



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, April 03, 2024, at 6:30 PM

Town Hall - 307 E Kennedy Blvd

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. CITIZEN PARTICIPATION (Three minutes strictly enforced)
- V. CONSENT AGENDA
 1. Approval of Meeting Minutes – February 7, 2024 (Clerk Office)
- VI. EXPLANATION OF HEARING – Mock Cases
- VII. BOARD DECISIONS
 2. TRAINING: Mock Code Case - CASE#: CE-23-01796
 3. TRAINING: Mock Code Case - CASE#: CE-23-02526
- VIII. COMMENTS
 4. Staff Comments
- IX. 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 286.26



HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD MEETING
APRIL 3, 2023, AT 6:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Meeting Minutes – February 7, 2024 (Clerk Office)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA	YES	Exhibits: <ul style="list-style-type: none"> Meeting Minutes – February, 2024 **Will be provided prior to meeting
NEW BUSINESS		
ADMINISTRATIVE		

REQUEST: Request approval of Approval of Meeting Minutes for February 2024.

SUMMARY: The Code Enforcement Board Meeting was held on the first Wednesday, February 2024, at 6:30 p.m. The minutes have been transcribed from the pre-recorded audio link for this meeting.

RECOMMENDATION: It is the recommendation of staff to approve the Meeting Minutes of the Code Enforcement Board Meeting held February, 2024.

FISCAL & EFFICIENCY DATA: N/A



**Code Enforcement
Meeting Minutes for
February 7, 2024
are Forthcoming**



**HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD MEETING
APRIL 3, 2024, AT 6:30 PM
Cover Sheet**

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: **TRAINING:** Mock Code Case Training Presentation

BOARD ACTION:

BOARD TRAINING	YES	Department: CODE ENFORCEMENT
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none">• Training Materials
NEW BUSINESS		
ADMINISTRATIVE		

REQUEST: Staff request Code Enforcement Board participate in a mock code case for training purposes.

SUMMARY: The Code Enforcement Board meeting held on Wednesday, February 7, 2024, did not have quorum or a sufficient number of board members (to include the Code Enforcement Officer) to conduct an effective mock training. In continuation of the initial training held on January 11, 2024, the mock training has been rescheduled to the month of April to consist of three mock code cases. The training presentation will provide additional training and will be facilitated by the Town Attorney, Clifford Shepard.

RECOMMENDATION: Staff are recommending that the Code Enforcement Board participate in a mock code case for training purposes.

FISCAL & EFFICIENCY DATA: N/A

TOWN OF EATONVILLE

Section VII. Item #2.

1887



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

CODE CASE#: CE - 23 - 01796

**OWNER: LITOIPLAN4U & ENTRTEPRSIE, INC.
VIOLATION ADDRESS: 18 WEST BASS STREET, KISSIMMEE, FL 34744
PARCEL ID#: 22-25-29-2010-0005-0025**



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 22-25-29-2010-0005-0025



Owner Information

Owner Name LITOIPLAN4U & ENTERPRISES INC
Mailing Address 18 W BASS ST STE C-2
 KISSIMMEE, FL 34741
Physical Address 18 W BASS ST, KISSIMMEE FL 34741
Description RETAIL STRIP CENTER - MULTI TENANT
Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 06/12/2023, which are subject to change prior to certification

Land	\$38,400
AG Benefit	\$0
Extra Features	\$2,300
Buildings	\$325,700
Appraised(just)	\$274,600
Assessed(estimated)	\$223,740
Exemption(estimated)	\$0
Taxable(estimated)	\$223,740

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 03/24/2023

Land	\$32,000
AG Benefit	\$0
Extra Features	\$2,300
Buildings	\$204,100
Appraised(just)	\$203,400
Assessed*	\$203,400
Exemption	\$0
Taxable	\$203,400

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6033-2630	\$567,000	2021-08-13	WD
1	6082-1334	\$0	2021-08-13	CD
2	3700-1734	\$0	2008-03-13	DC
3	2042-2608	\$0	2002-04-23	SW
4	0544-0239	\$57,000	1981-08-28	WD

Building 1 Property Photo



Building 2 Property Photo





Town of Eatonville - Code Enforcement Division

CODE VIOLATIONS

Town of Eatonville's Code of Ordinances, Subpart B - LAND DEVELOPMENT, Chapter 44 - ADMINISTRATION, ARTICLE VII. - ADMINISTRATION AND ENFORCEMENT, DIVISION 2. - BUILDING PERMITS, Sec. 44-283. - Required.

Sec. 44-283. - Required.

No **building** or structure shall be erected and no existing building shall be removed, altered, added to, or enlarged until a permit has been issued by the planning director. Except, upon a written order of the board of adjustment, no building permit, certificate of occupancy or statement of zoning compliance shall be issued for any structure where the construction, addition, alteration or use would be in violation of any of the provisions of this Land Development Code.

(LDC 1982, ch. 15, § 15.7.1)

Town of Eatonville's Code of Ordinances, Subpart B - LAND DEVELOPMENT, Chapter 42 - GENERAL PROVISION, Sec. 42-4. - Definitions.

Building means any structure having a roof, supported by columns or walls designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind. **The term "building" also means a structure created to shelter any form of human activity.** This may refer to a house, barn, garage, church, hotel or similar structure. The term "building" may refer to a historically or architecturally related complex, such as a courthouse and jail, or a house and barn.

