



TOWN OF EATONVILLE

CODE CASE NO: 25-000286

OWNER: NAM DIHN, KIM PHAN-DIHN

PROPERTY ADDRESS: 114 EATON STREET, EATONVILLE, FL 32751

PARCEL-ID NO: 35-21-29-5420-00-470

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



EXHIBIT A

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

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....1

APRIL 4, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....2

APRIL 4, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....3

APRIL 4, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....4

APRIL 4, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET UNIT 1, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....5

NOVEMBER 2, 2016 - 11:03 AM

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET UNIT 2, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....6

NOVEMBER 2, 2016 - 11:03 AM

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET UNIT 3, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....7

NOVEMBER 2, 2016 - 11:03 AM

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET UNIT 4, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....8

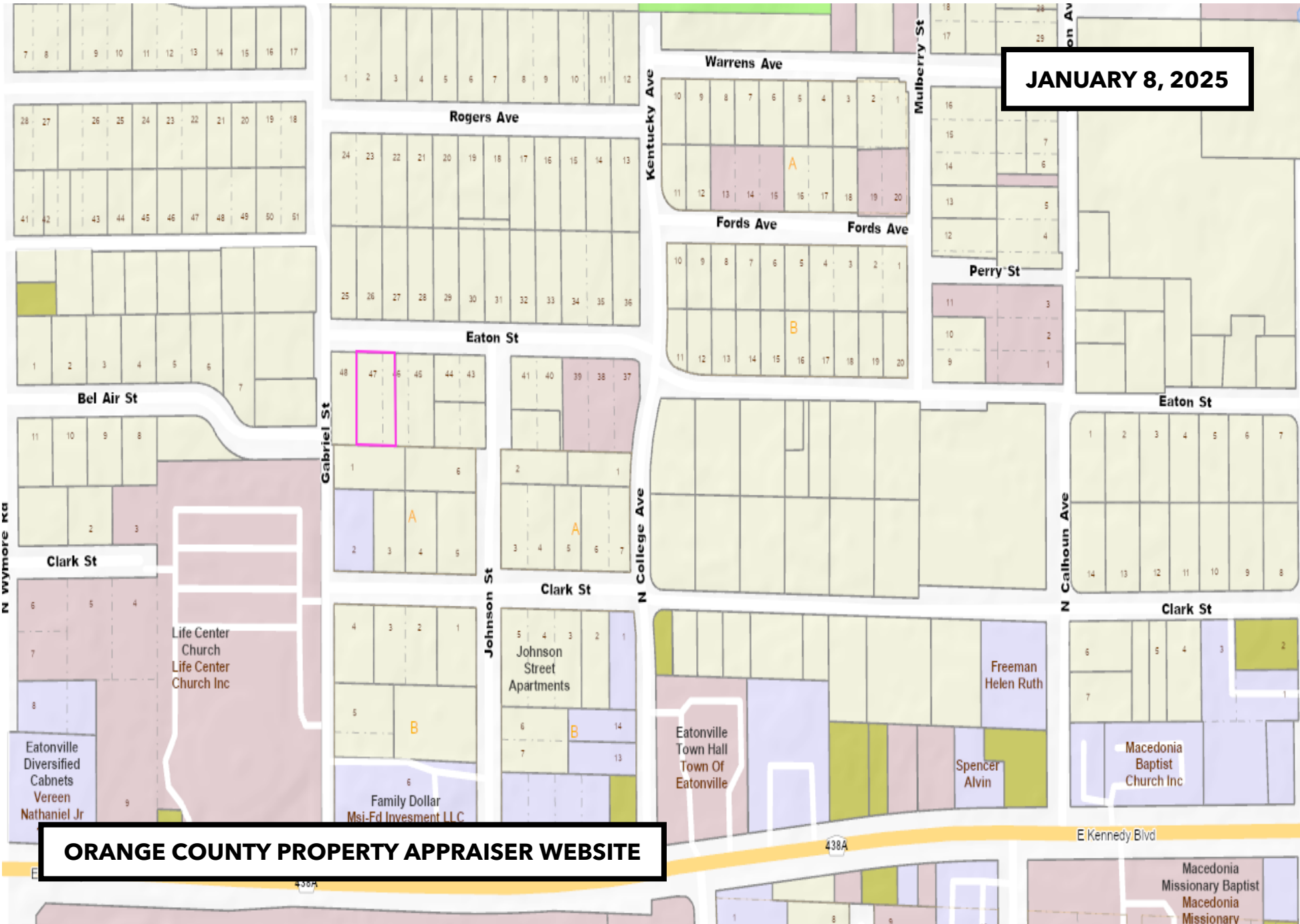
NOVEMBER 2, 2016 - 11:03 AM

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....9

JANUARY 8, 2025



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470
114 EATON STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000286).....10

