

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000082

**OWNER: ANTHONY OLVERA/ELIZABETH M. SANTIAGO
PROPERTY ADDRESS: 607 WIGMAN DRIVE, EATONVILLE, FL 32751
PARCEL ID#: 36-21-29-9576-00-080**

607 Wigman Dr 36-21-29-9576-00-080

Name(s):

OLVERA ANTHONY
SANTIAGO ELIZABETH M

Physical Street Address:

607 Wigman Dr

Property Use:

0103 - Single Fam Class III

Mailing Address On File:

607 Wigman Dr
Eatonville, FL 32751-5473

[Incorrect Mailing Address?](#)

Postal City and Zip:

Maitland, FL 32751

Municipality:

Eatonville



607 WIGMAN DR, MAITLAND, FL 32751 2/20/2019 2:55 PM

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits

Has Homestead in 2025

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 MKT	\$60,000	\$210,577	\$2,200	\$272,777	6.0%	\$148,810	3.8%
2023 MKT	\$60,000	\$196,399	\$1,000	\$257,399	41.8%	\$143,311	3.0%
2022 MKT	\$30,000	\$150,495	\$1,000	\$181,495	34.4%	\$139,137	3.0%
2021 MKT	\$24,000	\$110,084	\$1,000	\$135,084	N/A	\$135,084	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 \$ HX CAP	\$25,000	\$25,000	\$0	\$123,967	\$3,100
2023 \$ HX CAP	\$25,000	\$25,000	\$0	\$114,088	\$2,909
2022 \$ HX CAP	\$25,000	\$25,000	\$0	\$42,358	\$1,571
2021 \$ HX	\$25,000	\$25,000	\$0	\$0	\$785

2024 Taxable Value and Certified Taxes

Tax Year

2024	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$148,810	\$25,000	\$123,810	3.2160	1.4%	\$398.17	20%
Public Schools: By Local Board	\$148,810	\$25,000	\$123,810	3.2480	0.0%	\$402.13	20%
General County	\$148,810	\$50,000	\$98,810	4.4347	0.0%	\$438.19	22%
Town Of Eatonville	\$148,810	\$50,000	\$98,810	7.2938	0.0%	\$720.70	36%
Library - Operating Budget	\$148,810	\$50,000	\$98,810	0.3748	0.0%	\$37.03	2%
St Johns Water Management District	\$148,810	\$50,000	\$98,810	0.1793	0.0%	\$17.72	1%
Totals				18.7466		\$2,013.94	

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: \$2,013.94

2024 Tax Savings Tax Savings

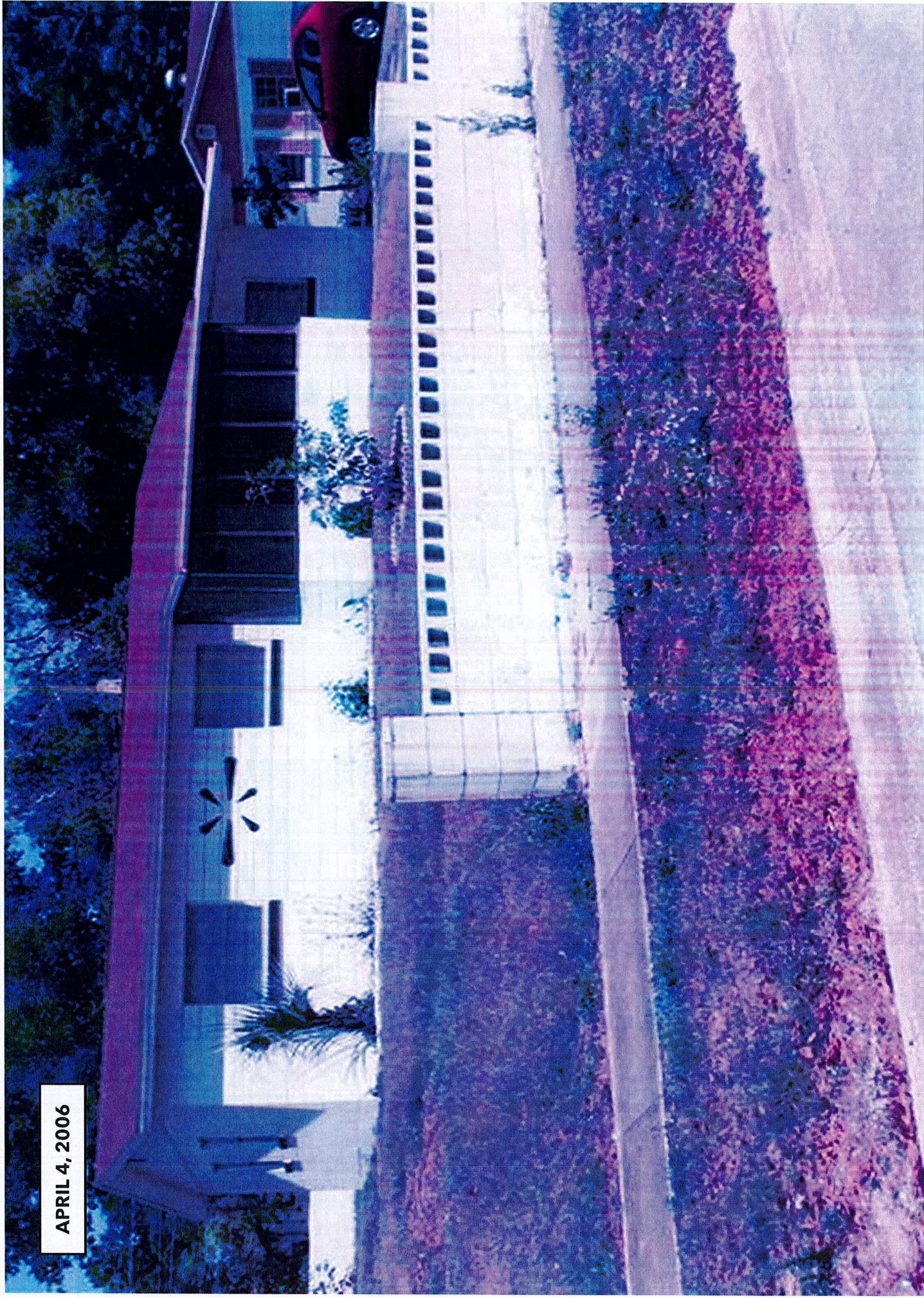
Your taxes without exemptions would be: \$5,113.64

