



UMATILLA CODE COMPLIANCE SPECIAL MAGISTRATE

November 20, 2025 at 9:00 AM

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

AGENDA

Please silence your electronic devices

CALL TO ORDER

SWEARING IN OF STAFF & RESPONDENTS

PUBLIC HEARINGS: NON-COMPLIANCE CASES

PUBLIC HEARINGS: CONTINUED CASES

1. 25-00017 (IN COMPLIANCE)
28 Rose Street
Timothy J Monkman

PUBLIC HEARINGS: NEW CASES

2. 25-00025 (IN COMPLIANCE)
103 Pearl Street
Leeland or Michele Shelton
3. 25-00018
195 Bulldog Lane
Betty J Atkinson (Mallory Sosinski, Guardian)

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: November 18, 2025

MEETING DATE: November 20, 2025

SUBJECT: 25-00017 (IN COMPLIANCE)

28 Rose Street

Timothy J Monkman

BACKGROUND SUMMARY:

Property in compliance. Remove from Agenda.

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. She contacted the Respondent, Timothy Monkman, and advised him of the violation, following it up in a written correction notice.

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*. She issued a Notice of Violation for the junk vehicle, unsafe tree, and the pool barrier with a hearing date of October 16 if the property was not compliant by October 13, 2025.

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.

On **October 15, 2025** the unsafe tree and the vehicle were removed from the property. A pool barrier had been erected, however, it did not meet Florida Building Code with the spaces between the verticle members more than 4 inches apart.

The grass had become overgrown in the right of way once again, and the debris from the old fence was in the yard.

On **October 16, 2025**, Code Officer Lambert presented the case before Special Master Taylor Tremel, who found that the property was in violation of Florida Building Code 454.2.17 and Umatilla Ordinance 34-16a, and ordered that the Respondent bring the property into compliance by October 30, 2025 or a fine of \$100 per day

would accrue until such time the property was brought into compliance.

On **October 30, 2025**, Code Officer Lambert mailed and emailed the order of enforcement to the Respondent. She received no inquiries or contact from Respondent Monkman, and scheduled the compliance inspection for November 10 due to the delayed mailing of the order.

On **November 10, 2025**, Code Officer Lambert found that the grass was overgrown, and the fence had not been altered to meet Florida Building Code 454.2.17. She mailed and posted the property with the Certification of Fine hearing notice, along with posting it at the entrance to City Hall.

RECOMMENDATIONS:

Compliance met, case closed.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. 25-00017 28 Rose St ORDER OF ENFORCEMENT
 2. 25-00017 COF notice and aff of non-comp
 3. 28 Rose St Lake County Property Record Card
-

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

City of Umatilla,
Petitioner,

Case No.:25-00017

vs.

Timothy J Monkman
Respondent(s).

ORDER OF ENFORCEMENT

This cause came before the Special Master for the City of Umatilla on October 16, 2025 upon allegations that Respondent(s) violated **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** 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.

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

2. Respondent(s) is/are the record owner(s) of the property located at 28 Rose Street Umatilla Florida, 32784 in Lake County, Florida (the "Property").

3. On or about October 13, 2025, Respondent(s) has/have maintained the following condition(s) in violation of **Florida Building Code 454.2.17 Residential Swimming Barrier Requirement**

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 October 16, 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:

Florida Building Code 454.2.17 Residential Swimming Barrier Requirement

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 \$100.00 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 22 Day of October 2025.



M. Taylor Tremel
Special Master
City of Umatilla, Florida

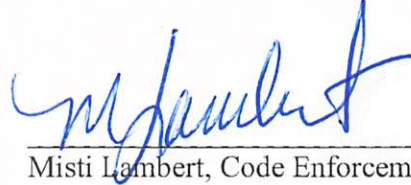
NOTICE OF APPEAL RIGHTS

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 Timothy Monkman on this 30th day of October, 2025.

