



TOWN OF EATONVILLE

CODE CASE NO: 25-000300

OWNER: RANN STERLING MONTGOMERY

PROPERTY ADDRESS: 254 CLARK STREET, EATONVILLE, FL 32751

PARCEL-ID NO: 35-21-29-0000-00-193

**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.**

**RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000300).....1**

JANUARY 30, 2007



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

**RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000300).....1**

JUNE 6, 2014

ORANGE COUNTY PROPERTY APPRAISER WEBSITE





EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....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: **25-000300**
DATE OF NOTICE: **11/17/2025**
COMPLIANCE DATE: **12/17/2025**

RANN STERLING MONTGOMERY
REF: 254 CLARK STREET
254 CLARK STREET
EATONVILLE, FL 32751-5357
CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 50

First Notice - This is an **OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III property located at, 254 CLARK STREET, EATONVILLE, FL 32751-5357, Parcel-ID NO: 35-21-29-0000-00-193** into compliance with **Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required. Eatonville, Florida - Code of Ordinances/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. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 40 - UTILITIES/ARTICLE VI. - STORMWATER UTILITY/Sec. 40-346. - Prohibited discharges of polluting matter in natural waters or storm systems. (a), (1), (14). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (a), (b)(1).**

TO: RANN STERLING MONTEGOMERY,

You are hereby notified, the property located at **254 CLARK STREET, EATONVILLE, FL 32751-5357**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229. - Certain motor vehicles required to be**

parked in garage. No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 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. Sec. 40-346. - Prohibited discharges of polluting matter in natural waters or storm systems. (a).** It shall be unlawful for any person to drain, deposit, place or otherwise discharge into any natural outlet or stormwater system within the town, or to cause or permit to be drained, deposited, placed or otherwise discharged into such waters, any organic or inorganic matter which causes or tends to cause pollution, pursuant to the water quality standards established by all applicable regulatory agencies. Polluting matter includes, but is not limited to: **(1)** Petroleum products, including but not limited to oil, gasoline, and grease. **(14)** . Antifreeze, and other automotive products. **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

NOTICE OF VIOLATION -
COMPLIANCE DATE: DECEMBER 17, 2025

RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

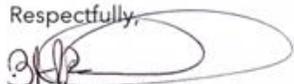
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....2

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. **(2)** Dead and dying trees and limbs. **(6)** Sources of infestation.

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

ALERT: WINTER WEATHER IN THE WESTERN, THE NORTH CENTRAL, AND EXTREME IMPACT...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052702231641950

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

Latest Update

Your item was delivered to an individual at the address at 9:54 am on November 20, 2025 in MAITLAND, FL 32751.

Feedback

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MAITLAND, FL 32751
November 20, 2025, 9:54 am

[See All Tracking History](#)

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

Text & Email Updates



USPS Tracking Plus®



Product Information



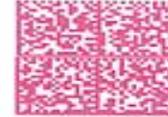
See Less ^

[Track Another Package](#)



RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....3

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



quodient
FIRST-CLASS MAIL
IMI
\$010.44⁹
11/17/2025 ZIP 32751
043M30267524

US POSTAGE

RANN STERLING MONTGOMERY
254 CLARK STREET
ETONVILLE, FL 32751-5357
P-ID: 35-21-29-0000-00-193
CODE CASE NO: 25-000300

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

9589 0710 5270 2231 6419 50

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 \$ _____

Sent to _____

Street and Apt _____

City, State, ZIP _____

RANN STERLING MONTGOMERY
254 CLARK STREET
ETONVILLE, FL 32751-5357
P-ID: 35-21-29-0000-00-193
CODE CASE NO: 25-000300

NOV 2025
Eatonville CPU
Eatonville, FL 32751

PS Form 3800, January 2023 PSN 7500-02-000-9047 See Reverse for Instructions



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

PHOTOGRAPHIC EVIDENCE

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

RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....1

OCTOBER 22, 2025 - 9:01 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....2**

OCTOBER 22, 2025 - 9:01 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT C

NOTICE OF HEARING



EXHIBIT C - PART I

NOTICE OF HEARING

RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....1



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000300
CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 48

Vs.

RANN STERLING MONTGOMERY
REF: 254 CLARK STREET
254 CLARK STREET
EATONVILLE, FL 32751-5357 Respondent(s)

RE: 254 CLARK STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-0000-00-193

NOTICE OF HEARING

TO: RANN STERLING MONTGOMERY,

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 **254 CLARK STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **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

RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193 254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....2



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000300
CERTIFIED MAIL NO: 9589 0710 5270 2231 6421 48

Vs.

RANN STERLING MONTGOMERY
REF: 254 CLARK STREET
254 CLARK STREET
EATONVILLE, FL 32751-5357

Respondent(s)

RE: 254 CLARK STREET, EATONVILLE, FL 32751
Parcel ID NO: 35-21-29-0000-00-193

NOTICE OF HEARING

TO: RANN STERLING MONTGOMERY,

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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

ALERT: WINTER WEATHER IN THE WESTERN, THE NORTH CENTRAL, AND EXTREME IMPACT...

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FAQs >

Tracking Number:

Remove X

9589071052702231642148

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

Latest Update

Your item was delivered to an individual at the address at 10:24 am on February 20, 2026 in MAITLAND, FL 32751.

