



# TOWN OF EATONVILLE

**CODE CASE NO: 25-000291**

**OWNER: FKH SFR PROPCO B-HLD LP**

**PROPERTY ADDRESS: 413 CLARK STREET, EATONVILLE, FL 32751**

**PARCEL-ID NO: 35-21-29-7754-00-120**

**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.**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**APRIL 4, 2006**



**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2**

**SEPTEMBER 29, 2015 - 11:16 AM**

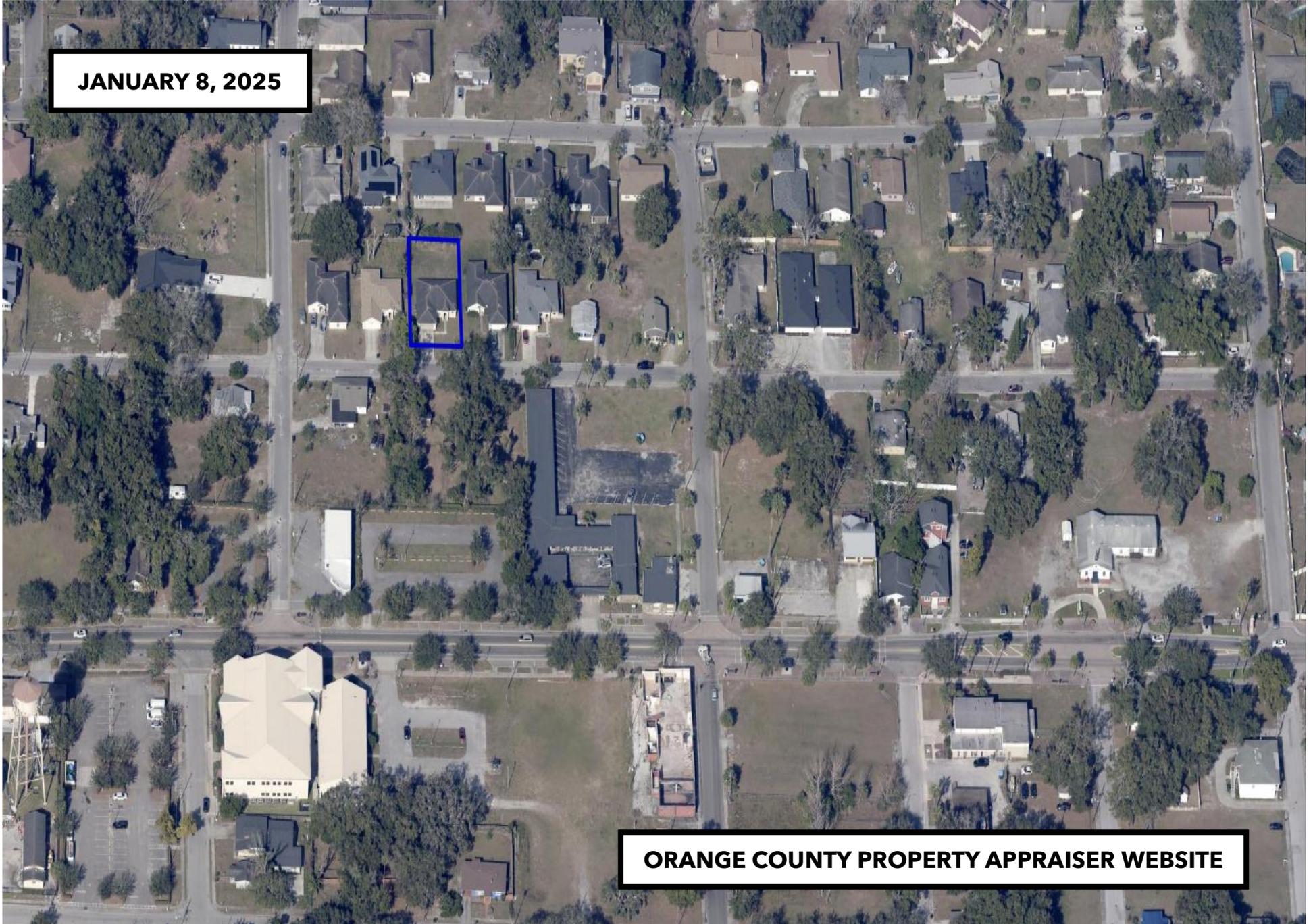


**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3**

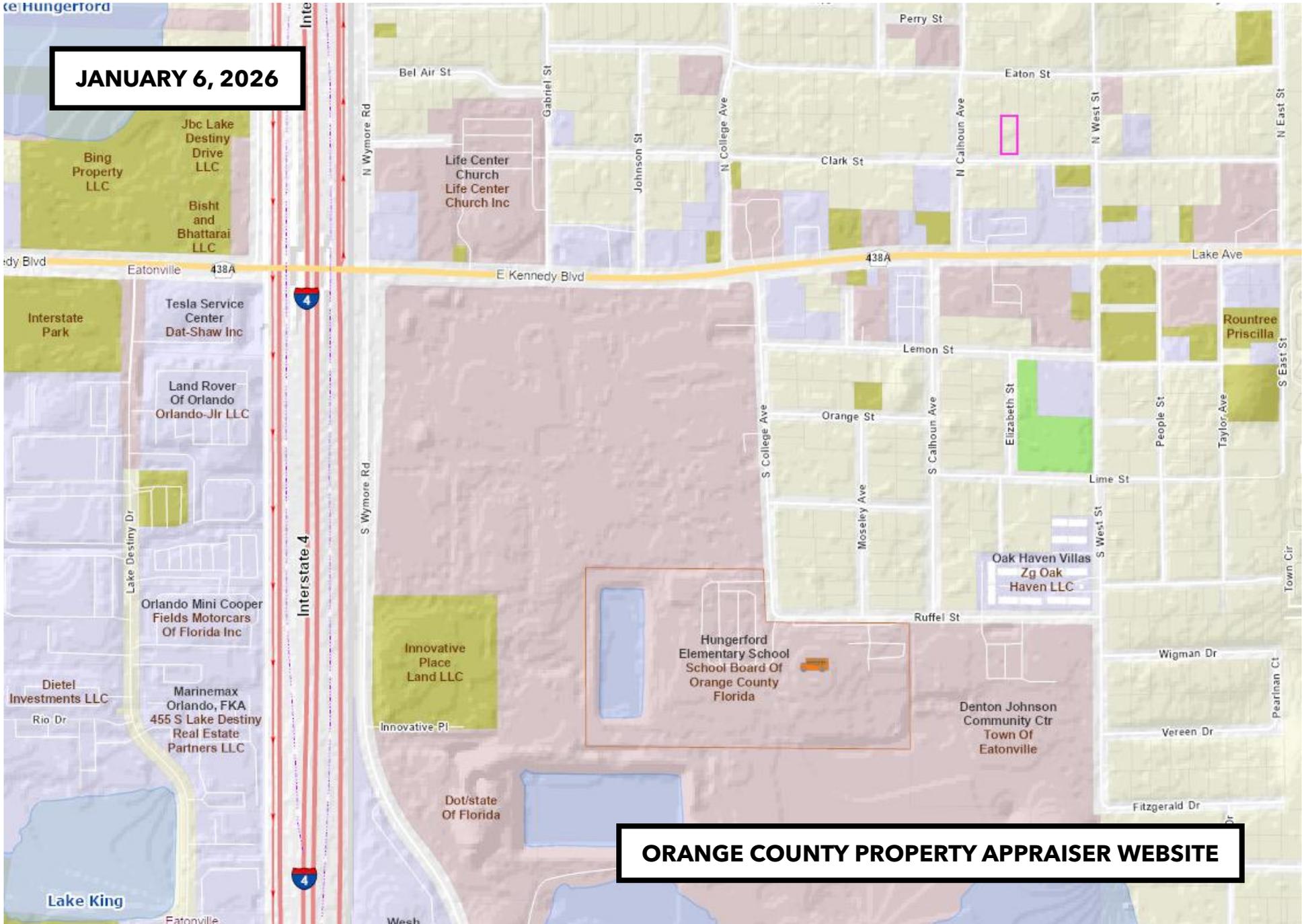
**JANUARY 8, 2025**

**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**



**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....4**

**JANUARY 6, 2026**



**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**



# **EXHIBIT B**

# **NOTICE OF VIOLATION**



## **EXHIBIT B - PART I**

# **NOTICE OF VIOLATION**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....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: **25-000291**  
DATE OF NOTICE: **11/12/2025**  
COMPLIANCE DATE: **11/21/2025**

