

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000179

OWNER: BING PROPERTY, LLC.

PROPERTY ADDRESS: 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-0000-00-080

121 W Kennedy Blvd 35-21-29-0000-00-080

Name(s):
BING PROPERTY LLC

Mailing Address On File:
2250 Lee Rd Ste 120
Winter Park, FL 32789-1865
[Incorrect Mailing Address?](#)

Physical Street Address:
121 W Kennedy Blvd

Postal City and Zip:
Orlando, FL 32810

Property Use:
1000 - Comm Vacant Land

Municipality:
Eatonville



[Upload Photos](#)

[View 2025 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

Historical Value and Tax Benefits ⓘ

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025	\$228,890	\$0	\$0	\$228,890	5.0%	\$228,890	5.0%
2024	\$217,990	\$0	\$0	\$217,990	N/A	\$217,990	N/A
2023	\$217,990	\$0	\$0	\$217,990	-0.2%	\$217,990	-0.2%
2022	\$218,425	\$0	\$0	\$218,425	N/A	\$218,425	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
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2025 Taxable Value and Certified Taxes ⓘ

Tax Year								
	2024	2023	2022					

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$228,890	\$0	\$228,890	3.2010	-0.5%	\$732.68	17%
Public Schools: By Local Board	\$228,890	\$0	\$228,890	3.2480	0.0%	\$743.43	17%
General County	\$228,890	\$0	\$228,890	4.4347	0.0%	\$1,015.06	24%
Town Of Eatonville	\$228,890	\$0	\$228,890	7.2938	0.0%	\$1,669.48	39%
Library - Operating Budget	\$228,890	\$0	\$228,890	0.3748	0.0%	\$85.79	2%
St Johns Water Management District	\$228,890	\$0	\$228,890	0.1793	0.0%	\$41.04	1%
Totals				18.7316		\$4,287.48	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments				
Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

2025 Gross Tax Total: \$4,287.48

2025 Tax Savings Tax Savings

Your taxes without exemptions would be: \$4,287.48

Your ad-valorem tax with exemptions is: - \$4,287.48

Providing You A Savings Of: = \$0.00



EXHIBIT A

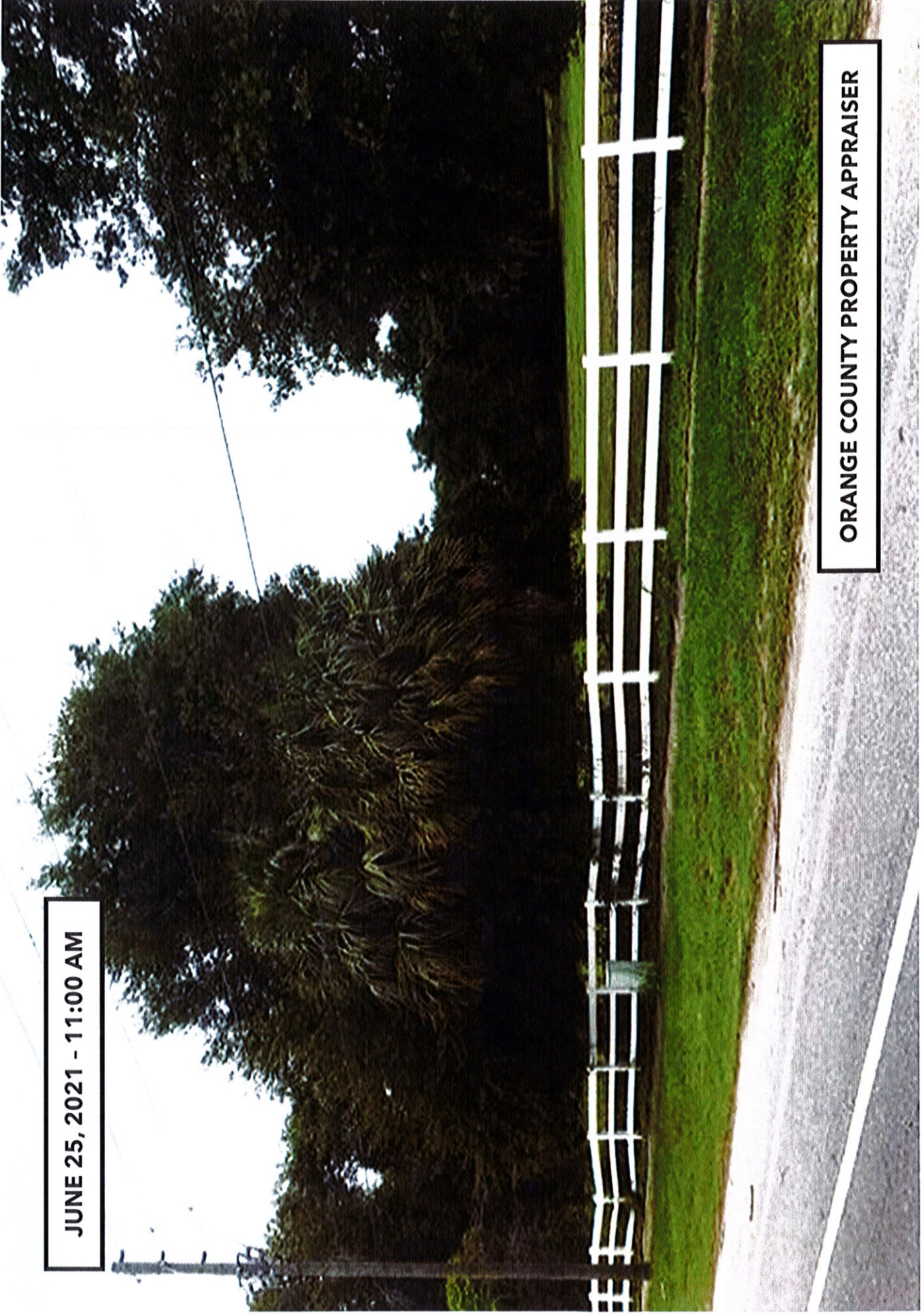
**IDENTIFYING PROPERTY ACCORDING
TO THE ORANGE COUNTY PROPERTY
APPRAISER'S WEBSITE.**