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

Misti Lambert, Code Enforcement Staff



CITY OF UMATILLA

"NATURE'S HOMETOWN"

NOTICE OF HEARING

CASE NO.	25-00017
DATE OF THIS NOTICE:	November 10, 2025
PROPERTY OWNER (PER LAKE COUNTY PROPERTY APPRAISER):	Timothy Monkman
ADDITIONAL VIOLATOR(S):	
ADDRESS OF VIOLATION:	28 Rose Street Umatilla, FL 32784
PARCEL ID NO. ALT KEY NO.	2906740 13-18-26-1700-000-00701

Summary: On October 16, 2025 a Code Enforcement hearing was held before Special Master Taylor Tremel regarding various violations occurring at 28 Rose Street. An order was entered at that hearing. The order included a notice that it must be complied with by October 30, 2024 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 November 20, 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: November 20, 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

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

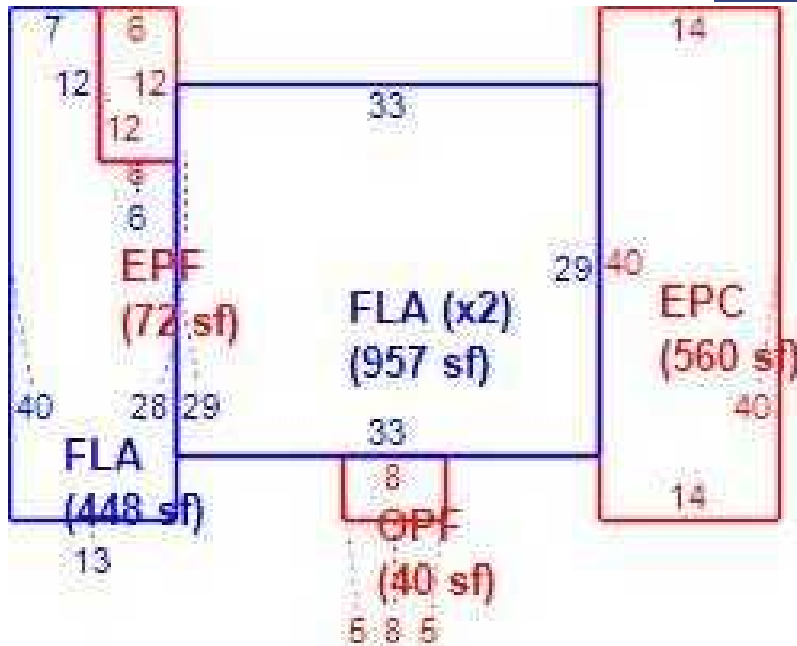
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot		\$60,000.00	\$60,000.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

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



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: November 18, 2025

MEETING DATE: November 20, 2025

SUBJECT: 25-00025 (IN COMPLIANCE)

103 Pearl Street

Leeland or Michele Shelton

BACKGROUND SUMMARY:

Property found in compliance on November 17, 2025. Case closed.

On **October 15, 2025** Code Compliance Officer Misti Lambert received a complaint regarding an unkempt dog pen emitting the strong odor of feces and urine at 103 Pearl Street. The complainant added that the property was lacking proper address identification.

On **October 16, 2025** Code Compliance Officer Lambert responded to the complainant's property to inspect. Code Officer Lambert detected the unpleasant odor of the dog pen and observed that the house was not properly marked with address numbers. Additionally, she noticed there were areas on the property where grass and weeds were overgrown.

On **October 17, 2025** Code Compliance Officer Lambert mailed a correction notice to the respondents. Leeland and Michele Shelton citing Umatilla Code 34-16a, *High weeds, rubbish, junk, standing water prohibited* for overgrown grass and unsanitary matter on property, as well as Florida Building Code 501.2 - *Address Identification*.

On **October 29, 2025** Code Compliance Officer Lambert received a call from Respondent Leeland Shelton who stated he was out of town when the notice came, and asked to be given additional time to bring the property into compliance. Code Officer Lambert reset the inspection for November 6, 2025.

On **November 6, 2025** Code Compliance Officer Lambert inspected to find the property had been mowed and was bearing proper numeric identification, however, the dog pen at the rear of the property was still putting off a strong odor.

On **November 7, 2025** Code Compliance Officer Lambert was driving to issue a notice when she observed Animal Control at the complainant's property. She stopped and discussed the case and learned that Animal Control had provided resources for the Respondents to keep the odor of the dog pen in check. Code Officer Lambert then went to the respondent's property and issued a Notice of Violation which included a hearing date of November 20, 2025 if the property is not compliant by November 17, 2025.

On **November 17, 2025** Code Compliance Officer Lambert went to the complainant's property to inspect the area for continued noxious odors emitting from the Respondents' dog pen. Code Officer Lambert found that the odor had been mitigated substantially.

RECOMMENDATIONS:

Compliance met. Case closed.

