



TOWN OF EATONVILLE

CODE CASE NO: 18-BLDG-01, 08-1MPS-118

OWNER: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
PROPERTY ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-4572-41-100

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.**

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118) - (OCPA).....1**

JANUARY 30, 2007



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118) - (OCA)......2**



**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118) - (OCPA).....3**

OCTOBER 27, 2025

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



NOVEMBER 25, 2025

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

Map Labels:

- Lucien Way
- Unknown
- Carver Ave
- Washington Ave
- Lincoln Blvd
- Bethune Dr
- Deacon Jones Blvd
- S Lake Destiny Rd
- Howard RM
- Park Pl
- Toni St
- W Kennedy Blvd
- 488A
- 488B
- 488C
- 488D
- 488E
- 488F
- 488G
- 488H
- 488I
- 488J
- 488K
- 488L
- 488M
- 488N
- 488O
- 488P
- 488Q
- 488R
- 488S
- 488T
- 488U
- 488V
- 488W
- 488X
- 488Y
- 488Z

Property Owners:

- Lee Road Property LLC
- Lake Hungerford
- Bing Property LLC
- Jbc Lake Destiny Drive LLC
- Bisitt and Bhattachar LLC
- Bing Property LLC
- Nassar Anthony E
- Nadhin N Y

Parcel Numbers:

- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715,

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B - PART I

APRIL 4, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118),.....3**

APRIL 4, 2024 - 10:59 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II

MAY 1, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

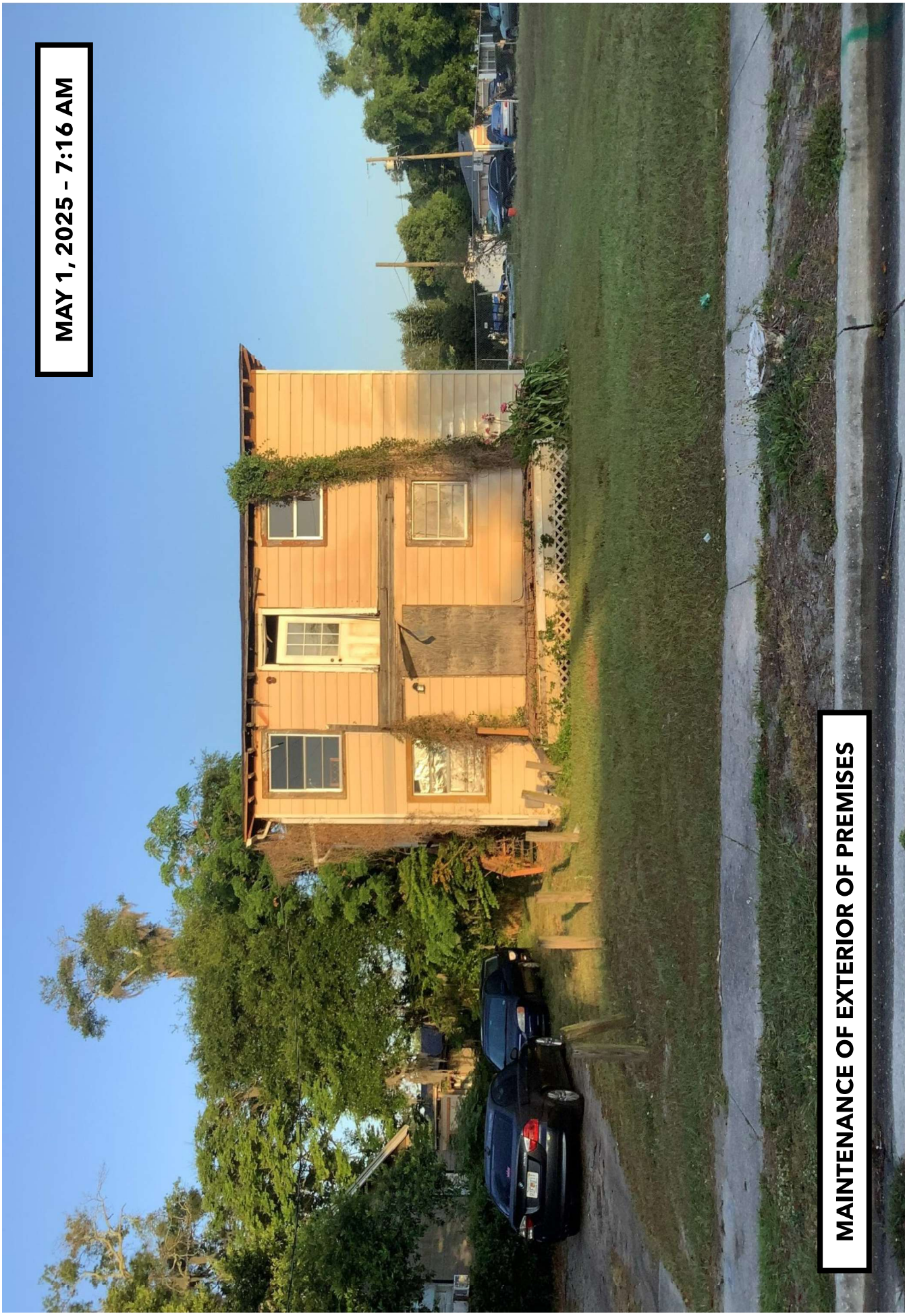
MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

