



UMATILLA CODE COMPLIANCE SPECIAL MAGISTRATE

October 16, 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 25-00016
Michael and Ashley Sebree
120 East Lake Street
Finding of Fact August 21, 2025

PUBLIC HEARINGS: CONTINUED CASES

PUBLIC HEARINGS: NEW CASES

2. Case Number 25-00005
Nationwide Investments Um LLC
911 N Central Avenue
3. Case Number 25-00017
Timothy J Monkman
28 Rose 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: October 13, 2025

MEETING DATE: October 16, 2025

SUBJECT: Case Number 25-00016

Michael and Ashley Sebree

120 East Lake Street

Finding of Fact August 21, 2025

BACKGROUND SUMMARY:

Florida Building Code 454.2.17 Residential Swimming Barrier Requirement

Umatilla Land Development Regulation Chapter 11, Section 4 Permit Required

On **August 21, 2025**, Code Compliance Officer Misti Lambert brought case number 25-00016 to Special Master Taylor Tremel for violations related to a residential swimming pool that was not in compliance with the required residential swimming barrier. Evidence was presented showing the newly installed farm rail fence was not an adequate pool barrier and no permit was issued for the installation of the fence after removal of the 6-ft privacy fence. The Respondents, Michael and Ashley Sebree were granted 14 days (September 4) to bring the property into compliance by obtaining a permit for the newly installed fence and install a proper residential pool barrier.

On **September 4, 2025**, Code Officer Lambert checked with the Building Department to ascertain if Mr. Sebree had secured a permit. Permit Technician Julie Ayers advised there was no permit issued because the fence does not meet the requirement for a pool barrier on its own, so the pool barrier would have to be installed first before she issued the permit. I inspected the property to find the barrier had not been installed.

On **September 9, 2025**, Code Officer Lambert was advised by the Building Department that the pool barrier was mostly up, but the gate end did not fit, so it would have to be retrofitted. Code Officer Lambert inspected to find that one end of the pool corral was not installed, and the case was updated as not compliant. Photos were taken for evidence.

On **September 15, 2025**, Code Officer Lambert found that the gate had been installed, so she asked the Building Department if a permit was issued. No permit was issued because the Respondent had not paid for the permit. I asked Julie to contact Mr. Sebree and advise him the case was still non-compliant because the permit wasn't paid for. She did so in my presence, leaving a message on voicemail. I asked Julie to let me know once the permit was paid for.

On **October 2, 2025**, Assistant City Manager Adam Bolton called Mr. Sebree to advise him he was still accruing fines due to non-payment of the permit.

On **October 9, 2025** Code Officer Lambert checked with the Building Department again, to find that no payment had been made to complete the permitting process.

On **October 13, 2025**, before posting the agenda packet, Code Officer Lambert checked with the Building Department and Accounts Receivable to find that no payment had been made to complete the permitting process.

RECOMMENDATIONS:

Staff recommends the Special Master certify the daily fine of \$100 per day every day the property remains out of compliance as ordered at the August 21, 2025 hearing.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. Email from Julie to Mr. Sebree
 2. 20251007_130453
 3. 20250909_141240
 4. 20250915_105026
 5. 2025-10-10 11124
 6. Affidavit of Service COF
 7. cert of fine hearing notice 25-00016
 8. USPS Tracking status
 9. Certified mail receipt 120 East Lake St
-



Julie Ayers

To: Misti Lambert



Reply

Reply all

Forward



Mon 10/13/2025 1:29 PM



img20251008_0101.pdf

54 KB



From: Julie Ayers

Sent: Wednesday, October 8, 2025 1:21 PM

To: 'msebree32@gmail.com' <msebree32@gmail.com>

Subject: Invoice

Please see attached invoice that can be paid online, at www.umatillafl.org OR anytime in person. You will click on permit payments at the bottom of the page and enter the customer id and pin number from the bottom of your invoice.

Thank you!

