



UMATILLA CODE COMPLIANCE SPECIAL MAGISTRATE

June 19, 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: NON-COMPLIANCE CASES

PUBLIC HEARINGS: CONTINUED CASES

PUBLIC HEARINGS: NEW CASES

1. Case number 25-00004
630 Goodbar Avenue
UTI Real Estate Inc
2. Case Number 25-00008
42 S Trowell Avenue
Respondent: Brian Ehlers

PUBLIC HEARINGS: REPEAT 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: June 10, 2025

MEETING DATE: June 19, 2025

SUBJECT: Case number 25-00004

630 Goodbar Avenue

UTI Real Estate Inc

BACKGROUND SUMMARY:

Violation: Junk vehicles stored within public view.

Umatilla Code of Ordinances Sec. 34-31. - Abandoned property and junk vehicle, generally. - Any abandoned or junk vehicles must be located behind a privacy fence such that the vehicle is completely obstructed from public view or must be removed from the property. Abandoned or junk vehicles may not be parked, stored or maintained in the open, on public or private property, in any district within the limits of the city. All yards, open areas and vacant lots on which abandoned property is located are declared a nuisance detrimental to the public health, safety and welfare and the nuisance shall be abated as herein provided.

Violation: Grass and/or weeds grown to a height of over 12 inches.

Umatilla Code of Ordinances Sec. 34-16(a)- High weeds, rubbish, junk, standing water prohibited- It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

Violation: Unscreened storage of materials, trailers, and derelict or abandoned vehicles

Umatilla Code of Ordinances Sec. 60-246. - Screening requirements. Any use enumerated for LM districts shall screen loading platforms, storage areas, and parking lots in the following manner:

- (1) Loading platforms and storage areas shall be screened on all sides fronting streets, roads, highways, easements for ingress or egress, however stated. Parking lots for motor vehicles other than passenger cars utilized in the operation of the entire production of the enterprise located thereon, shall be screened in a like manner.
- (2) All parking lots, loading platforms, and storage areas shall be screened on any side abutting zoning districts other than C-2, LM, and M-1.
- (3) All screening shall be a continuous and consistent fence of a substantial and durable material, such as, but not limited to concrete blocks or redwood to such a height and construction necessary to hide from view any materials or vehicles stored behind the fence or enclosure; except that the view shall not be considered as applying to the overview portions of elevated highways or views from the air.

Violation: Equipment and materials not enclosed by an opaque wall, fence or landscaping.

Umatilla Land Development Regulation Chapter 8, Section 1(f)(4)- Industrial Uses. Outside Storage - Outside storage of equipment or materials shall be permitted for industrial use when in compliance with the following requirements.

- A) All storage areas shall be enclosed by an opaque wall, fence, or landscaping of sufficient maturity, density and height to screen such areas from any public right-of-way or adjoining property.
- B) All equipment or materials shall be secured, if necessary, to withstand winds.
- C) Screening shall not be required around storage areas for operable motor vehicles and landscape materials.
- D) No motor vehicles shall be stored for a period exceeding twenty-eight (28) consecutive days within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers.

On April 16, 2025, Code Compliance Officer Misti Lambert observed and documented violations at 630 Goodbar Avenue to include unmaintained vegetation on the property and right of way, junk vehicles stored in public view, unscreened building materials and equipment. Code Officer Lambert mailed a correction notice to the business at the address on record with the Lake County Property Appraiser's office, and emailed it to the email address on record with the City of Umatilla Utilities Department, with a compliance date of May 9, 2025.

On or about May 1, the Correction Notice was returned, "Unable to Forward."

On May 19, 2025, Code Officer Lambert re-inspected to find no noticeable change to the property and noted that it appeared the business was abandoned as the gates were never opened and no one was ever present at the property.

On May 29, 2025, Code Officer Lambert mailed a Notice of Violation both the certified-return receipt requested and regular mail, as well as posting it on the business gate closest to the business office. The required remedies include removal of OR screening of junk vehicles, construction equipment and building materials, and remediation of overgrown grass and plant matter on the property and adjacent right of way.

On June 10, 2025, the Notice of Violation that was mailed Certified - Return Receipt was returned "Unable to Forward." Code Officer Lambert emailed the Notice of Violation to the email address on file with the utility department once again, despite no response when emailed previously.

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 July 3, 2025 (14 days), and consider an imposition of a daily fine of \$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:

Undetermined.

