



TOWN OF EATONVILLE

CODE CASE NO: 25-000299

OWNER: CECIL B ALLEN REVOCABLE TRUST
PROPERTY ADDRESS: 11 LINCOLN BOULEVARD, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-4572-41-330

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.**

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000299).....1

JANUARY 30, 2007



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000299).....2

JUNE 6, 2014

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000299).....3

DE CEMBER 11, 2018 - 2:55 PM



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000299).....4

APRIL 29, 2024 - 2:21 PM

ORANGE COUNTY PROPERTY APPRAISER WEBSITE





EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....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: **25-000299**
DATE OF NOTICE: **11/17/2025**
COMPLIANCE DATE: **12/17/2025**

CECIL B ALLEN REVOCABLE TRUST
REF: 11 LINCOLN BOULEVARD
1111 AUDUBON WAY
MAITLAND FL 32751-5451
CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 43

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE FAMILY CLASS III property located at, 11 LINCOLN BOULEVARD, MAITLAND, FL 32751-5451, Parcel-ID: 35-21-29-4572-41-330** 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. 18-233. - Parking restrictions for certain vehicles on residential property. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-30. - Off-street parking regulations. Eatonville, Florida - Code of Ordinances/Chapter 38 - TRAFFIC AND VEHICLES/ARTICLE II. - COMMERCIAL VEHICLES/Sec. 38-31. - Parking in residential areas.**

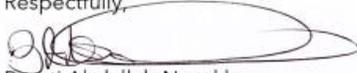
TO: CECIL B ALLEN REVOCABLE TRUST,

You are hereby notified, the property located at **11 LINCOLN BOULEVARD, MAITLAND, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **Sec. 38-30. - Off-street parking regulations.** Except for the temporary parking of vehicles conducting business on the premises or engaged in the loading or delivering of materials, no overnight parking of tractor trailers, club vans, semitrailers and/or cabs shall be permitted on any off-street parking facility within the town. Vehicles owned or operated by the business located on the licensed premises may be parked overnight provided that they are parked behind the business or if sufficient rear lot space is not

available, in the least visible space from any right-of-way and abutting property. A special events permit may be obtained for a period not to exceed 14 days for the temporary parking of a trailer, semitrailer, and/or their cabs for special occasions. After 90 days, this permit may be renewed once during a 12-month period. **Sec. 38-31. - Parking in residential areas.** Except as provided in this article, no person owning, renting or leasing real property in a residentially zoned district shall cause or allow to be parked on any residential property a commercial vehicle as defined in section 38-29.

Please be advised that the property is to be brought into compliance on or before, **[12/17/2025]** 30 days from this date, **[11/17/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

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

Respectfully,

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

NOTICE OF VIOLATION -
COMPLIANCE DATE: DECEMBER 17, 2025

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330

11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

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



quadjent
 FIRST-CLASS MAIL
 IMI
\$010.44[®]
 11/17/2025 ZIP 32751
 043M3D267524

US POSTAGE

CECIL B ALLEN REVOCABLE TRUST
 1111 AUBUBON WAY
 MAITLAND, FL 32810-5451
 P-ID: 35-21-29-4572-41-330
 CODE CASE NO: 25-000299

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> 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. 	<p>A. Signature X <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>CECIL B ALLEN REVOCABLE TRUST 1111 AUBUBON WAY MAITLAND, FL 32810-5451 P-ID: 35-21-29-4572-41-330 CODE CASE NO: 25-000299</p> <p>9590 9402 8194 3030 0363 55</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™																
<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)																	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2231 6419 43</p>																	
PS Form 3811, July 2020 PSN 7530-02-000-9063	Domestic Return Receipt																

9589 0710 5270 2231 6419 43

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

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

OFFICIAL USE

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

Postage \$
 Total Postage \$
 Sent to
 Street and Apt.
 City, State, ZIP

Postmark
 Eatonville CPU
 NOV 20 2025
 Eatonville, FL 32751

CECIL B ALLEN REVOCABLE TRUST
 1111 AUBUBON WAY
 MAITLAND, FL 32810-5451
 P-ID: 35-21-29-4572-41-330
 CODE CASE NO: 25-000299

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



EXHIBIT B - PART II(A)
JULY 7, 2025

PHOTOGRAPHIC EVIDENCE

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

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1

JULY 7, 2025 - 10:18 AM

MAINTENANCE OF EXTERIOR OF PREMISES



CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

JULY 7, 2025 - 10:19 AM



MAINTENANCE OF EXTERIOR OF PREMISES

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....3

JULY 7, 2025 - 10:19 AM

MAINTENANCE OF EXTERIOR OF PREMISES





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

PHOTOGRAPHIC EVIDENCE

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

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1

SEPTEMBER 22, 2025 - 2:05 PM



MAINTENANCE OF EXTERIOR OF PREMISES

**CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2**

SEPTEMBER 22, 2025 - 2:05 PM



MAINTENANCE OF EXTERIOR OF PREMISES



MAINTENANCE OF EXTERIOR OF PREMISES

EXHIBIT B - PART II(C) NOVEMBER 11, 2025

PHOTOGRAPHIC EVIDENCE

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

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1

NOVEMBER 11, 2025 - 7:42 AM



MAINTENANCE OF EXTERIOR OF PREMISES

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

NOVEMBER 11, 2025 - 7:42 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....3**

NOVEMBER 11, 2025 - 7:43 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....4**

NOVEMBER 11, 2025 - 7:42 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING



EXHIBIT C - PART I

NOTICE OF HEARING

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000299**
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 55**

Vs.

