



UMATILLA CODE COMPLIANCE SPECIAL MAGISTRATE

August 21, 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

1. Case Number 25-00004
UTI Real Estate LLC
630 Goodbar Avenue
Finding of Fact June 19, 2025
2. Case Number 25-00008
Brian Ehlers
42 S Trowell Avenue
Finding of Fact June 19, 2025

PUBLIC HEARINGS: CONTINUED CASES

PUBLIC HEARINGS: NEW CASES

3. Case Number 25-00016
Michael and Ashley Sebree
120 East Lake Street

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: August 19, 2025

MEETING DATE: August 21, 2025

SUBJECT: Case Number 25-00004

UTI Real Estate LLC

630 Goodbar Avenue

Finding of Fact June 19, 2025

BACKGROUND SUMMARY:

Violation: Junk vehicles stored within public view.

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

On June 19, 2025, Special Master Taylor Tremel was presented with the facts of the case, photographic evidence by Code Officer Lambert as well as testimony from Respondent Brian Ehlers. An Order of Enforcement was signed by Special Master Tremel allowing the Respondent 30 days to bring the property into compliance or a fine of \$25.00 per day commencing beginning July 19, 2025.

On August 2, 2025, Code Officer Lambert drove by the subject property to find that some progress had been made on the property to include vehicles and equipment and materials had been moved from the northwest corner of the property into the fenced area. A large pile of debris remained in that area, and the disabled/dismantled vehicles were still within sight of the right of way, just inside the chain-link gate. The right of way was still overgrown.

On August 7, 2025, Code Officer Lambert mailed and emailed the Certification of Fine hearing notice to the Respondent.

On August 14, 2025, Code Officer Lambert posted the hearing notice on the gate of the business. An inspection will be conducted on the day before the Certification of Fine hearing to ensure the most up-to-date conditions are noted for presentation to the Special Master.

RECOMMENDATIONS:

Staff recommends Special Master find the property remained out of compliance after the compliance date of July 10, 2025 and certify the fine of \$250 per day as set by the Special Master's Order of Enforcement at the June 19, 2025 hearing.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. Notice of COF Hearing
 2. UTI ORDER OF ENFORCEMENT EXECUTED
-



CITY OF UMATILLA

"NATURE'S HOMETOWN"

NOTICE OF HEARING

CASE NO.	25-00004
DATE OF THIS NOTICE:	August 6, 2025
PROPERTY OWNER (PER LAKE COUNTY PROPERTY APPRAISER):	UTI REAL ESTATE LLC
ADDITIONAL VIOLATOR(S):	
ADDRESS OF VIOLATION:	630 Goodbar Avenue Umatilla, FL 32784
PARCEL ID NO. ALT KEY NO.	12-18-26-0400-00C-00700 3369025

Summary: On June 19, 2025 a Code Enforcement hearing was held before Special Master Taylor Tremel regarding various violations occurring at 630 Goodbar Avenue. An order was entered at that hearing. The order included a notice that it must be complied with by July 10, 2025 and that a fine may be imposed. The city asserts that the property remains out of compliance with Umatilla's Code. Therefore, you are hereby given notice that a hearing will be held on August 21, 2025 to request the Special Master certify the previously imposed fine of \$ 250.00 per day. *[The Special Master shall also be requested to enter an order directing the City of Umatilla to abate code violations at this property described in the previously entered order and to order that the costs of such abatement shall constitute a lien on the property as authorized by law].*

Code Enforcement Hearing Specifics:

Date of Hearing: August 21, 2025
Time: 9:00am
Location: Umatilla City Hall Conference Room
1 South Central Avenue
Umatilla, FL 32784

NOTICE TO PUBLIC: The Umatilla Special Master hearing is open to the public. If a person decides to appeal any decision made by any board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities who may need assistance attending the meeting may call the City of Umatilla at 352-669-3125.

Misti Lambert
Code Enforcement Officer

**BEFORE THE SPECIAL MASTER
CITY OF UMATILLA, STATE OF FLORIDA**

City of Umatilla,
Petitioner,

Case No.:25-00004

vs.

UTI Real Estate Inc
Respondent(s).

ORDER OF ENFORCEMENT

This cause came before the Special Master for the City of Umatilla on June 19, 2025 upon allegations that Respondent(s) violated Umatilla Code of Ordinances-Umatilla Code of Ordinances Sec. 34-31 and Umatilla Code of Ordinances Sec. 34-16(a). The Special Master, having heard the testimony presented, reviewed the evidence, and being otherwise fully advised, makes the following findings and conclusions of law:

FINDINGS OF FACT

1. Respondent(s) received proper notice of this hearing in accordance with Section, 162.12, *Florida Statutes*.

☒ *Check if applicable:* Respondent(s) attended the hearing.

☐ *Check if applicable:* Respondent(s) did not attend the hearing.

2. Respondent(s) is/are the record owner(s) of the property located at 630 Goodbar Avenue Umatilla Florida, 32784 in Lake County, Florida (the "Property").
3. On or about June 18, 2025, Respondent(s) has/have maintained the following condition(s) in violation of Umatilla Code of Ordinances-Umatilla Code of Ordinances Sec. 34-31 and; Umatilla Code of Ordinances Sec. 34-16(a):

Overgrown grass, abandoned vehicles, unscreened storage and loading areas.

4. Repeat Violation (if applicable):

☐ *Check if applicable:* This violation is a repeat violation under Section, 162.04(5), *Florida Statutes*, as determined by a prior Order dated [insert date] in Case No. [insert number].

5. Testimony and evidence [☒ confirmed | ☐ did not confirm] the violation(s).

6. Additional Relevant Facts: None

Based on the foregoing, the Special Master concludes that a violation(s) exists (or did exist) on the Property as of June 19, 2025 and that Respondent(s) is/are responsible.