Structure means anything constructed, installed, or portable, the use of which requires a location on or attachment to a parcel of land. The term "structure" includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. The term "structure" also includes fences, transmission lines, tracks and advertising signs. **Also, the term "structure" is anything constructed or erected, the use of which requires a fixed location on the ground or attachment to something having a fixed location on the ground.**

Structure means anything constructed, installed, or portable, the use of which requires a location on or attachment to a parcel of land. The term "structure" includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or offices purposes either temporarily or permanently. The term "structure" also includes fences, transmission lines, tracks and advertising signs. **The term "structure" shall also mean a walled and roofed building that is principally above ground,** a manufactured home, a gas or liquid storage tank, or other manmade facilities or infrastructures.





Code Enforcement Division
101 Church Street
Suite 110
Kissimmee, FL 34741
Phone: 407.518.2133
Fax: 407.518.2497
Email: codeenforcement@kissimmee.gov

Case Number: **CE-23-01796**

Notice of Violation

Violation Date: **06/15/2023**

Owner/Violator: LITOIPLAN4U & ENTERPRISES INC

Mailing Address

LITOIPLAN4U & ENTERPRISES INC
18 W BASS ST STE C-2 KISSIMMEE, FL 34741

Notice of Violation for the following location:

Address

18 W BASS ST
KISSIMMEE, FL 34741

Parcel

22-25-29-2010-0005-0025

CE Zoning District: Zone 1

Description of Violation: Change of occupancy/building permit violation.

Violation: CGO SECTION 9-251 - BUILDING PERMITS

The latest edition of the state building code and reference standards are hereby adopted and binding within the corporate limits of the city and police jurisdictions thereof. A copy of the Florida Building Code, also referred to herein as the state building code and referenced standards, is on file in the office of the city manager.

As identified in Florida Building Code, Section 105.1 any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Corrective Action: The above listed property inspected this date has been found in non-compliance in accordance with the City of Kissimmee Land Development Code and/or General Code of Ordinances. You have (30) calendar days from the date of this notice to have a valid Building Permit issued by the City of Kissimmee Building Division for the newly constructed structure observed on your property. Please contact the Building Division via online or in person located at Kissimmee City Hall located at 101 Church St suite 120, Monday-Friday from 8 a.m. to 4 p.m. for the required information needed to obtain a permit and the steps needed to submit those documents.

Submitting an application for a permit does not stop Code Enforcement action concerning the violation. Said permit must be issued to the property. If you need additional time to meet compliance you may request an extension from the Code Enforcement Officer listed on this notice.

Please be advised, to close out this case a valid City of Kissimmee Building Permit must be issued. Once a permit is issued it is the contractors/property owners responsibility to contact the City of Kissimmee Building Division and request a final inspection to have the permit closed/finalized. If this is not completed, you may be subject to further enforcement action.

Records check show no change of occupancy permit on file regarding the new business operating from this location. Please take corrective action by applying for a building permit/change of occupancy within the time frame listed to avoid further action by Code Enforcement.

Failure to comply may result in daily Court Citation fines or City Code Enforcement Special Magistrate action(s).

Photos Taken: YES **Contact Made: YES**

Owner/Violator Signature: _____

COK/CE
101 CHURCH ST STE 110
KISSIMMEE FL 34741-5054

*Construction
6/20/22*

CERTIFIED MAIL

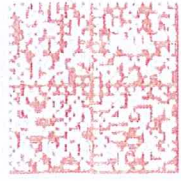


7106 7834 2000 0010 7451

CE-23-01794 -01796 PA
LITTOPLANHU & ENTERPRISES INC
18 W BASS ST
STE C-2
KISSIMMEE FL 34741

6/2/22

quadrant
FIRST-CLASS MAIL
IM1
\$008.34⁰
06/16/2023 ZIP 34741
043M31236411



NIXIE 239 DE 1 6607/19/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
SC: 34741505401 *1301-05039-15-41

93270008855520983474124402 0434
34741>5054

Section VII. Item #2.

Jul 19, 2023 at 8:04:50 AM



Code Enforcement Division
101 Church Street
Suite 110
Kissimmee, FL 34741
Phone: 407.518.2133
Fax: 407.518.2497
Email: codeenforcement@kissimmee.gov

Owner/Violator: LITOIPLAN4U & ENTERPRISES INC

Mailing Address

LITOIPLAN4U & ENTERPRISES INC
18 W BASS ST STE C-2 KISSIMMEE, FL 34741

Case Number: CE-23-01796

Notice of Violation

Violation Date: 06/15/2023

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KISSIMMEE, FL 34741

Parcel

22-25-29-2010-0005-0025

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As identified in Florida Building Code, Section 105.1 any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Corrective Action: The above listed property inspected this date has been found in non-compliance in accordance with the City of Kissimmee Land Development Code and/or General Code of Ordinances. You have (30) calendar days from the date of this notice to have a valid Building Permit issued by the City of Kissimmee Building Division for the newly constructed structure observed on your property. Please contact the Building Division via online or in person located at Kissimmee City Hall located at 101 Church St suite 120, Monday-Friday from 8 a.m. to 4 p.m. for the required information needed to obtain a permit and the steps needed to submit those documents.

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Records check show no change of occupancy permit on file regarding the new business operating from this location. Please take corrective action by applying for a building permit/change of occupancy within the time frame listed to avoid further action by Code Enforcement.

Failure to comply may result in daily Court Citation fines or City Code Enforcement Special Magistrate action(s).

Photos Taken: YES

Contact Made: YES

Owner/Violator Signature: _____

Jul 19, 2023 at 8:05:03 AM



**CODE ENFORCEMENT
City of Kissimmee, Florida**

Case # CE-23-01796

Location: 18 W BASS ST

I, Peter Arroyo, Code Enforcement Officer, for the City of Kissimmee who, after being duly sworn, deposes and says that on July 19, 2023 a Notice of Violation was posted at the above referenced property as well as Kissimmee City Hall.