JANUARY 26, 2026



ORANGE COUNTY PROPERTY APPRAISER WEBSITE



EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1



Town of Eatonville - Code Enforcement Division

NOTICE OF VIOLATION

Town of Eatonville
Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751

CODE CASE NO: **25-000286**
DATE OF NOTICE: **11/12/2025**
COMPLIANCE DATE: **11/21/2025**

NAM DIHN, KIM PHAN-DIHN
REF: 114 EATON STREET
9300 CONROY WINDERMERE ROAD, UNIT 1161
WINDERMERE, FL 34786-5047
CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 65

First Notice - This is an **OFFICIAL NOTIFICATION of your obligation to bring the CLASS II QUADRAPLEX property located at, 114 EATON STREET, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-5420-00-470** into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (b)(6). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-37. - Building maintenance.**

TO: NAM DIHN, KIM PHAN-DIHN,

You are hereby notified, the property located at **114 EATON STREET, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 50-35. - Maintenance of exterior of premises (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: **(6). Sources of infestation. Sec. 50-37. - Building maintenance.**, The exterior of every structure or accessory structure shall be maintained in a good state of repair, and all surfaces thereof shall be kept painted or white-washed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, or other condition reflective of deterioration or

inadequate maintenance. **(15)** All premises shall be kept free of such rodents and insects as may be breeders or carriers of disease through periodic extermination or other equally effective process.

Please be advised that the property is to be brought into compliance on or before, **[11/21/2025]** ten days from this date **[11/12/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville, Florida - Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

MAILED - CERTIFIED MAIL - NOVEMBER 12th, 2025

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

**NOTICE OF VIOLATION -
COMPLIANCE DATE: NOVEMBER 21, 2025**

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....2

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY PROCESSING, TRANS...

USPS Tracking®

FAQs >

Tracking Number:

9589071052702372537365

Remove X

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

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

In Transit to Next Facility

December 11, 2025

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
December 7, 2025, 5:43 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
December 7, 2025, 10:10 am

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER
December 5, 2025, 4:57 pm

Unclaimed/Being Returned to Sender

WINDERMERE, FL 34786
December 3, 2025, 10:17 am

Feedback

Reminder to Schedule Redelivery of your item
November 20, 2025

Available for Pickup
WINDERMERE
9300 CONROY WINDERMERE RD
WINDERMERE FL 34786-9998
M-F 0900-1700; SAT 0900-1200
November 15, 2025, 8:20 am

Available for Pickup
WINDERMERE
9300 CONROY WINDERMERE RD
WINDERMERE FL 34786-9998
M-F 0900-1700; SAT 0900-1200
November 15, 2025, 7:26 am

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
November 14, 2025, 9:03 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
November 13, 2025, 9:57 pm

Hide Tracking History

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

UNITED STATES POSTAL SERVICE TRACKING

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....3

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



9589 0710 5270 2372 5373 65

ORLANDO FL 328

13 NOV 2025PM 4



quodifent
FIRST-CLASS MAIL
IMI
\$010.73⁹
11/12/2025 ZIP 32751
043M30267524

US POSTAGE

RECEIVED
DEC 08 2025
Initial: _____

NAM DIHN, KIM PHAN-DIHN
9300 CONROY WINDERMERE ROAD, UNIT 1161
WINDERMERE, FL 34786-5047
P-ID NO: 35-21-29-5420-00-470
CODE CASE NO: 25-000286

NEXIE 339 DE 1 0012/05/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
SC: 32751680099 *0474-09553-13-43

UNC
34786-5047

**NOTICE OF VIOLATION LETTER -
MAILED TO PROPERTY OWNER VIA CERTIFIED
LETTER ON NOVEMBER 12, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO
SENDER, UNCLAIMED, UNABLE TO FORWARD
DECEMBER 8, 2025.**