Sincerely,

Julie Ayers, Planning/Permitting Specialist

Umatilla Planning Department

1 S Central Ave.

Umatilla, FL 34748

Telephone: (352) 669-3126

Fax: (352) 669-8313

jayers@umatillafl.org

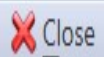
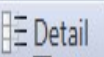


120

WELCOME





 Add  Edit  Close  Delete  Previous  Next  Detail  Help

Application Id: 4621 Application Date: 09/05/2025 Delinquent Charges

Permit No: UM400839 Permit Issue Date: 09/05/2025 Permit Expiration Date: / / Violations

Update No: 0  Print Permit  Calc Fees  Letter  Assign Permit No  Duplicate 

General Description of Work Building Codes Fees Plan Review Inspections Delinquent Charges/Violations Contact Info Notes

Page 1 Page 2

Property Information

Parcel Id: 1499437

Location: 120 EAST LAKE ST

Owner: SEBREE MICHAEL & ASHLEY

Street 1: 120 EAST LAKE ST

Street 2:

City/State/Zip: UMATILLA, FL 32784-

Country: Phone: (352) 250-3153

Email:

Zoning Code: ☐ Historic District  View Map

Lookup Type: Owner License No:

Customer Id: OW-00707 SEBREE MICHAEL & ASHLEY

Add Owner as Customer

Permit Category Id:

Permit Type: BLDG Prototype:

Status: Open / /

Primary Use Type: R-5

Additional Use Types:

Construction Type:

Work Type: FENCE

IBC Version:

Home Warranty Num:

User Code:

☐ Do Not Purge

Certificate Information

1: / / Print

2: / / Print

Re: 120 East Lake Street



CITY OF UMATILLA

"NATURE'S HOMETOWN"

NOTICE OF HEARING

CASE NO.	25-00016
DATE OF THIS NOTICE:	October 7, 2025
PROPERTY OWNER (PER LAKE COUNTY PROPERTY APPRAISER):	Michael Sebree
ADDITIONAL VIOLATOR(S):	Ashley Sebree
ADDRESS OF VIOLATION:	120 East Lake Street Umatilla, FL 32784
PARCEL ID NO. ALT KEY NO.	13-18-26-2900-024-00001 1499437

Summary: On August 21, 2025 a Code Enforcement hearing was held before Special Master Taylor Tremel regarding various violations occurring at 120 East Lake Street. An order was entered at that hearing. The order included a notice that it must be complied with by September 4, 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 October 16, 2025 to request the Special Master certify the previously imposed fine of \$ 100.00 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: October 16, 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

Tracking Number:

70162070000042715996

 Copy  Schedule a Redelivery

Latest Update

We attempted to deliver your item at 1:41 pm on October 10, 2025 in UMATILLA, FL 32784 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning October 11, 2025. If this item is unclaimed by October 25, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

UMATILLA, FL 32784
October 10, 2025, 1:41 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
October 9, 2025, 9:48 pm

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates 

Schedule Redelivery 

USPS Tracking Plus® 

Product Information 

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Michael & Ashley Sebree
120 East Lake St
Umatilla FL 32784

Postmark
Here

Page 12 of 42

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

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CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: October 13, 2025

MEETING DATE: October 16, 2025

SUBJECT: Case Number 25-00005

Nationwide Investments Um LLC

911 N Central Avenue

BACKGROUND SUMMARY:

Land Development Regulation LDR Chapter 16, Section 13 General Standards for All Zoning Districts
General Standards for All Zoning Districts

(b)(2) Materials. Paper or cardboard signs and cloth or plastic fabric banners may only be used in conjunction with a special event or temporary outside sale and display as provided herein, and **(b)(3) Construction standards.** All signs shall be installed and constructed in a professional and work manlike manner and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated or made of rust-inhibitive material.

On **April 30, 2025**, Code Compliance Officer Misti Lambert documented the conditions of the multi-tenant sign at the entrance of Umatilla Plaza, 911 N Central Avenue. The acrylic panels had not been repaired since the previous hurricane season and vinyl banners bearing the names of businesses in the plaza were suspended on the lower portion of the posts in violation of **Land Development Regulation Chapter 16, Section 13**.

