



TOWN OF EATONVILLE

CODE CASE NO: 25-000254

OWNER: 2M PROPERTY INVESTMENTS, LLC.
PROPERTY ADDRESS: PEOPLE STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 36-21-29-1128-01-140

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.**

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....1**

APRIL 3, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....2**

APRIL 3, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....3**

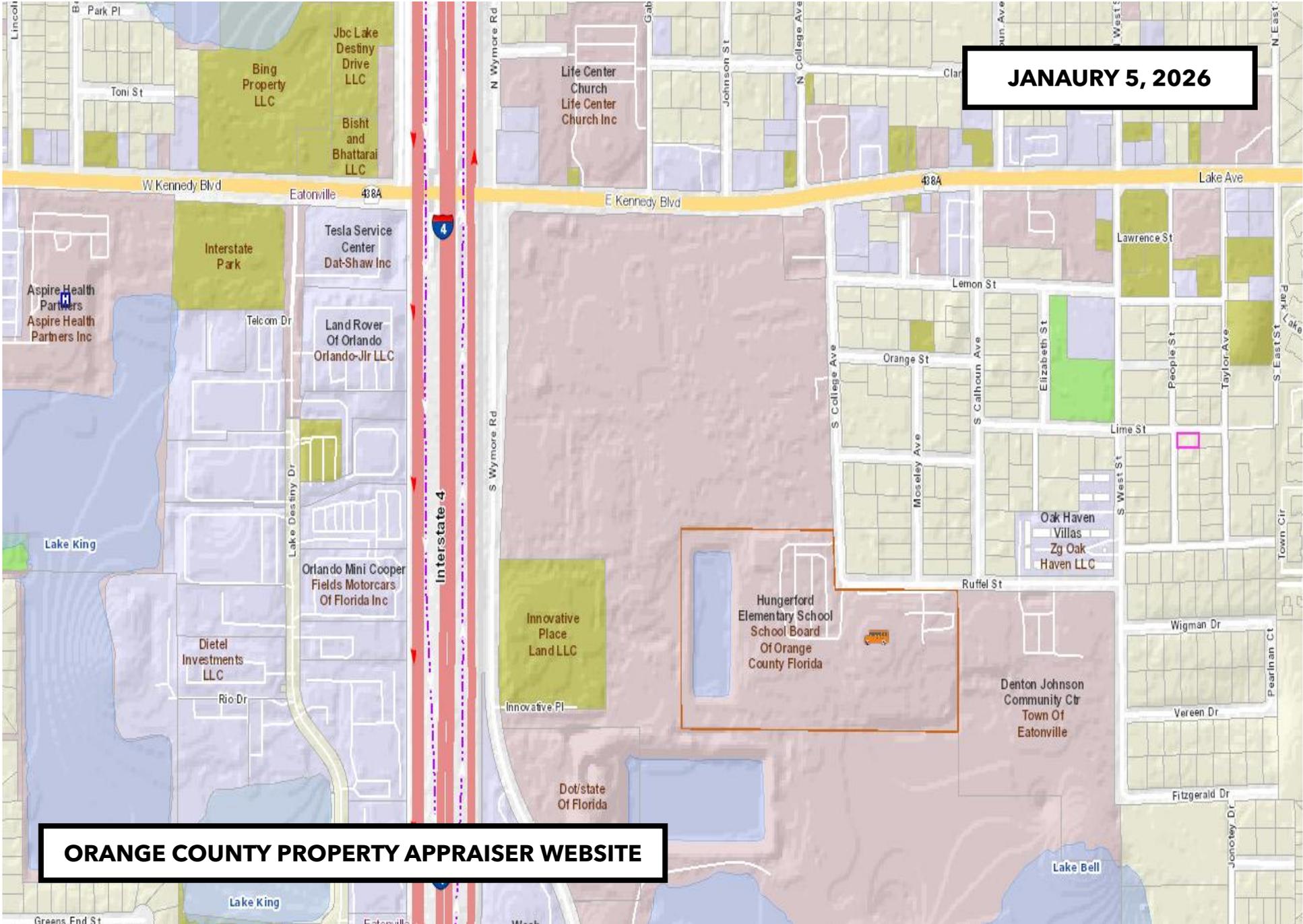
JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCA) - (CODE CASE NO: 25-000254).....4**

