

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000094

**OWNER: WCB INVESTMENTS, LLC.
PROPERTY ADDRESS: 619 KATHERINE AVENUE, ORLANDO, FL 32810
PARCEL ID NO: 34-21-29-1227-00-130**

619 Katherine Ave 34-21-29-1227-00-130**Name(s):**

WCB INVESTMENTS LLC

Physical Street Address:

619 Katherine Ave

Property Use:

0103 - Single Fam Class III

Mailing Address On File:7656 Saint Stephens Ct
Orlando, FL 32835-6525**Postal City and Zip:**

Orlando, FL 32810

Municipality:

Eatonville

[Incorrect Mailing Address?](#)[Upload Photos](#)[View 2024 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	%
2024 ☒ MKT	\$40,000	\$115,342	\$0	\$155,342	3.5%	\$155,342	134.2%
2023 ☒ MKT	\$40,000	\$110,136	\$0	\$150,136	26.1%	\$66,322	10.0%
2022 ☒ MKT	\$32,500	\$86,567	\$0	\$119,067	11.4%	\$60,293	10.0%
2021 ☒ MKT	\$30,000	\$76,867	\$0	\$106,867	N/A	\$54,812	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 ☒			\$0		\$0
2023 ☒ \$			\$0		\$1,029
2022 ☒ \$			\$0		\$723
2021 ☒ \$			\$0		\$641

2024 Taxable Value and Certified Taxes**Tax Year**

2024	2023	2022	2021
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$155,342	\$0	\$155,342	3.2160	1.4%	\$499.58	17%
Public Schools: By Local Board	\$155,342	\$0	\$155,342	3.2480	0.0%	\$504.55	17%
General County	\$155,342	\$0	\$155,342	4.4347	0.0%	\$688.90	24%
Town Of Eatonville	\$155,342	\$0	\$155,342	7.2938	0.0%	\$1,133.03	39%
Library - Operating Budget	\$155,342	\$0	\$155,342	0.3748	0.0%	\$58.22	2%
St Johns Water Management District	\$155,342	\$0	\$155,342	0.1793	0.0%	\$27.85	1%
Totals				18.7466		\$2,912.13	