Your ad-valorem tax with exemptions is: - \$2,013.94

Providing You A Savings Of: = \$3,099.70

ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082) - (OCPA).....1

APRIL 4, 2006



ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082) - (OCPA).....2

FEBRUARY 20, 2018 - 2:55 PM



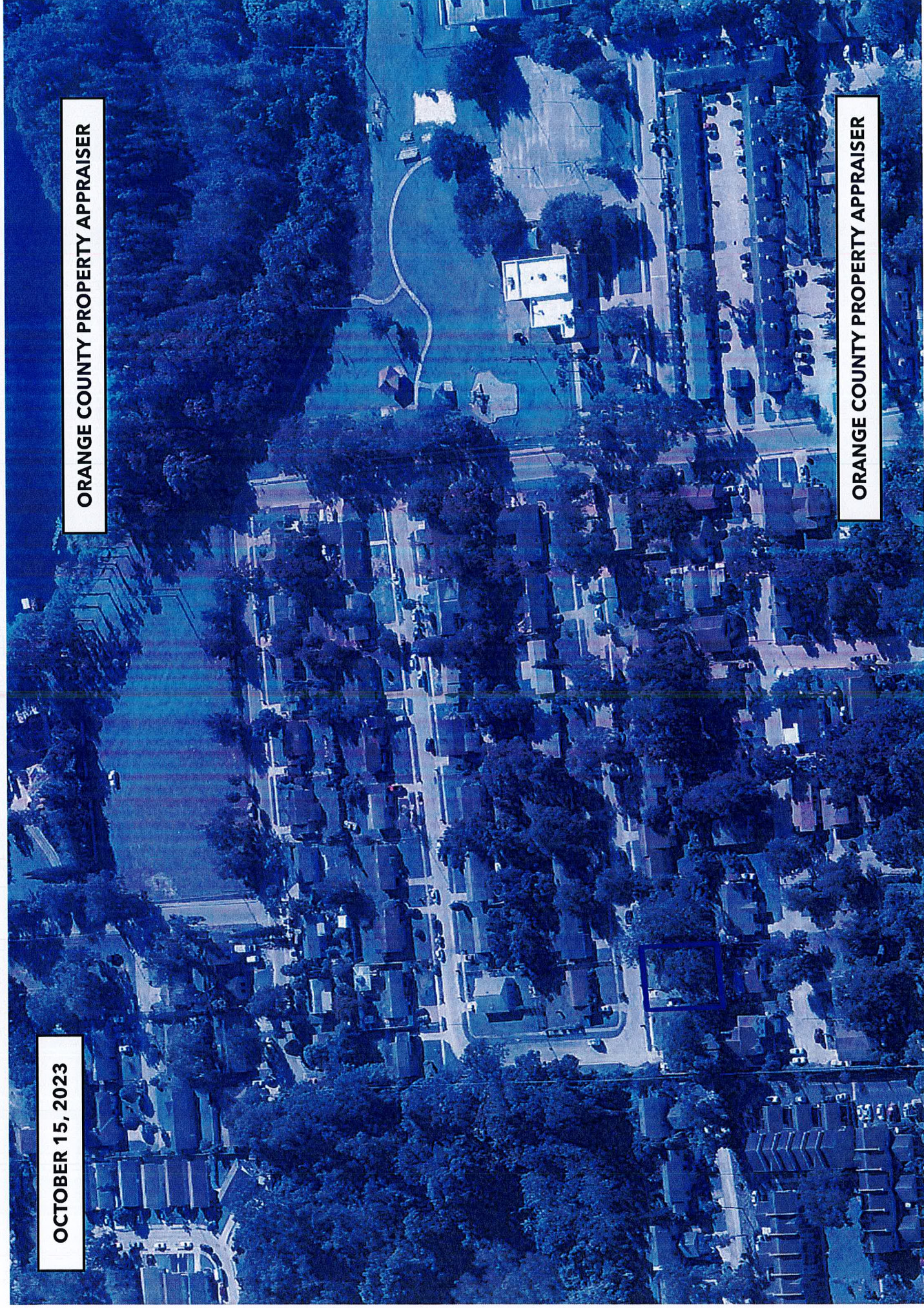
ORANGE COUNTY PROPERTY APPRAISER

ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082) - (OCPA).....3