9589 0710 5270 2372 5373 65

**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)	
<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 a	\$
Sent To	
Street and Apt. #	
City, State, ZIP+4	

NAM DIHN, KIM PHAN-DIHN
9300 CONROY WINDERMERE ROAD, UNIT 1161
WINDERMERE, FL 34786-5047
P-ID NO: 35-21-29-5420-00-470
CODE CASE NO: 25-000286

Eatonville CPU
Postmark
NOV 2025
Eatonville, FL
32751

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



**EXHIBIT B - PART II(A)
OCTOBER 22, 2025**

PHOTOGRAPHIC EVIDENCE

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

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1

OCTOBER 22, 2025 - 10:33 AM



MAINTENANCE OF EXTERIOR OF PREMISES

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....2

OCTOBER 22, 2025 - 10:33 AM



BUILDING MAINTENANCE



**EXHIBIT B - PART II(B)
OCTOBER 23, 2025**

PHOTOGRAPHIC EVIDENCE

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

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1

OCTOBER 23, 2025 - 9:45 PM



BUILDING MAINTENANCE



**EXHIBIT B - PART II(C)
OCTOBER 24, 2025**

PHOTOGRAPHIC EVIDENCE

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

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1

OCTOBER 24, 2025 - 8:55 AM



MAINTENANCE OF EXTERIOR OF PREMISES

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....2

OCTOBER 24, 2025 - 8:55 AM



MAINTENANCE OF EXTERIOR OF PREMISES

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....3

OCTOBER 24, 2025 - 8:55 AM



MAINTENANCE OF EXTERIOR OF PREMISES

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....4

OCTOBER 24, 2025 - 8:09 PM

BUILDING MAINTENANCE



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....5

OCTOBER 24, 2025 - 9:50 PM

MAINTENANCE OF EXTERIOR OF PREMISES



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....6

OCTOBER 24, 2025 - 10:14 PM

BUILDING MAINTENANCE



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....7

2025-10-24 23:10:54

OCTOBER 24, 2025 - 11:37 PM



BUILDING MAINTENANCE



**EXHIBIT B - PART II(C)
JANUARY 11, 2026**

PHOTOGRAPHIC EVIDENCE

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

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1

JANUARY 11, 2026 - 4:46 PM



MAINTENANCE OF EXTERIOR OF PREMISES

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....2

JANUARY 11, 2026 - 4:46 PM

BUILDING MAINTENANCE



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....3

JANUARY 11, 2026 - 4:46 PM

MAINTENANCE OF EXTERIOR OF PREMISES



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....4

JANUARY 11, 2026 - 4:46 PM

BUILDING MAINTENANCE





EXHIBIT C

**NOTICE OF HEARING
AFFIDAVIT OF NONCOMPLIANCE
AFFIDAVIT OF NOTICE**



EXHIBIT C - PART I

NOTICE OF HEARING

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000286
CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 58

Vs.

NAM DIHN, KIM PHAN-DIHN
REF: 114 EATON STREET
9300 CONROY WINDERMERE ROAD, UNIT 1161
WINDERMERE, FL 34786-5047

Respondent(s)

RE: 114 EATON STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-5420-00-470

NOTICE OF HEARING

TO: NAM DIHN, KIM PHAN-DIHN,

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 **114 EATON STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **FEBRUARY 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, February 4, 2025, the hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Eatonville Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....2

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY PROCESSING, TRANS...

USPS Tracking®

FAQs >

Tracking Number:

9589071052702372537358

Remove X

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

Latest Update

Your item was picked up at the post office at 2:25 pm on December 18, 2025 in WINDERMERE, FL 34786.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office

WINDERMERE, FL 34786
December 18, 2025, 2:25 pm

Available for Pickup

WINDERMERE
9300 CONROY WINDERMERE RD
WINDERMERE FL 34786-9998
M-F 0900-1700; SAT 0900-1200
December 15, 2025, 12:03 pm

In Transit to Next Facility

December 14, 2025

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
December 13, 2025, 9:48 am

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

Feedback

December 12, 2025, 10:26 pm

Hide Tracking History

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

UNITED STATES POSTAL SERVICE TRACKING

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....3



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE

CODE ENFORCEMENT

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000286
CERTIFIED MAIL NO: 9589 071 05270 2372 5373 58

Vs.