Non-Ad Valorem Assessments**2024 Non-Ad Valorem Assessments**

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

2024 Gross Tax Total: \$2,912.13**2024 Tax Savings Tax Savings**

Your taxes without exemptions would be: \$2,912.13

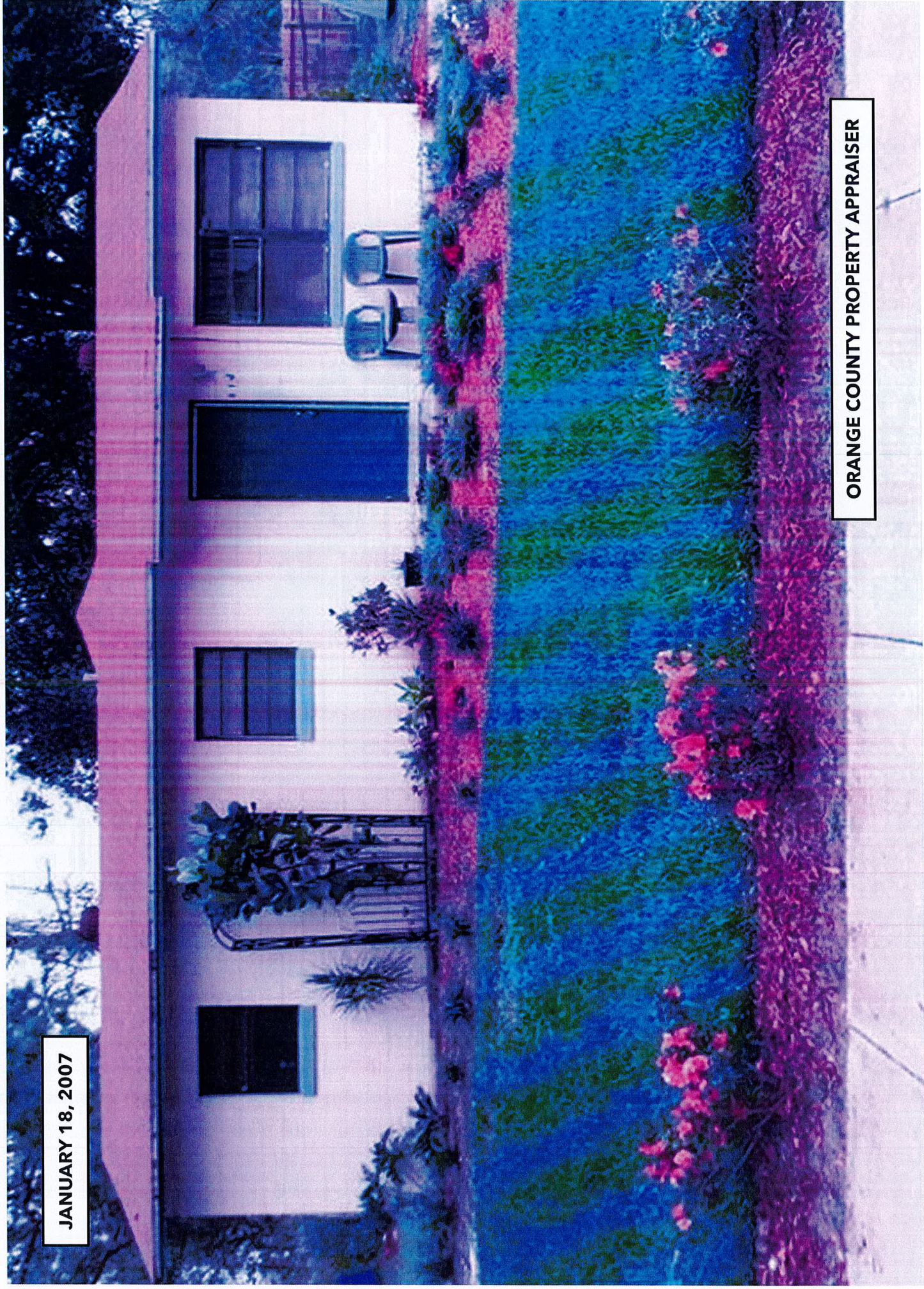
Your ad-valorem tax with exemptions is: - \$2,912.13