OCTOBER 15, 2023

ORANGE COUNTY PROPERTY APPRAISER

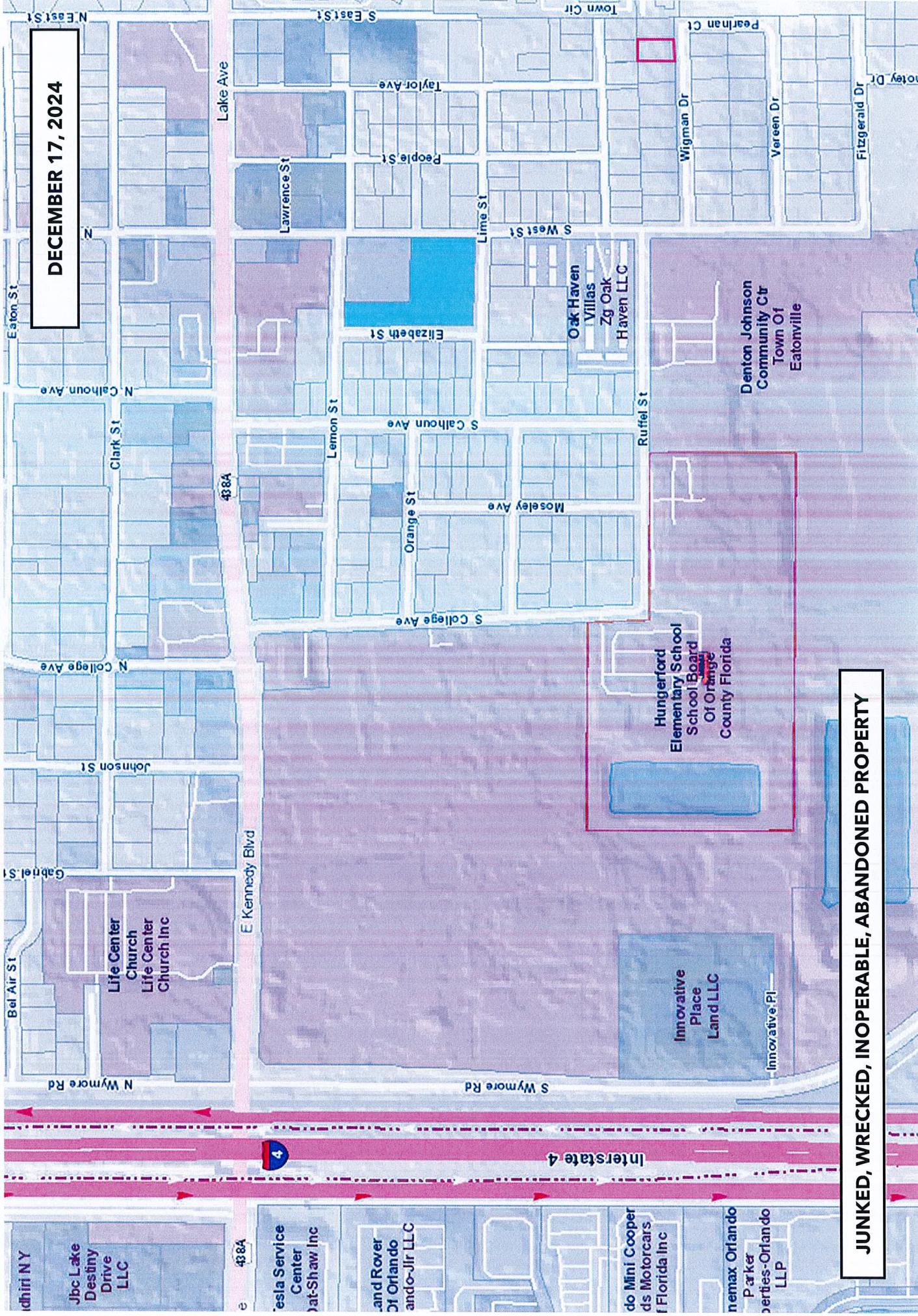
ORANGE COUNTY PROPERTY APPRAISER



ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082) - (OCPA).....4

DECEMBER 17, 2024

JUNKED, WRECKED, INOPERABLE, ABANDONED PROPERTY





Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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.