On **May 5, 2025**, Code Officer Lambert called Mr. Rida Albazian, president of Nationwide Investments UM LLC, and spoke to him about the sign issues. She followed up the conversation by mailing the official correction notice to 7880 Holmberg Rd, Pompano Beach, FL 33067. The notice also stated the sign was in violation of **LDR Chapter 16, Section 5 Prohibited Signs** for the existence of obsolete signs for Acumen Clinical Services, which no longer existed in the plaza. The compliance date for correction was June 19, 2025. Photos were taken for evidence.

On **May 22, 2025**, Code Officer Lambert observed a company on site evaluating the needed work, and spoke with the technician. He stated that the work should be done in the next two weeks. Code Officer Lambert noted that the banners had been removed from the posts. Photos were taken for evidence.

On **June 19, 2025**, Code Officer Lambert inspected the sign to find that the sign was not yet repaired. She made contact with Nationwide Investments UM, LLC representative, Joe Bazyan, and checked the status of the repairs. Mr. Bazyan stated he was just waiting for the sign company to return to do the work.

On **September 25, 2025**, Code Officer Lambert inspected the sign to find that the sign was not yet repaired, and hand-delivered a Notice of Violation with a compliance date of October 13, 2025, to Joe Bazyan who was at the property. At that time, Mr. Bazyan stated the sign would be repaired on October 2, 2025.

On **October 13, 2025**, Code Officer Lambert inspected the sign to find that the sign was not yet repaired, and

photographed the sign to enter as evidence.

RECOMMENDATIONS:

Staff recommends the Special Master find the Respondent Nationwide Investments Um, LLC in violation of **Land Development Regulation LDR Chapter 16, Section 13** General Standards for All Zoning Districts (b)(3)- and allow them 30 days to bring the property into compliance or a fine of \$50.00 per day be imposed every day the property remains out of compliance thereafter.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. 20250430_170140
 2. 20250522_114628
 3. 110_3053
 4. VN2 25-00005
 5. CN 25-00005 mailed
 6. affidavit of service 9.25.2025
-


ACUMEN CLINICAL
SERVICES

FAMILY DOLLAR

 **BIG DAWGS**
VAPE AND SMOKE
NOW OPEN!

CHINA WOK
352-669-6998

 **Umatilla** 
 **Pack-N-Ship** 




ACUMEN CLINICAL
SERVICES

FAMILY DOLLAR

WELCOME

KEEP
RIGHT



10/13/2025



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

September 24, 2025

Case #25-00005

NATIONWIDE INVESTMENTS UM LLC
7880 HOLMBERG RD
POMPANO BEACH, FL 33067

Posted or Hand Delivered September 25, 2025

**RE: Notice of Violation for property located at:
911 N CENTRAL AVENUE, UMATILLA, FL**

Alternate Key: # 1122422

Parcel No: 12-18-26-0001-000-00300

Legal Description: FROM SW COR OF NE 1/4 RUN N ALONG W LINE SAID NE 1/4 A DIST OF 25.38 FT, N 89DEG 41MIN 25SEC E 29.68 FT FOR POB, CONT ALONG SAME LINE 555.57 FT, N 00DEG 18MIN 35SEC W 65.81 FT, N 71DEG 42MIN 16SEC W 88 FT, N 18DEG 17MIN 44SEC E 143 FT, N 63DEG 17MIN 44SEC E 38.89 FT, S 71DEG 42MIN 16SEC 145 FT, S 26DEG 42MIN 16SEC E 38.89 FT TO W'LY R/W OF SR 19, NE'LY ALONG SAID R/W TO S'LY R/W LINE OF COUNTY ROAD NO 5-7867, NW'LY ALONG SAID R/W TO E'LY R/W LINE OF MAXWELL ROAD SOUTH ALONG SAID R/W TO POB--LESS FROM SW COR OF NE 1/4, RUN N 01DEG 06MIN 35SEC E 25.38 FT, N 89DEG 41MIN 25SEC E 29.68 FT, N 01DEG 089MIN 14SEC E 782.16 FT, S 75DEG 52MIN 11SEC E 676.42 FT FOR POB, RUN S 63DEG 17MIN 44SEC W 37.27 FT, S 18DEG 17MIN 44SEC W 247.50 FT, S 26DEG 42MIN 16SEC E 38.89 FT, S 71DEG 42MIN 16SEC E 145 FT, N 63DEG 17MIN 44SEC E 70.2 FT, N 17DEG 50MIN 00SEC E 289.22 FT & PT A RETURN TO POB, RUN N 63DEG 17MIN 44SEC E 34.33 FT TO S'LY R/W LINE OF CR 5- 7867, SE'LY ALONG SAID S'LY R/W LINE 169.70 FT TO PT A ORB 6041 PG 1194