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179) - (OCPA).....1

JUNE 25, 2021 - 11:00 AM

ORANGE COUNTY PROPERTY APPRAISER



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179) - (OCPA).....2



JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080
121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179) - (OCPA).....3

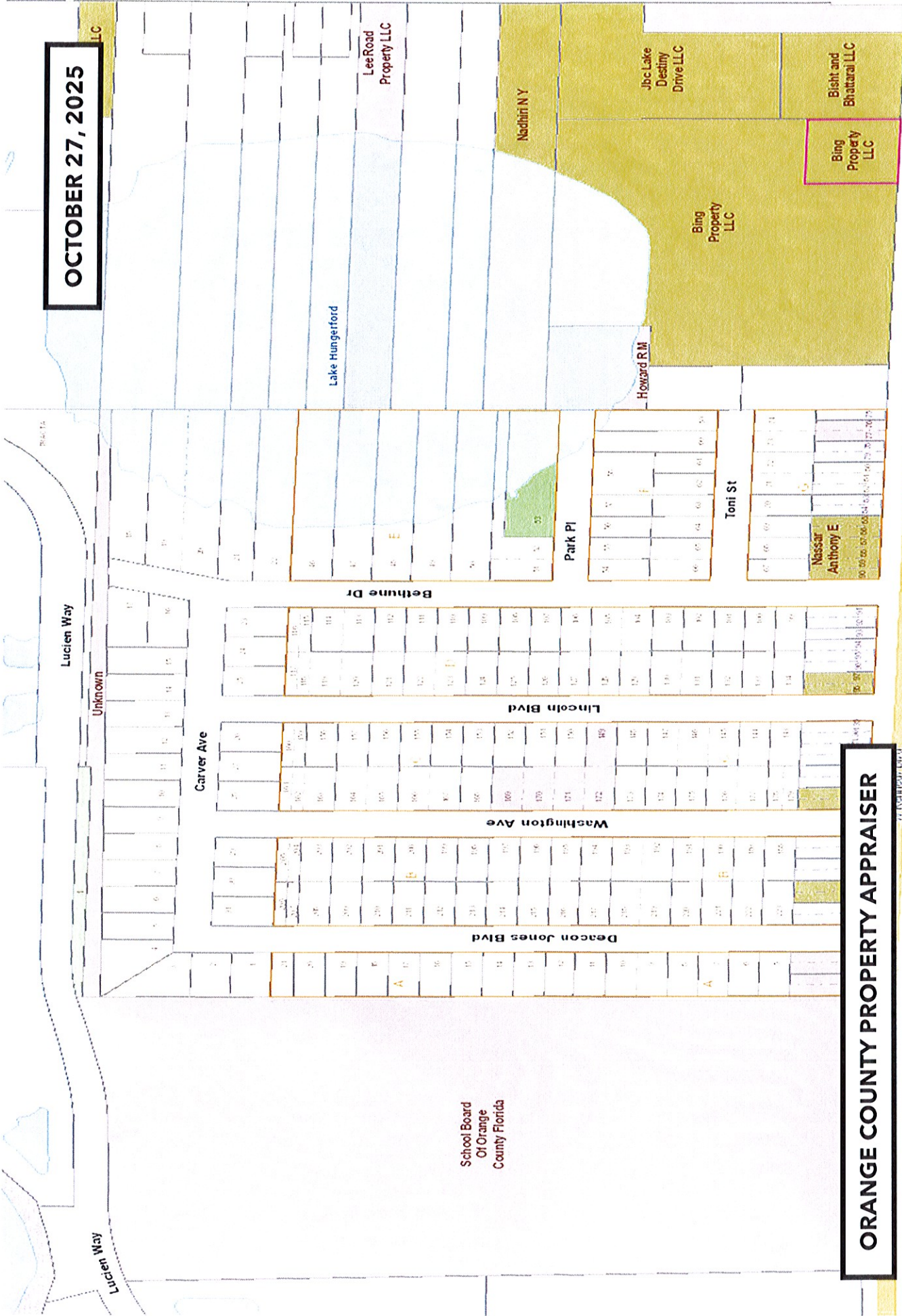


OCTOBER 27, 2025

ORANGE COUNTY PROPERTY APPRAISER

