

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000037

**OWNER: WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS
PROPERTY ADDRESS: 320 EATON STREET, EATONVILLE, FL 32751
PARCEL ID NO: 35-21-29-0000-00-125**



EXHIBIT A

PHOTOGRAPHIC EVIDENCE

**IDENTIFYING PROPERTY ACCORDING
TO THE ORANGE COUNTY PROPERTY
APPRAISER'S WEBSITE.**

320 Eaton St 35-21-29-0000-00-125

Name(s):
WRB CORP

Physical Street Address:
320 Eaton St

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
17065 Harbor Oak Pkwy
Winter Garden, FL 34787-3251
[Incorrect Mailing Address?](#)

Postal City and Zip:
Maitland, FL 32751

Municipality:
Eatonville



292135000000125 02/08/2006

[Upload Photos](#)

[View 2025 Property Record Card](#)

i 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	%
2025	\$40,000	\$39,930	\$0	\$79,930	9.4%	\$60,204	10.0%
2024	\$35,000	\$38,030	\$0	\$73,030	4.5%	\$54,731	10.0%
2023	\$35,000	\$34,890	\$0	\$69,890	29.1%	\$49,755	10.0%
2022	\$30,000	\$24,142	\$0	\$54,142	N/A	\$45,232	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025			\$0		\$242
2024			\$0		\$225
2023			\$0		\$247
2022			\$0		\$110

2025 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

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

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$79,930	\$0	\$79,930	3.2010	-0.5%	\$255.86	20%
Public Schools: By Local Board	\$79,930	\$0	\$79,930	3.2480	0.0%	\$259.61	21%
General County	\$60,204	\$0	\$60,204	4.4347	0.0%	\$266.99	21%
Town Of Eatonville	\$60,204	\$0	\$60,204	7.2938	0.0%	\$439.12	35%
Library - Operating Budget	\$60,204	\$0	\$60,204	0.3748	0.0%	\$22.56	2%
St Johns Water Management District	\$60,204	\$0	\$60,204	0.1793	0.0%	\$10.79	1%
Totals				18.7316		\$1,254.93	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
-------------------	------------------------	-------	-------	------------