Dear Mr. Albazian:

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 Chapter 16, Section 13 General Standards for All Zoning Districts (b)(2) and (3)-

(2) Materials. Paper or cardboard signs and cloth or plastic fabric banners may only be used in conjunction with a special event or temporary outside sale and display as provided herein.

(3) Construction standards. All signs shall be installed and constructed in a professional and workmanlike manner and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated or made of rust inhibitive material.

Violations: *Damaged, missing and obsolete signage on multi-tenant sign for plaza. Prohibited temporary signage on perimeter of property.*

Required Remedy: *Repair or replace damaged, missing and/or obsolete acrylics on multi-tenant sign at entrance of plaza. Remove temporary signage and feather flags on perimeter of property.*



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

Notice: Failure to comply by **October 9, 2025** will result in the case going before the Umatilla Special Magistrate on **Thursday, October 16, 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 per Florida Statute 162.09(2)(a).

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) 771-2603 or email mlambert@umatillafl.org.

Sincerely,

Misti Lambert
Code Enforcement Officer

cc: File



CITY OF UMATILLA

Office of Code Enforcement

Date: 05/05/25

Compliance Date: 06/19/25

Notice: 25-00005

Owner: NATIONWIDE INVESTMENTS UM LLC
7880 HOLMBERG RD
POMPANO BEACH, FL 33067
USA

Property Address:
911 N CENTRAL AVE
Property ID: 1122422

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
SIGN MAINT	Chapter 16, Section 13 General Standards for All Zoning Districts (b)(2) and (3)- (2) Materials. Paper or cardboard signs and cloth or plastic fabric banners may only be used in conjunction with a special event or temporary outside sale and display as provided herein. (3) Construction standards. All signs shall be installed and constructed in a professional and workmanlike manner and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated or made of rust inhibitive material.
PROHIB SIGNS	SECTION 5: PROHIBITED SIGNS a) The following signs shall be prohibited: 1) Abandoned signs that, among other things, are no longer maintained pursuant to the terms of this Ordinance. In determining whether a sign is abandoned, the factors considered include, but are not limited to, the following: A. Whether the sign identifies incorrect directions to, location of, or description of the goods or services available on the premises where the sign is located; B. The existence or absence of a current business tax receipt for the premises where the sign is located;

VIOLATION(S):

Missing and broken acrylic inserts.

Vinyl banners not allowed in lieu of permanent signage.

Absence of Business Tax Receipt for Accumen Clinical Services - sign should be removed or replaced with current business.

REQUIRED REMEDY:

Replace broken acrylic inserts.

Remove vinyl banners.

Remove or Replace vinyl lettering on Accumen sign with current tenant sign.

Note: Permit required if you add additional cabinets for new tenants.

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



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: October 13, 2025

MEETING DATE: October 16, 2025

SUBJECT: Case Number 25-00017

Timothy J Monkman

28 Rose Street

BACKGROUND SUMMARY:

Umatilla Code of Ordinances 54-13 *Pruning and Corner Clearance*

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

Umatilla Code of Ordinances 34-31 *Abandoned Property and Junk Vehicle*

Florida Building Code 454.2.17 *Residential Swimming Barrier Requirement*

On **June 18, 2025**, Code Compliance Officer Misti Lambert began documenting this case after noticing a large section of a dying tree had fallen and the grass was overgrown to a height of 2 to 3 feet in some areas. Half the tree remained standing, but visibly rotted, and close to the sidewalk and elevated utility lines. Code Officer Lambert called the property owner and verbally asked him to take care of the tree and grass issue. Photos were taken for evidence.

