



# TOWN OF EATONVILLE

**CODE CASE NO: 25-000263**

**OWNER: ALEJANDRO JOSE VAZQUEZ**

**PROPERTY ADDRESS: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751**

**PARCEL-ID NO: 35-21-29-1716-00-070**

**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.**

**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**

**APRIL 8, 2015 - 9:45 AM**



**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

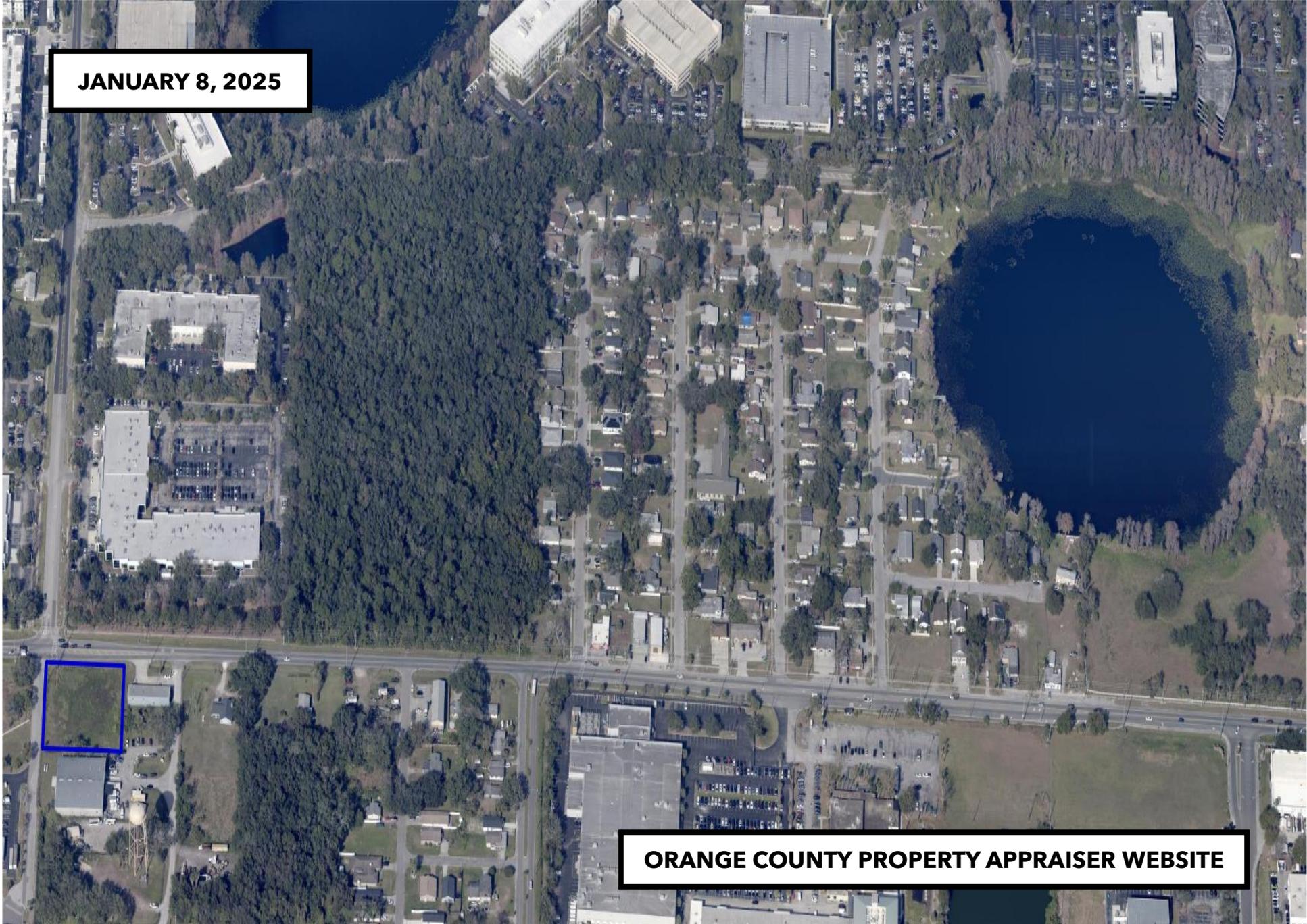
**ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070**  
**NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....2**