**FKH SFR PROPCO B-HLD LP**  
**REF: 413 CLARK STREET**  
**600 GALLERIA PARKWAY, SUITE 300**  
**ATLANTA, GA 30339-8146**  
**CERTIFIED MAIL NO: 9589 0710 5270 2231 6418 99**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE FAMILY CLASS III property located at, 413 CLARK STREET, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-7754-00-120** into compliance with **Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (a), (b)(1).**

**TO: FKH SFR PROPCO B-HLD LP,**

You are hereby notified, the property located at **413 CLARK STREET, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229. Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially

zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **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.

Please be advised that the property is to be brought into compliance on or before, **[11/21/2025]** ten days from this date, **[11/12/2025]**. 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.

**NOTICE OF VIOLATION -**  
**COMPLIANCE DATE: NOVEMBER 21, 2025**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2**

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

**Description of Violation and Remedial Action Required**

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

1. A vehicle that fits the Eatonville Code of Ordinance's definition for junked, wrecked, abandon property is on the premises.
2. The residents regularly parks vehicles in the required front yard.
3. Motorcycle parts are being stored on the side of the home.

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

1. Repair or remove the vehicle from the premises.
2. Discontinue parking vehicles in the required front yard.
3. Remove the motorcycle parts from the premises.

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

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3**

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



quodient  
 FIRST-CLASS MAIL  
 IM1  
**\$010.73**<sup>2</sup>  
 11/12/2025 ZIP 32751  
 043M30287524

US POSTAGE

FKH SFR PROPCO B-HLD LP  
 600 GALLERIA PARKWAY, SUITE 300  
 ATLANTA, GA 30339-8146  
 P-ID NO: 35-21-29-7754-00-120  
 CODE CASE NO: 25-000291

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Certified Mail Fee  
 \$

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

Postage  
 \$

Total Postage \$

Sent To  
 Street and/or Apt.  
 City, State, ZIP

9589 0710 5270 2231 6416 99

Atlanta OCPA  
 Nov 21 2025  
 Eatonville, FL  
 32751

FKH SFR PROPCO B-HLD LP  
 600 GALLERIA PARKWAY, SUITE 300  
 ATLANTA, GA 30339-8146  
 P-ID NO: 35-21-29-7754-00-120  
 CODE CASE NO: 25-000291

PS Form 3806, January 2023 PSN 7530-02-000-9053 See Reverse for instructions

<b>SENDER: COMPLETE THIS SECTION</b>	<b>COMPLETE THIS SECTION ON DELIVERY</b>																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature    <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)                  L. J.</p> <p>C. Date of Delivery                  11/19/25</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>1. Article Addressed to:</p> <p>FKH SFR PROPCO B-HLD LP                  600 GALLERIA PARKWAY, SUITE 300                  ATLANTA, GA 30339-8146                  P-ID NO: 35-21-29-7754-00-120                  CODE CASE NO: 25-000291</p> <p>                  9590 9402 8194 3030 0364 09</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label)                  9589 0710 5270 2231 6416 99</p>	<p>Initial: _____</p> <p></p>																
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt																	

USPS TRACKING #

9590 9402 8194 3030 0364 09

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

United States Postal Service

**RECEIVED**  
 NOV 24 2025  
 Initial: \_\_\_\_\_

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

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



**EXHIBIT B - PART II(A)  
OCTOBER 14, 2025**

**PHOTOGRAPHIC EVIDENCE**

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

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**OCTOBER 14, 2025 - 12:58 AM**



**MAINTENANCE OF EXTERIOR OF PREMISES**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2**

**OCTOBER 14, 2025 - 1:17 PM**



**MAINTENANCE OF EXTERIOR OF PREMISES**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3**

**OCTOBER 14, 2025 - 1:52 PM**



**MAINTENANCE OF EXTERIOR OF PREMISES**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....4**

**OCTOBER 14, 2025 - 1:52 PM**



**MAINTENANCE OF EXTERIOR OF PREMISES**



**EXHIBIT B - PART II(B)  
OCTOBER 22, 2025**

**PHOTOGRAPHIC EVIDENCE**

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

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**OCTOBER 22, 2025 - 8:10 AM**

