

TOWN OF EATONVILLE

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		Certified Values	
Current Value represents working appraised values as of 06/12/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 03/24/2023	
Land	\$38,400	Land	\$32,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$2,300	Extra Features	\$2,300
Buildings	\$325,700	Buildings	\$204,100
Appraised(just)	\$274,600	Appraised(just)	\$203,400
Assessed(estimated)	\$223,740	Assessed*	\$203,400
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$223,740	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.**

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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**

Notice of Violation for the following location:

Address	Parcel
18 W BASS ST KISSIMMEE, FL 34741	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

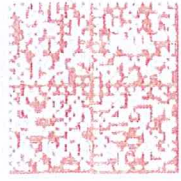


7106 7834 2000 0010 7451

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

93270008852098347412402 COK/CE
34741>5054



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

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

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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

18



LitoiPlan 4U
ENTERPRISES INC
Business Consulting
813-510-0673 www.litoiplan.com



LitoiPlan 4U

✓ All Florida PA	✓ All Insurance Services
✓ Business Cards	✓ Life Insurance
✓ Medical Records	✓ Performance Review
✓ All State Licenses	✓ LAR Events

MEMPHIS, TN



**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.



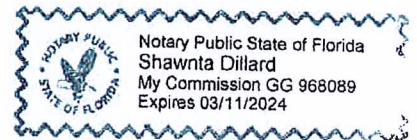
Peter Arroyo – Code Enforcement Officer

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.



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,

A handwritten signature in blue ink, appearing to read "Peter Arroyo".

Peter Arroyo
Code Enforcement Officer

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





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 alarm	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

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)

C. Date of Delivery

Agent
 Addressee

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)
- 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

Nov 21, 2023 at 8:26:57 AM



Code Enforcement

enforcement@cityofkissimmee.com

November 21, 2023

HITO PLANILLY & 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.

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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

CITY OF
KISSIMMEE
1743

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.

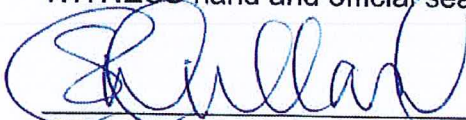
Dated this 21 day of November 2023.



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.