**JUNE 15, 2020 - 12:40 PM**



**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

**ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070**  
**NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....3**



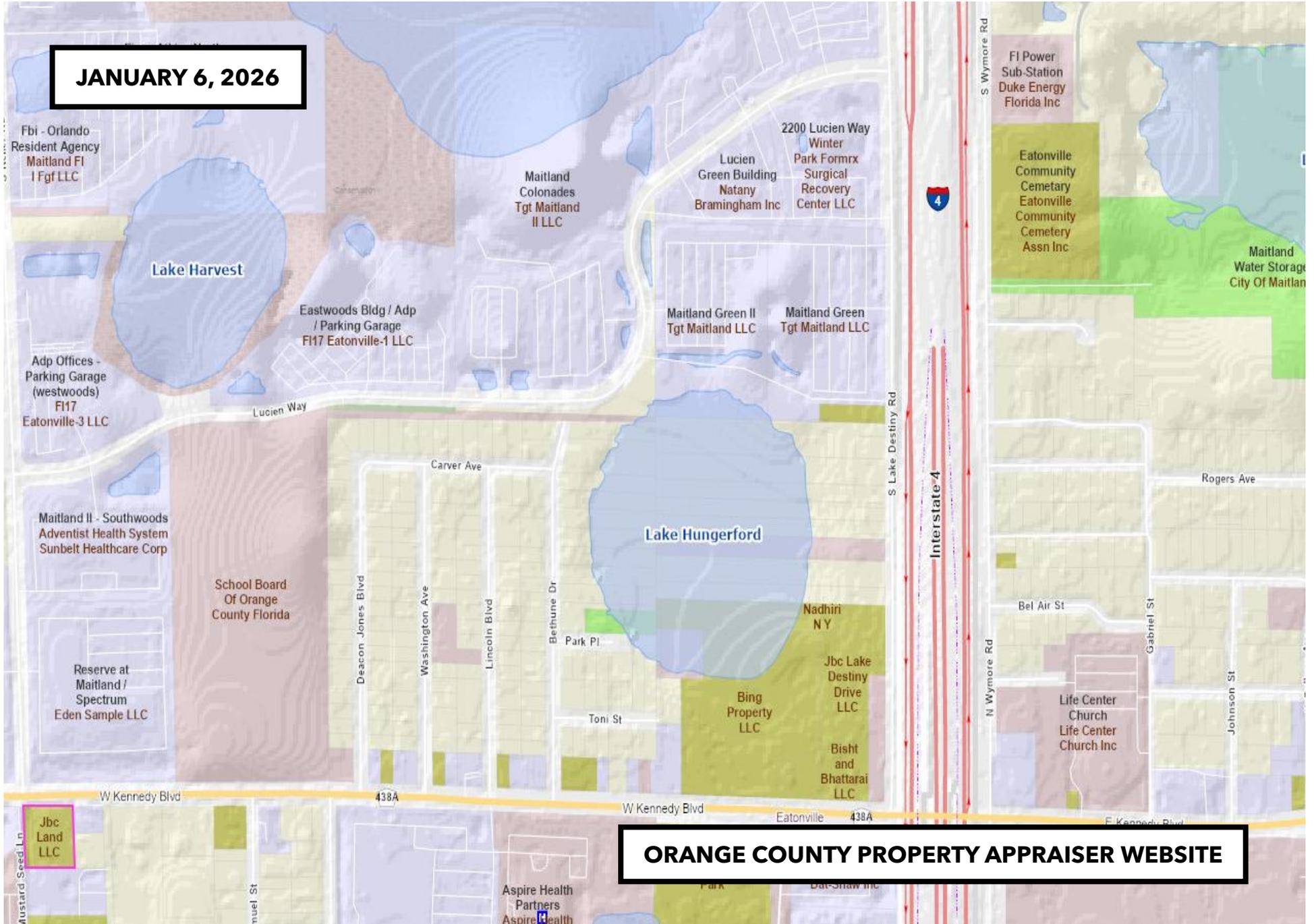
**JANUARY 8, 2025**

**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

# ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....4

**JANUARY 6, 2026**



**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**



# **EXHIBIT B**

# **NOTICE OF VIOLATION**



## **EXHIBIT B - PART I**

# **NOTICE OF VIOLATION**

**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 Division**  
**NOTICE OF VIOLATION**

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

CODE CASE NO: **25-000263**  
DATE OF NOTICE: **10/20/2025**  
COMPLIANCE DATE: **11/19/2025**

**ALEJANDRO JOSE VAZQUEZ**  
**REF: NORTH CALHOUN AVENUE**  
**5211 NORTH INDIANA AVENUE**  
**WINTER PARK, FL 32792-9231**  
**CERTIFIED MAIL NO: 9589 0710 5270 2372 5356 75**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the VACANT RESIDENTIAL, property located at, NORTH CALHOUN AVENUE, EATONVILLE, FL 32751-5375, Parcel-ID NO: 35-21-29-1716-00-070** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (a), (b)(1), (b)(6).**

**TO: ALEJANDRO JOSE VAZQUEZ,**

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

limited to the following: **(1)**. Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(6)** Sources of infestation.

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

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

Respectfully,

Baruti Abdallah-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)

**NOTICE OF VIOLATION -**  
**COMPLIANCE DATE: OCTOBER 29, 2025**

**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**

**TOWN OF EATONVILLE**  
**CODE ENFORCEMENT**

**Description of Violation and Remedial Action Required**

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

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

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

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

Case Number: 25-000263

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-1716-00-070