JANUARY 5, 2026



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....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: **25-000254**
DATE OF NOTICE: **10/20/2025**
COMPLIANCE DATE: **10/29/2025**

2M PROPERTY INVESTMENTS, LLC.
REF: PEOPLE STREET
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397
CERTIFIED MAIL NO: 9589 0710 5270 15459068 92

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY, property located at, PEOPLE STREET, EATONVILLE, FL 32751, Parcel-ID: 36-21-29-1128-01-140** 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: 2M PROPERTY INVESTMENTS, LLC.,

You are hereby notified, the property located at **PEOPLE STREET, 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-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: OCTOBER 29, 2025

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....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. There is trash, debris, 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. Clear the premises of the excessive growth/overgrowth/obnoxious growth of grass, weeds, trash and debris.

Case Number: 25-000254

RE: PEOPLE STREET, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-1128-01-140

Respondent: 2M PROPERTY INVESTMENT

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 9th 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 9th 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

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....3

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



9589 0710 5270 1545 9068 92

ORLANDO FL 328

21 OCT 2025PM 3 L



quadrant
 FIRST-CLASS MAIL
 IMI
\$010.44[®]
 10/21/2025 ZIP 32751
 043M30267524

US POSTAGE

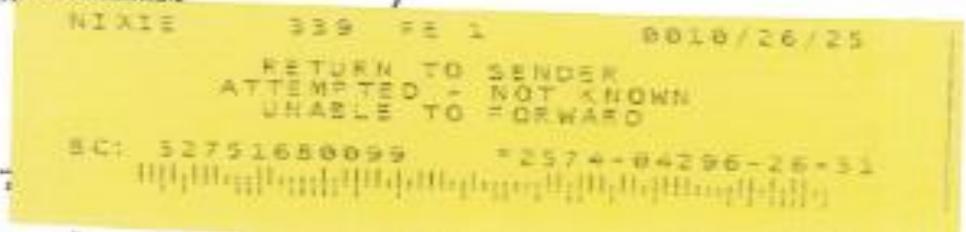
RECEIVED

OCT 29 2025

Initial: _____

2M PROPERTY INVESTMENT, LLC.
 6107 WATERSIDE ISLAND LANE
 WINTER GARDEN, FL 34787
 P-ID NO: 36-21-29-1128-01-140
 CODE CASE NO: 25-000254

ANK



9526089957700068

ANK
 34787-483970

**NOTICE OF VIOLATION LETTER -
 MAILED TO PROPERTY OWNER VIA CERTIFIED
 LETTER ON OCTOBER 21, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
 SENDER, UNCLAIMED, UNABLE TO FORWARD
 OCTOBER 29, 2025.**

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	
<input type="checkbox"/> Extra Services & Fees (check box, add fees 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: 2M PROPERTY INVESTMENT, LLC 6107 WATERSIDE ISLAND LANE Sent To: WINTER GARDEN, FL 34787-6397 Street and Apt: P-ID NO: 36-21-29-1128-01-140 CODE CASE NO: 25-000254 City, State, ZIP: _____

PS Form 3800, January 2022 (PSN 7530-02-000-9001) See Reverse for Instructions

9589 0710 5270 1545 9068 92





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

PHOTOGRAPHIC EVIDENCE

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

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCA) - (CODE CASE NO: 25-000254).....1**



JUNE 11, 2025 - 8:36 AM

MAINTENANCE OF EXTERIOR OF PREMISES

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....2**

JUNE 11, 2025 - 8:36 AM



MAINTENANCE OF EXTERIOR OF PREMISES



**EXHIBIT B - PART II(B)
AUGUST 19, 2025**

PHOTOGRAPHIC EVIDENCE

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

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1

AUGUST 19, 2025 - 9:47 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....2**