**MAINTENANCE OF EXTERIOR OF PREMISES**



**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2**

**OCTOBER 22, 2025 - 8:10 AM**



**MAINTENANCE OF EXTERIOR OF PREMISES**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3**

**OCTOBER 22, 2025 - 8:10 AM**



**MAINTENANCE OF EXTERIOR OF PREMISES**



**EXHIBIT B - PART II(C)  
DECEMBER 3, 2025**

**PHOTOGRAPHIC EVIDENCE**

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

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**DECEMBER 3, 2025 - 8:59 AM**



**MAINTENANCE OF EXTERIOR OF PREMISES**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2**

**DECEMBER 3, 2025 - 8:59 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**

**ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070**  
**NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....1**



**CODE ENFORCEMENT DIVISION**  
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000291**  
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 98**

Vs.

FKH SFR PROPCO B-HLD LP  
REF: 413 CLARK STREET  
600 GALLERIA PARKWAY, SUITE 300  
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-7754-00-120

## NOTICE OF HEARING

TO: FKH SFR PROPCO B-HLD LP,

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 **413 CLARK STREET, 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 **7<sup>th</sup>** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

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

Respectfully,

BARUTI A. ABDALLAH-NOSAKHERE  
Code Enforcement Officer  
Town of Eatonville, Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org

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

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

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



## CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000291  
CERTIFIED MAIL NO: 95890710 5270 2231 641998

Vs.

FKH SFR PROPCO B-HLD LP  
REF: 413 CLARK STREET  
600 GALLERIA PARKWAY, SUITE 300  
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-7754-00-120

### NOTICE OF HEARING

TO: FKH SFR PROPCO B-HLD LP,

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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 **413 CLARK STREET, 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 **7<sup>th</sup>** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

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

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

Respectfully,

#### MAILED - CERTIFIED MAIL

BARUTI A. ABDALLAH-NOSAKHERE  
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

ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

Tracking Number:

9589071052702231641998

Remove X

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

#### Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:39 pm on December 23, 2025 in ATLANTA, GA 30339.

#### Get More Out of USPS Tracking:

USPS Tracking Plus®

#### Delivered

Delivered, Front Desk/Reception/Mail Room

ATLANTA, GA 30339  
December 23, 2025, 12:39 pm

#### In Transit to Next Facility

December 22, 2025

#### Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER  
December 20, 2025, 7:09 am

#### Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER  
December 13, 2025, 9:48 am

#### Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER  
December 12, 2025, 10:27 pm

Feedback

**AFFIDAVIT OF NOTICE - NOTICE OF HEARING**

# FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070

## 413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3

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



quodient  
 FIRST-CLASS MAIL  
 IMI  
**\$010.44**<sup>®</sup>  
 12/12/2025 ZIP 32751  
 043M30267524

US POSTAGE

**FKH SFR PROPCO B-HLD LP**  
 600 GALLERIA PARKWAY, SUITE 300  
 ATLANTA, GA 30339-8146  
 P-ID NO: 35-21-29-7754-00-120  
 CODE CASE NO: 25-000291

U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only													
OFFICIAL USE													
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> <sup>™</sup> .													
Certified Mail Fee													
<table border="0"> <tr> <td>Extra Services &amp; Fees (check box, add fee as appropriate)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$</td> </tr> </table>		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	\$
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 on	\$												
Sent To	FKH SFR PROPCO B-HLD LP 600 GALLERIA PARKWAY, SUITE 300 ATLANTA, GA 30339-8146												
Street and Apt. No.	P-ID NO: 35-21-29-7754-00-120												
City, State, ZIP+4 <sup>®</sup>	CODE CASE NO: 25-000291												
PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions													

9589 0710 5270 2231 6419 98



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature    <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received By (Printed Name)                  L.J.</p> <p>C. Date of Delivery                  12/29/25</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>1. Article Addressed to:</p> <p><b>FKH SFR PROPCO B-HLD LP</b>                  600 GALLERIA PARKWAY, SUITE 300                  ATLANTA, GA 30339-8146                  P-ID NO: 35-21-29-7754-00-120                  CODE CASE NO: 25-000291</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express<sup>®</sup></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail<sup>™</sup></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail<sup>®</sup></td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Adult Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express <sup>®</sup>	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail <sup>™</sup>	<input checked="" type="checkbox"/> Certified Mail <sup>®</sup>	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Adult Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express <sup>®</sup>												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail <sup>™</sup>												
<input checked="" type="checkbox"/> Certified Mail <sup>®</sup>	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Adult Restricted Delivery												
<p>9 Article Number (Transfer from original label)</p> <p>9589 0710 5270 2231 6419 98</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>												