Respondent: ALEJANDRO JOSE VAZQUEZ

Notice of Violation

Notice of Violation Hearing

Notice of Massey Hearing

Notice of Foreclosure Hearing

Other: \_\_\_\_\_

**AFFIDAVIT OF NOTICE**

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

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

DATED this 9<sup>th</sup> of December 2025.

Attached: Copy of the notice posted

  
Baruti A. Abdallah-Nosakhere  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of  physical presence or  online notarization on this 9<sup>th</sup> of December 2025, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)

  
NOTARY PUBLIC, State of Florida



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

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

**ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070**  
**NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....3**

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



quodient  
 FIRST-CLASS MAIL  
 IMI  
**\$010.44**<sup>2</sup>  
 10/21/2025 ZIP 32751  
 043M30267524

US POSTAGE

**ALEJANDRO JOSE VAZQUEZ**  
**5211 NORTH INDIANA AVENUE**  
**WINTER PARK, FL 32792-9231**  
**P-ID NO: 35-21-29-1716-00-070**  
**CODE CASE NO: 25-000263**

**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 RECEIPT**

Certified Mail Fee  
 \$

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

Postage  
 \$

Total Postage w/ \$  
 Sent To  
 Street and Apt. #  
 City, State, ZIP+4®

**ALEJANDRO JOSE VAZQUEZ**  
**5211 NORTH INDIANA AVENUE**  
**WINTER PARK, FL 32792-9231**  
**P-ID NO: 35-21-29-1716-00-070**  
**CODE CASE NO: 25-000263**

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

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 checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <b>Valeria Vazquez</b></p> <p>C. Date of Delivery  <b>10/23/25</b></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>ALEJANDRO JOSE VAZQUEZ</b>  <b>5211 NORTH INDIANA AVENUE</b>  <b>WINTER PARK, FL 32792-9231</b>  <b>P-ID NO: 35-21-29-1716-00-070</b>  <b>CODE CASE NO: 25-000263</b></p> <p>9590 9402 8194 3030 0372 22</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>7589 0710 5270 2372 5356 75</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>