NAM DIHN, KIM PHAN-DIHN
REF: 114 EATON STREET
9300 CONROY WINDERMERE ROAD, UNIT 1611
WINDERMERE, FL 34786-5047

Respondent(s)

RE: 114 EATON STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-5420-00-470

NOTICE OF HEARING

TO: NAM DIHN, KIM PHAN-DIHN,

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 penal 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 **114 EATON STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **FEBRUARY 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 Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, February 4, 2025, the hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d)**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

MAILED - CERTIFIED MAIL - DECEMBER 11th, 2025

BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

Case Number: 25-000286

RE: 114 EATON STREET, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-5420-00-470

Respondent: NAM DIHN, KIM PHAN-DIHN

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

AFFIDAVIT OF NOTICE

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

- On December 11, 2025, an attempt was made to provide notice to the Respondent by certified mail or personal delivery in accordance with Fla. Stat. § 162.12(1).
- On January 26, 2026, notice was posted at (i) the property upon which the violation is alleged to exist, the address of which is set forth above, and (ii) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
- This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 29th of January, 2026.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of physical presence or online notarization on this 29th of January, 2026, by Baruti A. Abdallah-Nosakhare, who is personally known to me or who has produced a _____ as identification.



NOTARY PUBLIC, State of Florida

**NOTICE OF HEARING - POSTED ON PREMISES
HEARING DATE: FEBRUARY 4, 2026**

AFFIDAVIT OF NOTICE - NOTICE OF HEARING

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....4

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751



quadrant
FIRST-CLASS MAIL
IMI
\$010.44[®]
12/12/2025 ZIP 32751
043M30267524

US POSTAGE

NAM DIHN, KIM PHAN-DIHN
9300 CONROY WINDERMERE ROAD, UNIT 1161
WINDERMERE, FL 34786
P-ID NO: 35-21-29-5420-00-470
CODE CASE NO: 25-000286

**NOTICE OF HEARING -
MAILED TO PROPERTY OWNER VIA CERTIFIED
LETTER ON DECEMBER 11, 2025**

95 ELES 24E2 2372 5373 58

9589 0710 5270 0725 0720 6956

**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)	
<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

Street and Apt. #

City, State, ZIP+4

NAM DIHN, KIM PHAN-DIHN
9300 CONROY WINDERMERE ROAD, UNIT 1161
WINDERMERE, FL 34786
P-ID NO: 35-21-29-5420-00-470
CODE CASE NO: 25-000286

Eatonville CPU
DEC 2025
Eatonville, FL
32751

12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

PB Form 3800, January 2023 PSN 7526-02-000-9017 See Reverse for Instructions



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



**EXHIBIT D - PART I
DECEMBER 17, 2025**

PHOTOGRAPHIC EVIDENCE

**PROOF OF POSTING NOTICE OF
HEARING ON THE TOWN HALL
BULLETIN BOARD.**

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



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





EXHIBIT D - PART II

JANUARY 23, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF OF POSTING NOTICE OF
HEARING ON THE TOWN HALL
BULLETIN BOARD.**