Providing You A Savings Of: = \$0.00

WCB INVESTMENTS, LLC., P-ID: 34-21-29-1227-00-130

619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094) - (OCPA).....1

JANUARY 18, 2007



ORANGE COUNTY PROPERTY APPRAISER

WCB INVESTMENTS, LLC., P-ID: 34-21-29-1227-00-130

619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094) - (OCPA).....2

FEBRUARY 28, 2015 - 11:43 AM



ORANGE COUNTY PROPERTY APPRAISER

WCB INVESTMENTS, LLC., P-ID: 34-21-29-1227-00-130

619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094) - (OCPA).....3

JANUARY 8, 2025

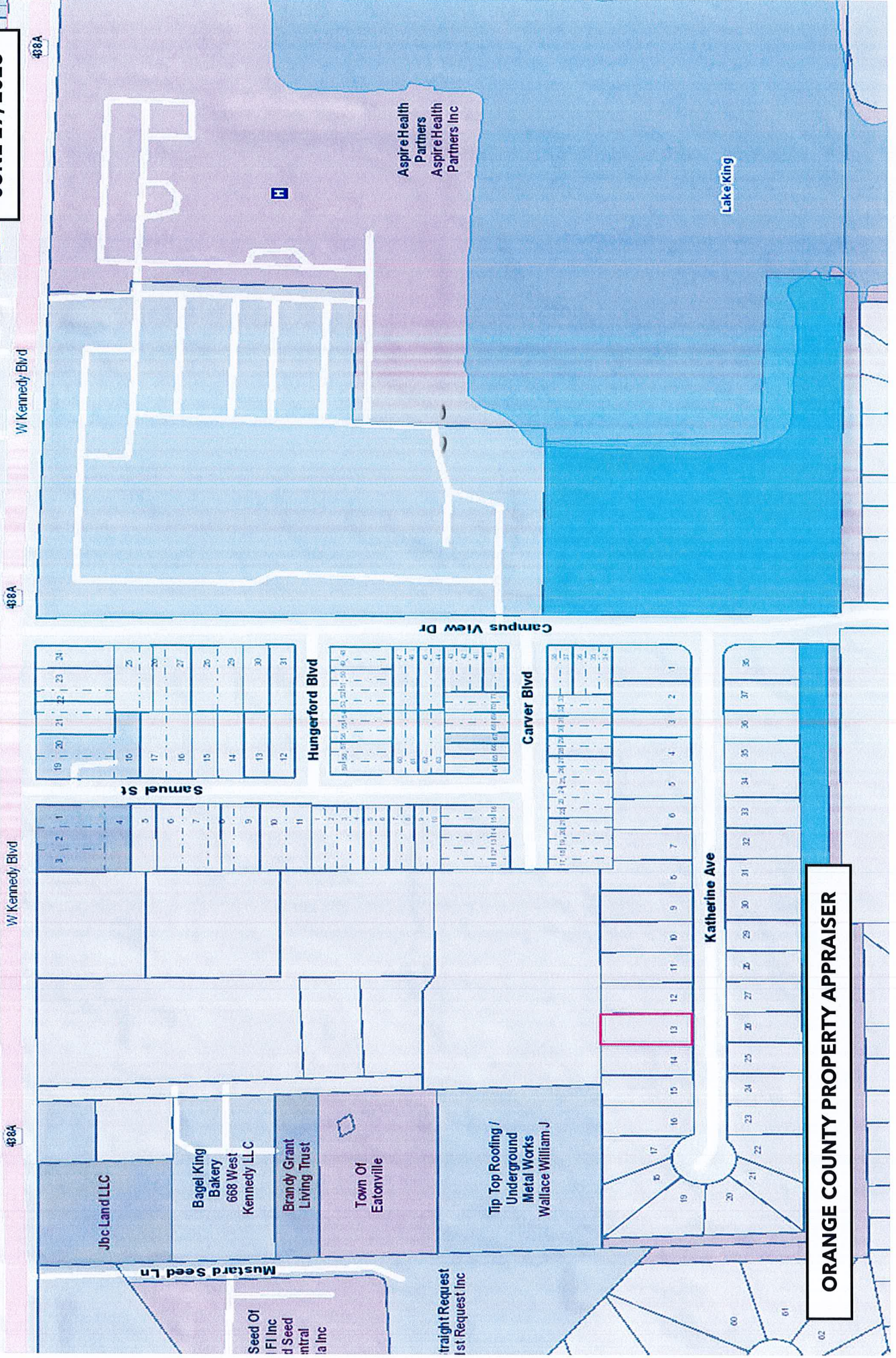
ORANGE COUNTY PROPERTY APPRAISER



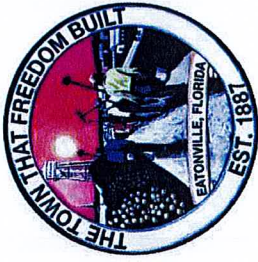
WCB INVESTMENTS, LLC., P-ID: 34-21-29-1227-00-130

619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094) - (OCPA).....4

JUNE 27, 2025



ORANGE COUNTY PROPERTY APPRAISER



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.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



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. (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.

(LCD 1982, ch. 4 § 2-1.1; Ord. No. 99-15, § 1, 10-19-1999)



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. 60-82. - Permit required.

Sec. 60-82. - Permit required. All applications for building permits for fences, walls or buffers shall state whether such is to be placed at or near a boundary, between the property of the applicant and adjoining property, and also whether there is any fill, slanting, elevation or other difference in the level of the grade between the properties. In the event there is, the building inspector shall in issuing the permit require that the height be reduced in such amount as will be necessary to compensate for such difference in grade so as to make the fence not in excess of the maximum permitted as the same affects the natural grade of the adjoining property. The purpose of this section is to protect the rights of adjoining property owners, and not have fences in excess of the heights set forth in this chapter.

(LCD 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995; Ord. No. 2004-12, 5-4-2004)



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.

(LCD 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995; Ord. No. 2004-12, 5-4-2004)



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. 60-85. - Nonconforming fences.

Sec. 60-85. - Nonconforming fences. Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997 except by review by the board of adjustment. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the planning department and without a building permit having been obtained, of if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be a subject to removal.