CONCLUSIONS OF LAW

The Special Master has jurisdiction over this matter under Chapter 2, Article VI, Division 2, of the City of Umatilla Code of Ordinances and Chapter 162, Florida Statutes, as well as any other applicable sections of City Code, Land Development Regulations, or laws of the State of Florida. Notice and due process were provided as required by Section, 162.12, *Florida Statutes*.

Based on the evidence presented, the Special Master finds Respondent(s) violated:

Umatilla Code of Ordinances Sec. 34-3; Sec. 34-16(a); Sec. 60-246; and Chapter 8, Section 1, Subsection F.

ORDER

1. Respondent(s) shall correct the above-listed violation(s) by 14 days from this Order. If Respondent(s) fails/fail to comply by that deadline, a fine shall accrue as set forth below.
2. If the violation(s) is/are not fully corrected by the stated deadline:
 - A daily fine of \$250.00 will begin on the next day and continue until compliance is confirmed;
 - *If repeat violation:* The daily fine may be \$[] or a higher amount as authorized law.
3. Respondent(s) shall pay \$50.00 for administrative costs or prosecution costs within 14 days from the date of this Order. Payment shall be made to City of Umatilla.
4. The Clerk may record a certified copy of this Order in the Public Records of Lake County, and any recording costs may be charged against Respondent(s) as part of the fine. Said Order shall

constitute a lien against Respondent(s), the Property, and any other real or personal property owned by Respondent(s), in accordance with § 162.09(3), Fla. Stat.

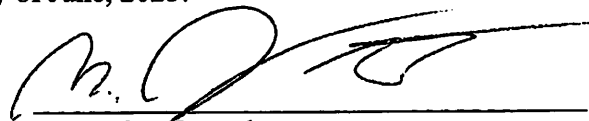
5. Respondent(s) must contact Code Enforcement at 352-669-3125 mlambert@umatillafl.org upon remedying the violation(s), so that an inspection can confirm compliance.

6. Additional Provisions (as needed):

☐ If Respondent(s) cannot meet the deadline but has/have shown diligent efforts, Respondent(s) may request a written extension from the Special Master before the date of compliance.

☐ Any other unique condition(s): (e.g., no certificate of occupancy, etc.).

DONE AND ORDERED on this 26th Day of June, 2025.



M. Taylor Tremel
Special Master
City of Umatilla, Florida

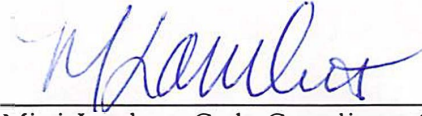
NOTICE OF APPEAL RIGHTS

Under Section, 286.0105, *Florida Statutes*, a party deciding to appeal any decision made by the Special Master with respect to any matter considered at a public hearing will need a record of the proceedings. It is the party's responsibility to ensure a verbatim record is made.

Under Section, 162.11, *Florida Statutes*, any appeal of a final administrative order must be filed in the Circuit Court of Lake within thirty (30) days of the Order's execution.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Order was furnished via certified mail to UTI Real Estate LLC, 630 Goodbar Avenue on this 26TH day of June, 2025.

A handwritten signature in blue ink, appearing to read "Misti Lambert", is written over a horizontal line.

Misti Lambert, Code Compliance Staff



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: August 15, 2025

MEETING DATE: August 21, 2025

SUBJECT: Case Number 25-00008

Brian Ehlers

42 S Trowell Avenue

Finding of Fact June 19, 2025

BACKGROUND SUMMARY:

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

Violation: 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 304.1.1 Unsafe Conditions

(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;

(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.

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.

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.

On May 22, 2025, Code Officer Lambert met with Mr. Ehlers 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 debris, trash, junk and debris from property; removing an inoperable unlicensed vehicle from property, or repairing and registering an inoperable unlicensed vehicle; and applying for, and obtaining 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.

On June 19, 2025, Special Master Taylor Tremel was presented with the facts of the case, photographic evidence by Code Officer Lambert as well as testimony from Respondent Brian Ehlers. An Order of Enforcement was signed by Special Master Tremel allowing the Respondent 30 days to bring the property into compliance or a fine of \$25.00 per day commencing beginning July 19, 2025.

On August 2, 2025, Code Officer Lambert drove by the subject property to find that little to no progress had been made on the property. (Late compliance inspection due to Officer Lambert being on vacation.)

On August 14, Code Officer Lambert spoke with the respondent at his property and noted that there had been little to no progress to remedy the violations other than the grass having been mowed somewhat recently. An inspection will be conducted on the day before the Certification of Fine hearing to ensure the most up-to-date conditions are noted for presentation to the Special Master.

RECOMMENDATIONS:

Staff recommends that the Special Master admit the slideshow as evidence and find the property remains out of compliance with Ordinance 34-16A, and International Property Maintenance Code 304.1.1, thereby certifying the fine of \$25.00 per day beginning July 19, 2025 per the June 19, 2025 Order of Enforcement.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. Hearing Notice for COF 25-00008
2. Ehlers ORDER OF ENFORCEMENT Executed



CITY OF UMATILLA

"NATURE'S HOMETOWN"

NOTICE OF HEARING

CASE NO.	25-00004
DATE OF THIS NOTICE:	August 6, 2025
PROPERTY OWNER (PER LAKE COUNTY PROPERTY APPRAISER):	Brian Ehlers
ADDITIONAL VIOLATOR(S):	
ADDRESS OF VIOLATION:	42 S Trowell Avenue Umatilla, FL 32784
PARCEL ID NO. ALT KEY NO.	13-18-26-2900-012-00400 1499381

Summary: On June 19, 2025 a Code Enforcement hearing was held before Special Master Taylor Tremel regarding various violations occurring at 42 S Trowell Avenue. An order was entered at that hearing. The order included a notice that it must be complied with by July 19, 2025 and that a fine may be imposed. The city asserts that the property remains out of compliance with Umatilla's Code. Therefore, you are hereby given notice that a hearing will be held on August 21, 2025 to request the Special Master certify the previously imposed fine of \$ 25.00 per day. *[The Special Master shall also be requested to enter an order directing the City of Umatilla to abate code violations at this property described in the previously entered order and to order that the costs of such abatement shall constitute a lien on the property as authorized by law].*

Code Enforcement Hearing Specifics:

Date of Hearing: August 21, 2025
Time: 9:00am
Location: Umatilla City Hall Conference Room
1 South Central Avenue
Umatilla, FL 32784

NOTICE TO PUBLIC: The Umatilla Special Master hearing is open to the public. If a person decides to appeal any decision made by any board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities who may need assistance attending the meeting may call the City of Umatilla at 352-669-3125.