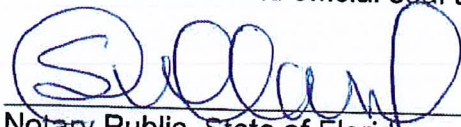
Dated this 19 day of July 2023.



Peter Arroyo – Code Enforcement Officer

PERSONALLY appeared before me, the undersigned authority, duly authorized to administer oaths and take acknowledgements, Peter Arroyo, who first being sworn, acknowledges before me that the information contained herein is true and correct. He is personally known to me.

WITNESS hand and official seal this 19th day of July 2023.



Notary Public, State of Florida

Notice posted at City Hall on 7/19, 2023.



Code Enforcement

101 CHURCH STREET - STE. 110 KISSIMMEE FLORIDA 34741 - 407.518.2133

October 19, 2023

LITOIPLAN4U & ENTERPRISES INC
18 W BASS ST STE C-2
KISSIMMEE, FL 34741

CASE NO: CE-23-02555

LOCATION OF VIOLATION: 18 W BASS ST

PARCEL ID # 22-25-29-2010-0005-0025

VIOLATION OF LDC SECTION 14-11-11 - PROHIBITED SIGNS/ABANDONED SIGNS

Dear Owner and/or Occupant,

This letter is to notify you that the above City Municipal Code Violation, at the above location, is scheduled for a hearing before the City of Kissimmee Code Enforcement Special Magistrate on **Monday, January 8, 2024, at 1:00pm.**

If the Special Magistrate finds that the violation remains in existence or was not corrected within the time given to you in the first Notice of Violation issued by the Code Enforcement Officer, the Special Magistrate may order correction of the violation and/or fine you up to a maximum of \$1,000.00 per day (maximum of \$5,000.00 per day for repeat violators) for each day that the violation continues. Any violation that is deemed irreversible or irreparable in nature may be fined up to \$15,000.00.

Your attendance, or that of your representative, is mandatory for this hearing. If you feel that the violation has been corrected, before the date of this letter, please call this department at (407) 518-2133 to request a re-inspection of the property. Unless you are notified otherwise by the Code Enforcement Officer, correction of the violation prior to this hearing will not remove this case from the hearing agenda.

It is the property owner's responsibility to provide their own interpreter in their language, if one is needed. The City of Kissimmee does **NOT** provide language interpreters for civil infractions.

In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in the proceeding should contact the City no later than seven (7) days before the day of the proceeding at (407)518-2136 or (407)518-2133.

Sincerely,

Handwritten signature of Peter Arroyo in blue ink.

Peter Arroyo
Code Enforcement Officer

*** THIS MEETING HELD AT CITY HALL - COMMISSION CHAMBERS - FIRST FLOOR ***
101 N. Church Street
Kissimmee, Florida 34741



kissimmee.gov



[@cityofkissimmee](https://www.instagram.com/cityofkissimmee)



**PERMIT DETAILED REPORT (MSC-23-0234)
FOR CITY OF KISSIMMEE**

Permit Type: Miscellaneous (Commercial)	Project:	App Date: 10/26/2023
Work Class: Use Permit	District: ...	Issue Date: NOT ISSUED
Status: Disapproved Review	Square Feet: 4,796.00	Exp Date: NOT AVAILABLE
Description: Use permit to legalize the construction	Valuation: \$567,000.00	Final Date: NOT FINALED

Parcel: 22-25-29-2010-0005-0025 Main	Address: 18 W Bass St Kissimmee, FL 34741 Main	Zone: T5-M (T5-M: MIXED-USE CENTER) Main
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Applicant	Applicant	Applicant
Angel Roman	Angel Roman	Angel Roman
1000 W Vine St Kissimmee, FL 34741	1000 W Vine St Kissimmee, FL 34741	18 W Bass St Kissimmee Fl 34741 , A-1 Kissimmee, FL 34741
Home:	Home:	Home:
Business: 8135100673	Business: 8135100673	Business: 8135100673
Mobile:	Mobile:	Mobile:

Type of Hold	Created By	Date Created	Comments	Active
Work Without a Permit	Elisabeth Richter-Belote	10/13/2023 6:22:37PM	use permit required for office area	Yes
Work Without a Permit	Elisabeth Richter-Belote	10/13/2023 6:22:37PM	permit required to reinstall required fire alam	Yes
Work Without a Permit	Samantha Bridle	6/19/2023 1:08:51AM	18 W Bass St - Double permit fee for change of occupancy (CE-23-01796)	Yes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031681	Change of Occupancy Permit	\$197.96	\$197.96
	DCA Surcharge	\$2.97	\$2.97
	BCAI Surcharge	\$2.97	\$2.97
Total for Invoice INV-00031681		\$203.90	\$203.90
Grand Total for Permit		\$203.90	\$203.90

COKICE
101 CHURCH ST STE 110
KISSIMMEE FL 34741-5054

CERTIFIED MAIL



7106 7834 2000 0011 8938

CE-23-01796 & CE-23-02555 SMH 1/8/24 PA
LITOIPLAN4U & ENTERPRISES INC
18 W BASS ST
STE C-2
KISSIMMEE FL 34741

Handwritten signature

US POSTAGE
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FIRST-CLASS MAIL
IMI
\$008.53
10/20/2023 ZIP 34741
043M31236411

339 AA 1 N 0811/15/23
UNABLE TO FORWARD FOR REVIEW
#C087**
60: 3474144402 DB #1101-30024-26-02
3474144402
3474144402

Section VII. Item #2.

