

CITY OF KISSIMMEE

REFERENCE GUIDE TO CODE ENFORCEMENT

Mission Statement

The Kissimmee Code Enforcement team exists to ensure clean, safe places for people to live and work through assisting the public in achieving compliance with City codes and regulations.

Code Enforcement Division

Code Enforcement is a division of the Development Services Department and consists of seven employees. Glenn Osani is the Chief Code Enforcement Officer and oversees the division. Pat Fisher, Buddy Meshner, Brian Nadeau, and Mark Vazquez are Code Enforcement Officers. Maritza Abreu is the division secretary.

Each Code Enforcement Officer is assigned to a specific zone in the City. Annually, the Code Enforcement Division handles more than 5,000 cases.

This guide is intended to be a quick reference for questions you might have about code enforcement within the City Of Kissimmee. It is not an exhaustive list, but shows the type of cases that are most often processed by our officers.

For more information about your neighborhood code enforcement issues or to submit a complaint, please call 407.518.2133.

Board Meetings

The Code Enforcement Board holds a public meeting on the 3rd Monday of each month in the Commission Chambers at Kissimmee City Hall located at 101 Church Street, in Kissimmee.

Lot Mowing:**CMC #13-1-14 (E)(I)(A)**

Property may not display an excessive amount of weeds, grass or undergrowth. This has the potential to cause fire or breed insects, rodents, snakes, and other pests. The vegetation on an unimproved lot may not exceed 18 inches, while the grass on an improved lot may not exceed 12 inches.

Junk and Trash:**CMC #13-1-14 (D)(I)(A)**

Discarding debris, trash, junk, garbage, or abandoned property on any public or private property is not permitted.

Abandoned/Inoperable Vehicles:**CMC #13-1-14 (D)(I)(A)**

Vehicles must be operable and the person whose name appears on the registration must live in the house where the vehicle is parked. Operable means the vehicle is in driving condition. Any inoperable vehicles must be kept inside a garage.

Vehicle Regulations:**CMC #7-3-1**

Vehicles cannot stop, stand or park on a sidewalk.

Residential Parking:**CMC #14-2-78**

Vehicles may not be parked on the grass in the front or along the side yard of any property, except for 2 cars parked directly adjacent to the driveway in the front yard.

Garage Sales:

CMC #14-2-62(K)

Two (2) garage sales per year are permitted. Each garage sale cannot exceed three days. Garage sale signs are permitted to be a maximum area of two square feet. Signs can only be placed on the property that is hosting the garage sale. Signs may not be placed in the City right of way.

Address Numbers:

CMC #14-2-153(B)(1)

Address numbers must be at least three inches in height.

Recreational Vehicles and Boat Trailer:

CMC #14-2-62(J)(1)(A)

Each residential lot may have up to three trailers and/or recreational equipment items stored outdoors, but only one of these items may be parked in the front or along the side yards. No more than one of these items may be a motor home or a travel trailer. The parking of these items may not interfere with the use of the sidewalk or street, including obstructing visibility of intersections or driveways. The vehicle or trailer may be parked between the house and the street adjacent to the front or side of the home. In these situations, the vehicle or trailer must be parked on a paved surface. Single paver blocks under each tire are not permitted. If a vehicle or trailer is parked in the side yard, between two dwelling units, it is not required to be parked on a paved surface.

Commercial Vehicles:**CMC #14-2-77**

Commercial vehicle that exceeds the 8,000 pound Gross Vehicle Weight may not be parked or stored on any lot or street in any district.

Home Occupation:**CMC #5-1-15**

Certain home occupations are permitted, however; you must first apply for and be issued a City of Kissimmee Business Tax Receipt (formerly known as an occupational license).

Maximum Number of Pets:**CMC #9-1-6**

No more than five (5) adult dogs and/or cats are permitted.

Unsafe Structures

To report unsafe structures or properties which are not secure, please contact the Building Division at 407.518.2120.

Watering Restrictions:

Watering restrictions can change due to environmental conditions. For the most up-to-date information about watering in your neighborhood, please contact the Toho Water Authority at 407. 518.2160.

Pool Safety:

Residential swimming pools must comply with the Standard Swimming Pool Code (SBCCI). Pools must be surrounded by an enclosure or fence at least 48 inches in height. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

For more information about swimming safety, please contact the Community Coalition of Osceola Water Safety (CCOWS) at 407.933.SWIM.

Frequently Asked Questions

My neighbors have the same violations, why have you selected me?

The Code Enforcement Division does not conduct selective enforcement. The Officers try to cover their entire zone routinely. In addition, the officers respond to all complaints that are filed with our office. You may be unaware that the attempt to remedy a violation is already in progress. Please feel free to call the Code Enforcement Division office to inquire about a specific address.

How do I report a violation?

Call the Code Enforcement Division at 407.518-2133. Please provide the correct address and give a brief description of the potential violation. If you choose to remain anonymous, the Code Enforcement Division will still investigate the report. You should understand that, if you do leave your name and phone number, it becomes public record and is available to any citizen for review.

What happens if it is determined that I have violated a local ordinance?

It depends on the violation. In most cases, if there is no public danger, a Notice of Violation is issued giving the resident a reasonable amount of time to comply. A Code Officer will re-inspect the property at the end of the designated compliance time. If the property is found to be in compliance, the case is closed.

What if I don't come into compliance after receiving a Notice of Violation?

Your case could be presented to the Code Enforcement Board or you could be issued a Citation. The Code Enforcement Board has the power to issue fines if you are found guilty of violating an ordinance. If a citation is issued, you could be required to appear in County Court before an Osceola County Judge.

If the City of Kissimmee is forced to complete any work that will bring your property into compliance, you will be billed for that work and a lien can be filed against your property if payment is not received.

I received a notice of violation on a house that I own, but I rent this property to a tenant. Why don't you issue the notice to the tenant?

In most cases, the tenant was issued a Notice of Violation, and you, as the property owner would have been notified of the violation via certified mail. As the property owner, you are legally responsible for any violations of City ordinances. If your tenant does not come into compliance, you could be held responsible and the case could be presented to the Code Enforcement Board or a citation could be issued.

How will I know that my complaint was acted upon?

If you have registered a complaint and do not see any action, please call the Code Enforcement Division and the office staff will gladly check the computer records and update you on the status of the investigation.

This seems like a waste of tax dollars. Why don't you go after "real criminals?"

The Code Enforcement Division exists to protect the quality of life of all residents in the City of Kissimmee. It has a different purpose than law enforcement. Code Enforcement helps maintain property values and improves areas that have become blighted with debris, overgrowth or graffiti. Areas that have become blighted are more likely to have a higher crime rate than those areas that are well maintained and free from Code violations.

Important Contact Information

Code Enforcement Division

407.518.2133

Planning/Zoning

407.518.2140

Business Tax Receipts

407.518.2120

Neighborhood Planning

407.518.2145/2141

Public Works

407.518.2170

Community Redevelopment Agency

407.518.2544

Parks and Recreation

407.518.2501

Police Department

407.847.0176

City Web site

www.kissimmee.org

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