ATTACHMENTS:

1. Violation Notice - Hearing 25-00004
2. Correction Notice 25-00004
3. Property Record Card
4. mailings
5. affidavit of service 5.29.25_001



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

May 29, 2025

Case #25-00004

UTI Real Estate LLC
630 Goodbar Avenue
Umatilla, FL 32784

Certified Mail # 70162070000042716283
Posted on Property Date May 29, 2025

**RE: Notice of Violation for property located at:
630 GOODBAR AVENUE**

Alternate Key # 3369025

Parcel No. 12-18-26-0400-00C-00700

Legal Description: UMATILLA, COLLINS SUB PB 4 PG 22 LOTS 7 TO 20 INCL BLK C, LOTS 13-20 INCL BLK D, VACATED MARY ST LYING N OF LOT 20 BLK C & LYING S OF LOTS 16 TO 20 BLK D ORB 5381 PG 1548

To Whom It Concerns at UTI Real Estate LLC

YOU ARE HEREBY NOTIFIED that the property identified above has been found in violation of the following City code(s): You are hereby directed to take immediate action(s) to remedy the violation(s) by the Compliance Date listed in this Notice.

Umatilla Code of Ordinances Sec. 34-31. - Abandoned property and junk vehicle, generally.

- Any abandoned or junk vehicles must be located behind a privacy fence such that the vehicle is completely obstructed from public view or must be removed from the property. Abandoned or junk vehicles may not be parked, stored or maintained in the open, on public or private property, in any district within the limits of the city. All yards, open areas and vacant lots on which abandoned property is located are declared a nuisance detrimental to the public health, safety and welfare and the nuisance shall be abated as herein provided.

Violation: *Junk vehicles stored within public view.*

Required Remedy: Remove junk vehicle(s) from property, or repair and obtain current registration(s) and tag(s) for all such vehicles on property within view of the public right of way.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

Umatilla Code of Ordinances Sec. 34-16(a)-#High weeds, rubbish, junk, standing water prohibited

It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

Violation: *Grass and/or weeds grown to a height of over 12 inches.*

Required Remedy: Eliminate all overgrown vegetation, including grass and weeds, from the property.

Umatilla Code of Ordinances Sec. 60-246. - Screening requirements.

Any use enumerated for LM districts shall screen loading platforms, storage areas, and parking lots in the following manner:

- (1) Loading platforms and storage areas shall be screened on all sides fronting streets, roads, highways, easements for ingress or egress, however stated. Parking lots for motor vehicles other than passenger cars utilized in the operation of the entire production of the enterprise located thereon, shall be screened in a like manner.
- (2) All parking lots, loading platforms, and storage areas shall be screened on any side abutting zoning districts other than C-2, LM, and M-1.
- (3) All screening shall be a continuous and consistent fence of a substantial and durable material, such as, but not limited to concrete blocks or redwood to such a height and construction necessary to hide from view any materials or vehicles stored behind the fence or enclosure; except that the view shall not be considered as applying to the overview portions of elevated highways or views from the air.

Violation: *Unscreened storage of materials, trailers, and derelict or abandoned vehicles*

Required Remedy: Eliminate all overgrown vegetation, including grass and weeds, from the property.

Umatilla Land Development Regulation Chapter 8, Section 1(f)(4)- Industrial Uses. Outside Storage

Outside storage of equipment or materials shall be permitted for industrial uses, when in compliance with the following requirements.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

- A) All storage areas shall be enclosed by an opaque wall, fence, or landscaping of sufficient maturity, density and height to screen such areas from any public right-of-way or adjoining property.
- B) All equipment or materials shall be secured, if necessary, to withstand winds.
- C) Screening shall not be required around storage areas for operable motor vehicles and landscape materials.
- D) No motor vehicles shall be stored for a period exceeding twenty-eight (28) consecutive days within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers.

Violation: *Equipment and materials not enclosed by an opaque wall, fence or landscaping.*

Required Remedy: Remove equipment and materials from property; or move equipment and materials to a screened location; or install a properly permitted fence to screen the current location of the unscreened equipment and materials.

Notice: Failure to comply by **June 13, 2025** will result in the case going before the Umatilla Special Magistrate on **June 19, 2025 at 9:00am in the City Council Chambers located in City Hall at 1 South Central Ave., Umatilla, FL.** At the Hearing, the Special Master will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Master even if the violation has been corrected prior to the Hearing. At the Hearing, the Special Master will order compliance by a specified date and may impose daily fines of up to \$250.