PATENT NO. 5, 901 903

RECEIVED

JUL 14 2023

**CITY OF KISSIMMEE
CODE ENFORCEMENT**

1. Article Addressed to:

CE-23-01796 & CE-23-02555 SMH
LITTOPLANHU & ENTERPRISES INC
18 W BASS ST
STE C-2
KISSIMMEE FL 34741



9290 9901 6970 4500 8083 25

2. Article Number (Transfer from service label)
7106 7834 2000 0011 8938

PS Form 3811, (facsimile) July, 2015

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
If YES, enter delivery address below No
1/8/24 PA

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Certified Mail Restricted Delivery
- Certified Mail Restricted Delivery
- Insured Mail (over \$500)
- Insured Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

FOLD BACK TO REMOVE CARD →

← TEAR FROM BOTTOM UP

← TEAR FROM BOTTOM UP

← FOLD BACK TO REMOVE CARD

FORM CMC 5.2

Certified Mail Done First

Nov 21, 2023 at 8:26:57 AM

Online 78572
-line.com



Code Enforcement

enforcement@cityofkissimmee.com

November 21, 2023

HITO PLANIL & ENTERPRISES INC
18 W BASS ST STE C-3
KISSIMMEE, FL 34741

CASE NO. CE-23-02555

LOCATION OF VIOLATION: 18 W BASS ST

PARCEL ID # 22-25-29-2010-0003-0025

VIOLATION OF LDC SECTION 14-11-11 - PROHIBITED SIGNS/ABANDONED SIGNS

Dear Owner and/or Occupant,

This letter is to notify you that the above City Municipal Code Violation, at the above location, is scheduled for a hearing before the City of Kissimmee Code Enforcement Special Magistrate on **Monday, January 8, 2024, at 1:00pm.**

If the Special Magistrate finds that the violation remains in existence or was not corrected within the time given to you in the first Notice of Violation issued by the Code Enforcement Officer, the Special Magistrate may order correction of the violation and/or fine you up to a maximum of \$1,000.00 per day (maximum of \$5,000.00 per day for repeat violators) for each day that the violation continues. Any violation that is deemed irreversible or irreparable in nature may be fined up to \$15,000.00.

Your attendance, or that of your representative, is mandatory for this hearing. If you feel that the violation has been corrected, before the date of this letter, please call this department at (407) 518-2133 to request a re-inspection of the property. Unless you are notified otherwise by the Code Enforcement Officer, correction of the violation prior to this hearing will not remove this case from the hearing agenda.

It is the property owner's responsibility to provide their own interpreter in their language, if one is needed. The City of Kissimmee does **NOT** provide language interpreters for civil infractions.

In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in the proceeding should contact the City no later than seven (7) days before the day of the proceeding at (407) 518-2138 or (407) 518-2133.

Sincerely,

Peter Arroyo
Code Enforcement Officer

* THIS MEETING HELD AT CITY HALL - COMMISSION CHAMBERS - FIRST FLOOR *
101 N. Church Street
Kissimmee, Florida 34741



kissimmee.gov



@cityofkissimmee

Nov 21, 2023 at 8:27:07 AM

18



**CODE ENFORCEMENT
City of Kissimmee, Florida**

Case # CE-23-01796

Location: 18 W BASS ST

I, Peter Arroyo, Code Enforcement Officer, for the City of Kissimmee who, after being duly sworn, deposes and says that on November 21, 2023 a Special Magistrate Hearing Notice was posted at the above referenced property as well as Kissimmee City Hall.

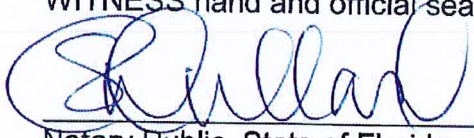
Dated this 21 day of November 2023.



Peter Arroyo – Code Enforcement Officer

PERSONALLY appeared before me, the undersigned authority, duly authorized to administer oaths and take acknowledgements, Peter Arroyo, who first being sworn, acknowledges before me that the information contained herein is true and correct. He is personally known to me.

WITNESS hand and official seal this 21ST day of NOVEMBER 2023.



Notary Public, State of Florida



Notice posted at City Hall on 11/21, 2023.

DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION
CITY OF KISSIMMEE
101 CHURCH ST; SUITE 120
KISSIMMEE, FLORIDA 34741-5054



TRANSMITTAL FOR PLAN REVIEW

DATE: 12/4/2023
ADDRESS: 18 W BASS ST.
PERMIT NUMBER: MSC-23-0234

**This permit has been
DISAPPROVED.**

Please see below the comments/conditions (if applicable):

BUILDING/ZONING DIVISION - Joshua Tulak - 407.518.2155 - Joshua.Tulak@kissimmee.gov

Please see below the comments/conditions (if applicable):

1. Please clarify the scope of work? How many total offices are located within the buildings 1st and 2nd floor?
2. Please provide floor plan for the entire building, both first and second floor, and the floor plan to the original building. Please list and show all office/ rooms on the floor plan. Please note that only the second floor plan was uploaded for review.
3. Please provide a site plan that shows all parking spaces to determine the parking ratio requirements per the T5-M zoning district. Parking based on total SQFT of the building.

Parking ration for office uses is 1 space per 300 sq.ft. Total square footage of the existing building is 5736sqft,
 $5,736 / 300 \times 1 = 19$ parking spaces required for the change of use to office building.
4. Please clarify if there is any on street parking that can counted as on-street parking, please show on site plan.
5. Additional comments may arise as new information is submitted.

