

OSCEOLA COUNTY CODE ENFORCEMENT
1 COURTHOUSE SQUARE, SUITE 1100
KISSIMMEE, FL 34741
(407)742-0400
Fax: (407)742-0207

NOTICE OF VIOLATION

March 1, 2019

YOUTH AND COMMUNITY OUTREACH, INC.
C/O HELMI EL AGHA, REG. AGENT
4990 W. IRLO BRONSON MEM. HWY.
KISSIMMEE, FL 34746
Case: CT19-00433

Dear Property Owner(s):

Reference of Violation(s): (1) Osceola County Land Development Code, Chapter 4, Parking, Section 4.7.6, Parking Lot/Structured Parking, Sub-Section A3, Specifications, Paragraph A. (2) Osceola County Land Development Code, Chapter 3, Performance & Siting Standards, Article 3.1, General Provisions, Section 3.1.2, Restrictions Upon Land Use, Building, and Structures, Sub-Section A-1, Use.

Location of Violation(s): 4990 W. IRLO BRONSON MEM. HWY / Parcel # 11-25-28-0000-0110-0000

Description of the Violation(s):

- (1) Osceola County Land Development Code, Chapter 4, Parking, Section 4.7.6, Parking Lot/Structured Parking, Sub-Section A-3, Specifications, Paragraph A, which states, all parking areas, spaces, driving aisles and access points shall be paved and be clearly identifiable by marking, curbing, wheel stops or other alternatives agreed upon by the County Manager. If it can be demonstrated to the satisfaction of the County that alternative parking facility arrangements are necessary based on site constraints and design goals, these may be granted. Alternative parking facilities may include but not be limited to pervious materials, such as gravel, wood chips, or grass surface may be used. For the purpose of this Article, paved shall be defined as a durable all-weather surface consisting of an improved smooth surface, including but not limited to concrete, asphalt, brick, or other materials constructed so as to form a continuous, permanent surface. By allowing for unmaintained parking lot with pot holes and unmarked spaces.
- (2) Osceola County Land Development Code, Chapter 3, Performance & Siting Standards, Article 3.1, General Provisions, Section 3.1.2, Restrictions Upon Land Use, Building, and Structures, Sub-Section A-1, Use, which states, No building or structure shall be erected and no existing building shall be moved, altered, or enlarged, nor shall any land, building, structure or premise be used or designed to be used for any purpose or in any manner other than as permitted in the district in which such land, building, structure or premises is or are located. All necessary land use, zoning and/or building permits shall be obtained, except when exempt according to Florida Statutes. By allowing the placement of unpermitted modular buildings/structures on the property.

Corrective action:

- 1. Please resurface and restripe the parking area so that is be clearly identifiable by marking, curbing, wheel stops or other approved alternatives.**
- 2. Please apply for and obtain any and all required permits, including Construction and Building permits, to satisfy the conditions of the Approved Site Development Plan (SDP) #17-0093 or remove all unpermitted structures from the property.**
- 3. Complete School Project including All 10 Modular buildings completed as site plan submitted by civil engineer, with Landscaping, Electrical, Sewer lines, and Water lines connected.**

If the violation(s) are not corrected by **April 1, 2019**, this case may be heard by the Osceola County Code Enforcement Board; who, upon substantiation of the violation(s), may impose a fine not to exceed \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continues to occur beyond the time specified for compliance. The Hearing is held at the Osceola County Administration Building, 1 Courthouse Square, Commission Chambers, Suite 4100 (4th Floor), Kissimmee, Florida.

For further information regarding this matter, you may email me at Twil2@osceola.org or please contact (407)742-0400 between 8:00am-5:00pm on weekdays.

Respectfully,

Thomas Wilkinson
Chief Code Enforcement Officer
Osceola County
1 Courthouse Square Suite 1100
Kissimmee, FL 34741