There are no Non-Ad Valorem Assessments

2025 Gross Tax Total: \$1,254.93

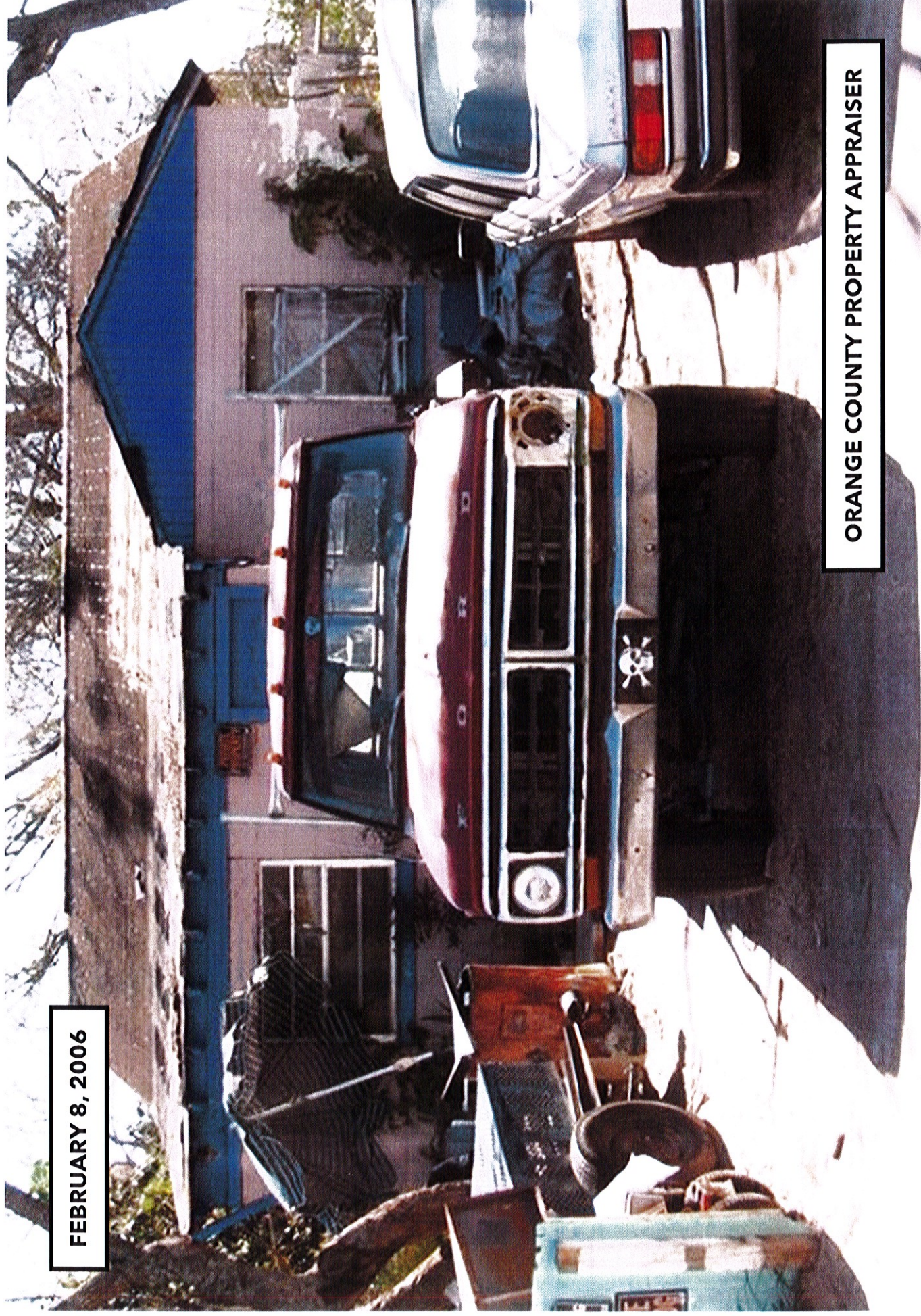
2025 Tax Savings Tax Savings

Your taxes without exemptions would be: \$1,497.22

Your ad-valorem tax with exemptions is: - \$1,254.93

Providing You A Savings Of: = \$242.29

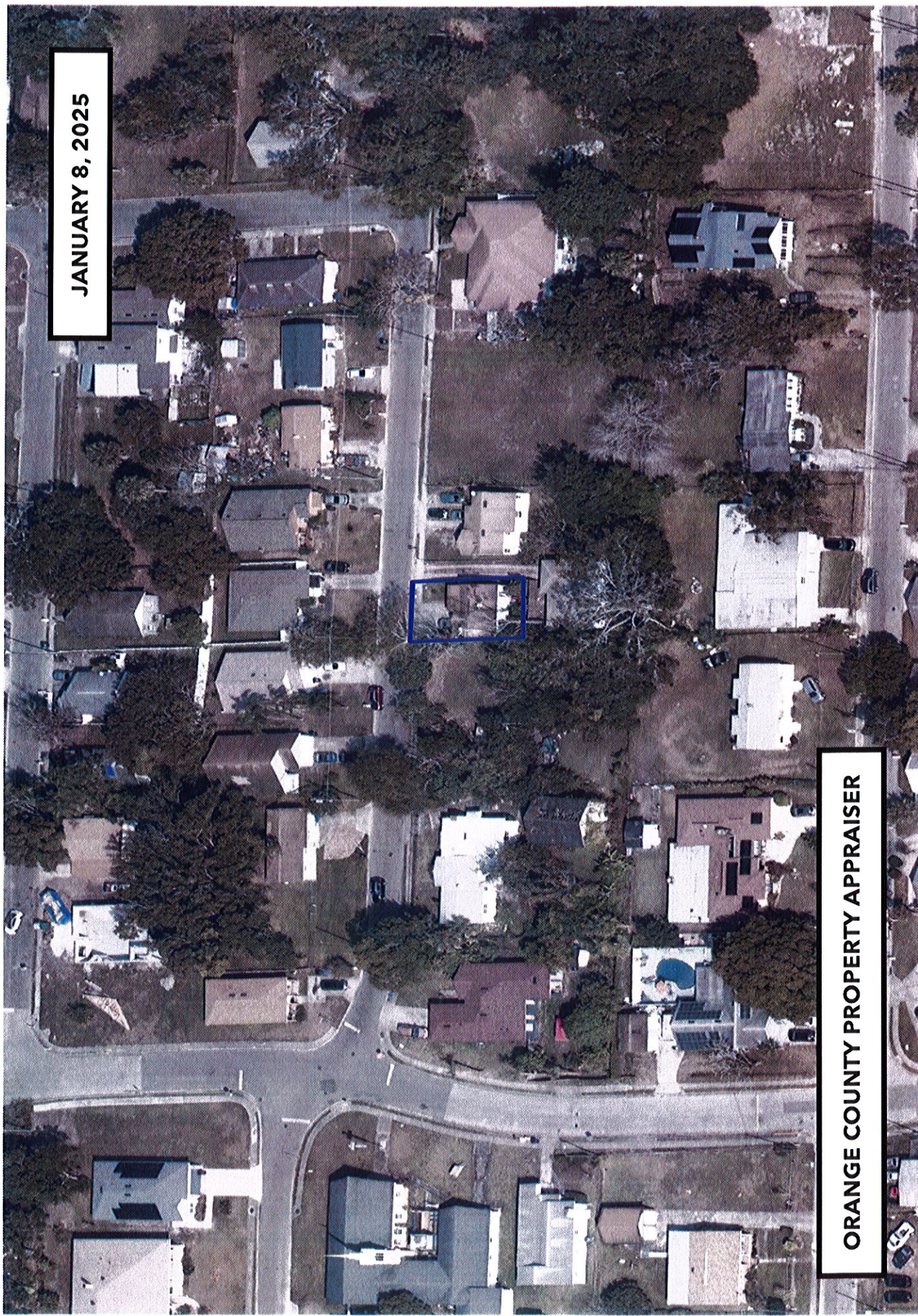
WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 36-21-29-2376-02-150
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037) - (OCPA).....1



