



# **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 COUNTY PROPERTY  
APPRASIER'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**



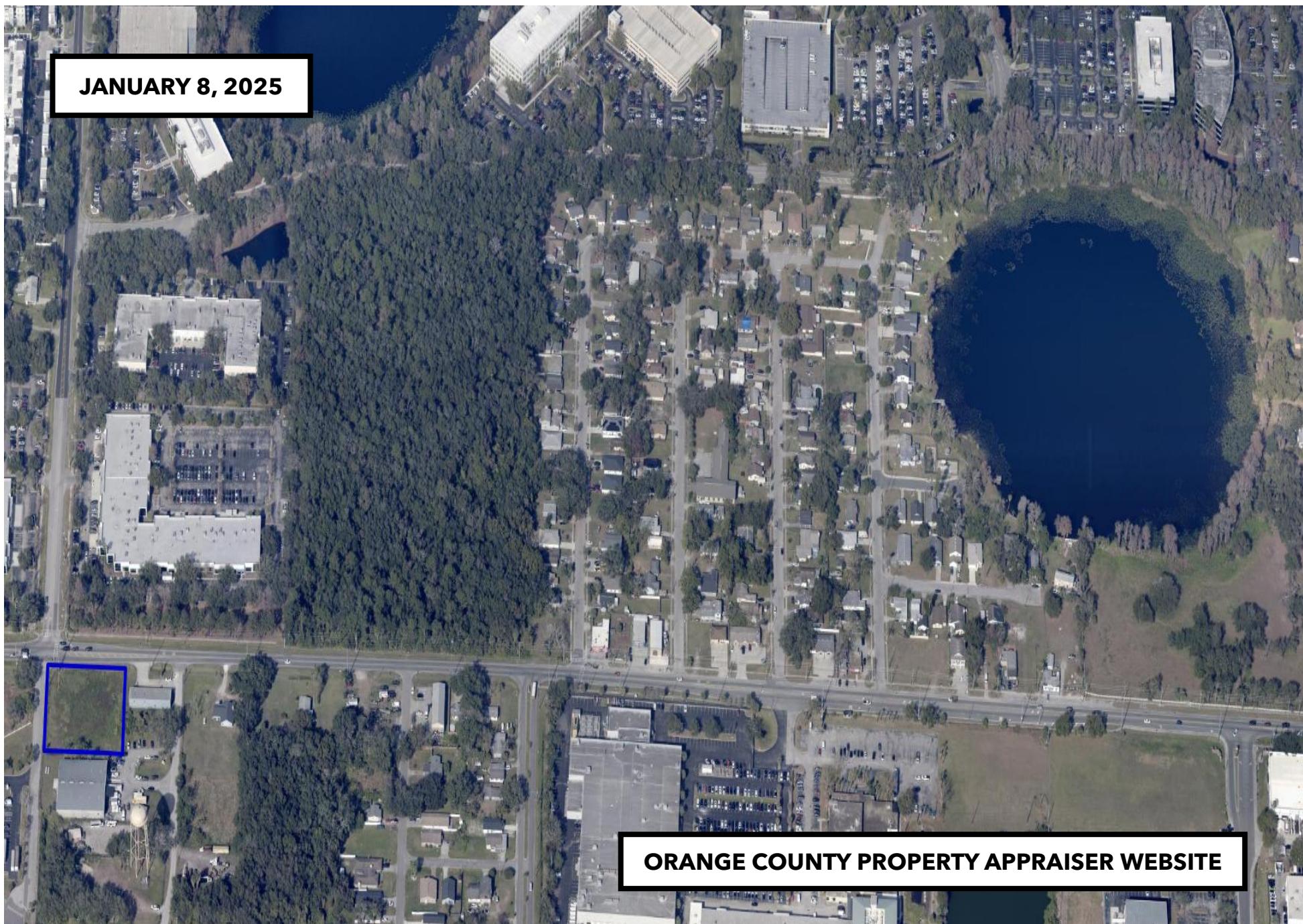
**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