CECIL B ALLEN REVOCABLE TRUST
REF: 11 LINCOLN BOULEVARD
1111 AUDUBON WAY
MAITLAND FL 32751-5451 Respondent(s)

RE: 11 LINCOLN BOULEVARD, ORLANDO, FL 32810
Parcel-ID: 35-21-29-4572-41-330

NOTICE OF HEARING

TO: CECIL B ALLEN REVOCABLE TRUST,

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 **11 LINCOLN BOULEVARD, 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 **4th** day of **MARCH 2026, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a 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, March 4, 2026, the hearing date.

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

Respectfully,

BARUTI ABDALLAH-NOSAKHERE, Officer
Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING -
HEARING DATE: MARCH 4, 2026 @ 6:30 PM

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330

11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....2

3/4/26, 1:17 PM

USPS.com® - USPS Tracking® Results



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000299
CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 55

Vs.

CECIL B ALLEN REVOCABLE TRUST
REF: 11 LINCOLN BOULEVARD
1111 AUDUBON WAY
MAITLAND, FL 32751-545

Respondent(s)

RE: 11 LINCOLN BOULEVARD, ORLANDO, FL 32810
Parcel ID NO: 35-21-29-4572-41-330

NOTICE OF HEARING

TO: CECIL B ALLEN REVOCABLE TRUST,

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 **11 LINCOLN BOULEVARD, 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 **4th day of MARCH 2026, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a 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, March 4, 2026, the hearing date.

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

Respectfully,

MAILED - CERTIFIED MAIL - FEBRUARY 18, 2026

BARUTI ABDALLAH-NOSAKHERE
Officer, Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard, Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0787 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

USPS Tracking®

FAQs >

Tracking Number:

9589071052702231642155

Remove X

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

Latest Update

Your item was returned to the sender on February 25, 2026 at 9:18 am in MAITLAND, FL 32751 because it could not be delivered as addressed.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Return to Sender
MAITLAND, FL 32751
February 25, 2026, 9:18 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
February 24, 2026, 7:20 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



https://tools.usps.com/go/TrackConfirmAction_input?origTrackNum=9589071052702231642155

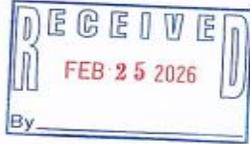
1/2

NOTICE OF HEARING - POSTING ON PREMISES

NOTICE OF HEARING - USPS TRACKING

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



CERTIFIED MAIL



9589 0710 5270 2231 6421 55

quadrant
 FIRST-CLASS MAIL
 IM1
\$010.44
 02/17/2020 ZIP 32751
 NMS1407067634

IS POSTAGE

CECIL B ALLEN REVOCABLE TRUST
 1111 AUBUBON WAY
 MAITLAND, FL 32810-5451
 P-ID: 35-21-29-4572-41-330
 CODE CASE NO: 25-000299

FORWARD TIME EXP RTN TO SEND
 ALLEN, CECIL B
 20 N COLLEGE AVE STE A
 MAITLAND FL 32751-6B02
 RETURN TO SENDER

TNT
 32751>6801
 32751-545111

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</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>CECIL B ALLEN REVOCABLE TRUST 1111 AUBUBON WAY MAITLAND, FL 32810-5451 P-ID: 35-21-29-4572-41-330 CODE CASE NO: 25-000299</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation 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 2231 6421 55</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

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

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

OFFICIAL USE

9589 0710 5270 2231 6421 55

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 Apt.

City, State, ZIP

CECIL B ALLEN REVOCABLE TRUST
 1111 AUBUBON WAY
 MAITLAND, FL 32810-5451
 P-ID: 35-21-29-4572-41-330
 CODE CASE NO: 25-000299

