

TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT
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
PARCEL#: 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 Irló 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

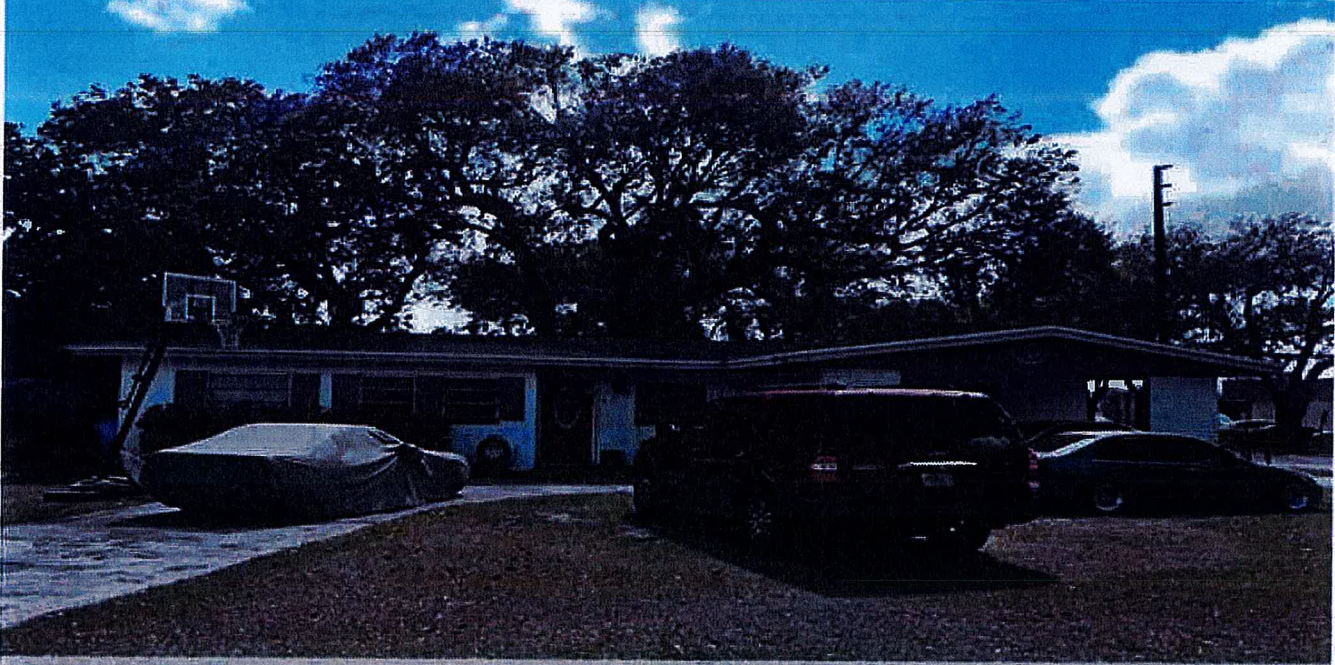
Land	\$50,000
AG Benefit	\$0
Extra Features	\$900
Buildings	\$147,700
Appraised(just)	\$198,600
Assessed*	\$141,094
Exemption	\$0
Taxable	\$141,094