SENDER: COMPLETE THIS SECTION	
<p>USPS TRACKING #</p> <p>ATLANTA, GA PROPCO 302</p> <p>30 DEC 2025 PM 3 L</p> <p>9590 9402 8194 3030 0363 24</p> <p>United States Postal Service</p>	<p>First-Class Mail                  Postage &amp; Fees Paid                  USPS                  Permit No. G-10</p> <p>* Sender: Please print your name, address, and ZIP+4<sup>®</sup> in this box*</p> <p><b>CODE ENFORCEMENT DIVISION</b>  <b>ATTN: BARUTI ABDALLAH-NOSAKHERE</b>  <b>307 EAST KENNEDY BOULEVARD</b>  <b>EATONVILLE, FL 32751</b></p>



## **EXHIBIT C - PART II**

# **AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE**

**ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070**  
**NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....1**

**TOWN OF EATONVILLE**  
CODE ENFORCEMENT

Case Number: 25-000291  
RE: 413 CLARK STREET, EATONVILLE, FL 32751  
Parcel ID#: 35-21-29-7754-00-120  
Respondent: FKH SFR PROPCO B-HLD LP

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 November 12, 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 16<sup>th</sup> of December 2025.  
Attached: Copy of the notice posted

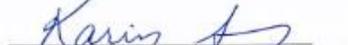
  
Baruti A. Abdallah-Nosakhere  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of  physical presence or  online notarization on this 16<sup>th</sup> of December 2025, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)



  
NOTARY PUBLIC, State of Florida

**TOWN OF EATONVILLE**  
CODE ENFORCEMENT

Case Number: 25-000291  
RE: 413 CLARK STREET, EATONVILLE, FL 32751  
Parcel ID#: 35-21-29-7754-00-120  
Respondent: FKH SFR PROPCO B-HLD LP

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 December 11, 2025, an attempt was made to provide notice to the Respondent by  certified mail or  personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 30, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30<sup>th</sup> of December 2025.  
Attached: Copy of the notice posted

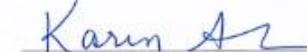
\_\_\_\_\_  
Baruti A. Abdallah-Nosakhere  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

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

(stamp)