Misti Lambert
Code Enforcement Officer

**BEFORE THE SPECIAL MASTER
CITY OF UMATILLA, STATE OF FLORIDA**

City of Umatilla,
Petitioner,

Case No.:25-00008

vs.

Brian Ehlers
Respondent(s).

ORDER OF ENFORCEMENT

This cause came before the Special Master for the City of Umatilla on June 19, 2025 upon allegations that Respondent(s) violated Umatilla Code of Ordinances Sec. 34-16(a) and IPMC 304.11 Unsafe Conditions. The Special Master, having heard the testimony presented, reviewed the evidence, and being otherwise fully advised, makes the following findings and conclusions of law:

FINDINGS OF FACT

1. Respondent(s) received proper notice of this hearing in accordance with Section, 162.12, *Florida Statutes*.

☒ *Check if applicable:* Respondent(s) attended the hearing.

☐ *Check if applicable:* Respondent(s) did not attend the hearing.

2. Respondent(s) is/are the record owner(s) of the property located at 42 S Trowell Avenue Umatilla Florida, 32784 in Lake County, Florida (the "Property").

3. On or about June 18, 2025, Respondent(s) has/have maintained the following condition(s) in violation of Umatilla Code of Ordinances Sec. 34-16(a) and IPMC 304.11 Unsafe Conditions:

high weeds and rubbish on the property.

4. Repeat Violation (if applicable):

☐ *Check if applicable:* This violation is a repeat violation under Section, 162.04(5), *Florida Statutes*, as determined by a prior Order dated [insert date] in Case No. [insert number].

5. Testimony and evidence [☒ confirmed | ☐ did not confirm] the violation(s).

6. Additional Relevant Facts: None

Based on the foregoing, the Special Master concludes that a violation(s) exists (or did exist) on the Property as of June 19, 2025 and that Respondent(s) is/are responsible.

CONCLUSIONS OF LAW

The Special Master has jurisdiction over this matter under Chapter 2, Article VI, Division 2, of the City of Umatilla Code of Ordinances and Chapter 162, Florida Statutes, as well as any other applicable sections of City Code, Land Development Regulations, or laws of the State of Florida. Notice and due process were provided as required by Section, 162.12, *Florida Statutes*.

Based on the evidence presented, the Special Master finds Respondent(s) violated:

Umatilla Code of Ordinances Sec. 34-16(a) and IPMC 304.11 Unsafe Conditions.

ORDER

1. Respondent(s) shall correct the above-listed violation(s) by 30 days from this Order. If Respondent(s) fails/fail to comply by that deadline, a fine shall accrue as set forth below.
2. If the violation(s) is/are not fully corrected by the stated deadline:
 - A daily fine of \$25.00 will begin on the next day and continue until compliance is confirmed;
 - *If repeat violation:* The daily fine may be \$[] or a higher amount as authorized law.
3. Respondent(s) shall pay \$50.00 for administrative costs or prosecution costs within 14 days from the date of this Order. Payment shall be made to City of Umatilla.
4. The Clerk may record a certified copy of this Order in the Public Records of Lake County, and any recording costs may be charged against Respondent(s) as part of the fine. Said Order shall constitute a lien against Respondent(s), the Property, and any other real or personal property owned by Respondent(s), in accordance with § 162.09(3), Fla. Stat.

5. Respondent(s) must contact Code Enforcement at 352-669-3125 mlambert@umatillafl.org upon remedying the violation(s), so that an inspection can confirm compliance.

6. Additional Provisions (as needed):

☒ If Respondent(s) cannot meet the deadline but has/have shown diligent efforts, Respondent(s) may request a written extension from the Special Master before the date of compliance.

☐ Any other unique condition(s): (e.g., no certificate of occupancy, etc.).

DONE AND ORDERED in City of Umatilla, Lake County, Florida, on this 26th Day of June, 2025.



M. Taylor Tremel
Special Master
City of Umatilla, Florida

NOTICE OF APPEAL RIGHTS

Under Section, 286.0105, *Florida Statutes*, a party deciding to appeal any decision made by the Special Master with respect to any matter considered at a public hearing will need a record of the proceedings. It is the party's responsibility to ensure a verbatim record is made.

Under Section, 162.11, *Florida Statutes*, any appeal of a final administrative order must be filed in the Circuit Court of Lake within thirty (30) days of the Order's execution.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Order was furnished via certified mail to Brian Ehlers, 42 S Trowell Avenue on this 26th day of June, 2025.



Misti Lambert, Code Compliance Staff

FW: 1 Rental and Resource Listing Lake County - 04.08.2025.docx (Revised)

From Edwards, Jayde <jayde.edwards@lakecountyfl.gov>

Date Fri 6/20/2025 10:17 AM

To Misti Lambert <mlambert@umatillafl.org>

 1 attachment (57 KB)

1 Rental and Resource Listing Lake County - 04.08.2025.docx;

Good morning/afternoon Misti,

Per your outreach, I've attached our Affordable Housing Rental Listing.