On **August 19, 2025**, Code Officer Lambert noted that the tree had not been removed in violation of Umatilla Code of Ordinances Section 54-13 *Pruning and Corner Clearance*, and the grass was still overgrown in violation of 34-16a *High weeds, rubbish, junk, standing water prohibited*. Additionally, she observed that the fence on the south side of the house was down, leaving the back yard swimming pool unenclosed, violating Florida Building Code 454.2.17 *Residential Swimming Barrier Requirement*. Code Officer Lambert subsequently issued a second Correction Notice including the fence violation. Photos were taken for evidence.

On **September 29, 2025**, Code Officer Lambert inspected the property to find it was not in compliance, and added a vehicle that was in the driveway without a tag on August 19 remained in the driveway in the same condition in violation of Section 34-31 *Abandoned Property and Junk Vehicle*. The grass had been mowed. She included the unregistered vehicle when she issued a Violation Notice for the dead tree remaining on property and the absent swimming pool enclosure with a compliance date of October 13, 2025, with a hearing date of October 16, 2025, if not in compliance. The violation notice was posted on the front door and mailed regular USPS and Certified Mail # 7016 2070 0000 4271 6245 Photos were taken for evidence.

On **October 13, 2025**, Code Officer Lambert inspected the property to find it was not in compliance with the tree removal requirement, the fence was still down and the abandoned or junk vehicle in the driveway and the grass in the right of way was overgrown again. Photos were taken for evidence.

RECOMMENDATIONS:

Staff recommends the Special Master find the Respondent, Timothy J Monkman in violation of Umatilla Code of Ordinances Section 54-13 *Pruning and Corner Clearance*, Section 34-31 *Abandoned and Property and*

Junk Vehicle, 34-16a High weeds, rubbish, junk, standing water prohibited, and Florida Building Code 454.2.17 *Residential Swimming Barrier Requirement*, and allow the property owner 14 days to remedy the violations or a fine of \$100.00 per day be imposed every day the property remains out of compliance thereafter.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. CN- 28 Rose St
 2. 28 Rose St Lake County Property Record Card
 3. 20250618_133644
 4. 20250618_133659
 5. 20250929_131809
 6. 20250929_131803
 7. 20250929_131819
 8. 20250929_141008
 9. 20250929_131903
 10. aff of service 9_29.2025
 11. VN2 with Certified Mail 28 Rose St
 12. USPS Delivery Tracker
-



CITY OF UMATILLA

Office of Code Enforcement

Date: 06/18/25 **Compliance Date:** 06/30/25 **Notice:** 25-00017

Owner: MONKMAN, TIMOTHY J
28 ROSE ST
UMATILLA, FL 32784

Property Address:
28 ROSE ST
Property ID: 2906740

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.
54-14	Sec. 54-14. - Dead or diseased tree removal on private property. (a)The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life, personal safety of any person or property, or harbor insects or disease which constitute a potential threat to other trees within the city. Removal shall be done by said owners at their own expense within sixty (60) days after the date of service of notice. In the event of failure of the owner to comply with such notice, the city shall have the authority to remove such trees and charge the cost of removal to the owner's property tax notice or bill the property owner directly. (b)Notice to the property owner, and opportunity to object and contest the city's decision, is a prerequisite to any assessment of costs set forth in subsection (a) above.

Violation: Grass and/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: Dead, dying or diseased tree on property.

Required Remedy: Dead, dying or diseased tree on property needs to be removed.