It is the responsibility of the property owner or violator to notify the code inspector when the property is ready to be re-inspected. To request a re-inspection or if you have any questions about what is required to bring the property into compliance, please call (352) 669-1846 or email codeenforcement@umatillafl.org.

Sincerely,

Misti Lambert

Misti Lambert
Projects and Compliance Manager
City of Umatilla
352-669-3125

cc: File



CITY OF UMATILLA

Office of Code Enforcement

Date: 04/16/25

Compliance Date: 05/09/25

Notice: 25-00004

Owner:

Property Address:

630 GOODBAR AVE

Property ID: 3369025

NOTICE OF VIOLATION(S)

During a recent visit to your property, the following violations of the Code of the City of Umatilla were found:

Section	Description
34-31	Sec. 34-31. - Any abandoned or junk vehicles must be located behind a privacy fence such that the vehicle is completely obstructed from public view or must be removed from the property. Abandoned or junk vehicles may not be parked, stored or maintained in the open, on public or private property, in any district within the limits of the city. All yards, open areas and vacant lots on which abandoned property is located are declared a nuisance detrimental to the public health, safety and welfare and the nuisance shall be abated as herein provided.
34-16A	Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.
60-246 STORAGE	Screening Requirements- Any use enumerated for LM districts shall screen loading plat-forms, storage areas, and parking lots in the following manner: (1>Loading platforms and storage areas shall be screened on all sides fronting streets, roads, highways, easements for ingress or egress, however stated. Parking lots for motor vehicles other than passenger cars utilized in the operation of the entire production of the enterprise located thereon, shall be screened in a like manner.(2)All parking lots, loading platforms, and storage areas shall be screened on any side abutting zoning districts other than C-2, LM, and M-1.(3)All screening shall be a continuous and consistent fence of a substantial and durable material, such as, but not limited to concrete blocks or redwood to such a height and construction necessary to hide from view any materials or vehicles stored behind the fence or enclosure; except that the view shall not be considered as applying to the overview portions of elevated highways or views from the air.

Violation:Abandoned or junk vehicle(s) on property within view of the public right-of-way.

Required Remedy: (1) Repair abandoned vehicles on property and obtain valid vehicle registrations if not current, or (2) Remove abandoned vehicles from property, or (3) Move them behind a privacy fence, inside a garage, or to a position where they are completely obstructed from the public right-of-way. (Note: placing a car covers over the vehicles will not bring your property into compliance with code.)

Violation: Grass or weeds overgrown to a height of twelve inches or more from the ground.

Required Remedy: Mow the property and the adjoining public right-of-way.

Violation: Outdoor storage not screened from view pursuant to code.



CITY OF UMATILLA
Office of Code Enforcement

Required Remedy: Remove materials stored outdoors from property, or move the materials to a location where they are screened from view, or obtain a permit to fence the portions of the property where the unscreened materials are stored.

Please contact us by telephone at (352) 669-3125, in person at 1 S Central Ave or you can respond via e-mail at mlambert@umatillafl.org if you have any questions or concerns.

Sincerely,

Misti Lambert
Code Enforcement Officer

PROPERTY RECORD CARD

General Information

Name:	UTI REAL ESTATE LLC	Alternate Key:	3369025
Mailing Address:	630 GOODBAR AVE UMATILLA, FL 32784 Update Mailing Address	Parcel Number: ⓘ	12-18-26-0400-00C-00700
		Millage Group and City:	00U1 Umatilla
		2024 Total Certified Millage Rate:	19.7053
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	630 GOODBAR AVE UMATILLA FL, 32784	Property Name:	UTILITY TECHNICIANS AND SPECIALITY FABRICATION Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	UMATILLA, COLLINS SUB PB 4 PG 22 LOTS 7 TO 20 INCL BLK C, LOTS 13-20 INCL BLK D, VACATED MARY ST LYING N OF LOT 20 BLK C & LYING S OF LOTS 16 TO 20 BLK D ORB 5381 PG 1548		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	LIGHT MANUFACTURING (4100)	0	0		44400.000	Square Feet	\$77,997.00	\$77,997.00
2	OFFICE 1 STORY (1700)	0	0		22800.000	Square Feet	\$36,717.00	\$36,717.00
Click here for Zoning Info ⓘ				FEMA Flood Map				