(LCD 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995; Ord. No. 2004-12, 5-4-2004)



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: **25-000094**
DATE OF NOTICE: **03/14/2025**
COMPLIANCE DATE: **04/18/2025**

WCB INVESTMENTS, LLC.
REF: 619 KATHERINE AVENUE
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835

CERTIFIED MAIL NO: 9589 0710 5270 1231 9617 92

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 619 KATHERINE AVENUE, ORLANDO, FL 32810, Parcel ID: 34-21-29-1227-00-130 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 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-82. - Permit required. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-84. - Maintenance. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/Sec. 60-85. - Nonconforming fences.**

TO: WCB INVESTMENTS, LLC.,

You are hereby notified, the property located at **619 KATHERINE AVENUE, ORLANDO, FL 32810** 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. Minor violation** means a condition which is below the minimum standards set out by this Land Development Code but which is not serious enough to be considered a major violation. **Violator** means any owner, operator or legally responsible person who owns or maintains

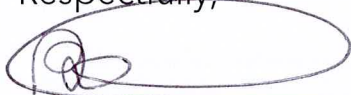
property in violation of town ordinances. Owners are responsible for controlling conditions and uses on their property. **Sec. 50-35. - Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises 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. 60-82. - Permit required.** All applications for building permits for fences, walls or buffers shall state whether such is to be placed at or near a boundary, between the property of the applicant and adjoining property, and also whether there is any fill, slanting, elevation or other difference in the level of the grade between the properties. In the event there is, the building inspector shall in issuing the permit require that the height be reduced in such amount as will be necessary to compensate for such difference in grade so as to make the fence not in excess of the maximum permitted as the same affects the natural grade of the adjoining property. The purpose of this section is to protect the rights of adjoining property owners, and not have fences in excess of the heights set forth in this chapter. **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. **Sec. 60-85. - Nonconforming fences.** Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997 except by review by the board of adjustment. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the planning department and without a building permit having been obtained, or if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be a subject to removal.

Please be advised that if the violation is not cured by **[04/18/2025]** 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,



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

Description of Violation and Remedial Action Required

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

1. There is a non-conformance fence on the premises. The fence was erected without a permit.

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

1. Obtain a permit to erect the fence or remove the non-conformance fence on the premises.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST
FIRST-CLASS MAIL
03/19/2025
US POSTAGE

ZIP 32751
041M11468919



WCB INVESTMENT, LLC.
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 35-21-29-1227-00-130
CODE CASE NO: 25-000094

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.

Article Addressed to:

WCB INVESTMENT, LLC.
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 35-21-29-1227-00-130
CODE CASE NO: 25-000094



Article Number (Transfer from service label)
9590 9402 8854 4005 3803 62

Article Number (Transfer from service label)

589 0710 5270 1231 9617 92

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
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ 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 9617 92

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

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Postmark
Here

WCB INVESTMENT, LLC.
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 35-21-29-1227-00-130
CODE CASE NO: 25-000094

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

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

9559 0710 5270 1331 9617 92

OFFICIAL USE

\$

☐ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) add'l \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

Sent To

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Street and Apt.

City, State, ZIP

WCB INVESTMENT, LLC
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 35-21-29-1227-00-130
CODE CASE NO: 25-000094

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

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

RECEIVED
APR 16 2025
Initial: _____

WCB INVESTMENT, LLC.
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 35-21-29-1227-00-130
CODE CASE NO: 25-000094



9589 0710 5270 1231 9617 92

NEOPOST
03/19/2025
US POSTAGE
\$009.64⁰



ZIP 32751
041M11468919

Handwritten signature and initials.

NIXIE 339 DE 1 0004/13/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32751680099 *0274-08424-20-41

UNC
32751680099

9589071052701231961792

CERTIFIED MAIL®

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

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:

WCB INVESTMENT, LLC.
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 35-21-29-1227-00-130
CODE CASE NO: 25-000094



9590 9402 8854 4005 3803 62

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9617 92

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 If YES, enter delivery address below: ☐ No	

3. Service Type	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail (per \$500)
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail Restricted Delivery	☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**WCB INVESMENTS, LLC., P-ID: 34-21-29-1227-00-130
619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094).....1**