MAY 1, 2025 - 7:16 AM

MAINTENANCE OF EXTERIOR OF PREMISES



**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118),.....2**

MAY 1, 2024 - 7:16 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

MAY 1, 2024 - 7:16 AM



APPEARANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**



MAY 1, 2024 - 7:17 AM

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5**

MAY 1, 2024 - 7:29 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART III

JULY 12, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

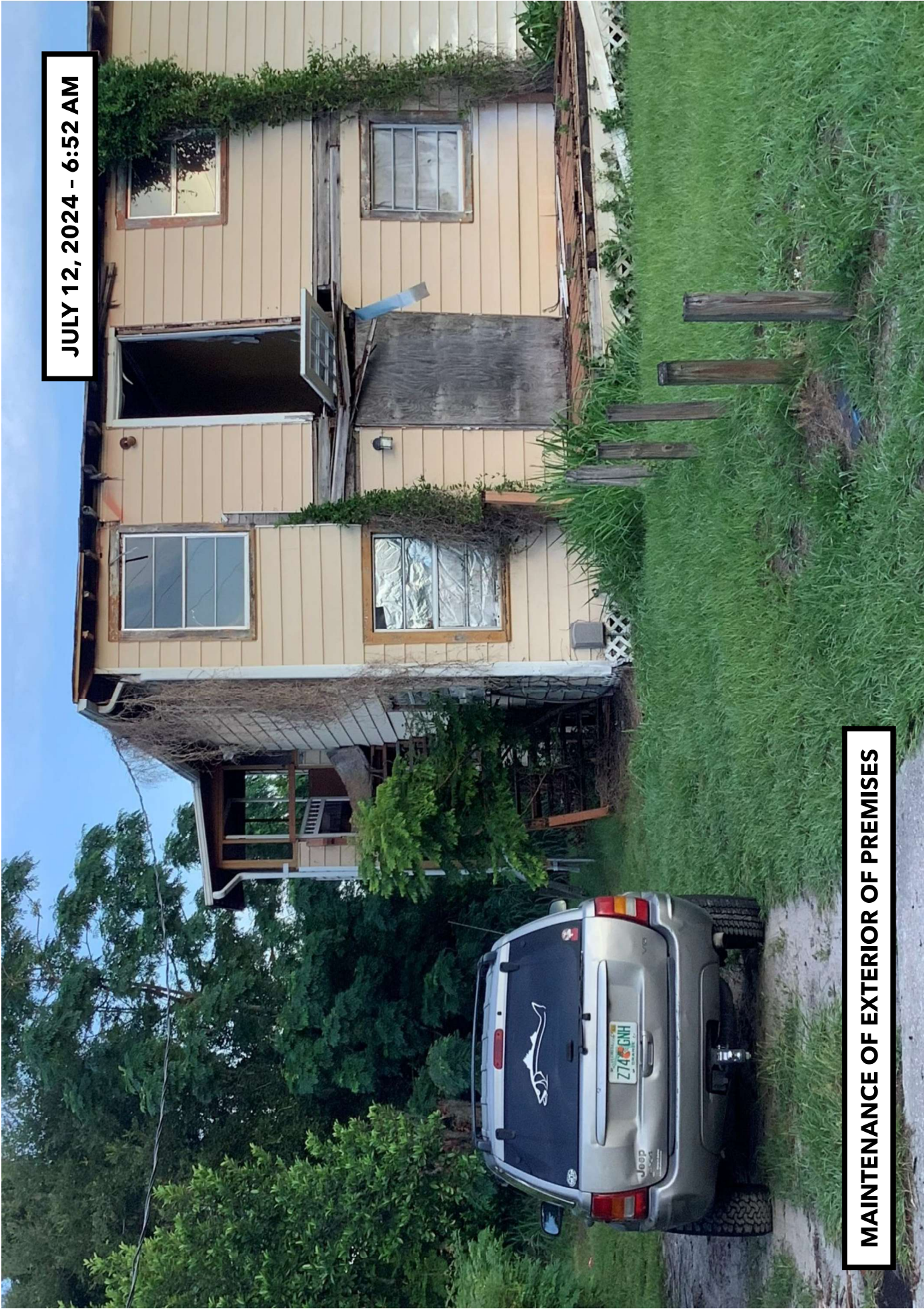
**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

JULY 12, 2024 - 6:52 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



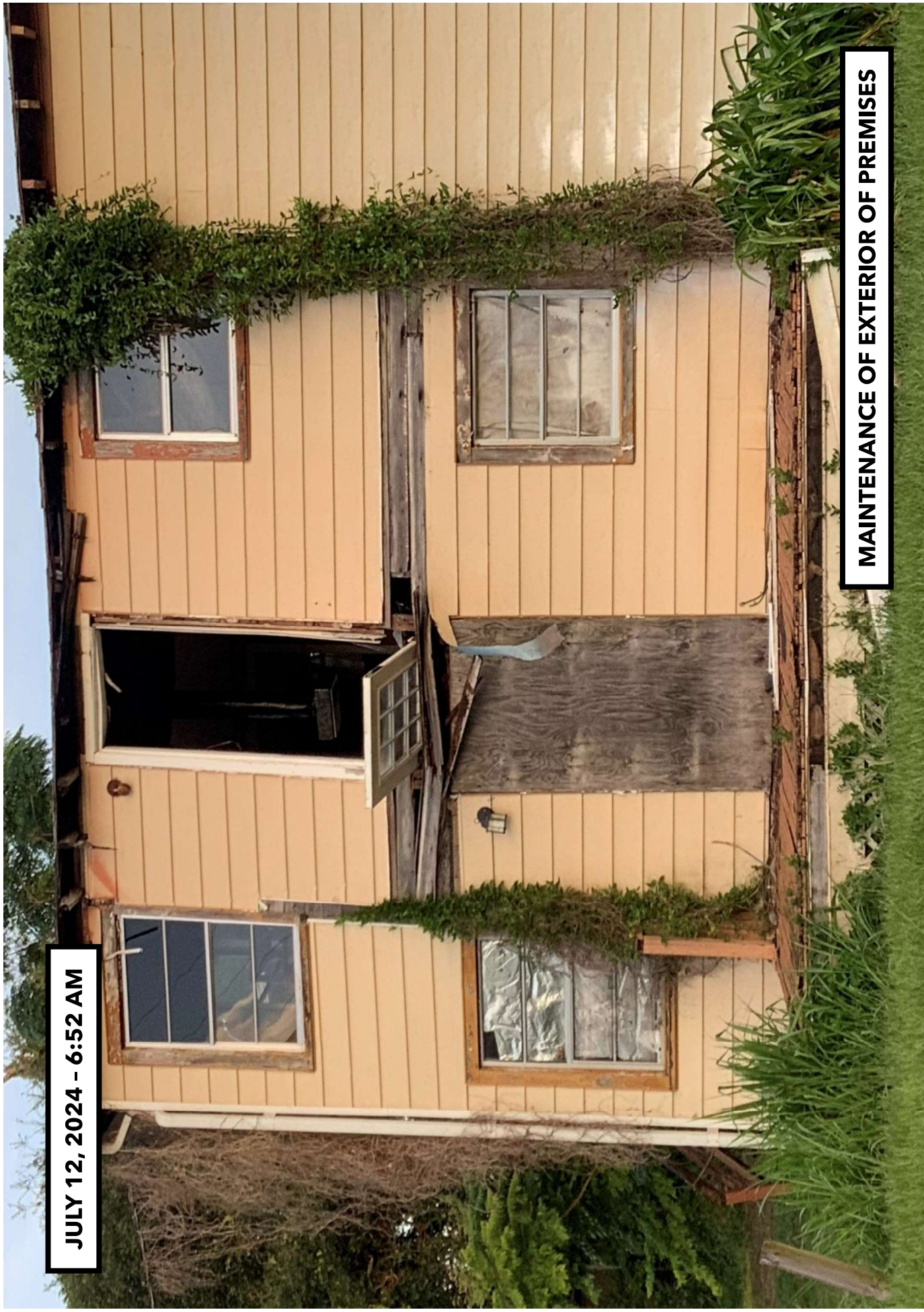
MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**



