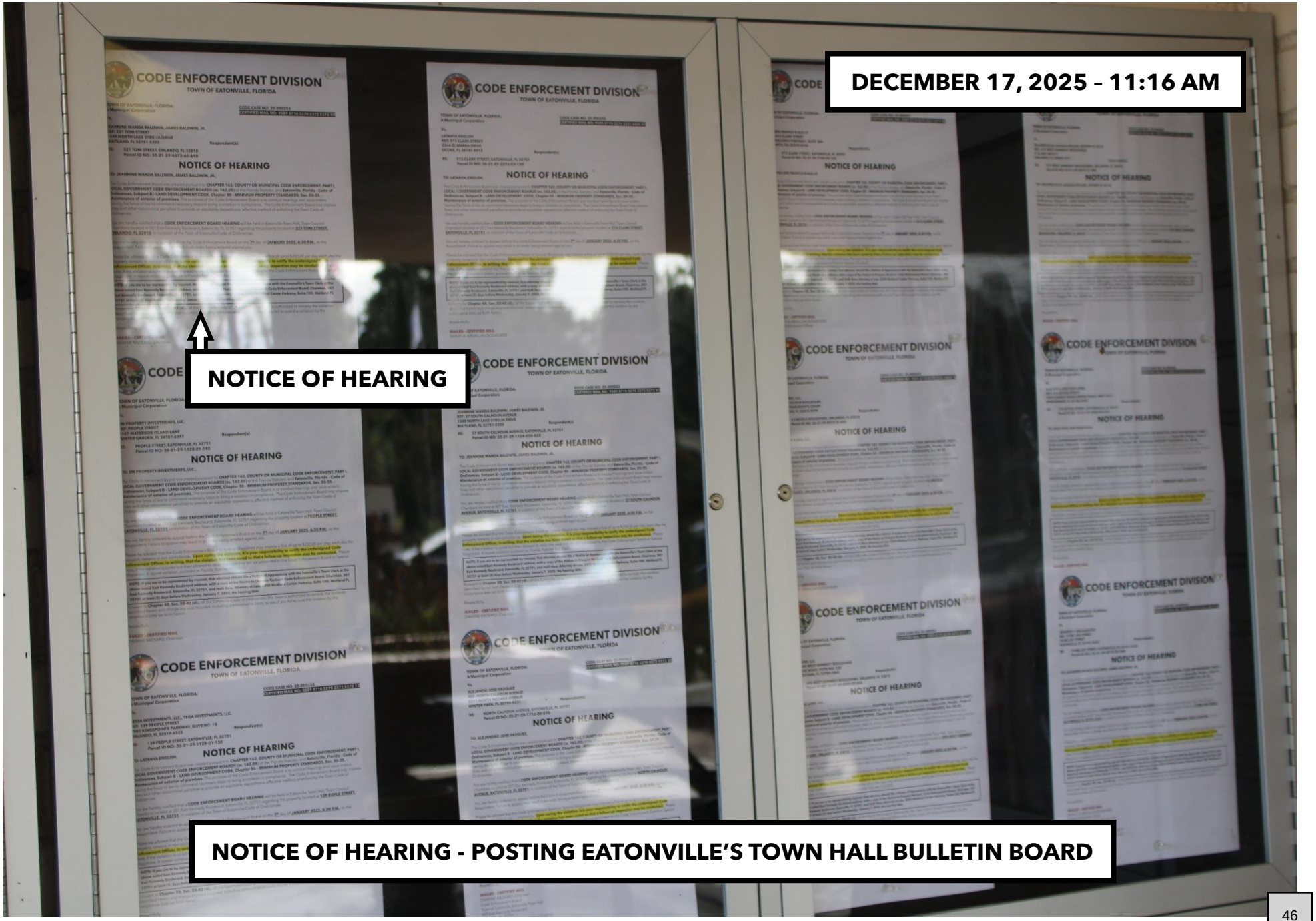
# PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

# 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).....1

# 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).....2



# EXIBIT D - PART II
## DECEMBER 29, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

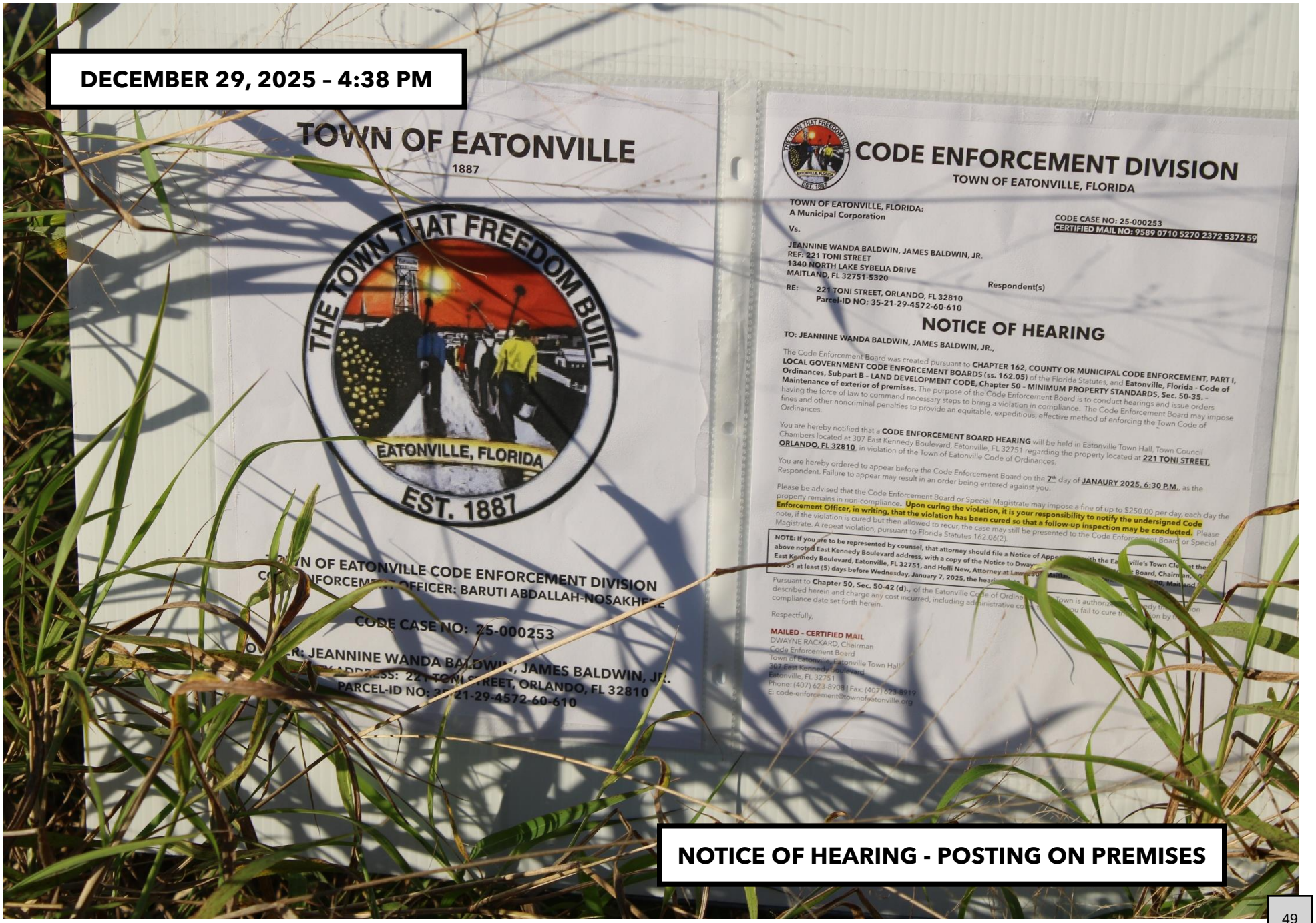
# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-4573-60-610

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

# 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).....2





# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## JANUARY 7, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45

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

# EXIBIT E - PART I
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-45

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

# TOWN OF EATONVILLE

## 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**

# EXIBIT A

## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-14

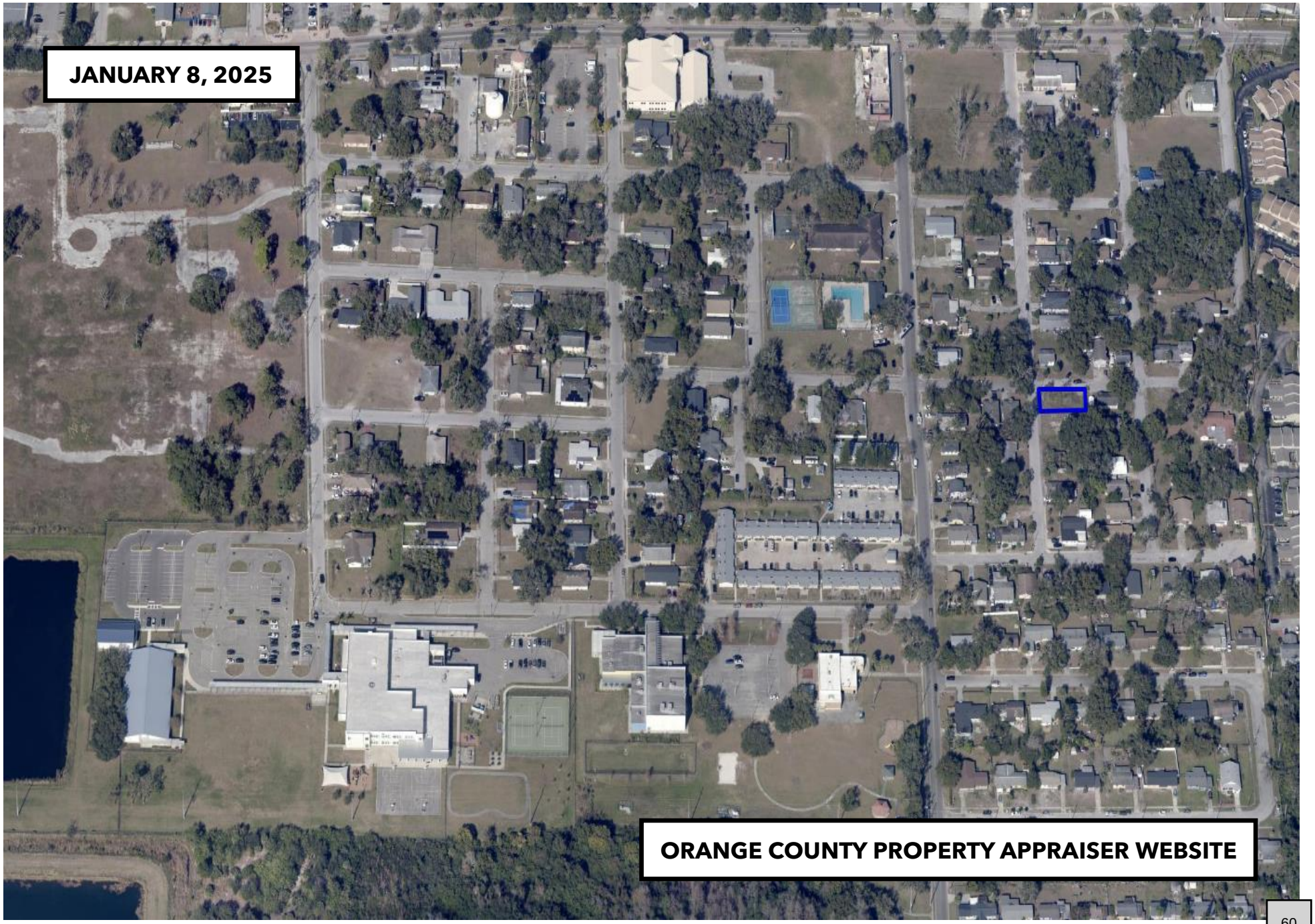
## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254).....

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-14

## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254).....2

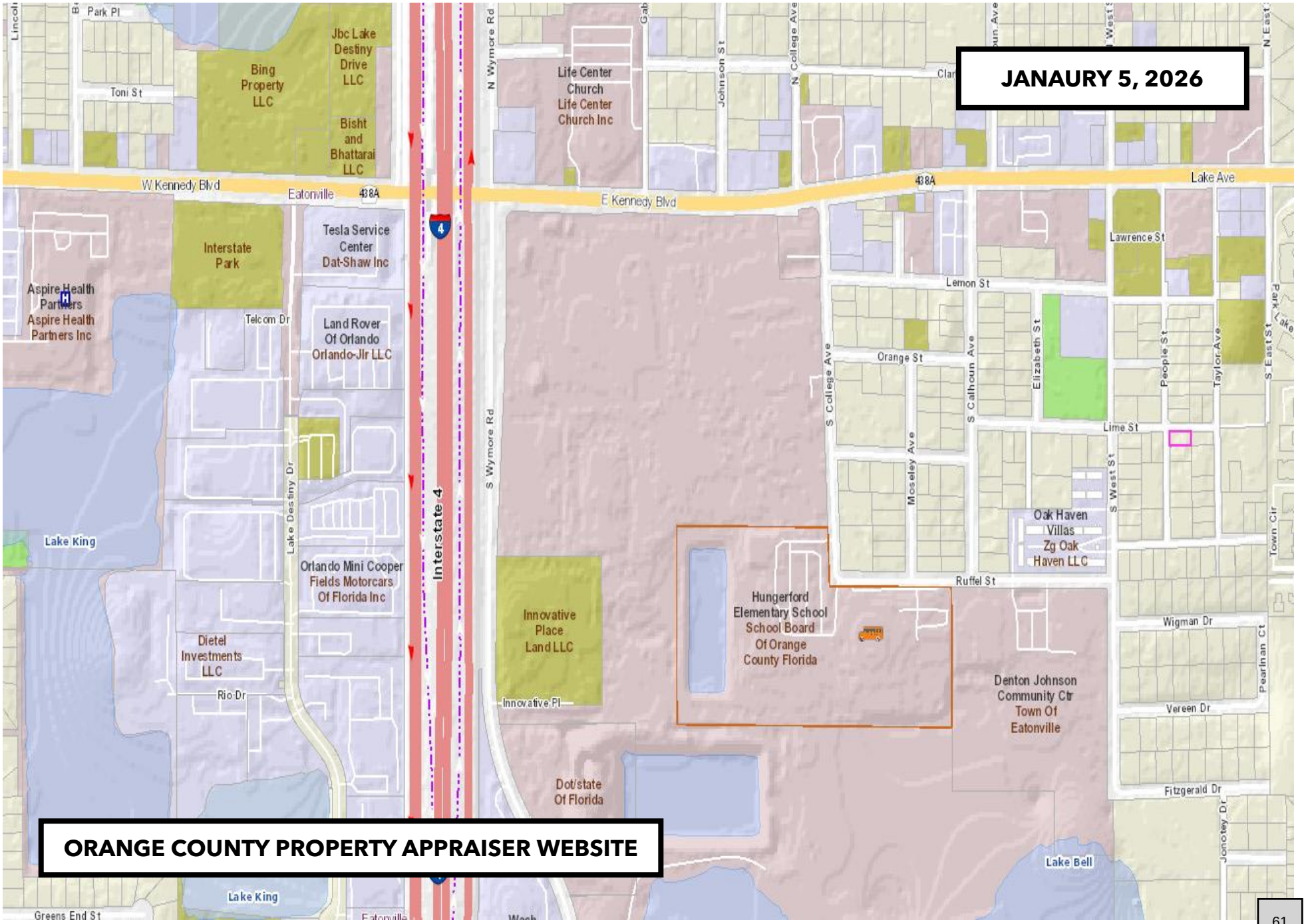
# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254).....



# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254)……



# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT 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**

## 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.

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

# TOWN OF EATONVILLE

**CODE ENFORCEMENT**

*Case Number:* 25-000254
*RE:* PEOPLE STREET, EATONVILL, 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

KARIN A. DUNN
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-19-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF VIOLATION**

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

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

ORLANDO FL 328
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10/21/2025 ZIP 32751
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US POSTAGE

RECEIVED
OCT 20 2025
Initial

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

ANK

NIXIE 339 FE 1 0010/26/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32751680099 *2574-04296-26-31

-- 9526089957700068

ANK
34787-6397

**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.**

9589 0710 5270 1545 9068 92

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 and Fees
$
Sent To
Street and Apt.
City, State, ZIP

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

Eatonville, FL 32751

PS Form 3800, January 2022 See Reverse for Instructions

# EXIBIT B - PART II(A)
# JUNE 11, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-14

## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254).....1

# 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

# EXIBIT B - PART II(B)
# AUGUST 19, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-14

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....2

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-14

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....3

# EXIBIT B - PART II(C)
# AUGUST 25, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1

# EXIBIT B - PART II(D)
# SEPTEMBER 5, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1

# EXIBIT B - PART II(E)
## SEPTEMBER 16, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-14

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-14

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....2

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....3

# EXIBIT B - PART II(F)
## OCTOBER 30, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1

# EXIBIT C

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

# EXIBIT C – PART I

# NOTICE OF HEARING

# CODE ENFORCEMENT DIVISION

**TOWN OF EATONVILLE, FLORIDA**

**TOWN OF EATONVILLE, FLORIDA:**
**A Municipal Corporation**

**CODE CASE NO: 25-000254**
**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 **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 **JANAURY 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, 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**

## 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 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 **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, 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

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

# 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: _____

**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 MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642779

NOTARY PUBLIC, State of Florida

**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)……

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

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ORLANDO FL 328
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US POSTAGE

RECEIVED
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Initial:

2M PROPERTY INVESTMENT, LLC.
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397
P-ID NO: 36
CODE CASE

NIXIE 339 FE 1 0011/21/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32751600095 *0474-04326-10-44

9400922374323340

UTF
34787-628707

**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 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

Eatonville CPU
NOV 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

9589 0710 5270 2372 5372 66

PS Form 3800, January 2023 See Reverse for Instructions

# EXIBIT C – PART II

# AFFIDAVIT OF NON-COMPLIANCE
# AFFIDAVIT OF NOTICE

# TOWN OF EATONVILLE
## CODE ENFORCEMENT

*Case Number:* 25-000254
*RE:* PEOPLE STREET, EATONVILL, 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

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF VIOLTION**

# TOWN OF EATONVILLE
## CODE ENFORCEMENT

*Case Number:* 25-000254
*RE:* PEOPLE STREET, EATONVILL, 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 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)

NOTARY PUBLIC, State of Florida

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

# EXIBIT D - PART I
## DECEMBER 17, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING NOTICE OF HEARING ON THE 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)……

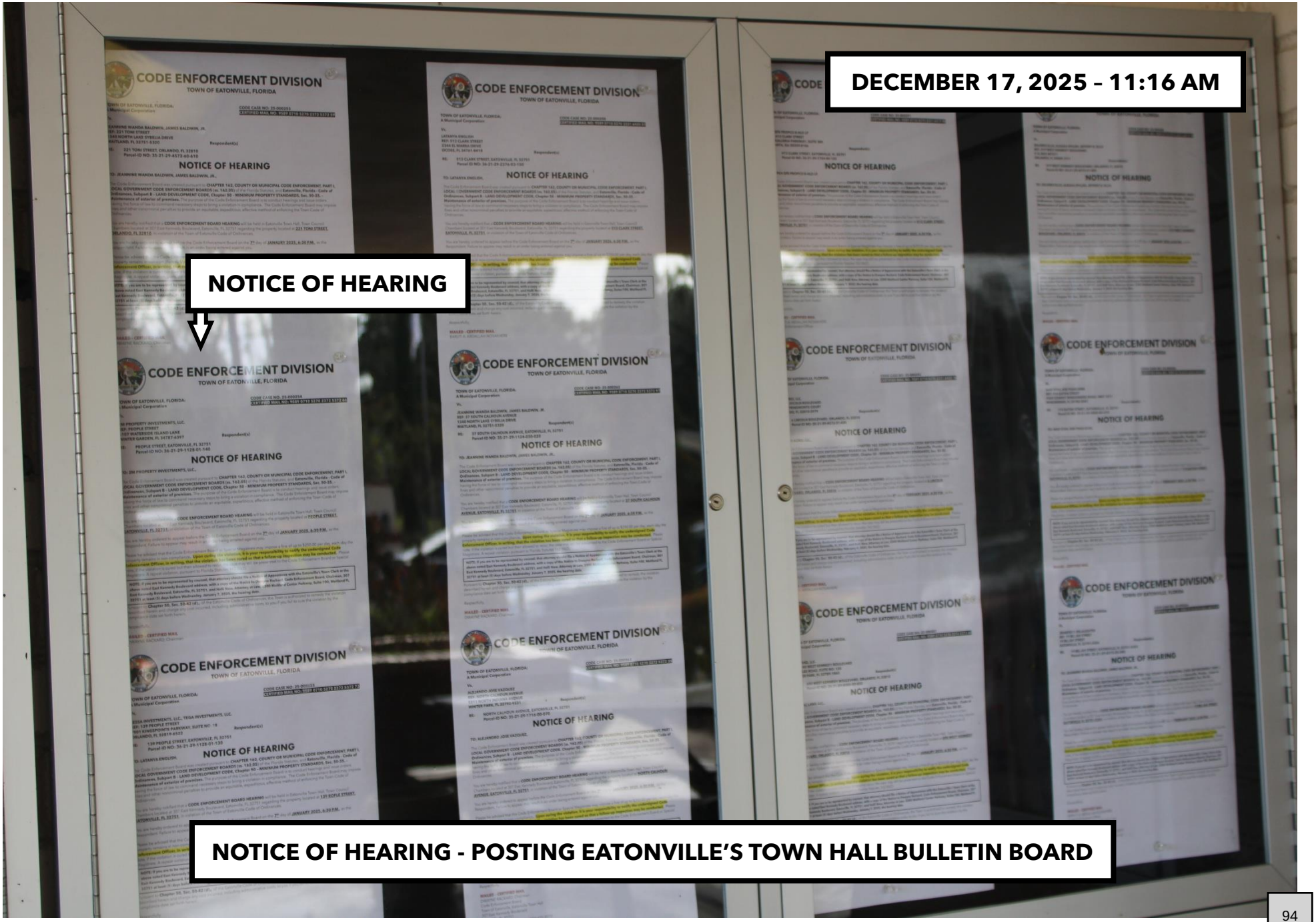
DECEMBER 17, 2025 – 11:15 AM

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



# EXIBIT D - PART II
## DECEMBER 29, 2025

# PHOTOGRAPHIC EVIDENCE

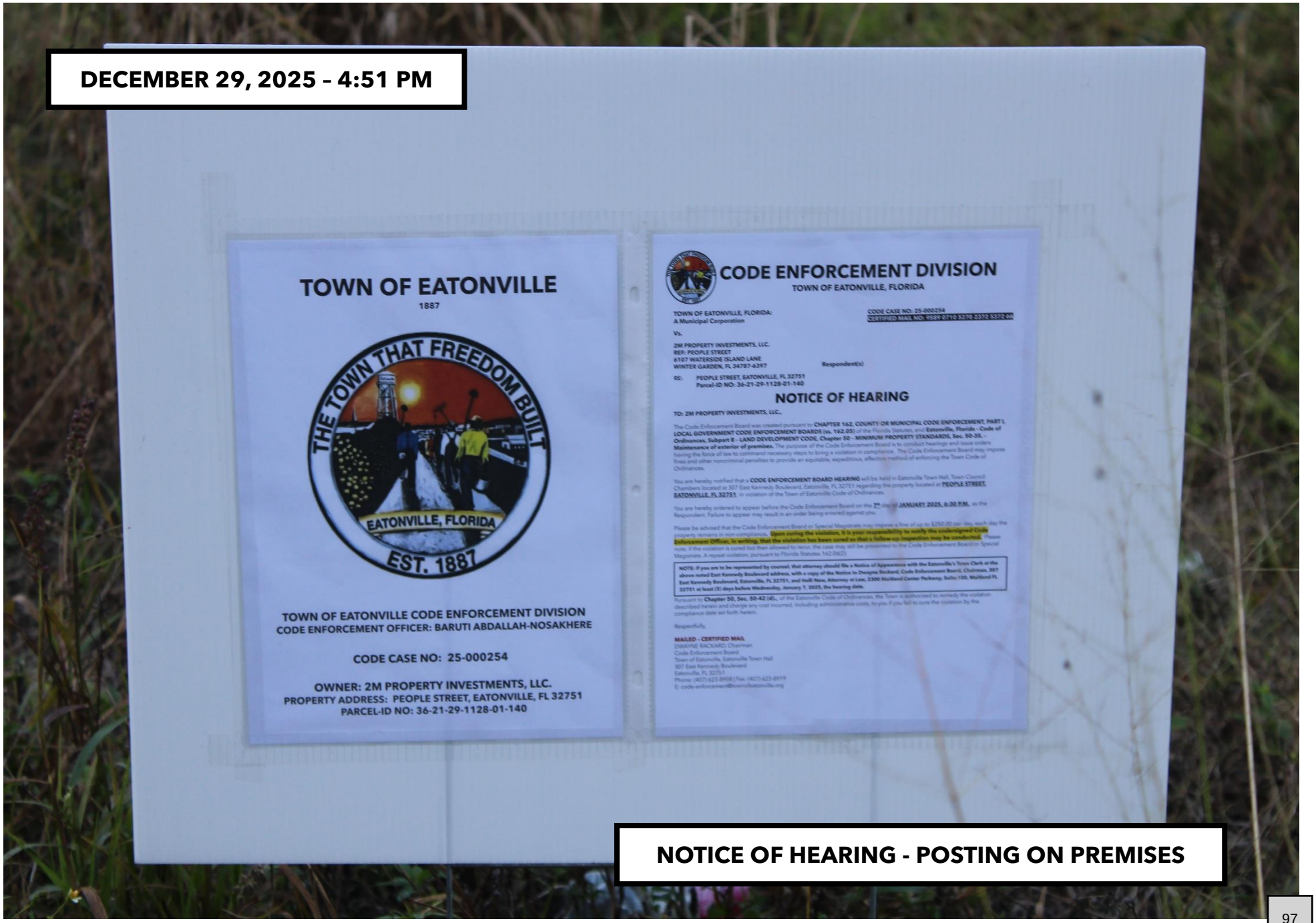
# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254)……

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

**DECEMBER 29, 2025 – 4:51 PM**




**NOTICE OF HEARING - POSTING ON PREMISES**

# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## JANUARY 7, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254).....