USPS TRACKING #

9590 9402 8194 3030 0372 22

United States Postal Service

RECEIVED  
 OCT 27 2025  
 Initial: \_\_\_\_\_

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**



**EXHIBIT B - PART II(A)**  
**APRIL 11, 2025**

**PHOTOGRAPHIC EVIDENCE**

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

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

**APRIL 11, 2025 - 7:49 AM**

**MAINTENANCE OF EXTERIOR OF PREMISES**



**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**

**APRIL 11, 2025 - 7:49 AM**

**MAINTENANCE OF EXTERIOR OF PREMISES**





**EXHIBIT B - PART II(B)**  
**JULY 9, 2025**

**PHOTOGRAPHIC EVIDENCE**

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

**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**

**JULY 9, 2025 - 1:50 PM**

**MAINTENANCE OF EXTERIOR OF PREMISES**



**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**



**JULY 9, 2025 - 1:51 PM**

**MAINTENANCE OF EXTERIOR OF PREMISES**

**ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070**  
**NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....3**

**JULY 9, 2025 - 1:51 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.**

**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 3, 2025 - 8:56 AM**

**MAINTENANCE OF EXTERIOR OF PREMISES**



**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 3, 2025 - 8:56 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:  
A Municipal Corporation

CODE CASE NO: 25-000263  
**CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 35**

Vs.

ALEJANDRO JOSE VAZQUEZ  
REF: NORTH CALHOUN AVENUE  
5211 NORTH INDIANA AVENUE  
WINTER PARK, FL 32792-9231

Respondent(s)

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-1716-00-070

**NOTICE OF HEARING**

TO: ALEJANDRO JOSE VAZQUEZ,

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 **NORTH CALHOUN AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

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

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

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

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

Respectfully,

DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@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: 25-000263  
CERTIFIED MAIL NO: 9889 0710 5270 2372 5372 35

Vs.

ALEJANDRO JOSE VAZQUEZ  
REF: NORTH CALHOUN AVENUE  
5211 NORTH INDIANA AVENUE  
WINTER PARK, FL 32792-9231

Respondent(s)

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-1716-00-070

### NOTICE OF HEARING

TO: ALEJANDRO JOSE VAZQUEZ,

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 **NORTH CALHOUN AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

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

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

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

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

Respectfully,

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

## TOWN OF EATONVILLE

CODE ENFORCEMENT

Case Number: 25-000263

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-1716-00-070

Respondent: ALEJANDRO JOSE VAZQUEZ

- 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:

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

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

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhre  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of  physical presence or  online notarization on this 6<sup>th</sup> of January, 2025, by Baruti A. Abdallah-Nosakhre,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)



Karin A. Dunn  
NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - 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).....3**

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



quodient  
 FIRST-CLASS MAIL  
 IM1  
**\$010.44<sup>®</sup>**  
 11/10/2025 ZIP 32751  
 043M30267524

**US POSTAGE**

**ALEJANDRO JOSE VAZQUEZ**  
 5211 NORTH INDIANA AVENUE  
 WINTER PARK, FL 32792-9231  
 P-ID NO: 35-21-29-1716-00-070  
 CODE CASE NO: 25-000263

**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  
**ALEJANDRO JOSE VAZQUEZ**  
**5211 NORTH INDIANA AVENUE**  
**WINTER PARK, FL 32792-9231**  
**P-ID NO: 35-21-29-1716-00-070**  
**CODE CASE NO: 25-000263**

Street and Apt  
 City, State, ZIP

9589 0710 5270 2372 5372 35

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

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  <b>X</b> </p> <p><input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</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>ALEJANDRO JOSE VAZQUEZ</b>  <b>5211 NORTH INDIANA AVENUE</b>  <b>WINTER PARK, FL 32792-9231</b>  <b>P-ID NO: 35-21-29-1716-00-070</b>  <b>CODE CASE NO: 25-000263</b></p> <p>9590 9402 8194 3030 0366 07</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation™ Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2372 5372 35</p>	

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

**USPS TRACKING #**

ORLANDO FL 328

12 NOV 2025 5 L

9590 9402 8194 3030 0366 07

United States Postal Service

RECEIVED  
 NOV 14 2025

Initial: \_\_\_\_\_

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**

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



## **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: 25-000263

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-1716-00-070

Respondent: ALEJANDRO JOSE VAZQUEZ

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: \_\_\_\_\_

**AFFIDAVIT OF NOTICE**

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

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

DATED this 9<sup>th</sup> of December 2025.