**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**

JULY 12, 2024 - 6:52 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART IV

SEPTEMBER 24, 2024

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

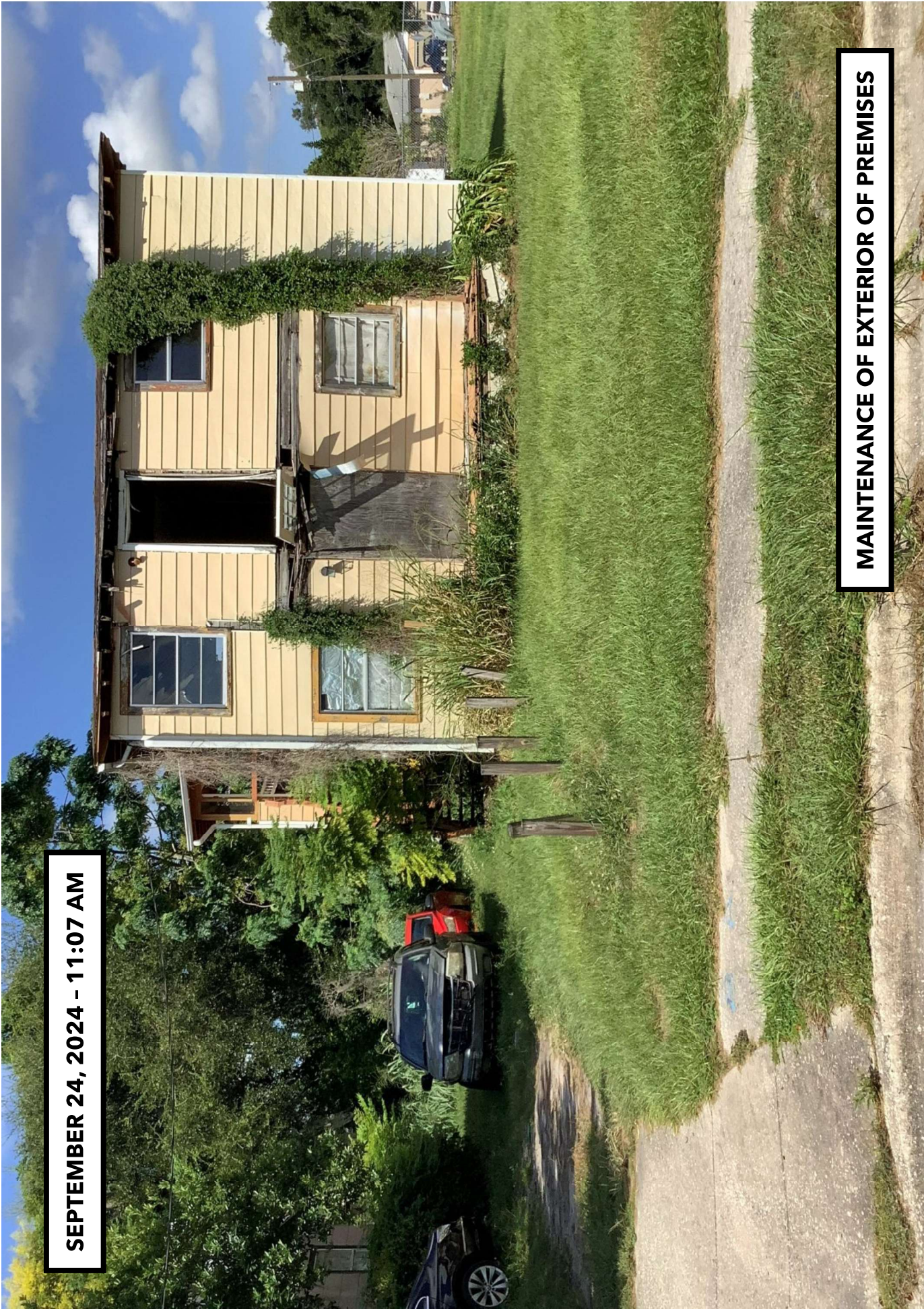
SEPTEMBER 24, 2024 - 11:06 AM

MAINTENANCE OF EXTERIOR OF PREMISES



**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

SEPTEMBER 24, 2024 - 11:07 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART V

OCTOBER 14, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

OCTOBER 14, 2024 - 10:28 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



OCTOBER 14, 2024 - 10:28 AM

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

OCTOBER 14, 2024 - 10:28 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART VI

NOVEMBER 15, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

NOVEMBER 15, 2024 - 9:47 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



NOVEMBER 15, 2024 - 9:48 AM

MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART VII

DECEMBER 23, 2024

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

DECEMBER 23, 2024 - 9:11 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



DECEMBER 23, 2024 - 9:12 AM

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**



DECEMBER 23, 2024 - 9:12 AM

MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**

DECEMBER 23, 2024 - 9:12 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5**

DECEMBER 23, 2024 - 9:12 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....6**

DECEMBER 23, 2024 - 9:13 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....7**

DECEMBER 23, 2024 - 9:13 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART VIII

DECEMBER 27, 2024

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

DECEMBER 27, 2024 - 4:09 PM



NOTICE OF HEARING - POSTING ON PROPERTY

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



DECEMBER 27, 2024 - 4:09 PM

NOTICE OF HEARING - POSTING ON PROPERTY

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

DECEMBER 27, 2024 - 4:09 PM

TOWN OF EATONVILLE

1887

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

CODE CASE NO: 18-BLDG-01
CODE CASE NO: 08-1MPS-118

OWNER: WILLIE LEE WHITFIELD ESTATE
VIOLATION ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL ID#: 35-21-29-4572-41-100

CODE ENFORCEMENT DIVISION TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 18-BLDG-01 - 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2231 6424 52

Vs.

WILLIE LEE WHITFIELD ESTATE
REF: 118 BETHUNE DRIVE
ORLANDO, FL 32810

Respondent(s)

RE: 118 BETHUNE DRIVE, ORLANDO FL 32810
Parcel ID: 35-21-29-4572-41-100

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE,

The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART 1, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (16-162.05) of the Florida Statutes. 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 nonmonetary 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 **118 BETHUNE DRIVE, 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 **6th 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 can be conducted. If you fail to appear at the hearing, you will be deemed to have waived your right to be heard by the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

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

Respectfully,

SIGNED COPY ON FILE

DIWAYNE BACKARD, Chairman

Code Enforcement Board

Town of Eatonville, Town Hall

307 East Kennedy Boulevard

Eatonville, FL 32751

Phone: (407) 623-8908 | Fax: (407) 623-8919

E: code.enforcement@eatonville.org

Office DEPOT

NOTICE OF HEARING - POSTING ON PROPERTY

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**

DECEMBER 27, 2024 - 4:39 PM



NOTICE OF HEARING - POSTING ON PROPERTY

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5**

DECEMBER 27, 2024 - 4:40 PM

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 18-BLDG-01 - 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2231 6424 52

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs. WILLIE LEE WHITFIELD ESTATE
REF: 118 BETHUNE DRIVE
5545 BERWOOD DRIVE
ORLANDO, FL 32810

Respondent(s)

RE: 118 BETHUNE DRIVE, ORLANDO FL 32810
Parcel ID: 35-21-29-4572-41-100

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE.

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, Tallahassee, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Ssc. 50.35 - Maintenance of exterior 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 in violation of the Code of Ordinance into compliance with the Code of Ordinance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, cost-effective, and efficient method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held at **Edenville Town Hall, Town Council Chambers** located at **307 East Kennedy Boulevard, Edenville, NY 13275** regarding the property located at **118 Bethune Drive, Orlando, FL 32810**, in violation of the town of Edenville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the 6th day of JANUARY, 2025, 6:30 P.M., at the Respondent's. 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 designated 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 the Florida Statute 162.06(2)

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

Respectfully,

SIGNED COPY ON FILE

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

Month	Town Council Workshop/Regular Meeting 1 st & 3 rd Tuesdays 6:30pm / 7:30pm	CRA Board Meeting 3 rd Thursdays 6:30pm
2025		
January	7 th and 21 st	16 th
February	4 th and 18 th	20 th
March	4 th and 18 th	20 th
April	1 st and 15 th	17 th
May	6 th and 20 th	15 th
June	3 rd and 17 th	19 th
July	1 st and 15 th	17 th
August	5 th and 19 th	21 st
September	2 nd and 16 th	18 th
October	7 th and 21 st	16 th
November	4 th and 18 th	20 th
December	2 nd and 16 th	18 th

NOTICE OF HEARING - POSTING ON TOWN BULLETIN BOARD



EXHIBIT B - PART IX

DECEMBER 30, 2024

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

DECEMBER 30, 2024 - 8:34 AM



NOTICE OF HEARING - POSTING ON TOWN BULLETIN BOARD

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

DECEMBER 30, 2024 - 8:34 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

DECEMBER 30, 2024 - 8:37 AM

MAINTENANCE OF EXTERIOR OF PREMISES





EXHIBIT B - PART X

JANUARY 5, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



JANUARY 5, 2025 - 2:37 PM

NOTICE OF HEARING - POSTING ON PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