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

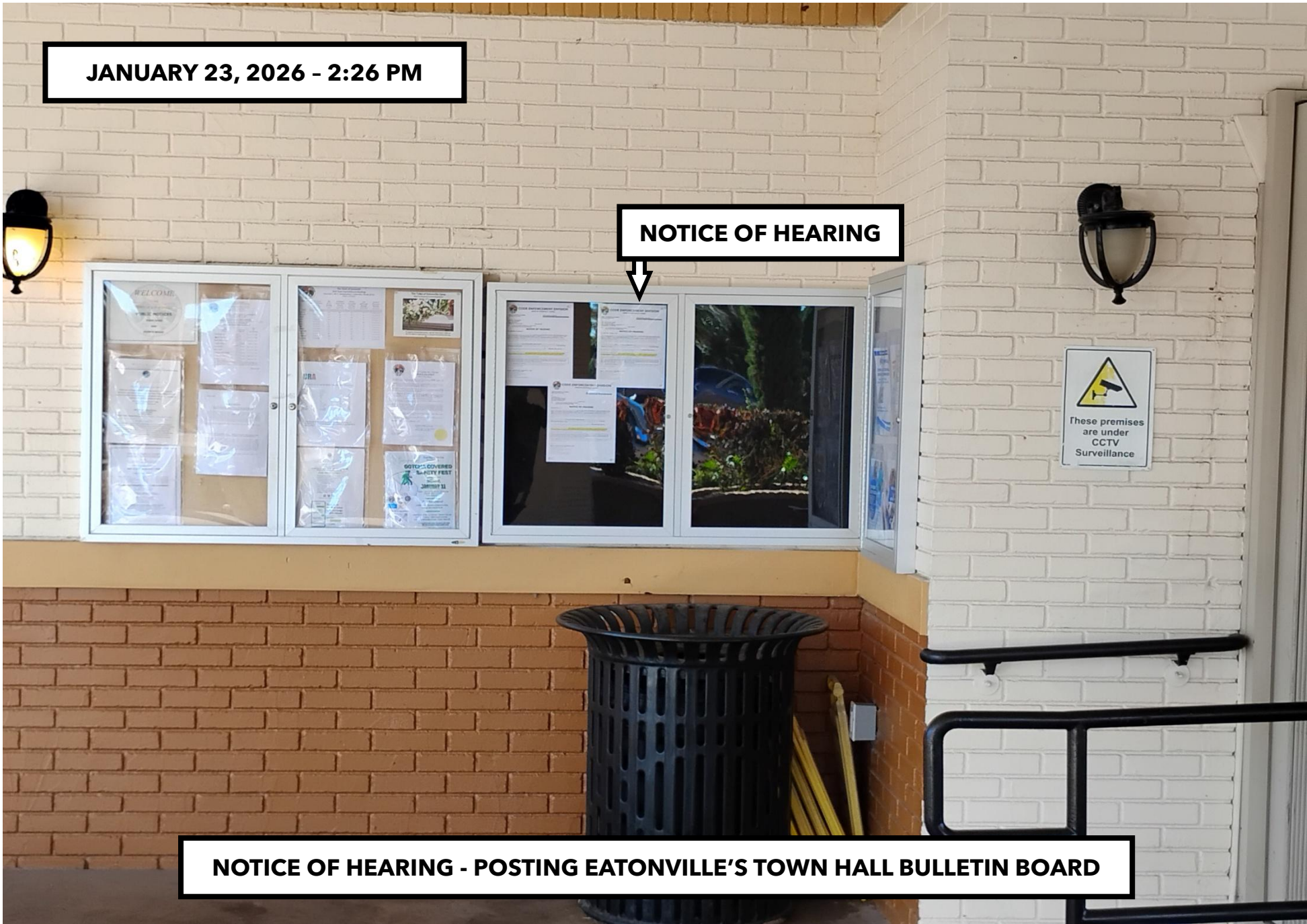
114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1

JANUARY 23, 2026 - 2:26 PM

NOTICE OF HEARING



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



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....2

JANUARY 23, 2026 - 2:26 PM

NOTICE OF HEARING

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation
Vs.
JENNIFER F. DELAUGHTER
REF: 19 BELAIR STREET
19 BELAIR STREET
EATONVILLE, FL 32751-5324
Parcel ID NO: 35-21-29-0570-00-040

CODE CASE NO: 25-000285
CERTIFIED MAIL NO: 9589 8710 5370 5372 5373 80

NOTICE OF HEARING

TO: JENNIFER F. DELAUGHTER

The Code Enforcement Board was created pursuant to CHAPTER 142, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (s. 142.05) of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-33, 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 19 BELAIR STREET, EATONVILLE, FL 32751-5324, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the 4th day of FEBRUARY 2025, at 3:30 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 \$200.00 per day, each day the Respondent 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 Mailstop #1 at the post office nearest you to present to the Code Enforcement Board or Special Magistrate. A report will be prepared pursuant to Florida Statutes 152.06(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 Richard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollis New, Attorney at Law, 2300 Maitland Center Parkway, Suite 106, Maitland FL 32751 at least (15) days before Wednesday, February 4, 2025, the hearing date.