Additional Resources and Help:

Find Help: www.Findhhelp.org

Be Free Lake: www.Befreelake.org

LovExtensions: www.lovextension.com

The Open Door – A LifeStream Program: <https://www.lsbc.net/open-door/>

Food Pantry/Find Food Assistance in Lake County/A Comprehensive Directory of Food Pantries:

www.foodpantries.org/co/fl-lake or Specific Lake County Organizations:

www.foodpantries.org/address_geo.php

You can also contact (financial assistance):

Mid FL Homeless Coalition 352-860-2308

1512 US-41, Inverness, FL 34450

SHIP PROGRAM:

Apply for rental assistance:

www.Lakecountyfl.gov/housing/rental-assistance/SHIP or...GOOGLE: *Lake County SHIP Rental Assistance Program.*

***** Click onto this link for the ON-LINE application process and documents that are needed to be uploaded to your on-line application. Please have these documents ready at the date and time listed below for quick process.

On-line applications are accepted the 1st day of each month at **9:00 AM “sharp”** – our next application date is to **be determined**. Please check this Lake County website for updates and changes on funding and our process. Also, please read the rules for the SHIP Program on this Lake County website before starting your on-line application.

Please do not hesitate to reach out if you have any questions.

Attached, is also a link to the Lake Web/ Employment below.

[Lake County, FL | Real Florida. Real close.](#)

 Lake County Florida
Government logo: Sun
setting over grassy horizon
with Blue Heron in
foreground. Subtext: Lake
County, FL. Real Florida.
Real Close.

JAYDE EDWARDS

Office Associate IV Temp

OFFICE OF HOUSING AND COMMUNITY SERVICES

Housing Choice Voucher Program

A 2000 Classique Lane, Tavares, FL 32778

P 352-742-6547 OR 352-742-6516 | **F** 352-742-6535

E jayde.edwards@lakecountyfl.gov | **W** www.lakecountyfl.gov

NOTE: *Florida has a very broad public records law.*

Your email communications may be subject to public disclosure.

NOTE: *Florida has a very broad public records law.*

Your email communications may be subject to public disclosure.

LAKE COUNTY

AFFORDABLE HOUSING RENTAL LISTING

For Additional Available Section 8 Rentals, please see

www.affordablehousing.com.

COMPLEX NAME/ADDRESS		# OF UNITS	BEDROOM SIZE	INCOME- BASED ASSISTANCE (USDA Rural Development)	TAX-CREDIT SUBSIDIZED (RENT CAP/ BRACKET)	ACCEPTS LAKE COUNTY SECTION 8	PHONE NUMBER
CLERMONT	Clermont Sands 400 Highland Avenue Clermont, FL 34711	25	1 or 2	Y		Y	352-394-5811
	Osprey Ridge Apartments 201 Hunt Street Clermont, FL 34711	176	2 or 3		Y	Y	352-243-0952
	Raintree Apartments 1305 Raintree Bend Clermont, FL 34711	313	2, 3 or 4		Y	Y	352-243-5569
	Sunny Hill Apartments 760 Pitt Street Clermont, FL 34711	34	1, 2 or 3	Y			352-394-6719
	Woodcliff Apartments 1000 Disston Avenue Clermont, FL 34711	34	1 or 2	Y	Y		352-394-6719
	Woodwinds Apartments 151 South Grand Highway Clermont, FL 34711	96	1, 2 or 3		Y	Y	352-227-3655
EUSTIS	Colony Court Apartments 801 Mt. Homer Road Eustis, FL 32726	46	1 or 2	Y	Y	Y	352-589-8224
	Eustis Homes, Ltd. 101 Glover Street Eustis, FL 32726	35	1, 2 or 3	Y			352-357-8287
	Foxwood Apartments 2510 E. Washington Avenue Eustis, FL 32726	32	1 or 2		Y	Y	352-589-1322
	Little Oaks Apartments 300 W. Atwater Avenue Eustis, FL 32726	68	1, 2 or 3		Y		352-589-2515

COMPLEX NAME/ADDRESS		# OF UNITS	BEDROOM SIZE	INCOME-BASED ASSISTANCE (USDA Rural Development)	TAX-CREDIT SUBSIDIZED (RENT CAP/ BRACKET)	ACCEPTS LAKE COUNTY SECTION 8	PHONE NUMBER
EUSTIS	Tall Pines Villas 1000 Wall Street Eustis, FL 32726	56	1, 2 or 3	Y		Y	352-357-4851
	The Club at Eustis 2750 David Walker Drive Eustis, FL 32726	96	2, 3 or 4		Y	Y	352-589-5626
	Tzadik Tanglewood 2811 Ruleme Street Eustis, FL 32726	120	Eff., 1 or 2			Y	352-354-1111
	Valencia Grove 551 Huffstetler Drive Eustis, FL 32726	144	1, 2 or 3		Y	Y	352-602-4391
FRUITLAND PARK	Fruitland Acres 303 Urick Street Fruitland Park, FL 34731	36	1 or 2			Y	352-323-3303
	Spring Lake Cove 1508 Spring Lake Cove Lane Fruitland Park, FL 34731	144	2 or 3	Y	Y	Y	352-728-0811
GROVELAND	Sun Village, LTD 829 Village Circle Groveland, FL 34736	34	1, 2 or 3	Y			352-429-4571
LADY LAKE	Rolling Acres 824 CR 466 Lady Lake, FL 32159	139	1, 2 or 3		Y	Y	352-674-9335
	The Cove at Lady Lake 735 S. US Highway 441 Lady Lake, FL 32159	176	2, 3 or 4		Y	Y	352-753-0722
LEESBURG	Crossings at Leesburg 2511 Sennett Drive Leesburg, FL 34748	168	2, 3 or 4		Y	Y	352-323-8300
	Cypress Oaks 336 Sandy Oak Circle Leesburg, FL 34748	148	1, 2 or 3		Y	Y	352-360-0015
	Lakewood Villas 2345 South Street Leesburg, FL 34748	36	1 or 2	Y			352-365-6996