FEBRUARY 8, 2006

ORANGE COUNTY PROPERTY APPRAISER

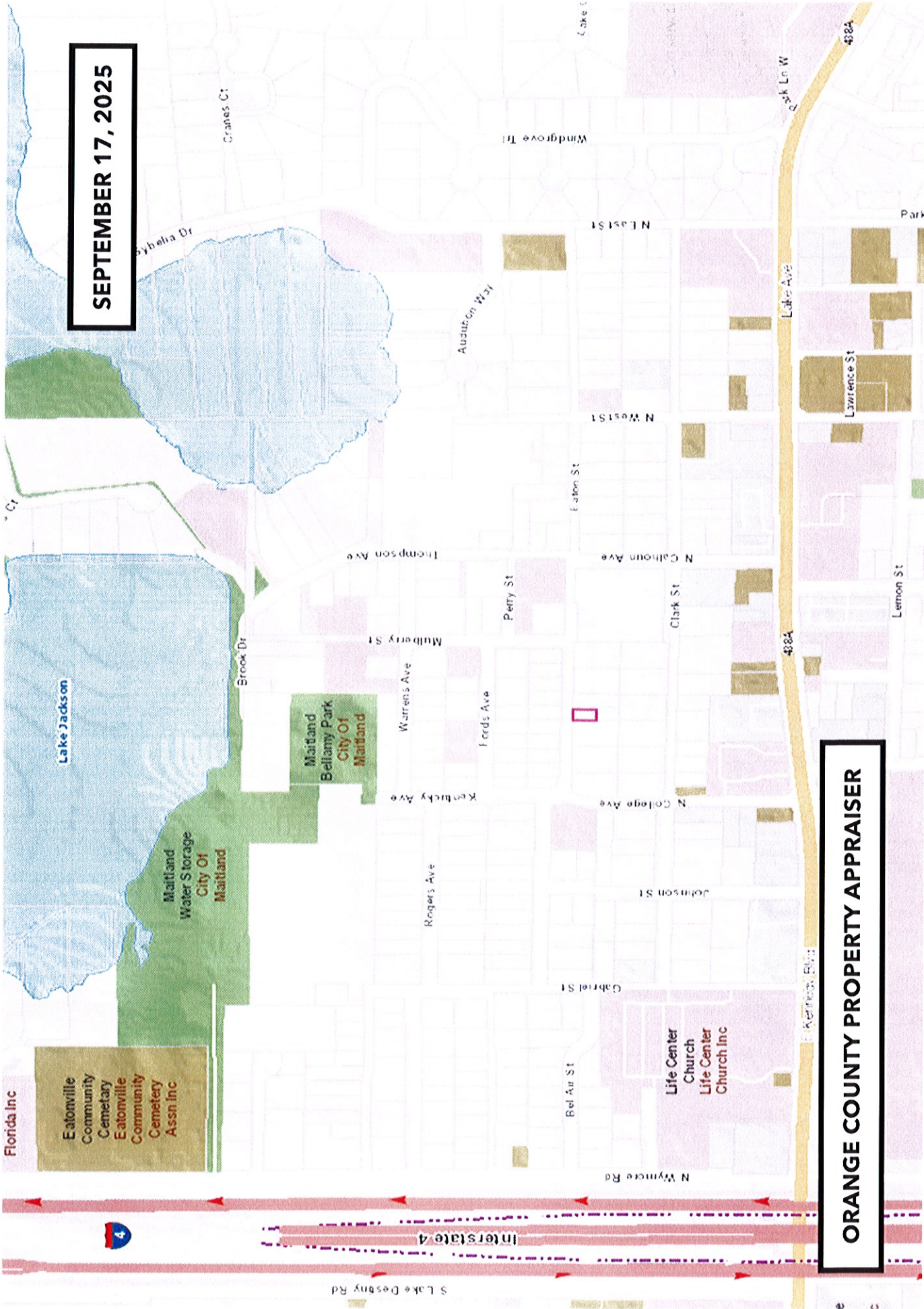
WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 36-21-29-2376-02-150
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037) - (OCPA).....2



JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS, P-ID NO: 36-21-29-2376-02-150
320 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000037) - (OCPA).....3



ORANGE COUNTY PROPERTY APPRAISER

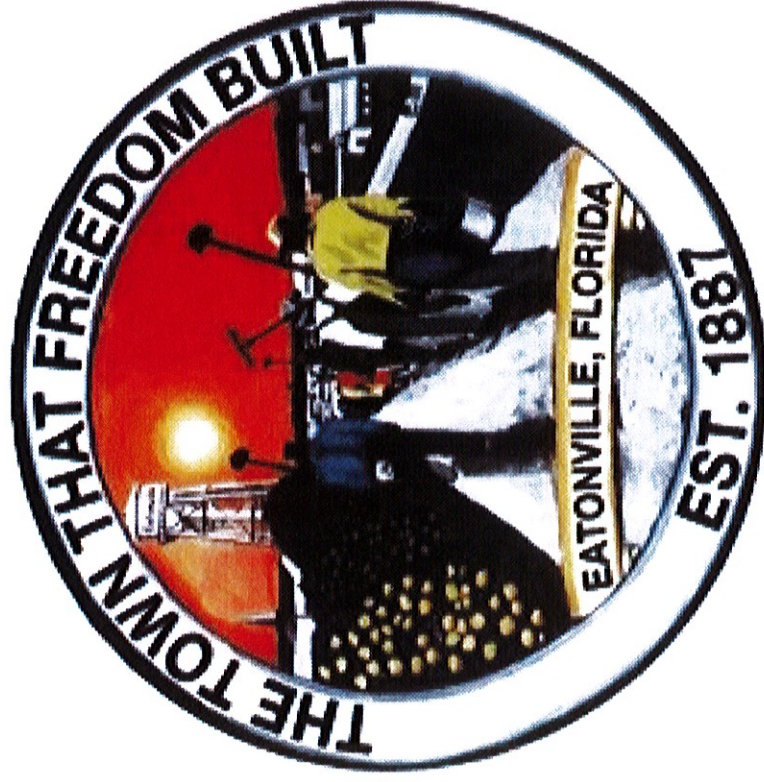


EXHIBIT B

NOTICE OF VIOLATION



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: **25-000037**
DATE OF NOTICE: **08/22/2025**
COMPLIANCE DATE: **09/06/2025**

WRB CORP C/O REGISTERED AGENT: WALTER RAMALHO BARCELOS
REF: 320 EATON STREET
17065 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
CERTIFIED MAIL NO: 9589 0710 5270 1545 9061 75

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE-FAMILY CLASS III, property located at, 320 EATON STREET, EATONVILLE, FL 32751, Parcel ID: 35-21-29-0000-00-125 into compliance with
Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ Sec. 60-71.
- Front yard. 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. 60-83. - Exposed frame of each section wood walls, or fence must face interior yard of homeowner. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ Sec. 60-85. - Nonconforming fences.

TO: (REGISTERED AGENT: WALTER RAMALHO BARCELOS),

You are hereby notified, the property located at **320 EATON STREET, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 60-71. - Front yard.** New fences shall not be permitted in the required front yard. **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. 60-83. - Exposed**

frame of each section wood walls, or fence must face interior yard of homeowner.