AUGUST 19, 2025 - 9:48 AM



MAINTENANCE OF EXTERIOR OF PREMISES

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....3**

AUGUST 19, 2025 - 9:48 AM

MAINTENANCE OF EXTERIOR OF PREMISES





**EXHIBIT B - PART II(C)
AUGUST 25, 2025**

PHOTOGRAPHIC EVIDENCE

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

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1**

AUGUST 25, 2025 - 2:19 PM

MAINTENANCE OF EXTERIOR OF PREMISES





**EXHIBIT B - PART II(D)
SEPTEMBER 5, 2025**

PHOTOGRAPHIC EVIDENCE

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

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1**

SEPTEMBER 5, 2025 - 6:56 AM



MAINTENANCE OF EXTERIOR OF PREMISES



**EXHIBIT B - PART II(E)
SEPTEMBER 16, 2025**

PHOTOGRAPHIC EVIDENCE

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

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1

SEPTEMBER 16, 2025 - 10:35 AM

MAINTENANCE OF EXTERIOR OF PREMISES



2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140

PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....2

SEPTEMBER 16, 2025 - 10:36 AM

MAINTENANCE OF EXTERIOR OF PREMISES



**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....3**



SEPTEMBER 16, 2025 - 10:36 AM

MAINTENANCE OF EXTERIOR OF PREMISES



**EXHIBIT B - PART II(F)
OCTOBER 30, 2025**

PHOTOGRAPHIC EVIDENCE

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

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000254).....1

OCTOBER 30, 2025 - 8:24 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

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....1



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 25-000254**
A Municipal Corporation **CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 66**

Vs.

2M PROPERTY INVESTMENT, LLC.
REF: PEOPLE STREET
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397 Respondent(s)

RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-140

NOTICE OF HEARING

TO: 2M PROPERTY INVESTMENT, 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.

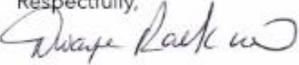
You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **PEOLPE STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANAURY 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, 2026, the hearing

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**

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....2



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000254
CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 66

Case Number: 25-000254

RE: PEOPLE STREET, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-1128-01-140

Respondent: 2M PROPERTY INVESTMENT

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

Vs.

2M PROPERTY INVESTMENTS, LLC.
REF: PEOPLE STREET
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397

Respondent(s)

RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-140

NOTICE OF HEARING

AFFIDAVIT OF NOTICE

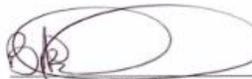
BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

- 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 12, 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).

TO: 2M PROPERTY INVESTMENTS, 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, 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.

DATED this 30th of December, 2025.
Attached: Copy of the notice posted


Baruti A. Abdallah-Nosakhere
Code Enforcement Officer

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 **PEOPLE 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 7th 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 Hollis 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.

STATE OF FLORIDA
COUNTY OF ORANGE

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

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
E: code-enforcement@townofeatonville.org

(stamp)




Karin A. Dunn
NOTARY PUBLIC, State of Florida

NOTICE OF HEARING - POSTED ON PREMISES
HEARING DATE: JANUARY 7, 2026

AFFIDAVIT OF NOTICE - NOTICE OF HEARING

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
 PEOPLE STREET, EATONVILLE, FL 32751 - (OCA) - (CODE CASE NO: 25-000254).....3**

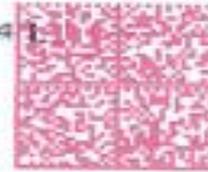
TOWN OF EATONVILLE
 307 E. Kennedy Blvd.
 Eatonville, Florida 32751



9589 0710 5270 2372 5372 66

ORLANDO FL 328

NOV 10 2025 PM 4 11



quadrant
 FIRST-CLASS MAIL
 IM1
\$010.44²
 11/10/2025 ZIP 32751
 043M30267524

US POSTAGE

RECEIVED

NOV 24 2025

Initial: _____

2M PROPERTY INVESTMENT, LLC.
 6107 WATERSIDE ISLAND LANE
 WINTER GARDEN, FL 34787-6397
 P-ID NO: 36-21-29-1128-01-140
 CODE CASE NO: 25-000254