PLEASE PROVIDE A WRITTEN RESPONSE EXPLAINING HOW EACH COMMENT HAS BEEN ANSWERED AND WHERE IT CAN BE FOUND.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation.

TOWN OF EATONVILLE

Section VII. Item #2.

1887



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

CODE CASE#: CE - 23 - 02526

**OWNER: RODRIGUEZ TRUST, MIGUEL RODRIGUEZ TR, EVELYN RODRIGUEZ TR
VIOLATION ADDRESS: 1106 LEHIGH STREET, KISSIMMEE, FL 34744
PARCEL ID#: 15-25-29-1530-000A-0010**



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlu Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 15-25-29-1530-000A-0010



Owner Information

Owner Name RODRIGUEZ TRUST
 RODRIGUEZ MIGUEL TR
 RODRIGUEZ EVELYN TR

Mailing Address 4070 VAN BUREN PL
 CULVER CITY, CA 90232

Physical Address 1106 LEHIGH ST, KISSIMMEE FL 34744

Description SINGLE FAMILY-IMPROVED

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 12/26/2023, which are subject to change prior to certification

Land	\$50,000
AG Benefit	\$0
Extra Features	\$1,000
Buildings	\$147,700
Appraised(just)	\$198,700
Assessed(estimated)	\$155,203
Exemption(estimated)	\$0
Taxable(estimated)	\$155,203

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	\$50,000
AG Benefit	\$0
Extra Features	\$900
Buildings	\$147,700
Appraised(just)	\$198,600
Assessed*	\$141,094
Exemption	\$0
Taxable	\$141,094

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5733-0247	\$100	2020-06-05	WD
1	4028-0655	\$62,000	2010-08-26	WD
2	2726-2093	\$100	2005-03-11	WD
3	2717-1511	\$38,000	2005-03-02	QC
4	2511-2046	\$85,000	2004-04-28	WD
5	1346-1521	\$0	1996-08-23	QC

Building 1 Property Photo



**1106 LEHIGH ST
1525291530000A0010 03/05/2022**



Town of Eatonville - Code Enforcement Division CODE VIOLATIONS

Town of Eatonville's Code of Ordinances, Subpart B - LAND DEVELOPMENT, Chapter 44 - ADMINISTRATION, ARTICLE VII. - ADMINISTRATION AND ENFORCEMENT, DIVISION 2. - BUILDING PERMITS, Sec. 44-283. - Required.

Sec. 44-283. - Required.

No building or **structure** shall be erected and no existing building shall be removed, altered, added to, or enlarged until a permit has been issued by the planning director. Except, upon a written order of the board of adjustment, no building permit, certificate of occupancy or statement of zoning compliance shall be issued for any structure where the construction, addition, alteration or use would be in violation of any of the provisions of this Land Development Code.

(LDC 1982, ch. 15, § 15.7.1)

Town of Eatonville's Code of Ordinances, Subpart B - LAND DEVELOPMENT, Chapter 42 - GENERAL PROVISION, Sec. 42-4. - Definitions.

Structure means anything constructed, installed, or portable, the use of which requires a location on or attachment to a parcel of land. The term "structure" includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. **The term "structure" also includes fences,** transmission lines, tracks and advertising signs. Also, the term "structure" is anything constructed or erected, the use of which requires a fixed location on the ground or attachment to something having a fixed location on the ground.

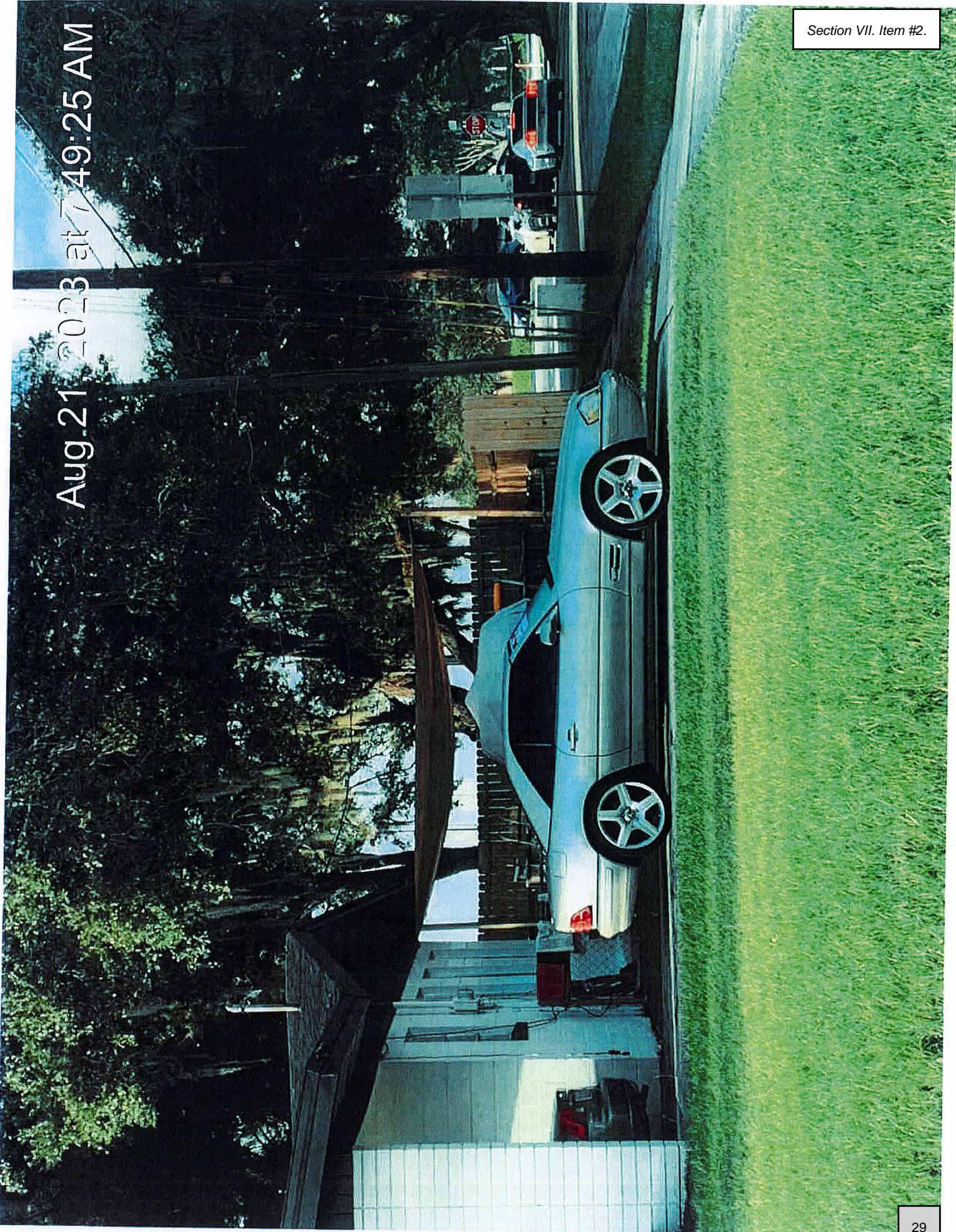
Structure means anything constructed, installed, or portable, the use of which requires a location on or attachment to a parcel of land. The term "structure" includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or offices purposes either temporarily or permanently. **The term "structure" also includes fences,** transmission lines, tracks and advertising signs. The term "structure" shall also mean a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other manmade facilities or infrastructures.