Feedback

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MAITLAND, FL 32751
February 20, 2026, 10:24 am

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

Text & Email Updates



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Product Information



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Track Another Package



RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193

254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....3

NOT

NOTICE OF HEARING - USPS TRACKING

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



quodient
FIRST-CLASS MAIL
IMI
\$010.44²
02/17/2026 2:11 PM 32751
049M50067504

IS POSTAGE

RANN STERLING MONTGOMERY
254 CLARK STREET
EATONVILLE, FL 32751-5357
P-ID: 35-21-29-0000-00-193
CODE CASE NO: 25-000300

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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 Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage **RANN STERLING MONTGOMERY**
 254 CLARK STREET
 EATONVILLE, FL 32751-5357
 P-ID: 35-21-29-0000-00-193
 CODE CASE NO: 25-000300

9589 0710 5270 2231 6421 48

PS Form 3800, January 2023 (PSN 7530-02-000-9041) See Reverse for Instructions

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>RANN STERLING MONTGOMERY 254 CLARK STREET EATONVILLE, FL 32751-5357 P-ID: 35-21-29-0000-00-193 CODE CASE NO: 25-000300</p> <p>9590 9402 8194 3030 0361 95</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 (over \$500) <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 48</p>	

USPS TRACKING #

9590 9402 8194 3030 0361 95

United States Postal Service

RECEIVED
FEB 23 2026
By _____

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 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.**

**RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....1**

FEBRAURY 18, 2026 - 3:36 PM

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

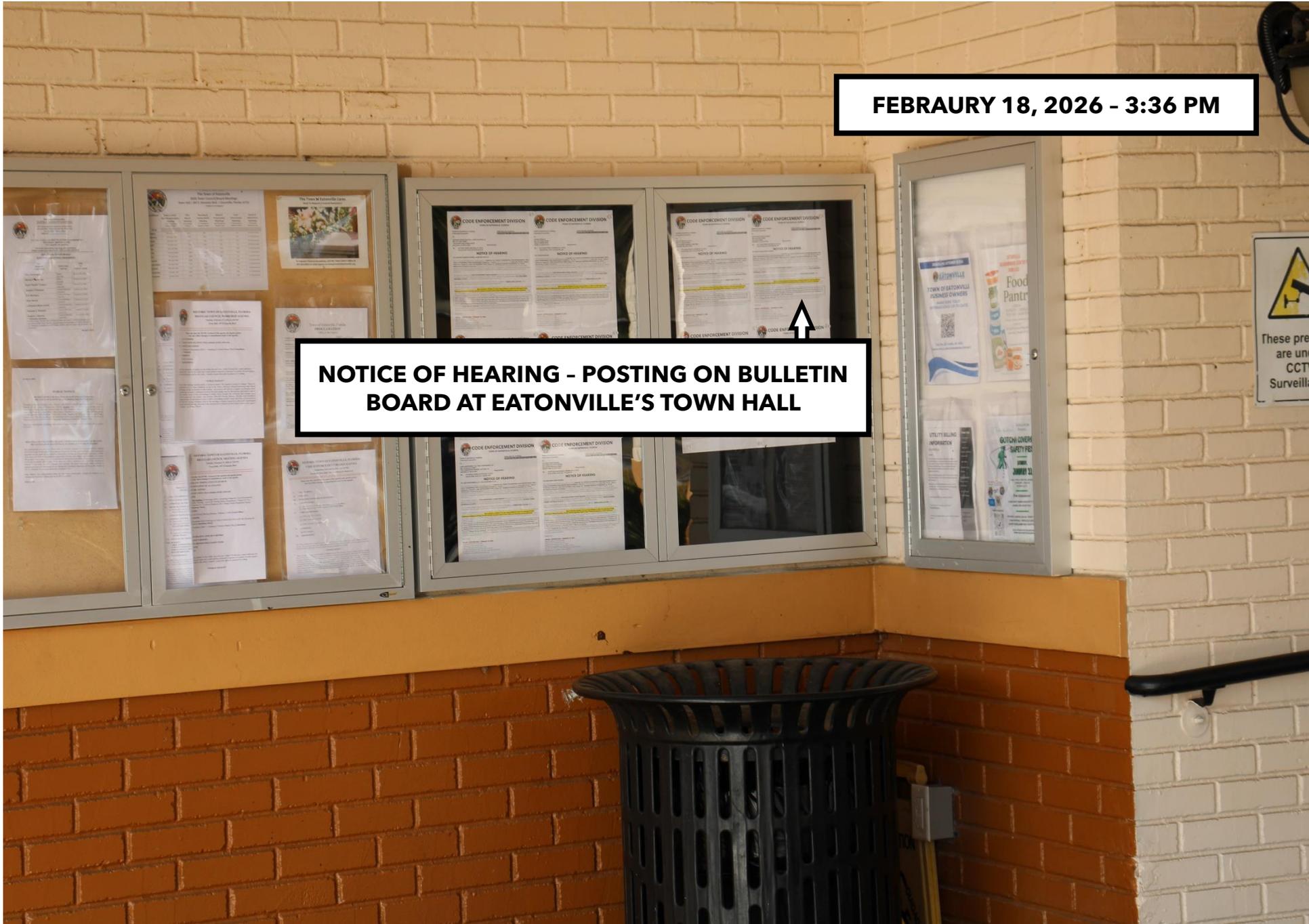




EXHIBIT D - PART II

FEBRUARY 20, 2026

PHOTOGRAPHIC EVIDENCE

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

**RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....1**

FEBRUARY 20, 2026 - 1:32 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES



RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....2

FEBRUARY 20, 2026 - 1:32 PM



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**

**RANN STERLING MONTGOMERY, P-ID NO: 35-21-29-0000-00-193
254 CLARK STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000300).....1**

MARCH 4, 2026 - 9:00 AM



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

MARCH 4, 2026 - 9:00 AM



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

MARCH 4, 2026 - 9:00 AM