NIXIE 339 FE 1 0811/21/25
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 CC: 32751600099 *0474-04926-10-44

9400922374325340

UTF
 34787-6397

**NOTICE OF HEARING -
 MAILED TO PROPERTY OWNER VIA CERTIFIED
 LETTER ON NOVEMBER 10, 2025.**

**NOTICE OF VIOLATION LETTER - RETURN TO
 SENDER, UNCLAIMED, UNABLE TO FORWARD -
 NOVEMBER 24, 2025.**

9589 0710 5270 2372 5372 66

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

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

OFFICIAL

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: **2M PROPERTY INVESTMENT, LLC.**

Street and Apt.: **6107 WATERSIDE ISLAND LANE**

City, State, ZIP: **WINTER GARDEN, FL 34787-6397**

P-ID NO: **36-21-29-1128-01-140**

CODE CASE NO: **25-000254**

**Eatonville CPU
 NOV 20 2025
 Eatonville, FL
 32751**

P3 Form 3800, January 2022 PSN 7502 01-000-2007 See Reverse for Instructions



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....1

TOWN OF EATONVILLE
CODE ENFORCEMENT

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000254
RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel ID#: 36-21-29-1128-01-140
Respondent: 2M PROPERTY INVESTMENT

- Notice of Violation
- Notice of Violation Hearing
- Notice of Massey Hearing
- Notice of Foreclosure Hearing
- Other: _____

Case Number: 25-000254
RE: PEOPLE STREET, EATONVILLE, FL 32751
Parcel ID#: 36-21-29-1128-01-140
Respondent: 2M PROPERTY INVESTMENT

- 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 **BARUTIA. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

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).

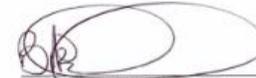
1. On November 10, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 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 9th of December 2025.
Attached: Copy of the notice posted

DATED this 30th of December 2025.
Attached: Copy of the notice posted



Baruti A. Abdallah-Nosakhare
Code Enforcement Officer



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 9th of December 2025, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 30th 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

(stamp)