Aug 21, 2023 at 7:49:10 AM



Section VII. Item #2.

Aug 21, 2023 at 7:49:25 AM



Aug 21, 2023 at 7:47:03 AM

SPEED
LIMIT
25
WEIGHT
LIMIT
2
TONS





Code Enforcement Division
101 Church Street
Suite 110
Kissimmee, FL 34741
Phone: 407.518.2133
Fax: 407.518.2497
Email: codeenforcement@kissimmee.gov

Case Number: **CE-23-02526**

Notice of Violation

Violation Date: **08/21/2023**

Owner/Violator: RODRIGUEZ TRUST/ MIGUEL RODRIGUEZ TR / EVELYN RODRIGUEZ TR

Mailing Address

RODRIGUEZ TRUST/ MIGUEL RODRIGUEZ TR / EVELYN RODRIGUEZ TR
4070 VAN BUREN PL
CULVER CITY, CA 90232

Notice of Violation for the following location:

Address

1106 LEHIGH ST
KISSIMMEE, FL 34744

Parcel

15-25-29-1530-000A-0010

CE Zoning District: Zone 1

Description of Violation: Non-permitted wooden fence erected at the residence.

Violation: LDC 14-6-5 - FENCES & WALLS

- A. Permit. A building permit is required to erect any fence or wall within the city limits.
- B. Side and rear yard fences and walls. 1. Such fences may be located in the required yard but the finished side of the fence shall face away from the property on which it is located. 2. Maximum height of six feet except that the director may approve a fence or wall up to ten feet in height if either dictated by unique topographic conditions or required to screen an outdoor storage area of unique characteristics.
- C. Front yard fences and walls. 1. Maximum height of three feet unless it is a retaining wall or a decorative open fence (no more than 15 percent opaque) up to six feet in height; 2. The director may approve a solid fence or wall up to six feet in height if dictated by unique topographic conditions, required to screen an outdoor storage area of unique characteristics, or required for buffering purposes as a condition of a development permit. 3. For all properties within the form-based code area, the provisions of chapter 14-5 shall apply.
- D. Fence and wall materials. 1. Allowable fence materials include aluminum, treated wood, vinyl, ornamental iron, chain link (see restrictions below), concrete, brick or stone. 2. Chain link fences in the front yard are prohibited, unless provided in conjunction with a public school. 3. Where permitted, chain link fences shall be coated in green or black vinyl. 4. The use of slats within chain link or similar fencing for screening is not allowed. 5. Barbed wire and electric fences are allowed for agricultural uses in the AC district, but not in the front or street side yards. They are prohibited in all other zoning districts.
- E. Traffic visibility at intersections. Fences shall not be allowed within the sight visibility triangle (see section 14-7-2).

Corrective Action: The above listed property inspected this date has been found in non-compliance in accordance with the City of Kissimmee Land Development Code and/or General Code of Ordinances. You have (30) calendar days from the date of this notice to have a valid Building Permit issued by the City of Kissimmee Building Division for the newly constructed structure observed on your property. Please contact the Building Division via online or in person located at Kissimmee City Hall located at 101 Church St suite 120, Monday-Friday from 8 a.m. to 4 p.m. for the required information needed to obtain a permit and the steps needed to submit those documents.

Submitting an application for a permit does not stop Code Enforcement action concerning the violation. Said permit must be issued to the property. If you need additional time to meet compliance you may request an extension from the Code Enforcement Officer listed on this notice.