COMPLEX NAME/ADDRESS		# OF UNITS	BEDROOM SIZE	INCOME-BASED ASSISTANCE (USDA Rural Development)	TAX-CREDIT SUBSIDIZED (RENT CAP/ BRACKET)	ACCEPTS LAKE COUNTY SECTION 8	PHONE NUMBER
LEESBURG	Laurel Oak Apartments 2700 Laurel Hollow Drive Leesburg, FL 34748	144	2, 3 or 4		Y	Y	352-504-4420
	Little Turtle 1350 Pamela Street Leesburg, FL 34748	37	1, 2, 3 or 4	Y			352-787-1441
	Montclair Village 2000 Park Circle Leesburg, FL 34748	80	2, 3 or 4	Y			352-326-3300
	Serenity Apartments 712 West Oak Terrace Leesburg, FL 34748	48	1 or 2		Y		352-360-0041
	Hope Springs Villas 1171 Bentley Road Leesburg, FL 34748	34	1 or 2			Y	352-728-4638
	Turtle Oaks 2311 Griffin Road Leesburg, FL 34748	101	1, 2 or 3	Y			352-787-1990
	Lake Harris Cove 32511 Lake Harris Cove Ave. Leesburg, FL 34788	152	2, 3 or 4		Y	Y	352-326-8002
	Lakeside Retreat at 27 1403 Old Harbor Blvd Leesburg, FL 34748	128	1,2,3 or 4	Y	Y	Y	352-633-4176
	Southwinds Cove Apartments 3400 Southwinds cove Way Leesburg, FL 34748	112	2 or 3	Y	Y	Y	352-460-4643

COMPLEX NAME/ADDRESS		# OF UNITS	BEDROOM SIZE	INCOME-BASED ASSISTANCE (USDA Rural Development)	TAX-CREDIT SUBSIDIZED (RENT CAP/ BRACKET)	ACCEPTS LAKE COUNTY SECTION 8	PHONE NUMBER
TAVARES	Colony West 150 W. Main StreetTavares, FL 32778	18	2 or 3			Y	352-343-8755
	Lakebreeze Apartments 1575 David Walker Drive Tavares, FL 32778	36	1 or 2	Y	Y	Y	352-343-0079
	Sierra Village 51 Sierra Drive Tavares, FL 32778	50	1 or 2	Y		Y	352-343-2779
UMATILLA	East Lake Apartments 248 East Collins Street Umatilla, FL 32784	42	1 or 2	Y	Y		352-669-6777
	Orangewood Villas 220 East Collins Street Umatilla, FL 32784	45	1 or 2	Y	Y	Y	352-669-0009

Finally, Affordable Housing Online assist renters by tracking Section 8 Waiting list open for applications nationwide. More information can be found on their website:

<https://affordablehousingonline.com/open-section-8-waiting-lists>

RENTAL HOUSING FOR SENIOR LIVING

COMPLEX NAME/ADDRESS		# OF UNITS	BEDROOM SIZE	INCOME- BASED ASSISTANCE (USDA Rural Development)	TAX-CREDIT SUBSIDIZED (RENT CAP/ BRACKET)	ACCEPTS LAKE COUNTY SECTION 8	PHONE NUMBER
CLERMONT	Clermont Ridge Senior Villas 100 Hunt Trace Blvd., Clermont, FL 34711	70	1	Y	Y	Y	352-227-3655
	Lakeview Villas 200 12 th Street Clermont, FL 34711	38	1 or 2	Y			352-394-2896
	Woodridge Apartments 1000 Disston Avenue Clermont, FL 34711	34	1 or 2		Y		352-394-7030
EUSTIS	Colony Court Apartments 801 Mount Homer Road Eustis, FL 32726	47	1 or 2	Y	Y	Y	352-589-8224
	Eustis Sands 52 Sand Circle Eustis, FL 32726	50	1 or 2	Y	Y	Y	352-589-7005
	Eustis Villas 2726 Kurt Street Eustis, FL 32726	60	1 or 2	Y	Y	Y	352-589-1881
	Franklin House 2400 Kurt Street Eustis, FL 32726	46	Studios or 1 bd	Y			352-483-1303
	Pendry Villas 2728 Ruleme Street Eustis, FL 32726	32	1 or 2	Y			352-589-0192
	Valencia Grove II 2751 Dillard Rd., Eustis, FL 32726	110	1 or 2		Y	Y	352-602-4391
GROVELAND	Greenleaf Village 162 Jim Payne Road #2 Groveland, FL 34736	36	1 or 2	Y			352-429-5757
LADY LAKE	Lakewood Villas 306 Old Dixie Highway Lady Lake, FL 32159	36	1 or 2	Y			352-753-1006
LEESBURG	Peppertree I 2503 South Street Leesburg, FL 34748	70	12	Y			352-728-1500
	Peppertree II 2503 South Street Leesburg, FL 34748	35	1 or 2	Y			352-728-1500
	Silver Pointe @ Leesburg 2400 Silver Pointe Circle Leesburg, FL 34748	138	1 or 2		Y	Y	352-323-1756

RENTAL HOUSING FOR SENIOR LIVING

COMPLEX NAME/ADDRESS		# OF UNITS	BEDROOM SIZE	INCOME- BASED ASSISTANCE (USDA Rural Development)	TAX-CREDIT SUBSIDIZED (RENT CAP/ BRACKET)	ACCEPTS LAKE COUNTY SECTION 8	PHONE NUMBER
MOUNT DORA	Villas of Mount Dora 3001 Javens Circle Mount Dora, FL 32757	70	1 or 2	Y	Y	Y	352-383-0466
TAVARES	Caroline Court 1000 Caroline Court Tavares, FL 32778	13	1, 2 or 3	Y			407-733-0502
	Lake Breeze Apartments 1575 David Walker Drive Tavares, FL 32778	36	1 or 2		Y	Y	352-343-0079
	Lake Pointe Senior Apartments 1821 Dora Avenue Tavares, FL 32778	160	1 or 2		Y	Y	352-343-4752
UMATILLA	Orangewood Villas 220 East Collins Street Umatilla, FL 32784	46	1 or 2	Y		Y	352-669-7557
	Pearl Lane Apartments 725 Umatilla Boulevard Umatilla, FL 32784	34	1, 2 or 3	Y			352-669-1515