* 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**

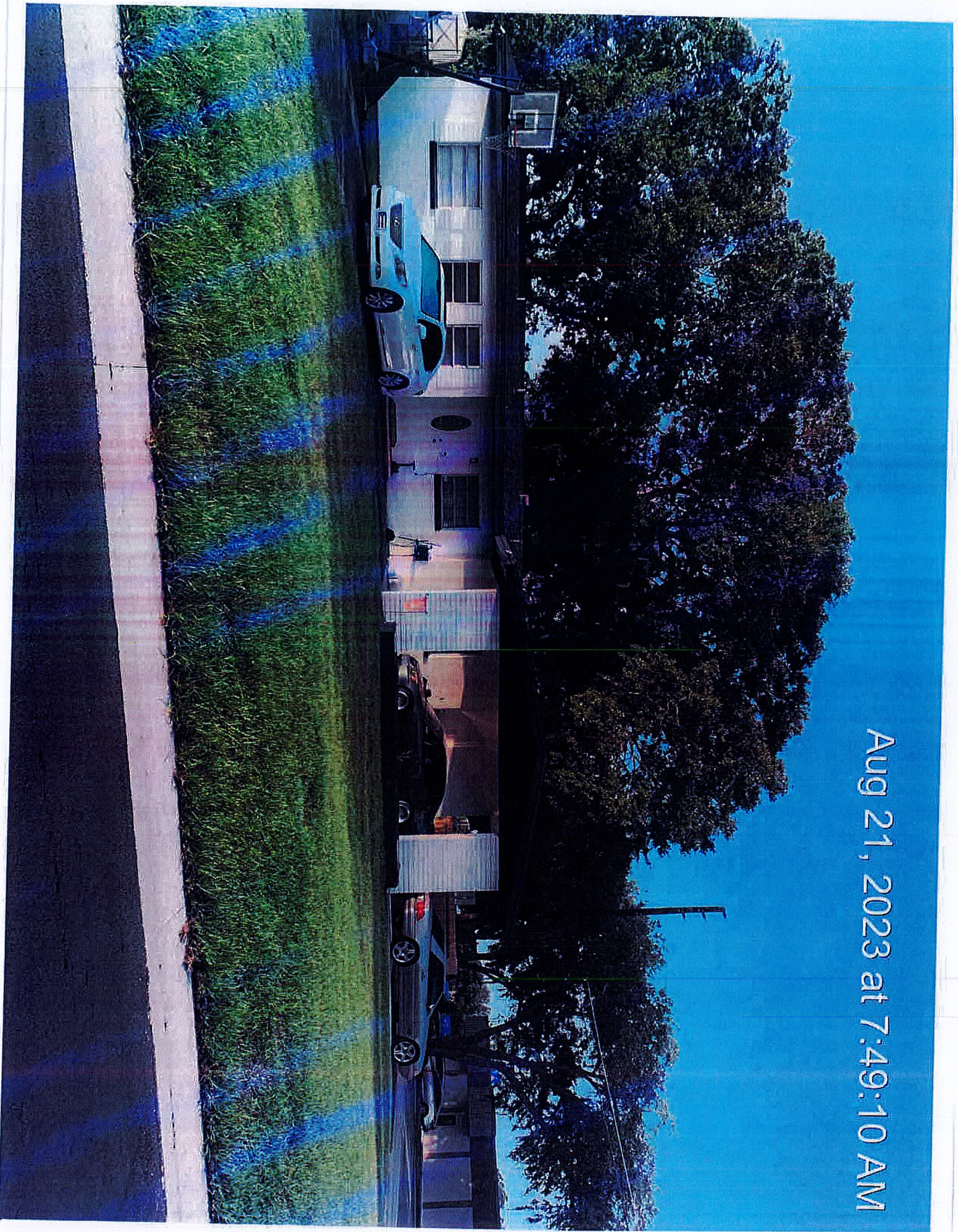


Town of Eatonville - Code Enforcement Division CODE VIOLATION

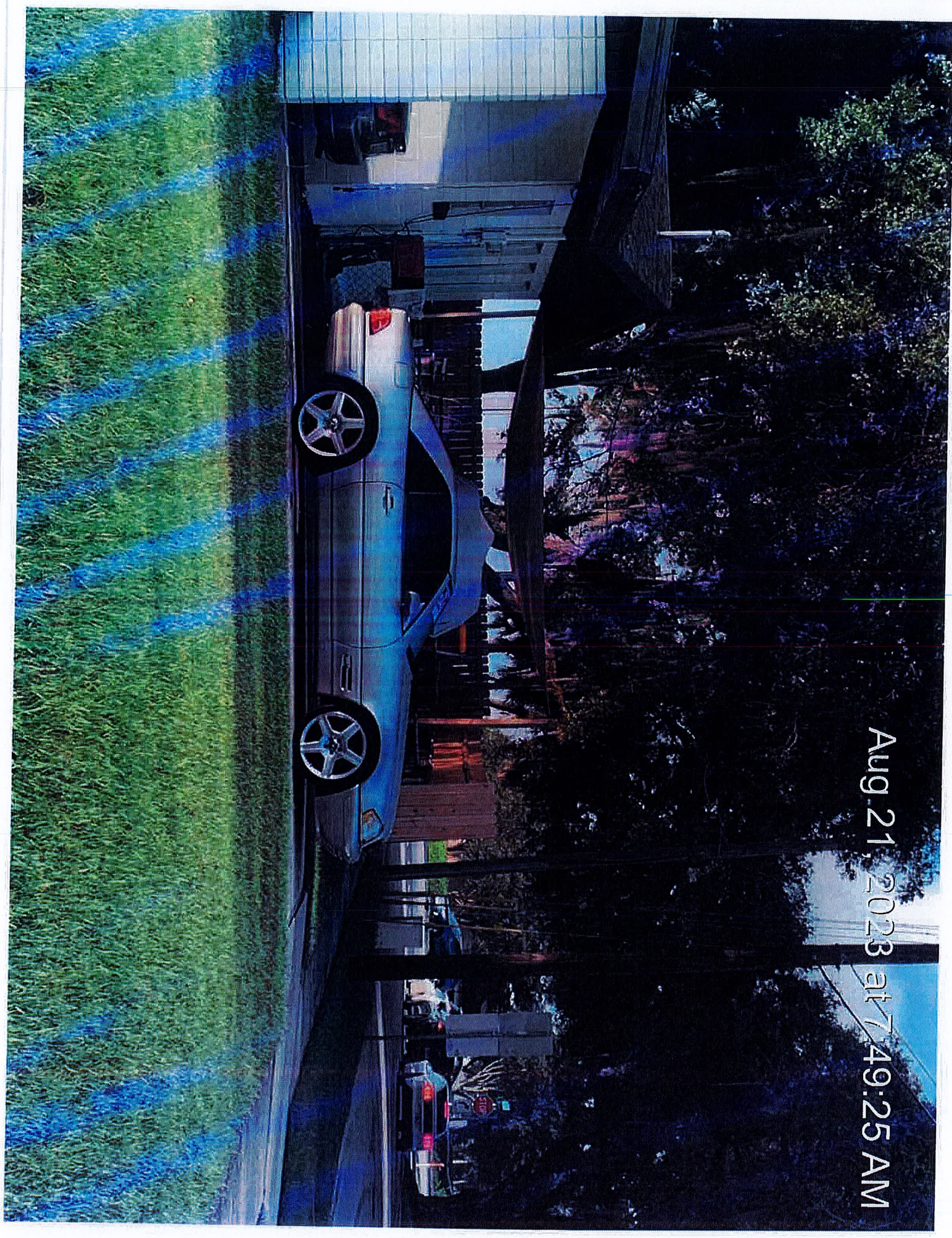
Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-82. - Permit required.

All applications for building permits for fences, walls or buffers shall state whether such is to be placed at or near a boundary, between the property of the applicant and adjoining property, and also whether there is any fill, slanting, elevation or other difference in the level of the grade between the properties. In the event there is, the building inspector shall in issuing the permit require that the height be reduced in such amount as will be necessary to compensate for such difference in grade so as to make the fence not in excess of the maximum permitted as the same affects the natural grade of the adjoining property. The purpose of this section is to protect the rights of adjoining property owners, and not have fences in excess of the heights set forth in this chapter.

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

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	Rodriguez Trust / Miguel
Po Box 453105 - Kissimmee, FL 34745	Rodriguez Tr / Evelyn
Kissimmee, FL 34745	Rodriguez Tr
Home:	4070 Van Buren Pl
Business: 4077380282	Culver City, CA 90232
Mobile: (407) 738-0282	Home:
	Business:
	Mobile:

Activity Type	Activity Number	Name	User	Created On
Email	ACT-001919-2023		Ayadiri 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 - 407.518.2133

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



