



UMATILLA CODE COMPLIANCE SPECIAL MAGISTRATE

April 17, 2025 at 9:00 AM

Council Chambers, 1 S. Central Avenue, Umatilla, Florida 32784

AGENDA

Please silence your electronic devices

CALL TO ORDER

SWEARING IN OF STAFF & RESPONDENTS

PUBLIC HEARINGS: CONTINUED CASES

PUBLIC HEARINGS: REPEAT CASES

PUBLIC HEARINGS: NEW CASES

1. Case Number: 24-00022
Property Address: 30 Wafford Street
Property Owner: HCO Properties LLC
Property Owner Contact: Dr. Larry Adkins
2. Case Number: 24-00029
Property Address: 51 Highland Avenue
Property Owner/Respondent: Nancy Hutchenson
3. Case Number: 24-00031
Property Address: 600 Wisteria Avenue
Property Owner/Respondent: Robert Branch

PUBLIC HEARINGS: NON-COMPLIANCE CASES

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any invocation that may be offered before the official start of the Council meeting is and shall be the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution 2014-43. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief by the Council or the City. No person in attendance at this meeting is or shall be required to participate in any invocation and such decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.

The City of Umatilla is an equal opportunity provider and employer.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: April 11, 2025

MEETING DATE: April 17, 2025

SUBJECT: Case Number: 24-00022

Property Address: 30 Wafford Street

Property Owner: HCO Properties LLC

Property Owner Contact: Dr. Larry Adkins

BACKGROUND SUMMARY:

INSTALLATION OF MOBILE OFFICE TRAILER AS RESIDENTIAL DWELLING

Violation of Chapter 11 – Building and Fire Code, Section 4: Permit Required

Pursuant to the Land Development Regulations:

“No building or other structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.”

CASE BACKGROUND:

Case No. 24-00022 – Code Enforcement Narrative

Location: 30 Wafford Street

Summary Prepared by: Code Enforcement Officer Lambert

On **March 21, 2024**, Building Official Jay Connell discovered that a mobile office trailer was being installed for residential use within the mobile home park located at 30 Wafford Street. Mr. Connell immediately issued written guidance via email to Dr. Larry Adkins, owner of HCO Properties LLC, outlining the applicable permitting requirements and corrective actions necessary for compliance.

Following an inspection conducted on September 27, 2024, a Correction Notice was mailed to the Respondent. In addition to the unpermitted mobile office trailer, the notice cited several additional violations, including:

- Overgrown grass and vegetation
- Accumulation of trash, junk, and debris
- Unattractive nuisances on additional lots where used mobile homes had been placed

Code Enforcement Officer Lambert continued to follow-up with the Respondent through both email and telephone communications.

As of **April 3, 2025**, partial compliance had been achieved. However, the mobile office trailer remained on the property without a permit. A Violation Notice was subsequently posted on the unit, informing the Respondent that failure to comply by **April 14, 2025**, would result in a Special Magistrate Hearing.

On **April 11, 2025**, the Respondent contacted Code Enforcement Officer Lambert and stated that permit UM400603 had been obtained for the trailer. Upon verification with the Building Department, it was confirmed that the permit was for the installation of new windows only. The permit did not include a lot number and did not reference the mobile office trailer at issue.

Furthermore, the Building Department confirmed that:

- No plans had been submitted for the conversion of the office trailer into a residential unit
 - No as-built plans had been provided
- Both were required as part of the remedies outlined by the Building Official.

On **April 14, 2025**, a re-inspection was conducted by Code Enforcement Officer Lambert, who confirmed that the mobile office trailer remained on Lot 10 and that the required permit for its residential use had still not been secured.

RECOMMENDATIONS:

Staff recommends the Special Master find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before May 1, 2025 (15 days), and consider an imposition of a daily fine of up to \$250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Special Master.

FISCAL IMPACTS:

N/A

ATTACHMENTS:

None



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: April 11, 2025

MEETING DATE: April 17, 2025

SUBJECT: Case Number: 24-00029

Property Address: 51 Highland Avenue

Property Owner/Responden: Nancy Hutchenson

BACKGROUND SUMMARY:

ACCUMULATION OF TRASH, JUNK, DEBRIS, NONLIVING PLANT MATERIAL, AND INADEQUATE UTILITIES

Violations of Chapter 34, Section 16(A); Section 31; IPMC 505.1; Florida Building Code 604.2

Relevant Code Sections:

Chapter 34, Section 16(A) – High Weeds, Rubbish, Junk, and Standing Water Prohibited

It is unlawful for any owner, agent, custodian, lessee, or occupant of any lot or parcel within the city to permit the excessive growth of weeds, grass, vegetation, or undergrowth, or to allow rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned vehicles, or other unsightly or unsanitary matter to remain on the property. Properties must be maintained free from such accumulations.

Chapter 34, Section 31 – Abandoned Property and Junk Vehicles

Abandoned or junk vehicles must be located behind a privacy fence so they are fully obstructed from public view, or they must be removed entirely. Storing such vehicles in open view on public or private property constitutes a public nuisance and is prohibited citywide.

International Property Maintenance Code (IPMC) 505.1 – Water Connection

Every plumbing fixture must be properly connected to a public or approved private water system and be supplied with both hot (or tempered) and cold running water, in accordance with the Uniform Plumbing Code adopted in PMC Chapter 15.04.