Please be advised, to close out this case a valid City of Kissimmee Building Permit must be issued. Once a permit is issued it is the contractors/property owners responsibility to contact the City of Kissimmee Building Division and request a final inspection to have the permit closed/finalized. If this is not completed, you may be subject to further enforcement action.

A recent inspection of the property observed a non-permitted fence erected at the residence. Please take corrective action by applying and obtaining a required fence permit within the time frame listed or completely remove the non-permitted erected fence off the property to avoid further action by Code Enforcement.

Failure to comply may result in daily Court Citation fines or City Code Enforcement Special Magistrate action(s).

Tracking Number:

[Remove X](#)

71067834200000114473

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 5:20 pm on August 29, 2023 in CULVER CITY, CA 90232.

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Delivered, Left with Individual

CULVER CITY, CA 90232

August 29, 2023, 5:20 pm

Departed USPS Regional Facility

LOS ANGELES CA DISTRIBUTION CENTER

August 28, 2023, 11:54 pm

In Transit to Next Facility

August 28, 2023

Arrived at USPS Regional Facility

LOS ANGELES CA DISTRIBUTION CENTER

August 26, 2023, 9:46 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

August 22, 2023, 10:55 pm

Arrived at USPS Regional Facility

[Feedback](#)



**PERMIT DETAILED REPORT (MSR-23-0647)
FOR CITY OF KISSIMMEE**

Permit Type: Miscellaneous (Residential)	Project:	App Date: 11/02/2023
Work Class: Fence/Wall	District: VO	Issue Date: NOT ISSUED
Status: On Hold	Square Feet: 0.00	Exp Date: 04/30/2024
Description: Install 60 linear feet of new wood fence on the right side of property next to the existing Link Fence for privacy from the Rd	Valuation: \$875.00	Final Date: NOT FINALED

Parcel: 15-25-29-1530-000A-0010 Main	Address: 1106 Lehigh St Kissimmee, FL 34744 Main	Zone: T4-R (T4-R: NEIGHBORHOOD RESTRICTED) Main
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Applicant	Property Owner
Luis A Cabrera Po Box 453105 - Kissimmee, Fl. 34745 Kissimmee, FL 34745 Home: Business: 4077380282 Mobile: (407) 738-0282	Rodriguez Trust / Miguel Rodriguez Tr / Evelyn Rodriguez Tr 4070 Van Buren Pl Culver City, CA 90232 Home: Business: Mobile:

Activity Type	Activity Number	Name	User	Created On
Email	ACT-001919-2023		Ayadi Perez	11/17/2023 8:57:14AM

Type of Hold	Created By	Date Created	Comments	Active
Other	Dalisa Figueroa	11/10/2023 5:39:55PM	Family trust information that shows which individuals are in the trust and a letter from all trustees giving permission for this permit to be applied for.	Yes
Owner/Builder Affidavit Pending	Dalisa Figueroa	11/10/2023 5:39:34PM	A City of Kissimmee Owner-Builder Affidavit is required prior to permit issuance. The Owner-Builder Affidavit can be found at https://www.kissimmee.gov/departments/energov-2231 in the Permit Forms section of the webpage. Please login to the self-service portal by visiting https://www.kissimmee.gov/departments/energov-2231 and launch the Energov portal. Login with your email address and password, select My Work, launch the permit record that requires the form. Select Attachments, locate the Add Attachments tile, select the dropdown for the file category (Owner/Builder Statement/Affidavit) and select the plus sign to upload the document.	Yes

PERMIT DETAILED REPORT (MSR-23-0647)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00032305	Fence/Wall (Linear Feet) 0-200	\$68.04	\$68.04
	BCAI Surcharge	\$2.00	\$2.00
	DCA Surcharge	\$2.00	\$2.00
	Total for Invoice INV-00032305	\$72.04	\$72.04
INV-00032594	Work Without Permit Fine	\$117.31	\$117.31
	Double Permit Fee	\$68.04	\$68.04
	Total for Invoice INV-00032594	\$185.35	\$185.35
	Grand Total for Permit	\$257.39	\$257.39



Code Enforcement

101 CHURCH STREET - STE 110 KISSIMMEE, FLORIDA 34741 - 407518.2133

November 8, 2023

RODRIGUEZ TRUST
MIGUEL RODRIGUEZ TR
EVELYN RODRIGUEZ TR
4070 VAN BUREN PL
CULVER CITY, CA 90232

CASE NO: CE-23-02526

**LOCATION OF VIOLATION: 1106 LEHIGH ST
PARCEL ID # 15-25-29-1530-000A-0010**

VIOLATION OF LDC 14-6-5 - FENCES & WALLS

Dear Owner and/or Occupant,

The Special Magistrate hearing scheduled for November 13, 2023 has been canceled and rescheduled on the date and time listed below.

This letter is to notify you that the above City Municipal Code Violation, at the above location, is scheduled for a hearing before the City of Kissimmee Code Enforcement Special Magistrate on **Monday, January 8, 2024, at 1:00pm.**

If the Special Magistrate finds that the violation remains in existence or was not corrected within the time given to you in the first Notice of Violation issued by the Code Enforcement Officer, the Special Magistrate may order correction of the violation and/or fine you up to a maximum of \$1,000.00 per day (maximum of \$5,000.00 per day for repeat violators) for each day that the violation continues. Any violation that is deemed irreversible or irreparable in nature may be fined up to \$15,000.00.

Your attendance, or that of your representative, is mandatory for this hearing. If you feel that the violation has been corrected, before the date of this letter, please call this department at (407) 518-2133 to request a re-inspection of the property. Unless you are notified otherwise by the Code Enforcement Officer, correction of the violation prior to this hearing will not remove this case from the hearing agenda.