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

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 or call 407.518.2379.

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

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

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

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

History

Changed On	Description
11/17/2023 08:57:21 AM	Permit Status
11/17/2023 08:57:14 AM	Geo Rules Caller Type
11/17/2023 08:57:14 AM	Permit Activity added
11/16/2023 05:08:13 PM	Permit Status
11/16/2023 05:08:12 PM	Permit Status
11/16/2023 05:08:12 PM	Geo Rules Caller Type
11/16/2023 05:08:12 PM	Action Workflow Status
11/16/2023 05:08:12 PM	Action Workflow Status
11/16/2023 05:07:48 PM	Geo Rules Caller Type
11/16/2023 05:07:47 PM	Review Approved Task Complete (Review Coordinator)
11/16/2023 05:07:47 PM	Permit - File moved from eReview files to attachments
11/16/2023 05:07:47 PM	EProjectFile deleted
11/16/2023 05:07:47 PM	Attachment added
11/16/2023 05:07:47 PM	Complete Date

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

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

[VIEW HOLDS](#)

Before	After
Pending Permit Issuance	On Hold
None	Parcel
On Hold	Pending Permit Issuance
In Review	On Hold
None	Parcel
Not Started	Failed
Not Started	Passed
None	Parcel
eReview File with category of Plot Plan/Site Plan/Survey	Attachment
[none]	11/16/2023

Additional Info
 Permit (118704)
 Permit (118704)
 Permit Activity Additional Info
 "Automated Change: Action [Permit-Set 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 Notification - 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)