REAL ESTATE AGENTS/RENTAL PROPERTIES

ERA Grizzard Real Estate & Property Management 352-343-5500	Magnolia Management Inc. 407-862-2250 or 9771	Global properties Sales Management 352-383-4175
Florida Property Management 352-241-7000	Re/Max Realty Center International Lady lake: 352-753-2029 Mount dora:352-735-4060	Leesburg for Rent Property Management 352-326-4062
Arthur Dalley 352-360-0490 407-808-9608	BNB Realty, Inc. 352-394-1950	Siroli Properties 352-735-2780
Raheem Mohiuddeen 352-256-8004	Southern Style Management 352-735-3222	Rocker Realty 352-394-3570

HOUSING SERVICES	
Affordable Housing by Lake	352-357-8750
Eustis Housing Authority	352-357-4851
USDA Rural Development	352-742-7005
Habitat for Humanity	352-483-0434
Homes in Partnership	407-886-2451
John Robert Realty – HUD Homes (purchase)	352-357-7400

LEGAL RESOURCES	
Florida's Landlord/Tenant Law (Dept. of Agriculture – Division of Consumer Services)	800-435-7352
HUD (Housing & Urban Development) Jacksonville Office 301 W. Bay Street, Suite 2200 Jacksonville, FL 32200	904-232-2627
HUD (Housing & Urban Development) 451 7 th Street, SW Washington, DC 20410	202-708-1112
HUD Fair Housing	800-669-9777
Legal Aid for Lake County (Community Legal Services of Mid-Florida)	352-343-8853
Children Welfare Legal Services	352-742-6086
Lake County Clerk of the Circuit Court Info	352-742-4100
Better Business Bureau	407-621-3300
Housing Counseling (Homebuyers & Renters)	800-569-4287

LEGAL RESOURCES

Consumer Credit Counseling	800-720-9537

MEDICAL SERVICES

Alzheimer's Family Organization (Lake/Sumter)	352-616-0170
Lake County Health Department	352-360-6548
Health Links (referral to a clinic)	352-365-0395
Community Medical Care Center	352-787-8489
Leesburg Health Clinic	352-360-6548
AdventHealth (formerly Florida Hospital) Waterman Health Clinic	352-253-3333
South Lake Hospital	352-394-4071
Lifestream Behavioral Center (Mental Health/Addiction)	352-315-7800
WAGES/Food Stamps/Medicaid (Dept. of Children and Families)	352-742-6330

SOCIAL SERVICES

Cite (Services for the Blind)	352-435-5040
Deaf Service Center for Lake County	352-323-0757
Department of Children and Families (DCF) Tavares	352-742-6330
Elder Affairs Help Line	800-262-2243
Mid-Florida Community Services (Senior Services)	352-326-3370
Lake County Connect (Public Transportation)	352-742-2612
Lion's Club (Eyeglasses)	352-343-0180
American Red Cross (Disaster Assistance)	352-314-0883
Social Security Administration (local office)	352-365-0039
Veteran's Services	352-742-6585

FINANCIAL ASSISTANCE	
United Way (info & referral source for Lake County)	211
Angels of Mercy (emergency food pantry and thrift store - Mon-Thur 10am - 2pm) (Clermont, Montverde, Minneola, Ferndale)	352-394-4094
Faith Neighborhood Center – Groveland Mon, Tue, Wed, Fri 9am - 12pm Thur 1pm - 4pm	352-429-1200
Lake Community Action Agency (Bay St., Eustis) Mon – Fri 8am - 4pm Funding for rental assistance is funded on a month to month (Also offers employment assistance)	352-357-5550
Lake Community Action Agency (Huffstetler Rd.-Eustis) Mon-Fri 8am - 4pm LIHEAP Utility Assistance	352-602-4488, Hotline 352-602-4150
Lake Community Action Agency (Leesburg) Mon-Fri 8:30am - 4pm LIHEAP Utility Assistance & Rental Assistance	352-787-1156
Lake Community Action Agency (Clermont) Mon/Wed/Fri 10am - 2pm LIHEAP Utility Assistance	352-394-9911
St. Vincent DePaul Charity (food bank, prescription assistance) Mon-Thur 10am - 1pm	352-589-2603
Agape House Ministries	352-357-1229
First Baptist Church of Leesburg/Benevolence Center Mon-Fri 9am – 11am Financial assistance currently not available. Food Bank is open and personal items available – toilet paper, paper towels, soap, etc. Call first to make appointment	352-787-1005 352-787-5289
Catholic Charities Able to assist with first month's rent with proof of household income	352-460-0700



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: August 19, 2025

MEETING DATE: August 21, 2025

SUBJECT: Case Number 25-00016

Michael and Ashley Sebree

120 East Lake Street

BACKGROUND SUMMARY:

Violation: Installation of new fence without permit- Land Development Regulations Ch. 11 Sec. 4- Permit Require Fence not in compliance with Residential Swimming Barrier Requirement- Florida Building Code 454.2.17

LDR 11 Section 4- Building Permit Required: No building or other structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.

Violation: Alteration (Demolition of old fence and construction of new fence) without a permit. (Fence not conforming with pool enclosure)

Required Remedy: Obtain a permit for a new fence from the Umatilla Building Department, located at 1 South Central Avenue, Umatilla, FL.