JANUARY 5, 2025 - 2:37 PM

NOTICE OF HEARING - POSTING ON PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**



**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**



NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT B - PART XI

JANUARY 6, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

JANUARY 6, 2025 - 7:52 AM



NOTICE OF HEARING - POSTING ON PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**



JANUARY 6, 2025 - 7:52 AM

NOTICE OF HEARING - POSTING ON PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT B - PART XII

FEBRUARY 1, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

FEBRUARY 1, 2025 - 2:07 PM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

FEBRUARY 1, 2025 - 2:47 PM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

FEBRUARY 1, 2025 - 2:47 PM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XIII

FEBRUARY 24, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

FEBRUARY 24, 2025 - 5:00 PM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

FEBRUARY 24, 2025 - 5:00 PM

MAINTENANCE OF EXTERIOR OF PREMISES

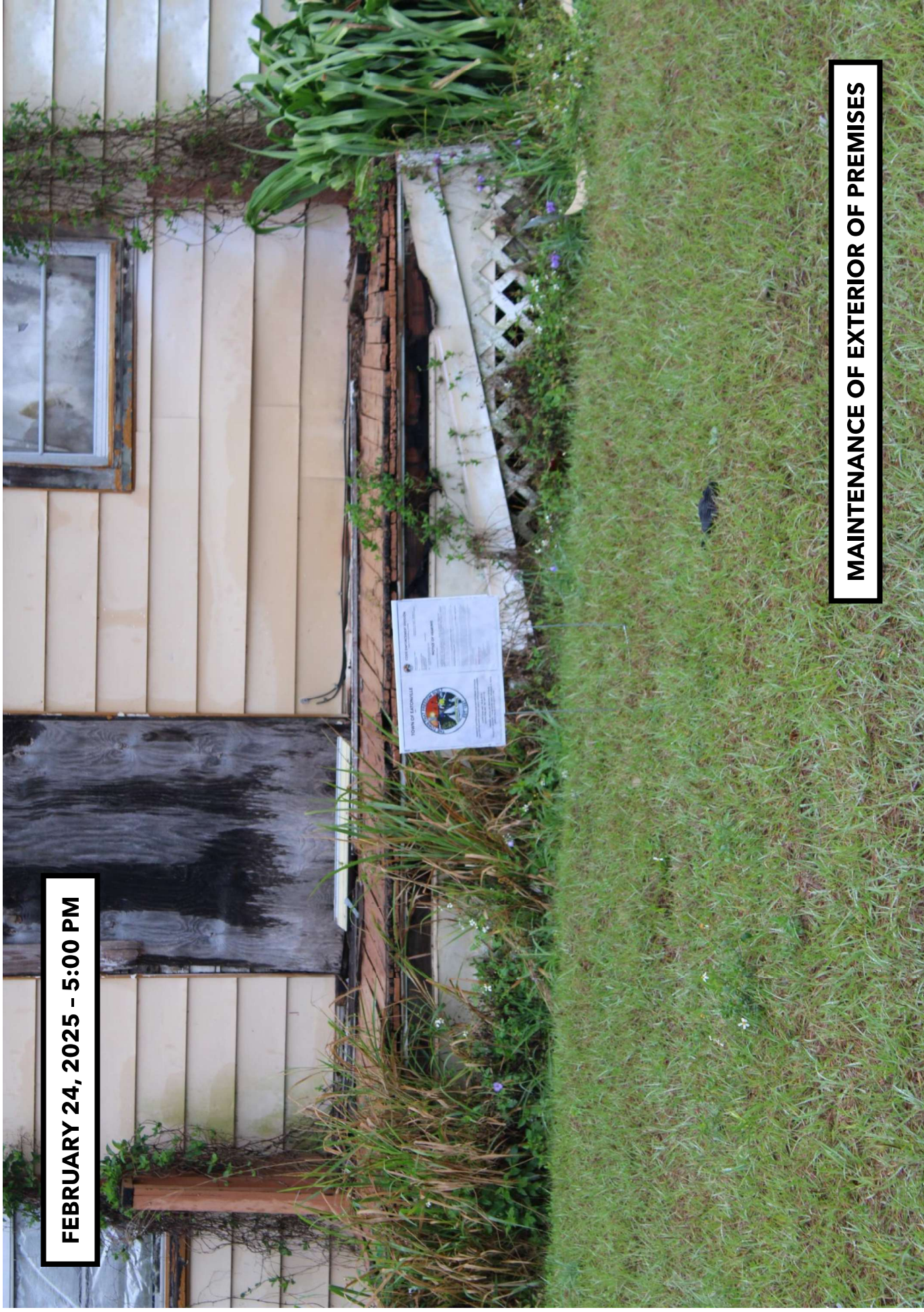




EXHIBIT B - PART XIV

MARCH 12, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

MARCH 12, 2025 - 10:24 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XV

APRIL 14, 2025

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

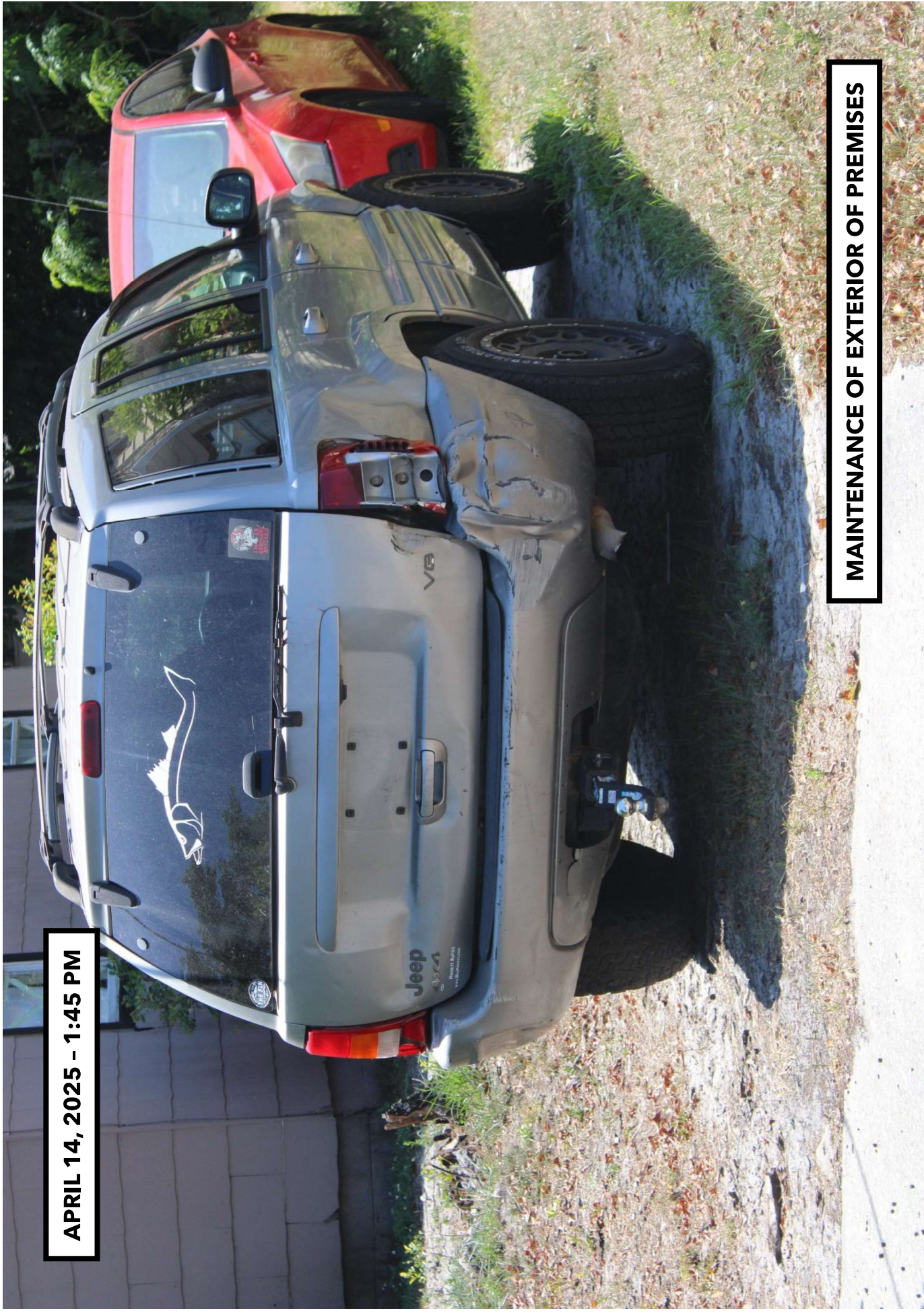
APRIL 14, 2025 - 1:44 PM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