Pursuant to Chapter 50, Sec. 50-42 (d), of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,
MAIL#1 - CERTIFIED MAIL - DECEMBER 11th, 2025
BARUTTA A. ABDALLAH NIOSAHRENE
Code Enforcement Officer
Town of Eatonville, Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E-mail: codeenforcement@townofeatonville.org

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation
Vs.
NAM DIHN, KIM PHAN DIHN
REF: 114 EATON STREET
9302 CONROY WINDERMERE ROAD, UNIT 1611
WINDERMERE, FL 34786-5047
Parcel ID NO: 35-21-29-5420-00-470

CODE CASE NO: 25-000286
CERTIFIED MAIL NO: 9589 8710 5370 5372 5373 80

NOTICE OF HEARING

TO: NAM DIHN, KIM PHAN DIHN

The Code Enforcement Board was created pursuant to CHAPTER 142, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (s. 142.05) of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-33, 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 114 EATON STREET, EATONVILLE, FL 32751, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the 4th day of FEBRUARY 2025, at 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 \$200.00 per day, each day the Respondent 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 Mailstop #1 at the post office nearest you to present to the Code Enforcement Board or Special Magistrate. A report will be prepared pursuant to Florida Statutes 152.06(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 Richard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollis New, Attorney at Law, 2300 Maitland Center Parkway, Suite 106, Maitland FL 32751 at least (15) days before Wednesday, February 4, 2025, the hearing date.

Pursuant to Chapter 50, Sec. 50-42 (d), of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,
MAIL#1 - CERTIFIED MAIL - DECEMBER 11th, 2025
BARUTTA A. ABDALLAH NIOSAHRENE
Code Enforcement Officer
Town of Eatonville, Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E-mail: codeenforcement@townofeatonville.org

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation
Vs.
500 ACRES, LLC
REF: 6 LINCOLN BOULEVARD
5723 SPINGMOUNT COURT
ORLANDO, FL 32810-3379
Parcel ID NO: 35-21-29-4372-31-430

CODE CASE NO: 25-000284
CERTIFIED MAIL NO: 9589 8710 5370 2331 642019

NOTICE OF HEARING

TO: 500 ACRES, LLC

The Code Enforcement Board was created pursuant to CHAPTER 142, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (s. 142.05) of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-33, 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 6 LINCOLN BOULEVARD, 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 4th day of FEBRUARY 2025, at 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 \$200.00 per day, each day the Respondent 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 Mailstop #1 at the post office nearest you to present to the Code Enforcement Board or Special Magistrate. A report will be prepared pursuant to Florida Statutes 152.06(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 Richard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollis New, Attorney at Law, 2300 Maitland Center Parkway, Suite 106, Maitland FL 32751 at least (15) days before Wednesday, February 4, 2025, the hearing date.

Pursuant to Chapter 50, Sec. 50-42 (d), of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,
MAIL#1 - CERTIFIED MAIL - DECEMBER 24, 2025
BARUTTA A. ABDALLAH NIOSAHRENE
Code Enforcement Officer
Town of Eatonville, Code Enforcement Division
307 East Kennedy Boulevard

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



EXHIBIT D - PART III
JANUARY 23, 2026

PHOTOGRAPHIC EVIDENCE

PROOF OF POSTING -
NOTICE OF HEARING - POSTING ON
PREMISES.