Commercial Building(s)

Building 1

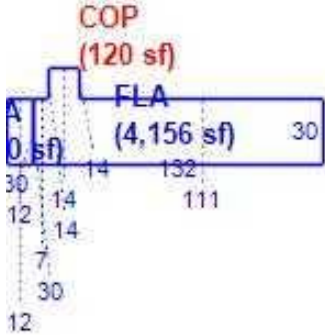
Commercial	Building Value: \$171,427.00 Building Use: LIGHT MANUFACTORING PRE-ENG BLDG (41C) Structure Type:		
Summary	Section(s)		
Year Built:	1960	Section Type	No. Stories Ground Floor Area
Total Effective Area:	4636	COMMERCIAL CANOPY (COP)	1.00 120
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00 4516
Half Bathrooms:	2	View Larger	
Elevators:	0		

Elevator Landings: 0

Residential Units: 0

Kitchens: 0

Fireplaces: 0

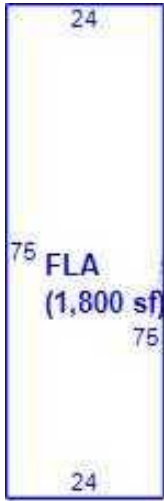


Building 2

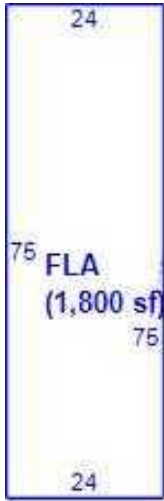
Commercial	Building Value: \$310,490.00 Building Use: LIGHT MANUFACTURING PRE-ENG BLDG (41C) Structure Type:		
Summary	Section(s)		
Year Built: 2004	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 8000	FINISHED LIVING AREA (FLA)	1.00	8000
Full Bathrooms: 0	View Larger		
Half Bathrooms: 3			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			

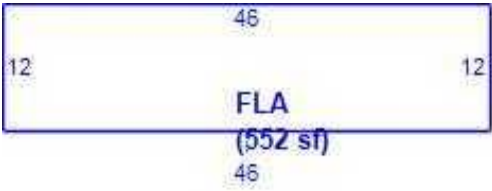
Building 3

Commercial	Building Value: \$83,217.00 Building Use: LIGHT MANUFACTURING PRE-ENG BLDG (
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		41C) Structure Type:		
Summary		Section(s)		
Year Built:	2004	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	1800	FINISHED LIVING AREA (FLA)	1.00	1800
Full Bathrooms:	0			
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

Building 4

Commercial		Building Value: \$39,408.00 Building Use: OFFICE BLDG 1 STORY (17C) Structure Type:		
Summary		Section(s)		
Year Built:	2008	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	552	FINISHED LIVING AREA (FLA)	1.00	552
Full Bathrooms:	0			
Half Bathrooms:	1			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			



Building 5

Commercial	Building Value: \$13,391.00 Building Use: UNFINISHED COMMERCIAL AREA (10C) Structure Type:		
Summary	Section(s)		
Year Built: 1960	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 512	COMMERCIAL CANOPY (COP)	1.00	128
Full Bathrooms: 0	FINISHED LIVING AREA (FLA)	1.00	384
Half Bathrooms: 1	View Larger COP (128 sf) FLA (384 sf)		
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
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1	FENCE (CFEN1)	3660	SF	2001	\$2,108.00
2	PAVING (CPAV2)	9000	SF	2001	\$12,600.00
3	PAVING (CPAV2)	4316	SF	2004	\$6,043.00
4	PAVING (CPAV2)	1064	SF	2015	\$1,907.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5381 / 1548	11/22/2019	Trustees Deed	Qualified	Improved	\$600,000.00
5328 / 872	08/30/2019	Warranty Deed	Unqualified	Vacant	\$20,000.00
3379 / 1062	02/28/2007	Warranty Deed	Unqualified	Improved	\$600.00
1629 / 467	07/22/1998	Warranty Deed	Qualified	Vacant	\$45,000.00
1379 / 862	08/01/1993	Quit Claim Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$755,305	\$728,310	\$728,310	5.0364	\$3,668.06
SCHOOL BOARD STATE	\$755,305	\$755,305	\$755,305	3.1240	\$2,359.57
SCHOOL BOARD LOCAL	\$755,305	\$755,305	\$755,305	2.9980	\$2,264.40
LAKE COUNTY WATER AUTHORITY	\$755,305	\$728,310	\$728,310	0.2940	\$214.12
NORTH LAKE HOSPITAL DIST	\$755,305	\$728,310	\$728,310	0.4100	\$298.61
ST JOHNS RIVER FL WATER MGMT DIST	\$755,305	\$728,310	\$728,310	0.1793	\$130.59
CITY OF UMATILLA	\$755,305	\$728,310	\$728,310	7.1089	\$5,177.48
LAKE COUNTY MSTU AMBULANCE	\$755,305	\$728,310	\$728,310	0.4629	\$337.13
LAKE COUNTY VOTED DEBT SERVICE	\$755,305	\$728,310	\$728,310	0.0918	\$66.86
				Total: 19.7053	Total: \$14,516.82

