



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, February 4, 2026, at 6:30 PM

Eatonville Town Hall - 307 East Kennedy Boulevard

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

- I. CALL TO ORDER.**
- II. ROLL CALL.**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE.**
- IV. CONSENT AGENDA.**
 - 1. Approval of Meeting Minutes – December 3, 2025 (Clerk Office)
 - 2. Approval of Meeting Minutes – January 7, 2025 (Clerk Office)
- V. CODE CASE HEARINGS.**
 - 3. CODE CASE NO: 25-000265
 - 4. CODE CASE NO: 25-000286
 - 5. CODE CASE NO: 25-000292
- VI. COMMENTS.**
 - 6. Staff Comments
- VII. ADJOURNMENT.**

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.2.



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V. CODE CASE HEARINGS.

3. CODE CASE NO: 25-000265

JENNIFER F. EDWARDS

REF: Single Family Class III

Property Address:

19 Bel Air Street, FL 32751-5324

Parcel-ID No:

35-21-29-0570-00-040

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (a).

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(1).

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(6).

4. CODE CASE NO: 25-000286

NAM DIHM, KIM PHAN-DIHN

REF: Class II Quadraplex

Property Address:

114 Eaton Street, Eatonville, FL 32751

Parcel-ID No:

35-21-29-5420-00-470

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-35., Maintenance of exterior premises (b)(6).

LCD Part II – Code of Ordinances, Chapter 50 –

Minimum Property Standards., Sec. 50-35., Building Maintenance (15). of exterior premises (b)(6).

5. CODE CASE NO: 25-000292

Property Address:

Parcel-ID No:

Section of the Code:

500 ACRES, LLC.

REF: Single Family Class III

6 Lincoln Boulevard, Orlando, FL 32810

35-21-29-4572-31-430

LCD Part II – Code of Ordinances, Chapter 18 –
Environment., Sec. 18-229., Certain motor vehicles required to be
parked in garage.

LCD Part II – Code of Ordinances, Chapter 18 –
Environment., Sec. 18-231., Visual nuisance declared; abatement
required.

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (a).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of exterior
premises (b)(1).

VI. COMMENTS.

6. Staff Comments.

VII. ADJOURNMENT.

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