  
NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

**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.**

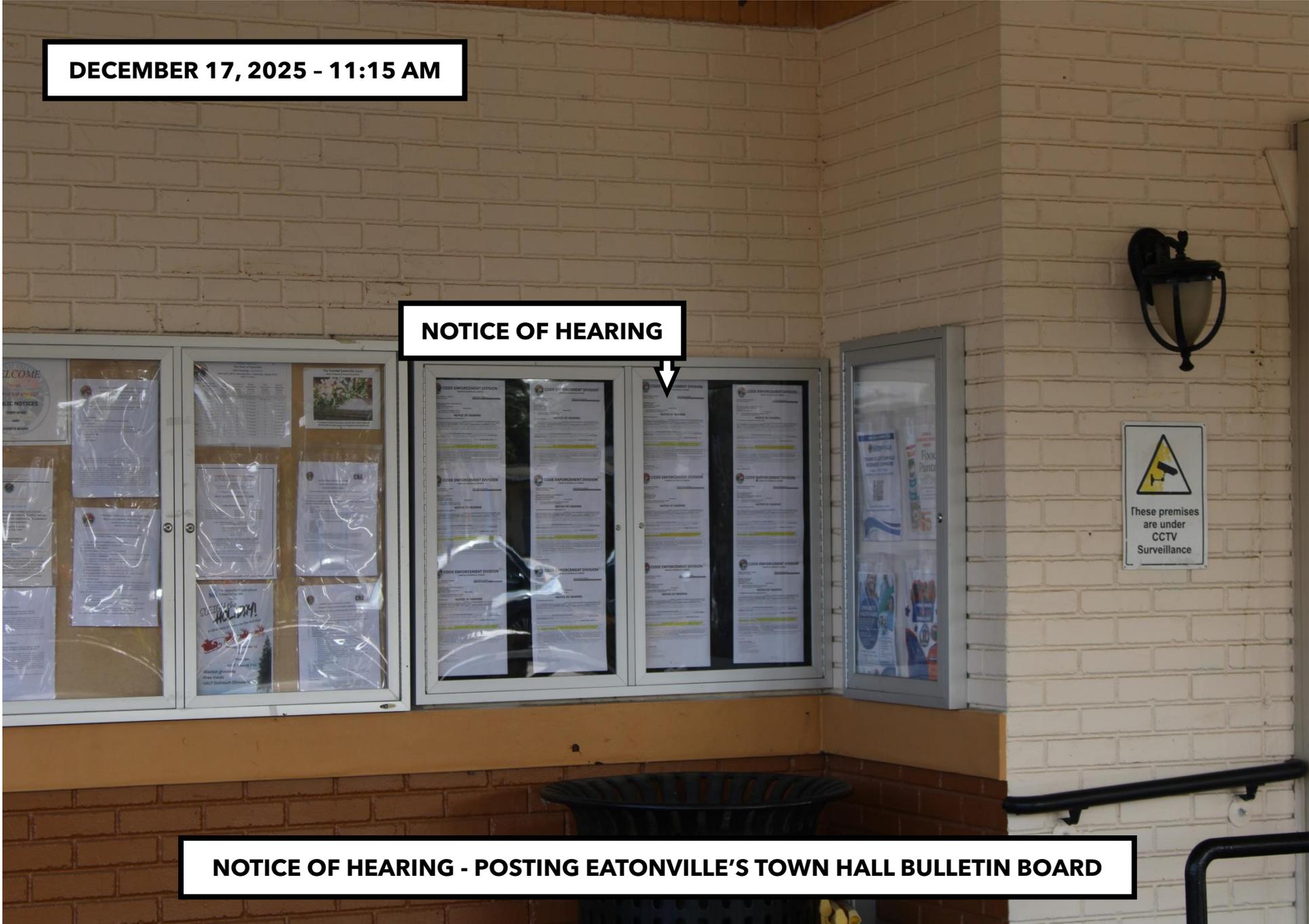
**ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070**  
**NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....1**