Please contact me by telephone at (352) 771-2603, 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

Misti Lambert
Code Enforcement Officer

PROPERTY RECORD CARD

General Information

Name:	MONKMAN TIMOTHY J	Alternate Key:	2906740
Mailing Address:	28 ROSE ST UMATILLA, FL 32784 Update Mailing Address	Parcel Number: ⓘ	13-18-26-1700-000-00701
		Millage Group and City:	00U1 Umatilla
		2024 Total Certified Millage Rate:	19.7053
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	28 ROSE ST UMATILLA FL, 32784	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	UMATILLA, DE VAULT'S SUB LOT 7, N 32 FT LOT 8--LESS BEG 74 FT W'LY OF NE COR OF LOT 7, RUN E'LY ALONG N LINE OF LOT 7 TO NE COR OF SAID LOT, S'LY ALONG E LINES OF LOTS 7 & 8 TO S LINE OF N 32 ST OF LOT 8, W'LY ALONG SAID LINE 75 FT, N'LY TO POB--PB 2 PG 23 ORB 4654 PG 97		
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	SINGLE FAMILY (0100)	0	0		1.000	Lot		\$60,000.00	\$60,000.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

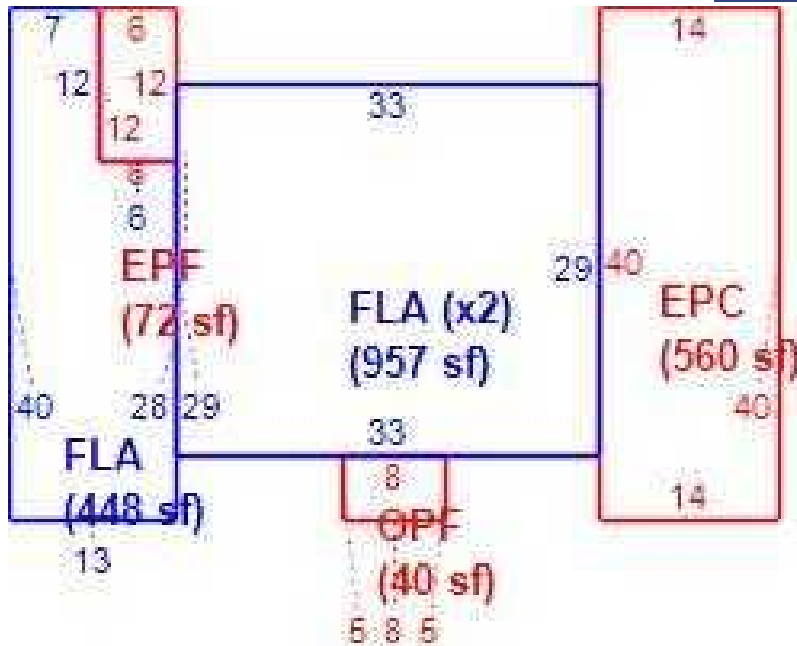
Residential Building(s)

Building 1

Residential	Building Value: \$210,727.00		
Summary			
Year Built: 1922	Total Living Area: 2362 ⓘ	Central A/C: Yes	Fireplaces: 2
Bedrooms: 4	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH STONE (EPC)		2.00	560
ENCLOSED PORCH FINISH (EPF)		2.00	72

FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	2.00	2362
OPEN PORCH FINISHED (OPF)		2.00	40

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	SWIMMING POOL - RESIDENTIAL (POL2)	438	SF	1982	\$13,031.00
2	POOL/COOL DECK (PLD2)	603	SF	1982	\$2,271.00
3	DETACHED GARAGE (DGF1)	552	SF	1984	\$4,968.00

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
4654 / 97	07/14/2015	Warranty Deed	Unqualified	Improved	\$170,000.00
4482 / 1857	05/15/2014	Certificate of Title	Unqualified	Improved	\$20,100.00
3450 / 1536	06/08/2007	Quit Claim Deed	Unqualified	Improved	\$81,400.00
2941 / 2363	08/31/2005	Warranty Deed	Qualified	Improved	\$283,000.00
1228 / 1361	05/01/1993	Warranty Deed	Qualified	Improved	\$116,500.00
1153 / 1072	02/01/1992	Warranty Deed	Unqualified	Improved	\$25,300.00

