



TOWN OF EATONVILLE

CODE CASE NO: 25-000307

OWNER: JBC LAND, LLC.

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

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

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



EXHIBIT A

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

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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000307).....1

APRIL 8, 2015 - 9:45 AM



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

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

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

JUNE 15, 2020 - 12:40 PM

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

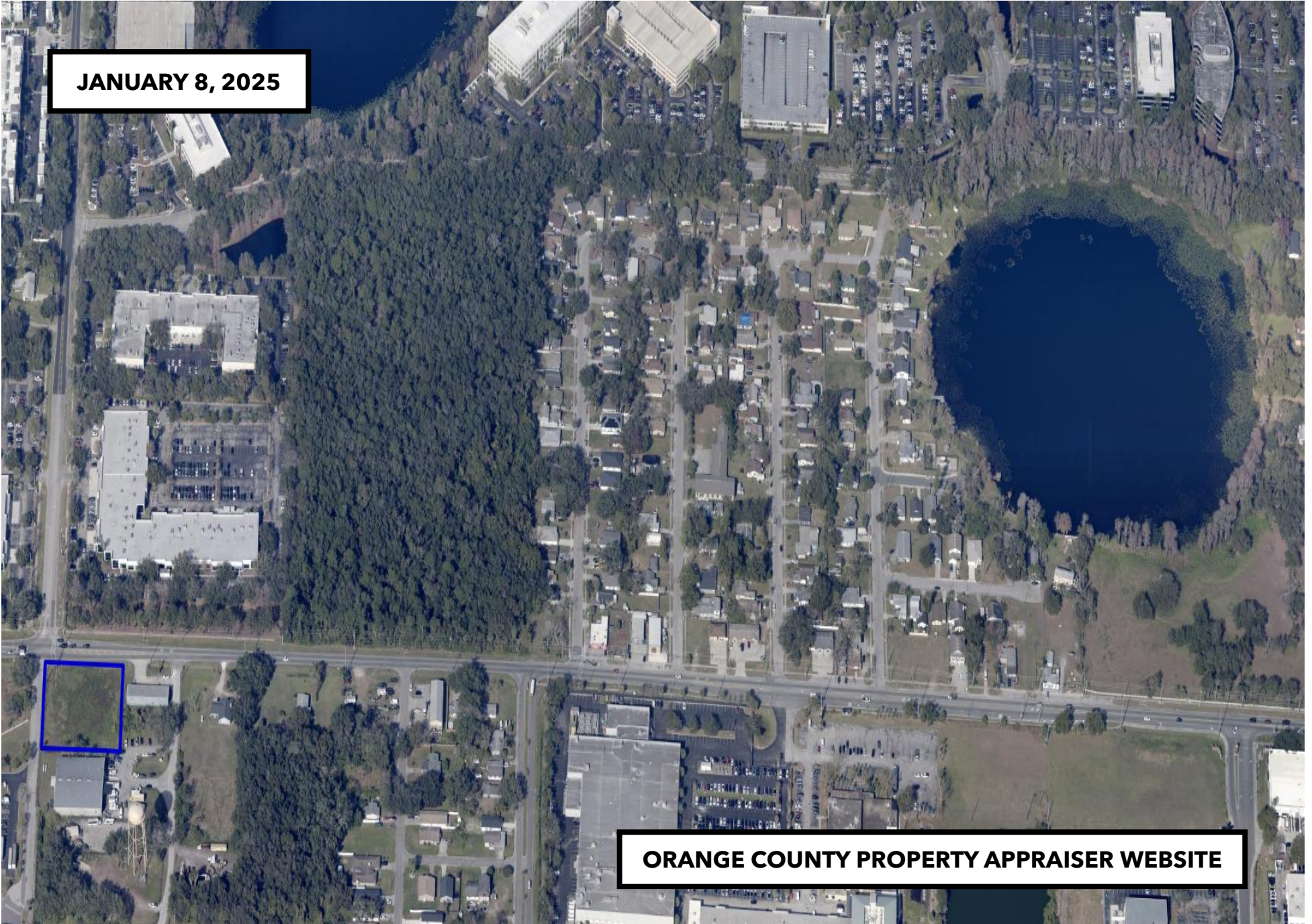


JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

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

JANUARY 8, 2025

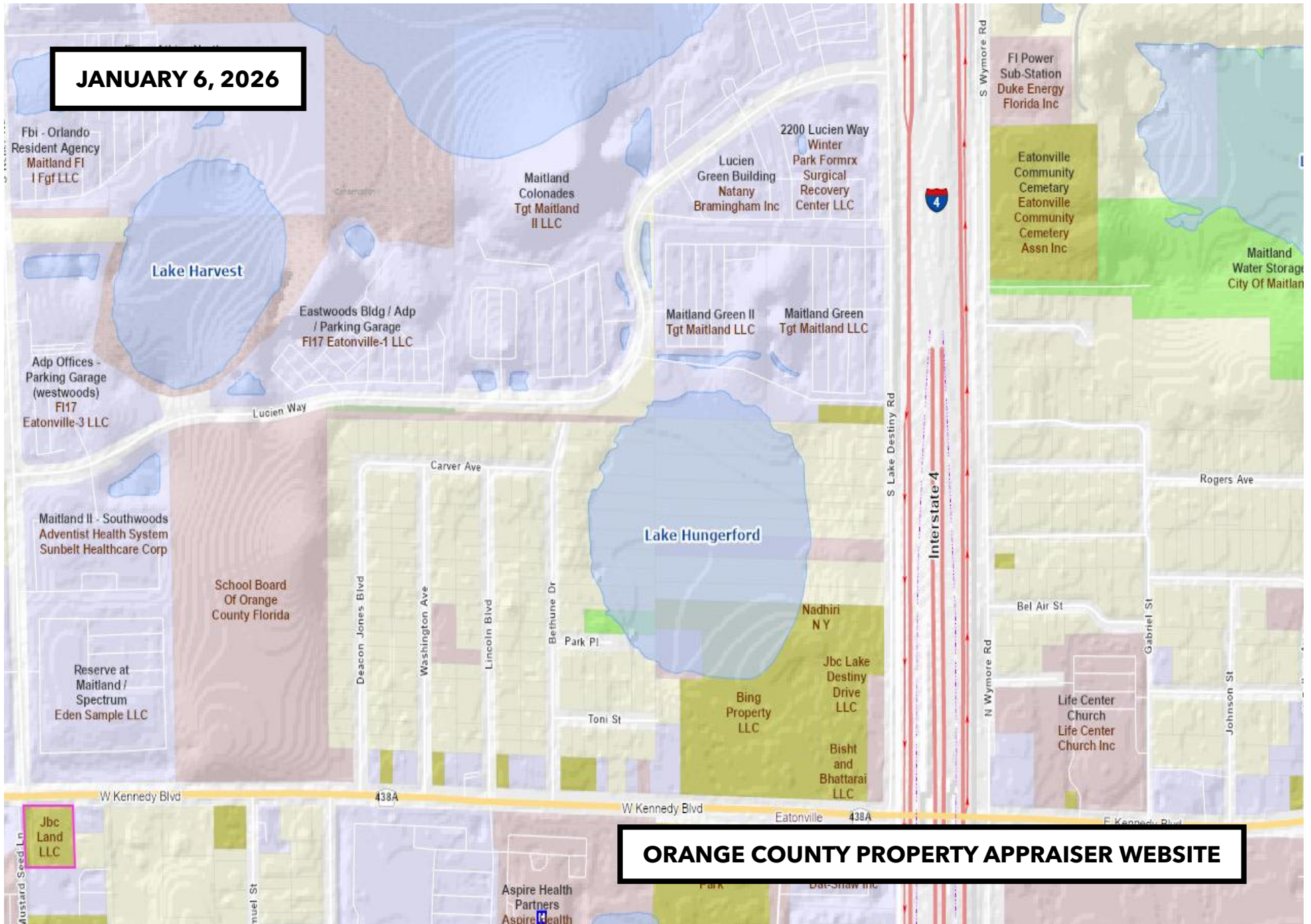
ORANGE COUNTY PROPERTY APPRAISER WEBSITE



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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000307).....4

JANUARY 6, 2026



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....1



Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

Town of Eatonville
Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751

CODE CASE NO: **25-000307**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **10/29/2025**

JBC LAND, LLC.

REF: 690 WEST KENNEDY BOULEVARD

2250 LEE ROAD, SUITE NO: 120

WINTER PARK, FL 32789-1865

CERTIFIED MAIL NO: 9589 0710 5270 2372 5357 81

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the COMMERCIAL VACANT LAND, property located at, 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810, Parcel-ID: 35-21-29-0000-00-032** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (a), (b)(1).**

TO: JBC LAND, LLC.,

You are hereby notified, the property located at **690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 50-35. - Maintenance of exterior of premises (a)**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b)**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not

limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(2)** Dead and dying trees and limbs.

Please be advised that the property is to be brought into compliance on or before, **[10/29/2025]** ten days from this date, **[10/20/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,

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

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

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

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.