OCTOBER 23, 2024 - 7:23 AM

NONCONFORMING FENCE



WCB INVESMENTS, LLC., P-ID: 34-21-29-1227-00-130

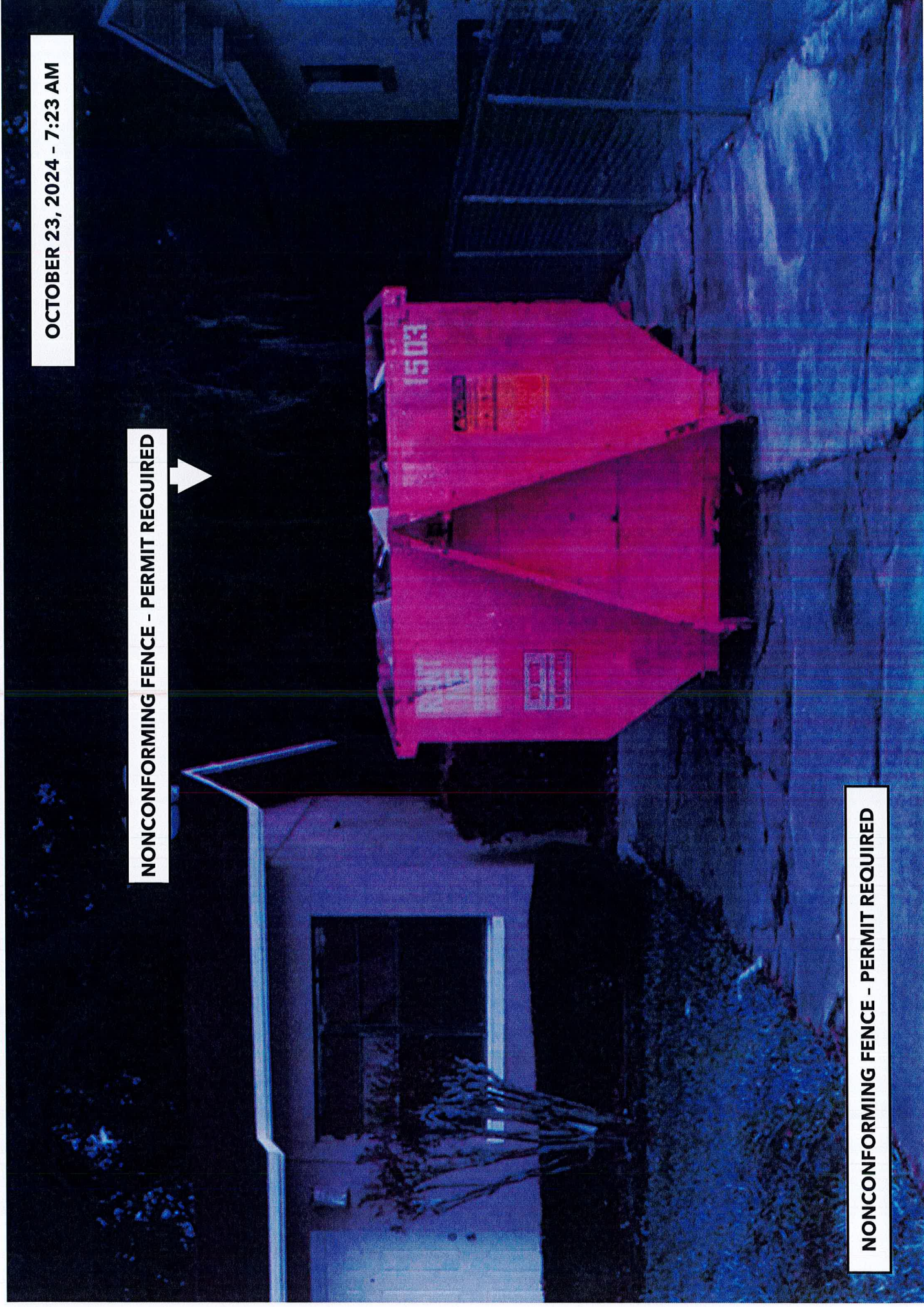
619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094).....2