1023 / 2090	08/01/1989	Warranty Deed	Qualified	Improved	\$94,000.00
1017 / 1141	06/01/1989	Quit Claim Deed	Unqualified	Improved	\$0.00
914 / 477	03/01/1987	Warranty Deed	Qualified	Improved	\$90,000.00
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	\$290,997	\$171,660	\$120,938	5.0364	\$609.09
SCHOOL BOARD STATE	\$290,997	\$171,660	\$146,660	3.1240	\$458.17
SCHOOL BOARD LOCAL	\$290,997	\$171,660	\$146,660	2.9980	\$439.69
LAKE COUNTY WATER AUTHORITY	\$290,997	\$171,660	\$120,938	0.2940	\$35.56
NORTH LAKE HOSPITAL DIST	\$290,997	\$171,660	\$120,938	0.4100	\$49.58
ST JOHNS RIVER FL WATER MGMT DIST	\$290,997	\$171,660	\$120,938	0.1793	\$21.68
CITY OF UMATILLA	\$290,997	\$171,660	\$120,938	7.1089	\$859.74
LAKE COUNTY MSTU AMBULANCE	\$290,997	\$171,660	\$120,938	0.4629	\$55.98
LAKE COUNTY VOTED DEBT SERVICE	\$290,997	\$171,660	\$120,938	0.0918	\$11.10
				Total: 19.7053	Total: \$2,540.59

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



SPEED
LIMIT
25













Case # 25-00017

Re: 28 Rose Street

**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 the 29th day of September, 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 front door of Timothy Monkman located at 28 Rose Street, posted a copy of the Notice of Violation at Umatilla City Hall and sent a copy via regular mail.

_____ Other:



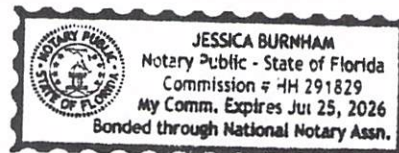
Misti Lambert, Code Compliance Officer

State of Florida)
) SS
County of Lake)

Sworn to and subscribed before me this 13th day of October, 2025 by the affiant, who is personally known to me.



Notary Public



7016 2070 0000 4271 6245

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

Page 38 of 42

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.



CITY OF UMATILLA

OFFICE OF CODE ENFORCEMENT

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.

Violation: Residential pool not protected by an approved pool barrier.

Required Remedy: Obtain a permit and install an approved pool barrier in compliance with 454.2.17

54-13 Pruning and Corner Clearance

Every owner of any tree overhanging any street or right-of-way within the city shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and to the extent that there shall be a clear space of eight (8) feet above the surface of the street or sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light, or interferes with visibility of any traffic-control device or sign.

Violation: Tree on northwest corner of property is dead or diseased and dangerous due to the proximity to the sidewalk and utility/power lines.

Required Remedy: Remove dead tree on northwest corner of property

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.

Definition: *Abandoned vehicle* includes vehicles neglected, immobile, inoperable or capable of being moved or having not been moved for ten (10) days or more. Abandonment is presumed when the vehicle is unlicensed, unregistered, untaxed or uninsured.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

Violation: Abandoned unlicensed and/or inoperable vehicle in driveway.

Required Remedy: *Remove vehicle from property; or put vehicle in garage where it is not seen from the public right of way; or have vehicle properly licensed with a current tag and insurance.*

Notice: Failure to comply by **October 9, 2025** will result in the case going before the Umatilla Special Magistrate on **Thursday, October 16, 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 per Florida Statute 162.09(2)(a).

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) 771-2603 or email mlambert@umatillafl.org.

Sincerely,

Misti Lambert
Code Enforcement Officer

cc: File

 Copy

 Schedule a Redelivery

Latest Update

This is a reminder to arrange for redelivery of your item before October 20, 2025 or your item will be returned on October 21, 2025. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Delivery Attempt: Action Needed

- Reminder to Schedule Redelivery of your item before October 20, 2025

October 11, 2025
- Notice Left (No Authorized Recipient Available)

UMATILLA, FL 32784

October 6, 2025, 12:38 pm
- See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	▼
Schedule Redelivery	▼
USPS Tracking Plus®	▼
Product Information	▼