APRIL 14, 2025 - 1:45 PM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

APRIL 14, 2025 - 1:45 PM

MAINTENANCE OF EXTERIOR OF PREMISES





EXHIBIT B - PART XVI

MAY 5, 2025

PHOTOGRAPHIC EVIDENCE

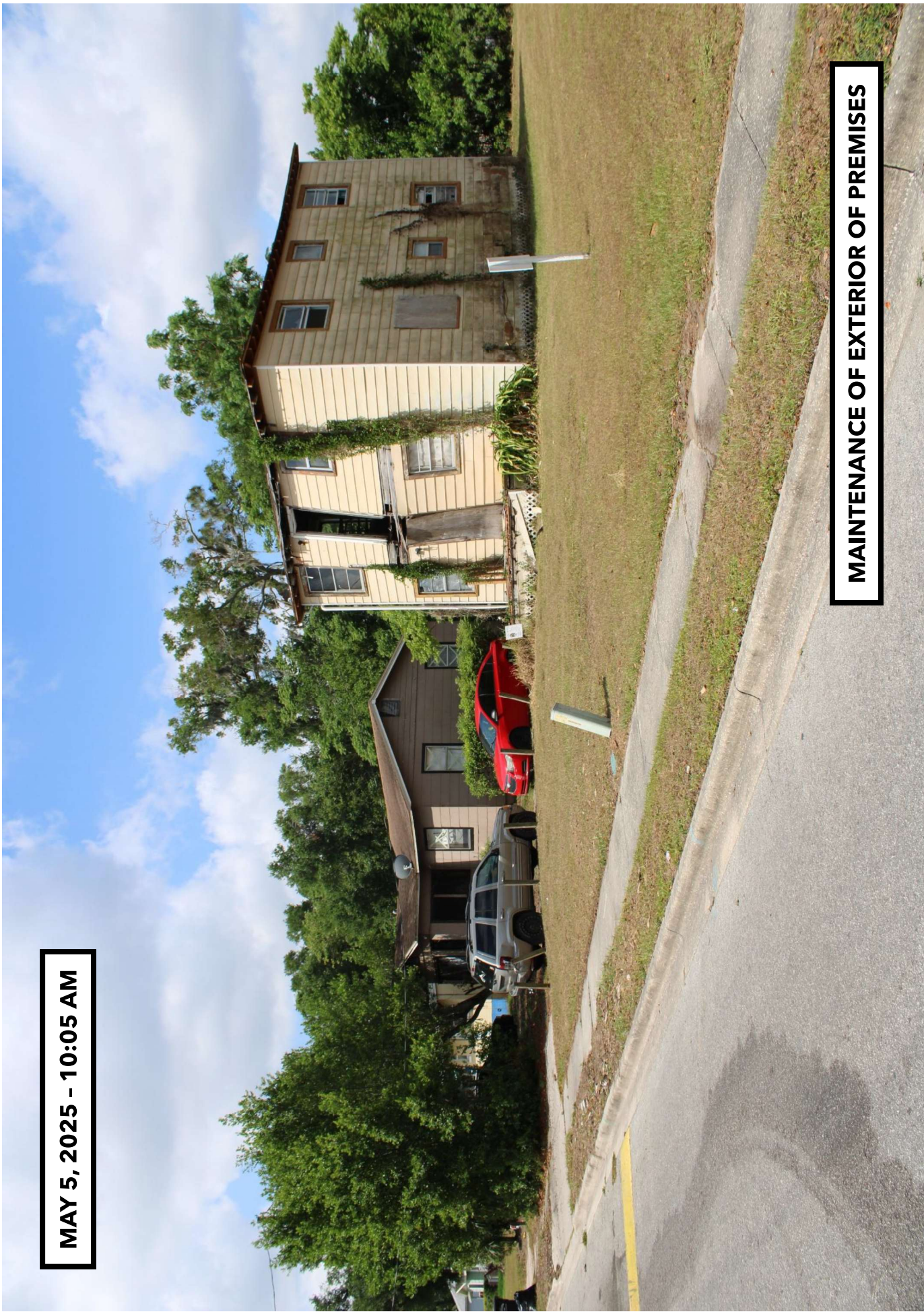
PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

