



CODE ENFORCEMENT
REFERENCE GUIDE

www.kissimmee.gov

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. Mark Vazquez is the Chief Code Enforcement Officer and oversees the division that includes five (5) code enforcement officers and a 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE

The City of Kissimmee Special Magistrate holds a public hearing on the 2nd Monday of each month in the Commission Chambers at Kissimmee City Hall, located at 101 Church Street.

CONTACT INFORMATION

Code Enforcement Division: 407.518.2133

codeenforcement@kissimmee.gov

Chief Code Enforcement Officer: 407.518.2376

Planning & Zoning Division: 407.518.2140

Building Division: 407.518.2379

Public Works & Engineering: 407.518.2170

Parks & Recreation: 407.518.2501

Community Redevelopment Agency: 407.518.2544

Police Department (non-emergency): 407.847.0176

City Website: www.kissimmee.gov

MOST COMMON CODE VIOLATIONS

LOT MOWING:

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:

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

ABANDONED / INOPERABLE VEHICLES:

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 REPAIRS IN RESIDENTIAL DISTRICTS:

Only minor repairs and maintenance may be accomplished on privately registered vehicles owned by the resident of the lot and having current State of Florida license plates, or motor vehicles designated by the State of Florida qualifying for an antique designation. Minor repairs are limited to changing and replenishment of fluid levels, such as hydraulic fluid, windshield washer fluid, and lubricating oil, the replacement of spark plugs, ignition points, the rotation of tires and the checking of adequate pressure; and the replacement of drive belts and hydraulic lines, provided all repairs are completed within 7 days of commencement. Repairs and maintenance may be performed on no more than 2 vehicles at a time. Any other repairs are restricted to a totally enclosed building.

RESIDENTIAL PARKING:

Vehicles may not park on the grass in the front or along the side yard of any property, except for two cars parked directly adjacent to the driveway in the front yard. The Parking Enforcement Division within the Kissimmee Police Department enforces all parking violations.

ADDRESS NUMBERS:

Address numbers must be at least three inches in height.

COMMERCIAL VEHICLES:

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.

RECREATIONAL VEHICLES & BOAT TRAILERS

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 the visibility of intersections or driveways. The vehicle or trailer may be parked between the house and the road 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.

All recreational equipment and trailers, including recreational vehicles measuring 30 feet or more, shall not be parked or stored on any street in any residential district within City limits. Suppose the parking of recreational vehicles or trailers impedes traffic flow or causes a public safety hazard; in that case, owners may be required to move such vehicles, despite being of permit length.

BUSINESS TAX RECEIPTS (BTR):

Any person pursuing trade or business, work out of their home, rent a short term dwelling, solicit or panhandle within City limits must obtain a Business Tax Receipt from both Osceola County and the City of Kissimmee prior to conducting business. BTR's are valid for a period of 1 year and must be renewed by paying the license tax annually by September 30. For more information, please contact the Development Services Building Division at 407.518.2379.

HOME OCCUPATION (BUSINESS):

Certain home occupations are permitted, however; you must first apply for and be issued a City of Kissimmee Business Tax Receipt. For more information, please contact the Development Services Building Division at 407.518.2379.

PERMITS:

Whether you are a homeowner or a licensed contractor who wishes to construct or develop within the City of Kissimmee, a permit is often required before working on your proposed project. To find out whether your project will require a permit or for more information, don't hesitate to get in touch with the Development Services Building Division at 407.518.2379.

NO WORK SHALL BE CONDUCTED UNTIL A BUILDING PERMIT IS ISSUED TO THE PROPERTY. ALL PERMITS MUST BE POSTED ON THE PROPERTY AND VISIBLE FROM THE ROADWAY.

SIGNAGE:

There are multiple types of permanent (i.e. ground, wall, awning, projecting) and temporary (i.e. banners, cold air balloons, human signs) signage allowed. These signs often require a permit and must meet certain requirements. To find out more information, please contact the Development Services Planning Division at 407.518.2140.

MAXIMUM NUMBER OF PETS:

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

DOMESTIC FOWL/ROOSTERS AND CHICKENS:

The keeping of domestic fowl within City limits shall be limited to no more than three birds. Domestic fowl shall be defined as chickens, turkeys, guinea fowl, pigeons, or any birds of the order Galliformes Anseriformes.

Any person desiring to keep domestic fowl within City limits shall be required to have a minimum of a one-acre parcel of land for said purposes.

UNSAFE STRUCTURES:

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

WATER 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. 944.5000.

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

WHAT IF I DON'T COME INTO COMPLIANCE AFTER RECEIVING A NOTICE OF VIOLATION?

Your case could be presented to the City of Kissimmee Special Magistrate or you could be issued a Citation. The City of Kissimmee Special Magistrate 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 City of Kissimmee Special Magistrate or a citation could be issued.

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.

CITY OF KISSIMMEE CODE ENFORCEMENT DIVISION

Kissimmee City Hall
101 Church Street Suite110 - 1st floor
Kissimmee, Florida 34741

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