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.

(Ord. No. 96-06, 6, 7-2-1996; Ord. No. 2004-11, § 6, 4-20-2004; Ord. No. 2006-2, § 6, 8-15-2006)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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. 18-230. - Cover requirements for motor vehicles.

Sec. 18-230. - Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage.

(Ord. No. 96-06, § 8, 7-2-1996; Ord. No. 2004-11, § 8, 4-20-2004; Ord. No. 2006-2, § 8, 8-15-2006)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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.

Sec. 18-231. - 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.

(Ord. No. 96-06, § 8, 7-2-1996; Ord. No. 2004-11, § 8, 4-20-2004; Ord. No. 2006-2, § 8, 8-15-2006)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

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. 18-232. - Responsibility.

Sec. 18-232. - The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

(Ord. No. 96-06, § 9, 7-2-1996; Ord. No. 2004-11, § 9, 4-20-2004; Ord. No. 2006-2, § 9, 8-15-2006)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-233. - Parking restrictions for certain vehicles on residential areas.

Sec. 18-233. - No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property.

(Ord. No. 96-06, § 9, 7-2-1996; Ord. No. 2004-11, § 9, 4-20-2004; Ord. No. 2006-2, § 9, 8-15-2006)



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)



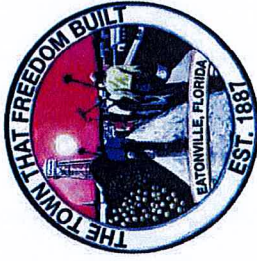
Town of Eatonville - Code Enforcement Division

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 DISRTICT REGULATIONS/ARTICLE XI. - OFF STREET PARKING/**

Sec. 60-300. - Utilization of yards.

Sec. 60-300. - Utilization of yards., In all residential districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards and shall be counted as meeting off-street parking requirements; except that within a required front yard, all parking shall be located in a driveway or turn-a-round.

(LCD 1982, ch. 4 § 2-1.2)



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: **25-000082**
DATE OF NOTICE: **03/14/2025**
COMPLIANCE DATE: **04/14/2025**

ANTHONY OLVERA/ELIZABETH M. SANTIAGO

REF: 607 WIGMAN DRIVE

607 WIGMAN DRIVE

EATONVILLE, FL 32751

CERTIFIED MAIL NO: 9589 0710 5270 1231 9616 86

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 607 WIGMAN DRIVE, EATONVILLE, FL 32751, Parcel ID: 36-21-29-9576-00-080** 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. 18-203. - Definitions. 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. 18-230. -

Cover requirements of motor vehicle. 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, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON

PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-233. - Parking restrictions for certain vehicles on residential property. Eatonville, Florida - Code of Ordinances/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/ARTICLE XI. - OFF-STREET PARKING/Sec. 60-300. - Utilization of yards.**

TO: ANTHONY OLVERA/ELIZABETH M. SANTIAGO,

You are hereby notified, the property located at **607 WIGMAN DRIVE, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 18-203. - Definitions. Abandoned, inoperative or discarded motor vehicle** means a motor vehicle which is in a state of disuse, neglect or abandonment. Evidence may include, but is not limited to, factors such as, the vehicle being wrecked and inoperative, inoperative as evidenced by vegetation underneath as high as the vehicle body or frame; refuse or debris collected underneath or the vehicle being used for storage purposes; if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, being jacked up with no tire, and or brake pad/rotor; incapable of functioning as a motor vehicle in its present state; and has only nominal salvage value, does not have current license plate and validation sticker, or being in any physical state rendering it inoperative. If the primary apparent evidence of neglect, inoperativeness or abandonment is the lack of a valid tag or vegetation growing under the vehicle, then the enforcement officer shall use his training and experience to determine whether, under the totality of the circumstances, the vehicle is in a state of evident disuses, inoperativeness, neglect, or abandonment or derelict if it is in an evident state of extended disuse or neglect. **Carport** means an open-sided structure which is used solely for the parking of motor vehicles which belong to the occupants of the principal building. **Inoperative motor vehicle** means a motor vehicle which has not been operable for a period of at least 30 days. **Motor vehicle** means any vehicle which is self-propelled. **Standard cover** means a nontransparent cover which is designed, manufactured and intended to be used exclusively for the purpose of fitting over the type of motor vehicle in question. **Wrecked motor vehicle** means a motor vehicle which is in a state of ruin or dilapidation or in a condition of broken, disrupted, and disordered parts. **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. 18-230. - Cover requirements of**