Attached: Copy of the notice posted

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

STATE OF FLORIDA  
COUNTY OF ORANGE

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

(stamp)

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida



**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

**TOWN OF EATONVILLE**  
CODE ENFORCEMENT

Case Number: 25-000263

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-1716-00-070

Respondent: ALEJANDRO JOSE VAZQUEZ

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: \_\_\_\_\_

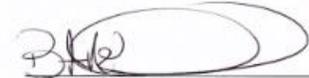
**AFFIDAVIT OF NOTICE**

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

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

Attached: Copy of the notice posted

  
\_\_\_\_\_  
Baruti A. Abdallah-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 6<sup>th</sup> of January 2025, by Baruti A. Abdallah-Nosakhare,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)



  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF 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**







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

**PHOTOGRAPHIC EVIDENCE**

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

**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 29, 2025 - 4:33 PM**

**NOTICE OF HEARING - POSTING ON PREMISES**



**NOTICE OF HEARING - POSTING ON PREMISES**

**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 29, 2025 - 4:38 PM**

**TOWN OF EATONVILLE**  
1887



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

**CODE CASE NO: 25-000263**

**OWNER: ALEJANDRO JOSE VAZQUEZ**  
**PROPERTY ADDRESS: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751**  
**PARCEL-ID NO: 35-21-29-4572-21-890**



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

TOWN OF EATONVILLE, FLORIDA: A Municipal Corporation  
CODE CASE NO: 25-000263  
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 35

Vs.  
ALEJANDRO JOSE VAZQUEZ  
REF: NORTH CALHOUN AVENUE  
5211 NORTH INDIANA AVENUE  
WINTER PARK, FL 32792-9231  
Respondent(s)

RE: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-1716-00-070

**NOTICE OF HEARING**

TO: ALEJANDRO JOSE VAZQUEZ,

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 **NORTH CALHOUN AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **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 Holl New, Attorney at Law, 2300 Maitland Center Parkway, Suite: 100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.**

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

Respectfully,

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

**NOTICE OF HEARING - POSTING ON PREMISES**



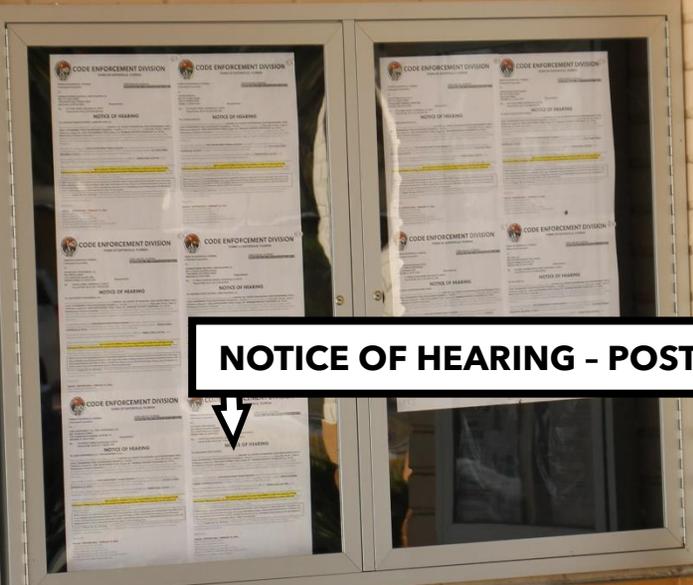
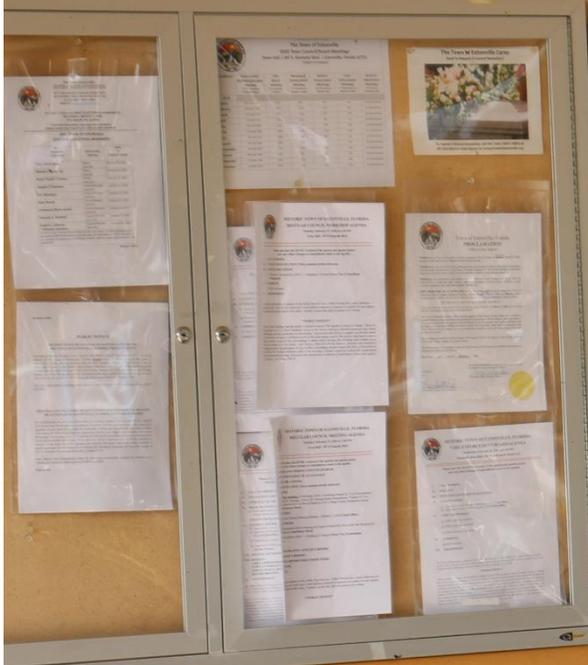
**EXHIBIT D - PART III**  
**FEBRUARY 18, 2026**