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179) - (OCPA).....4



OCTOBER 27, 2025

ORANGE COUNTY PROPERTY APPRAISER

School Board
Of Orange
County Florida

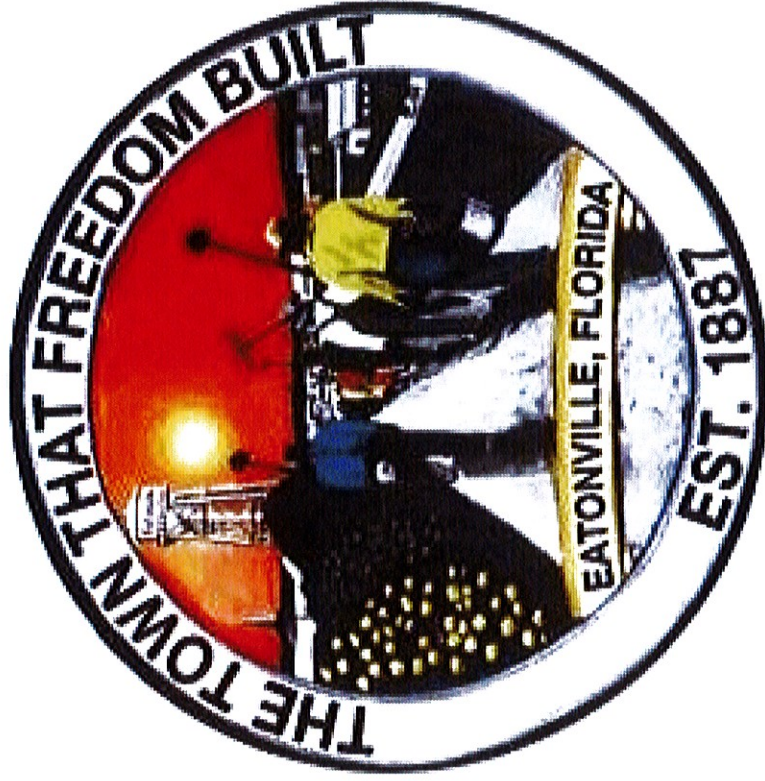


EXHIBIT B

NOTICE OF VIOLATION



Town of Eatonville - Code Enforcement Division
NOTICE OF VIOLATION

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

CODE CASE NO: 25-000179
DATE OF NOTICE: 07/14/2025
COMPLIANCE DATE: 07/30/2025

BING PROPERTY, LLC.