**DECEMBER 17, 2025 - 11:15 AM**

**NOTICE OF HEARING**



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

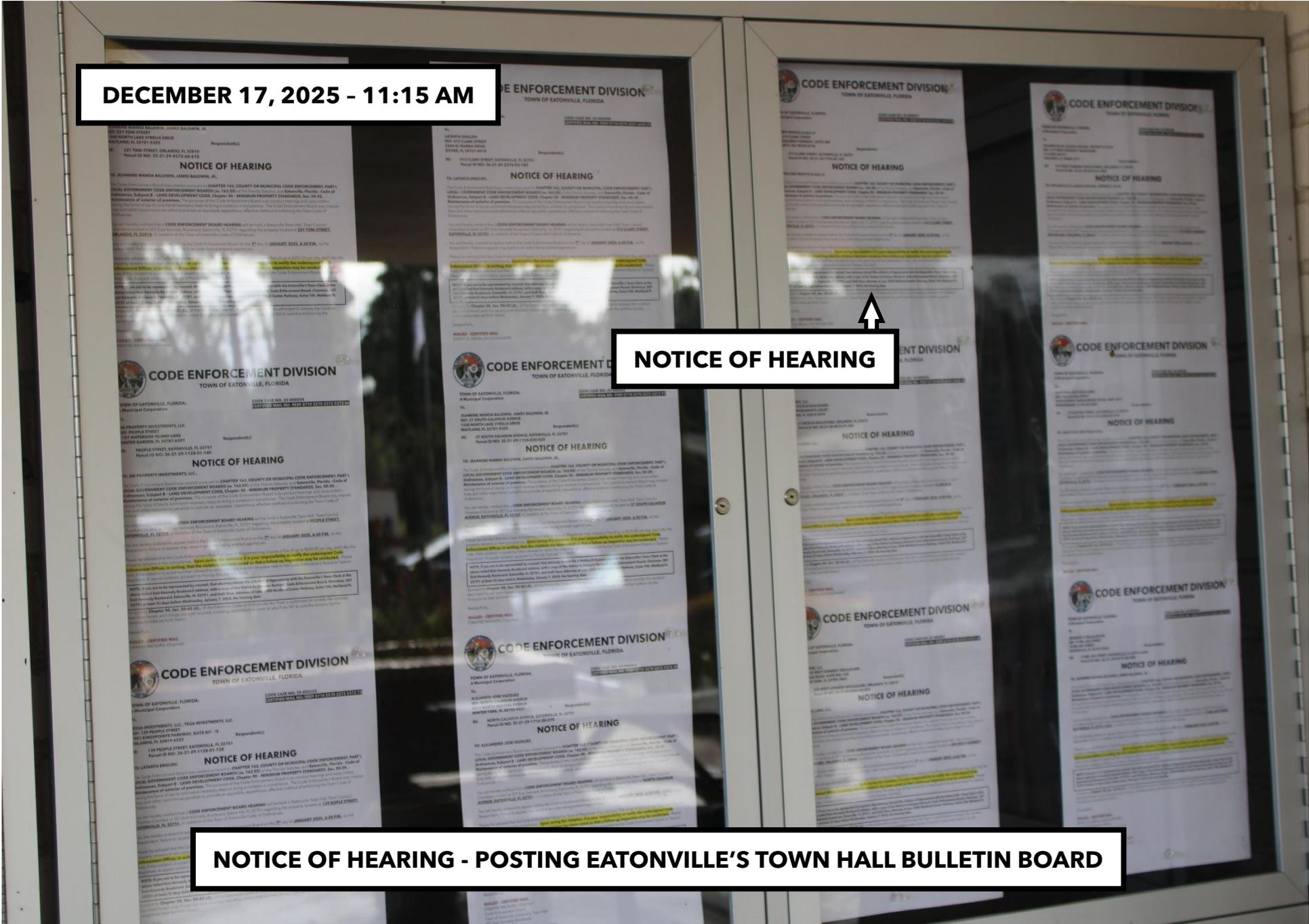


**ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070**  
**NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....2**

**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.**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**DECEMBER 29, 2025 - 4:18 PM**

**NOTICE OF HEARING - POSTING ON PREMISES**



**NOTICE OF HEARING - POSTING ON PREMISES**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2**

**DECEMBER 29, 2025 - 4:18 PM**

**TOWN OF EATONVILLE**

1887



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

**CODE CASE NO: 25-000291**

**OWNER: FKH SFR PROPCO B-HLD LP**  
**PROPERTY ADDRESS: 413 CLARK STREET, EATONVILLE, FL 32751**  
**PARCEL-ID NO: 35-21-29-7754-00-120**



**CODE ENFORCEMENT DIVISION**

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

**CODE CASE NO: 25-000291**  
**CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 98**

Vs.

FKH SFR PROPCO B-HLD LP  
REF: 413 CLARK STREET  
600 GALLERIA PARKWAY, SUITE 300  
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-7754-00-120

**NOTICE OF HEARING**

TO: FKH SFR PROPCO B-HLD LP,

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 **413 CLARK STREET, 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 **7<sup>th</sup>** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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

**NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Halli 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**  
BARUTI A. ABDALLAH-NOSAKHERE  
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 HEARING - POSTING ON PREMISES**



