



TOWN OF EATONVILLE

CODE CASE NO: 25-000262

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

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



EXHIBIT A

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

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

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

JULY 23, 2019 - 4:07 PM



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000262).....2

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 - (OCA) - (CODE CASE NO: 25-000307).....3

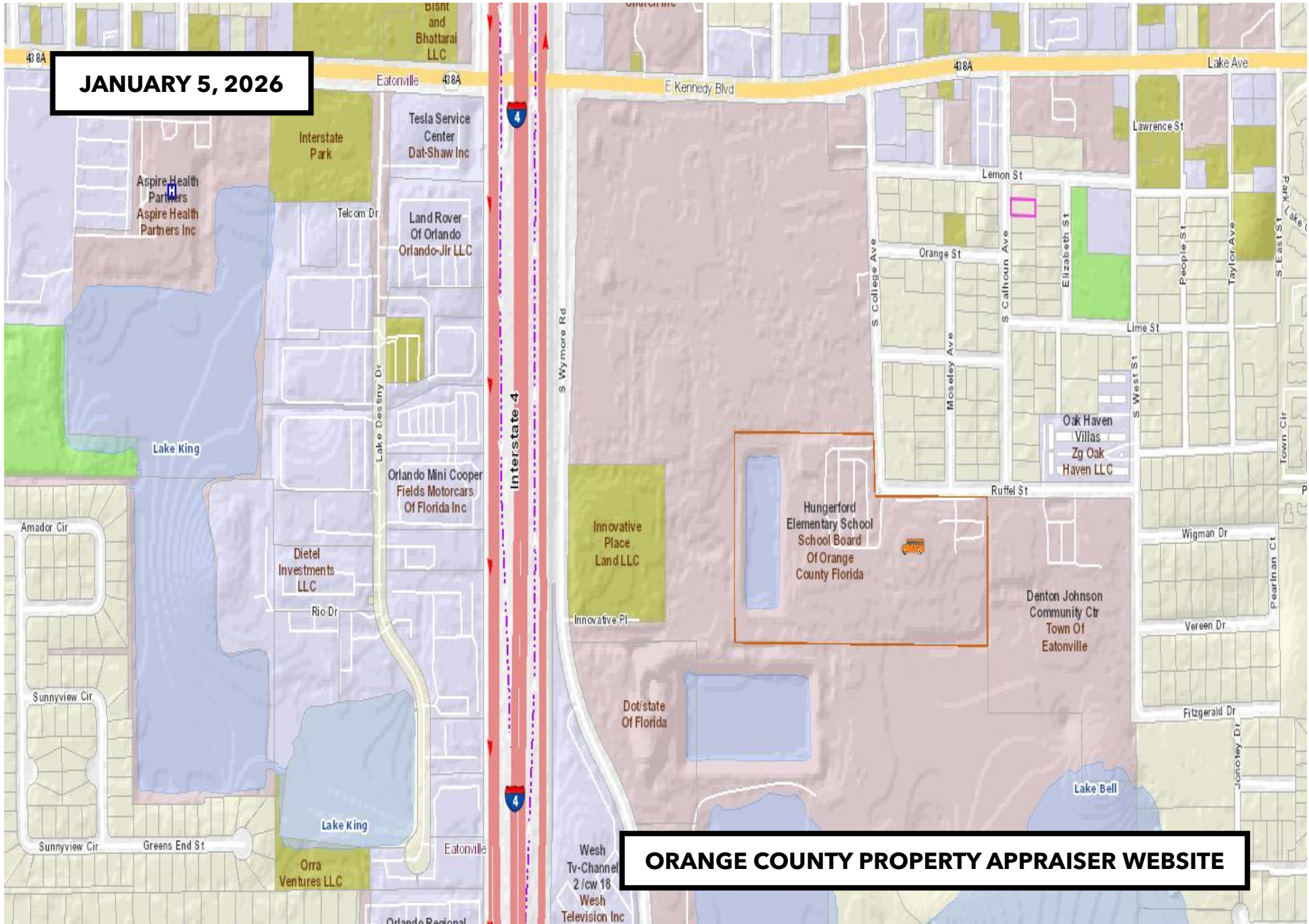




EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

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

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.