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 duly sworn, deposes and says:

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

DATED this 9th of December 2025.

Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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

(stamp)


NOTARY PUBLIC, State of Florida

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

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032
690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....3

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

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



quadrant
FIRST-CLASS MAIL
IM1
\$010.44
10/21/2025 ZIP 32751
043M30297524

US POSTAGE

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
Total Postage \$

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

Street and Apt.
City, State, ZIP

Postmark
Hwy
Eatonville, FL
32751
OCT 2025

PS Form 3800, January 2023 (rev. 10/20/2022) 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:

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X M. Maye
☐ Agent
☐ Addressee

B. Received by (Printed Name)
MOLLY FORD

C. Date of Delivery
10-22-25

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

Domestic Return Receipt

USPS TRACKING #
9590 9402 8194 3030 0373 21

United States Postal Service

RECEIVED
OCT 27 2025
Initial: _____

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

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

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



EXHIBIT B - PART IIA

JULY 16, 2025

PHOTOGRAPHIC EVIDENCE

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

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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....1

JULY 16, 2025 - 12:13 PM

MAINTENANCE OF EXTERIOR OF PREMISES



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

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

JULY 16, 2025 - 12:13 PM

MAINTENANCE OF EXTERIOR OF PREMISES



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

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

JULY 16, 2025 - 12:13 PM

MAINTENANCE OF EXTERIOR OF PREMISES





EXHIBIT B - PART IIB OCTOBER 30, 2025

PHOTOGRAPHIC EVIDENCE

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

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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....1

OCTOBER 30, 2025 - 9:32 AM



MAINTENANCE OF EXTERIOR OF PREMISES

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

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

OCTOBER 30, 2025 - 9:33 AM

MAINTENANCE OF EXTERIOR OF PREMISES



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

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

OCTOBER 30, 2025 - 9:33 AM

MAINTENANCE OF EXTERIOR OF PREMISES



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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....4

OCTOBER 30, 2025 - 9:33 AM

MAINTENANCE OF EXTERIOR OF PREMISES



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

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

OCTOBER 30, 2025 - 9:34 AM

MAINTENANCE OF EXTERIOR OF PREMISES



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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....6

OCTOBER 30, 2025 - 9:34 AM

MAINTENANCE OF EXTERIOR OF PREMISES



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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....7

OCTOBER 30, 2025 - 9:34 AM

MAINTENANCE OF EXTERIOR OF PREMISES





EXHIBIT C

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



EXHIBIT C - PART I

NOTICE OF HEARING

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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....1



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000307

CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 42

Vs.

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

Respondent(s)

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

NOTICE OF HEARING

TO: JBC LAND, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.

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

Respectfully,

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

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

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

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



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

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

Vs.

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

Respondent(s)

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

NOTICE OF HEARING

TO: JBC LAND, LLC.,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.

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

Respectfully,

MAILED - CERTIFIED MAIL

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

TOWN OF EATONVILLE

CODE ENFORCEMENT

Case Number: 25-000307

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

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

Respondent: JBC LAND, LLC.

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

AFFIDAVIT OF NOTICE

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

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

DATED this 6th of January, 2026.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA COUNTY OF ORANGE

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

(stamp)



Karin A. Dunn
NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032
690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....3

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



quadrant
 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: \$
 Sent 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
 City, State, ZIP

PS Form 3800, January 2003 PSN 7530-02-000-9032 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>JBC LAND, LLC. 2250 LEE ROAD, SUITE120 WINTER PARK, FL 32789-1865 P-ID NO: 35-21-29-0000-00-032 CODE CASE NO: 25-000272</p> <p>2. Article Number (Transfer from service label) 9589 0710 5270 2372 5372 42</p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

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

USPS TRACKING #

ORLANDO FL 328
 12 NOV 2025 PM 6 L

9590 9402 8194 3030 0365 91

United States Postal Service

RECEIVED
 NOV 14 2025
 Initial: _____

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

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

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

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



EXHIBIT 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).....1

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 duly sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by ☒ certified mail or ☐ personal delivery in accordance with Fla. Stat. § 162.12(1).

2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9th of December, 2025.

Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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

(stamp)




NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

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 duly sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by ☒ certified mail or ☐ personal delivery in accordance with Fla. Stat. § 162.12(1).

2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.

3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30th of December, 2025.