NOTARY PUBLIC, State of Florida



AFFIDAVIT OF NOTICE - NOTICE OF VIOLTION

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.**

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



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



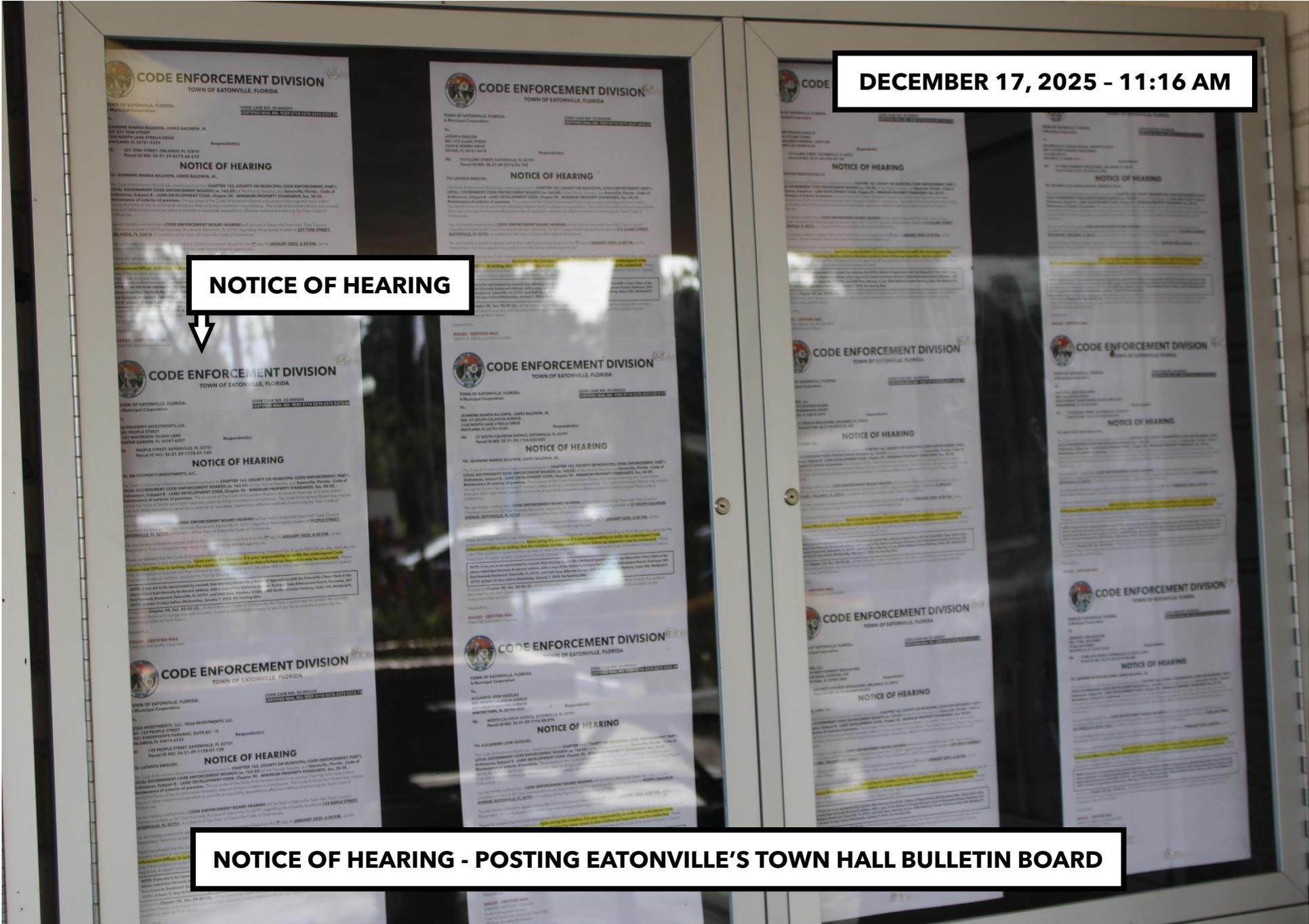
2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140 PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....2

DECEMBER 17, 2025 - 11:16 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.**

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....1**

DECEMBER 29, 2025 - 4:51 PM

NOTICE OF HEARING - POSTING ON PREMISES



NOTICE OF HEARING - POSTING ON PREMISES

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....2**

DECEMBER 29, 2025 - 4:51 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000254

**OWNER: 2M PROPERTY INVESTMENTS, LLC.
PROPERTY ADDRESS: PEOPLE STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 36-21-29-1128-01-140**



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

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

**CODE CASE NO: 25-000254
CERTIFIED MAIL NO: 6559 0110 5270 2370 5372 85**

vs.

**2M PROPERTY INVESTMENTS, LLC.
201 PEOPLE STREET
6107 WATERSIDE ISLAND LANE
WINTER GARDEN, FL 34787-6397**

Respondent(s)

RE: **PEOPLE STREET, EATONVILLE, FL 32751
Parcel-ID NO: 36-21-29-1128-01-140**

NOTICE OF HEARING

TO: **2M PROPERTY INVESTMENTS, 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, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-25, - 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 **PEOPLE 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 **27th day of JANUARY 2025, 8:30 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 \$750.00 per day which may increase upon 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 162.19(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 Duayne Rickard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holl New, Attorney at Law, 2300 Mulford Center Parkway, Suite 100, Mulford FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (M)**, 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
DUAYNE RICKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8988 | Fax: (407) 623-8919
E: code.enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

**DAY OF
PHOTOGRAPHS**



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

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

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....1**

JANUARY 7, 2026 - 9:08 AM



**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254).....2**

JANUARY 7, 2026 - 9:09 AM





EXHIBIT E - PART II
MARCH 4, 2026

PHOTOGRAPHIC EVIDENCE

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

**2M PROPERTY INVESTMENTS, LLC., P-ID NO: 36-21-29-1128-01-140
PEOPLE STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000254),.....1**

MARCH 4, 2026 - 8:14 AM