Florida Building Code 454.2.17- Residential Swimming Barrier Requirement

Residential swimming pools shall comply with Sections 454.2.17.1 through 454.2.17.3. Exception: A swimming pool with an approved safety pool cover complying with ASTM F1346.

-454.2.17 .1 Outdoor Swimming Pools -Outdoor swimming pools shall be provided with a barrier complying with Sections 454.2.17 .1.1 through 454.2.17 .1.14.

-454.2.17 .1.1 The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

-454.2.17.1.2 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 as herein described below. One end of a removable child barrier shall not be removable without the aid of tools. Openings in any barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.

-454.2.17 .1.3 Solid barriers which do not have openings shall not contain indentations or protrusions except

for normal construction tolerances and tooled masonry joints.

-454.2.17.1.4 Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

-454.2.17 .1.5 Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm).

-454.2.17.1.8 Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections 454.2.17.1.1 through 454.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. (This section was not included in the notice but would be required)

On June 13, 2025, Code Compliance Officer Misti Lambert cited respondents Michael and Ashley Sebree for alteration of their fence that serves as an enclosure for their in-ground pool. The fence does not meet the Florida Building Code for such use, and no pool barrier has been observed in use to date. No permit application was submitted for the removal of the privacy fence and construction of the rail farm fence. Code Compliance Officer Lambert hand-delivered the notice to Michael Sebree with a compliance date of June 24, 2025.

On August 4, 2025, Code Compliance Officer Lambert contacted the Building Department to find that no fence permit had been pulled by the Respondent. Code Compliance Officer Lambert inspected to find the fence was still out of compliance and no pool barrier was in place.

On August 5, 2025, Code Compliance Officer Lambert posted the property with a compliance date of August 18, 2025, or a Code Hearing would be held on August 21, 2025. The notice was posted on the front door of the residence and updated photos were taken of the fence, gate and lack of pool barrier inside the fence. The cattle gate was standing open with no one observed outside.

On August 18, 2025, Code Compliance Officer Lambert contacted the Building Department to ascertain any progress on a permit by the respondent and also reinspected for changes to the fence. No permit applications have been submitted to date. No changes have been made to rectify the life safety violation.

RECOMMENDATIONS:

Staff recommends the Special Master find Respondents Michael and Ashley Sebree in violation of LDR 11 Section 4- Building Permit Required and Florida Building Code 454.2.17- Residential Swimming Barrier Requirement, and allow two weeks to bring the property into compliance by obtaining the proper permit and making the necessary barrier changes to meet code, or a fine of \$100 per day be imposed for every day of non-compliance thereafter.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. CN with FBC reference mailed and posted
 2. VN2 25-00016
 3. Residential pool enclosure code 454.2.17.1-14
 4. Affidavit of Service Code Enforcement Public Hearing 120 East Lake Street
-



CITY OF UMATILLA

Office of Code Enforcement

Date: 06/13/25

Compliance Date: 06/24/25

Notice: 25-00016

Owner: SEBREE MICHAEL & ASHLEY
120 EAST LAKE ST
UMATILLA, FL 32784

Property Address:
120 EAST LAKE ST
Property ID: 1499437

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
LDR 11 SEC 4	PERMIT REQUIRED No building or other structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.
FBC POOL FENCE	454.2.17 Residential Swimming Barrier Requirement Residential swimming pools shall comply with Sections 454.2.17.1 through 454.2.17.3. Exception: A swimming pool with an approved safety pool cover complying with ASTM F1346. 454.2.17.1 Outdoor Swimming Pools Outdoor swimming pools shall be provided with a barrier complying with Sections 454.2.17.1.1 through 454.2.17.1.14. 454.2.17.1.1 The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm). 454.2.17.1.2 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 as herein described below. One end of a removable child barrier shall not be removable without the aid of tools. Openings in any barrier shall not allow passage of a 4-inch diameter (102 mm) sphere. 454.2.17.1.3 Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints. 454.2.17.1.4 Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width. 454.2.17.1.5 Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts



CITY OF UMATILLA
Office of Code Enforcement

within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

454.2.17.1.6

Maximum mesh size for chain link fences shall be a 21/4 inch (57 mm) square unless the fence is provided with slats fastened at the top or bottom which reduce the openings to no more than 13/4 inches (44 mm).

454.2.17.1.7

Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 13/4 inches (44 mm).

454.2.17.1.8

Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections 454.2.17.1.1 through 454.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Violation: Installation of new fence without a permit.

Required Remedy: Obtain a permit for the installation of the new fence from the Umatilla Building Department, located at 1 South Central Avenue, Umatilla, FL.

Violation: Fence does not meet Florida Building Code for properties with a pool.

Required Remedy: After obtaining a permit, remove and replace OR alter the newly installed fence to meet all requirements of Florida Building code for Residential Swimming Barrier under 454.2.17.

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

454.2.14.5 Relief valve. When water heating equipment which is installed in a closed system has a valve between the appliance and the pool, a pressure relief valve shall be installed on the discharge side of the water heating equipment. For units up to and including 200,000 Btu/hour input, the relief valve shall be rated by the American Gas Association.

454.2.15 Gas piping. Gas piping shall comply with the *Florida Building Code, Fuel Gas*.

454.2.16 Electrical. Electrical equipment wiring and installation, including the bonding and grounding of pool components, shall comply with Chapter 27 of the *Florida Building Code, Building*. Outlets supplying pool pump motors connected to single-phase 120-volt through 240-volt branch circuits, whether by receptacle or by direct connection, and outlets supplying other electrical equipment and underwater luminaires operating at voltages greater than the low voltage contact limit, connected to single-phase, 120 volt through 240 volt branch circuits, rated 15 or 20 amperes, whether by receptacle or by direct connection, shall be provided with ground-fault circuit interrupter protection for personnel.

454.2.17 Residential swimming barrier requirement. Residential swimming pools shall comply with Sections 454.2.17.1 through 454.2.17.3.