FISCAL IMPACTS:**ATTACHMENTS:**

1. 25-00025 VN2 103 Pearl St
-



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

November 7, 2025

Case #25-00025

Leeland & Michele Shelton
PO Box 1184
Umatilla, FL 32784

**RE: Notice of Violation for property located at:
195 Bulldog Lane**

Alternate Key # 1130662

Parcel No. 13-18-26-1200-00F-00101

Legal Description: UMATILLA, YANCEY'S ADD LOT 1 BLK F--LESS E 199 FT-- PB 1 PG 30
ORB 1302 PG 1482

Mr. & Mrs. Shelton,

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

Umatilla Land Development Regulations Chapter 8- Accessory Uses and Structures

Section 1(c)- Permit Required. No accessory structure shall be authorized on any lot without the appropriate building permit.

No permit found for accessory structure of dog pen with concrete slab, fence enclosure, roof and power.

Section 1(d)3- Any specific accessory use or structure that is not addressed within this Chapter shall not be located on any lot.

Dog pens/kennels are not specified in chapter 8.

Section 4- Setbacks - In General. This Section provides for accessory structures to be located within required building setback areas. Recorded easements and required landscape buffers shall supersede the minimum dimensions permitted by this Section. Minimum setback for any type of structure besides a fence is 5 feet.

Pen appears to be within 5 feet of the property line as observed from the adjacent property.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

Umatilla Code of Ordinances- 34-1 Nuisance

Definition *Nuisance means any of the following:*

(5) *Any unfit, unsanitary, abandoned, or unsafe dwelling, structure, or improvement upon real property.*

Unsanitary dog pen enclosure at southeast corner of property emitting strong foul odor.

Notice: Failure to comply by **November 17, 2025** will result in the case going before the Umatilla Special Magistrate on **November 20, 2025 at 9:00am in the City Council Chambers located in City Hall at 1 South Central Ave., Umatilla, FL.** At the Hearing, the Special Master will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

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

It is the responsibility of the property owner or violator to notify the code inspector when the property is ready to be re-inspected. To request a re-inspection or if you have any questions about what is required to bring the property into compliance, please call (352) 771-2603 or email mlambert@umatillafi.org.

Sincerely,

Misti Lambert
Projects and Compliance Manager
City of Umatilla
(352) 771-2603

cc: File



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: November 18, 2025

MEETING DATE: November 20, 2025

SUBJECT: 25-00018

195 Bulldog Lane

Betty J Atkinson (Mallory Sosinski, Guardian)

BACKGROUND SUMMARY:

On **November 5, 2024**, Code Compliance Officer Misti Lambert observed that the roof of the pole barn located at 195 Bulldog Lane had sustained considerable damage from Hurricane Milton in October 2024. Code Officer Lambert sent Respondent Betty J Atkinson's guardian, Mallory Sosinski an email stating that the roof needed some attention, but that a formal case was not being opened at that time.

On **July 10, 2025**, Code Officer Lambert mailed a correction notice, when she observed no action had been taken on the pole barn roof and new damage was observed on the office building where the roof had been peeled back by the wind. The notice was mailed to the Respondent's address on record with the Lake County Property Appraiser's office.

On **September 12, 2025**, after no contact from or actions by the respondent, Code Officer Lambert called guardian Sosinski to see if there was an plan to fix the issues at 195 Bulldog Lane. Code Officer Lambert emailed photos of the violations and allowed Sosinski 45 days [October 27, 2025] to bring the property into compliance.

On **October 31, 2025**, Code Officer Lambert issued the Notice of Violation for International Property Maintenance Code (IPMC) 304.4 and 304.7 for the damaged roofing components on the pole barn and the office building with a compliance deadline of November 14, 2025.

***IPMC 304.4 Structural Members.** Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.*

***IPMC 304.7** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.*

On **November 3, 2025**, Code Officer Lambert observed that the roof on the office had been repaired.

On **November 13, 2025**, Code Officer Lambert was advised that guardian Sosinski had applied for a demolition permit for both buildings.

On **November 17, 2025**, Code Officer Lambert found that the permit had not yet been issued due to non-

payment of the permit fees. Code Officer Lambert emailed guardian Sosinski to ascertain her intent for the property/permit. Code Officer Lambert also contacted the demolition company to ascertain what sort of turn-around time they anticipate if the permit is secured, and was advised 30-60 days due to workload and upcoming holidays.