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

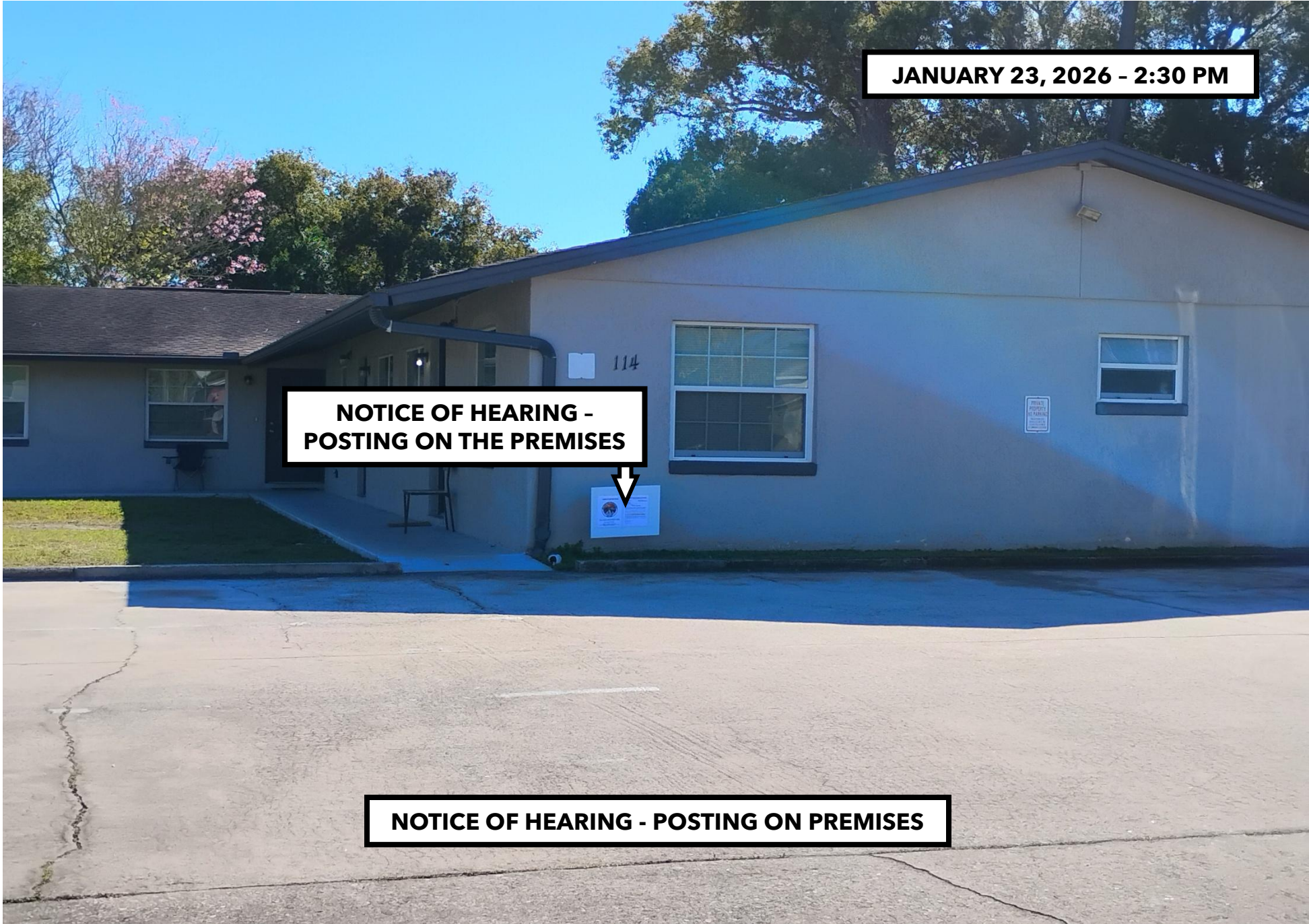
114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....1

JANUARY 23, 2026 - 2:30 PM

**NOTICE OF HEARING -
POSTING ON THE PREMISES**



NOTICE OF HEARING - POSTING ON PREMISES



NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....2

JANUARY 23, 2025 - 2:30 PM

TOWN OF EATONVILLE

1887



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

CODE CASE NO: 25-000286

**OWNER: NAM DIHN, KIM PHAN-DINH
PROPERTY ADDRESS: 114 EATON STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 35-21-29-5420-00-470**



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000286
CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 58

Vs.

NAM DIHN, KIM PHAN-DIHN
REF: 114 EATON STREET
9300 CONROY WINDERMERE ROAD, UNIT 1611
WINDERMERE, FL 34786-5047

Respondent(s)

RE: 114 EATON STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-5420-00-470

NOTICE OF HEARING

TO: NAM DIHN, KIM PHAN-DIHN,

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 **114 EATON STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **4th** day of **FEBRUARY 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 Hollie New, Attorney at Law, 2300 Mastland Center Parkway, Suite 100, Mastland FL 32751 at least (5) days before Wednesday, February 4, 2025, the hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d)**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

MAILED - CERTIFIED MAIL - DECEMBER 11th, 2025
BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

FEBRUARY 4, 2026

PHOTOGRAPHIC EVIDENCE

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

NAM DIHN, KIM PHAN-DIHN, P-ID NO: 35-21-29-5420-00-470

114 EATON STREET, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000286).....2

FEBRUARY 4, 2026 - 7:48 AM