OCTOBER 23, 2024 - 7:23 AM

NONCONFORMING FENCE - PERMIT REQUIRED



NONCONFORMING FENCE - PERMIT REQUIRED



WCB INVESMENTS, LLC., P-ID: 34-21-29-1227-00-130

619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094).....3

NOVEMBER 8, 2024 - 8:31 AM



NONCONFORMING FENCE - MAINTENANCE OF EXTERIOR OF PREMISES

WCB INVESMENTS, LLC., P-ID: 34-21-29-1227-00-130

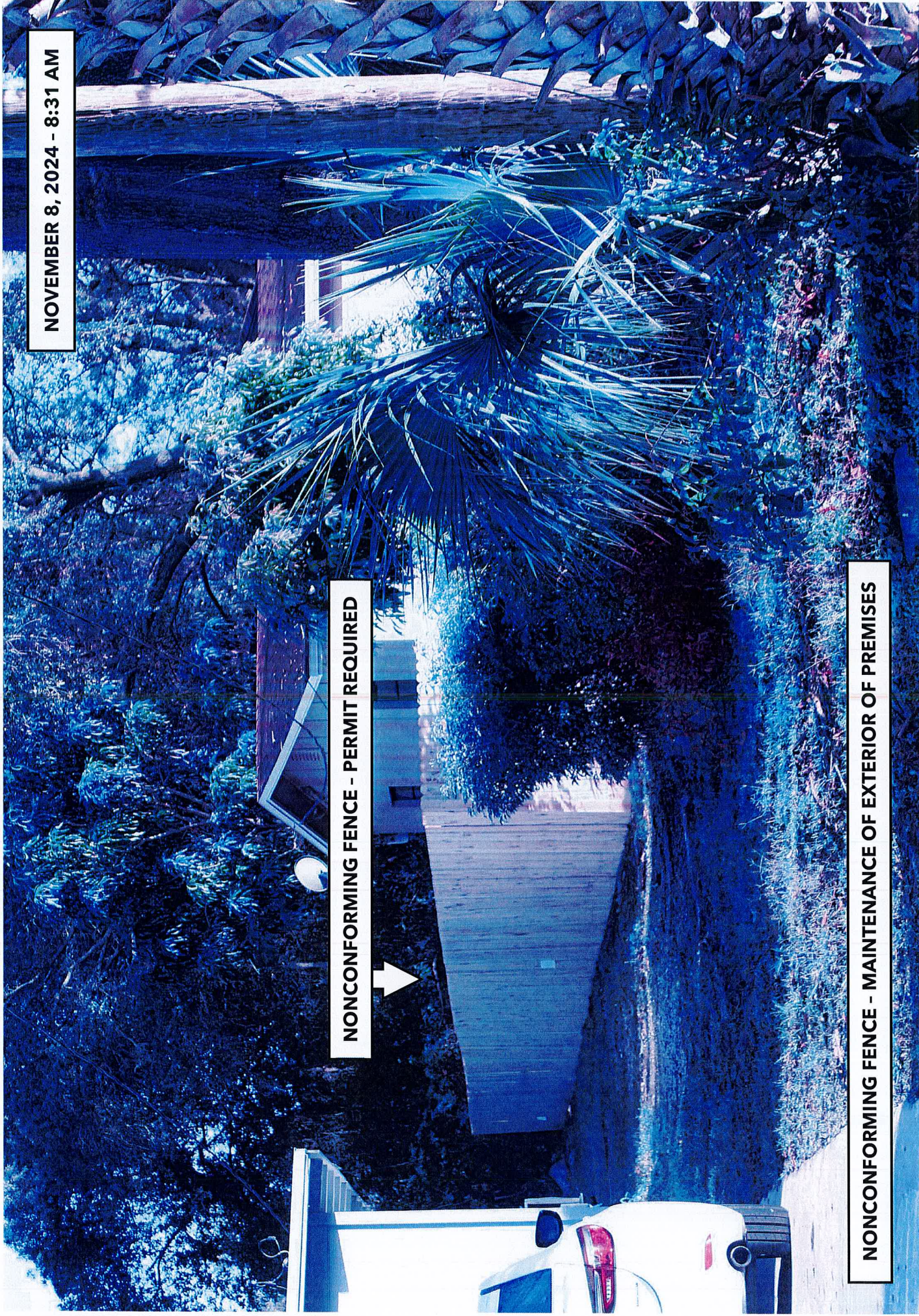
619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094).....4