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254)……

# EXIBIT E - PART II
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

# 2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

## PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000254)……

# 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**

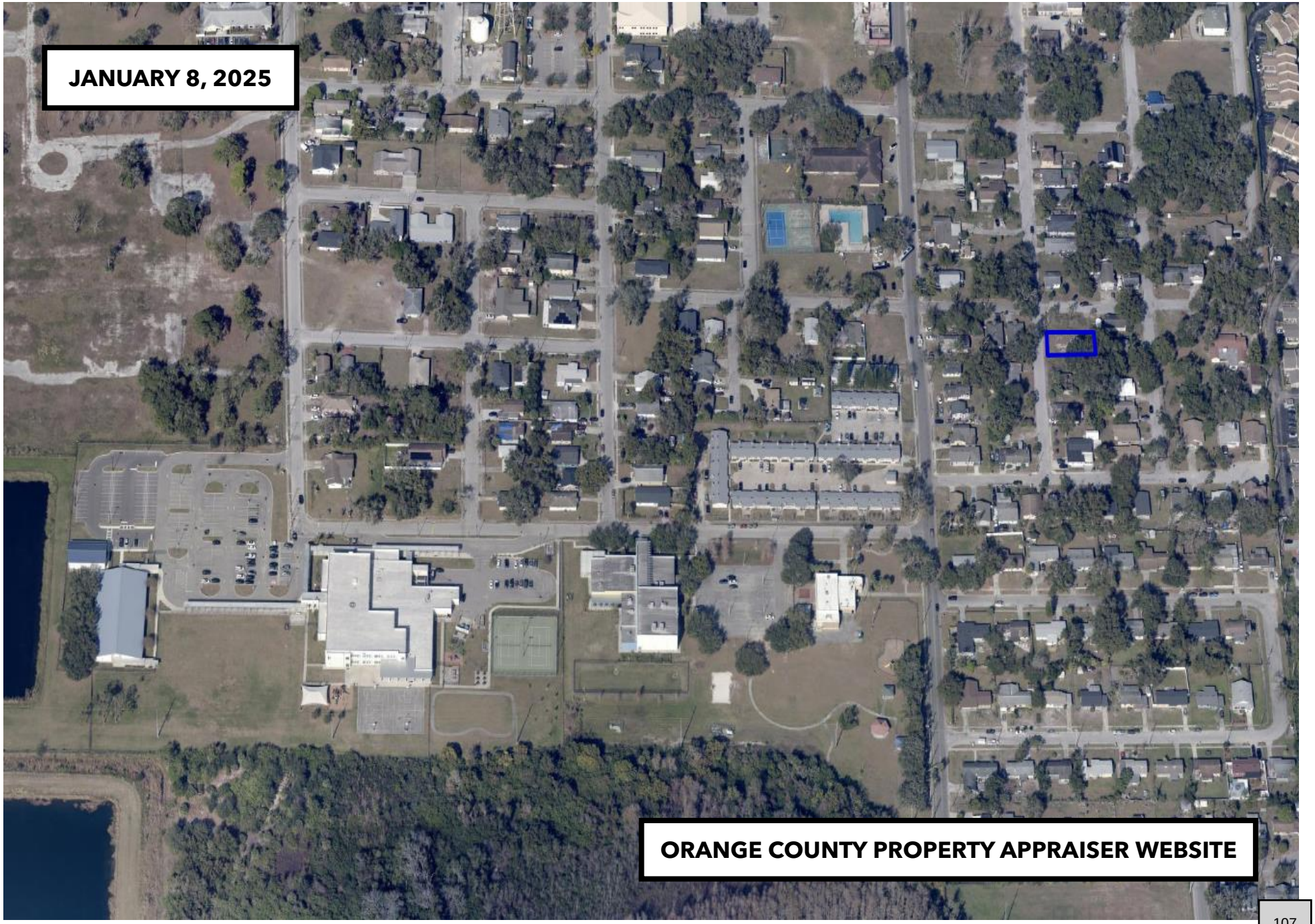
**CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

# EXIBIT A

## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

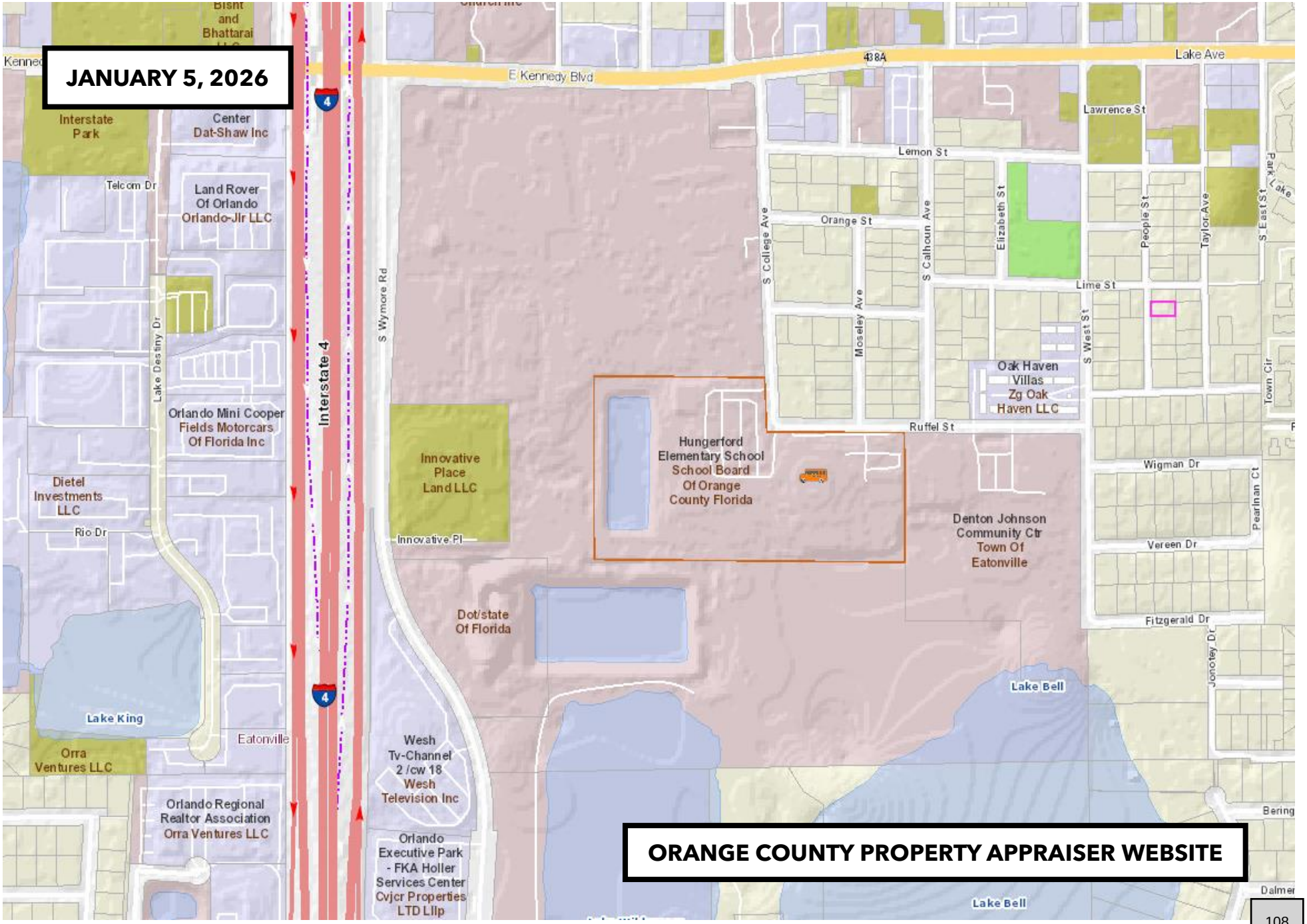
# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-11

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255)



# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-120

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255)



# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT 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 KINGSPOINTE 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-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**

## 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.

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

# 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-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

KARIN A. DUNN
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-19-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF VIOLATION**

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

9589 0710 5270 1545 9069 08

ORLANDO FL 328
21 OCT 2025PM 3L

quadient
FIRST-CLASS MAIL
IMI
$010.44
10/21/2025 ZIP 32751
043M30267524
US POSTAGE

RECEIVED
NOV 18 2025
Initial:

B/C
10/22
10/28/25

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: 25-0

NIXIE 339 DE 1 0011/16/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32751680099 *0374-02717-21-42

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.**

9589 0710 5270 1545 9069 08

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

Postmark Here
OCT 2025

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

PS Form 3800, January 2023 See Reverse for Instructions

# EXIBIT B - PART II(A)
# JUNE 16, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-112

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....1

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-11

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....2

# EXIBIT B - PART II(B)
# AUGUST 19, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-11

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....1

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-11

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....2

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-11

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....3

# EXIBIT B - PART II(C)
# AUGUST 25, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-112

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....1

# EXIBIT B - PART II(D)
# SEPTEMBER 16, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-112

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....1

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-11

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....1

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-120

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....2

# EXIBIT B - PART II(E)
## OCTOBER 30, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-1120-01-120

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000255).....1

# EXIBIT C

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

# EXIBIT 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 KINGSPOINTE 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

# 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 KINGSPOINTE 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 EOPLE 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,

**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 - POSTED ON PREMISES**
**HEARING DATE: JANUARY 7, 2026**

# 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 MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 647178

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF HEARING**

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-130

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255)

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

9589 0710 5270 2372 5372 73

ORLANDO FL 328
10 NOV 2025PM 4

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FIRST-CLASS MAIL
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$010.44
11/10/2025 ZIP 32751
043M30267524

US POSTAGE

RECEIVED
NOV 20 2025
Initial:

B/C

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: 25-00

NIXIE 339 FE 1 0011/17/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32751680099 *0474-04652-10-44

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 (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

Postmark
Eatonville CPU
NOV 2025
Eatonville, FL
32751

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

PS Form 3800, January 2023 See Reverse for Instructions

9589 0710 5270 2372 5372 73

# EXIBIT C – PART II

# AFFIDAVIT OF NON-COMPLIANCE
# AFFIDAVIT OF NOTICE

# 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-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

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF VIOLATION**

# 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)

NOTARY PUBLIC, State of Florida

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

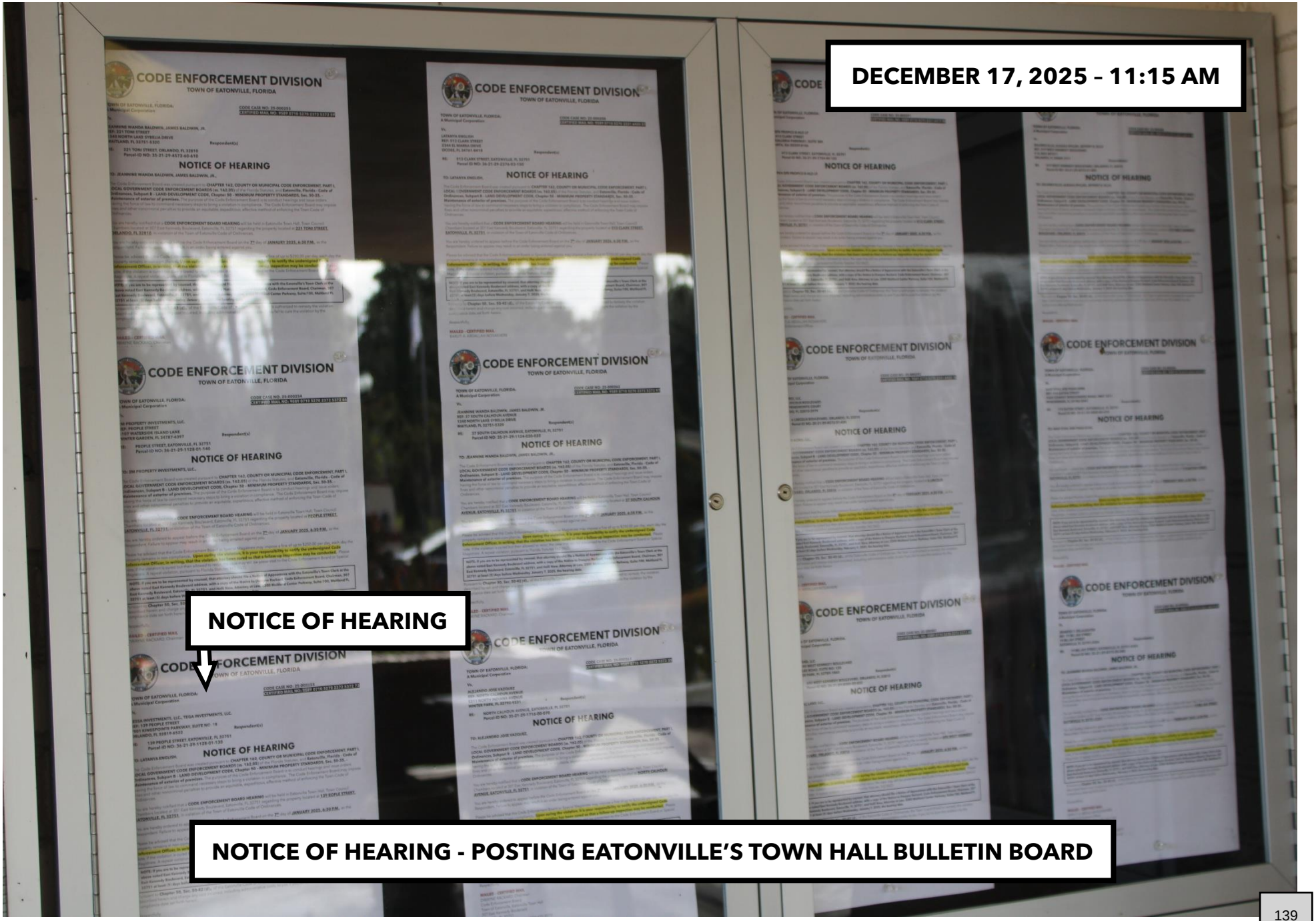
# EXIBIT D - PART I
## DECEMBER 17, 2025

# PHOTOGRAPHIC EVIDENCE

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

DECEMBER 17, 2025 – 11:15 AM
NOTICE OF HEARING
These premises are under CCTV Surveillance
NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-130
## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255)……



# EXIBIT D - PART II
## DECEMBER 29, 2025

# PHOTOGRAPHIC EVIDENCE

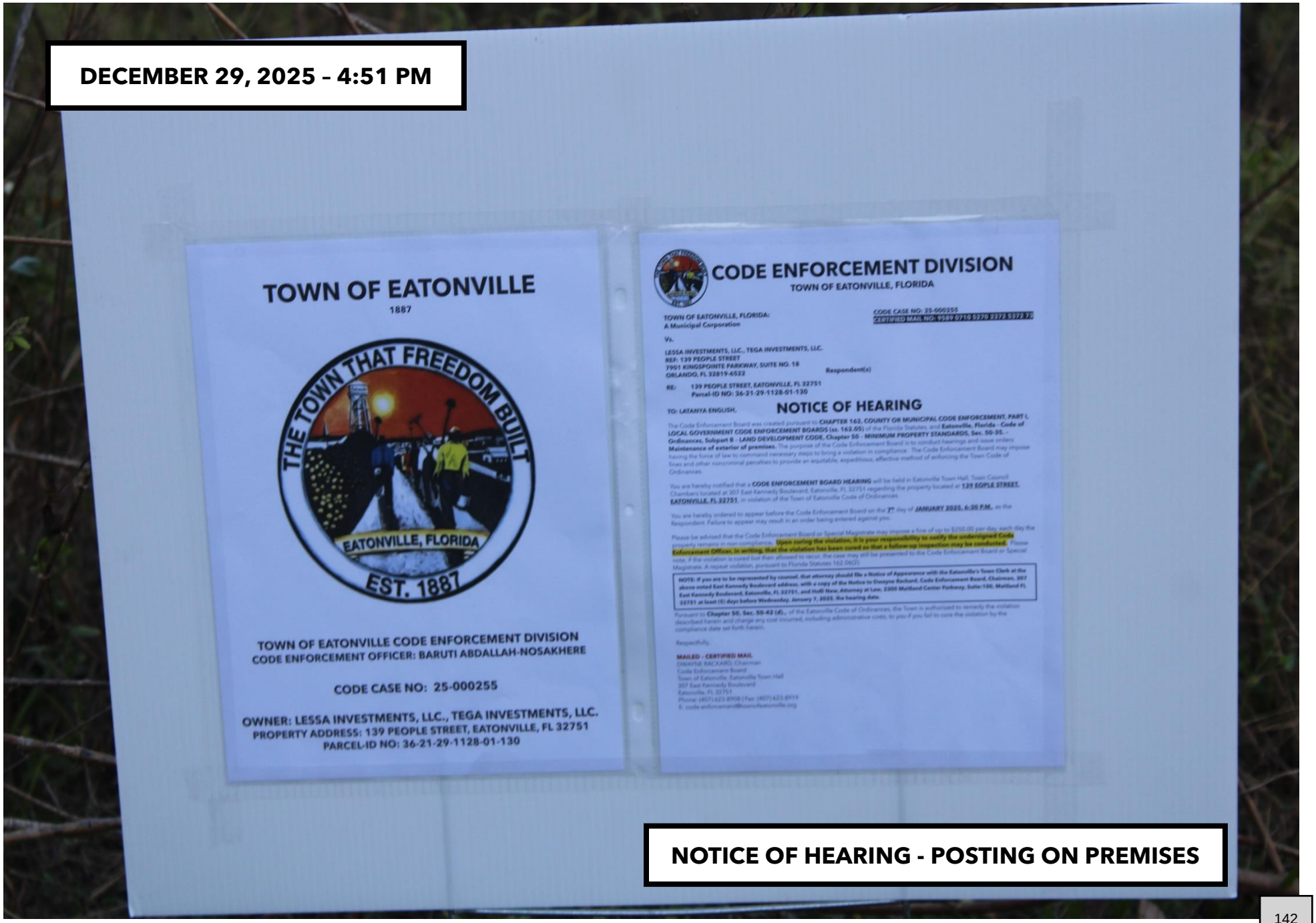
# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-130

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255)...

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-130
## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255)...

**DECEMBER 29, 2025 – 4:51 PM**




**NOTICE OF HEARING - POSTING ON PREMISES**

# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## JANUARY 7, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-11

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255).....1

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-112

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255).....2

# EXIBIT E - PART I
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

# LESSA INVESTMENTS, LLC., TEGA INVESTMENTS, LLC., P-ID NO: 36-21-29-112

## 139 PEOPLE STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000255).....1

# TOWN OF EATONVILLE

## 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**

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

# EXIBIT A

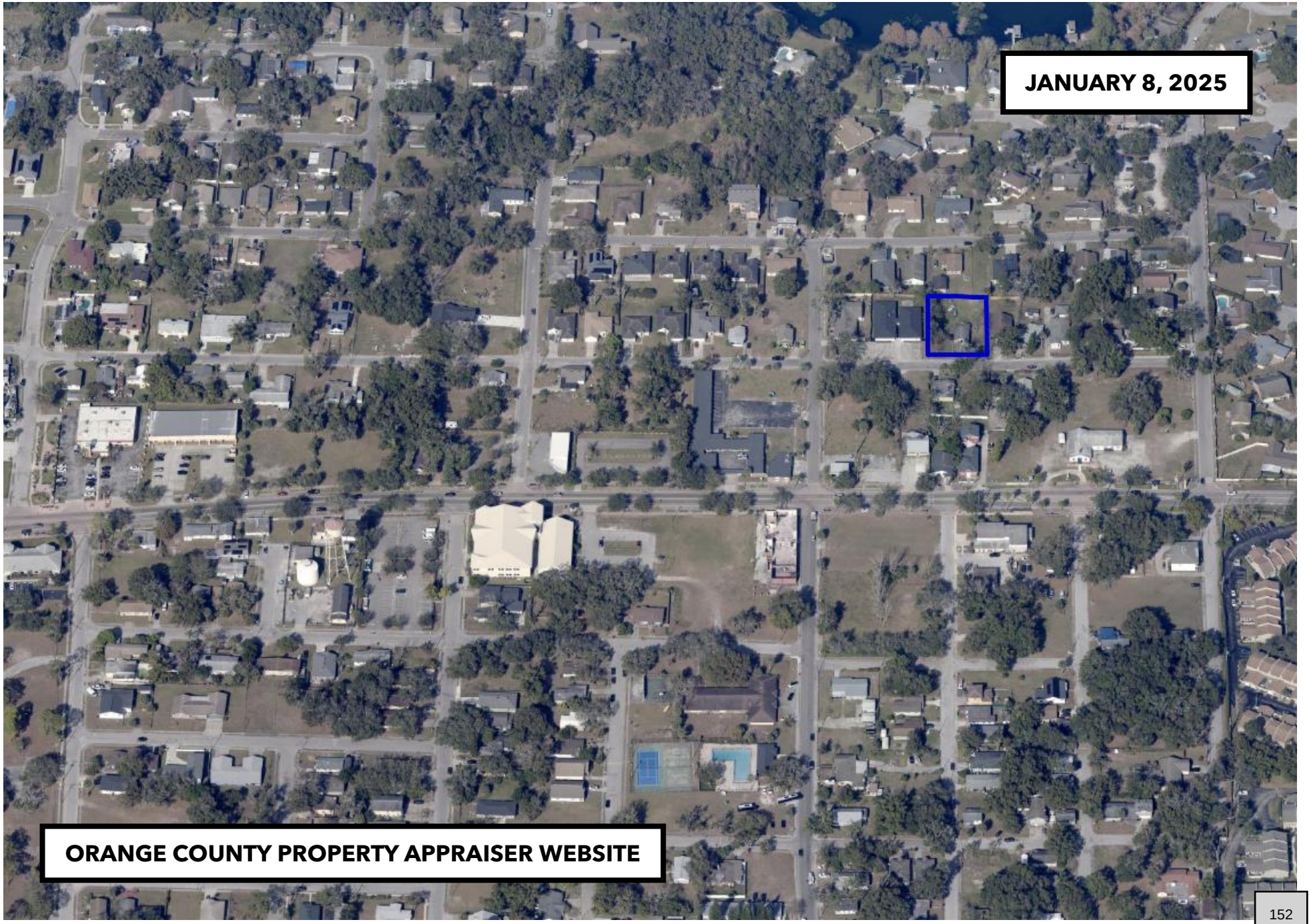
## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

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

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

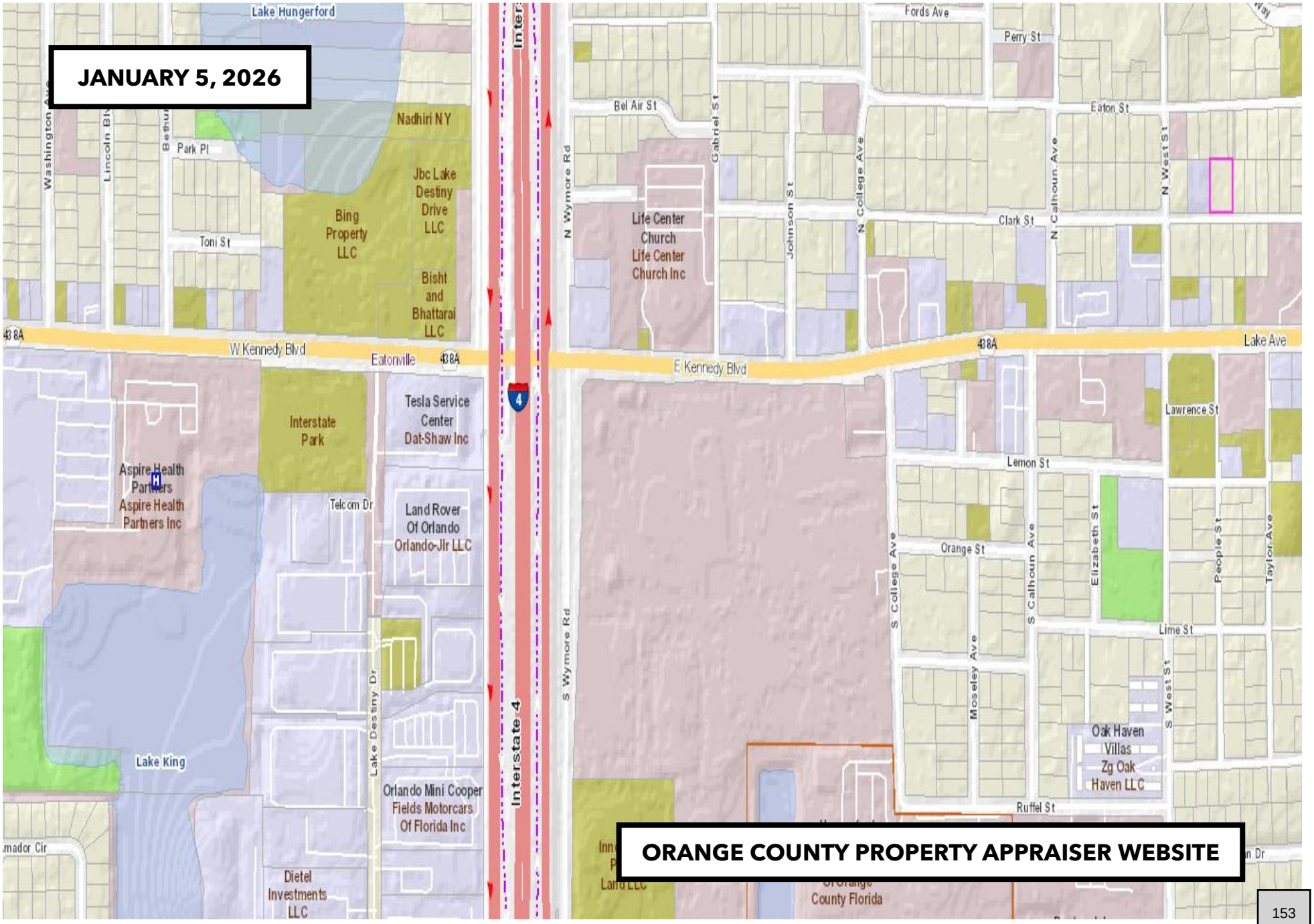
# LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150

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



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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000258).....3



# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT 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)….

**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 ORDINACES, 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 ORDINACES, 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 ORDINACES, 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. **(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 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**

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)....



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

9589 0710 5270 2372 5356 20

ORLANDO FL 328
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FIRST-CLASS MAIL
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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: _____

NIXIE 359 DE 1 0011/14/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32751680099 *0374-02650-21-42

UNC
32476-5884

9589 0710 5270 2372 5356 20

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OFFICIAL USE

Certified Mail Fee
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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 Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
OCT 21 2025
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 7530-02-000-9047 See Reverse for Instructions

# EXIBIT 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

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

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

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....3

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....4

# EXIBIT B - PART II(B)
# MAY 20, 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

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

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

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....3

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....4

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....5

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....6

# EXIBIT B - PART II(C)
# SEPTEMBER 16, 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

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

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

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....3

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....4

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....5

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....6

# EXIBIT B - PART II(C)
# NOVEMBER 20, 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

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

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

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....3

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....4

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....5

# EXIBIT C

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

# EXIBIT C – PART I

# NOTICE OF HEARING

# 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, 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**

# 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...

## USPS Tracking®

FAQs >

Remove ✕

Tracking Number:
**9589071052702231642001**

Copy  Add to Informed Delivery (https://informeddelivery.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)

Feedback

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....3



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

quadient
FIRST-CLASS MAIL
$010.44
12/24/2025 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

9589 0710 5270 2231 9420 01

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

Eatonville CPU
DEC 2025
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 7530-02-000-9047 See Reverse for Instructions

# EXIBIT C – PART II

# NOTICE OF HEARING

# 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 6422 09**

**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.

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, March 4, 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 ABDALLAH NOSAKHERE, Officer
Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

**NOTICE OF HEARING –**
**HEARING DATE: MARCH 4, 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

# 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 6422 09**

**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**

**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 **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 **4th** day of **MARCH 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, March 4, 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 - FEBRUARY 18, 2026**
BARUTI ABDALLAH-NOSAKHERE
Officer, Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard, Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

**NOTICE OF HEARING –**
**HEARING DATE: MARCH 4, 2026 @ 6:30 PM**

ALERT: WINTER WEATHER IN THE NORTH CENTRAL AND THE NORTHEASTERN US MAY DEL...

## USPS Tracking®

FAQs >

Remove ×

Tracking Number:
**9589071052702231642209**

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

### Latest Update

Your item was returned to the sender on February 25, 2026 at 9:18 am in MAITLAND, FL 32751 because it could not be delivered as addressed.

**Get More Out of USPS Tracking:**
USPS Tracking Plus®

**Alert**
**Return to Sender**
MAITLAND, FL 32751
February 25, 2026, 9:18 am

**Arrived at USPS Regional Facility**
LAKE MARY FL DISTRIBUTION CENTER
February 24, 2026, 7:24 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®

**NOTICE OF HEARING – USPS TRACKING**

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....3

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

RECEIVED
FEB 25 2026
By

CERTIFIED MAIL®
9589 0710 5270 2231 6422 09
quadient
FIRST-CLASS MAIL
$010.44
POSTAGE

LANTANYA ENGLISH
2344 EL MARRA DRIVE
OCOEE, FL 34761-8418
P-ID: 36-21-29-23
CODE CASE NO: 2

RTS

MIXIE 339 FE 1 0002/23/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32751680099 *0374-04335-18-41

ANK
32751>6800
34761-841844

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
LANTANYA ENGLISH
2344 EL MARRA DRIVE
OCOEE, FL 34761-8418
P-ID: 36-21-29-2376-03-150
CODE CASE NO: 25-000258
Eatonville CPU
FEB 2026
Eatonville FL
9589 0710 5270 2231 6422 09
PS Form 3800, January 2023 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:
LANTANYA ENGLISH
2344 EL MARRA DRIVE
OCOEE, FL 34761-8418
P-ID: 36-21-29-2376-03-150
CODE CASE NO: 25-000258

9590 9402 8194 3030 0362 56

2. Article Number (Transfer from service label)
9589 0710 5270 2231 6422 09

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

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

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

# EXIBIT C - PART III

# AFFIDAVIT OF NOTICE

## 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: _____

**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

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

## 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: _____

**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 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 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

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

# EXIBIT D - PART I
## DECEMBER 17, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING NOTICE OF HEARING ON THE 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).....1

**DECEMBER 17, 2025 – 11:15 AM**

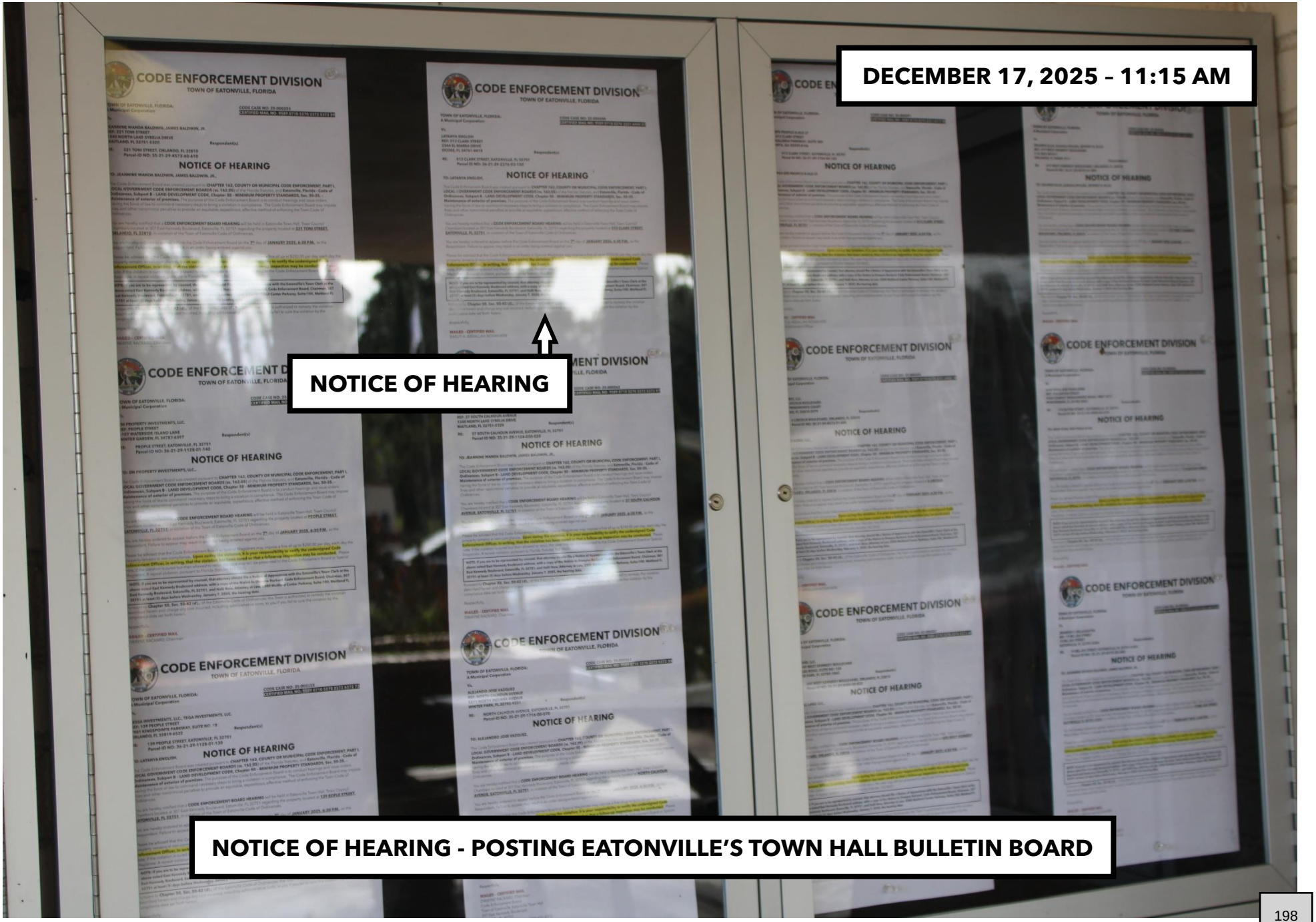
**NOTICE OF HEARING**

**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





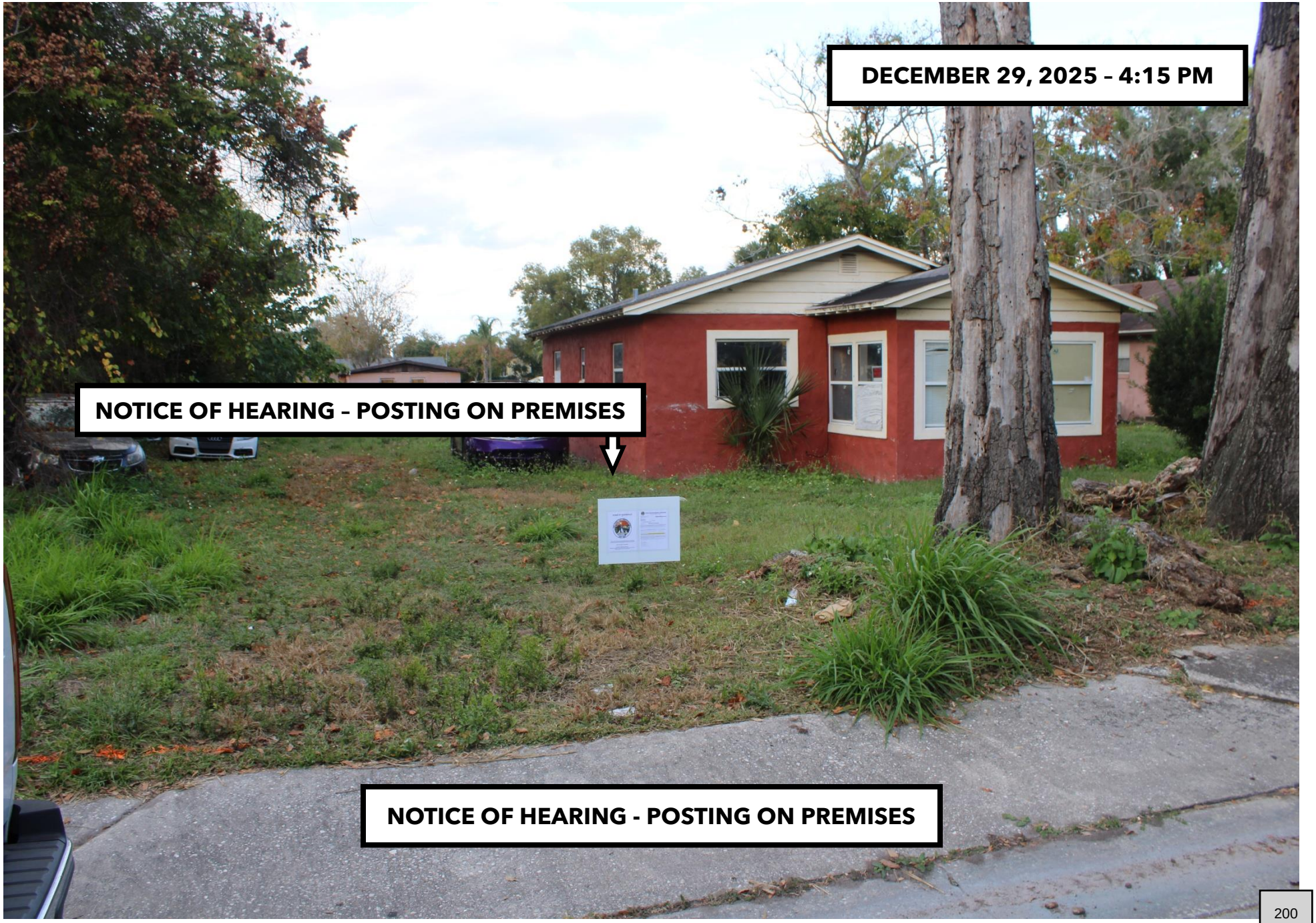
# EXIBIT D - PART II
## DECEMBER 29, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....1