**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**

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



**NOTICE OF HEARING - POSTING ON PREMISES**



**NOTICE OF HEARING - POSTING ON PREMISES**







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

**PHOTOGRAPHIC EVIDENCE**

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

**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**

**FEBRUARY 18, 2026 - 3:45 PM**



**NOTICE OF HEARING - POSTING ON PREMISES**

**321-282-8375**  
LIC # CBC1262067 - CCC1335967



**NOTICE OF HEARING - POSTING ON PREMISES**

**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**

**FEBRUARY 18, 2026 - 3:45 PM**

**TOWN OF EATONVILLE**  
1887



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

**OWNER: ALEJANDRO JOSE VAZQUEZ**  
PROPERTY ADDRESS: NORTH CALHOUN AVENUE, EATONVILLE, FL 32751  
PARCEL ID NO: 35-21-29-4572-21-890

**CODE CASE NO: 25-000263**

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

**NOTICE OF HEARING**

**TO: ALEJANDRO JOSE VAZQUEZ,**

**LOCAL GOVERNMENT CODE ENFORCEMENT BOARD IS:** THE BOARD OF THE TOWN OF EATONVILLE, FLORIDA, CODE OF ORDINANCES, SUBJECT TO LAND DEVELOPMENT CODE CHAPTER 25, MINOR PROPERTY ENFORCEMENT, SS. 25-30.01, Maintenance of exterior of premises. The purpose of this Code is to maintain the appearance and character of the Town of Eatonville, Florida. The Code Enforcement Board may issue orders to require the removal of any structure, object or other material which is in violation of the Code of Ordinances.

**CODE CASE NO: 25-000263**  
**PARCEL ID NO: 35-21-29-4572-21-890**

**NOTICE OF HEARING:** The Code Enforcement Board will hold a public hearing on the subject property on **Monday, February 18, 2026, at 3:45 PM** at the Town of Eatonville, Florida, Code Enforcement Board, 1000 North Calhoun Avenue, Eatonville, FL 32751. The purpose of this hearing is to hear the owner's explanation for the violation and to determine if the violation should be continued. The owner has the right to appear at the hearing and to be heard. The owner is responsible to notify the Code Enforcement Officer in writing of the violation and to appear at the hearing. The owner is responsible to pay any fines and costs assessed by the Code Enforcement Board. The hearing is open to the public. The hearing is held at the discretion of the Code Enforcement Board. The hearing is held at the discretion of the Code Enforcement Board. The hearing is held at the discretion of the Code Enforcement Board.

**MAILING - CERTIFIED MAIL, FEBRUARY 18, 2026**  
ALEJANDRO JOSE VAZQUEZ  
1000 NORTH CALHOUN AVENUE  
EATONVILLE, FLORIDA 32751  
PARCEL ID NO: 35-21-29-4572-21-890  
PHONE: (813) 833-8888 (T) (813) 833-8888 (F) (813) 833-8888 (C)  
E: info@eatonvillefl.com

**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 IN  
COMPLIANCE**

**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**

**JANUARY 7, 2026 - 2:26 PM**





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

**PHOTOGRAPHIC EVIDENCE**

**PROOF THAT THE PROPERTY IS IN  
COMPLIANCE**

**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**

**MARCH 4, 2026 - 8:21 AM**