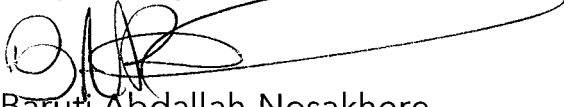
motor vehicles. Any motor vehicle which is parked on residentially zoned, private property and which is covered shall be covered with nothing other than a standard cover unless it is parked inside a completely enclosed garage. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor 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. 18-232. - Responsibility.** The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233. - Parking restrictions for certain vehicles on residential property.** No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property. **Sec. 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. **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. **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. **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. 60-300. - Utilization of yards. (a)** In all residential districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards and shall be counted as meeting off-street parking requirements; except that within a required front yard, all parking shall be located in a driveway or turn-a-round.

Please be advised that if the violation is not cured by **[04/14/2025]** 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 black ink, appearing to read 'Baruti', followed by a large, horizontal, oval-shaped flourish.

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

Description of Violation and Remedial Action Required

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

1. There is an inoperable vehicle parked on the premises.
2. The inoperable vehicle is also parked in the required front yard.

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

1. Remove or repair, the junked, abandoned, wrecked, and/or inoperable vehicle from the premises; or make the vehicle operable.
2. Remove the vehicle and discontinue parking vehicles in the required front yard.

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



9589 0710 5270 1231 9616 86

ANTHONY OLVERA/ELIZABETH SANTIAGO
607 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID: 36-21-29-9576-00-080
CODE CASE NO: 25-000082

NEOPOST
03/15/2025
US POSTAGE \$009.64
FIRST-CLASS MAIL
IM1
ZIP 32751
041M11468919



CERTIFIED MAIL
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOLD IT OUTTER 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:

ANTHONY OLVERA/ELIZABETH SANTIAGO
607 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID: 36-21-29-9576-00-080
CODE CASE NO: 25-000082



9590 9402 8854 4005 3714 45

2. Article Number (Transfer from service label)

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 ☐ 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 (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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 \$

Postmark
Here

ANTHONY OLVERA/ELIZABETH SANTIAGO
607 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID: 36-21-29-9576-00-080
CODE CASE NO: 25-000082

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

9589 0710 5270 1231 9616 86

U.S. Postal ServiceTM

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)	
<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	ANTHONY OLIVERA/ELIZABETH SANTIAGO
Street and Apt.	607 WIGMAN DRIVE
City, State, ZIP	EATONVILLE, FL 32751
	P-ID: 36-21-29-9576-00-080
	CODE CASE NO: 25-000082

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

12345678910111213141516171819202122232425262728293031

Postmark Here

Eatonville, FL 32751

MAR 2025

Eatonville, FL 32751

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:

ANTHONY OLVERA/ELIZABETH SANTIAGO
607 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID: 36-21-29-9576-00-080
CODE CASE NO: 25-000082



9590 9402 8854 4005 3714 45

2. Article Number (Transfer from service label)

9589 0710 5270 1231 9616 86

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

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery
(over \$500)