**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**



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

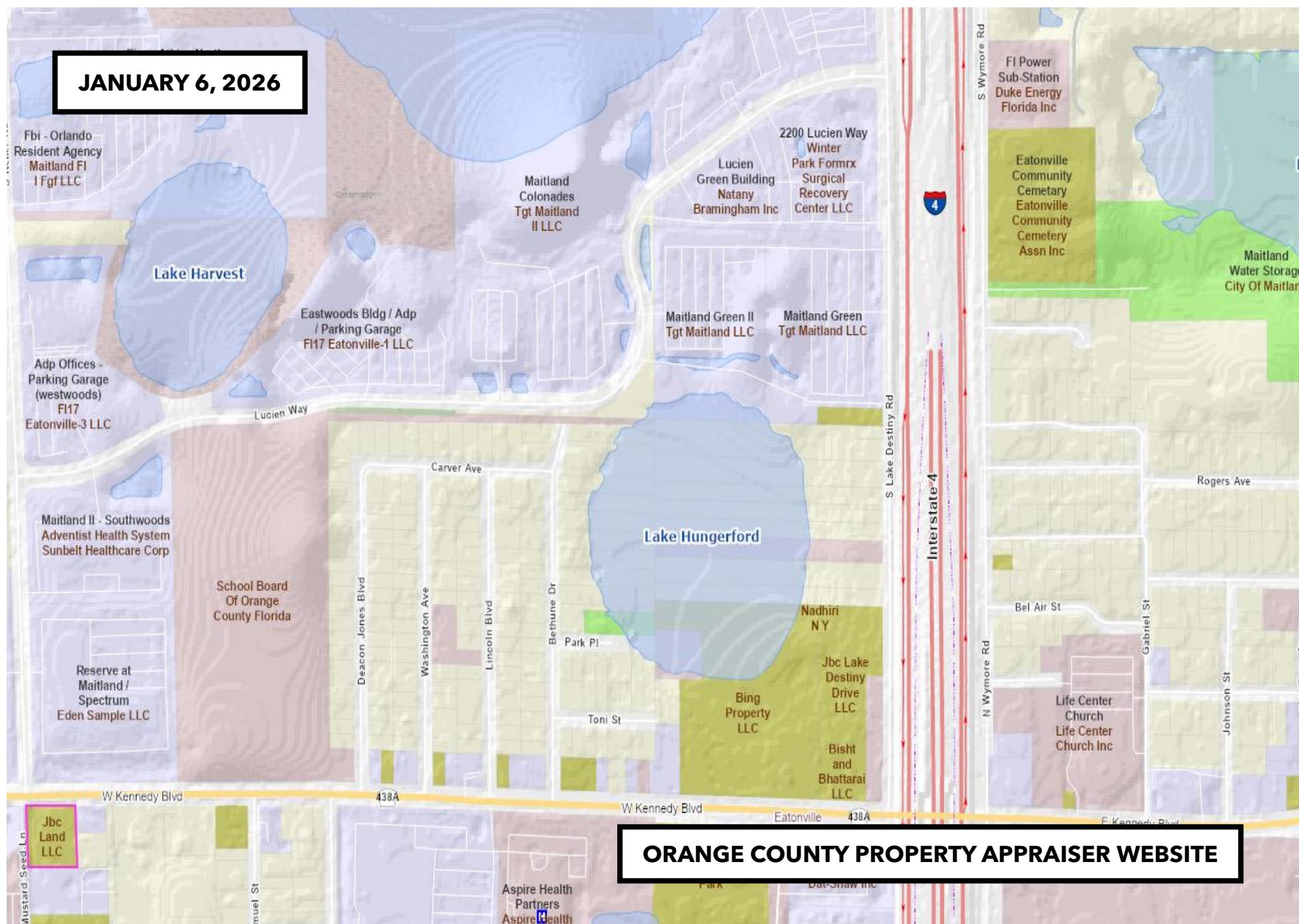
**690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000307).....3**