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law

Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.

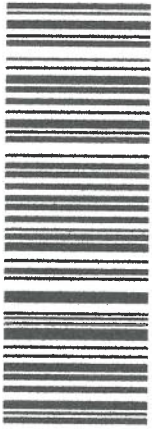
Site Notice

CODE ENFORCEMENT
CITY OF UMATILLA
P.O. BOX 2286
UMATILLA, FLORIDA 32784

UTI Real Estate LLC
 630 Goodbar Avenue
 Umatilla, FL 32784

CODE ENFORCEMENT
CITY OF UMATILLA
P.O. BOX 2286
UMATILLA, FLORIDA 32784

CERTIFIED MAIL



7016 2070 0000 4271 6283
 7016 2070 0000 4271 6283

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse

City, State, ZIP+4[®]
 UMATILLA FL 32784

Street and Apt. No., or PO Box No.
 630 GOODBAR AVENUE

Sent To
 UTI Real Estate LLC

Total Postage and Fees

Postage

Extra Services & Fees (check box, add fee as appropriate)

☐ Adult Signature Restricted Delivery \$

☐ Adult Signature Restricted \$

☐ Certified Mail Restricted Delivery \$

☐ Return Receipt (electronic) \$

☐ Return Receipt (hardcopy) \$

Certified Mail Fee

OFFICIAL US

For delivery information, visit our website at www.usps.com

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

FIRST-CLASS



US POSTAGE[™] IMPITNEY BOWES

ZIP 32784
 02 7H
 0006123015

\$ 000.690

MAY 29 2025

FIRST-CLASS



US POSTAGE[™] IMPITNEY BOWES

ZIP 32784
 02 7H
 0006123015

\$ 009.640

MAY 29 2025

Case # 25-00004

Re: 630 Goodbar Ave

**AFFIDAVIT OF SERVICE
CODE ENFORCEMENT PUBLIC HEARING**

Before me, the undersigned authority, personally appeared Code Enforcement Officer Misti Lambert, who first being duly sworn, deposes and states:

1. I am of legal age and fully competent to execute this affidavit.
2. I am employed by the City of Umatilla as a Code Enforcement Officer.
3. On 29th May, 2025.

_____ I hand delivered a copy of the Notice of Violation to:

_____ I delivered a copy of the Notice of Violation to the business of _____, and left same with an employee over the age of fifteen (15), and informed that person of the contents thereof.

 X I posted a copy of the Notice of Violation to the business gate of
 UTI Real Estate Inc located at 630 Goodbar Avenue ,
 posted a copy of the the Notice of Violation at Umatilla City Hall
 and sent a copy via regular mail.

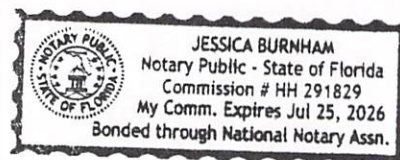
X Other: Certified to UTI Real Estate 7016-2070-0000-4271-6283

Misti Lambert, Code Comp

State of Florida)
) SS
County of Lake)

Sworn to and subscribed before me this 29th day of May, 2025 by the affiant,
who is personally known to me.


Notary Public





CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 9, 2025

MEETING DATE: June 19, 2025

SUBJECT: Case Number 25-00008

42 S Trowell Avenue

Respondent: Brian Ehlers

BACKGROUND SUMMARY:

Violation: *1. Accumulation of rubbish, trash, junk, debris or other unsightly or unsanitary matter on exterior portion of the building.*

2. Inoperable unlicensed vehicle on property.

Umatilla Code of Ordinances Sec. 34-16(a). High weeds, rubbish, junk, standing water prohibited.