RECOMMENDATIONS:

Staff recommends that the Special Master find the property is not in compliance with International Property Maintenance Code 304.4 and 304.7, and allow the respondent 7 business days to secure a permit for either roof replacement or demolition and an additional 60 days (January 26, 2026) to complete the work, or a fine of \$250 per day until the property is brought into compliance.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. CN for roof
 2. 25-00018 VN2 195 Bulldog Lane
 3. 11.5.2024 email to Sosinski
 4. 9.12.2025 email to sosinski
 5. 6.12.25 195 Bulldog
 6. 6.12.25 195 Bulldog 1
 7. 6.12.25 195 Bulldog 2
 8. 11.4.2025 Bulldog Lane
 9. Evidence of permit application
-



CITY OF UMATILLA
Office of Code Enforcement

Date: 07/09/25

Compliance Date:

Notice: 25-00018

Owner: ATKINSON, BETTY J
PO BOX 837
UMATILLA, FL 32784

Property Address:
195 BULLDOG LN
Property ID: 1130662

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
IPMC 304.4	304.4 Structural Members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
IPMC 304.7	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Violation: Unsafe Structure- Roofing components not securely fastened.

Required Remedy: Repair roof on both house/office building and the pole barn. Obtain any necessary permit(s) for the repairs/replacement.

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

Misti Lambert
Code Enforcement Officer



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

October 31, 2025

Case #25-00018

Betty J Atkinson
PO Box 837
Umatilla, FL 32784

RE: Notice of Violation for property located at:

195 Bulldog Lane

Alternate Key # 1130662

Parcel No. 12-18-26-0800-00A-00200

Legal Description: N.J. TROWELL'S PLAN OF UMATILLA PB 1 PG 23 S 200 FT OF LOT 2, S 200 FT OF E 130.5 FT OF LOT 3 BLK A ORB 5679 PG 93

To Whom It Concerns,

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

International Property Maintenance Code (IPMC) 304.4 - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

IPMC 304.7 - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure

Violation: *Unsafe Structure- Roofing components not sound, tight and free from defects that admit rain. Metal roof and truss components not maintained free from deterioration.*

Required Remedy: Obtain any required permit(s) for repair/replacement of the roofs on both structures on the property and follow through with the repair of the roofs on the house/office building and the pole barn; or obtain permit for demolition of structure(s) and follow through with the demolition.



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Notice: Failure to comply by **November 14, 2025** will result in the case going before the Umatilla Special Magistrate on **November 20, 2025 at 9:00am in the City Council Chambers located in City Hall at 1 South Central Ave., Umatilla, FL.** At the Hearing, the Special Master will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

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

It is the responsibility of the property owner or violator to notify the code inspector when the property is ready to be re-inspected. To request a re-inspection or if you have any questions about what is required to bring the property into compliance, please call (352) 771-2603 or email mlambert@umatillafi.org.

Sincerely,

Misti Lambert

Misti Lambert
Projects and Compliance Manager
City of Umatilla
(352) 771-2603

cc: File



Misti Lambert
To: sosinski.mallory@gmail.com

Reply Reply all Forward

Tue 11/5/2024 9:21 AM



Hi Mallory.

Just a quick courtesy notice about the metal roofing on the pole barn at 195 Bulldog Ln. I'm not opening a formal case, just asking that you get it taken care of so we don't end up with flying sheet metal. See photo.

Thank you,

Misti Lambert
Assistant to the City Manager
City of Umatilla
PO Box 2286, 1 S Central Ave.
Umatilla, FL 34748
352-669-3125





Misti Lambert

To: sosinski.mallory@gmail.com



Reply



Reply all



Forward



Fri 9/12/2025 12:43 PM

You forwarded this message on Thu 10/9/2025 2:20 PM

[View conversation](#)



CN for roof.pdf

454 KB



5 attachments (16 MB) Save all to OneDrive - City of Umatilla Save All Attachments

Mallory,

As mentioned on the phone, here are the notice and photos for the property at 195 Bulldog Lane.

It might take more than 30 days to get the house roof assessed and repaired, so I have noted in the case file that I have given **45**days from today for compliance.

Thank you,

Misti Lambert

Programs & Compliance Manager

City of Umatilla

PO Box 2286, 1 S Central Ave.

Umatilla, FL 32784

352-669-3125











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Application Id: 4705 Application Date: 11/13/2025
Permit No: UM600061 Permit Issue Date: / / 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

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Property Information

Parcel Id: 1130662
Location: 195 BULLDOG LN
Owner: BETTY ATKINSON
Street 1: PO BOX 837
Street 2:
City/State/Zip: UMATILLA, FL 32784-
Country: Phone: (352)988-7943
Email:
Zoning Code: ☐ Historic District  View Map

Lookup Type: Owner License No:

Customer Id: GREEN005 GREENWOOD & SON CONTR. INC

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: DEMOLITION
IBC Version:
Home Warranty Num:
User Code:
☐ Do Not Purge

Certificate Information

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