NOVEMBER 8, 2024 - 8:31 AM

NONCONFORMING FENCE - PERMIT REQUIRED



NONCONFORMING FENCE - MAINTENANCE OF EXTERIOR OF PREMISES



WCB INVESMENTS, LLC., P-ID: 34-21-29-1227-00-130

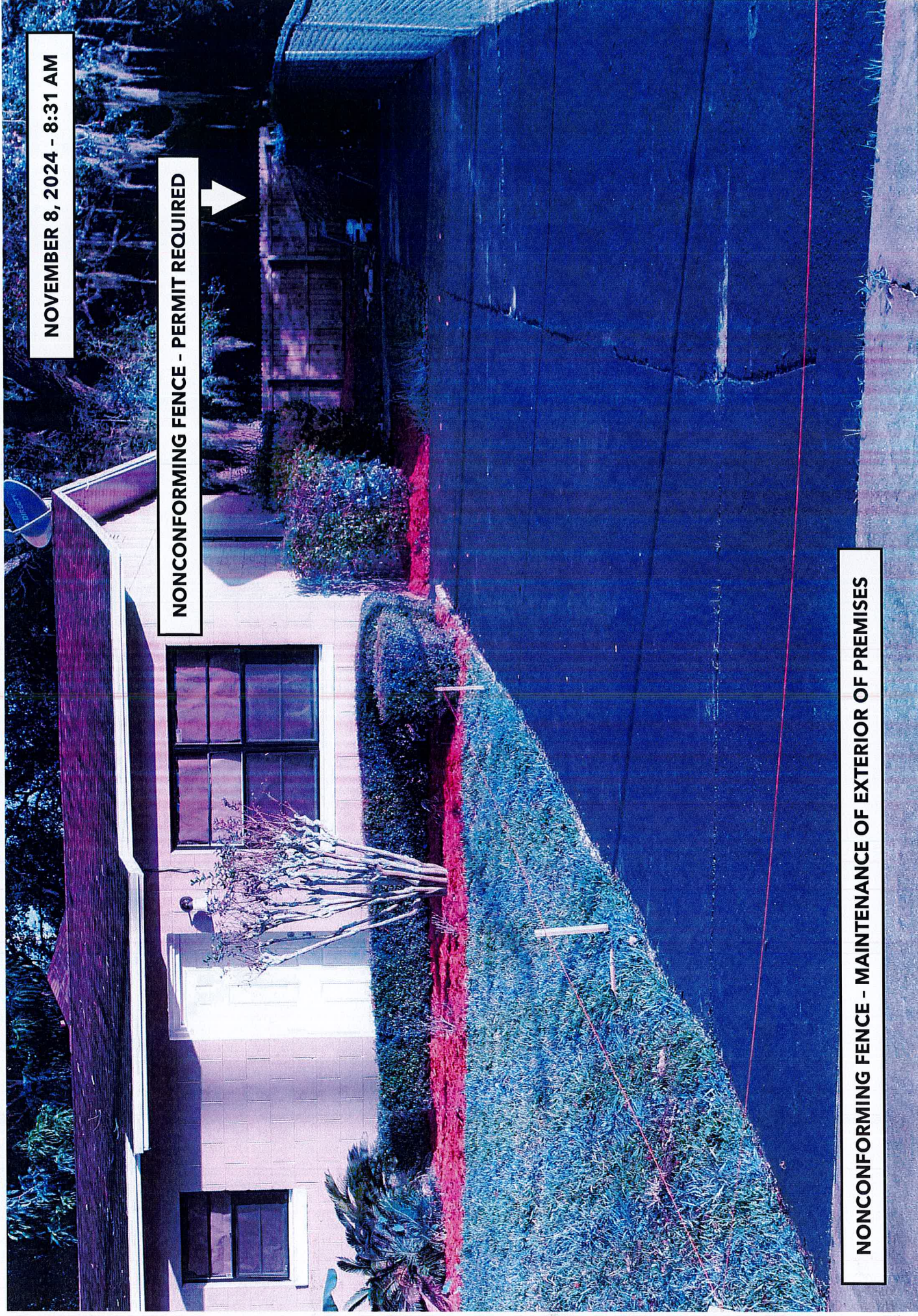
619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094).....5

NOVEMBER 8, 2024 - 8:31 AM

NONCONFORMING FENCE - PERMIT REQUIRED



NONCONFORMING FENCE - MAINTENANCE OF EXTERIOR OF PREMISES





CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000094

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 40

Vs.