It is the property owner's responsibility to provide their own interpreter in their language, if one is needed. The City of Kissimmee does **NOT** provide language interpreters for civil infractions.

In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in the proceeding should contact the City no later than seven (7) days before the day of the proceeding at (407)518-2136 or (407)518-2133.

Sincerely,

Peter Arroyo
Code Enforcement Officer

*** THIS MEETING HELD AT CITY HALL - COMMISSION CHAMBERS - FIRST FLOOR ***



kissimmee.gov



[@cityofkissimmee](https://www.instagram.com/cityofkissimmee)

MSR-23-0647 (1106 LEHIGH ST KISSIMMEE, FL 34744) **ACTIVE HOLDS**

NEW PERMIT

- Linked Records
- Holds (2)
- Contacts (2)
- Fees (5)
- Bonds
- Activities (1)
- Files (2)
- Print Documents
- Conditions
- Tasks
- Internal Notes
- Inspection Cases
- Communication (2)
- Review Team
- Impact Units
- History

Email - ACT-001919-2023

Created On: 11/17/2023
Created By: Perez, Ayadiri
Activity Comments: owner builder needed

Section VII. Item #2.

NEW PERMIT

Linked Records

Holds (2)

Contacts (2)

Fees (5)

Bonds

Activities (1)

Files (2)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication (2)

Review Team

Impact Units

History

Communication (2)

Review Status for MSR-23-0647 • 11/13/2023 2:32PM

To Luis@floridaph.com

Message

To whom it may concern,

MSR-23-0647 has been assigned for review. Additional documents cannot be uploaded in the Energov portal until the conclusion of the review process. At the completion of review by all required departments, the Self Service portal will allow new uploads in the Attachments section. You are able to monitor the review process by logging in to your Self Service portal at anytime. The review process is visible in the Workflow section on the Summary screen or in the Reviews section. The permit review process can take up to 10 business days and may vary depending on the complexity of the project.

Thank you,

City of Kissimmee Development Services
101 Church St
Suite 120
Kissimmee, FL 34741

This is a no-reply e-mail address. To contact us, please send an e-mail to permitting@kissimmee.gov or call 407.518.2379.

Application Submission Confirmation • 11/02/2023 4:41 PM

To Luis@floridaph.com

Message

To whom it may concern,

Your application has been submitted successfully.
MSR-23-0647
11/2/2023

This permit submittal will complete a sufficiency review. Once fees are invoiced, fee payment can be completed on the self service portal. Once full payment has been received, we will move forward with our review process.

Date Sent

NEW PERMIT	History	Other	Changed On	Description	Before	After	Additional Info
Linked Records		Other Figueroa, Dalisa 11/10/2023 5:39 PM					
Holds (2)		Owner/Builder Affidavit Pending Figueroa, Dalisa 11/10/2023 5:39 PM					
Contacts (2)							
Fees (5)							
Bonds							
Activities (1)		Perez, Ayacin	11/17/2023 09:57:14 AM	Permit Status	Pending Permit Issuance	On Hold	Permit (118704)
Files (2)		Service, Energy	11/17/2023 09:57:14 AM	Geo Rules Caller Type	None	Parcel	Permit (118704)
Print Documents		Tulak, Joshua	11/17/2023 05:08:13 PM	Permit Activity added			Permit Activity Additional Info
Conditions		Tulak, Joshua	11/16/2023 05:08:12 PM	Permit Status	On Hold	Pending Permit Issuance	"Automated Change: Action [Permit-Status-Review Approval]", Permit (118704)
Tasks		Tulak, Joshua	11/16/2023 05:08:12 PM	Permit Status	In Review	On Hold	"Automated Change: Action [P-On Hold-Owner Affidavit-Status]", Permit (118704)
Internal Notes		Tulak, Joshua	11/16/2023 05:08:12 PM	Geo Rules Caller Type	None	Parcel	Permit (118704)
Inspection Cases		Tulak, Joshua	11/16/2023 05:07:46 PM	Action Workflow Status	Not Started	Failed	Permit Workflow Step text: [Owner Builder-Statement Affidavit Confirmation]
Communication (2)		Tulak, Joshua	11/16/2023 05:07:47 PM	Action Workflow Status	Not Started	Passed	Permit Workflow Step text: [Workflow Initialization- Review Approval]
Review Team		Tulak, Joshua	11/16/2023 05:07:47 PM	Geo Rules Caller Type	None	Parcel	Permit (118704)
Impact Units		Tulak, Joshua	11/16/2023 05:07:47 PM	Review Approved Task Complete (Review Coordinator)			Review Approved Task Completed By: Joshua Tulak
History		Tulak, Joshua	11/16/2023 05:07:47 PM	Permit - File moved from eReview file s to attachments	eReview File with category of Plot Plan/Site Plan/Survey	Attachment	Project File Version (1106 Lehigh St Survey_v1.pdf)
		Tulak, Joshua	11/16/2023 05:07:47 PM	EProjectFile deleted			Attachment (1106 Lehigh St Survey_v1.pdf)
				Attachment added			Permit submittal text: (11/13/2023)
				Complete Date	[none]	11/16/2023	

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CULVER CITY, CA 90232

November 20, 2023, 7:59 pm

In Transit to Next Facility

November 20, 2023

Arrived at USPS Regional Facility

LOS ANGELES CA DISTRIBUTION CENTER

November 18, 2023, 4:16 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

November 15, 2023, 9:33 am

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

November 14, 2023, 9:44 pm

Feedback