Exception: A swimming pool with an approved safety pool cover complying with ASTM F1346.

454.2.17.1 Outdoor swimming pools. Outdoor swimming pools shall be provided with a barrier complying with Sections 454.2.17.1.1 through 454.2.17.1.14.

454.2.17.1.1 The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

454.2.17.1.2 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 as herein described below. One end of a removable child barrier shall not be removable without the aid of tools. Openings in any barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.

454.2.17.1.3 Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

454.2.17.1.4 Where the barrier is composed of horizontal and vertical members and the distance

between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed $1\frac{3}{4}$ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.

454.2.17.1.5 Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.

454.2.17.1.6 Maximum mesh size for chain link fences shall be a $2\frac{1}{4}$ inch (57 mm) square unless the fence is provided with slats fastened at the top or bottom which reduce the openings to no more than $1\frac{3}{4}$ inches (44 mm).

454.2.17.1.7 Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than $1\frac{3}{4}$ inches (44 mm).

454.2.17.1.8 Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections 454.2.17.1.1 through 454.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than $\frac{1}{2}$ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

454.2.17.1.9 Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. All doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dBA at 10 feet (3048 mm). Any deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the access. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when contact is broken at any opening.

Exceptions:

- a. Screened or protected windows having a bottom sill height of 48 inches (1219 mm) or more measured from the



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

August 5, 2025

Case #25-00016

Michael & Ashley Sebree
120 East Lake St
Umatilla, FL 32784

Posted Or Hand Delivered August 5, 2025
Certified Mail # 7016 2070 0000 4271 5972

RE: Notice of Violation for property located at:

120 East Lake Street, UMATILLA, FL

Alternate Key: # 1499437

Parcel No: 13-18-26-2900-024-00001

Legal Description: N.J. TROWELL'S ADDITION TO UMATILLA PB 4 PG 6 E 173 FT OF W 333.2 FT OF S 138 FT OF N 158 FT BLK 24 ORB 4386 PG 1684 ORB 5540 PG 1611 ORB 6020 PG 941

Dear Mr. and Mrs. Sebree:

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

LDR 11 Section 4- Building Permit Required: No building or other structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.

Violation: Installation of new fence without a permit. (Fence not conforming with pool enclosure)

Required Remedy: Obtain permit for new fence from the Umatilla Building Department, located at 1 South Central Avenue, Umatilla, FL.

34-16A 454.2.17 Residential Swimming Barrier Requirement

Residential swimming pools shall comply with Sections 454.2.17.1 through 454.2.17.3. Exception: A swimming pool with an approved safety pool cover complying with ASTM F1346.

454.2.17 .1 Outdoor Swimming Pools

Outdoor swimming pools shall be provided with a barrier complying with Sections 454.2.17 .1.1 through 454.2.17 .1.14.

454.2.17.1.1 The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).



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454.2.17.1.2 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 as herein described below. One end of a removable child barrier shall not be removable without the aid of tools. Openings in any barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.

454.2.17.1.3 Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

454.2.17.1.4 Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

454.2.17.1.5 Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm).

Notice: Failure to comply by **August 18, 2025** will result in the case going before the Umatilla Special Magistrate on **Thursday, August 21, 2025 at 9:00 A.M. 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) 669-3125 or email mlambert@umatillafl.org.

Sincerely,

Misti Lambert
Code Enforcement Officer

cc: File

454.2.17.1.1

The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

454.2.17.1.2

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 as herein described below. One end of a removable child barrier shall not be removable without the aid of tools. Openings in any barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.

454.2.17.1.3

Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

454.2.17.1.4

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

454.2.17.1.5

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing

between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.

454.2.17.1.6

Maximum mesh size for chain link fences shall be a 2 1/4 inch (57 mm) square unless the fence is provided with slats fastened at the top or bottom which reduce the openings to no more than 1 3/4 inches (44 mm).

454.2.17.1.7

Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1 3/4 inches (44 mm).

454.2.17.1.8

Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections 454.2.17.1.1 through 454.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

454.2.17.1.9

Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. All doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dBA at 10 feet (3048 mm). Any deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the access. Separate alarms are not required for

each door or window if sensors wired to a central alarm sound when contact is broken at any opening.

Exceptions:

1.Screened or protected windows having a bottom sill height of 48 inches (1219 mm) or more measured from the interior finished floor at the pool access level.

2.Windows facing the pool on the floor above the first story.

3.Screened or protected pass-through kitchen windows 42 inches (1067 mm) or higher with a counter beneath.

2.All doors providing direct access from the home to the pool must be equipped with a selfclosing, self-latching device with positive mechanical latching/locking installed a minimum of 54 inches (1372 mm) above the threshold, which is approved by the authority having jurisdiction.

3.A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM F2208, titled “Standard Safety Specification for Residential Pool Alarms,” which includes surface motion, pressure, sonar, laser, and infrared alarms. For purposes of this paragraph, the term “swimming pool alarm” does not include any swimming protection alarm device designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

454.2.17.1.10

Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or

the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 454.2.17.1.1 through 454.2.17.1.9 and Sections 454.2.17.1.12 through 454.2.17.1.14. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

454.2.17.1.11

Standard screen enclosures which meet the requirements of Section 454.2.17 may be utilized as part of or all of the “barrier” and shall be considered a “nondwelling” wall. Removable child barriers shall have one end of the barrier nonremovable without the aid of tools.

454.2.17.1.12

The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.

454.2.17.1.13

Removable child barriers must be placed sufficiently away from the water’s edge to prevent a young child or medically frail elderly person who may manage to penetrate the barrier from immediately falling into the water. Sufficiently away from the water’s edge shall mean no less than 20 inches (508 mm) from the barrier to the water’s edge. Dwelling or nondwelling walls including screen enclosures, when used as part or all of the barrier and meeting the other barrier requirements, may be as close to the water’s edge as permitted by this code.

454.2.17.1.14

A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.