Florida Building Code 604.2 – Electrical Facilities – Service

Dwelling units must be served by a three-wire, 120/240 volt, single-phase electrical service with a minimum capacity of 60 amperes, per NFPA 70 requirements.

CASE BACKGROUND:

Case Location: 51 Highland Avenue

Case Summary Prepared by: Code Enforcement Officer Lambert

The property located at **51 Highland Avenue** experienced two significant incidents resulting in damage:

- **October 7, 2024:** Hurricane *Milton* caused a large tree in the side yard to fall and strike the residence, resulting in visible damage.
- **October 19, 2024:** A fire broke out in a shed on the property, destroying stored items and damaging the adjacent privacy fence. The fence had previously screened the area from public view. As of this report, little to no effort had been made to remove the debris resulting from either incident.

On **November 22, 2024**, after more than 30 days without cleanup, Code Enforcement Officer Lambert issued a Correction Notice for accumulation of debris. A noise violation was also issued due to a generator being operated between the hours of **9:00 PM and 6:00 AM**, which had prompted complaints from a nearby resident, Stephanie Edwards.

During an inspection on **March 6, 2025**, additional violations were observed, including:

- An abandoned and untagged vehicle located on-site and visible from the public right-of-way
- Disconnection of water utilities, reportedly shut off since December
- No electric meter was present, indicating the residence lacked proper electrical service.

On **April 3, 2025**, a Notice of Violation was issued. At that time, the majority of the storm/fire-related debris remained, the abandoned vehicle was still present, and water and electrical utilities had not been restored. Despite the lack of utilities, it appeared the property was occupied. Items were observed being moved around, and neighbors confirmed that individuals were living at the residence.

While posting the notice, Code Enforcement Officer Lambert encountered Ed James, an adult occupant who was exiting the home. Mr. James advised that the original property owner, Nancy Hutchenson, had passed away and that the property had recently been sold to an investment company through a public auction.

The Notice of Violation clearly stated that failure to correct the violations by April 14, 2025, would result in a Special Magistrate Hearing scheduled for April 17, 2025.

Upon re-inspection on April 14, 2025, Code Enforcement Officer Lambert confirmed that the property remained largely unchanged from the April 3 inspection. The debris, abandoned vehicle, and utility issues were still unresolved.

RECOMMENDATIONS:

Staff recommends the Special Master find the property in violation, issue an Order requiring the violation be

corrected and the property brought into compliance on or before May 1, 2025 (15 days from hearing), and consider an imposition of a daily fine of up to \$250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Special Master.

FISCAL IMPACTS:

N/A

ATTACHMENTS:

None



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: April 11, 2025

MEETING DATE: April 17, 2025

SUBJECT: Case Number: 24-00031

Property Address: 600 Wisteria Avenue

Property Owner/Respondent: Robert Branch

BACKGROUND SUMMARY:

ABANDONED VEHICLE IN PUBLIC VIEW & DRIVEWAY INSTALLATION WITHOUT PERMIT

Violations of Chapter 34, Section 31 and Chapter 11, Section 4 – Land Development Regulations

Violation 1: Abandoned or Junk Vehicle(s) in Public View

Chapter 34, Section 31 – Abandoned Property and Junk Vehicles

The Code of Ordinances requires that all abandoned or junk vehicles be either:

- Located behind a privacy fence such that they are completely obstructed from public view, or
- Removed entirely from the property

Such vehicles may not be parked, stored, or maintained in the open—on either public or private property—within any district in the city. Yards, open areas, and vacant lots where abandoned property is located are deemed a nuisance and must be abated as they are considered detrimental to public health, safety, and welfare.

Violation 2: Installation/Expansion of Driveway Without a Permit

Chapter 11 – Building and Fire Code, Section 4: Permit Required

Pursuant to the Land Development Regulations:

“No building or other structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.”

CASE BACKGROUND:

Case Initiation Date: December 27, 2024

Property Owner: Richelle Branch

Summary Prepared by: Code Enforcement Officer Lambert

On **December 27, 2024**, an on-site inspection was conducted at the subject property. During the visit, Code Enforcement Officer Lambert spoke with Ms. Richelle Branch, the property owner. Ms. Branch expressed no interest in discussing remedies or addressing the violations identified, which included the presence of an abandoned vehicle in view of the public right-of-way and unpermitted driveway modifications.

A re-inspection conducted on February 10, 2025, revealed that no corrective action had been taken. As a result, a Correction Notice was issued to the property owner, establishing a compliance deadline of March 3, 2025.

On **March 6, 2025**, a follow-up inspection showed partial compliance. While some progress had been made, issues related to the unpermitted driveway alterations remained unresolved.

Subsequently, on **April 3, 2025**, a formal Notice of Violation was mailed to the property owner. This notice outlined the outstanding violations and provided a final compliance deadline of **April 14, 2025**. It also stated that failure to comply by this date would result in the matter being referred to the Special Magistrate for a hearing scheduled on **April 17, 2025**.

A final inspection on **April 14, 2025**, confirmed that the Respondent had removed the millings from the public right-of-way and replaced the area with soil. However, the property was not fully restored, as sod had not been replaced, leaving the violation partially unresolved.

RECOMMENDATIONS:

Staff recommends the Special Master find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before May 1, 2025 (15 days), and consider an imposition of a daily fine of up to \$25.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Special Master.

FISCAL IMPACTS:

N/A

ATTACHMENTS:

None