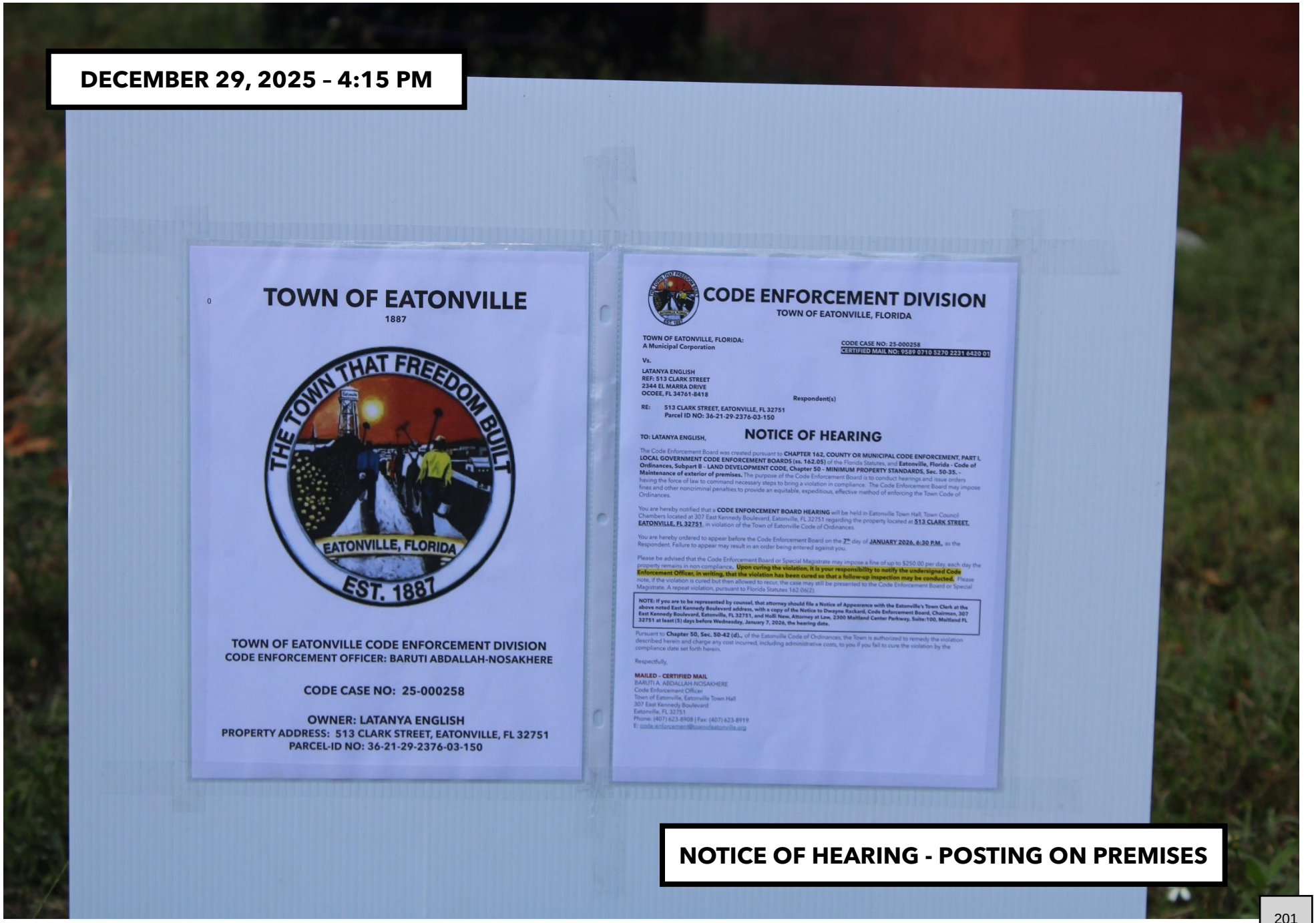


# LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150

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



**DECEMBER 29, 2025 – 4:15 PM**




**NOTICE OF HEARING - POSTING ON PREMISES**

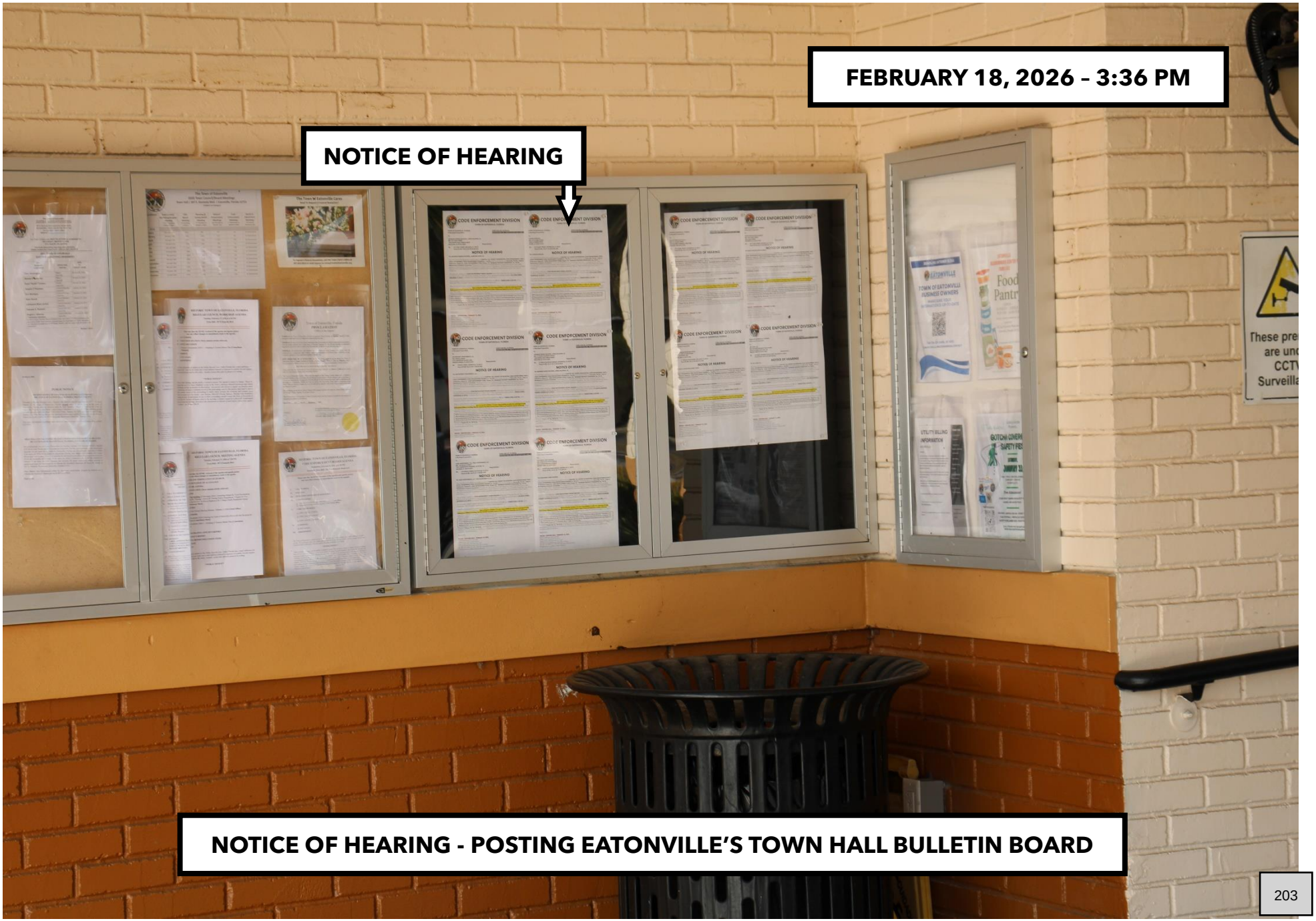
# EXIBIT D - PART III
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

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

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

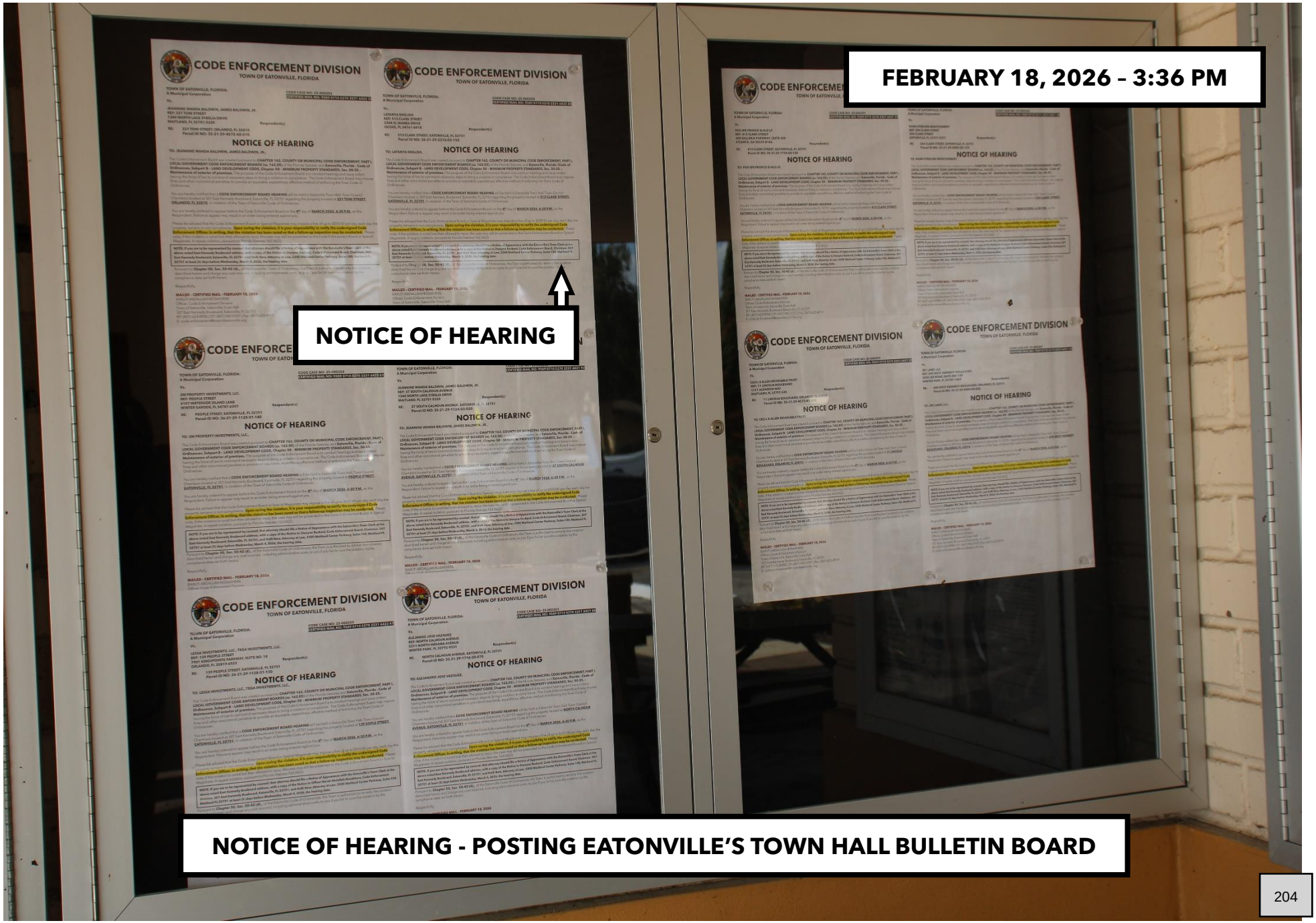
## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....1




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).....1




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

# EXIBIT D - PART IV
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

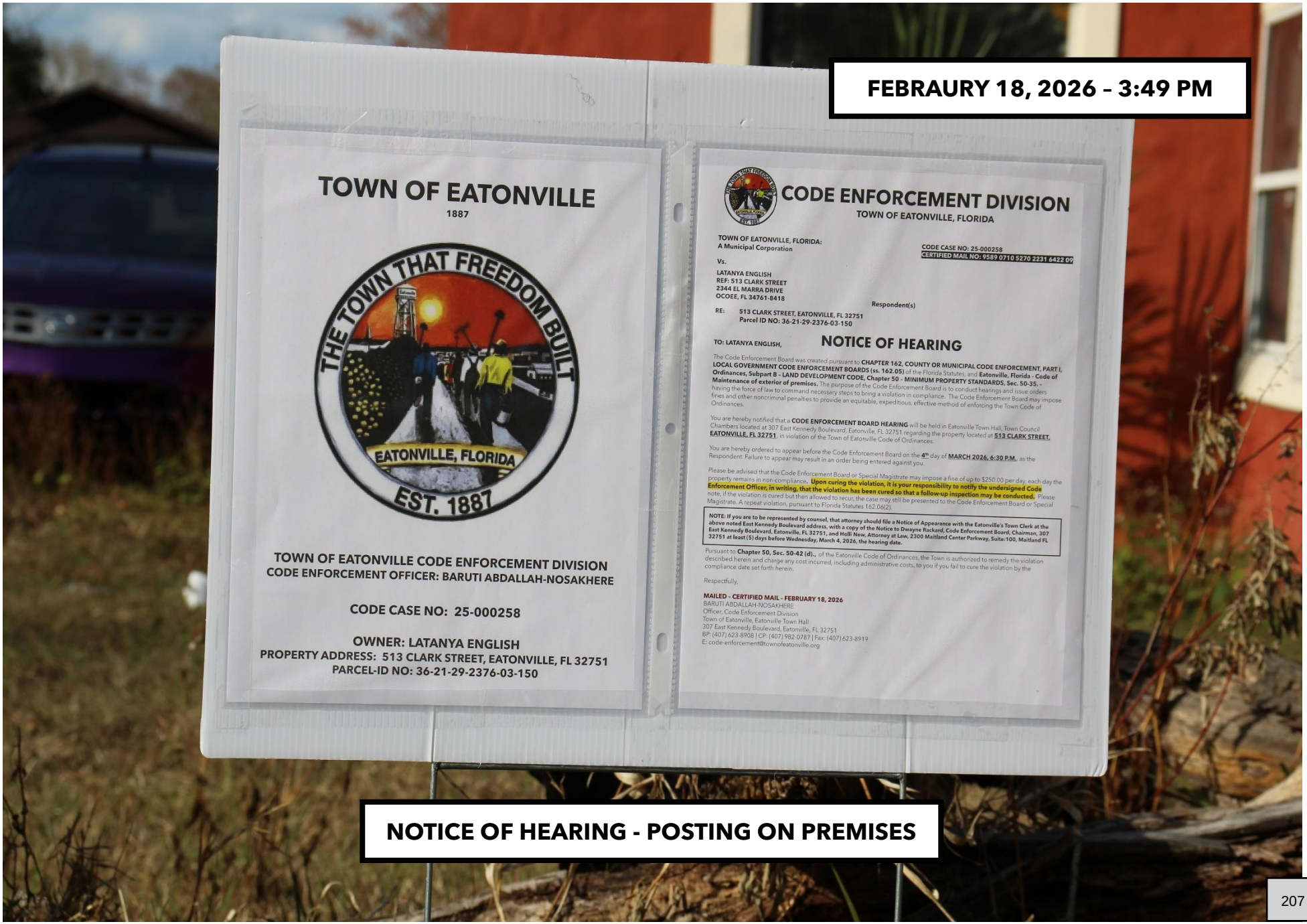
# LATANYA ENGLISH, P-ID NO: 36-21-29-2376-03-150

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....1

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....1

**FEBRAURY 18, 2026 – 3:49 PM**




**NOTICE OF HEARING - POSTING ON PREMISES**

# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## JANUARY 7, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....1

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

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

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....3

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....4

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....5

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....6

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....7

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....8

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....9

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....10

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....11

# EXIBIT E - PART II
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

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

## 513 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000258).....1

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

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

# 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**

# EXIBIT A

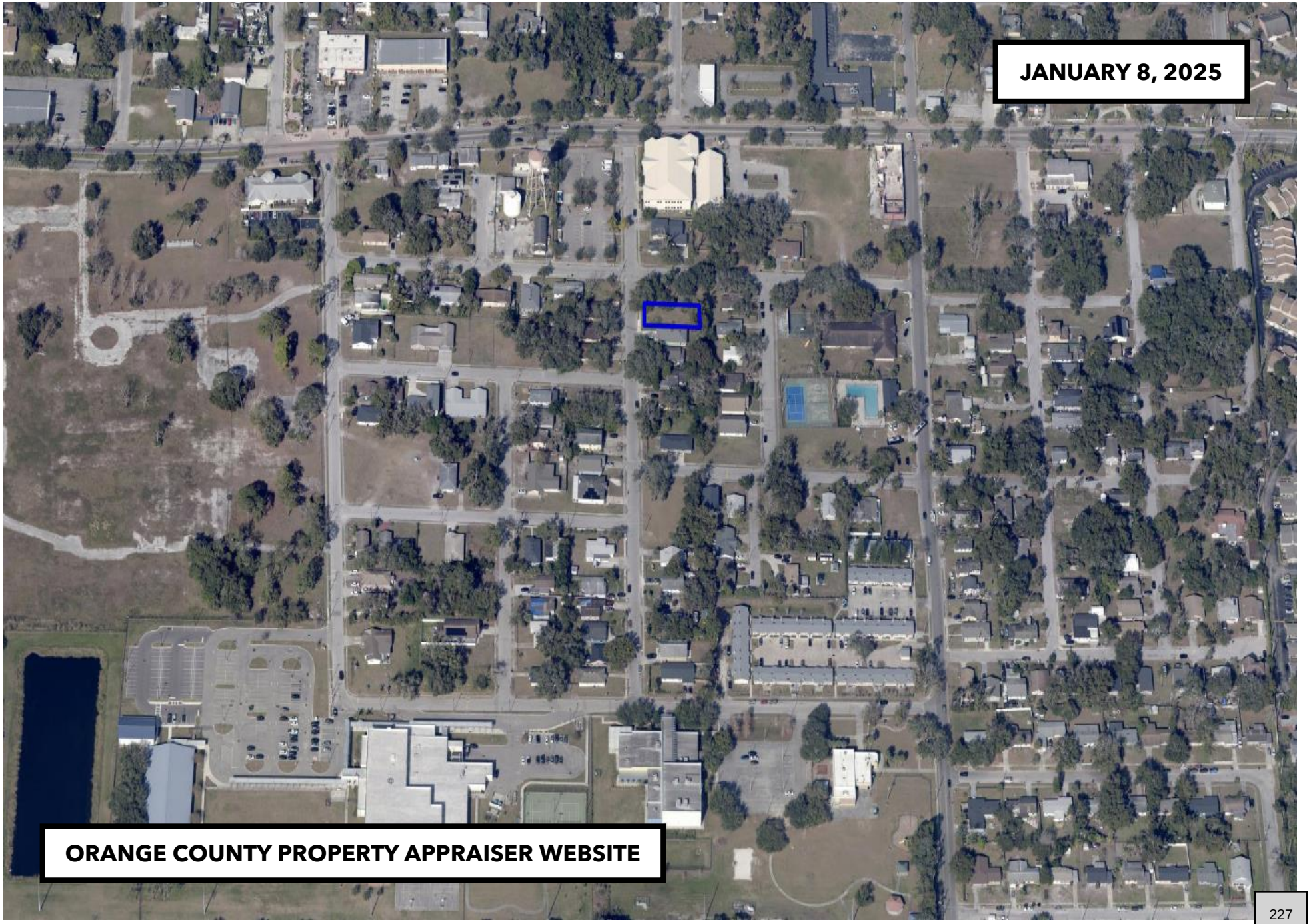
## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000262)

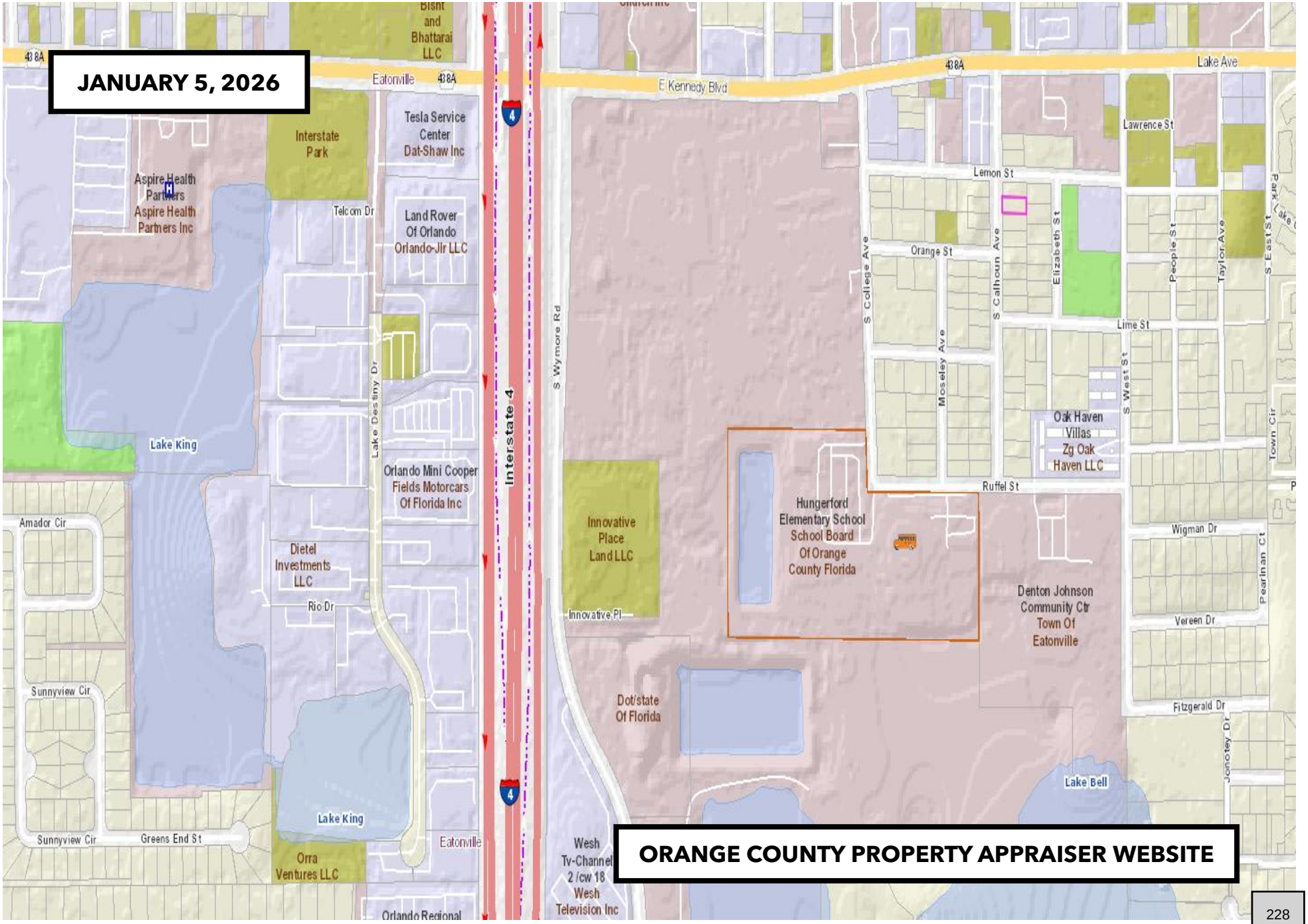
# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000262).....2



# 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).....3



# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT 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 down-grading 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**

## 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.

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

# 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-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 MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 542726

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)..



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

9589 0710 5270 2372 5356 68

ORLANDO FL 328
21 OCT 2025

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

US POSTAGE

RECEIVED
NOV 24 2025
Initial:

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: 25-0

NIXIE 339 DE 1 0011/20/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32751688099 *0274-03825-21-42

32751-5320
32751-5320

**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)
- 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.
City, State, ZIP

Postmark Here

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

9589 0710 5270 2372 5356 68

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

# EXIBIT B - PART IIA
# SEPTEMBER 23, 2024

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)……

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11[illegible]

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)[illegible]

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11[illegible]

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)[illegible]

# EXIBIT C

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

# EXIBIT 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 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 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**
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 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-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 6th of January 2026, by Baruti A. Abdallah-Nosakhere, ☒ who is personally known to me or ☐ who has produced a _____ as identification.

(stamp) KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 647726

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF HEARING**

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11[illegible]
## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262).....3

**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.**

# EXIBIT C – PART II

# 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 2231 6421 93**

**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 **4th** day of **MARCH 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, March 4, 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 ABDALLAH-NOSAKHERE, Officer
Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

**NOTICE OF HEARING –**
**HEARING DATE: MARCH 4, 2026 @ 6:30 PM**

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262).....2

# 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 2231 6421 93**

**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.

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You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **MARCH 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, March 4, 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 - FEBRUARY 18, 2026**
BARUTI ABDALLAH-NOSAKHERE
Officer, Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard, Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

**NOTICE OF HEARING –**
**HEARING DATE: MARCH 4, 2026 @ 6:30 PM**

ALERT: WINTER WEATHER IN THE WESTERN, THE NORTH CENTRAL, AND EXTREME IMPACT...

## USPS Tracking®

FAQs >

Remove ×

**Tracking Number:**
**9589071052702231642193**

Copy Schedule a Redelivery (https://tools.usps.com/redelivery.htm)

### Latest Update

We attempted to deliver your item at 12:45 pm on February 20, 2026 in MAITLAND, FL 32751 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning February 21, 2026. If this item is unclaimed by March 7, 2026 then it will be returned to sender.

Feedback

**Get More Out of USPS Tracking:**
USPS Tracking Plus®

**Delivery Attempt: Action Needed**
**Notice Left (No Authorized Recipient Available)**
MAITLAND, FL 32751
February 20, 2026, 12:45 pm

**Arrived at USPS Regional Facility**
LAKE MARY FL DISTRIBUTION CENTER
February 19, 2026, 10:11 pm

See All Tracking History

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

Text & Email Updates

**NOTICE OF HEARING – USPS TRACKING**

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262).....3

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

quodient
FIRST-CLASS MAIL
$010.44

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

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

Eatonville CPU
Postmark
FEB 2026
Eatonville FL

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

9589 0710 5270 2231 6421 93

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

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

1. Article Addressed to:

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

9590 9402 8194 3030 0362 49

2. Article Number (Transfer from service label)
9589 0710 5270 2231 6421 93

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

# EXIBIT C - PART III

# AFFIDAVIT OF NOTICE

# 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-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 MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642776

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

# 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 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-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 6th of January 2026, by Baruti A. Abdallah-Nosakhere, ☒ who is personally known to me or ☐ who has produced a _____ as identification.