REF: PROPERTY AT 121 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE #: 120
WINTER PARK, FL 32789-1865

CERTIFIED MAIL NO: 9589 0710 5270 1231 9623 86

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the**
COMMERCIAL VACANT LAND, property located at, 121 WEST KENNEDY
BOULEVARD, ORLANDO, FL 32810, Parcel ID: 35-21-29-0000-00-080 into
compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND**
DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-
35. - Maintenance of exterior 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. Eatonville, Florida - Code of Ordinances/Subpart B - LAND
DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-
39. - Minimum standards for basic equipment and facilities; nonresidential. (a), (2).
Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT
CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV.
- FENCES/Sec. 60-84. - Maintenance.

TO: BING PROPERTY, LLC.

You are hereby notified, the property located at **121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810** is in violation of the provision of the Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-35(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(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 fifth, garbage, trash, refuse, debris and inoperative machinery. **(6).**, Sources of infestation. **Sec. 50-36.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1).**, Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. **Sec. 50-39.**, **(a)(2).**, Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street. **Sec. 60-84.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chain-link fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the

fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005, or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

Please be advised that if the violation is not cured by **[07/30/2025]** this case will be scheduled for 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 Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



Baruti Abdallah-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

Description of Violation and Remedial Action Required

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

- 1 - Excessive growth, overgrowth, obnoxious growth and debris are on the premises.
- 2 - Repair or remove the nonconforming fence.

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

- 1 - Clear away all excessive growth, overgrowth, obnoxious growth of grass and weeds; and as well as debris and remove from the premises.
- 2 - Repair or remove the nonconforming fence.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST

FIRST-CLASS MAIL

12/1

07/16/2025

US POSTAGE \$010.44



ZIP 32751

0244TW1146839189

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-080
CODE CASE NO: 25-000179

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

CERTIFIED MAIL®

9589 0720 5225 1231 9629 9589
9589 0720 5225 1231 9629 9589



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 at \$

Sent To \$

Street and Apt. #

City, State, Zip+4

Postmark Here

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-080
CODE CASE NO: 25-000179

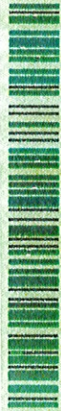
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-080
CODE CASE NO: 25-000179



9590 9402 8194 3030 0366 45

2 Article Number (Transfer from service label)

9589 0710 5270 1231 9623 86

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

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®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery

Domestic Return Receipt

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 at

\$

Sent To

Street and Apt. A

City, State, ZIP+4

BING PROPERTY, LLC.

2250 LEE ROAD, SUITE 120

WINTER PARK, FL 32789-1865

P-ID NO: 35-21-29-000029-09

CODE CASE NO: 25-000179



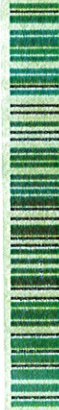
9589 0710 5270 1231 9623 98

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:

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-080
CODE CASE NO: 25-000179



9590 9402 8194 3030 0366 45

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9623 86

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

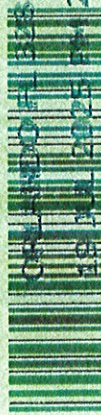
COMPLETE THIS SECTION ON DELIVERY

A. Signature X <i>Maurice Fink</i>		☐ Agent ☐ Addressee
B. Received by (Printed Name) <i>Molly Ford</i>	C. Date of Delivery <i>7-18-25</i>	
D. Is delivery address different from item 1? If YES, enter delivery address below:		☐ Yes ☐ No

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

Domestic Return Receipt

USPS TRACKING#



9590 9402 8194 3030 0366 45

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

United States
Postal Service

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

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

JUL 21 2005

RECEIVED

Initial: _____

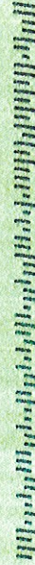




EXHIBIT C

**CODE SECTION(S) IN
VIOLATION OF....**



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a).

Sec. 50-35(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.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (b)(1).

Sec. 50-35(b)(1). 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 fifth, garbage, trash, refuse, debris and inoperative machinery.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (b)(6).

Sec. 50-35(b)(6). 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: **(6).**, Sources of infestation.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior premises and structures. (1).

Sec. 50-36. The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1).**, Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed.

(LCD 1982, ch. 4, § 2-1-2)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a)(2).

Sec. 50-39., (a)(2). Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

(LCD 1982, ch. 4, § 2-1-2)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.

Sec. 60-84., Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chain-link fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005, or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

(LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995; Ord. No. 2004-12, 5-4-2004)