REF: 37 SOUTH CALHOUN AVENUE

1340 NORTH LAKE SYBELIA DRIVE

MAITLAND, FL 32751-5320

CERTIFIED MAIL NO: 9589 0710 5270 2372 5356 68

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the VACANT RESIDENTIAL, property located at, 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-1124-03-020** into compliance with Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (a), (b)(1), (b)(6). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. (1).

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

You are hereby notified, the property located at **37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 50-35. - Maintenance of exterior of premises (a)**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b)**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing

the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(6)** Sources of infestation. **Sec. 50-36. - Appearance of exterior of premises and structures.**, The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood including the following: **(1)**. Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed.

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

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

Respectfully,

Baruti Abdallah-Nosakhare
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

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).....2

TOWN OF EATONVILLE
CODE ENFORCEMENT

Description of Violation and Remedial Action Required

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

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

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

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

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, ORLANDO, FL 32810

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

Respondent: JEANNINE WANDA BALDWIN
JAMES BALDWIN, JR.

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


AFFIDAVIT OF NOTICE

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

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



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

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

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

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

OFFICIAL USE

Certified Mail Fee \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

Sent to

Sent on

Postmark

Hard

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

PS Form 3800, January 2023 PSN 7530-02-000-1017 See Reverse for Instructions



EXHIBIT 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: 35-21-29-1124-03-020
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....1

SEPTEMBER 23, 2024 - 8:11 AM

MAINTENANCE OF EXTERIOR OF 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).....2

SEPTEMBER 23, 2024 - 8:11 AM

MAINTENANCE OF EXTERIOR OF 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).....3



SEPTEMBER 23, 2024 - 8:11 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

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



EXHIBIT C - PART I

NOTICE OF HEARING

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).....1



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

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).....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 2372 5372 97

Vs.

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

Respondent(s)

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

NOTICE OF HEARING

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

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

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

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

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

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

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

Respectfully,

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

TOWN OF EATONVILLE

CODE ENFORCEMENT

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751

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

Respondent: JEANNINE WANDA BALDWIN,
JAMES BALDWIN, JR.

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

AFFIDAVIT OF NOTICE

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

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

DATED this 6th of January, 2026.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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

(stamp)



NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING

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

9589 0710 5270 2372 5372 97

ORLANDO FL 328
10 NOV 2025PM 4

quadrant
FIRST-CLASS MAIL
IMI
\$010.44
11/10/2025 ZIP 32751
D43M30267524

US POSTAGE

RECEIVED
DEC 08 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:

NIXIE 339 DE 1 0012/05/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32751-5320
32751-5320

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

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

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage \$

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

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

NOV 10 2025
Eatonville, FL
32751

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



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

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).....1

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, ORLANDO, FL 32810

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

Respondent: JEANNINE WANDA BALDWIN
JAMES BALDWIN, JR.

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

AFFIDAVIT OF NOTICE

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

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

DATED this 9th of December 2025.

Attached: Copy of the notice posted


Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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

(stamp)




NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

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

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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-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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

(stamp)




NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I

DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

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

DECEMBER 17, 2025 - 11:15 AM

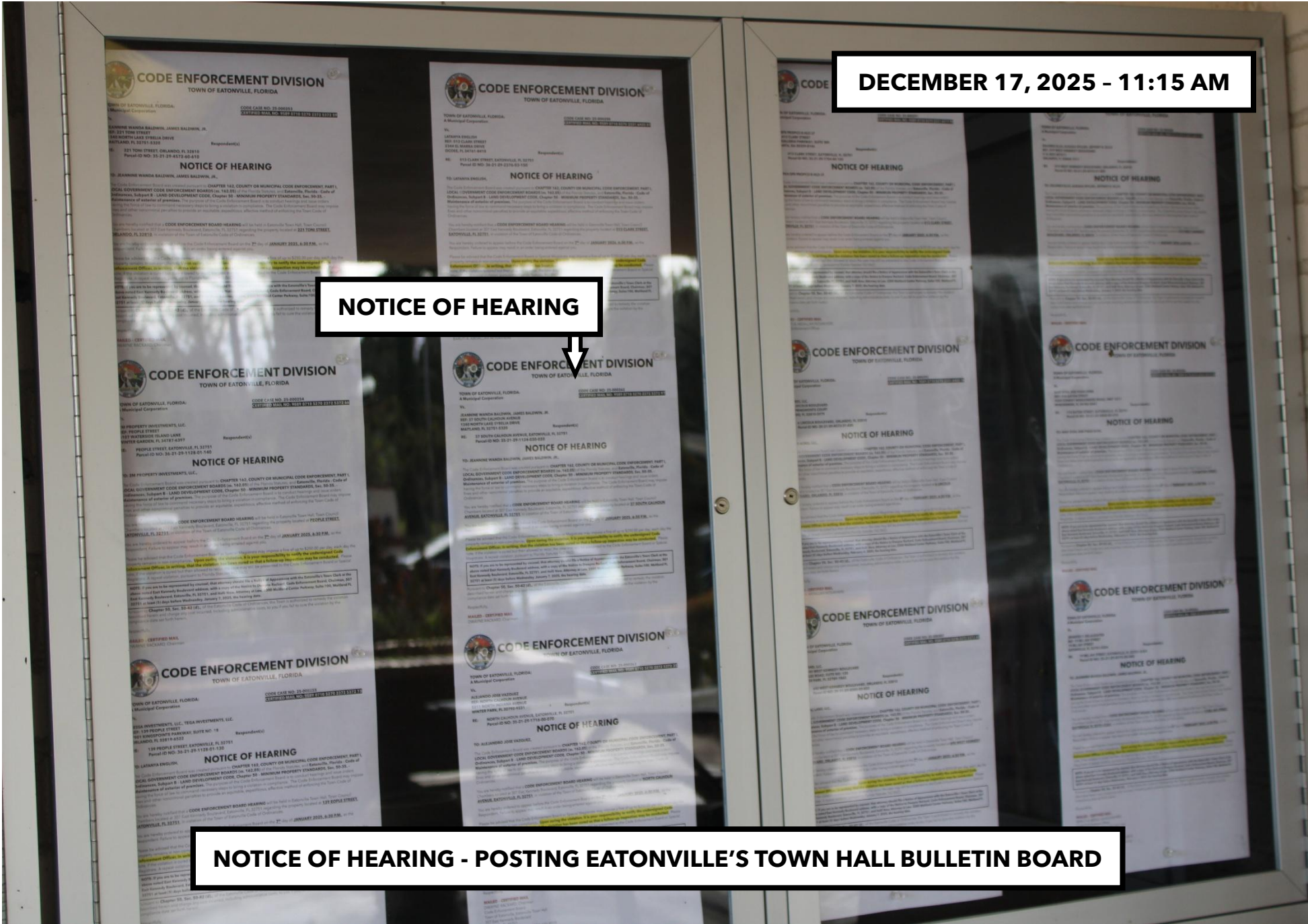
NOTICE OF HEARING



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



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).....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.**

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).....1

DECEMBER 29, 2025 - 4:33 PM

NOTICE OF HEARING - POSTING ON PREMISES



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).....2

DECEMBER 29, 2025 - 4:24 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 25-000262

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



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.

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

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

Respondent(s)

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

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 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 followup inspection may be conducted.** Please Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

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

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.**

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).....1

JANUARY 7, 2026 - 7:29 AM

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).....2

JANUARY 7, 2026 - 7:29 AM