(stamp)

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642776

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

# EXIBIT D - PART I
## DECEMBER 17, 2025

# PHOTOGRAPHIC EVIDENCE

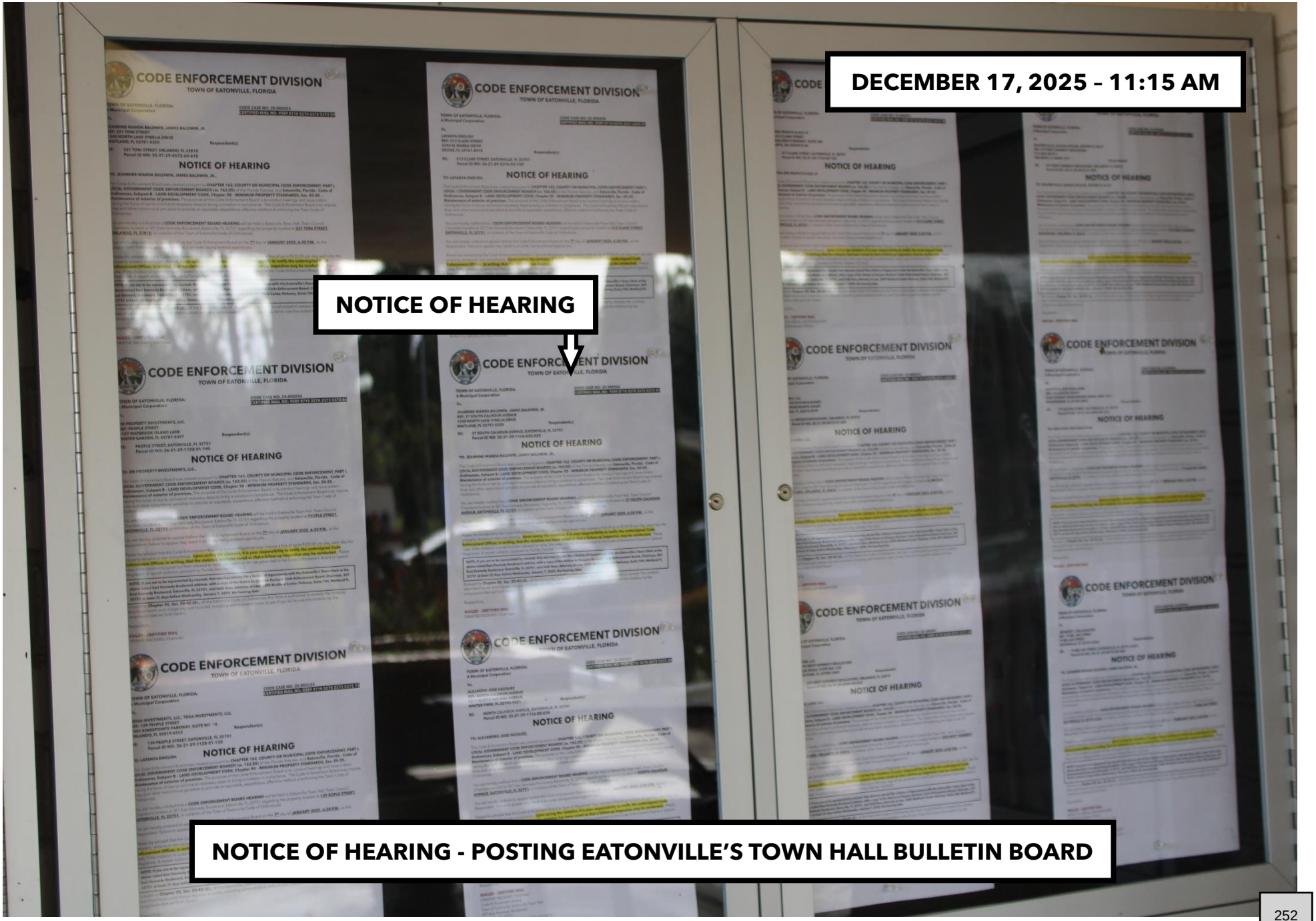
# PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)..

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11[illegible]

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)[illegible]



# EXIBIT D - PART II
## DECEMBER 29, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020

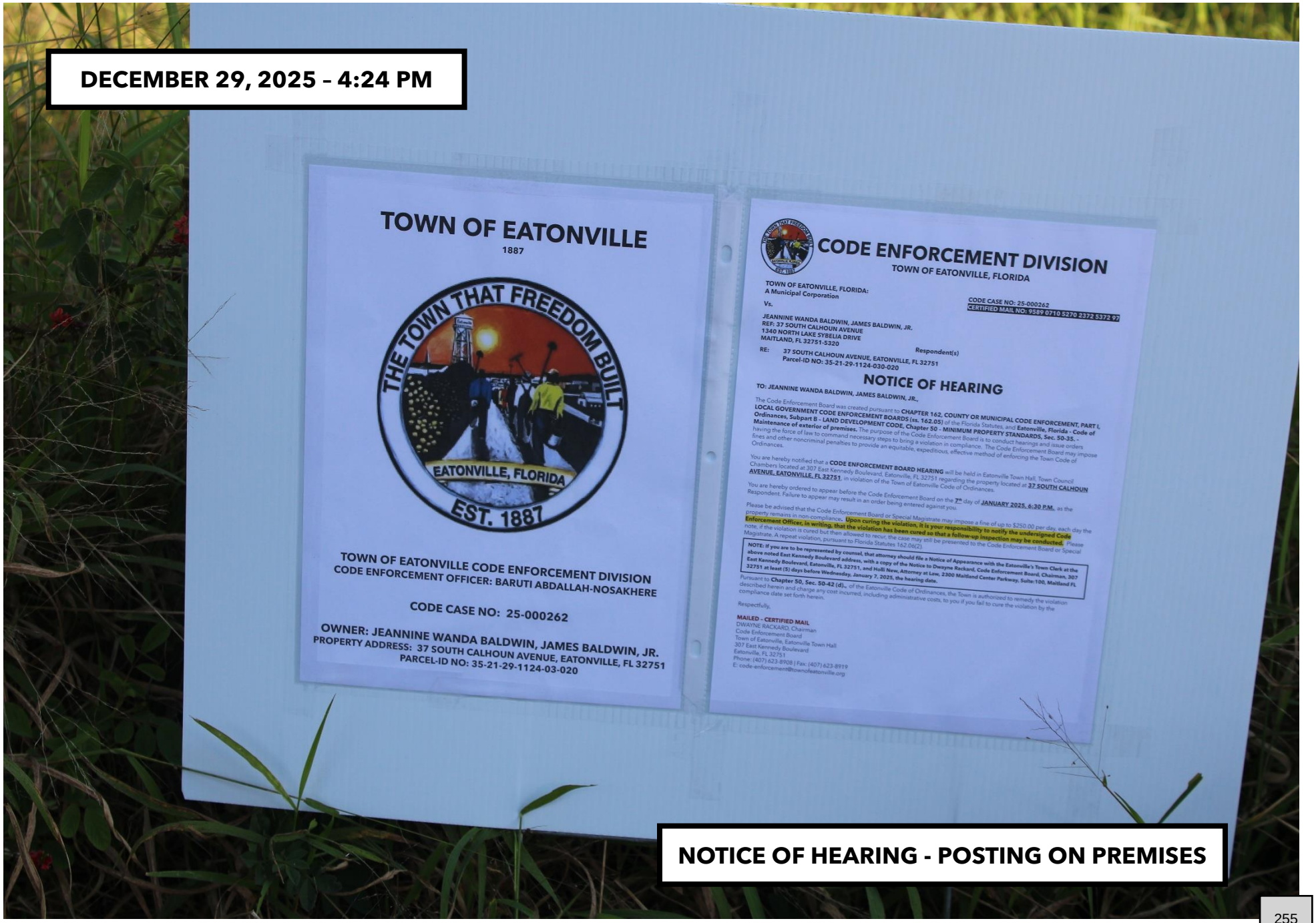
## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)...



**DECEMBER 29, 2025 – 4:24 PM**




**NOTICE OF HEARING - POSTING ON PREMISES**

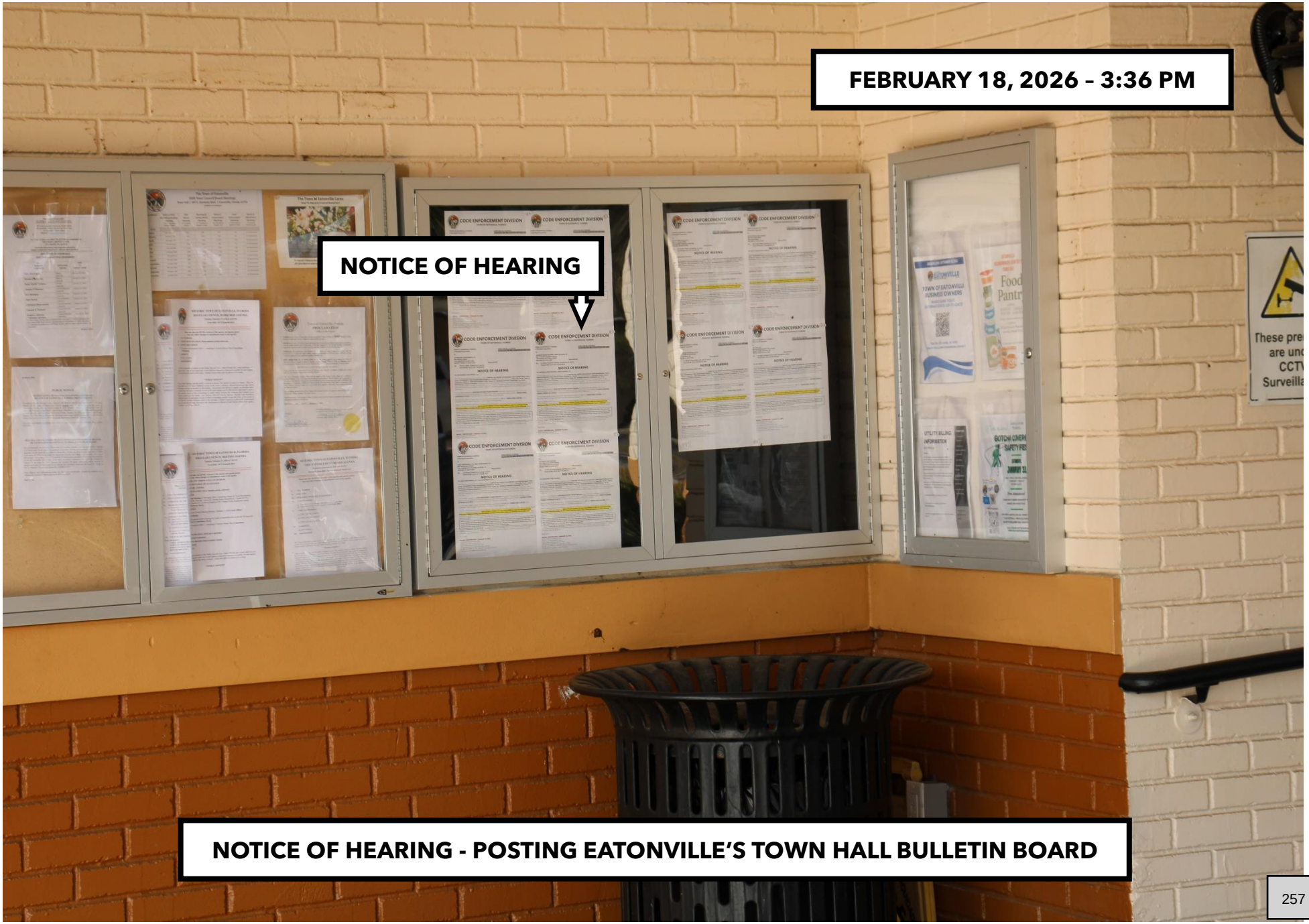
# EXIBIT D - PART III
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

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

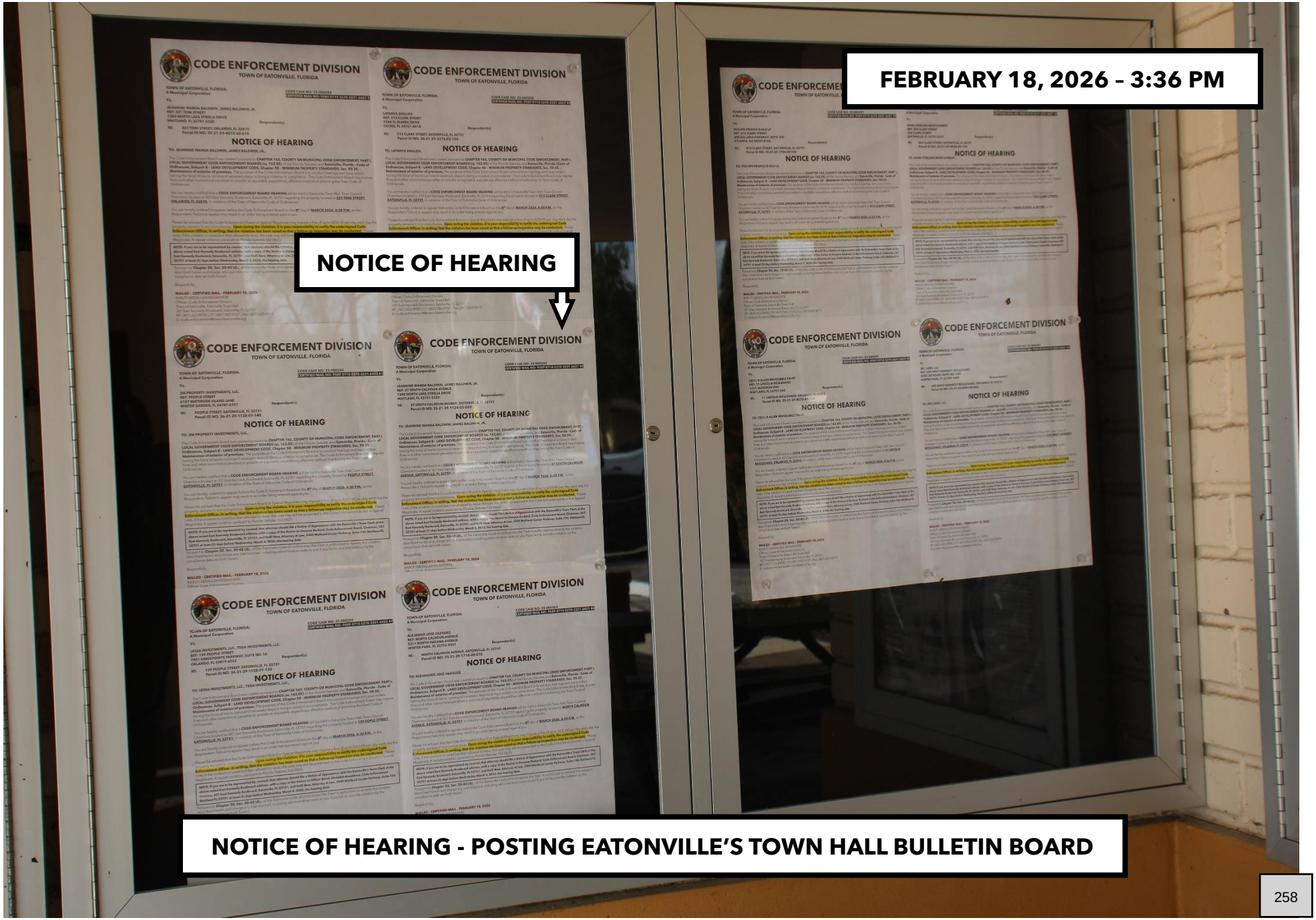
# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262).....1



# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262).....2




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

# EXIBIT D - PART IV
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262).....1

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262).....2

# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## JANUARY 7, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11[illegible]0

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262)……

# EXIBIT E - PART II
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN VIOLATION.

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-11

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000262).....1

# 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**

# EXIBIT A

## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S 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,.....)

**APRIL 8, 2015 – 9:45 AM**

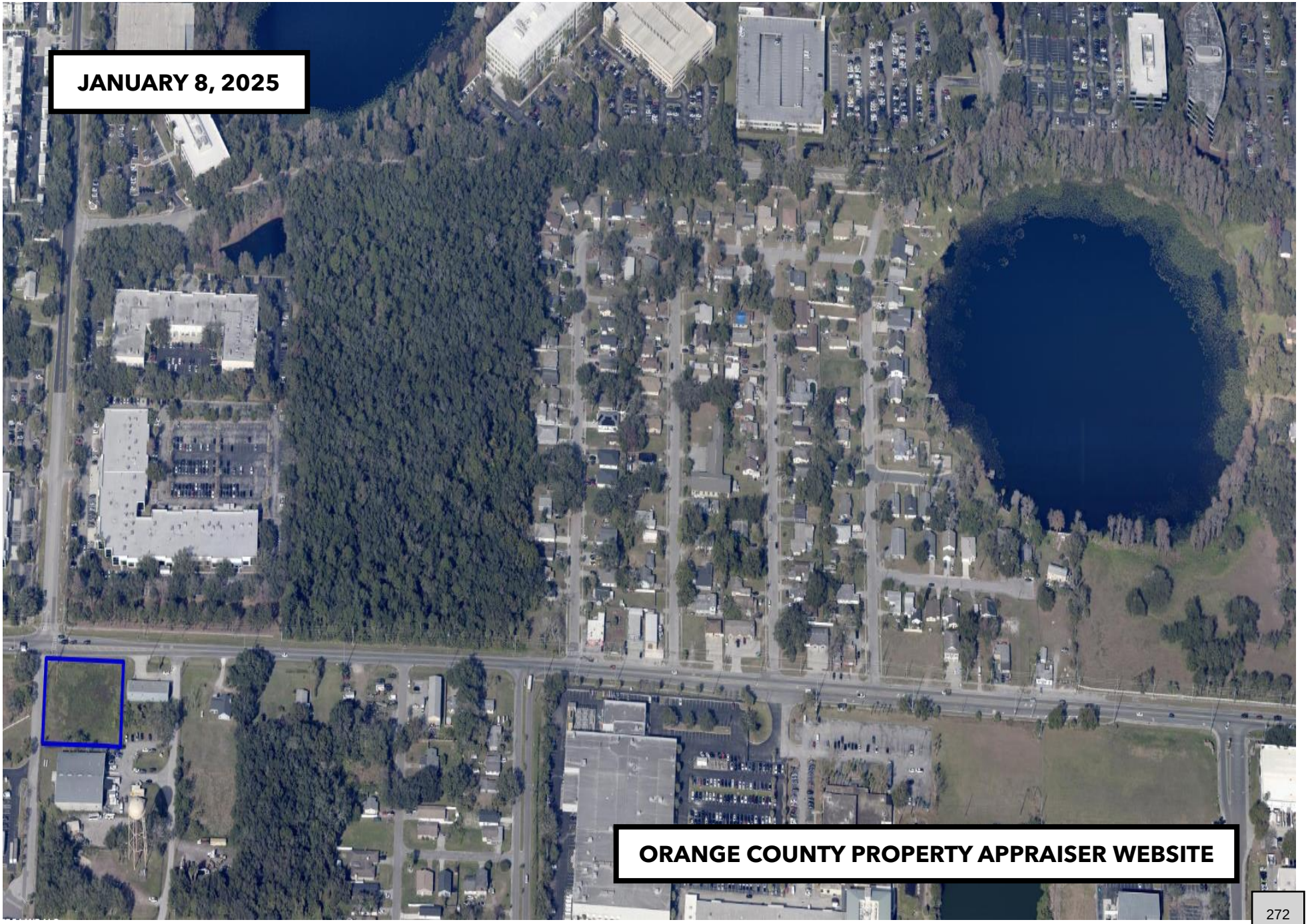
**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

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

## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000263).....2

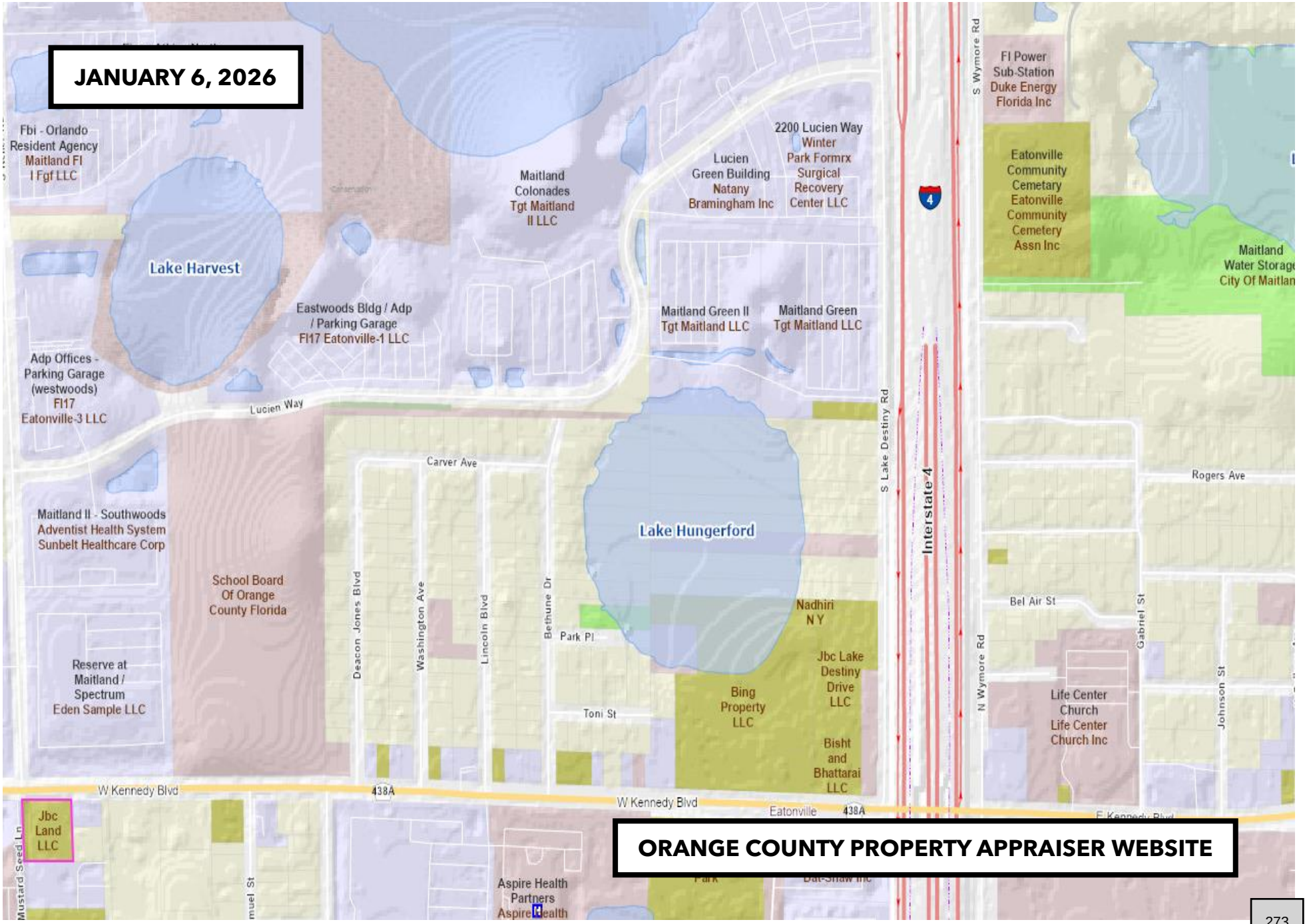
# ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

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



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

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



# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT 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)

**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**

## 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.

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

# 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 **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

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642776

**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



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

quadient
FIRST-CLASS MAIL
IMI
$010.44
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 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 and Fees
Sent To
Street and Apt. No.
City, State, ZIP+4
9589 0710 5270 2372 5356 75
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
PS Form 3800, January 2023 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:
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

9590 9402 8194 3030 0372 22

2. Article Number (Transfer from service label)
9589 0710 5270 2372 5356 75

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name) Valeria Vazquez
C. Date of Delivery 10/23/25
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

USPS TRACKING #
9590 9402 8194 3030 0372 22

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

United States Postal Service

RECEIVED
OCT 27 2025
Initial:

* Sender: Please print your name, address, and ZIP+4® in this box*
CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

# EXIBIT B - PART II(A)
# APRIL 11, 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 – (CODE CASE NO: 25-000263)……1

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

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

# EXIBIT 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

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

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

## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000265)……2

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

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

# EXIBIT 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: 25-000263)

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

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

# EXIBIT C

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

# EXIBIT 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)



# 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: 9589 0710 5270 2372 5372 35**

**Vs.**

**ALEJANDO 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 **JANAURY 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**
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 **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-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 6th of January 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 MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - 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)



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

quadient
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 $ .17
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
NOV 2025
Eatonville, FL
32751
Eatonville CPU
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
PS Form 3800, January 2023 See Reverse for Instructions
9589 0710 5270 2372 5372 35

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:
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

9590 9402 8194 3030 0366 07

2. Article Number (Transfer from service label)
9589 0710 5270 2372 5372 35

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

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

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

USPS TRACKING #
ORLANDO FL 328
12 NOV 2025 PM 5 L
9590 9402 8194 3030 0366 07

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

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 14 2025
Initial:

# EXIBIT C – PART II

# AFFIDAVIT OF NON-COMPLIANCE
# AFFIDAVIT OF NOTICE

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

## 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 **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

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 647726

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

## 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**

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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-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 6th of January 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

KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 647726

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

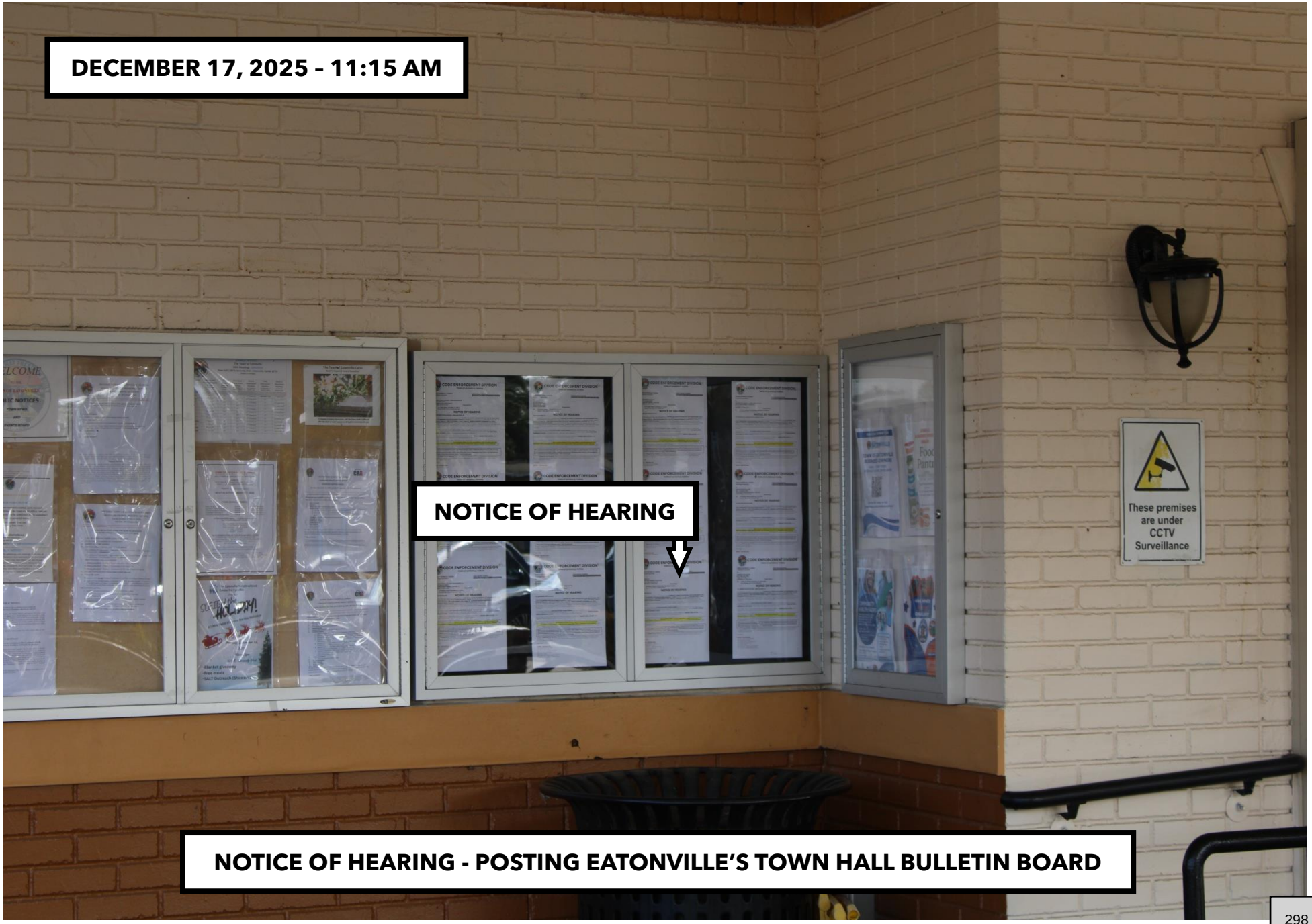
# EXIBIT D - PART I
## DECEMBER 17, 2025

# PHOTOGRAPHIC EVIDENCE

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

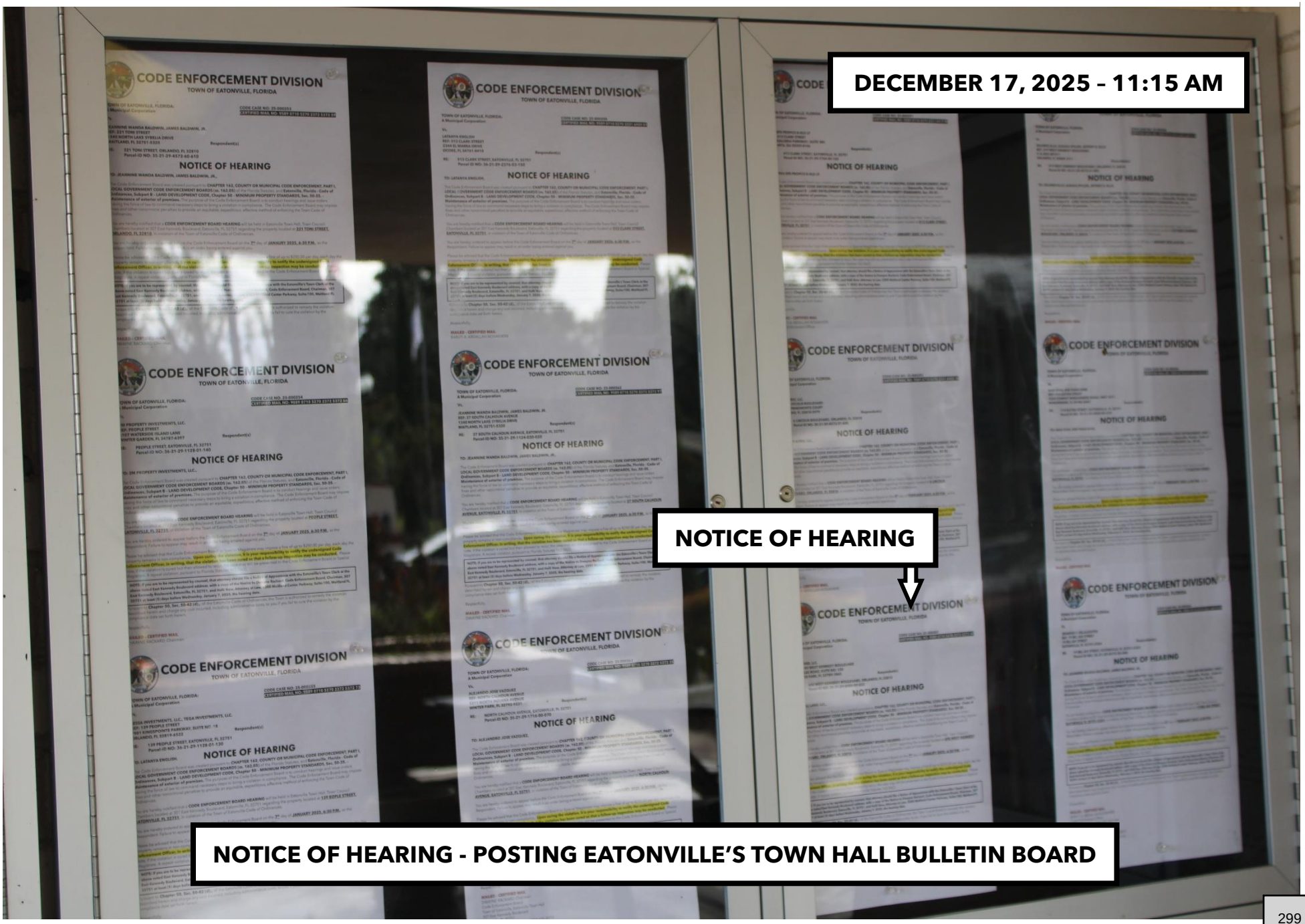
# ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