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

Domestic Return Receipt

USPS TRACKING #



ORLANDO FL 328

19 MAR 2025 PM 3 L

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8854 4005 3714 45

United States
Postal Service

RECEIVED

MAR 21 2025

Initial: _____

• 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

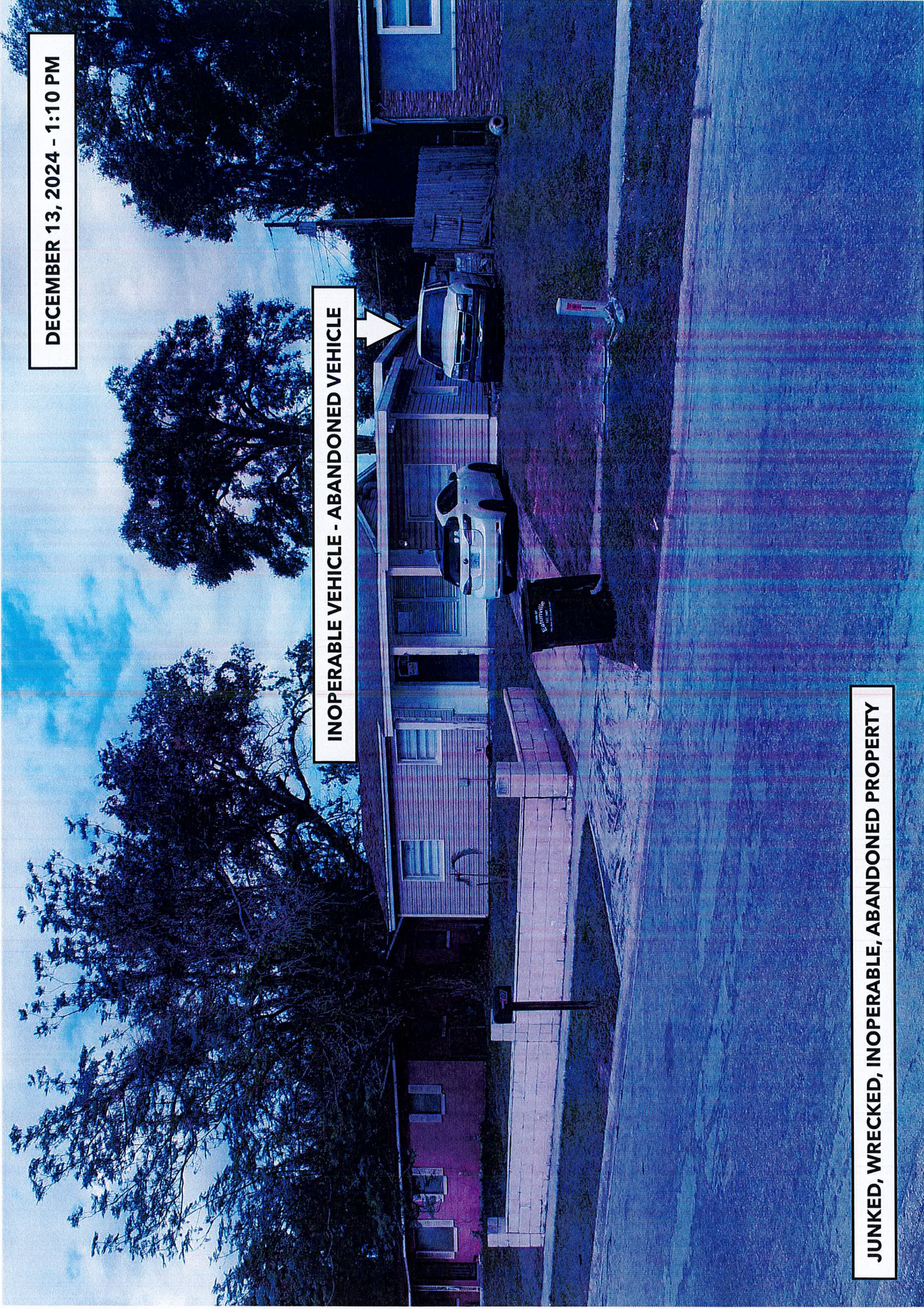


ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082).....1

DECEMBER 13, 2024 - 1:10 PM

INOPERABLE VEHICLE - ABANDONED VEHICLE

JUNKED, WRECKED, INOPERABLE, ABANDONED PROPERTY



ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082).....2

DECEMBER 13, 2024 - 1:10 PM

NONCONFORMING FENCE - GATE REQUIRED

INOPERABLE VEHICLE - DEFLATED TIRE

JUNKED, WRECKED, INOPERABLE, ABANDONED PROPERTY



ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082).....3

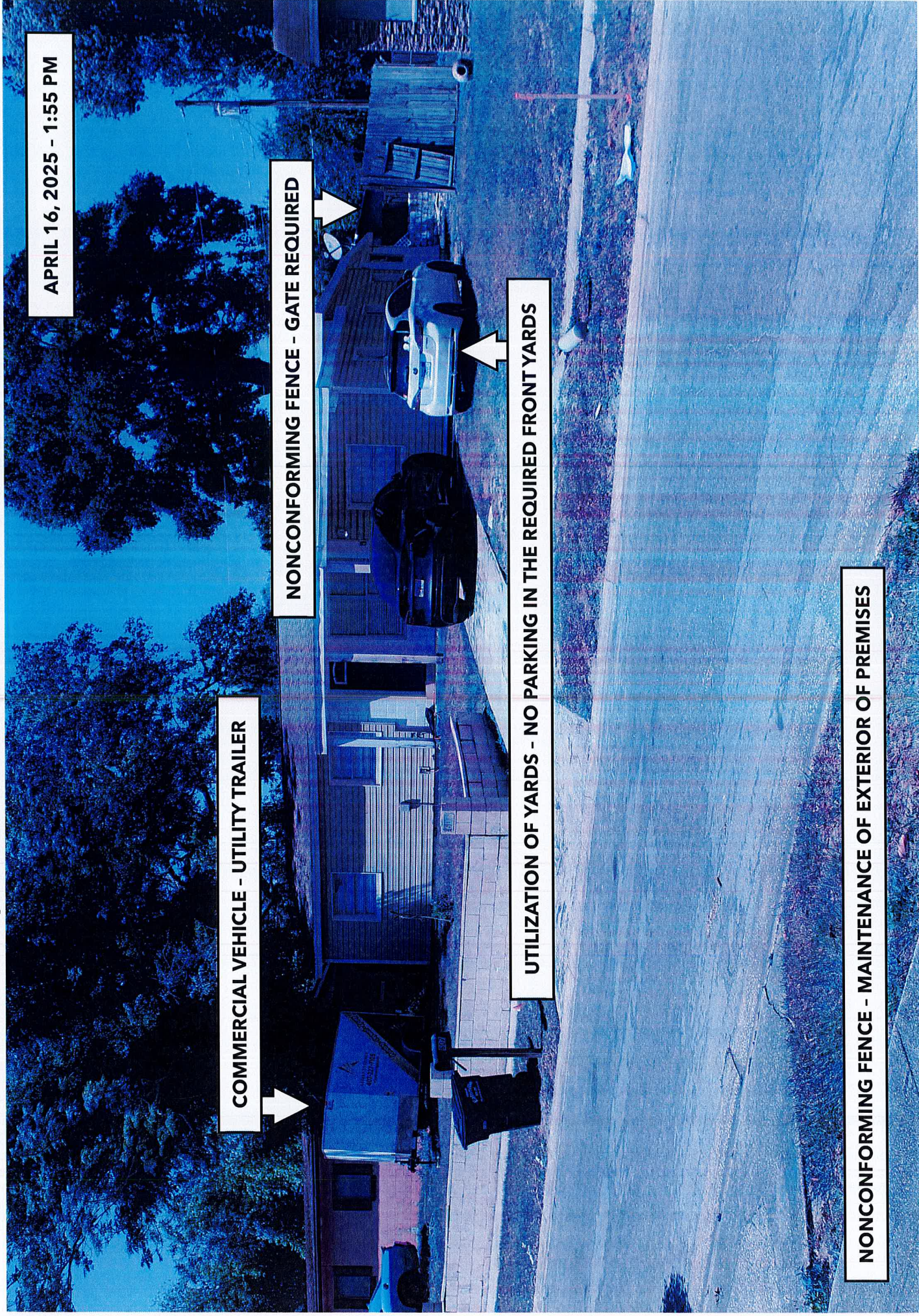
APRIL 16, 2025 - 1:55 PM

COMMERCIAL VEHICLE - UTILITY TRAILER

NONCONFORMING FENCE - GATE REQUIRED

UTILIZATION OF YARDS - NO PARKING IN THE REQUIRED FRONT YARDS

NONCONFORMING FENCE - MAINTENANCE OF EXTERIOR OF PREMISES





CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000082

CERTIFIED MAIL NO: 9589 0710 5270 1231 9021 95

Vs.

ANTHONY OLVERA, ELIZABETH M. SANTIAGO

REF: 607 WIGMAN DRIVE

607 WIGMAN DRIVE

EATONVILLE, FL 32751

Respondent(s)

RE: 607 WIGMAN DRIVE, EATONVILLE, FL 32751

Parcel-ID NO: 36-21-29-9576-00-080

NOTICE OF HEARING

TO: ANTHONY OLVERA, ELIZABETH M. SANTIAGO ,