Eatonville CPU
 Here
 FEB 2026
 Eatonville FL



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I
FEBRUARY 18, 2026

PHOTOGRAPHIC EVIDENCE

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

**CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1**

FEBRAURY 18, 2026 - 3:36 PM

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

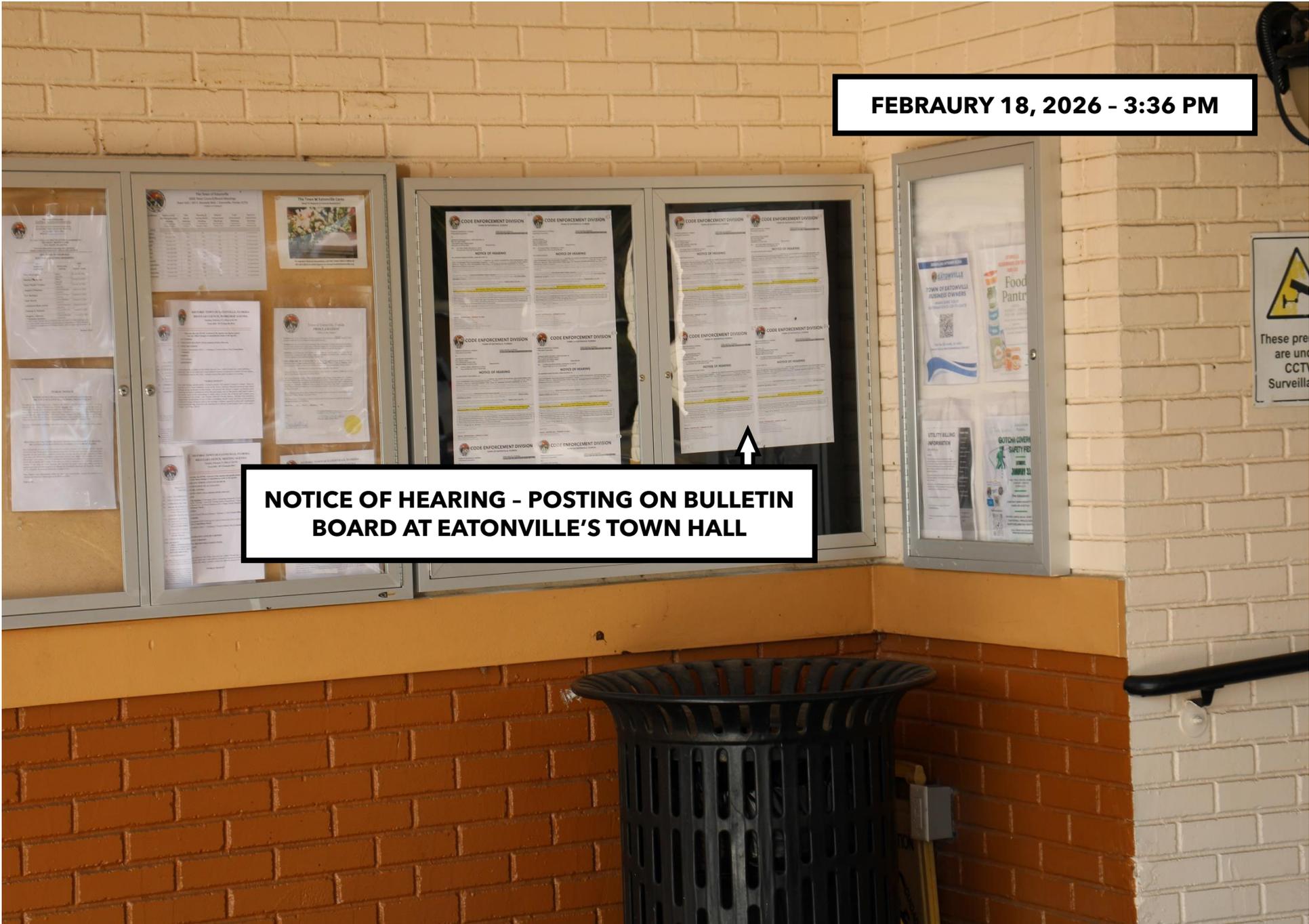




EXHIBIT D - PART II
FEBRUARY 20, 2026

PHOTOGRAPHIC EVIDENCE

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

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1



FEBRUARY 20, 2026 - 1:37 PM

NOTICE OF HEARING - POSTING ON PREMISES

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**CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
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FEBRUARY 20, 2026 - 1:37 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000299

**OWNER: CECIL B ALLEN REVOCABLE TRUST
PROPERTY ADDRESS: 11 LINCOLN BOULEVARD, ORLANDO, FL 32810
PARCEL-ID NO: 35-21-29-4572-41-330**



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

**CODE CASE NO: 25-000299
CERTIFIED MAIL NO: 9539 0710 5270 2231 6421 85**

Vs.

**CECIL B ALLEN REVOCABLE TRUST
REF: 11 LINCOLN BOULEVARD
1111 ADDISON WAY
MAITLAND, FL 32751-545**

Respondent(s)

**RE: 11 LINCOLN BOULEVARD, ORLANDO, FL 32810
Parcel ID NO: 35-21-29-4572-41-330**

NOTICE OF HEARING

TO: CECIL B ALLEN REVOCABLE TRUST,

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 **11 LINCOLN BOULEVARD, 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 **4th day of MARCH 2026, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note: If the violation is cured but there is 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, March 4, 2026, the hearing date.

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

Respectfully,

MAILED - CERTIFIED MAIL - FEBRUARY 18, 2026
BARUTI ABDALLAH-NOSAKHERE
Officer, Code Enforcement Division
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard, Eatonville, FL 32751
BP: (407) 623-8908 | CP: (407) 982-0767 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I
MARCH 4, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS NOT
IN COMPLIANCE**

CECIL B ALLEN REVOCABLE TRUST, P-ID NO: 35-21-29-4572-41-330
11 LINCOLN BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000299).....1

MARCH 4, 2026 - 9:05 AM



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MARCH 4, 2026 - 9:05 AM

COMMERCIAL VEHICLE