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



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

## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000263).....2



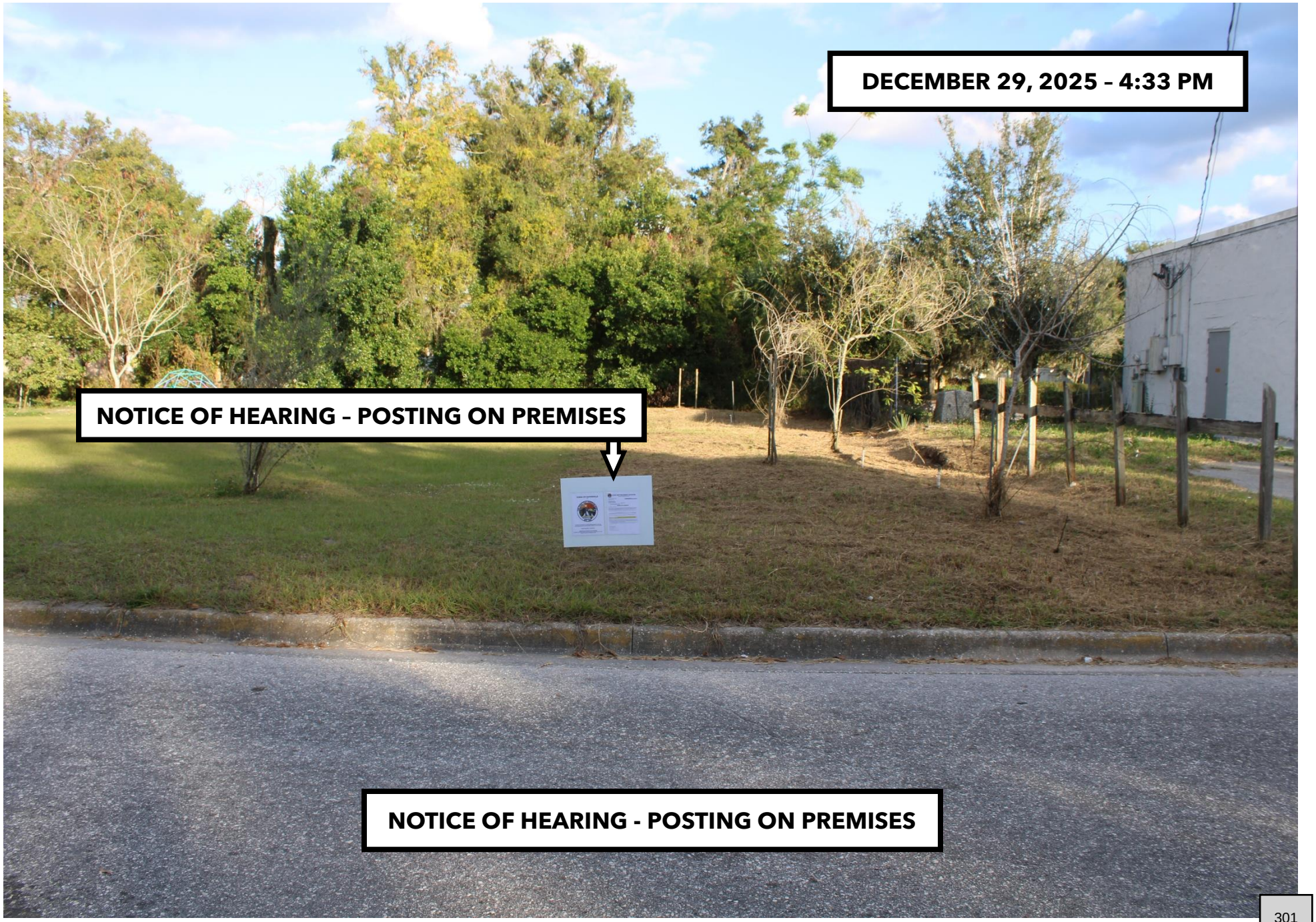
# EXIBIT D - PART II
## DECEMBER 29, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

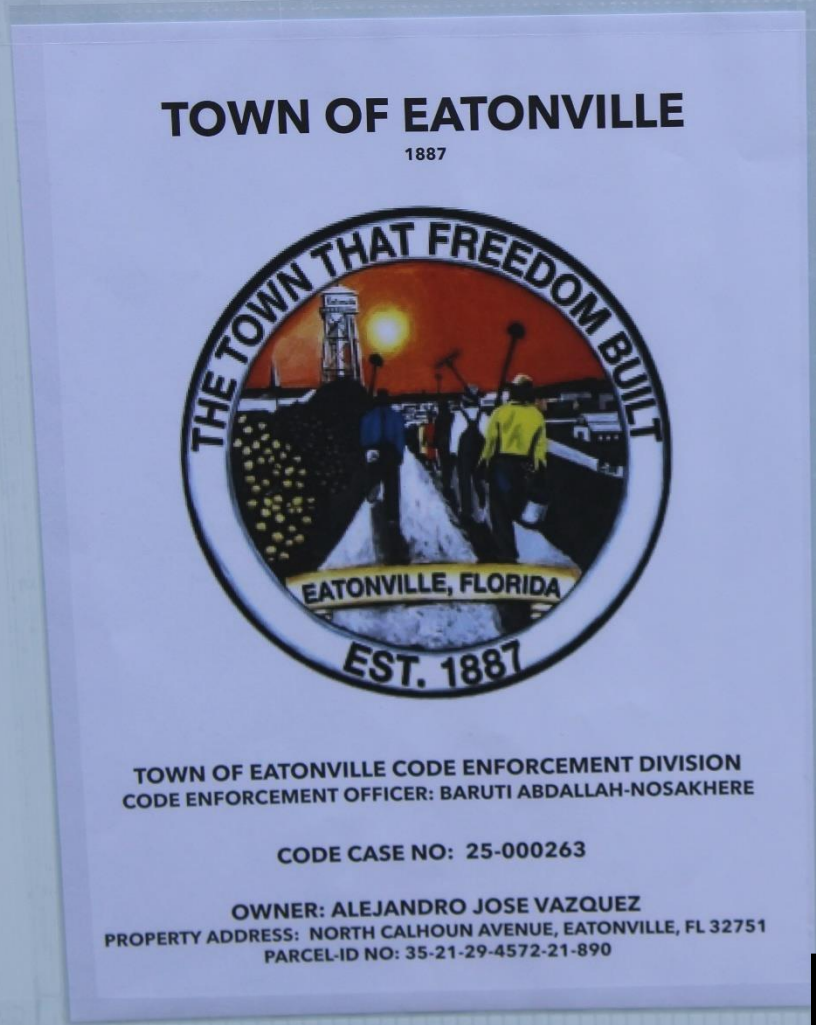
# ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

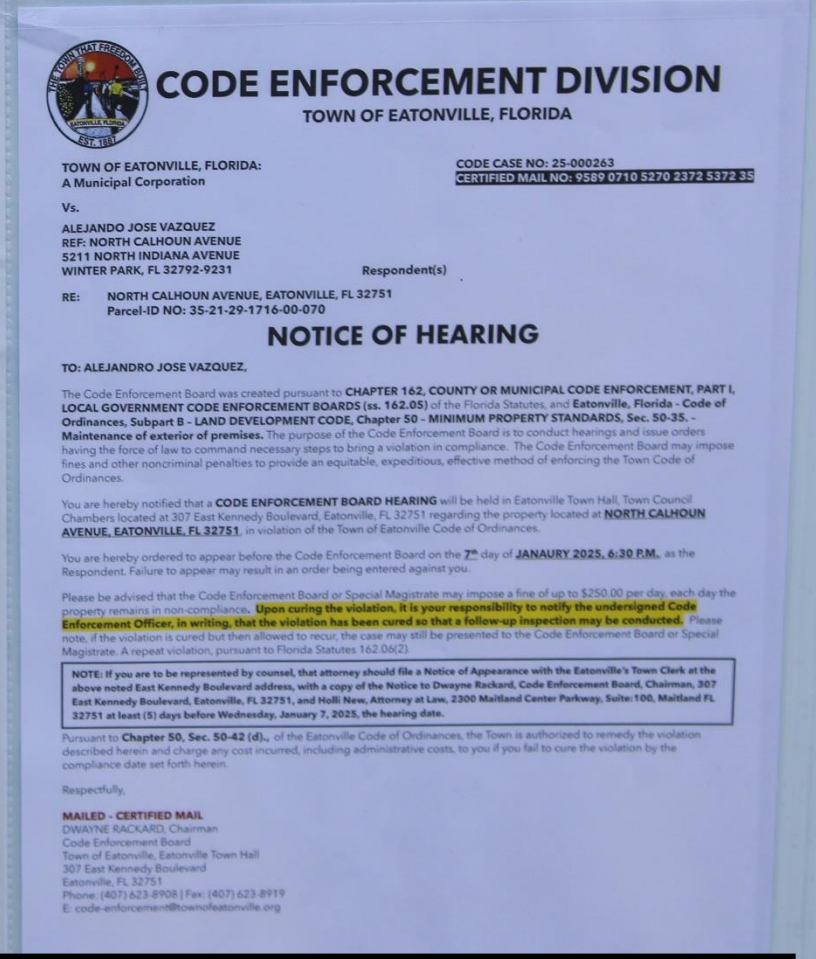
## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-00026



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

**DECEMBER 29, 2025 – 4:38 PM**



**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.

ALEJANDO 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 **JANAURY 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**
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**

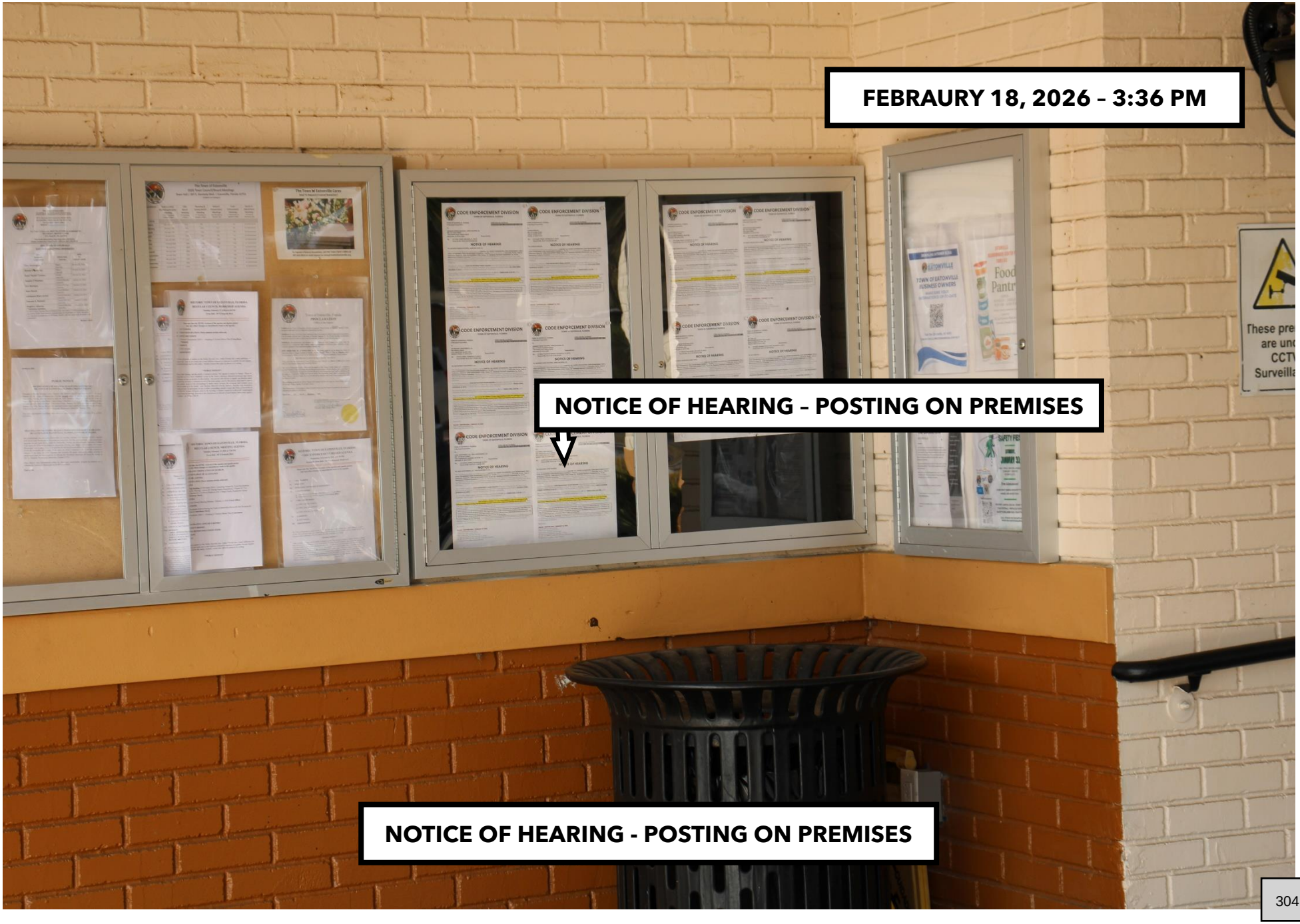
# EXIBIT D - PART III
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

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

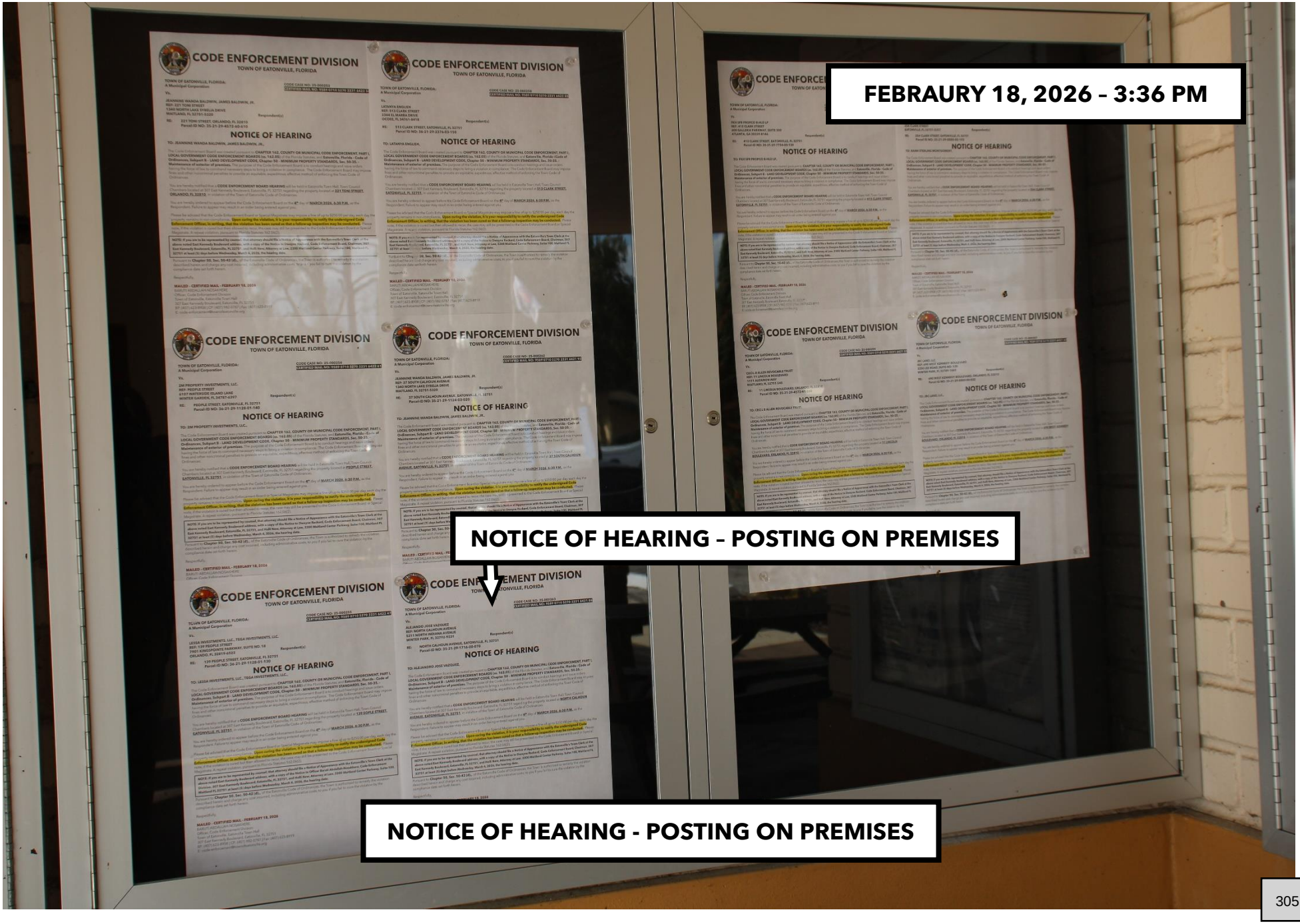
# ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000263).....1



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

## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000263).....2



# EXIBIT D - PART IV
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

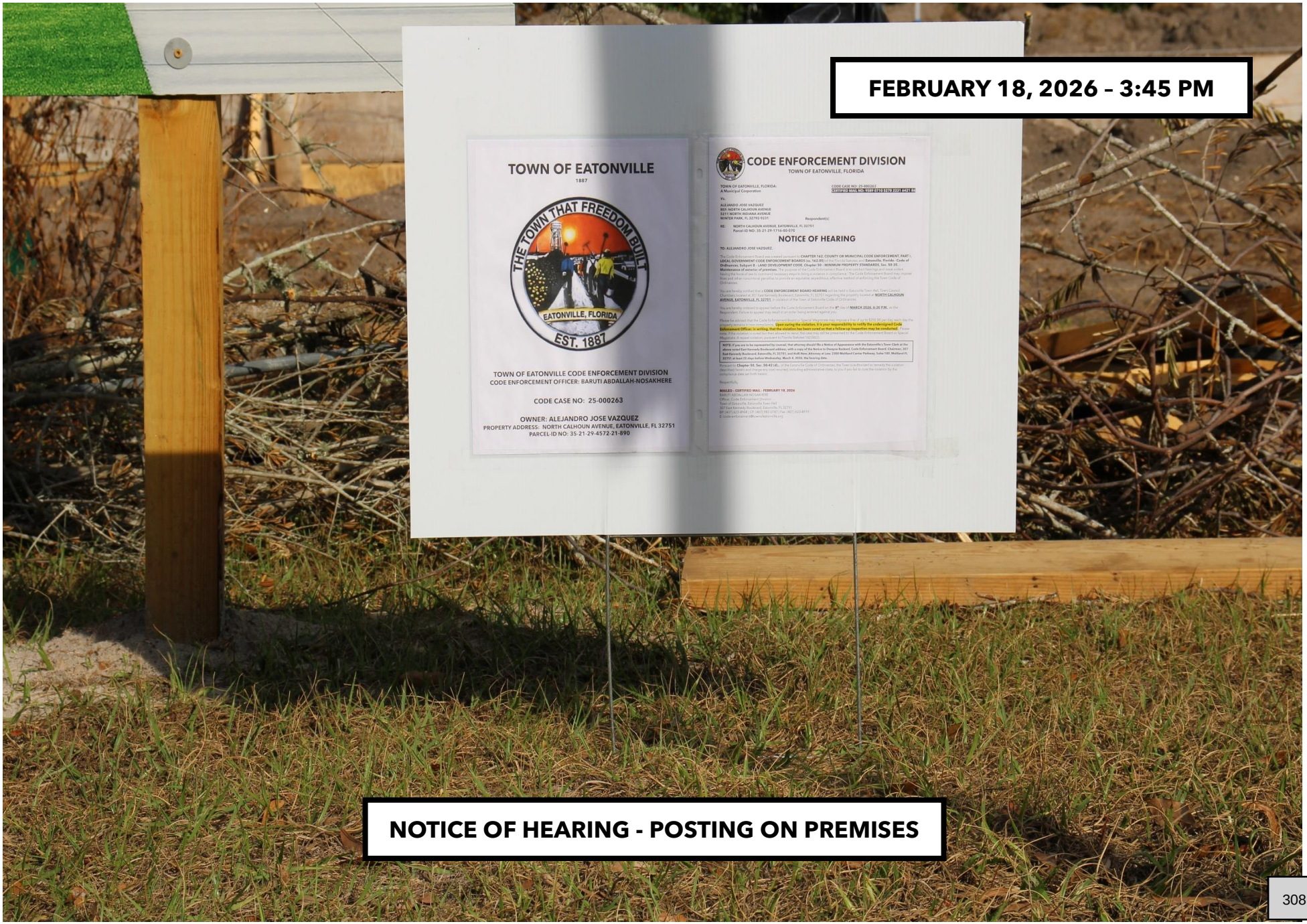
# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

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

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

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

## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000263).....1



# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## JANUARY 7, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS IN COMPLIANCE

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

## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000265)

# EXIBIT E - PART II
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS IN COMPLIANCE

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

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

**MARCH 4, 2026 – 8:21 AM**

# TOWN OF EATONVILLE

## 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**

## TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION

**CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

# EXIBIT A

## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

# FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070

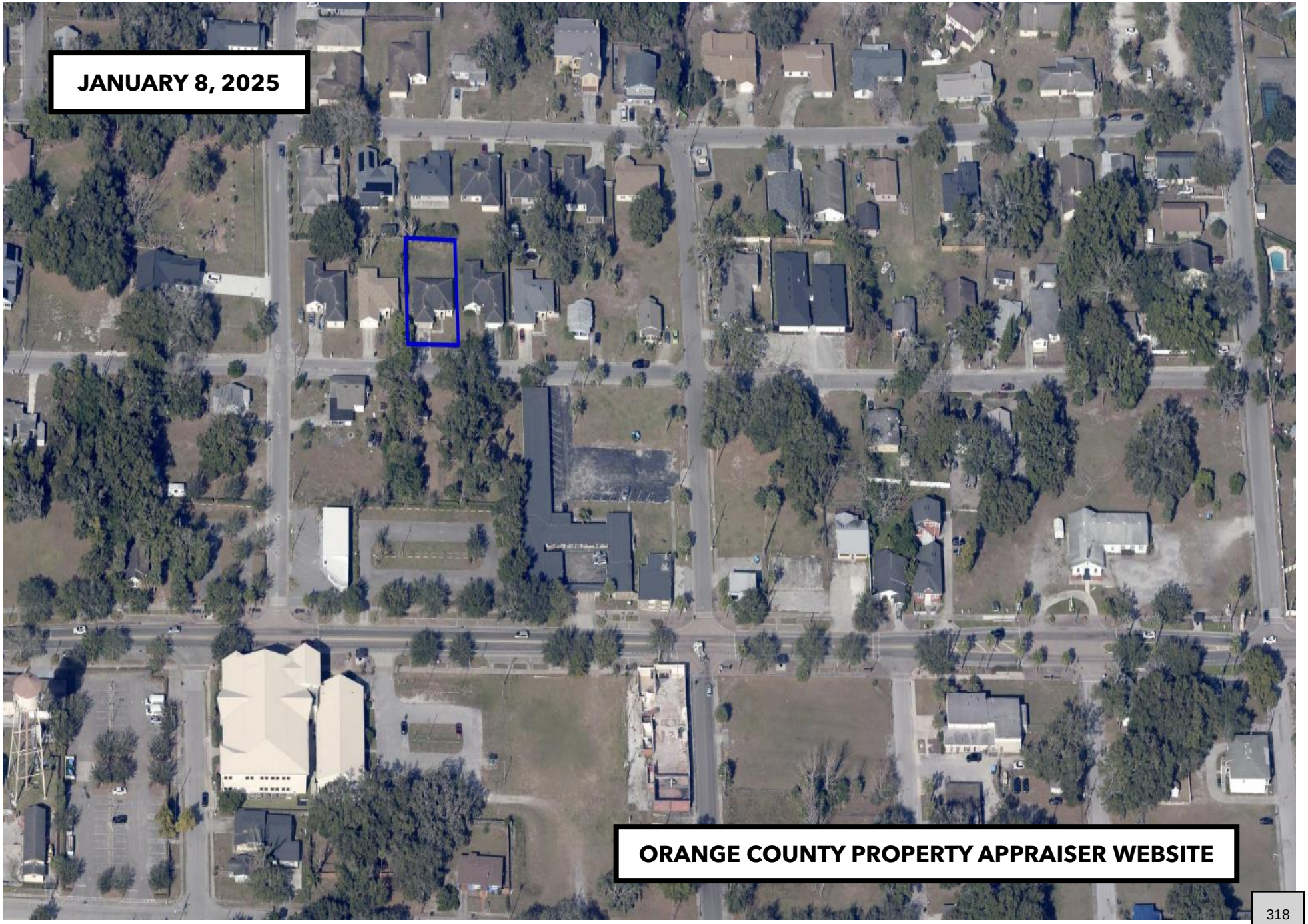
## 413 CLARK STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000291)……

# 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).....2

# FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070

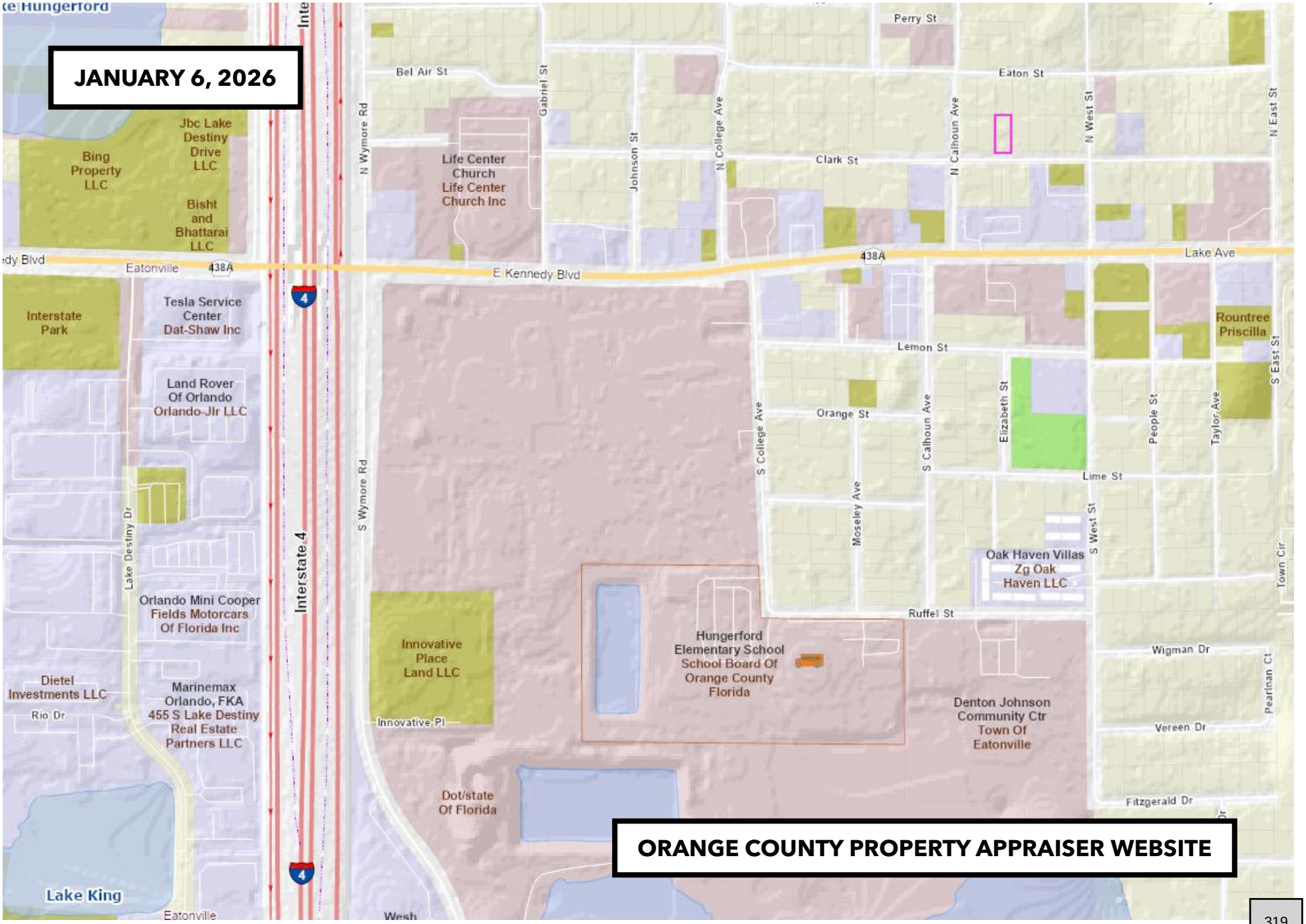
## 413 CLARK STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000291).....3



# 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)……





# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT 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: **25-000291**
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 ORDINACES, 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 ORDINACES, 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 Ordinace'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)....



