

# TOWN OF EATONVILLE

1887



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

**CODE CASE NO: 25-000058**

**OWNER: DISTRESSED SOLUTIONS, LLC.  
PROPERTY ADDRESS: 140 SOUTH WEST STREET, EATONVILLE, FL 32751  
PARCEL ID#: 35-21-29-3660-03-010**

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 03/29/2024 System Refresh Date: 03/24/2024

**140 S West St 35-21-29-3660-03-010**

**Name(s):** DISTRESSED SOLUTIONS LLC  
**Physical Street Address:** 140 S West St  
**Property Use:** 1910 - Office Child Care I

**Mailing Address On File:** 550 N Reo St Ste 202  
 Tampa, FL 33609-1062  
[Incorrect Mailing Address?](#)

**Postal City and Zip:** Maitland, FL 32751  
**Municipality:** Eatonville



[Upload Photos](#)

**Property Name:**  
 Divine Individual Day Care (fka)

[View 2023 Property Record Card](#)

- [PROPERTY FEATURES](#)
- [VALUES, EXEMPTIONS AND TAXES](#)
- [SALES](#)
- [MARKET STATS](#)
- [LOCATION](#)

**Historical Value and Tax Benefits**

| Tax Year Values   | Land     | Building(s) | Feature(s) | Market Value | %     | Assessed Value | %     |
|---|----------|-------------|------------|--------------|-------|----------------|-------|
| 2023 <span style="color: green;">✔</span> <span style="border: 1px solid blue; padding: 1px;">MKKT</span> | \$89,241 | \$396,872   | \$12,248   | \$498,361    | 10.0% | \$498,361      | 10.0% |
| 2022 <span style="color: green;">✔</span> <span style="border: 1px solid blue; padding: 1px;">MKKT</span> | \$84,839 | \$356,159   | \$12,248   | \$453,246    | -7.1% | \$453,246      | -7.1% |
| 2021 <span style="color: green;">✔</span> <span style="border: 1px solid blue; padding: 1px;">MKKT</span> | \$77,235 | \$398,296   | \$12,248   | \$487,779    | 9.0%  | \$487,779      | 9.0%  |
| 2020 <span style="color: green;">✔</span> <span style="border: 1px solid blue; padding: 1px;">MKKT</span> | \$77,235 | \$358,110   | \$12,248   | \$447,593    | N/A   | \$447,593      | N/A   |

| Tax Year Benefits | Original Homestead | Additional Hx | Other Exemptions | SOH CAP | Tax Savings |
|-------------------|--------------------|---------------|------------------|---------|-------------|
|                   |                    |               |                  |         |             |

**2023 Taxable Value and Estimate of Proposed Taxes**

Tax Year

|      |      |      |      |
|------|------|------|------|
| 2023 | 2022 | 2021 | 2020 |
|------|------|------|------|

| Taxing Authority                   | Assd Value | Exemption | Tax Value | Millage Rate   | %     | Taxes             | Tax Breakdown |
|------------------------------------|------------|-----------|-----------|----------------|-------|-------------------|---------------|
| Public Schools: By State Law (Rle) | \$498,361  | \$0       | \$498,361 | 3.1730         | -1.3% | \$1,581.30        | 17%           |
| Public Schools: By Local Board     | \$498,361  | \$0       | \$498,361 | 3.2480         | 0.0%  | \$1,618.68        | 17%           |
| General County                     | \$498,361  | \$0       | \$498,361 | 4.4347         | 0.0%  | \$2,210.08        | 24%           |
| Town Of Eatonville                 | \$498,361  | \$0       | \$498,361 | 7.2938         | 0.0%  | \$3,634.95        | 39%           |
| Library - Operating Budget         | \$498,361  | \$0       | \$498,361 | 0.3748         | 0.0%  | \$186.79          | 2%            |
| St Johns Water Management District | \$498,361  | \$0       | \$498,361 | 0.1793         | -9.2% | \$89.36           | 1%            |
| <b>Totals</b>                      |            |           |           | <b>18.7036</b> |       | <b>\$9,321.16</b> |               |

**Non-Ad Valorem Assessments**

**2023 Non-Ad Valorem Assessments**

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

**2023 Gross Tax Total: \$9,321.16**

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$9,321.16

Your ad-valorem tax with exemptions is: - \$9,321.16

**Providing You A Savings Of: = \$0.00**



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

### Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code.

**Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the open space outside any building erected thereon. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition.

**Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials.



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

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

**Sec. 50-35. - 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.

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

**Sec. 50-35. - 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.



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

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

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



## Town of Eatonville - Code Enforcement Division

# CODE VIOLATION

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

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

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

NEOPOST FIRST-CLASS MAIL IMI  
 03/07/2025  
**US POSTAGE \$009.64**

ZIP 32751  
 041M11468919



**DISTRESSED SOLUTIONS, LLC.**  
**550 NORTH REO STREET, SUITE 202**  
**TAMPA, FL 33609**  
**P-ID: 35-21-29-3660-03-010**  
**CODE CASE NO: 25-000058**

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**DISTRESSED SOLUTIONS, LLC.**  
**550 NORTH REO STREET, SUITE 202**  
**TAMPA, FL 33609**  
**P-ID: 35-21-29-3660-03-010**  
**CODE CASE NO: 25-000058**



9590 9402 8586 3244 7183 89

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9575 42

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 X
- B. Received by (Printed Name)  
 Agent  
 Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

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

Domestic Return Receipt

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

**CERTIFIED MAIL**

9589 0710 5270 1231 9575 42  
 9589 0710 5270 1231 9575 42



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 Domestic Mail Only

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**Certified Mail Fee** \$  
**Extra Services & Fees (check box, add fee as appropriate)**  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Restricted Delivery \$  
 Adult Signature Restricted Delivery \$  
**Postage** \$  
**Total Postage** \$  
**Sent to** \$  
**Street and Apt.**  
**City, State, ZIP**

**DISTRESSED SOLUTIONS, LLC.**  
**550 NORTH REO STREET, SUITE 202**  
**TAMPA, FL 33609**  
**P-ID: 35-21-29-3660-03-010**  
**CODE CASE NO: 25-000058**

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

9589 0710 5270 1231 9575 42

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**OFFICIAL USE**

|  |    |  |
|--|----|--|
| <b>Certified Mail Fee</b>  | \$ |  |
| <b>Extra Services &amp; Fees</b> (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         | \$ |  |
| <b>Postage</b>   | \$ |  |
| <b>Total Postage</b>   | \$ |  |
| <b>Sent To</b>   |    |  |
| <b>Street and Apt.</b>   |    |  |
| <b>City, State, ZIP</b>  |    |  |



**DISTRESSED SOLUTIONS, LLC.**  
**550 NORTH REO STREET, SUITE 202**  
**TAMPA, FL 33609**  
**P-ID: 35-21-29-3660-03-010**  
**CODE CASE NO: 25-000058**





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: **25-000058**  
DATE OF NOTICE: **3/10/2025**  
COMPLIANCE DATE: **3/20/2025**

**DISTRESSED SOLUTIONS, LLC.  
REF: 140 SOUTH WEST STREET  
550 NORTH REO STREET, SUITE 202  
TAMPA, FL 33609**

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9575 42**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the, **DISTRESSED SOLUTIONS, LLC., property located at, 140 SOUTH WEST STREET, EATONVILLE, FL 32751, Parcel ID: 35-21-29-3660-03-010** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. (a). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.**

**TO: DISTRESSED SOLUTIONS, LLC.,**

You are hereby notified, the property located at **140 SOUTH WEST STREET, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-2., Definitions for interpretation of property maintenance standards and nuisance abatement code. Exposed to public view** means any premises, or building or any part thereof, which may be lawfully viewed by the public from a sidewalk, street, alleyway, or from any adjoining or neighboring premises. **Exterior of premises** means those portions of a building which are exposed to public view and the

open space outside any building erected thereon. **Major violation** means a condition existing on a premises which is below the minimum standards set by this Land Development Code and which is dangerous to the health or safety of the occupants, passersby, or persons in contiguous areas, or a series of minor violations, which when considered together present a hazardous or undesirable condition. **Nuisance/public nuisance** means any one or combination of the following: **(2)** Any attractive nuisance which may prove detrimental to the health or safety of children and others, whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unused iceboxes, refrigerators, abandoned motor vehicles and any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy oak or sumac, which may prove to be a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable, and when by reason of abandonment or neglect they contain unsound walls or flooring, unsafe wiring, fire hazards, or other unsafe conditions that offer opportunities for criminal activity, and that persist to the danger and detriment of the neighborhood. **(3) Unsanitary conditions** or conditions so lacking illumination or ventilation as to be dangerous to human life or detrimental to health of persons on or near the premises where the condition exists **(4)** Major or minor violations of this Land Development Code which cumulatively impact upon premises to the point whereby conditions endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passersby. **Refuse (also garbage, rubbish, debris, trash)** means all decaying and nondecaying solid wastes, except bodily wastes, including, but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes, and all combustible and noncombustible materials. **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. **Sec. 50-36. - Appearance of exterior of premises and**