**EXHIBIT D - PART III  
FEBRUARY 18, 2026**

**PHOTOGRAPHIC EVIDENCE**

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

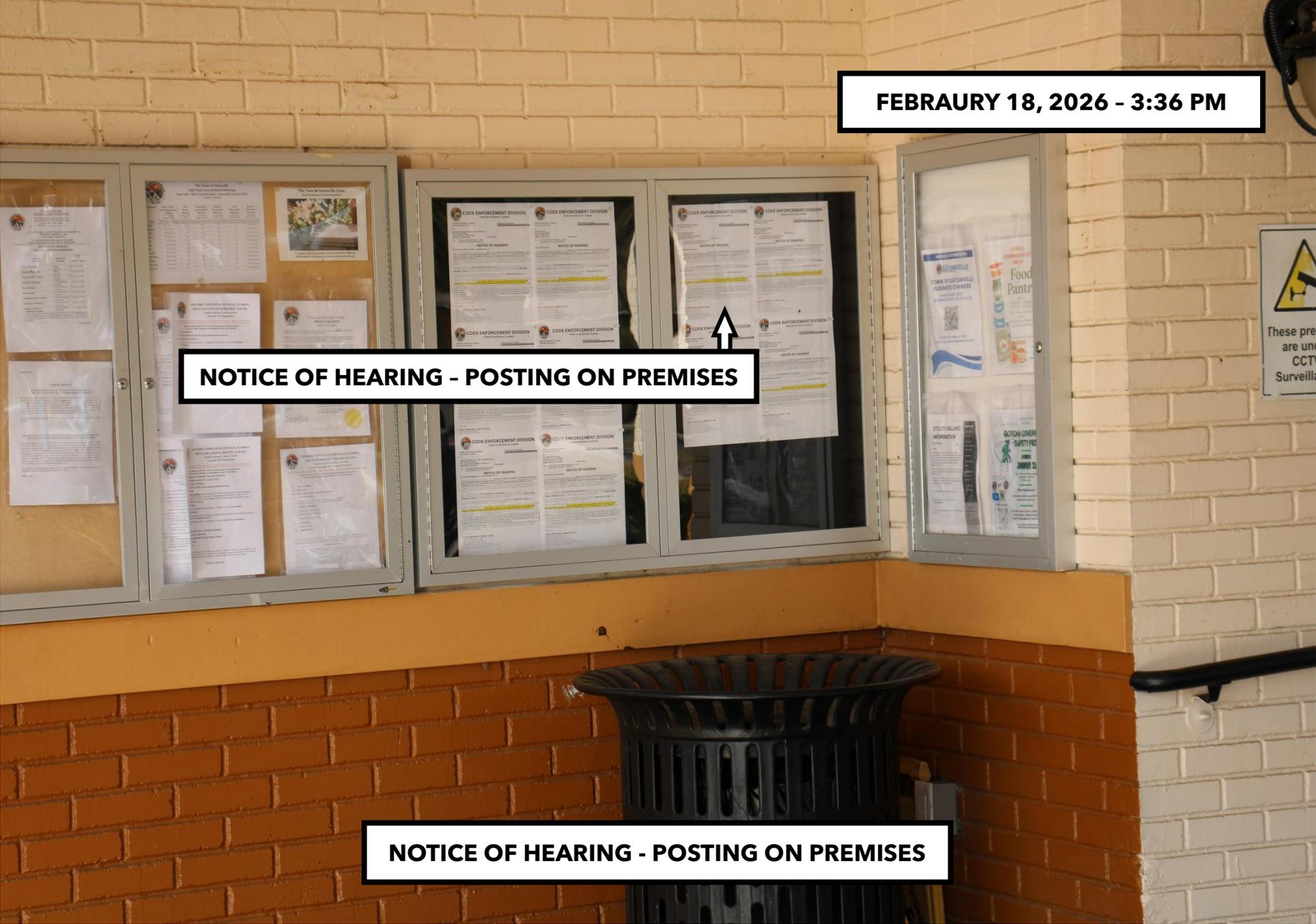
**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**FEBRAURY 18, 2026 - 3:36 PM**

**NOTICE OF HEARING - POSTING ON PREMISES**



**NOTICE OF HEARING - POSTING ON PREMISES**



# FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070

## 413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2

**FEBRAURY 18, 2026 - 3:36 PM**

**NOTICE OF HEARING - POSTING ON PREMISES**



**NOTICE OF HEARING - POSTING ON PREMISES**



**EXHIBIT D - PART IV  
FEBRUARY 20, 2026**

**PHOTOGRAPHIC EVIDENCE**

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

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**FEBRUARY 20, 2026 - 1:29 PM**

**JRV CONSTRUCTION INC.**  
NEW CONSTRUCTION  
REMODEL & ROOFING  
321-282-8375  
LIC # CBÇ1262067 - CCC1335967

**NOTICE OF HEARING - POSTING ON PREMISES**



**NOTICE OF HEARING - POSTING ON PREMISES**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-072**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**FEBRUARY 20, 2026 - 1:29 PM**

**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.**

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1**

**JANUARY 7, 2026 - 9:23 AM**



**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2**

**JANUARY 7, 2026 - 9:24 AM**



**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3**

**JANUARY 7, 2026 - 9:24 AM**





**EXHIBIT E - PART II**  
**MARCH 4, 2026**

**PHOTOGRAPHIC EVIDENCE**

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

**FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070**  
**413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2**

**MARCH 4, 2026 - 8:58 AM**