(a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

Violation: *Rotten siding and framing, collapsed carport roof, failing porch roof structure, skirting to mitigate the harborage of rodents and vermin missing, front porch flooring collapsed.*

IPMC 304.11 Unsafe Conditions

On Saturday, May 17, 2025, Code Compliance Officer Misti Lambert was made aware of a code violation at 42 S Trowell Avenue after receiving a text from a Public Works employee.

On Monday, May 19, Code Officer Lambert inspected the property to find a large accumulation of plant matter debris at the curb in front of the residence. The overgrowth of plant matter that had been cleared from the front and side yards unveiled an extraordinary accumulation of personal property, junk and trash on the exterior of the residence, as well as an unregistered vehicle in the driveway.

On May 20, 2025, Code Officer Lambert contacted property owner Brian Ehlers by phone, at which time it was revealed he was hospitalized when his neighbor contacted him and offered to have his church group help clean up the respondent's yard. During the call, respondent Ehlers said he thought his neighbor was just going to rake leaves, not take out trees, shrubs, and other plantings. Code Officer Lambert ascertained that Respondent Ehlers would be discharged from the hospital in the coming days.

Code Officer Lambert met with Mr. Ehlers on May 22, 2025, to issue a correction notice for the violations.

Upon entering the property to meet with Respondent Ehlers, it was clear there were additional violations due to structural issues with the house. The debris was blocking part of the sidewalk and overflowing onto the road. Public Works responded and removed the debris. The cost of the removal was as follows: 3 crew, for 3 hours: 9 hours x \$35/hr = \$315.00. Chipper, chipper truck, pick-up and blower for 3 hours: \$200.00. \$515.00 total.

On May 29, 2025, Code Officer Lambert hand-delivered Mr. Ehlers a violation notice in addition to mailing it certified and regular mail. Building Official Jay Connell did a windshield inspection of the property and advised that the property appears unsafe for human habitation due to failing structural members. The required remedies for the violations include removing of debris, trash, junk and debris from property; removing an inoperable unlicensed vehicle from property, or repair and register inoperable unlicensed vehicle; and Apply for, and obtain a permit from the Umatilla Building Department to demolish or renovate the primary structure on property, with on-schedule follow-through of the permitted work.

On June 9, 2025, Code Officer Lambert conducted a re-inspection to find that it didn't appear any of the trash, junk, debris, or other unsanitary matter had been removed from the property. Trash cans were blocking the license plate area of the abandoned vehicle in the driveway. Grass was overgrown to a height of 12 inches or more on parts of the property.

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 August 8, 2025 (60 days), and consider an imposition of a daily fine of \$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:

Undetermined.

ATTACHMENTS:

1. affidavit of service 5.29.25
 2. VN 25-00008
 3. CN 25-00008
-

Re: 42 S Trowell Ave



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

May 29, 2025

Case #25-00008

Brian Ehlers
42 S Trowell Avenue
Umatilla, FL 32784

Certified Mail # 70162070000042716276
POSTED AND MAILED May 29, 2025

RE: Notice of Violation for property located at:

42 S TROWELL AVE, UMATILLA, FL

Alternate Key # 1499381

Parcel No. 13-18-26-2900-012-00400

Legal Description: N.J. TROWELL'S ADDITION TO UMATILLA PB 4 PG 6 THAT PART OF LOTS 4, 5 BLK 12 DESC AS FOLLOWS, FROM SE'LY COR OF LOT 2 BLK 14 RUN S 81DEG 53MIN 47SEC W ALONG S'LY LINE OF SAID LOT 2 A DIST OF 155.49 FT TO A PT THAT IS 154 FT W OF W'LY R/W LINE OF TROWELL AVE AS MEASURED AT RIGHT ANGLES, N 09DEG 52MIN 24SEC W 153.37 FT TO N'LY LINE OF LOT 6 BLK 12 & POB, CONT N 09DEG 52MIN 24SEC W 122.50 FT TO N LINE OF LOT 4 BLK 12, E'LY ALONG SAID N'LY LINE OF LOT 4 BLK 12 TO W'LY R/W LINE OF TROWELL AVE, S'LY ALONG SAID W'LY LINE OF R/W TO SE'LY COR OF LOT 5 BLK 12, W'LY ALONG S'LY LINE OF LOT 5 TO POB ORB 3111 PG 1346

Dear Mr. Ehlers:

YOU ARE HEREBY NOTIFIED that the property identified above has been found in violation of the following City code(s): You are hereby directed to take immediate action(s) to remedy the violation(s) by the Compliance Date listed in this Notice.