**structures.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1)** Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. **Sec. 60-84.**

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

Please be advised that if the violation is not cured by **[3/20/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the 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,

A handwritten signature in blue ink, appearing to read 'Baruti Abdallah-Nosakhire', is enclosed within a blue oval. The signature is stylized and somewhat cursive.

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

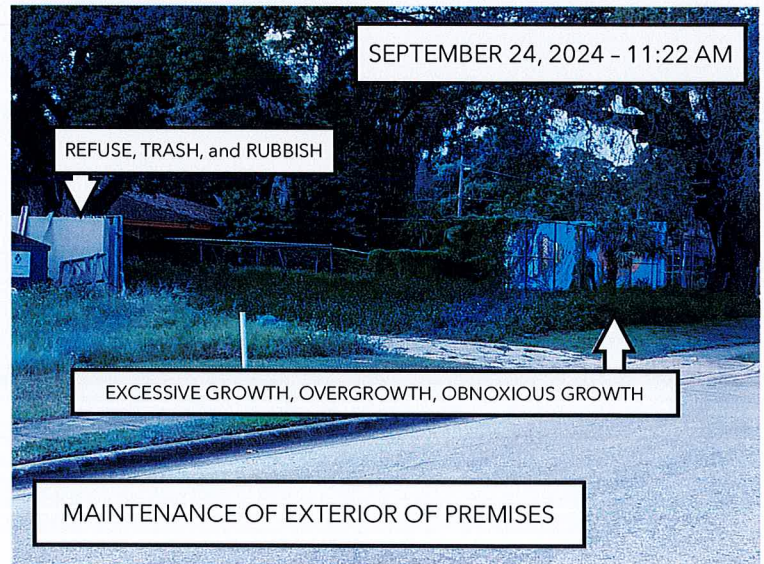
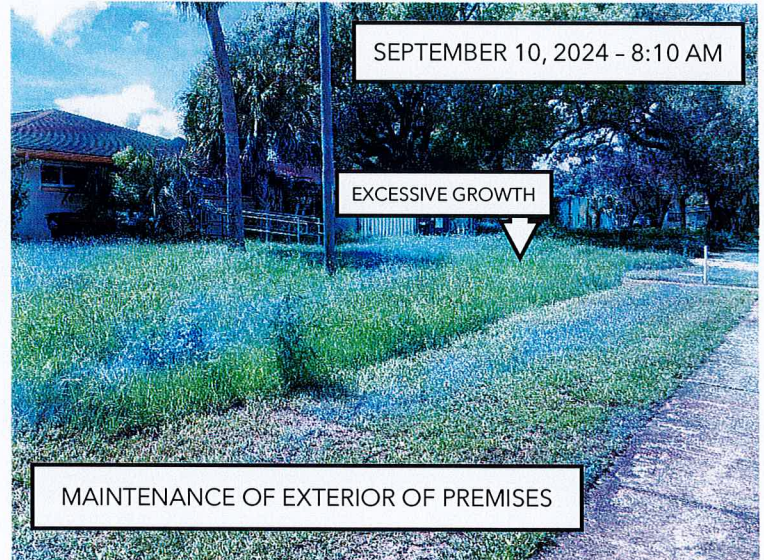
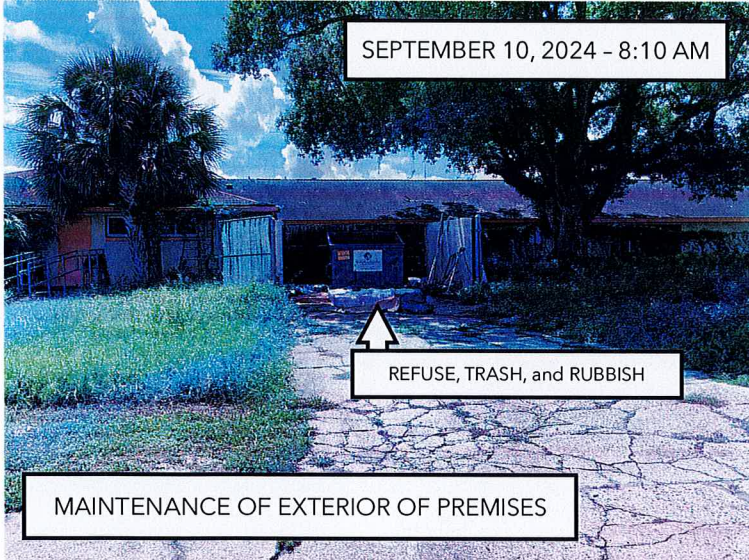
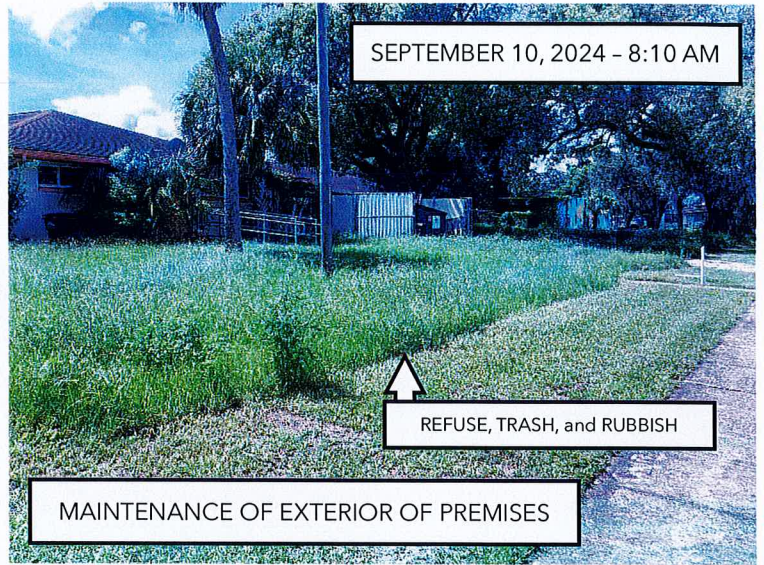
## Description of Violation and Remedial Action Required