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 **607 WIGMAN DRIVE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

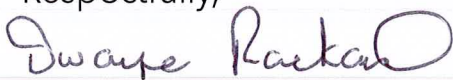
You are hereby ordered to appear before the Code Enforcement Board on the **2nd** day of **JULY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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, 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



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000082

CERTIFIED MAIL NO: 9589 0710 5270 1231 9621 95

Vs.

ANTHONY OLVERA, ELIZABETH M. SANTIAGO
REF: 607 WIGMAN DRIVE
607 WIGMAN DRIVE
EATONVILLE, FL 32751

Respondent(s)

RE: 607 WIGMAN DRIVE, EATONVILLE, FL 32751
Parcel ID: 36-21-29-9576-00-080

NOTICE OF HEARING

TO: ANTHONY OLVERA, ELIZABETH M. SANTIAGO,

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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
E: code-enforcement@townofeatonville.org

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

NEOPOST
FIRST-CLASS MAIL
(M)
06/23/2025
US POSTAGE \$009.64

ZIP 32751
041M11468919

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 a

Sent To

Street and Apt. 1

City, State, ZIP+4

ANTHONY OLVERA/ELIZABETH SANTIAGO
607 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID NO: 36-21-29-9576-00-080
CODE CASE NO: 25-000082



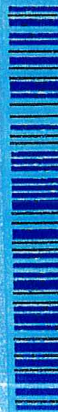
PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

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.