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

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FIRST-CLASS MAIL
IMI
$010.73
11/12/2025 ZIP 32751
043M30267524
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

9589 0710 5270 2231 6418 99

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

Eatonville OPU
NOV 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 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

9590 9402 8194 3030 0364 09

2. Article Number (Transfer from service label)
9589 0710 5270 2231 6418 99

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
11/19/25

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

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

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

USPS TRACKING #
9590 9402 8194 3030 0364 09

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

United States
Postal Service

RECEIVED
NOV 24
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

# EXIBIT B - PART II(A)
# OCTOBER 14, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – 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)……1

# 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)……2

# 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)……

# 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

# EXIBIT B - PART II(B)
# OCTOBER 22, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – 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)……

# 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)……2

# 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).....5

# EXIBIT B - PART II(C)
# DECEMBER 3, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – 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)……

# 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)……

# EXIBIT C

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

# EXIBIT 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

## 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, 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.**

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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**

# 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 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 >

Remove ✕

Tracking Number:
**9589071052702231641998**

Copy  Add to Informed Delivery (https://informeddelivery.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)……



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

quadient
FIRST-CLASS MAIL
IMI
$010.44
12/12/2025 ZIP 32751
043M30287524
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
$
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 Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here
Eatonville CPU
DEC 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

9589 0710 5270 2231 6419 98

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 8194 3030 0363 24

2. Article Number (Transfer from service label)
9589 0710 5270 2231 6419 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) L.J.
C. Date of Delivery 12/29/25

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #
ATLANTA GA RPDC 302
30 DEC 2025 PM 3 L
9590 9402 8194 3030 0363 24

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

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

# EXIBIT 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) KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642728

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) KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642728

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

# EXIBIT D - PART I
## DECEMBER 17, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING NOTICE OF HEARING ON THE 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)

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,

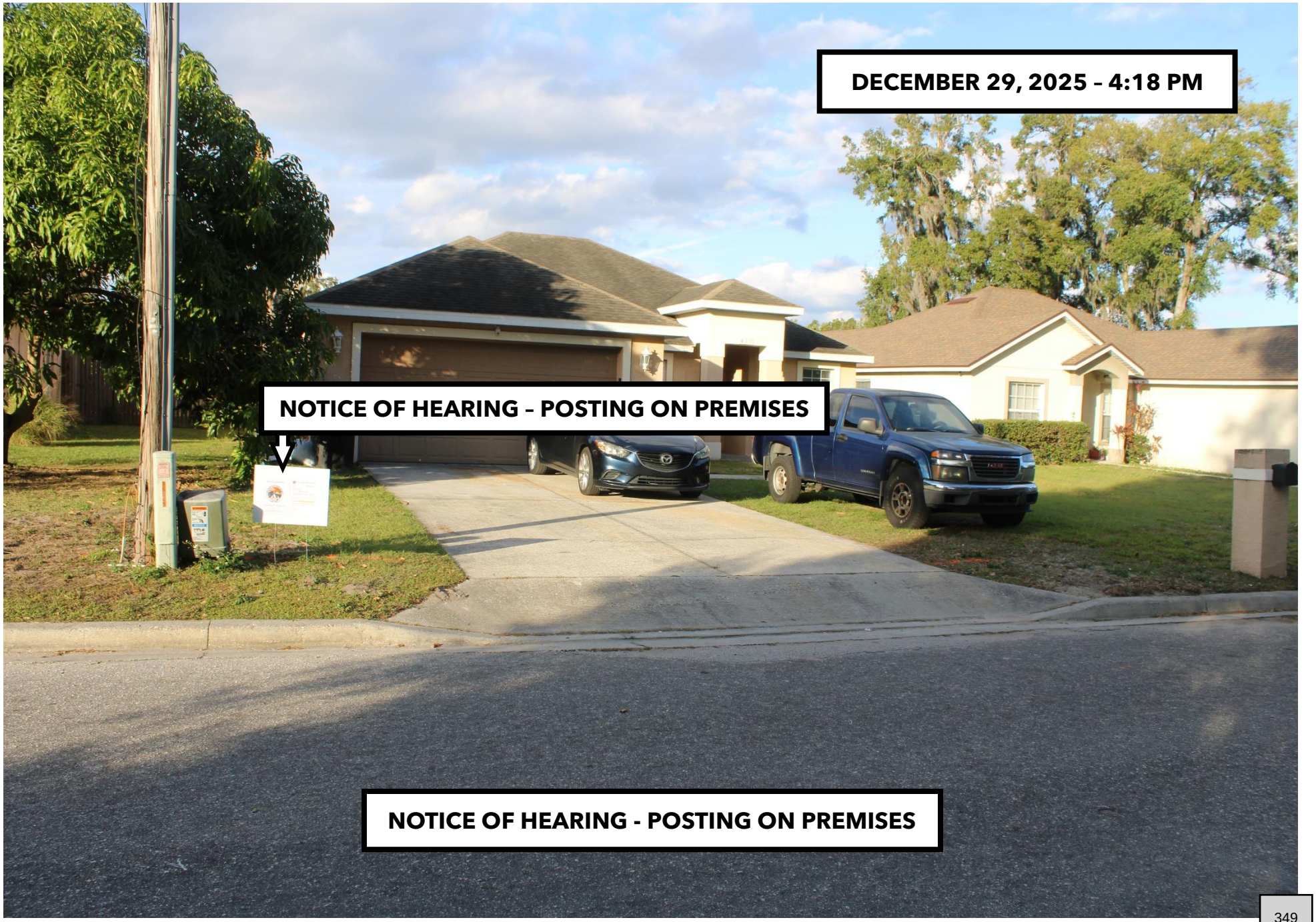
# EXIBIT D - PART II
## DECEMBER 29, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON 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)……

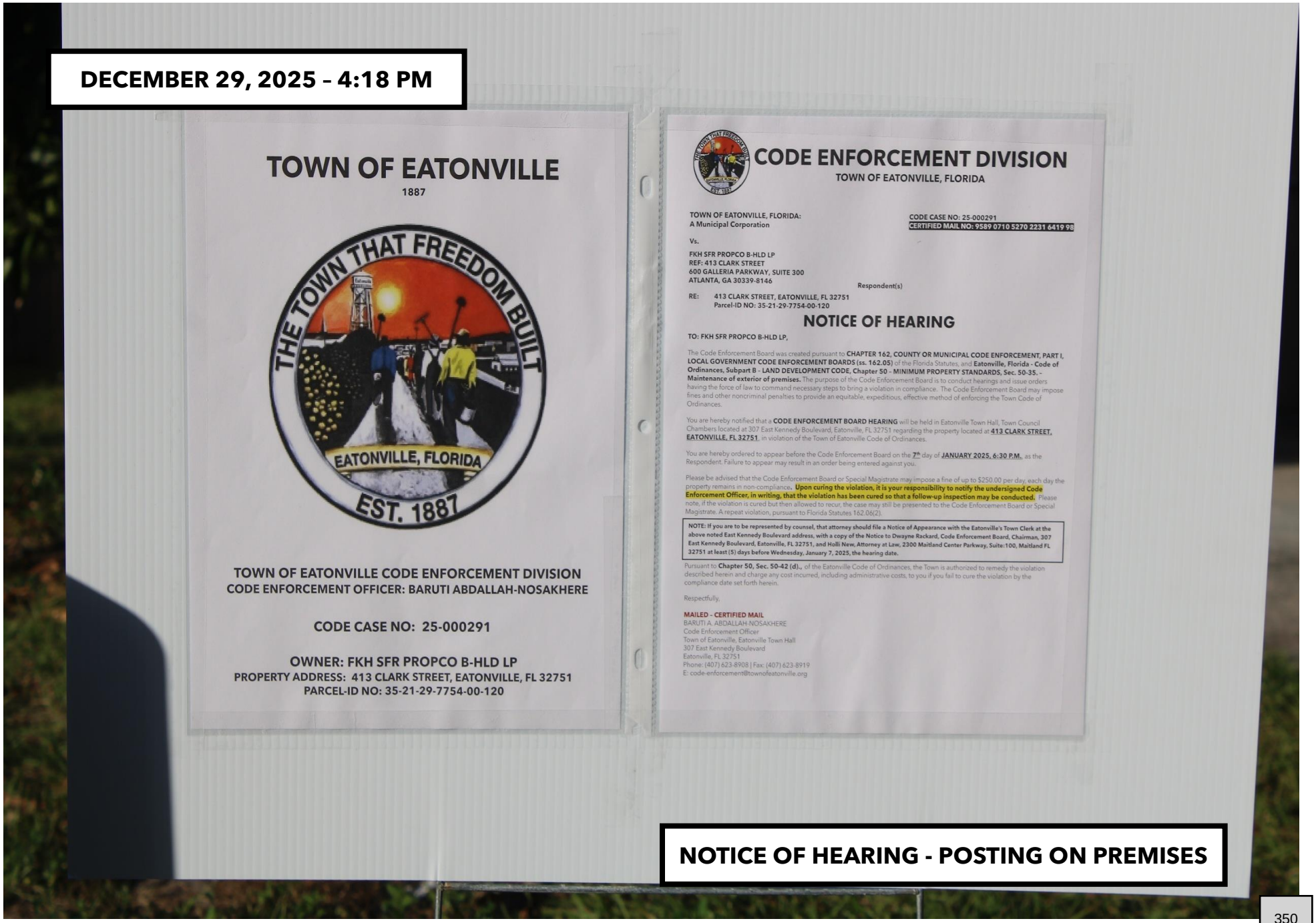


# FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070

## 413 CLARK STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000291)……



**DECEMBER 29, 2025 – 4:18 PM**




**NOTICE OF HEARING - POSTING ON PREMISES**

# EXIBIT D - PART III

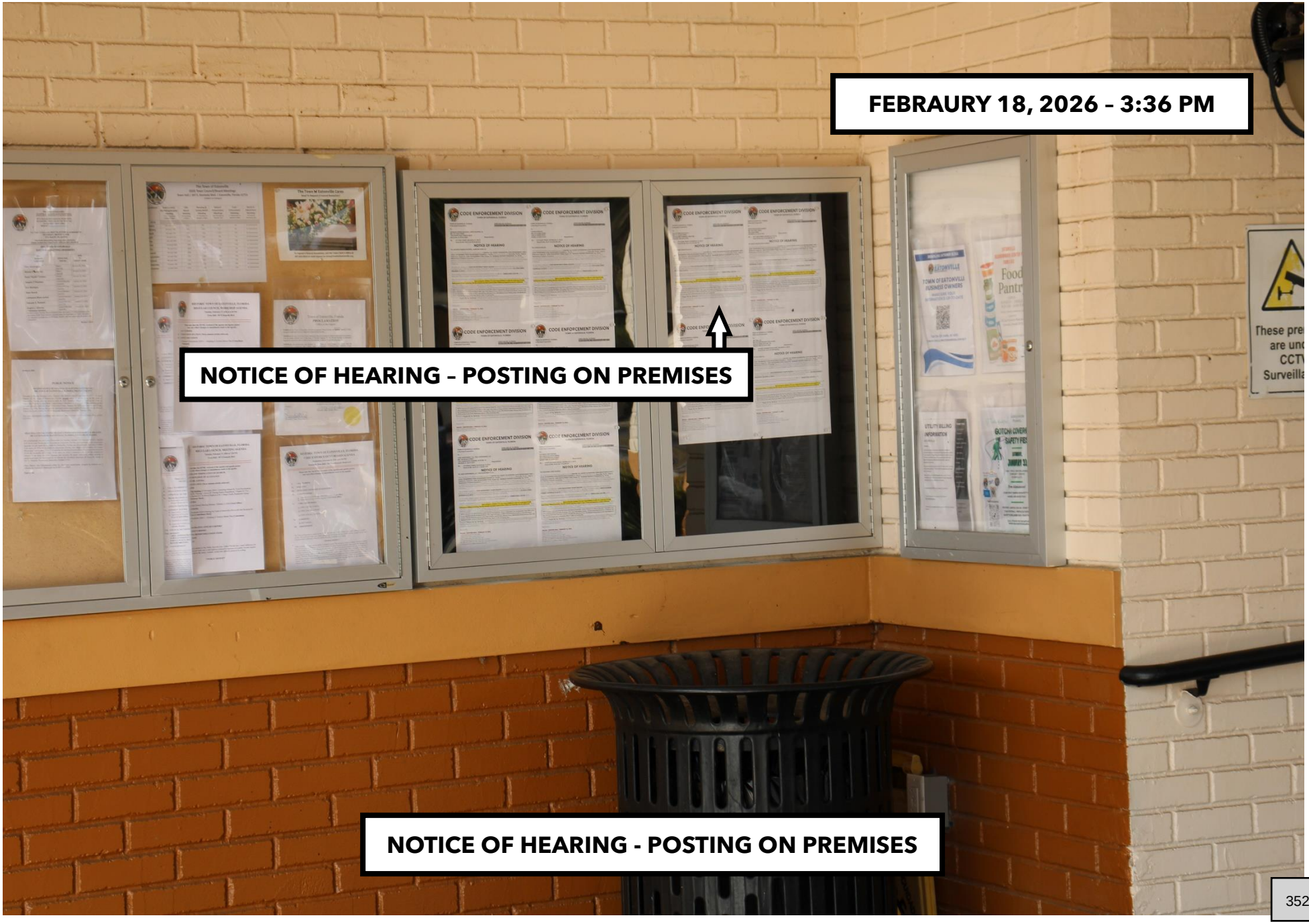
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

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

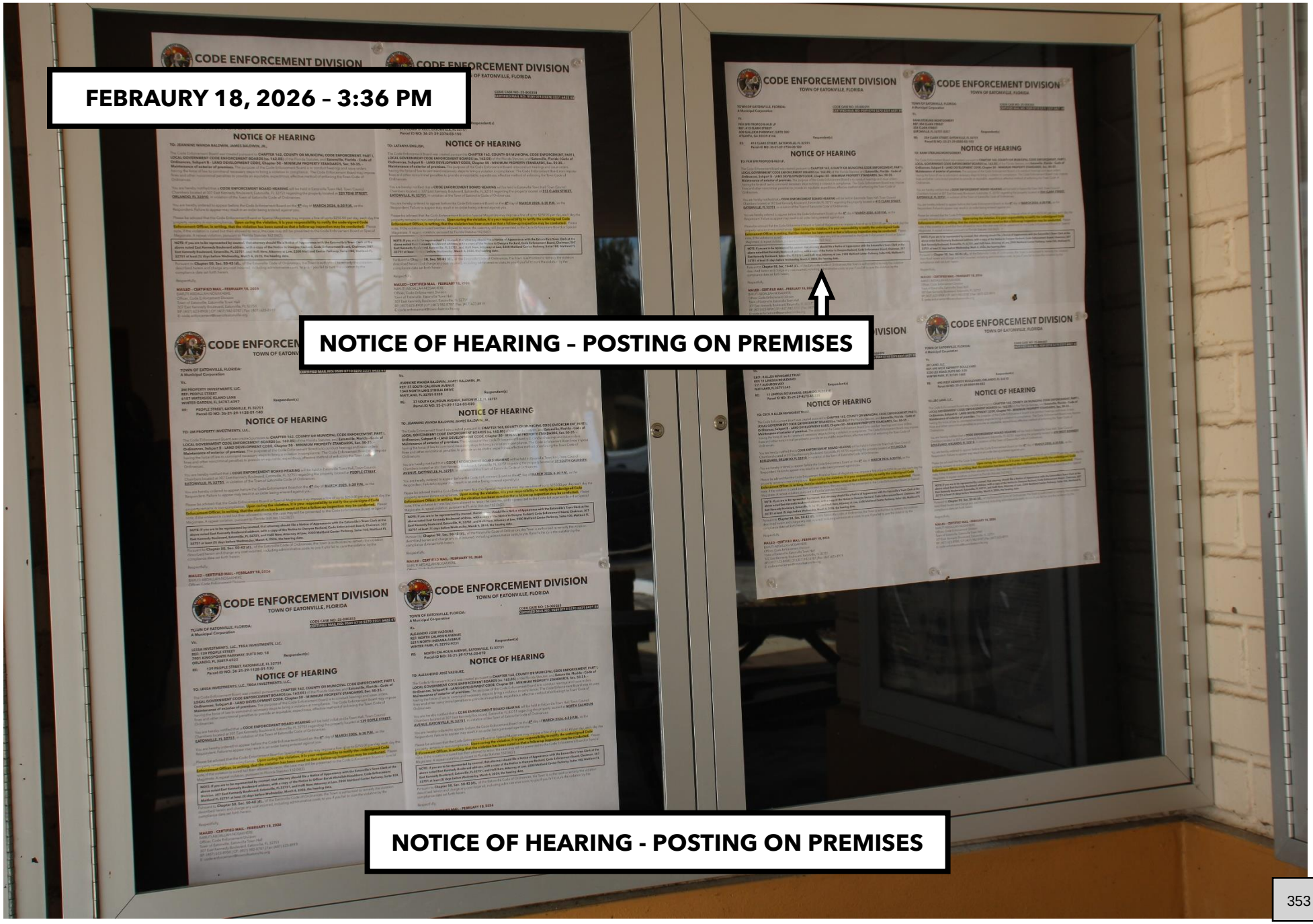
# FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070

## 413 CLARK STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000291).....1



# 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).....2



# EXIBIT D - PART IV
## FEBRUARY 20, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON 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).....1

# FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-072

## 413 CLARK STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000291).....1

# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## JANUARY 7, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN 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)……

# 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)……

# 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)……

# EXIBIT E - PART II
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS STILL IN 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)……2

# TOWN OF EATONVILLE

## CODE CASE NO: 25-000299

**OWNER: CECIL B ALLEN REVOCABLE TRUST**
**PROPERTY ADDRESS: 11 LINCOLN BOULEVARD, ORLANDO, FL 32810**
**PARCEL-ID NO: 35-21-29-4572-41-330**

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

# EXIBIT A

## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 – (OCPA) - (CODE CASE NO: 25-000299)

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 – (OCPA) - (CODE CASE NO: 25-000299).....2

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 – (OCPA) - (CODE CASE NO: 25-000299)

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 – (OCPA) - (CODE CASE NO: 25-000299)

# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT B – PART I

# NOTICE OF VIOLATION

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33
## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....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: **25-000299**
DATE OF NOTICE: **11/17/2025**
COMPLIANCE DATE: **12/17/2025**

**CECIL B ALLEN REVOCABLE TRUST**
**REF: 11 LINCOLN BOULEVARD**
**1111 AUDUBON WAY**
**MAITLAND FL 32751-5451**
**CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 43**

First Notice – This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE FAMILY CLASS III property located at, 11 LINCOLN BOULEVARD, MAITLAND, FL 32751-5451, Parcel-ID: 35-21-29-4572-41-330** into compliance with **Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, 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/Chapter 38 – TRAFFIC AND VEHICLES/ARTICLE II. – COMMERCIAL VEHICLES/Sec. 38-30. – Off-street parking regulations. Eatonville, Florida – Code of Ordinances/Chapter 38 – TRAFFIC AND VEHICLES/ARTICLE II. – COMMERCIAL VEHICLES/Sec. 38-31. – Parking in residential areas.**

**TO: CECIL B ALLEN REVOCABLE TRUST,**

You are hereby notified, the property located at **11 LINCOLN BOULEVARD, MAITLAND, FL 32751,** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **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. 38-30. – Off-street parking regulations.** Except for the temporary parking of vehicles conducting business on the premises or engaged in the loading or delivering of materials, no overnight parking of tractor trailers, club vans, semitrailers and/or cabs shall be permitted on any off-street parking facility within the town. Vehicles owned or operated by the business located on the licensed premises may be parked overnight provided that they are parked behind the business or if sufficient rear lot space is not available, in the least visible space from any right-of-way and abutting property. A special events permit may be obtained for a period not to exceed 14 days for the temporary parking of a trailer, semitrailer, and/or their cabs for special occasions. After 90 days, this permit may be renewed once during a 12-month period. **Sec. 38-31. – Parking in residential areas.** Except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29.

Please be advised that the property is to be brought into compliance on or before, **[12/17/2025]** 30 days from this date, **[11/17/2025].** 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: DECEMBER 17, 2025**

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33
## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

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

quadient
FIRST-CLASS MAIL
IMI
$010.44 0
11/17/2025 ZIP 32751
043M30267524
US POSTAGE

CECIL B ALLEN REVOCABLE TRUST
1111 AUBUBON WAY
MAITLAND, FL 32810-5451
P-ID: 35-21-29-4572-41-330
CODE CASE NO: 25-000299

**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:

CECIL B ALLEN REVOCABLE TRUST
1111 AUBUBON WAY
MAITLAND, FL 32810-5451
P-ID: 35-21-29-4572-41-330
CODE CASE NO: 25-000299

9590 9402 8194 3030 0363 55

2. Article Number (Transfer from service label)
9589 0710 5270 2231 6419 43

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

9589 0710 5270 2231 6419 43

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 and Fees
$
Sent To
Street and Apt.
City, State, ZIP

Eatonville CPU
NOV 2025
Eatonville, FL
32751

Postmark Here

CECIL B ALLEN REVOCABLE TRUST
1111 AUBUBON WAY
MAITLAND, FL 32810-5451
P-ID: 35-21-29-4572-41-330
CODE CASE NO: 25-000299

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

# EXIBIT B - PART II(A)
# JULY 7, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....3

# EXIBIT B - PART II(B)
# SEPTEMBER 22, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

MAINTENANCE OF EXTERIOR OF PREMISES

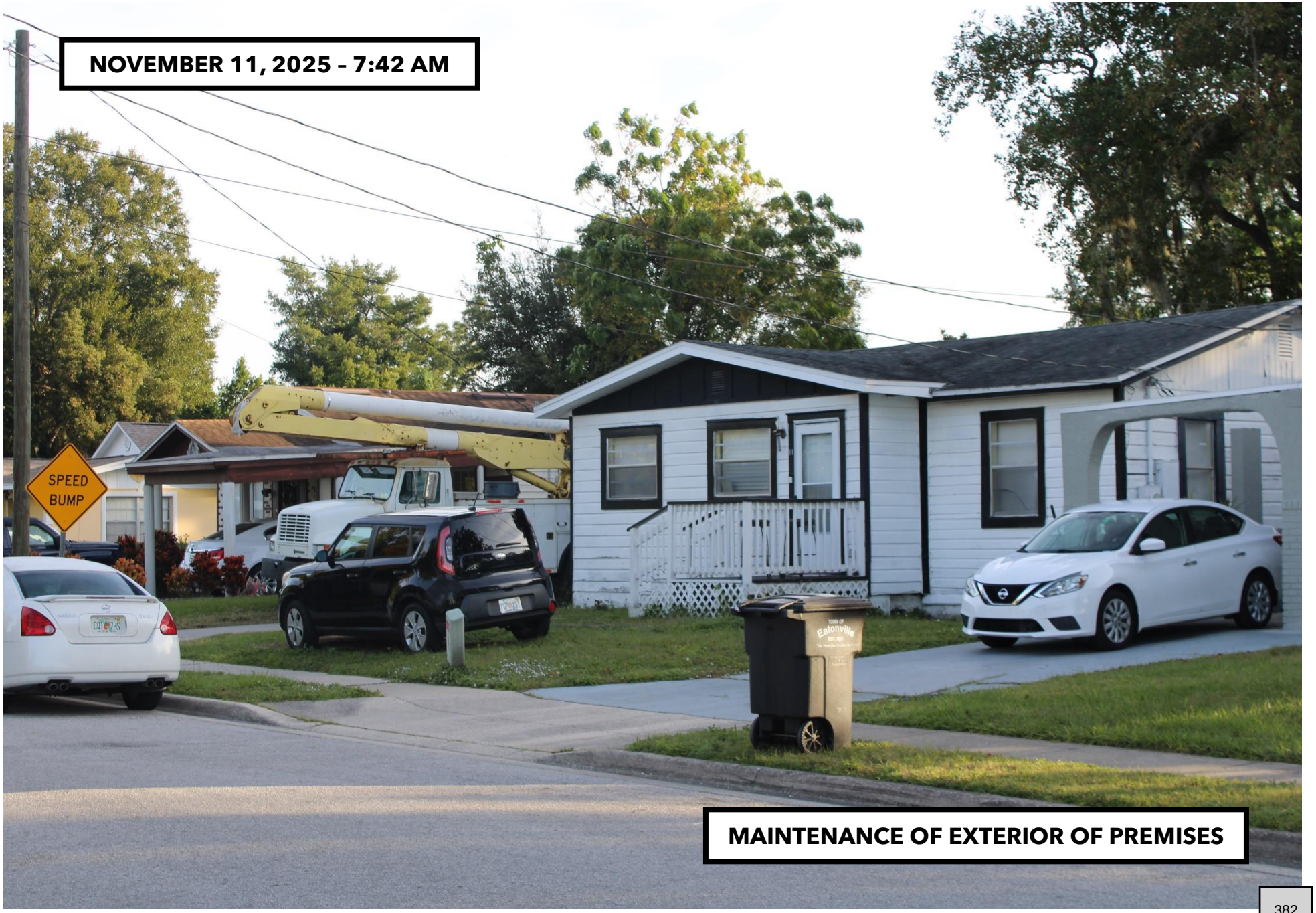
# EXIBIT B - PART II(C)
# NOVEMBER 11, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1



# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....3

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....4

# EXIBIT C

# NOTICE OF HEARING

# EXIBIT C – PART I

# NOTICE OF HEARING

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33
## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1

## CODE ENFORCEMENT DIVISION
**TOWN OF EATONVILLE, FLORIDA**

**TOWN OF EATONVILLE, FLORIDA:**
**A Municipal Corporation**

**CODE CASE NO: 25-000299**
**CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 55**

**Vs.**

**CECIL B ALLEN REVOCABLE TRUST**
**REF: 11 LINCOLN BOULEVARD**
**1111 AUDUBON WAY**
**MAITLAND FL 32751-5451** **Respondent(s)**

**RE: 11 LINCOLN BOULEVARD, ORLANDO, FL 32810**
**Parcel-ID: 35-21-29-4572-41-330**

# NOTICE OF HEARING

**TO: CECIL B ALLEN REVOCABLE TRUST,**

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 **11 LINCOLN 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 **4th** day of **MARCH 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, March 4, 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 ABDALLAH-NOSAKHERE, Officer
Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

**NOTICE OF HEARING –**
**HEARING DATE: MARCH 4, 2026 @ 6:30 PM**

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33
## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

# CODE ENFORCEMENT DIVISION
**TOWN OF EATONVILLE, FLORIDA**

**TOWN OF EATONVILLE, FLORIDA:**
**A Municipal Corporation**

**CODE CASE NO: 25-000299**
**CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 55**

**Vs.**

**CECIL B ALLEN REVOCABLE TRUST**
**REF: 11 LINCOLN BOULEVARD**
**1111 AUDUBON WAY**
**MAITLAND, FL 32751-545** **Respondent(s)**

**RE: 11 LINCOLN BOULEVARD, ORLANDO, FL 32810**
**Parcel ID NO: 35-21-29-4572-41-330**

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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,

**MAILED - CERTIFIED MAIL - FEBRUARY 18, 2026**
BARUTI ABDALLAH-NOSAKHERE
Officer, Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard, Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

**NOTICE OF HEARING – POSTING ON PREMISES**

3/4/26, 1:17 PM USPS.com® - USPS Tracking® Results

## USPS Tracking®

FAQs >

Tracking Number: Remove ×

**9589071052702231642155**

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

**Latest Update**

Your item was returned to the sender on February 25, 2026 at 9:18 am in MAITLAND, FL 32751 because it could not be delivered as addressed.