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

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

**JANUARY 6, 2026**



**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**



# 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).....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-Nosakhene  
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](mailto: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 9<sup>th</sup> 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 9<sup>th</sup> of December 2025, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)



Karin A. Dunn  
NOTARY PUBLIC, State of Florida

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

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

**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.  
Eustonville, 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



quadient  
FIRST-CLASS MAIL  
IMI  
**\$010.44**  
10/21/2025 ZIP 32754  
043M3C2G7524



**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.

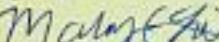
1. Article Addressed to:



9590 9402 8194 3030 0373 21

2. Article Number (Transfer from service label)

9589 0710 5270 2372 5357 81

<b>COMPLETE THIS SECTION ON DELIVERY</b>															
A. Signature 															
<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address															
B. Received by (Printed Name) <b>MOLLY FORD</b>	C. Date of Delivery <b>10-22-25</b>														
<b>JBC LAND, LLC.</b> <b>2250 LEE ROAD, SUITE NO: 120</b> <b>WINTER PARK, FL 32792-1865</b> <b>P-ID: 34-21-29-0000-00-032</b> <b>CODE CASE NO: 25-000272</b>															
3. Service Type <table> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$300)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$300)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™														
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery														
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™														
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<input type="checkbox"/> Insured Mail															
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$300)															

USPS TRACKING #

DRUMMODO FL 328  
PO BOX 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).....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**



**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**





**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).....1**

**OCTOBER 30, 2025 - 9:32 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**



**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**



# EXIBIT 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:** **CODE CASE NO: 25-000307**  
**A Municipal Corporation**

**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 7<sup>th</sup> 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@townfeatonville.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

Vs.

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

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

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 **7<sup>th</sup>** 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-enforcements@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:

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).

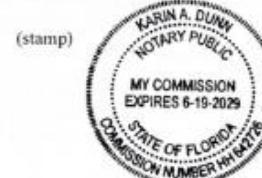
DATED this 6<sup>th</sup> of January, 2026.

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 6<sup>th</sup> of January 2026, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.



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



quotient  
FIRST-CLASS MAIL  
IMI  
**\$010.44<sup>2</sup>**  
11/10/2025 ZIP 32751  
04SM130267524

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



## 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

## COMPLETE THIS SECTION ON DELIVERY

### A. Signature

Agent

Addressee

### B. Received by (Printed Name)

### C. Date of Delivery

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

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail<sup>®</sup>  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express<sup>®</sup>  
 Registered Mail<sup>™</sup>  
 Registered Mail Restricted Delivery  
 Signature Confirmation<sup>™</sup>  
 Signature Confirmation Restricted Delivery

United States  
Postal Service

RECEIVED

NOV 14 2025

Initial:

\* Sender: Please print your name, address, and ZIP+4<sup>®</sup> in this box\*

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



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



## **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).....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 9<sup>th</sup> 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 9<sup>th</sup> of December 2025, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)



  
NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

**TOWN OF EATONVILLE**  
CODE ENFORCEMENT

Case Number: 25-000253

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: \_\_\_\_\_

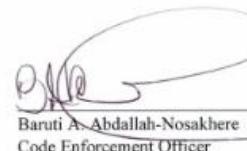
**AFFIDAVIT OF NOTICE**

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 30<sup>th</sup> of December 2025.