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

1. There is a nonconforming fence on the property.
2. Trash, debris, refuse, rubbish, etc. are scattered in and around the commercial container enclosure.
3. Excessive growth/overgrowth/obnoxious growth on the entirety of the premises.

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

1. Repair or remove the nonconforming fence on the property.
2. Remove all trash, debris, refuse, rubbish, etc. from the premises.
3. Mow the grass. To cure the property of all excessive growth, overgrowth, and/or obnoxious growth from the premises.



DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 1



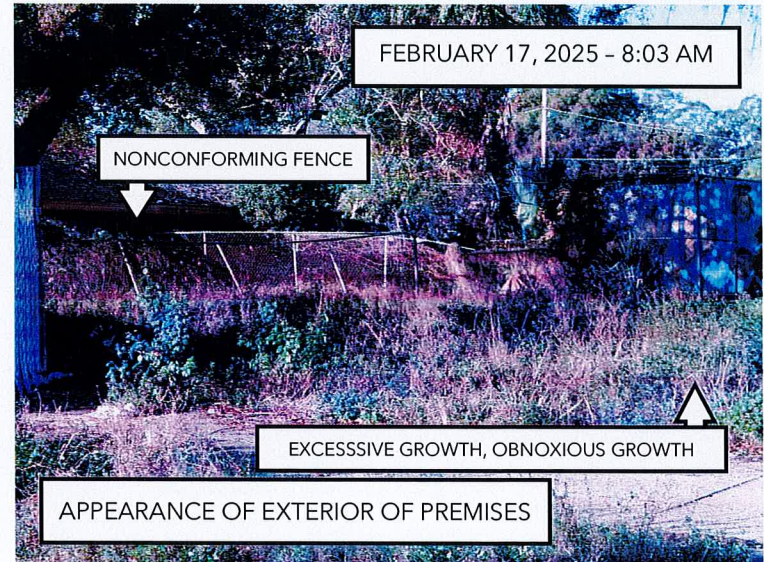
DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 2



DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 3



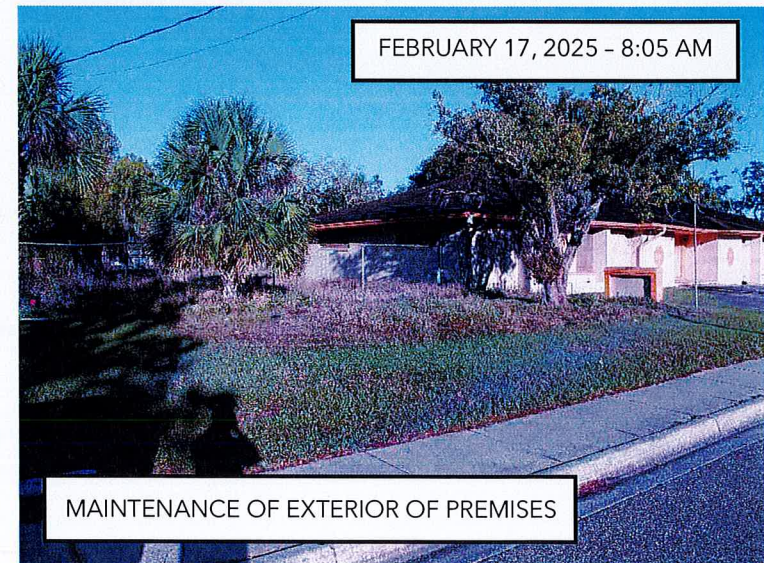
DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 4



DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 5



DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 6



DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 7

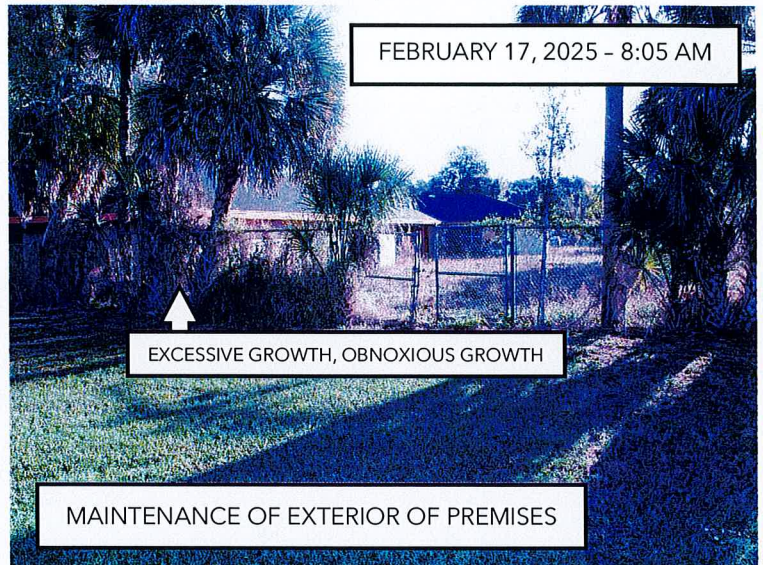


FEBRUARY 17, 2025 - 8:05 AM

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 8



FEBRUARY 17, 2025 - 8:05 AM

EXCESSIVE GROWTH, OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 9

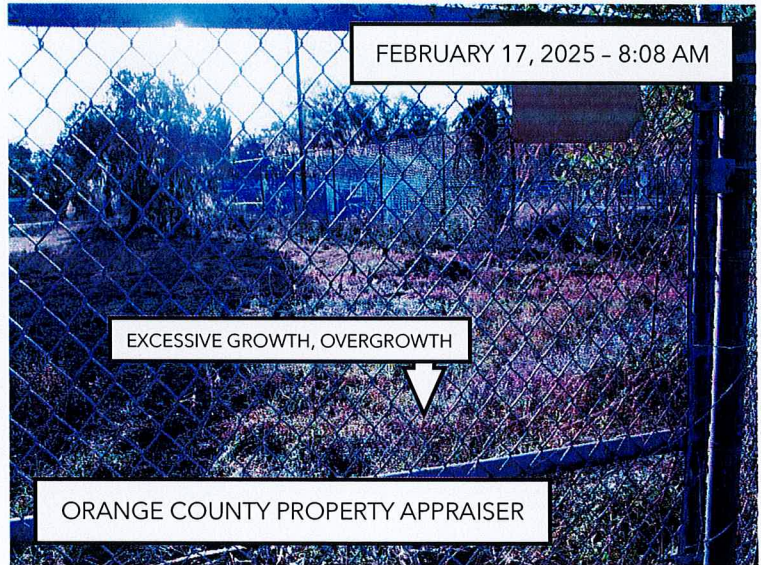


FEBRUARY 17, 2025 - 8:08 AM

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

ORANGE COUNTY PROPERTY APPRAISER

DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 10



FEBRUARY 17, 2025 - 8:08 AM

EXCESSIVE GROWTH, OVERGROWTH

ORANGE COUNTY PROPERTY APPRAISER

DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 11



FEBRUARY 17, 2025 - 8:08 AM

EXCESSIVE GROWTH, OVERGROWTH, OBNOXIOUS GROWTH

REFUSE, TRASH, and RUBBISH

MAINTENANCE OF EXTERIOR OF PREMISES

DISTRESSED SOLUTIONS, LLC., P-ID: 35-21-29-3660-03-010  
140 SOUTH WEST STREET, EATONVILLE, FL 32751 - 12



FEBRUARY 17, 2025 - 8:10 AM

NONCONFORMING FENCE

MAINTENANCE OF EXTERIOR OF PREMISES





# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000058**

A Municipal Corporation

**CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 53**

Vs.

**DISTRESSED SOLUTIONS, LLC.  
REF: 140 SOUTH WEST STREET  
550 NORTH REO STREET, SUITE 202  
TAMPA, FL 33609**

Respondent(s)

**RE: 140 SOUTH WEST STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-3660-03-010**

## NOTICE OF HEARING

**TO: DISTRESSED SOLUTIONS, LLC.,**

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 **140 SOUTH WEST 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 **2<sup>nd</sup>** day of **APRIL 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 your 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 the Wednesday, April 2, 2025, hearing date.**

Pursuant to **Chapter 2, Sec. 2-257 (f)**, 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](mailto:code-enforcement@townofeatonville.org)



# CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

CODE CASE NO: 25-000058  
CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 53

Vs.

DISTRESSED SOLUTIONS, LLC.  
REF: 140 SOUTH WEST STREET  
550 NORTH REO STREET, SUITE 202  
TAMPA, FL 33609

Respondent(s)

RE: 140 SOUTH WEST STREET, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-3660-03-010

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TO: DISTRESSED SOLUTIONS, LLC.,

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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 **140 SOUT WEST STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

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Respectfully,

### SIGNED COPY ON FILE

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

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

DISTRESSED SOLUTIONS, LLC.  
 550 NORTH REO STREET, SUITE 202  
 TAMPA, FL 33609  
 P-ID NO: 35-21-29-3660-03-010  
 CODE CASE NO: 25-000058

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 DISTRESSED SOLUTIONS, LLC.  
 550 NORTH REO STREET, SUITE 202  
 TAMPA, FL 33609  
 P-ID NO: 35-21-29-3660-03-010  
 CODE CASE NO: 25-000058

9590 9402 8586 3244 7182 42



2. Article Number (Transfer from service label)  
 1589 0710 5270 1231 9618 53

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below: \_\_\_\_\_

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail (over \$500)               | <input type="checkbox"/> Insured Mail Restricted Delivery           |

Domestic Return Receipt

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

**CERTIFIED MAIL®**



9590 9402 8586 3244 7182 42  
 1589 0710 5270 1231 9618 53

**U.S. Postal Service™  
 CERTIFIED MAIL® RECEIPT**

**OFFICIAL USE**

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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 \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

Postmark Here

DISTRESSED SOLUTIONS, LLC.  
 550 NORTH REO STREET, SUITE 202  
 TAMPA, FL 33609  
 P-ID NO: 35-21-29-3660-03-010  
 CODE CASE NO: 25-000058

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

NEOPOST  
 03/21/2025  
 US POSTAGE \$009.64



ZIP 32751  
 041M11468919

9589 0710 5270 1231 9618 53

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|  |    |
|--|----|
| Certified Mail Fee   | \$ |
| 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 a \$

Sent To

Street and Apt. 1

City, State, ZIP+

DISTRESSED SOLUTIONS, LLC.  
550 NORTH REO STREET, SUITE 202  
TAMPA, FL 33609  
P-ID NO: 35-21-29-3660-03-010  
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