**Get More Out of USPS Tracking:**
**USPS Tracking Plus®**

**Alert**
**Return to Sender**
MAITLAND, FL 32751
February 25, 2026, 9:18 am

**Arrived at USPS Regional Facility**
LAKE MARY FL DISTRIBUTION CENTER
February 24, 2026, 7:20 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**

https://tools.usps.com/go/TrackConfirmAction_input?origTrackNum=9589071052702231642155 1/2

**NOTICE OF HEARING – USPS TRACKING**

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

## NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000261,



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

RECEIVED
FEB 25 2026
By

CERTIFIED MAIL®

9589 0710 5270 2231 6421 55

quadient
FIRST-CLASS MAIL
IMI
$010.44

IS POSTAGE

CECIL B ALLEN REVOCABLE TRUST
1111 AUBUBON WAY
MAITLAND, FL 32810-5451
P-ID: 35-21-29-4572-41-330
CODE CASE NO: 25-00

FORWARD TIME EXP RTN TO SEND
ALLEN CECIL B
20 N COLLEGE AVE STE A
MAITLAND FL 32751-6802
RETURN TO SENDER

TNT
32751>6801
32751-545111

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

**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:

CECIL B ALLEN REVOCABLE TRUST
1111 AUBUBON WAY
MAITLAND, FL 32810-5451
P-ID: 35-21-29-4572-41-330
CODE CASE NO: 25-000299

9590 9402 8194 3030 0362 01

2. Article Number (Transfer from service label)
9589 0710 5270 2231 6421 55

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

9589 0710 5270 2231 6421 55

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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

Eatonville CPU.
FEB 2026
Eatonville FL

CECIL B ALLEN REVOCABLE TRUST
1111 AUBUBON WAY
MAITLAND, FL 32810-5451
P-ID: 35-21-29-4572-41-330
CODE CASE NO: 25-000299

PS Form 3800, January 2023 PSN 7530-02-000-5047 See Reverse for Instructions

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

# EXIBIT D - PART I

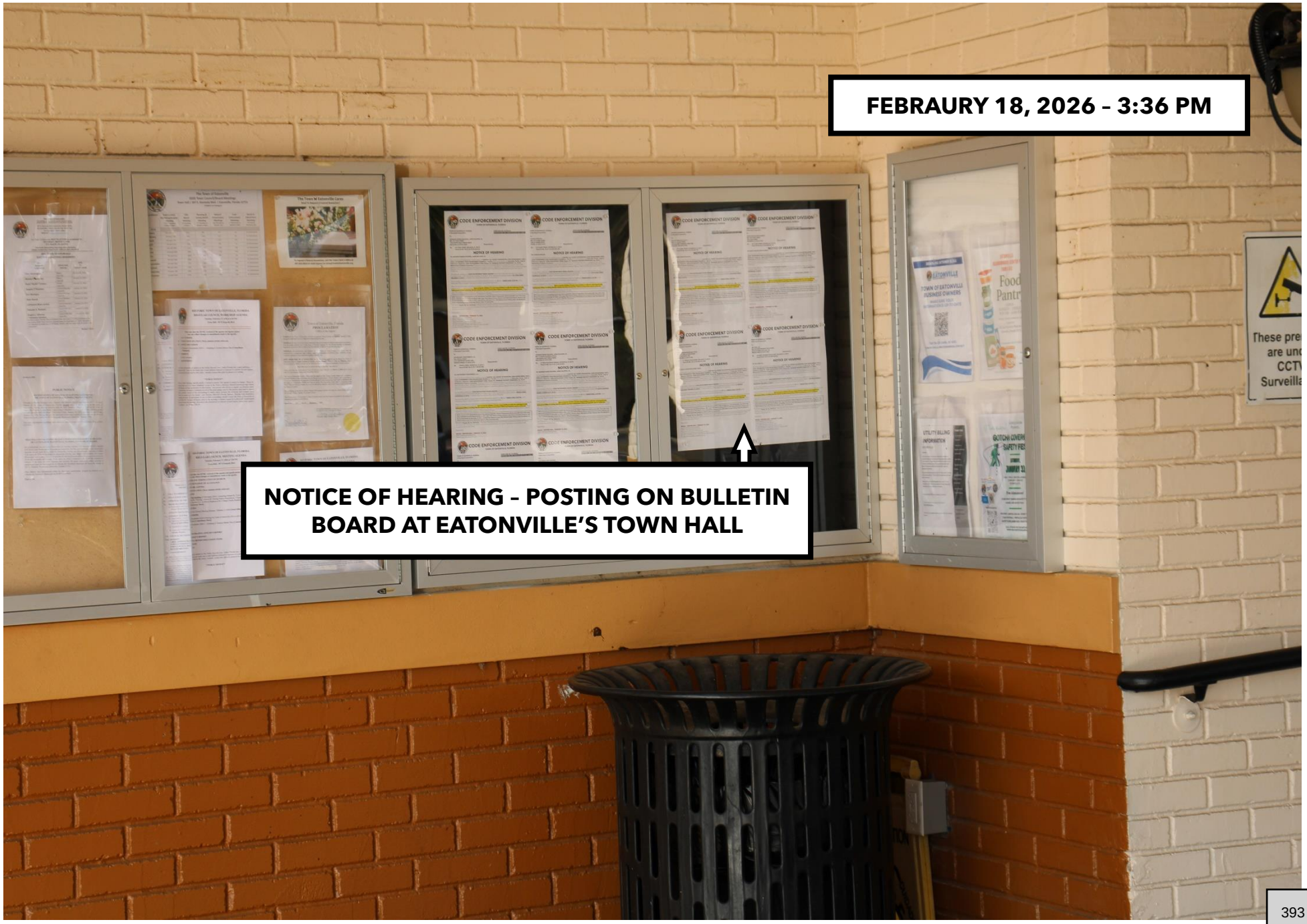
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

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

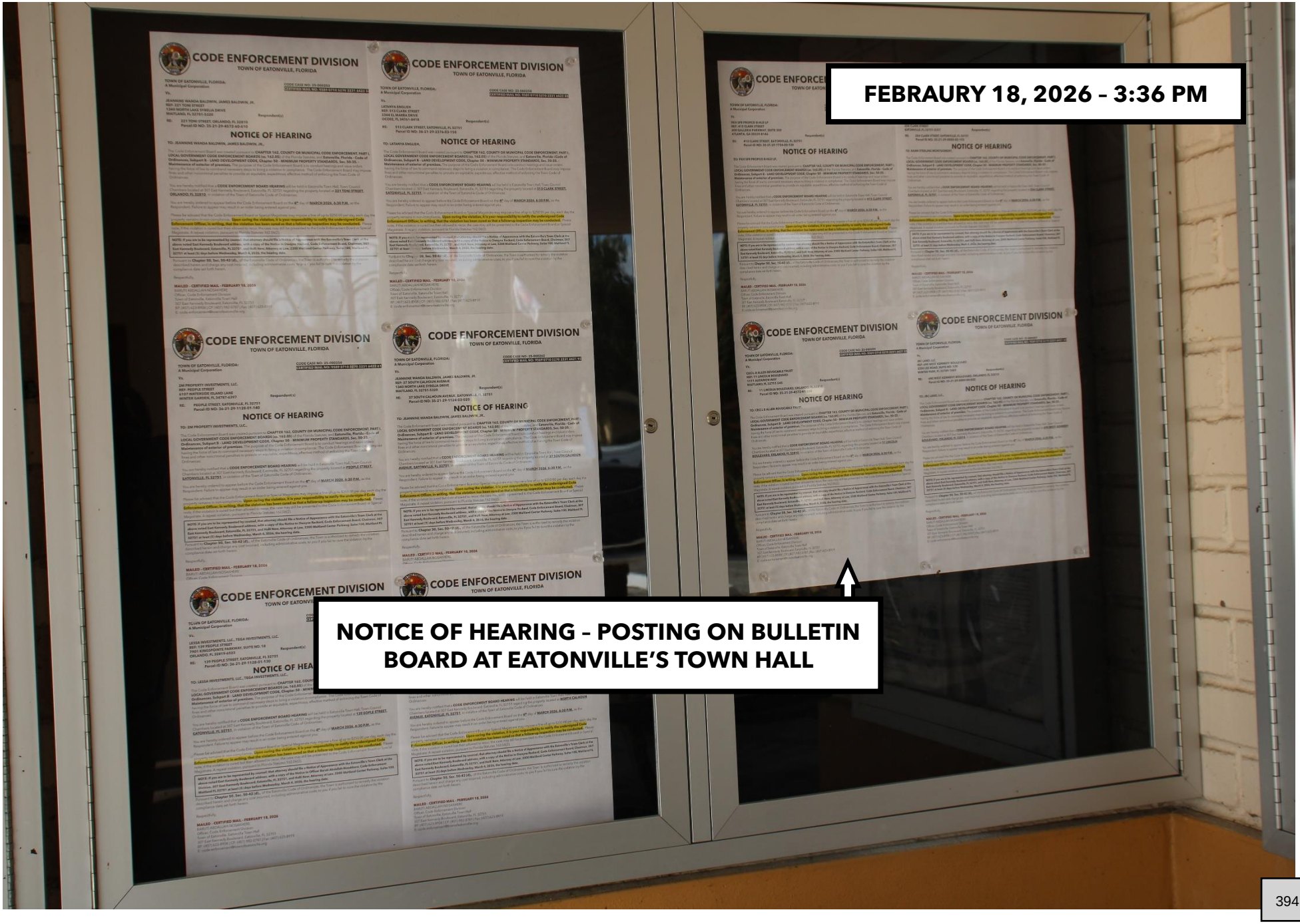
# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1



# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2



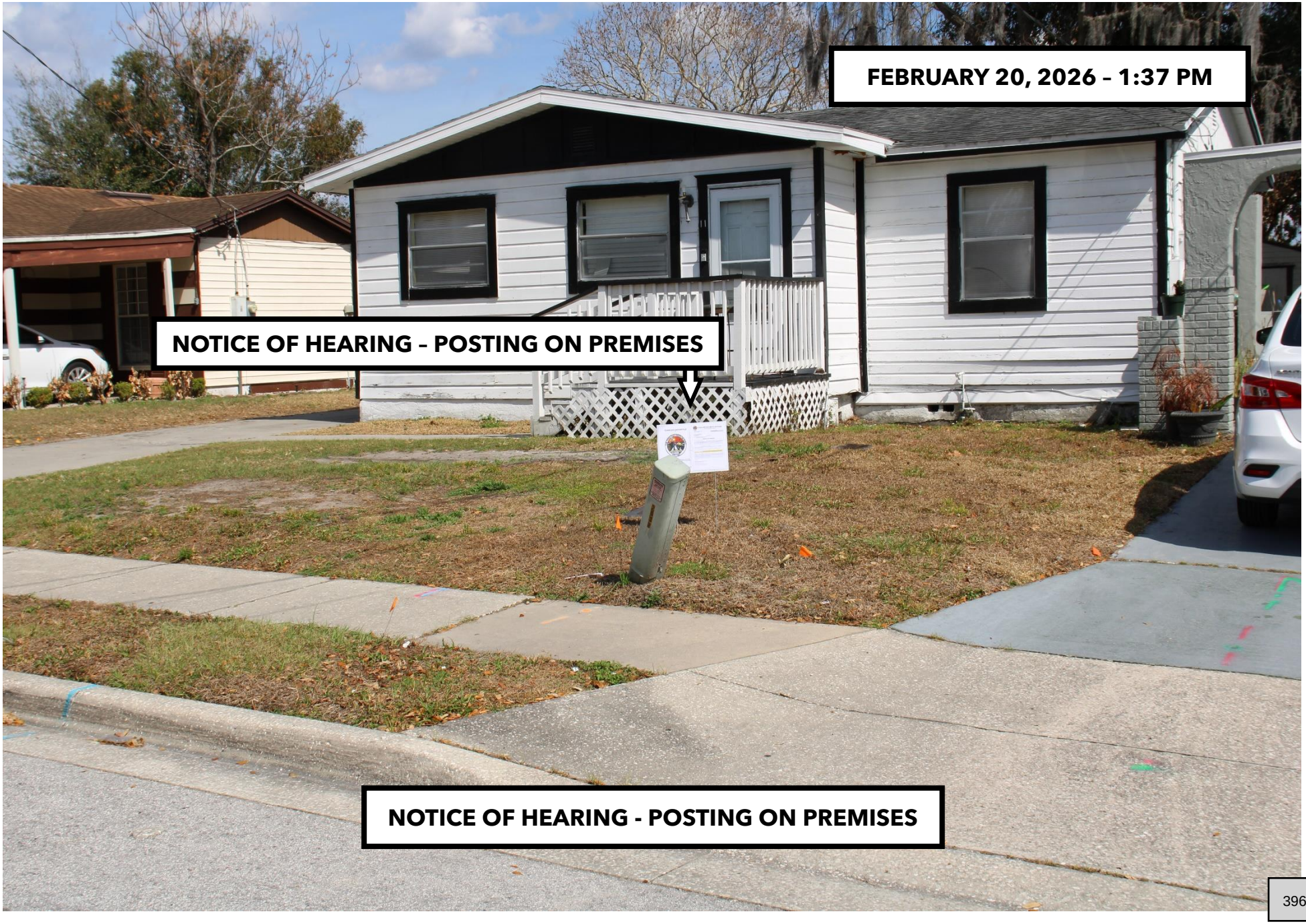
# EXIBIT D - PART II
## FEBRUARY 20, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1



# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33
## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2



**FEBRUARY 20, 2026 – 1:37 PM**

**NOTICE OF HEARING - POSTING ON PREMISES**

# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS NOT IN COMPLIANCE

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-33

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....3

# TOWN OF EATONVILLE

## CODE CASE NO: 25-000300

**OWNER: RANN STERLING MONTGOMERY**
**PROPERTY ADDRESS: 254 CLARK STREET, EATONVILLE, FL 32751**
**PARCEL-ID NO: 35-21-29-0000-00-193**

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

# EXIBIT A

## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY PROPERTY APPRAISER'S WEBSITE.

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000300)……

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (OCPA) - (CODE CASE NO: 25-000300).....

# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT B – PART I

# NOTICE OF VIOLATION

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....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: **25-000300**
DATE OF NOTICE: **11/17/2025**
COMPLIANCE DATE: **12/17/2025**

**RANN STERLING MONTGOMERY**
**REF: 254 CLARK STREET**
**254 CLARK STREET**
**EATONVILLE, FL 32751-5357**
**CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 50**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III property located at, 254 CLARK STREET, EATONVILLE, FL 32751-5357, Parcel-ID NO: 35-21-29-0000-00-193** into compliance with **Eatonville Florida, Code of Ordinances, PART II – CODE OF ORDINACES, 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 ORDINACES, 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/Chapter 38 – TRAFFIC AND VEHICLES/ARTICLE II. – COMMERCIAL VEHICLES/Sec. 38-30. – Off-street parking regulations. Eatonville, Florida – Code of Ordinances/Chapter 38 – TRAFFIC AND VEHICLES/ARTICLE II. – COMMERCIAL VEHICLES/Sec. 38-31. – Parking in residential areas. Eatonville, Florida - Code of Ordinances/Subpart B – LAND DEVELOPMENT CODE/Chapter 40 – UTILITIES/ARTICLE VI. – STORMWATER UTILITY/Sec. 40-346. – Prohibited discharges of polluting matter in natural waters or storm systems. (a), (1), (14). 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: RANN STERLING MONTEGOMERY,**

You are hereby notified, the property located at **254 CLARK STREET, EATONVILLE, FL 32751-5357,** 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. 38-30. – Off-street parking regulations.** Except for the temporary parking of vehicles conducting business on the premises or engaged in the loading or delivering of materials, no overnight parking of tractor trailers, club vans, semitrailers and/or cabs shall be permitted on any off-street parking facility within the town. Vehicles owned or operated by the business located on the licensed premises may be parked overnight provided that they are parked behind the business or if sufficient rear lot space is not available, in the least visible space from any right-of-way and abutting property. A special events permit may be obtained for a period not to exceed 14 days for the temporary parking of a trailer, semitrailer, and/or their cabs for special occasions. After 90 days, this permit may be renewed once during a 12-month period. **Sec. 38-31. – Parking in residential areas.** Except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29. **Sec. 40-346. - Prohibited discharges of polluting matter in natural waters or storm systems. (a).** It shall be unlawful for any person to drain, deposit, place or otherwise discharge into any natural outlet or stormwater system within the town, or to cause or permit to be drained, deposited, placed or otherwise discharged into such waters, any organic or inorganic matter which causes or tends to cause pollution, pursuant to the water quality standards established by all applicable regulatory agencies. Polluting matter includes, but is not limited to: **(1)** Petroleum products, including but not limited to oil, gasoline, and grease. **(14)** . Antifreeze, and other automotive products. **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

**NOTICE OF VIOLATION –**
**COMPLIANCE DATE: DECEMBER 17, 2025**

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
## 254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....2

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. **(6)** Sources of infestation.

Please be advised that the property is to be brought into compliance on or before, **[12/17/2025]** 30 days from this date, **[11/17/2025]**. 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.

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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

ALERT: WINTER WEATHER IN THE WESTERN, THE NORTH CENTRAL, AND EXTREME IMPACT...

**USPS Tracking®** FAQs >

Remove ×

Tracking Number:
**9589071052702231641950**

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

**Latest Update**

Your item was delivered to an individual at the address at 9:54 am on November 20, 2025 in MAITLAND, FL 32751.

Feedback

**Get More Out of USPS Tracking:**
USPS Tracking Plus®

**Delivered**
**Delivered, Left with Individual**
MAITLAND, FL 32751
November 20, 2025, 9:54 am

See All Tracking History

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

Text & Email Updates

USPS Tracking Plus®

Product Information

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Track Another Package

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....3

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

quadient
FIRST-CLASS MAIL
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$010.44 º
11/17/2025 ZIP 32751
043M30267524
US POSTAGE

RANN STERLING MONTEGOMERY
254 CLARK STREET
ETONVILLE, FL 32751-5357
P-ID: 35-21-29-0000-00-193
CODE CASE NO: 25-000300

9589 0710 5270 2231 6419 50

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OFFICIAL USE

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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
$

Sent To

Street and Apt.

City, State, ZIP

Eatonville CPU
NOV 2025
Eatonville, FL
32751

RANN STERLING MONTEGOMERY
254 CLARK STREET
ETONVILLE, FL 32751-5357
P-ID: 35-21-29-0000-00-193
CODE CASE NO: 25-000300

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

# EXIBIT B - PART II(A)
# OCTOBER 22, 2025

## PHOTOGRAPHIC EVIDENCE

## PROOF OF VIOLATION(S) – MAINTENANCE OF EXTERIOR OF PREMISES.

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....1

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....2

# EXIBIT C

# NOTICE OF HEARING

# EXIBIT C – PART I

# NOTICE OF HEARING

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....1

## CODE ENFORCEMENT DIVISION

**TOWN OF EATONVILLE, FLORIDA**

**TOWN OF EATONVILLE, FLORIDA:**
**A Municipal Corporation**

**CODE CASE NO: 25-000300**
**CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 48**

**Vs.**

**RANN STERLING MONTGOMERY**
**REF: 254 CLARK STREET**
**254 CLARK STREET**
**EATONVILLE, FL 32751-5357** **Respondent(s)**

**RE: 254 CLARK STREET, EATONVILLE, FL 32751**
**Parcel-ID NO: 35-21-29-0000-00-193**

# NOTICE OF HEARING

**TO: RANN STERLING MONTGOMERY,**

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 **254 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 **4th** day of **MARCH 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, March 4, 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 ABDALLAH-NOSAKHERE, Officer
Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....2

# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

**TOWN OF EATONVILLE, FLORIDA:**
**A Municipal Corporation**

**CODE CASE NO: 25-000300**
**CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 48**

**Vs.**

**RANN STERLING MONTGOMERY**
**REF: 254 CLARK STREET**
**254 CLARK STREET**
**EATONVILLE, FL 32751-5357** **Respondent(s)**

**RE: 254 CLARK STREET, EATONVILLE, FL 32751**
**Parcel ID NO: 35-21-29-0000-00-193**

## NOTICE OF HEARING

**TO: RANN STERLING MONTGOMERY,**

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 **254 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 **4th** day of **MARCH 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, Marh 4, 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 - FEBRUARY 18, 2026**
BARUTI ABDALLAH-NOSAKHERE
Officer, Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard, Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

ALERT: WINTER WEATHER IN THE WESTERN, THE NORTH CENTRAL, AND EXTREME IMPACT...

## USPS Tracking®

FAQs >

Tracking Number: Remove ×

**9589071052702231642148**

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

### Latest Update

Your item was delivered to an individual at the address at 10:24 am on February 20, 2026 in MAITLAND, FL 32751.

Feedback

**Get More Out of USPS Tracking:**
USPS Tracking Plus®

### Delivered

**Delivered, Left with Individual**
MAITLAND, FL 32751
February 20, 2026, 10:24 am

**See All Tracking History**

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

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....3

**NOTI**

**NOTICE OF HEARING – USPS TRACKING**

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

quadient
FIRST-CLASS MAIL
IMI
$010.44 2
02/17/2026 ZIP 32751
US POSTAGE

RANN STERLING MONTEGOMERY
254 CLARK STREET
ETONVILLE, FL 32751-5357
P-ID: 35-21-29-0000-00-193
CODE CASE NO: 25-000300

9589 0710 5270 2231 6421 48

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

Eatonville Post Office
FEB 2026
Eatonville FL
32751

RANN STERLING MONTEGOMERY
254 CLARK STREET
ETONVILLE, FL 32751-5357
P-ID: 35-21-29-0000-00-193
CODE CASE NO: 25-000300

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

**SENDER: *COMPLETE THIS SECTION***

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

1. Article Addressed to:

RANN STERLING MONTEGOMERY
254 CLARK STREET
ETONVILLE, FL 32751-5357
P-ID: 35-21-29-0000-00-193
CODE CASE NO: 25-000300

9590 9402 8194 3030 0361 95

2. Article Number (Transfer from service label)
9589 0710 5270 2231 6421 48

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

USPS TRACKING #

9590 9402 8194 3030 0361 95

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

United States Postal Service
RECEIVED
FEB 23 2026
BY

* 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

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

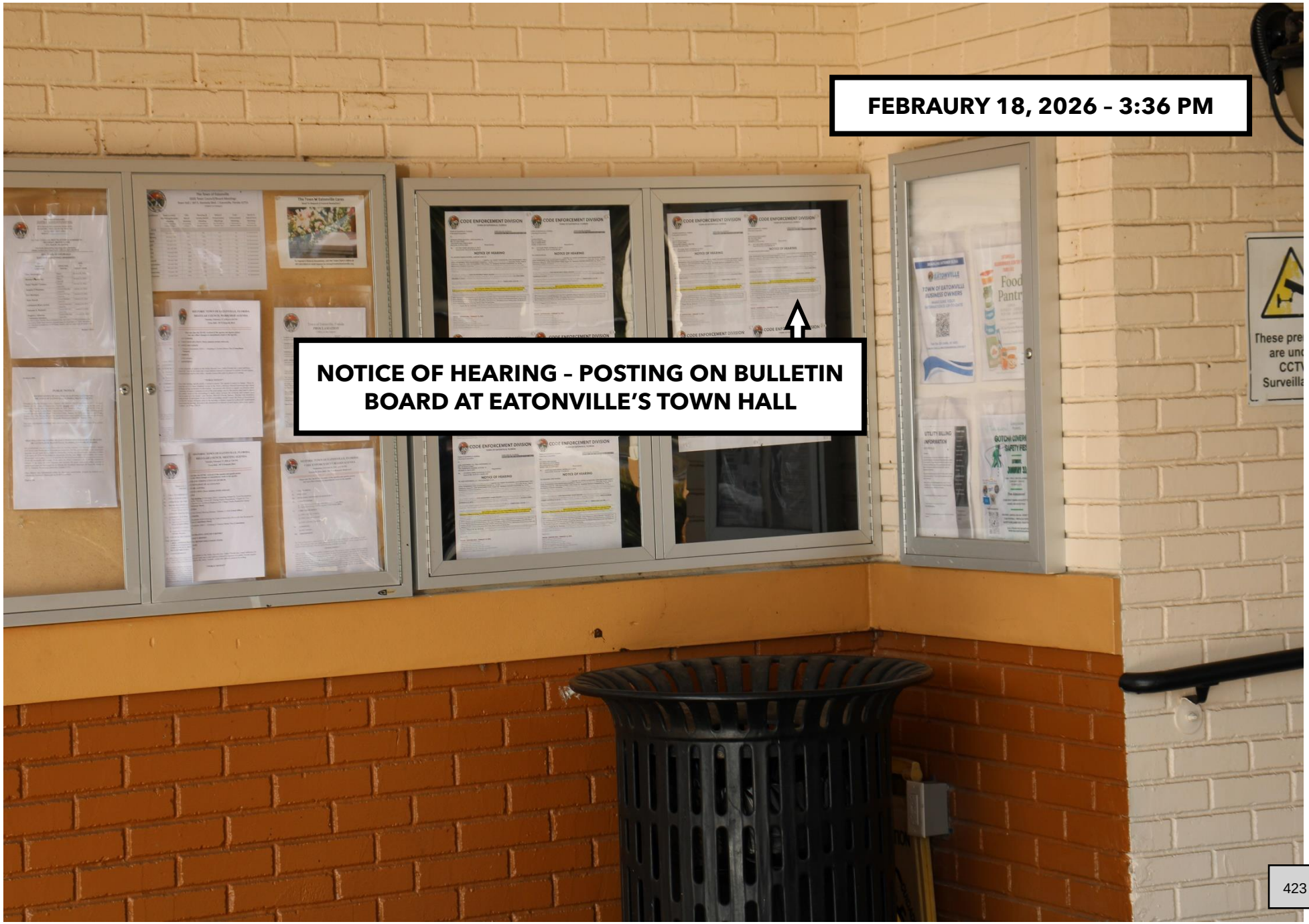
# EXIBIT D - PART I
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

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

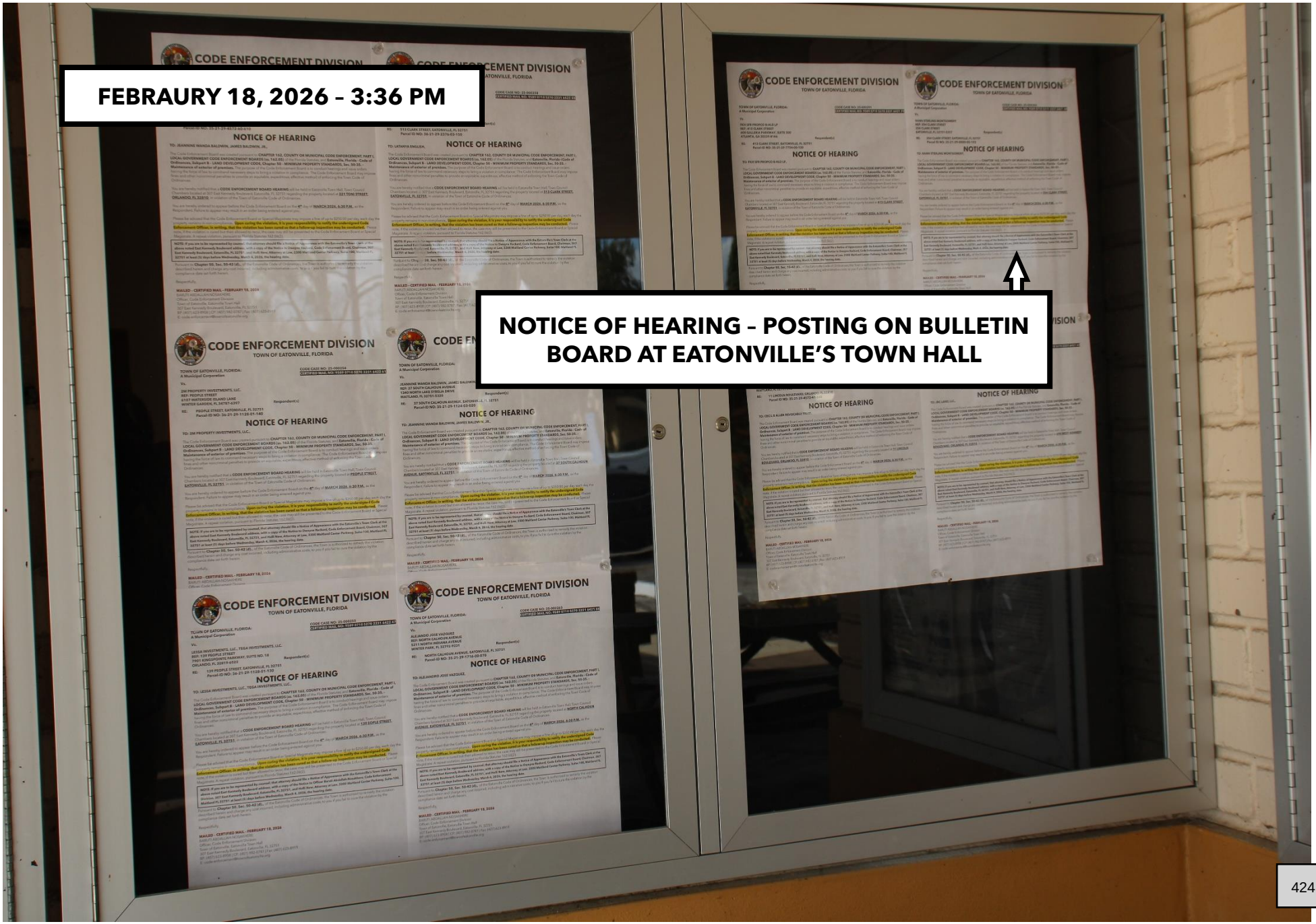
# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....1



# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....2



# EXIBIT D - PART II
## FEBRUARY 20, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....1

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....2

**NOTICE OF HEARING - POSTING ON PREMISES**

# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS NOT IN COMPLIANCE

# RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

## 254 CLARK STREET, EATONVILLE, FL 32751 – (CODE CASE NO: 25-000300).....1

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

# CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330

## 11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....3

# 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**

# EXIBIT A

## IDENTIFYING PROPERTY ACCORDING TO THE ORANGE COUTNY 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: 25-000309)

**APRIL 8, 2015 – 9:45 AM**

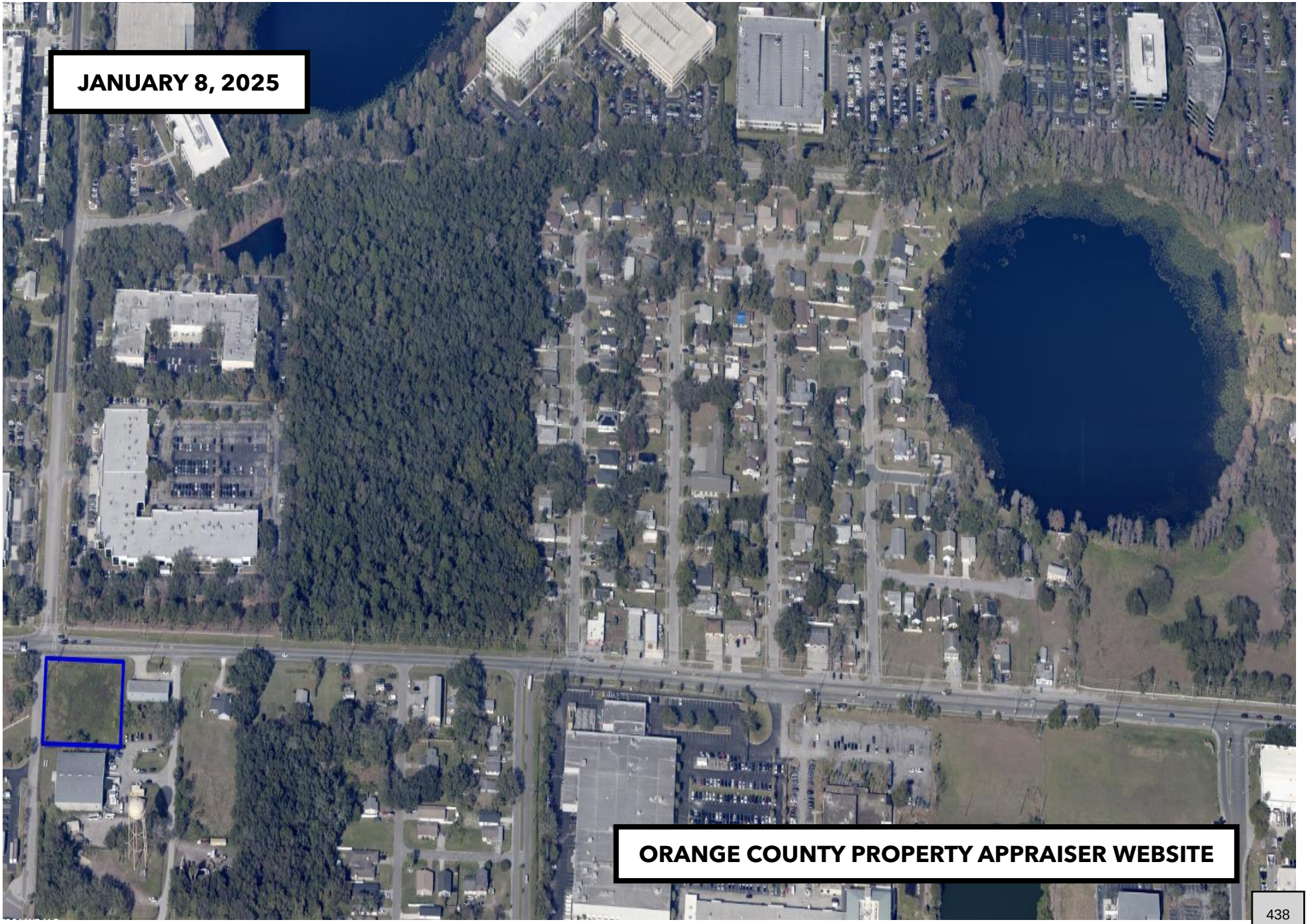
**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