Attached: Copy of the notice posted



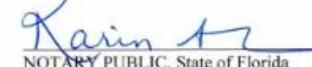
Baruti A. Abdallah-Nosakhere  
Code Enforcement Officer

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

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

(stamp)



  
NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF HEARING**



## EXIBIT 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**



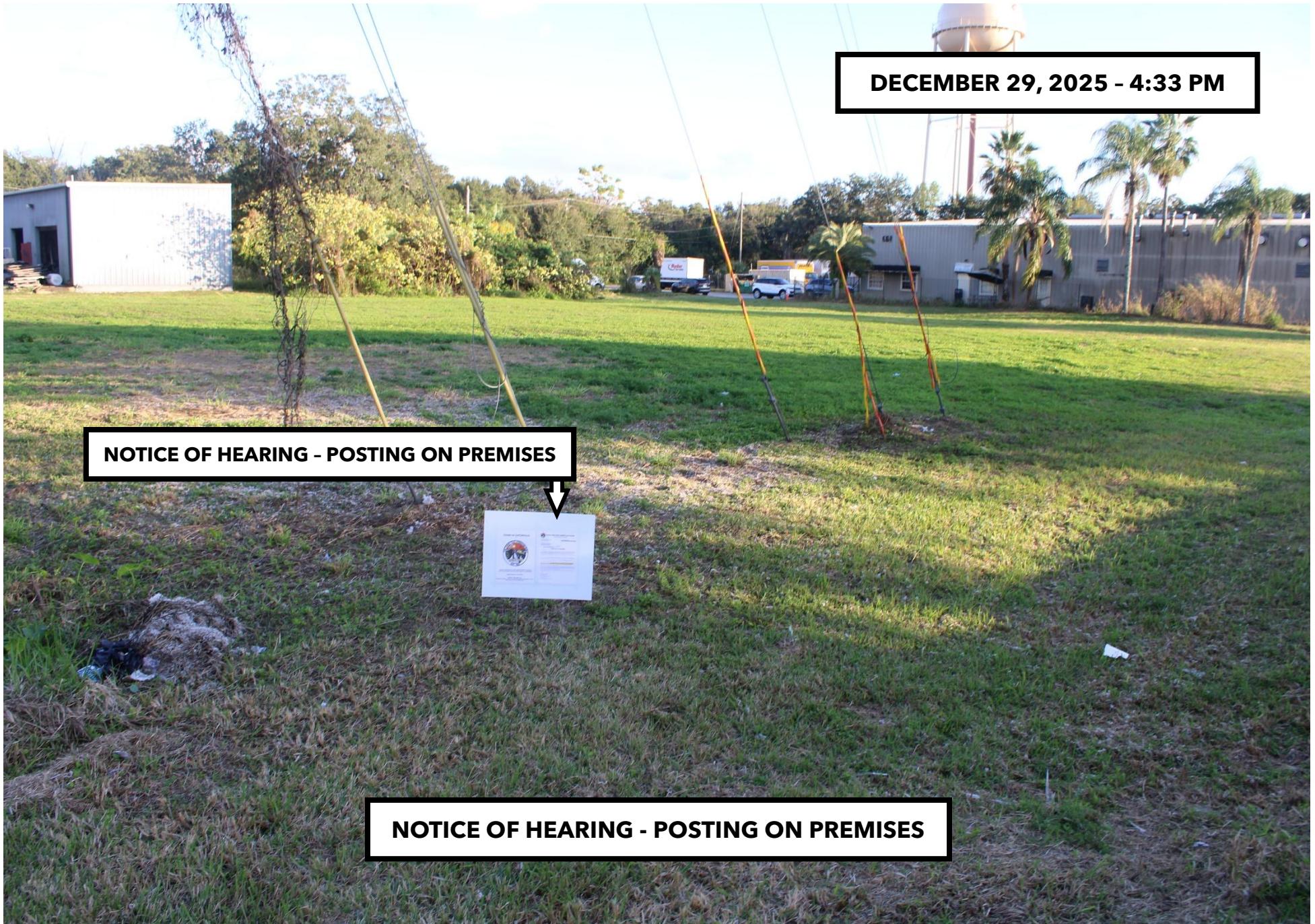
**EXHIBIT D - PART II**  
**DECEMBER 29, 2025**

**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**



**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 162.04(2).

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

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

Respectfully,

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

**NOTICE OF HEARING - POSTING ON PREMISES**



**EXIBITE**

**DAY OF  
PHOTOGRAPHS**



## **EXIBIT 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**