Sec. 34-16(a). High weeds, rubbish, junk, standing water prohibited.

- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

Violation: *1. Accumulation of rubbish, trash, junk, debris or other unsightly or unsanitary matter on exterior portion of the building.*
2. Inoperable unlicensed vehicle on property.

Required Remedy: Remove debris, trash, junk and debris from property. Remove inoperable unlicensed vehicle from property; or repair and register inoperable unlicensed vehicle.

IPMC 304.11 Unsafe Conditions

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water-tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Violation: *Rotten siding and framing, collapsed carport roof, failing porch cover structure, skirting to mitigate the harborage of rodents and vermin missing, front porch flooring collapsed*

Required Remedy: 1) Apply for, and obtain a permit from the Umatilla Building Department to demolish or renovate the primary structure on property, with follow-through of the permitted work.

Notice: Failure to comply by **June 6, 2025** will result in the case going before the Umatilla Special Magistrate on **Thursday, June 19, 2025 at 9:00 am. in the City Council Chambers located in City Hall at 1 South Central Ave., Umatilla, FL.** At the Hearing, the Special Master will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Master even if the violation has been corrected prior to the Hearing. At the Hearing, the Special Master will order compliance by a specified date and may impose daily fines of up to \$250.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

It is the responsibility of the property owner or violator to notify the code inspector when the property is ready to be re-inspected. To request a re-inspection or if you have any questions about what is required to bring the property into compliance, please call (352) 669-1846 or email codeenforcement@umatillafl.org.

Sincerely,

Misti Lambert
Code Enforcement Officer

cc: File



CITY OF UMATILLA

Office of Code Enforcement

Date: 05/20/25

Compliance Date:

Notice: 25-00008

Owner:

Property Address:

42 S TROWELL AVE

Property ID: 1499381

NOTICE OF VIOLATION(S)

During a recent visit to your property, the following violations of the Code of the City of Umatilla were found:

Section	Description
34-16A	Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.
34-31	Sec. 34-31. - Any abandoned or junk vehicles must be located behind a privacy fence such that the vehicle is completely obstructed from public view or must be removed from the property. Abandoned or junk vehicles may not be parked, stored or maintained in the open, on public or private property, in any district within the limits of the city. All yards, open areas and vacant lots on which abandoned property is located are declared a nuisance detrimental to the public health, safety and welfare and the nuisance shall be abated as herein provided.
34-33	Sec. 34-33. - All abandoned personal property as defined by this chapter must be located behind a privacy fence such that the personal property is completely obstructed from public view or must be removed from the property. Abandoned personal property may not be stored or maintained in the open, on public or private property, in any district within the limits of the city. All yards, open areas and vacant lots on which abandoned personal property is located are declared a nuisance detrimental to the public health, safety and welfare and the nuisance shall be abated as herein provided.

Violation: Yard waste at curb not in conformance with curbside collection standard.

Required Remedy: Large amount of yard waste at curb.

Violation: Grass or weeds overgrown to a height of twelve inches or more from the ground.

Required Remedy: Mow the property and the adjoining public right-of-way.

Violation: Accumulation of rubbish, trash, debris, dead trees, nonliving plant material, junk, or other unsightly or unsanitary matter on property within public view.

Required Remedy: Remove all rubbish, trash, debris, dead trees, nonliving plant material, junk, or other unsightly or unsanitary matter from the property.



CITY OF UMATILLA
Office of Code Enforcement

Violation: Abandoned or junk vehicle(s) on property within view of the public right-of-way.

Required Remedy: (1) Repair abandoned vehicle on property and obtain valid vehicle registration if not current, or (2) Remove abandoned vehicle from property, or (3) Move it behind a privacy fence, inside a garage, or to a position where it is completely obstructed from the public right-of-way. (Note: placing a car cover over the vehicle does not bring your property into compliance with code.)

Please contact us by telephone at (352) 669-3125, in person at 1 S Central Ave or you can respond via e-mail at mlambert@umatillafl.org if you have any questions or concerns.

Sincerely,

Misti Lambert
Code Enforcement Officer