WCB INVESTMENTS, LLC.
REF: 619 KATHERINE AVENUE
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835

Respondent(s)

RE: 619 KATHERINE AVENUE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-1227-00-130

NOTICE OF HEARING

TO: WCB 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, 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 **619 KATHERINE AVENUE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

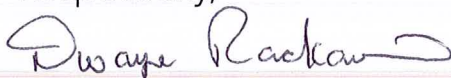
You are hereby ordered to appear before the Code Enforcement Board on the **2nd** day of **JULY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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, July 2, 2025, the hearing date.

Pursuant to Chapter 2 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



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000094

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 40

Vs.

WCB INVESTMENTS, LLC.
REF: 619 KATHERINE AVENUE
7656 SAINT STEPHENS COURT
ORLANDO, FL 32810

Respondent(s)

RE: 619 KATHERINE AVENUE, ORLANDO, FL 32810
Parcel ID: 34-21-29-1227-03-130

NOTICE OF HEARING

TO: WCB 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.

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 **619 KATHERINE AVENUE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

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Pursuant to Chapter 50 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,

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

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Street and Apt.

City, State, ZIP+4

WCB INVESTMENTS, LLC.
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 34-21-29-1227-00-130
CODE CASE NO: 25-000094

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7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 34-21-29-1227-00-130
CODE CASE NO: 25-000094

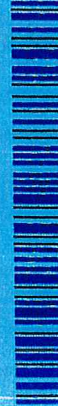
PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

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:

WCB INVESTMENTS, LLC.
7656 SAINT STEPHENS COURT
ORLANDO, FL 32835
P-ID: 34-21-29-1227-00-130
CODE CASE NO: 25-000094



9590 9402 8194 3030 0369 42

2. Article Number (Transfer from number label)

9599 0710 5270 1231 9621 40

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Mail

☐ Mail Restricted Delivery

(over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

Domestic Return Receipt

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

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

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total Postage

Sent To

Street and Apt.

City, State, ZIP+4

WCB INVESTMENTS, LLC.

7656 SAINT STEPHENS COURT

ORLANDO, FL 32835

P-ID: 34-21-29-1227-00-130

CODE CASE NO: 25-000094

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

WCB INVESMENTS, LLC., P-ID: 34-21-29-1227-00-130

619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094).....7

JUNE 23, 2025 - 4:19 PM

NOTICE OF HEARING - POSTED ON THE PROPERTY



WCB INVESTMENTS, LLC., P-ID: 34-21-29-1227-00-130
619 KATHERINE AVENUE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000094).....8

JUNE 23, 2025 - 4:00 PM

TOWN OF EATONVILLE

1887

TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKI

CODE CASE NO: 25-000094

OWNER: WCB INVESTMENTS, LLC.
PROPERTY ADDRESS: 619 KATHERINE AVENUE, ORLANDO, FL 32810
PARCEL ID NO: 34-21-29-1227-00-130

CODE ENFORCEMENT DIVISION TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA
Municipal Corporation

CODE CASE NO: 25-000094
OFFICIAL RECORD NO: 34-21-29-1227-00-130

WCB INVESTMENTS, LLC
619 KATHERINE AVENUE, ORLANDO, FL 32810
714 SAINT STEPHENS COURT
ORLANDO, FL 32810
RE: 34-21-29-1227-00-130

NOTICE OF HEARING

TO: WCB INVESTMENTS, LLC.
The Code Enforcement Board is hereby notified that the CHARTER, §42, COUNTY OF MUNICIPAL CODE ENFORCEMENT PART I, ARTICLE IV, §1, and the ORDINANCE, §1, of the TOWN OF EATONVILLE, FLORIDA, Chapter 24, MINIMUM PROPERTY STANDARDS, §§ 16-31-32, require that the Code Enforcement Board be notified of any proposed change in the use of any property within the Town of Eatonville, Florida, prior to the filing of a Certificate of Occupancy for the property.

Notice is hereby given that the CODE ENFORCEMENT BOARD HEARING will be held. Specifically, the Code Enforcement Board will be held on the 14th day of May, 2025, at 4:00 PM, at the Town of Eatonville, Florida, 619 Katherine Avenue, Eatonville, Florida 32810.

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