# 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

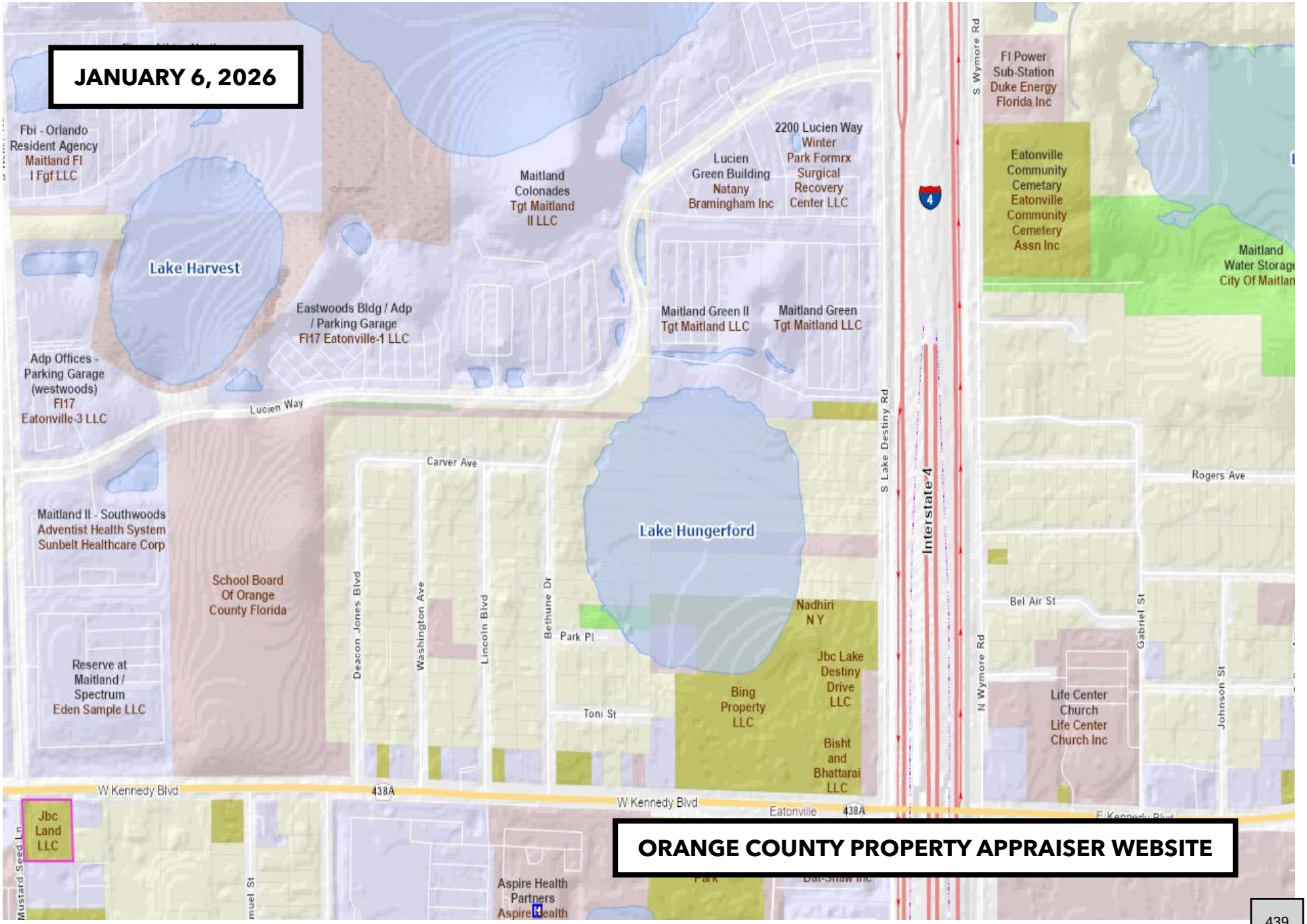
# JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

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



# 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



# EXIBIT B

# NOTICE OF VIOLATION

# EXIBIT 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).

**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-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**

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

### 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.

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

## 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: _____

**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 MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

NOTARY PUBLIC, State of Florida

**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).



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

quadient
FIRST-CLASS MAIL
IMI
$010.44
10/21/2025 ZIP 32751
043M30207524

US POSTAGE

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

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

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

Postmark Here
Eatonville CPU
OCT 2025
Eatonville, FL
32751

9589 0710 5270 2372 5357 81

PS Form 3800, January 2023 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:

9590 9402 8194 3030 0373 21

2. Article Number (Transfer from service label)
9589 0710 5270 2372 5357 81

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X Molly Ford
☐ Agent
☐ Addressee

B. Received by (Printed Name)
MOLLY FORD

C. Date of Delivery
10 23 25

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

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

USPS TRACKING #
ORLANDO FL 328
23 OCT 2025 PM 5 L
9590 9402 8194 3030 0373 21

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

United States
Postal Service

RECEIVED
OCT 27 2025
Initial:

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

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

# EXIBIT 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)..... I

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

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

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

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

# EXIBIT 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)

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

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

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

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

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

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

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

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

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

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

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

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

# EXIBIT C

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

# EXIBIT 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).

## 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**

# 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 **JANAURY 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**
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 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-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 6th of January 2026, by Baruti A. Abdallah-Nosakhere, ☒ who is personally known to me or ☐ who has produced a _____ as identification.

(stamp) KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 647726

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).



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

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FIRST-CLASS MAIL
IMI
$010.44
11/10/2025 ZIP 32751
043M30267524
US POSTAGE

JBC LAND, LLC.
2250 LEE ROAD, SUITE120
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
$
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 Fees
$
Sent To
Street and Apt.
City, State, ZIP

JBC LAND, LLC.
2250 LEE ROAD, SUITE120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-032
CODE CASE NO: 25-000272

Eatonville GPU
NOV 2025
Eatonville, FL
32751

9589 0710 5270 2372 5372 42

PS Form 3800, January 2023 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:

JBC LAND, LLC.
2250 LEE ROAD, SUITE120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-032
CODE CASE NO: 25-000272

9590 9402 8194 3030 0365 91

2. Article Number (Transfer from service label)
9589 0710 5270 2372 5372 42

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

USPS TRACKING #
9590 9402 8194 3030 0365 91

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

United States Postal Service

RECEIVED
NOV 14
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

# EXIBIT C – PART II

# AFFIDAVIT OF NON-COMPLIANCE
# AFFIDAVIT OF NOTICE

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



## 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: _____

**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 MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

## 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.

(stamp) KARIN A. DUNN NOTARY PUBLIC MY COMMISSION EXPIRES 6-19-2029 STATE OF FLORIDA COMMISSION NUMBER HH 642726

NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE – NOTICE OF HEARING**

# EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING

# EXIBIT D - PART I
## DECEMBER 17, 2025

# PHOTOGRAPHIC EVIDENCE

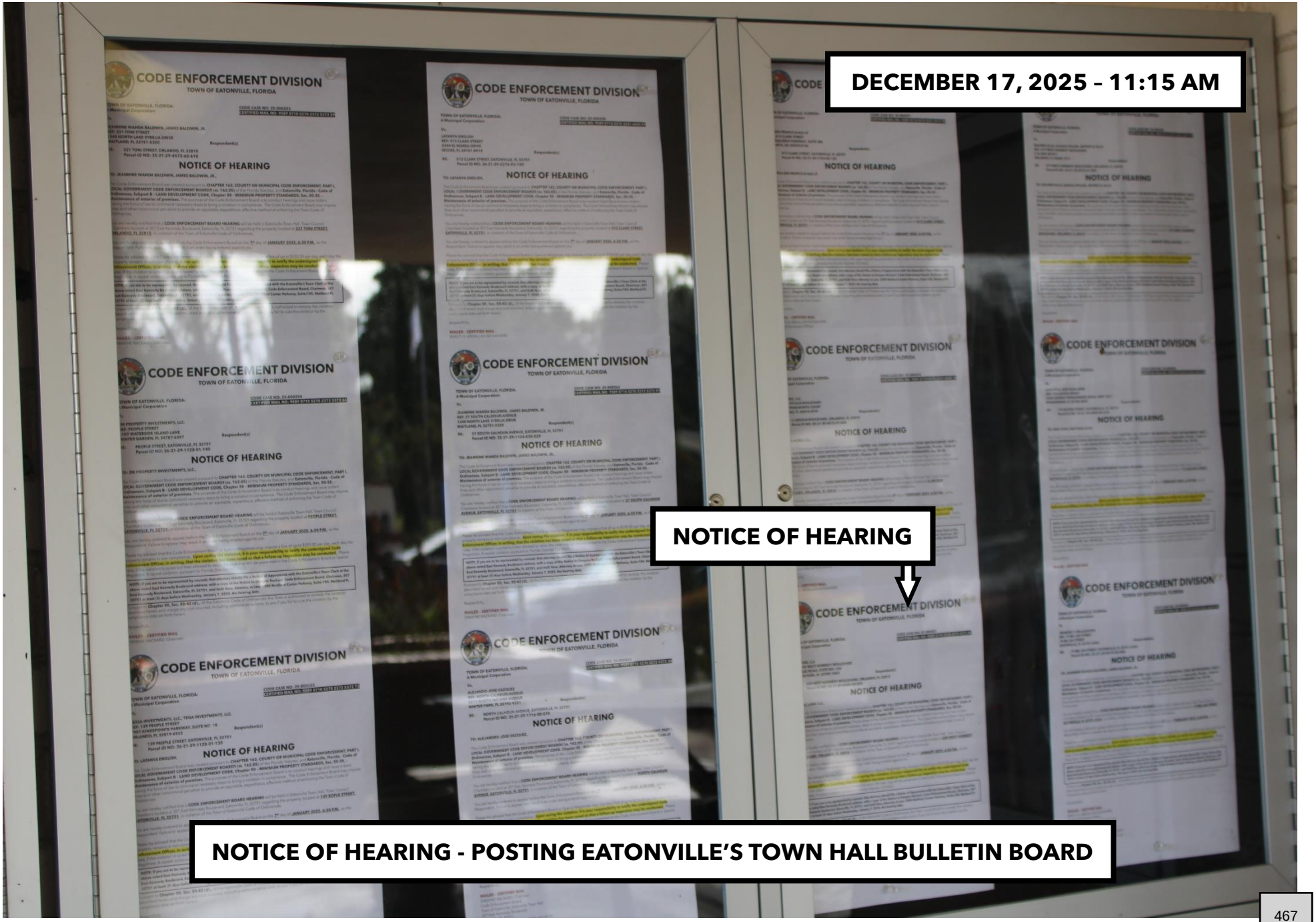
# PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

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

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

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

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



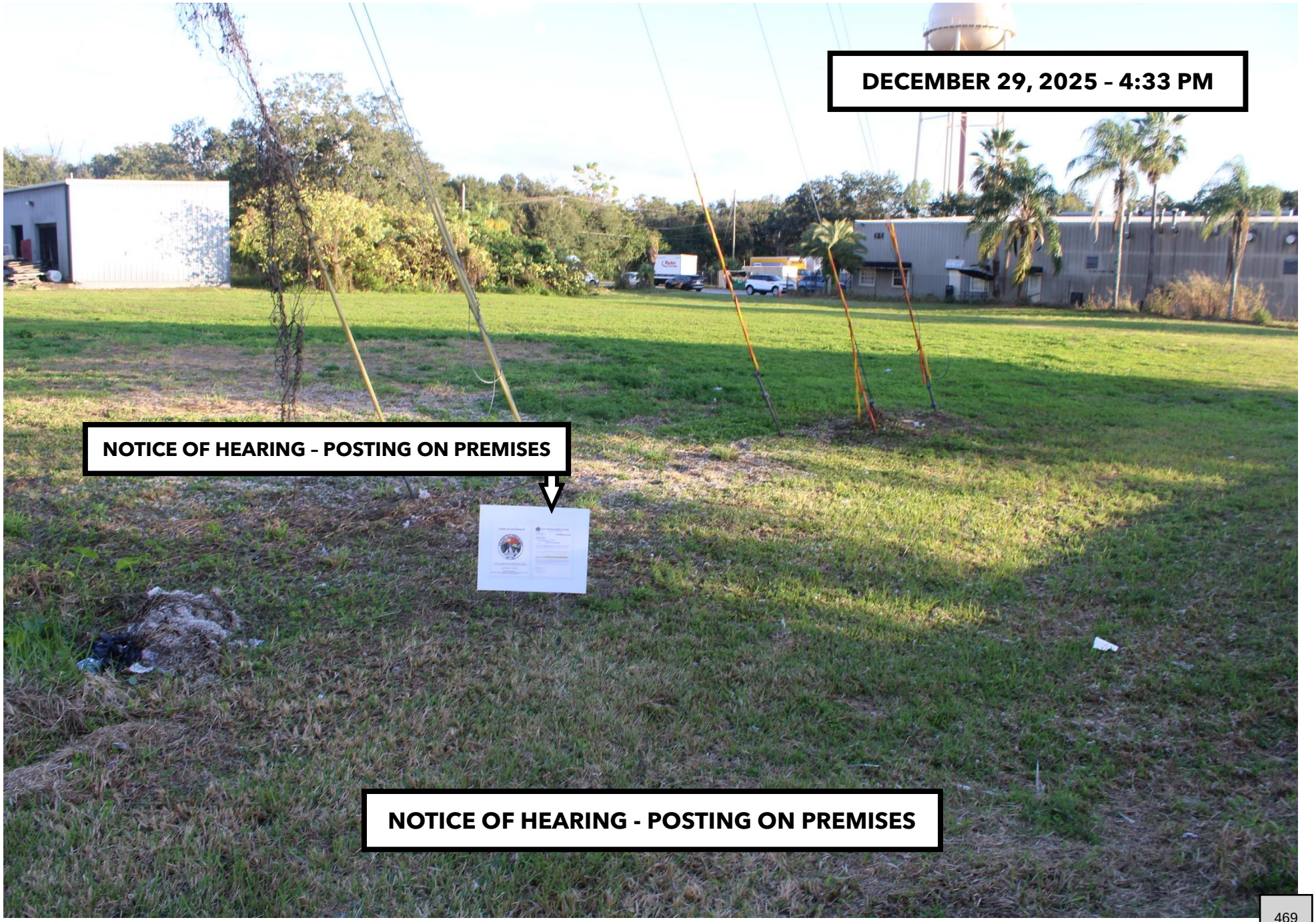
# EXIBIT D - PART II
## DECEMBER 29, 2025

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

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

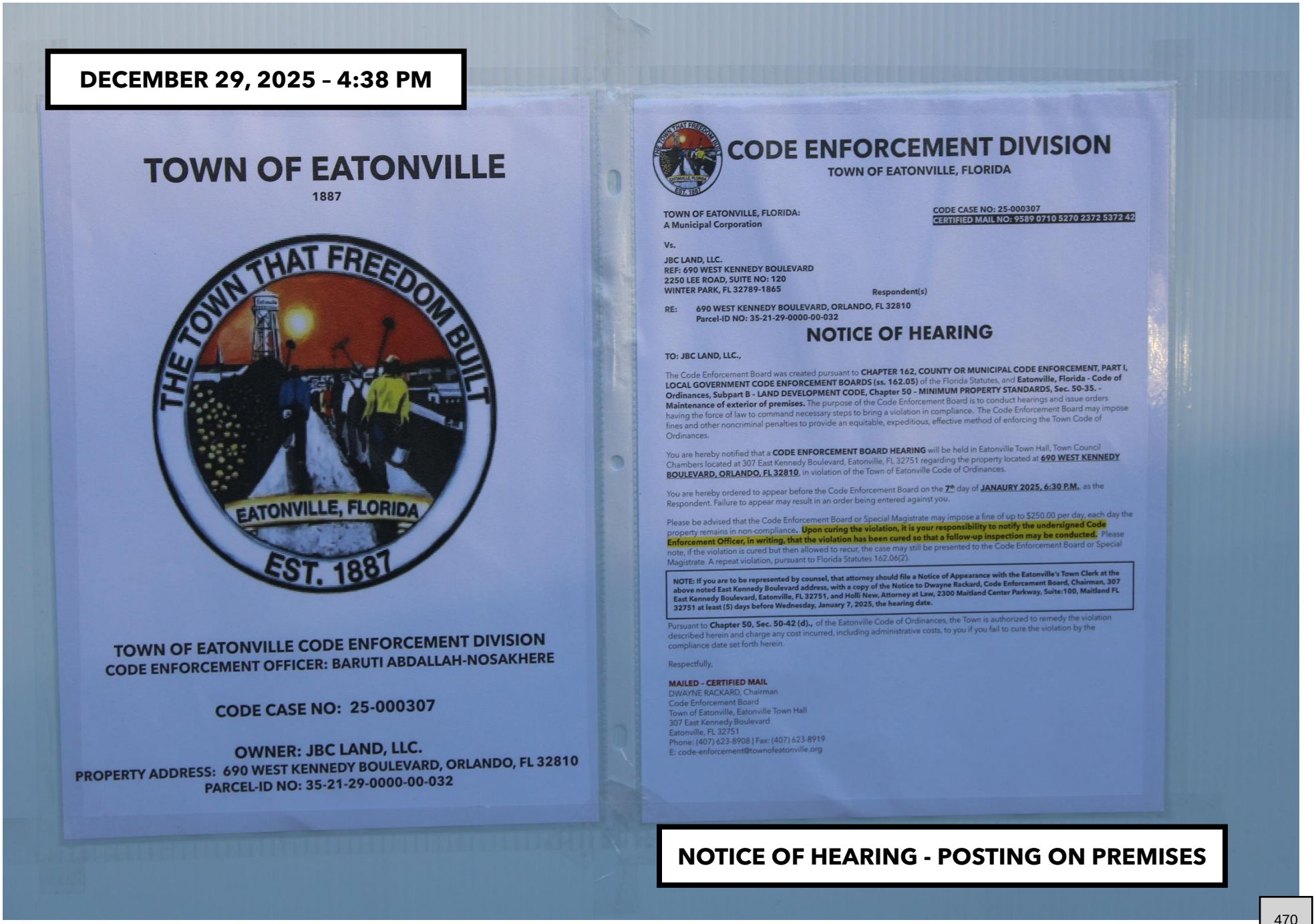
## 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 – (CODE CASE NO: 25-000307)



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

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

**DECEMBER 29, 2025 – 4:38 PM**




**NOTICE OF HEARING - POSTING ON PREMISES**

# EXIBIT D - PART III
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

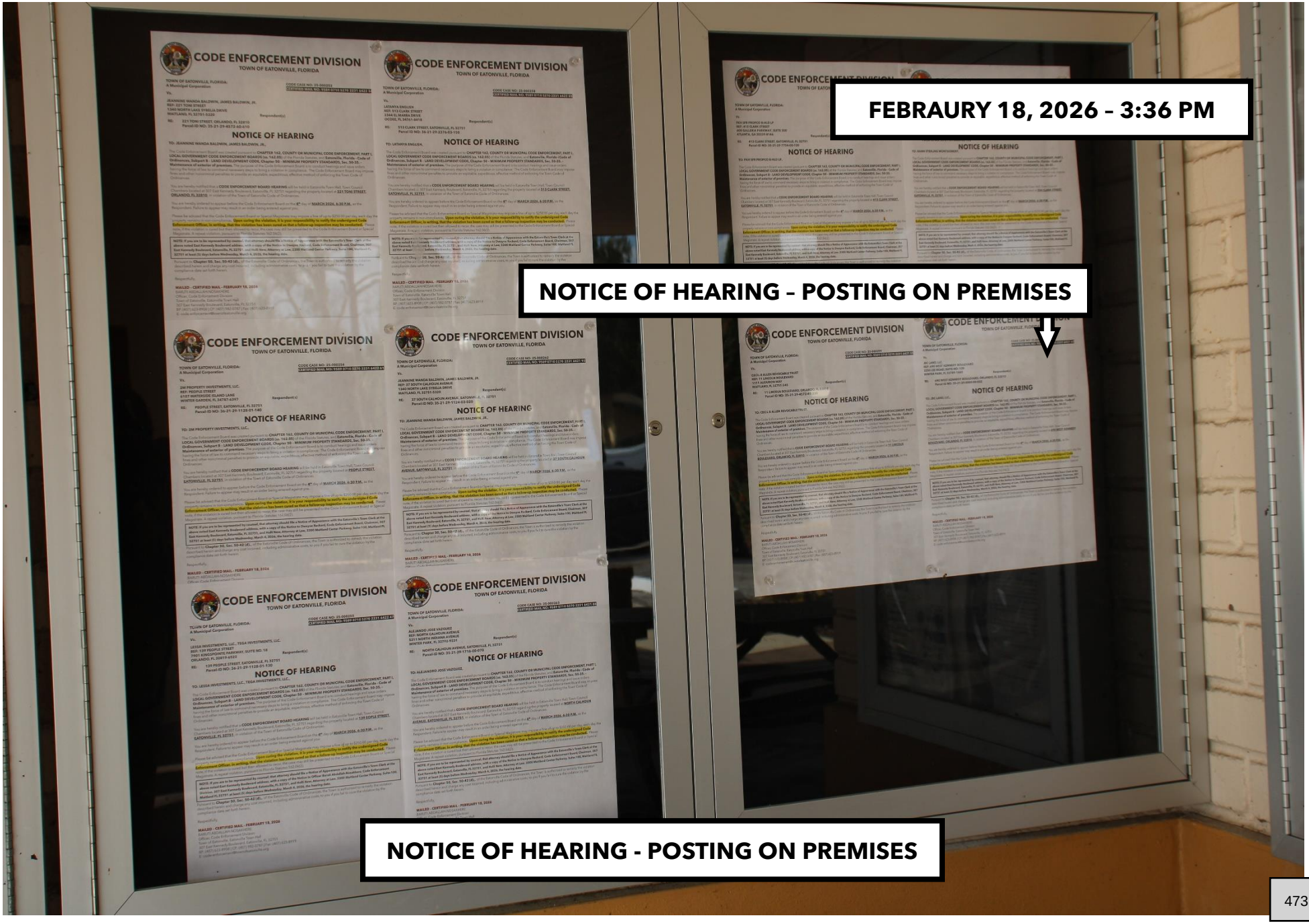
# PROOF OF POSTING NOTICE OF HEARING ON THE TOWN HALL BULLETIN BOARD.

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

## 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 – (CODE CASE NO: 25-000307).....1

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

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



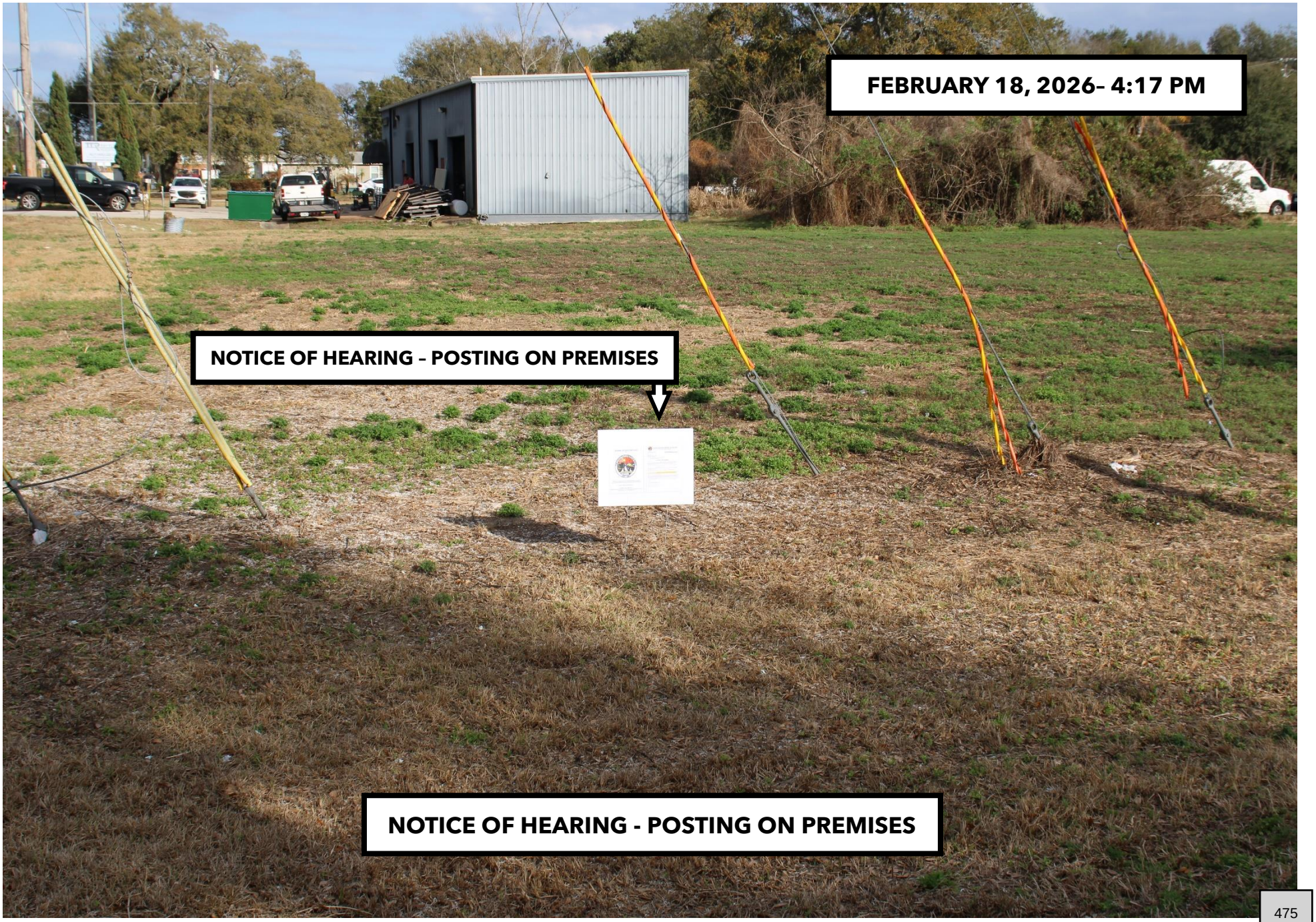
# EXIBIT D - PART IV
## FEBRUARY 18, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF OF POSTING – NOTICE OF HEARING – POSTING ON PREMISES.

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

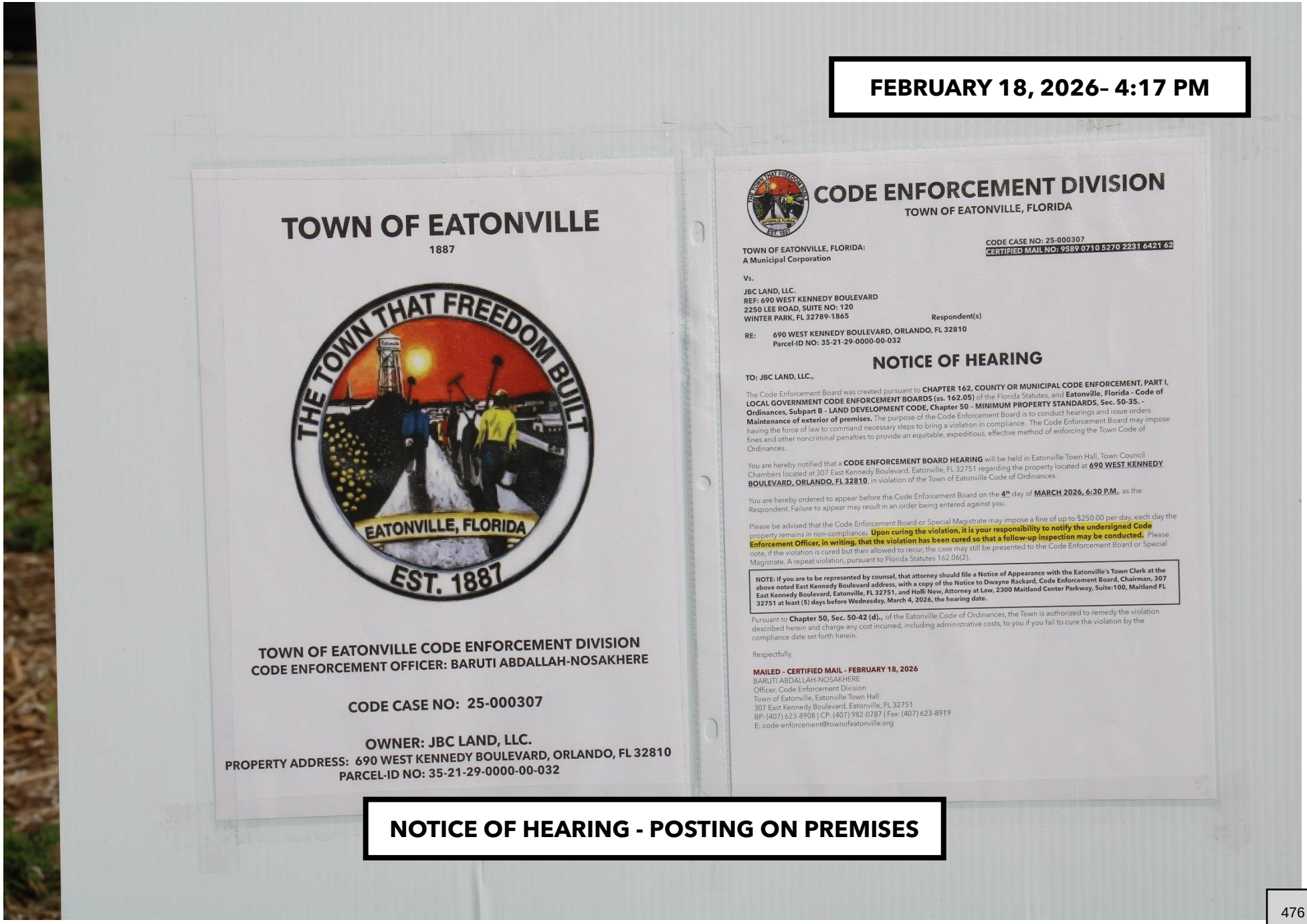
## 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 – (CODE CASE NO: 25-000307)



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

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

**FEBRUARY 18, 2026– 4:17 PM**



TOWN OF EATONVILLE
1887

THE TOWN THAT FREEDOM BUILT
EATONVILLE, FLORIDA
EST. 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

CODE CASE NO: 25-000307
CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 62

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

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 **4th** day of **MARCH 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, March 4, 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 - FEBRUARY 18, 2026**
BARUTI ABDALLAH-NOSAKHERE
Officer, Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard, Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

**NOTICE OF HEARING - POSTING ON PREMISES**

# EXIBIT E

# DAY OF PHOTOGRAPHS

# EXIBIT E - PART I
## JANUARY 7, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS IN COMPLIANCE

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

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

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

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

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

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

# EXIBIT E - PART II
## MARCH 4, 2026

# PHOTOGRAPHIC EVIDENCE

# PROOF THAT THE PROPERTY IS IN COMPLIANCE

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

## 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 – (CODE CASE NO: 25-000307).....1