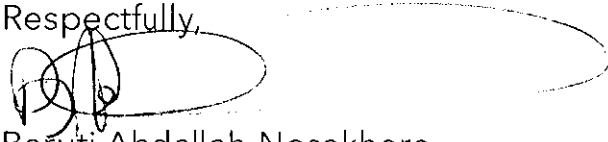
Walls or fences of wood construction, authorized by this section, must be constructed so that the exposed frame of each section of fence must face the interior yard of the homeowner constructing the fence. The exposed framing cannot face the adjoining neighbor's property or any street. The construction of any fences shall require a building permit from the building official. Before the building permit is issued the applicant shall submit their plans which shall show the following: (1) The dimensions of the property; (2) The type fence proposed to be constructed; (3) Its location on the said property; (4) the height of the property; (5) A site plan drawn to scale showing all improvements and street. Upon approval by the planning director a building permit may be issued. **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 **[09/06/2025]** 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', enclosed within a large, hand-drawn oval.

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

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.

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

1. Repair or abate the non-conformance fence on the premises.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL
08/22/2025 IM1
USPS POSTAGE \$010.40



ZIP 32751
041M11468919

WRB CORP: WALTER RAMALHO BARCELOS
17075 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

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



9589 0720 5270 1545 7
9589 0720 5270 1545 7

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

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

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

Total Postage^a
\$

Sent To
Street and Apt.
City, State, Zip⁴

WRB CORP: WALTER RAMALHO BARCELOS
17075 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID: 35-21-29-0000-00-125
CODE CASE NO: 25-000037

PS Form 3800, January 2023 PSN 7530-02-000-9047 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:

WRB CORP: WALTER RAMALHOBARCELOS
17075 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID: 35-21-29-0000-00-125
CODE CASE NO: 25-000037



9590 9402 8194 3030 0371 09

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9061 75

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
 - ☐ Mail Restricted Delivery
 - ☐ 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.

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.

City, State, ZIP

WRB CORP: WALTER RAMALHO BARCELOS
17075 HARBOR OAK PARKWAY
WINTER GARDEN, FL 34787-3251
P-ID: 35-21-29-0000-00-125
CODE CASE NO: 25-000037



Tracking Number:

Remove X

9589071052701545906175

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

Latest Update

Your item was returned to the sender on September 2, 2025 at 10:17 am in MAITLAND, FL 32751 because the addressee was not known at the delivery address noted on the package.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Addressee Unknown

MAITLAND, FL 32751
September 2, 2025, 10:17 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
September 1, 2025, 6:58 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
September 1, 2025, 8:36 am

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER
August 31, 2025, 2:23 am

In Transit to Next Facility

August 30, 2025

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

Feedback

August 26, 2025, 9:44 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

August 25, 2025, 10:02 pm

Hide Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



EXHIBIT C

**CODE SECTION(S) IN VIOLATION
OF.....**



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

**Eatonville Florida, Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 60 -
SUPPLEMENT ZONING DISTRICT REGULATIONS, ARTICLE IV. - FENCES, Sec. 60-71. - Front yard.**

Sec. 60-71. - Sec. 60-71. - Front yard. New fences shall not be permitted in the required front yard.

(LDC 1982, ch. 13, § 4-2; 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 - SUPPLEMENT 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.

(LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 8, 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 - SUPPLEMENT ZONING DISTRICT REGULATIONS, ARTICLE IV. - FENCES, Sec. 60-83. - Exposed frame of each section wood walls, or fence must face interior yard of homeowner.

Sec. 60-83. - Exposed frame of each section wood walls, or fence must face interior yard of homeowner. Walls or fences of wood construction, authorized by this section, must be constructed so that the exposed frame of each section of fence must face the interior yard of the homeowner constructing the fence. The exposed framing cannot face the adjoining neighbor's property or any street. The construction of any fences shall require a building permit from the building official. Before the building permit is issued the applicant shall submit their plans which shall show the following: (1) The dimensions of the property; (2) The type fence proposed to be constructed; (3) Its location on the said property; (4) the height of the property; (5) A site plan drawn to scale showing all improvements and street. Upon approval by the planning director a building permit may be issued.

(LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 8, 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 - SUPPLEMENT 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.

(LDC 1982, ch. 13, § 4-2.8; Ord. No. 95-08, § 10, 11-8-1995)