

# TOWN OF EATONVILLE

1887



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

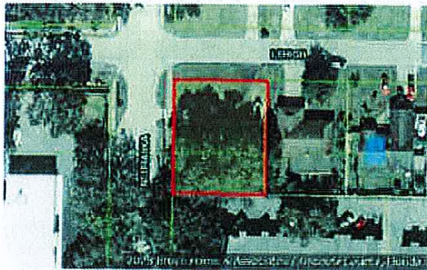
**CODE CASE#: CE - 23 - 02526**

**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 Irla 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.**

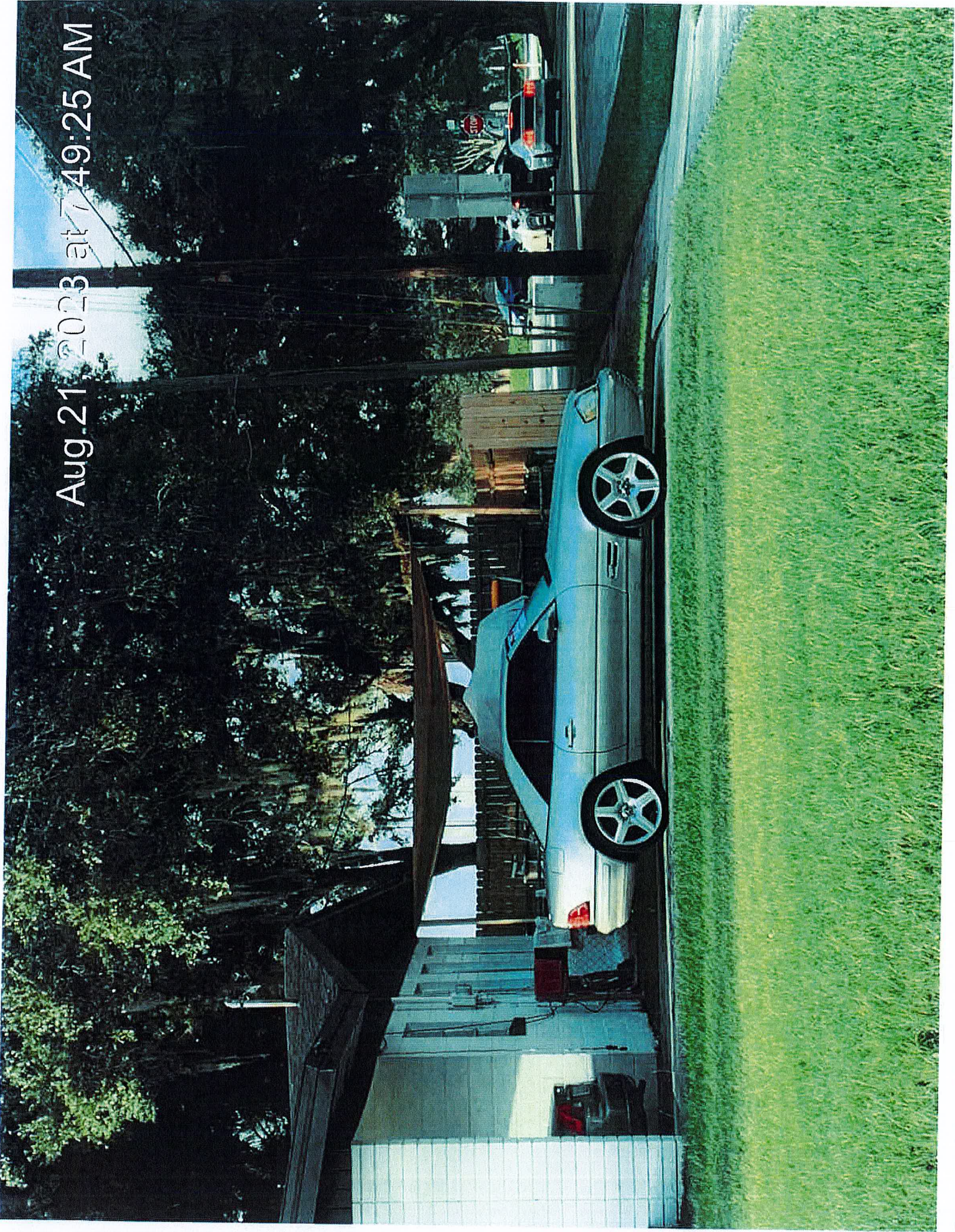
*Structure* means anything constructed, installed, or portable, the use of which requires a location on or attachment to a parcel of land. The term "structure" includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes 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



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/>)