Article Addressed to:

ANTHONY OLVERA/ELIZABETH SANTIAGO
607 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID NO: 36-21-29-9576-00-080
CODE CASE NO: 25-000082



9590 9402 8194 3030 0368 98

Article Number (transfer from service label)

9589 0710 5270 1231 9621 95

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: ☐ No

3. Service Type
- ☐ Adult Signature ☐ Registered Mail[™]
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☒ Certified Mail[®] ☐ Signature Confirmation[™]
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery

Domestic Return Receipt

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. 1

City, State, ZIP+4

ANTHONY OLVERA/ELIZABETH SANTIAGO
607 WIGMAN DRIVE
EATONVILLE, FL 32751
P-ID NO: 36-21-29-9576-00-080
CODE CASE NO: 25-000082

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

ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082).....4

JUNE 23, 2024 - 1:58 PM

ENFORCEMENT DIVISION

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

NOTICE OF HEARING

[illegible]

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION
TAMPA, FLORIDA

NOTICE OF HEARING

NOTICE OF HEARING - POSTED ON TOWN'S BULLETIN BOARD

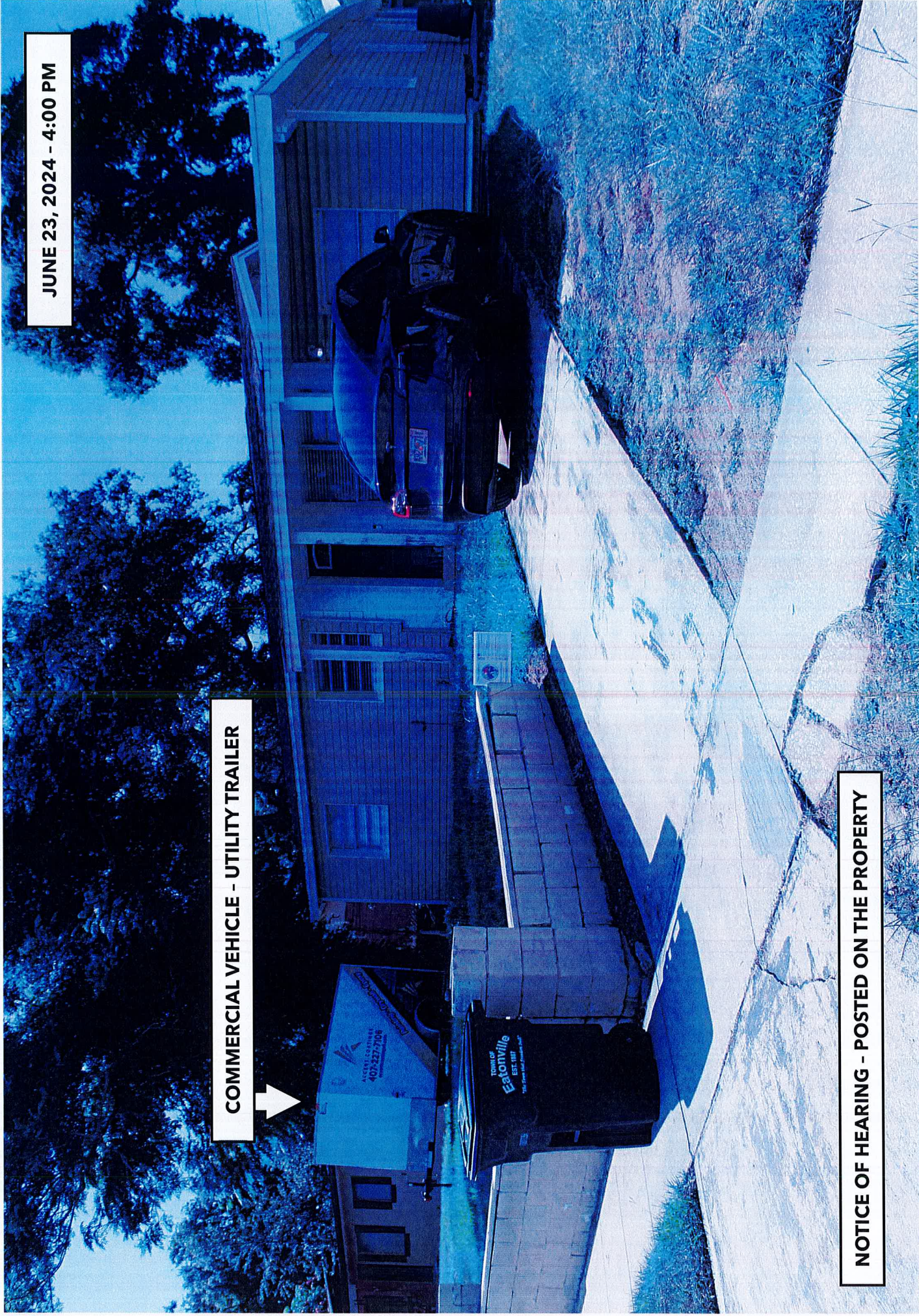
ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082).....5

JUNE 23, 2024 - 4:00 PM

COMMERCIAL VEHICLE - UTILITY TRAILER



NOTICE OF HEARING - POSTED ON THE PROPERTY



ANTHONY OLVERA ELIZABETH M. SANTIAGO, P-ID: 36-21-29-9576-00-080
537 WIGMAN DRIVE, EATONVILLE, FL 32751 - (CODE CASE#: 25-000082).....6

JUNE 23, 2024 - 4:00 PM

NOTICE OF HEARING - POSTED ON THE PROPERTY