MAY 5, 2025 - 10:05 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

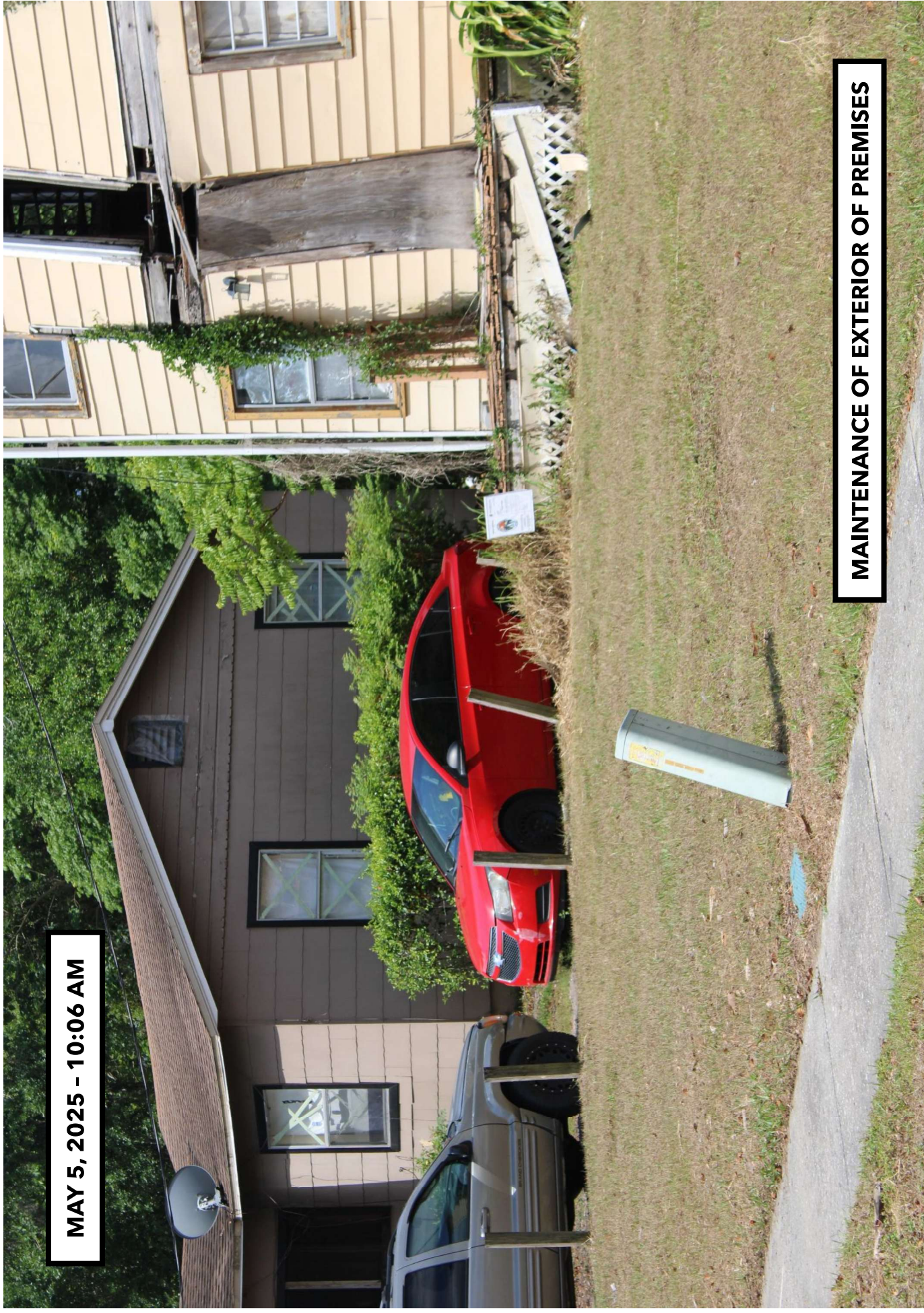
MAY 5, 2025 - 10:06 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

MAY 5, 2025 - 10:06 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**

MAY 5, 2025 - 10:06 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....5**

MAY 5, 2025 - 10:06 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XVII

MAY 27, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) -

MAINTENANCE OF EXTERIOR OF

PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

MAY 27, 2025 - 9:50 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

MAY 27, 2025 - 9:50 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART XVIII

SEPTEMBER 30, 2025

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

SEPTEMBER 30, 2025 - 8:11 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

SEPTEMBER 30, 2025 - 8:12 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

SEPTEMBER 30, 2025 - 8:12 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

ORDER IMPOSING ADMINISTRATIVE FINES/LIEN NOTICE OF HEARING REQUEST TO FORCLOSE LIEN AFFIDAVIT OF NONCOMPLIANCE AFFIDAVIT OF NOTICE



EXHIBIT C - PART I

ORDER IMPOSING ADMINISTRATIVE FINES/LIEN

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF EATONVILLE

Petitioner,

Case Number: 18-BLDG-01 and
08-1MPS-118

VS.

DOC# 20250015418
01/03/2025 00:18:17 PM Page 1 of 2
Rec Fee: \$18.50
Phil Diamond, Comptroller
Orange County, FL
PB - Ref to: SHEPARD, SMITH, HANG & BA

WILLIE LEE WHITFIELD ESTATE

Respondent.



ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE originally came on for public hearing before the Code Enforcement Board on May 31, 2018, after due notice to Respondent; at which time the Board heard testimony under oath, received evidence, and issued the Findings of Fact, Conclusions of Law, and Order, which was reduced to writing and furnished to the Respondent.

Said Order required Respondent to take certain corrective action by June 18, 2018. Failure to comply with the Order would result in a fine of one hundred fifty dollars (\$150.00) per day until compliance is met.

An Affidavit of Non-Compliance for an inspection performed on June 21, 2018, has been filed with the Code Enforcement Board by the Code Enforcement Officer, which Affidavit certified under oath that the required corrective action ordered by the Code Enforcement Board WAS NOT TAKEN BY THE DATE SPECIFIED.

Based upon the foregoing Findings of Fact, Conclusions of Law, and Order and the Affidavit of Non-Compliance, it is hereby ORDERED THAT:

A fine of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day is hereby imposed for Respondent's failure to comply with the Code Enforcement Board's Order, dated May 31, 2018. The fine shall accrue daily beginning on June 22, 2018, and shall continue through and including January 6, 2025, for a total fine amount of THREE HUNDRED FIFTY-EIGHT THOUSAND SIX HUNDRED FIFTY DOLLARS (\$358,650.00).

The land on which the violation is the subject matter of this cause, located at 118 Bethune Drive, Orlando, Florida 32810, is described as follows:

LAKE LOVELY ESTATES SUB R/121 LOT 110 BLK D, as recorded in the Public
Records of Orange County, Florida, (the "Subject Property").
Parcel ID #35-21-29-4572-41-100

NOTICE TO RESPONDENT: Pursuant to §162.09, Florida Statutes, a certified copy of this Order may be recorded in the Public Records of Orange County, Florida, and thereafter shall constitute a lien against the above-described Subject Property, if the Property is not a bona fide Homestead Exemption, and any other real or personal property owned by the Respondent.

APPEAL: This Order is a final administrative order for purposes of § 162.11, Florida Statutes, and therefore may be appealed to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within 30 days of the execution of this Order.

ORDERED on this 8th day of January, 2025.

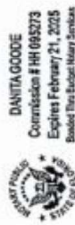
Dwayne Rackard, Chairperson
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was sworn to and acknowledged before me by means of [X] physical presence or [] online notarization on this 8th day of January, 2025, by Dwayne Rackard, [] who is personally known to me or [X] who has produced a Florida Driver's License as identification.

(stamp)

NOTARY PUBLIC, State of Florida



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 8th day of January, 2025, a true and correct copy of the above and foregoing Order was furnished to Respondent by mail at the following address: 5545 Berwood Dr., Orlando, Florida 32810.

Baruti Abdallah-Nossakhire
Code Enforcement Officer

**ORDER IMPOSING ADMINISTRATIVE FINE/LIEN
FILED ON JANUARY 8, 2025 - 3:18:17 PM**

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY,, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2

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

NEOPOST

FIRST-CLASS MAIL

01/09/2025

US POSTAGE \$009.64



ZIP 32751

041M11468919

WILLIE LEE WHITFIELD ESTATE
ATTN: Mr. Greg Riley
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-118

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

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

Official Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage
Total Postage: \$0.00
Sent To: WILLIE LEE WHITFIELD ESTATE
Sent To: 14665 WINNIPEG CIRCLE
Sent To: FONTANA, CA 92333
Street and Apt: P-ID: 35-21-29-4572-41-100
City, State, ZIP: CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN
MAILED TO PROPERTY OWNER VIA CERTIFIED LETTER
ON JANUARY 9, 2025

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.
- Article Addressed to:

WILLIE LEE WHITFIELD ESTATE
ATTN: Mr. Greg Riley
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-118



9590 9402 8586 3244 7183 27

Article Number (Transfer from service label)

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 ☐ No
If YES, enter delivery address below:
3. Service Type
☐ Priority Mail Express[®]
☐ Registered Mail[®]
☐ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail[®]
☐ Insured Mail Restricted Delivery (over \$500)
☐ Signature Confirmation[®]
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

9569 0720 5270 2556 9957 21

CERTIFIED MAIL[®]

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOR A POSTED LINE



9569 0720 5270 2556 9957 21

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

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

Official Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage
Total Postage: \$0.00
Sent To: WILLIE LEE WHITFIELD ESTATE
Sent To: 14665 WINNIPEG CIRCLE
Sent To: FONTANA, CA 92333
Street and Apt: P-ID: 35-21-29-4572-41-100
City, State, ZIP: CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3

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:

WILLIE LEE WHITFIELD ESTATE
ATTN: Mr. Greg Riley
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-118

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
1/15/25

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

3. Service Type:

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #

9590 9402 8586 3244 7183 27

United States Postal Service

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

TOWN OF EATONVILLE, FL
JAN 21 2025 10:08

USPS Tracking®

FAQs >

Tracking Number:
9589071052702556995721

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

Remove X

Latest Update
Your item was delivered to an individual at the address at 1:12 pm on January 15, 2025 in FONTANA, CA 92336.