### 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.

### Get More Out of USPS Tracking:

**USPS Tracking Plus®**

#### Delivered

**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

<b>Permit Type:</b> Miscellaneous (Residential)	<b>Project:</b>	<b>App Date:</b> 11/02/2023
<b>Work Class:</b> Fence/Wall	<b>District:</b> VO	<b>Issue Date:</b> NOT ISSUED
<b>Status:</b> On Hold	<b>Square Feet:</b> 0.00	<b>Exp Date:</b> 04/30/2024
<b>Description:</b> 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	<b>Valuation:</b> \$875.00	<b>Final Date:</b> NOT FINALED

<b>Parcel:</b> 15-25-29-1530-000A-0010 Main	<b>Address:</b> 1106 Lehigh St Kissimmee, FL 34744 Main	<b>Zone:</b> T4-R (T4-R: NEIGHBORHOOD RESTRICTED) Main
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Applicant	Property Owner
Luis A Cabrera	Rodriguez Trust / Miguel
Po Box 453105 - Kissimmee, FL 34745	Rodriguez Tr / Evelyn Rodriguez Tr
Kissimmee, FL 34745	4070 Van Buren Pl
Home:	Culver City, CA 90232
Business: 4077380282	Home:
Mobile: (407) 738-0282	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	<p>A City of Kissimmee Owner-Builder Affidavit is required prior to permit issuance. The Owner-Builder Affidavit can be found at <a href="https://www.kissimmee.gov/departments/energov-2231">https://www.kissimmee.gov/departments/energov-2231</a> in the Permit Forms section of the webpage.</p> <p>Please login to the self-service portal by visiting <a href="https://www.kissimmee.gov/departments/energov-2231">https://www.kissimmee.gov/departments/energov-2231</a> 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.</p>	Yes
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## 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
	<b>Total for Invoice INV-00032305</b>	<b>\$72.04</b>	<b>\$72.04</b>
INV-00032594	Work Without Permit Fine	\$117.31	\$117.31
	Double Permit Fee	\$68.04	\$68.04
	<b>Total for Invoice INV-00032594</b>	<b>\$185.35</b>	<b>\$185.35</b>
<b>Grand Total for Permit</b>		<b>\$257.39</b>	<b>\$257.39</b>



## 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,

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**  
1883

[kissimmee.gov](http://kissimmee.gov)



@cityofkissimmee

**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

Activity Name

Created On  
11/17/2023

Created By  
Perez, Ayadiri

Activity Comments  
owner builder needed



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](mailto: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

Manage Permit

MSR-25-0647 (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

**Other**  
 Figueroa, Dalisa  
 11/10/2023 5:39 PM

**Owner/Builder Affidavit Pending**  
 Figueroa, Dalisa  
 11/10/2023 5:39 PM

[VIEW HOLDS](#)

History

Changed On ↓

11/17/2023 08:57:21 AM

11/17/2023 08:57:14 AM

11/17/2023 08:57:14 AM

11/16/2023 05:08:13 PM

11/16/2023 05:08:12 PM

11/16/2023 05:08:12 PM

11/16/2023 05:08:12 PM

11/16/2023 05:07:46 PM

11/16/2023 05:07:47 PM

11/16/2023 05:07:47 PM

11/16/2023 05:07:47 PM

11/16/2023 05:07:47 PM

11/16/2023 05:07:47 PM

11/16/2023 05:07:47 PM

Before

Pending Permit Issuance

None

Geo Rules Caller Type

Permit Activity addee

Permit Status

Permit Status

Geo Rules Caller Type

Action Workflow Status

Action Workflow Status

Geo Rules Caller Type

Review Approved Task Complete (Review Coordinator)

Permit - File moved from eReview file s to attachments

EProjectFile deleted

Attachment added

Complete Date

Additional Info

Permit (118704)

Permit (118704)

Permit Activity Additional Info

"Automated Change: Action [Permit-Status-Review-Approval]", Permit (118704)

"Automated Change: Action [BP-On Hold-Owner Affidavit-Status]", Permit (118704)

Permit (118704)

Permit Workflow Step text: [Owner Builder-Statement Affidavit Confirmation]

Permit Workflow Step text: [Workflow Initialization - Review Approval]

Permit (118704)

Review Approved Task Completed By: Joshua Tulak

Project File Version (1106 Lehigh St Survey\_v1.pdf)

Attachment (1106 Lehigh St Survey\_v1.pdf)

Permit submittal text: (11/13/2023)

11/16/2023

[none]

eReview File with category of Plot Plan/Site Plan/Survey

Attachment

Failed

Parcel

Parcel

Parcel

Tracking Number:

Remove X

## 71067834200000119881

Copy

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

### Latest Update

Your item was delivered to an individual at the address at 7:59 pm on November 20, 2023 in CULVER CITY, CA 90232.

Get More Out of USPS Tracking:

USPS Tracking Plus®

#### Delivered

Delivered, Left with Individual

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