Attached: Copy of the notice posted

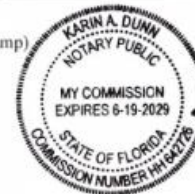


Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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

(stamp)




NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I

DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

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

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

DECEMBER 17, 2025 - 11:15 AM

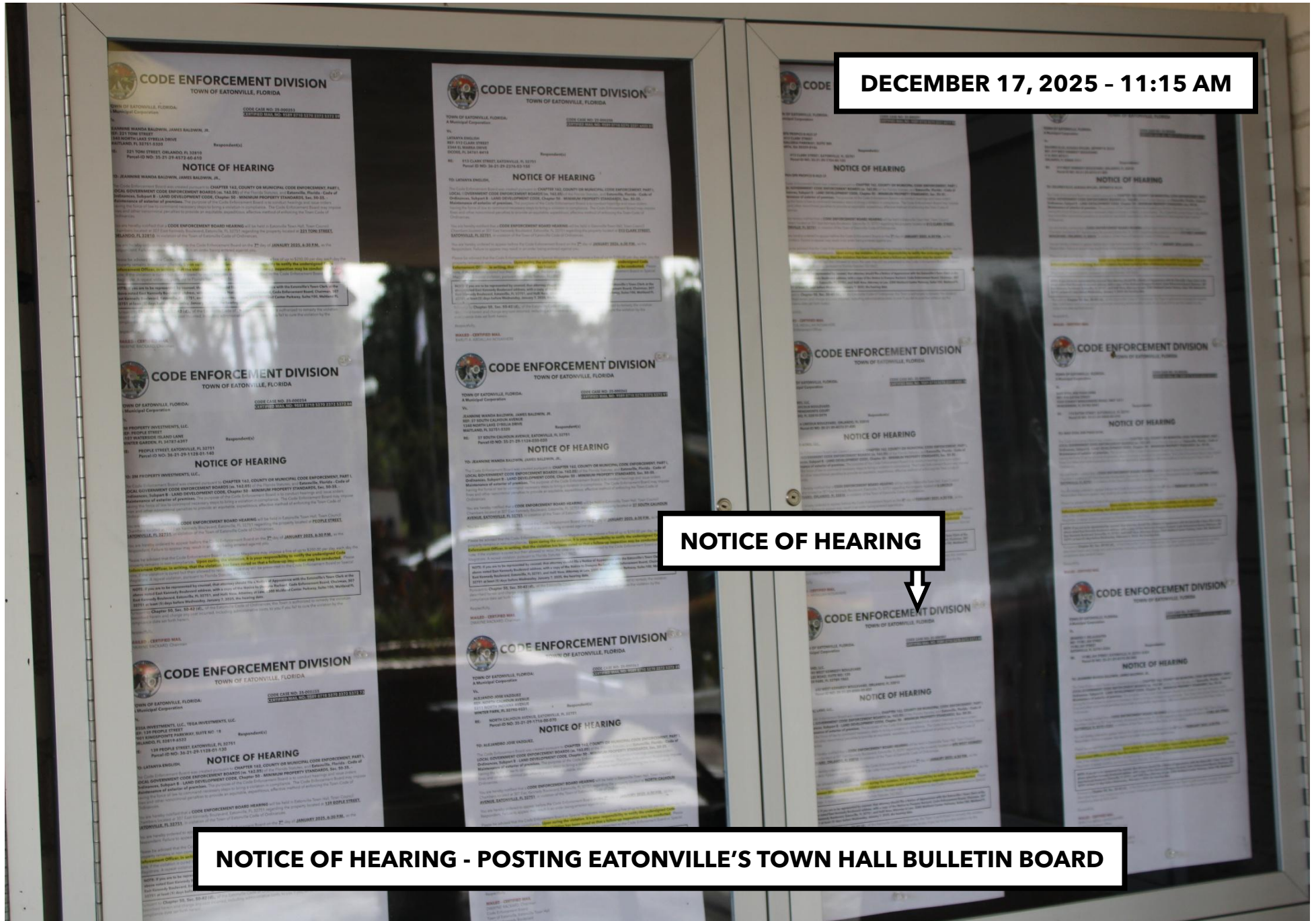
NOTICE OF HEARING



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



JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032
690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....2



DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING

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



EXHIBIT D - PART II

DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

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

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

DECEMBER 29, 2025 - 4:33 PM

NOTICE OF HEARING - POSTING ON PREMISES



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).....2

DECEMBER 29, 2025 - 4:38 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000307

OWNER: JBC LAND, LLC.
PROPERTY ADDRESS: 690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-0000-00-032



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

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

Vs.

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

Respondent(s)

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

NOTICE OF HEARING

TO: JBC LAND, LLC.,

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and 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



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

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

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

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....1

JANUARY 7, 2026 - 7:29 AM

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

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

JANUARY 7, 2026 - 7:29 AM