Get More Out of USPS Tracking:
USPS Tracking Plus®

Delivered
Delivered, Left with Individual
FONTANA, CA 92336
January 15, 2025, 1:12 pm

Arrived at USPS Regional Facility
SAN BERNARDINO CA DISTRIBUTION CENTER
January 14, 2025, 1:08 pm

In Transit to Next Facility
January 13, 2025

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
January 11, 2025, 9:33 am

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
January 10, 2025, 10:02 pm

Feedback

ORDER IMPOSING
ADMINISTRATIVE
FINE/LIEN RECEIVED BY
PROPERTY OWNER ON
JANUARY 15, 2025.

PS FORM 3811,
DOMESTIC RETURN
RECEIPT WAS RETURNED
ON JANUARY 21, 2025 -
10:08 AM

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....4**



DOC # 20250815418

01/08/2025 03:18:17 PM, Page 1 of 1
Phil Diamond, Comptroller
Orange County, FL



SHEPARD, SMITH, HAND & BRACKINS, P.A.
ATTORNEYS & COUNSELORS AT LAW
SHEPARDFIRM.COM
January 8, 2025

Orange County Comptroller
Attn: Official Records
P.O. Box 38
Orlando, FL 32802

Re: Recording of Order Imposing Fine/Lien

Official Records Department:

On behalf of the Town of Eatonville, please record the enclosed Order Imposing Administrative Fine/Lien for 118 Bethune Drive, Orlando, Florida 32810 (Parcel ID #35-21-29-4572-41-100).

Return document to:

Shepard, Smith, Hand & Brackins, P.A.
ATTN: Holli New
2300 Maitland Center Pkwy, Ste 100
Maitland, FL 32751

If further information is required, please feel free to contact me at (407) 622-1772 x107.

Sincerely,

Holli New

Holli New, Esq.
Authorized representative for the Town of Eatonville, Florida.

Enclosure

Please record only the enclosed, this letter is neither for recording nor filing.

**RECORDING OF THE ORDER IMPOSING
ADMINISTRATIVE FINE/LIEN FILED ON JANUARY
8, 2025 - 3:18:17 PM**



EXHIBIT C - PART II

NOTICE OF HEARING

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: CODE CASE NO: 18-BLDG-01 - 08-1MPS-118
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 34**

Vs.

WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY

REF: 118 BETHUNE DRIVE
14665 WINNIPEG CIRCLE
FONTANA, CA 92333

Respondent(s)

RE: 118 BETUNE DRIVE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-4572-41-100

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY,

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 **118 BETHUNE DRIVE, 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 **3rd** day of **DECEMBER 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, December 3, 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: DECEMBER 3, 2025 @ 6:30 PM

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY, P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

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

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

**NOTICE OF HEARING - RECEIVED BY PROPERTY OWNER
ON NOVEMBER 13, 2025.**

**PS FORM 3811, DOMESTIC RETURN RECEIPT WAS
RETURNED ON NOVEMBER 17, 2025**



**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Willie Lee Whitfield Estate
C/O Mr. Greg Riley
14665 Winnipeg Circle
Fontana, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

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
☐ Signature Restricted Delivery

Postage
Total Postage
Sent to
Sent by
City, State, ZIP

WILLIE LEE WHITFIELD ESTATE
C/O MR. GREG RILEY
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

US Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
WILLIE LEE WHITFIELD ESTATE
C/O MR. GREG RILEY
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

2. Article Number (Transfer from service label)
9589 0710 5270 2372 5373 34

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

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

5. 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.

6. Article Addressed to:
WILLIE LEE WHITFIELD ESTATE
C/O MR. GREG RILEY
14665 WINNIPEG CIRCLE
FONTANA, CA 92333
P-ID NO: 35-21-29-4572-41-100
CODE CASE NO: 18-BLDG-01 and 08-1MPS-1

7. Article Number (Transfer from service label)
9589 0710 5270 2372 5373 34

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

USPS TRACKING #



9590 9402 8194 3030 0364 61

United States
Postal Service

RECEIVED

NOV 17 2025

Initial:

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*



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

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118),.....3

**NOTICE OF HEARING RECEIVED
BY PROPERTY OWNER ON
NOVEMBER 13, 2025.**

USPS Tracking®

FAQs >

Tracking Number: 9589071052702372537334

Remove X

Copy

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

Latest Update

Your item was delivered to an individual at the address at 1:26 pm on November 13, 2025 in FONTANA, CA 92336.

Get More Out of USPS Tracking: USPS Tracking Plus®

Delivered
Delivered, Left with Individual
FONTANA, CA 92336
November 13, 2025, 1:26 pm
See All Tracking History

Feedback

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

Text & Email Updates

>

USPS Tracking Plus®

>

Product Information

>

See Less ^

Track Another Package

Enter tracking or barcode numbers



EXHIBIT C - PART III

NOTICE OF HEARING REQUEST TO FORECLOSE LIEN

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE
Petitioner,

CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 12

vs.

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY
Respondent(s).

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL ID NO: 35-21-29-4572-41-100

NOTICE OF HEARING -
REQUEST TO FORECLOSE LIEN

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY,

The Code Enforcement Board was created pursuant to CHAPTER 162, PART I, Florida Statutes, and Sec. 2-251, Eatonville Code of Ordinances, to hear Code Enforcement matters. The Code Enforcement Board shall conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring violations of any Town Code into compliance, including imposing fines and other non-criminal penalties to enforce the Code or Ordinance.

YOU ARE HEREBY FORMALLY NOTIFIED that on the **3rd** day of **DECEMBER @ 6:30 PM** there will be a **HEARING** before the Code Enforcement Board in the Town Council Chambers, 307 East Kennedy Boulevard, Eatonville, FL 32751, at which the Town will request permission to begin foreclosure proceedings to foreclose the code enforcement lien in this matter. Your failure to appear may result in the Code Enforcement Board proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the Code Enforcement office at least five (5) days before the above date, at (407) 623-8908, 307 E. Kennedy Blvd., Eatonville, Florida 32751.

DATED: November 14, 2025


Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

I hereby certify that a true and correct copy of the foregoing was furnished to Respondent by certified mail on the 14th of November 2025.

NOTICE OF HEARING - REQUEST TO FORECLOSE LIEN
HEARING DATE: DECEMBER 3, 2025 @ 6:30 PM

USPS Tracking®

FAQs >

Tracking Number:

9589071052702231641912

Remove X

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:51 pm on November 17, 2025 in FONTANA, CA 92336.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual
FONTANA, CA 92336
November 17, 2025, 3:51 pm

See All Tracking History

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

Feedback

> Text & Email Updates

> USPS Tracking Plus®

> Product Information

See Less ^

Track Another Package

Enter tracking or barcode numbers

NOTICE OF HEARING - REQUEST TO FORECLOSE LIEN
RECEIVED BY PROPERTY OWNER NOVEMBER 17, 2025 - 3:51 PM



EXHIBIT C - PART IV

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118),.....1**

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 18-BLDG-01 and 08-1MPS-118

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810

Parcel ID#: 35-21-29-4572-41-100

Respondent: WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY

AFFIDAVIT OF NON-COMPLIANCE

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. That the Code Enforcement Board held a hearing and issued its Order in the above-styled matter on May 31, 2018.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by June 18, 2018.
3. That reinspection performed on June 21, 2018, revealed the corrective action has not been taken in this case.

DATED this 25th of November, 2025.


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 25th day of November, 2025, 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 NON-COMPLIANCE

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 18-BLDG-01 and 08-1MPS-118

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810

Parcel ID#: 35-21-29-4572-41-100

Respondent: WILLIE LEE WHITFIELD ESTATE

C/O GREG RILEY

- ☐ 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 14, 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 November 17, 2025, notice was posted at (i) the property upon which the violation is alleged to exist, the address of which is set forth above, and (ii) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751. 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 25th of November, 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 25th of November, 2025, by Baruti A. Abdallah-Nosakhare, ☒ who is personally known to me or ☐ who has produced a _____ as identification.




Karin A. Dunn
NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE



EXHIBIT D

**PROOF OF POSTING THE NOTICE
OF HEARING – HEARING TO
REQUEST TO FORECLOSE LIEN**



EXHIBIT D - PART I

NOVEMBER 10, 2025

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

NOVEMBER 10, 2025 - 12:55 PM



NOTICE OF HEARING - POSTING ON PREMISES

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2

NOVEMBER 10, 2025 - 12:56 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 18-BLDG-01, 08-1MPS-118

OWNER: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
PROPERTY ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-4572-41-100



CODE ENFORCEMENT DIVISION TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.

WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
118 BETHUNE DRIVE
14451 WINDYBROOK CIRCLE
FONTANA, CA 92333

Respondent(s)

RE: 118 BETHUNE DRIVE ORLANDO, FL 32810
Parcel-ID NO: 36-21-29-4572-41-100

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY

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. The purpose of the 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 118 BETHUNE DRIVE, 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 3rd day of DECEMBER 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 receiving 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 note, if the violation is cured but then allowed to recur, the case may 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, Eatonville, FL 32751, at least 10 days before the hearing date. If you are not represented by counsel, you must appear in person at the hearing. Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL 32751 at least (5) days before Wednesday, December 3, 2025, the hearing date.

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

Respectfully,

SIGNED COPY ON FILE
DIVISION CHIEF/CLERK
DWAYNE C. RACKARD, Chairman
Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8919 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT D - PART II

NOVEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING -
NOTICE OF HEARING - REQUEST TO
FORECLOSE LIEN ON THE PREMISES.

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

NOVEMBER 17, 2025 - 3:04 PM



**NOTICE OF HEARING - POSTING ON PREMISES
REQUEST TO FORCLOSE LIEN**

NOTICE OF HEARING - POSTING ON PREMISES - REQUEST TO FORCLOSE LIEN

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2**

NOVEMBER 17, 2025 - 3:05 PM

TOWN OF EATONVILLE
1887



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

CODE CASE NO: 18-BLDG-01, 08-1MPS-118

OWNER: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
PROPERTY ADDRESS: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-4572-41-100



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 12

TOWN OF EATONVILLE
Petitioner,
vs.
WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY
Respondent(s).

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL ID NO: 35-21-29-4572-41-100

**NOTICE OF HEARING -
REQUEST TO FORECLOSE LIEN**

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY,

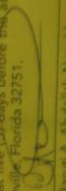
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YOU ARE HEREBY NOTIFIED to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the Code Enforcement office at least five (5) days before the above date, at (407) 623-8908, 307 E. Kennedy Blvd., Eatonville, Florida 32751.

DATED: November 14, 2025


Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

I hereby certify that a true and correct copy of the foregoing was furnished to Respondent(s) on November 14, 2025.

NOTICE OF HEARING - POSTING ON PREMISES - REQUEST TO FORECLOSE LIEN



EXHIBIT D - PART III

NOVEMBER 10, 2025

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....1**

NOVEMBER 10, 2025 - 1:14 PM



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

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....2

NOVEMBER 10, 2025 - 1:15 PM



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 18-BLDG-01 - 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 34

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.

WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY
REF: 118 BETHUNE DRIVE
14665 WINNIPEG CIRCLE
FONTANA, CA 92333

Respondent(s)

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
Parcel ID NO: 36-21-29-4572-41-100

NOTICE OF HEARING

TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY

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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 Hall New, Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL, 32751 at least (5) days before Wednesday, December 3, 2025, the hearing date.

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Respectfully,

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

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



EXHIBIT D - PART IV

NOVEMBER 24, 2025

PHOTOGRAPHIC EVIDENCE

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

**WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY., P-ID NO: 35-21-29-4572-41-100
118 BETHUNE DRIVE, ORLANDO, FL 32810 - (CODE CASE NO: 18-BLDG-01 and 08-1MPS-118).....3**

NOVEMBER 24, 2025 - 4:11 PM

NOTICE OF HEARING - REQUEST TO FORECLOSE LIEN

REQUEST TO FORECLOSE LIEN - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



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CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE
Petitioner,

vs.

WILLIE LEE WHITFIELD ESTATE C/O GREG RILEY
Respondent(s).

CODE CASE NO: 18-BLDG-01 and 08-1MPS-118
CERTIFIED MAIL NO: 9589 0710 3270 2231 6419 12

RE: 118 BETHUNE DRIVE, ORLANDO, FL 32810
PARCEL ID NO: 35-21-29-4572-41-100

**NOTICE OF HEARING -
REQUEST TO FORECLOSE LIEN**

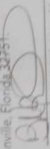
TO: WILLIE LEE WHITFIELD ESTATE C/O MR. GREG RILEY,

The Code Enforcement Board was created pursuant to CHAPTER 162, PART I, Florida Statutes, and Sec. 2251, Eatonville Code of Ordinances, to hear Code Enforcement matters. The Code Enforcement Board shall conduct hearings and issue Orders having the force of law to command whatever steps are necessary to bring violations of any Town Code into compliance, including imposing fines and other non-criminal penalties to enforce the Code of Ordinance.

YOU ARE HEREBY FORMALLY NOTIFIED that on the **3rd** day of **DECEMBER @ 6:30 PM** there will be a **HEARING** before the Code Enforcement Board in the Town Council Chambers, 307 East Kennedy Boulevard, Eatonville, FL 32751, at which the Town will request permission to begin foreclosure proceedings to foreclose the code enforcement lien in this matter. Your failure to appear may result in the Code Enforcement Board proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Code Enforcement Board on the above date to answer these charges and to present your side of the case.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the Code Enforcement office at least five (5) days before the above date, at (407) 623-8908, 307 E. Kennedy Blvd., Eatonville, Florida 32751.

DATED: November 14, 2025

Saruti A. Abdallah-Nosakhare
Code Enforcement Officer

I hereby certify that a true and correct copy of the foregoing was furnished to Respondent by certified mail on the 14th of November 2025.

REQUEST TO FORECLOSE LIEN - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD