



UMATILLA CITY COUNCIL MEETING

April 2, 2026 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. 25-00018 - 195 Bulldog Lane - Atkinson

PUBLIC HEARINGS: CONTINUED CASES

PUBLIC HEARINGS: NEW CASES

2. 25-000023- 51 Highland Avenue
3. 26-00013 - 546 Guerrant Street - In Compliance

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: March 27, 2026

MEETING DATE: April 2, 2026

SUBJECT: 25-00018 - 195 Bulldog Lane - Atkinson

BACKGROUND SUMMARY:

The subject property is located at 195 Bulldog Lane. Case number 25-00018 was initiated July 9, 2025, after attempts to gain voluntary compliance by Mallory Sosinski, family representative of Respondent Betty J Atkinson, were unsuccessful. Code Compliance Officer Misti Lambert presented evidence of code violations before the Special Master on November 20, 2025.

Mrs. Sosinski was present for the hearing and spoke on behalf of Respondent Atkinson. Special Master Taylor Tremel found that the property was in violation. Mrs. Sosinski acknowledged the violation and advised she had submitted her application to the Building Department for a Permit for demolition of the structures on the property. Special Master Tremel ordered compliance within 90 days after discussion with Mrs. Sosinski, and imposed a fine of \$250 per day every day the property remains out of compliance after February 18, 2026.

On February 19, 2026, Compliance Officer Lambert found the property was non-compliant, and the fine of \$250 per day began accruing. On March 9, 2026, Compliance Officer Lambert emailed an Affidavit of Non-Compliance to Mrs. Sosinski.

On March 18, 2026, though out on annual leave, Compliance Officer Lambert happened to pass by the property and witness the demolition underway.

On March 19, 2026, Compliance Officer Lambert received an email from Mrs. Sosinski stating that the barn had been demolished.

On March 23, 2026, Compliance Officer Lambert re-inspected and found that the property had been brought into compliance by demolition of the two dilapidated structures on site.

On March 27, 2026, Compliance Officer Lambert emailed an Affidavit of Compliance.

RECOMMENDATIONS:

Staff's recommendation is that the Special Master certify that \$250.00 per day fine as ordered at the November 20, 2025 hearing for the 29 days the property remained out of compliance for at total of \$7,250 plus administrative costs.

FISCAL IMPACTS:

No fiscal impact as recovery of hard costs would offset the City's expenditures.

ATTACHMENTS:


1. Exhibit 1- 11.5.2024 email
 2. Exhibit 2- photo attached to 11.5.24 email
 3. Exhibit 3- Correction Notice 7.9.25
 4. Exhibit 4 - 9.12.2025 email to Sosinski
 5. Exhibit 5 - Pole Barn Roof Condition
 6. Exhibit 6- Office Condition
 7. Exhibit 7 Notice of Violation with Hearing Notice 10.31.25
 8. Exhibit 8 Property Condition 3.16.26
 9. Exhibit 9- Compliance Achieved 3.23.26
 10. Exhibit 10- Affidavit of Compliance 3.23.26
-

195 Bulldog Ln

From Misti Lambert <mlambert@umatillafl.org>

Date Tue 11/5/2024 9:21 AM

To sosinski.mallory@gmail.com <sosinski.mallory@gmail.com>

 1 attachment (3 MB)

110_2888.JPG;

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





10/28/2024



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



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



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 Bullldog 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





NO
TRESPASSING



NO
TRESPASSING
VIOLATORS WILL
BE PROSECUTED



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.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

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@umatillafl.org.

Sincerely,

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

cc: File





SCHOOL ZONE
SCHOOL AHEAD
15
SPEED LIMIT
SPEED LIMIT
SCHOOL ZONE
SCHOOL AHEAD



City of Umatilla

"NATURE'S HOMETOWN"

March 27, 2026

Owner: Betty J Atkinson
PO Box 837
Umatilla, FL 32784

Representative: Mallory Sosinski

**Re: Code Enforcement Inspection #25-00018
195 Bulldog Lane**

Dear Mrs. Sosinski:

Enclosed is an original Affidavit of Compliance on the above referenced inspection. The violations cited have been remedied, and your case has been closed.

I appreciate your cooperation. My mission is to promote the public's health, safety and welfare by requiring compliance with city codes consistent with our hometown character and lifestyle. Please call with any questions you may have, now or in the future.

Sincerely,

Misti Lambert
Code Enforcement Officer

Enclosure: As stated



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: March 30, 2026

MEETING DATE: April 2, 2026

SUBJECT: 25-00023- 51 Highland Avenue

BACKGROUND SUMMARY:

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.

FBC 454.2.17 Residential Swimming Barrier Requirement. Residential swimming pools shall comply with Sections 454.2.17.1 through 454.2.17.3.

IPMC 304.13 Window, skylight and door frames. Every window, skylight and door frame shall be kept in sound condition, good repair and weather tight.

Case number 25-00023 was formerly initiated in 2024 when a shed fire damaged the greater part of the backyard, the pool enclosure, destroyed the fence and resulted in unsightly debris remaining on the property. Before bringing the case to Special Master, Code Compliance Officer Misti Lambert learned that the property had been conveyed from Planet Home Lending to the VA, and the case was pursued through the VA representative, but not taken to hearing. Some violations were remedied. However, maintenance on the property stopped.

In September 2025, Compliance Officer Lambert learned that the property had been conveyed back to Planet Home Lending. Compliance Officer Lambert made contact with the company representative, Patrick Kellaher in attempt to simply have the grass violation abated.

On September 15, 2025 Compliance Officer Lambert emailed Mr. Kellaher, asking that their property preservation service mow the property because Umatilla Utilities Department was having to weed-eat around the hydrant to exercise the valves and do required testing. This contact included a Correction Notice for only the grass. The case remained open for monitoring.

On February 25, 2026 Compliance Officer Lambert reached back out to Mr. Kellaher for tall grass as well as a broken and boarded-up window, tree debris and the pool enclosure being damaged and only protected by a orange vinyl construction fence that appeared to be coming down. Compliance Officer Lambert provided photos through email so Mr. Kellaher could fully articulate what needed to be done to the property preservation company. Compliance Officer Lambert advised Mr. Kellaher she would be sending a Notice of Violation with

a hearing date for all the violations on the property at that time.

On March 3, 2026 Compliance Officer Lambert mailed a Notice of Violation for overgrown grass, accumulation of tree debris, windows not weather tight and the inadequate residential pool barrier with a compliance date of March 27, 2026

On March 30, Compliance Officer Lambert inspected the property to find that the property had been mowed and debris removed. The pool barrier and boarded-up window panes remained in a state of disrepair. Mr. Kellaher has remained in contact about steps being taken to remedy the violations.

RECOMMENDATIONS:

Staff's recommendation is to find the property in violation of Florida Building Code 454.2.17 - *Residential Swimming Barrier Requirement* and International Property Maintenance Code (IPMC) 304.13- *Window, Skylight and Door Frames*, and grant allow the Respondent 30 days to comply or a fine of \$100 per day be imposed for each day the property remains out of compliance thereafter.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. Exhibit 1 Property Record Card
 2. Exhibit 2 CN 25-00023
 3. Exhibit 3 25-00023 51 Highland email
 4. Exhibit 4 VN2 Highland- 25-00023 March 3 2026
 5. Exhibit 5- Planet Home Lending Certified Green Card
-



CITY OF UMATILLA

Office of Code Enforcement

Date: 09/15/25

Compliance Date: 09/29/25

Notice: 25-00023

Owner:

Property Address:

51 HIGHLAND AVE

Property ID: 1499798

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.

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

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

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@umatillaf.org if you have any questions or concerns.

Sincerely,

Misti Lambert


Misti Lambert
Code Enforcement Officer

Re: Code Violation - 51 Highland - 5200052206

From Misti Lambert <mlambert@umatillafl.org>

Date Mon 9/15/2025 2:03 PM

To Patrick Kellaheer <pkellaheer@planethomelending.com>

 1 attachment (2 MB)

CN 25-00023.pdf;

Patrick,

Attached is a notice of violation with photos and the property record card for reference.

It appears the property at 51 Highland Ave has reverted back to Planet Home Lending. The property is currently in violation of code for tall grass, nearing 3 feet high.

Is there a property preservation company assigned to this property? It needs immediate attention. You almost can't see the fire hydrant due to the tall grass.





LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

PROPERTY RECORD CARD

Map of Property

Eagle's Eye View

Proposed Tax Notice

Tax Bill

Print Options

General Information

Name:	PLANET HOME LENDING LLC	Alternate Key:	1499798
Mailing Address:	321 RESEARCH PKWY STE 303 MERIDEN, CT 06450 Update Mailing Address	Parcel Number: ⓘ	13-18-26-0400-002-01700
		Millage Group and City:	00U1 Umatilla
		2024 Total Certified Millage Rate:	19.7053
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	51 HIGHLAND AVE UMATILLA FL, 32784	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	UMATILLA, HI-LAND COURT LOTS 17, 18 BLK 2 PB 7 PG 48 ORB 6558 PG 1044		

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	\$73,000.00	\$73,000.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1		Building Value: \$183,757.00	
Summary			
Year Built: 1955	Total Living Area: 1374 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

- HOME
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- PUBLIC RECORDS REQUESTS
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE
- SITE NOTICE

Thank you,

Misti Lambert
Programs & Compliance Manager
City of Umatilla
PO Box 2286, 1 S Central Ave.
Umatilla, FL 32784
352-669-3125



From: Patrick Kellaher <pkellaher@planethomelending.com>
Sent: Wednesday, April 23, 2025 11:16 AM
To: Misti Lambert <mlambert@umatillafl.org>
Subject: Code Violation - 51 Highland - 5200052206

Hello Misti,

Below is contact for the VA tech that should be handling this loan going forward:
nadine.peake@va.gov

Regards,



PATRICK KELLAHER

Property Preservation Team Lead

P [203-427-2752](tel:203-427-2752)

F: 203-427-2752

pkellaher@planethomelending.com

This email message and any files transmitted with it are confidential and contain privileged or copyright information. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. NMLS ID #17022


No employee or agent is authorized to conclude any binding agreement or reach a binding agreement on any terms on behalf of the Company with another party by email without express written confirmation by the Company. Any views expressed in this message are those of the individual sender.

Re: Code Violation - 51 Highland - 5200052206

From Misti Lambert <mlambert@umatillafl.org>

Date Mon 9/15/2025 2:03 PM

To Patrick Kellaheer <pkellaheer@planethomelending.com>

 1 attachment (2 MB)

CN 25-00023.pdf;

Patrick,

Attached is a notice of violation with photos and the property record card for reference.

It appears the property at 51 Highland Ave has reverted back to Planet Home Lending. The property is currently in violation of code for tall grass, nearing 3 feet high.

Is there a property preservation company assigned to this property? It needs immediate attention. You almost can't see the fire hydrant due to the tall grass.





LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	PLANET HOME LENDING LLC	Alternate Key:	1499798
Mailing Address:	321 RESEARCH PKWY STE 303 MERIDEN, CT 06450 Update Mailing Address	Parcel Number:	13-18-26-0400-002-01700
Property Location:	51 HIGHLAND AVE UMATILLA FL, 32784	Millage Group and City:	00U1 Umatilla
		2024 Total Certified Millage Rate:	19.7053
Property Description:	UMATILLA, HI-LAND COURT LOTS 17, 18 BLK 2 PB 7 PG 48 ORB 6558 PG 1044	Trash/Recycling/Water/Info:	My Public Services Map
		Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps

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	\$73,000.00	\$73,000.00

[Click here for Zoning Info](#) [FEMA Flood Map](#)

Residential Building(s)

Building 1		Residential		Building Value: \$183,757.00
Summary				
Year Built: 1955	Total Living Area: 1374	Central A/C: Yes	Fireplaces: 1	
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0		

- HOME
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
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- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- PUBLIC RECORDS REQUESTS
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE
- SITE NOTICE

Thank you,

Misti Lambert
Programs & Compliance Manager
City of Umatilla
PO Box 2286, 1 S Central Ave.
Umatilla, FL 32784
352-669-3125



From: Patrick Kellaher <pkellaher@planethomelending.com>
Sent: Wednesday, April 23, 2025 11:16 AM
To: Misti Lambert <mlambert@umatillafl.org>
Subject: Code Violation - 51 Highland - 5200052206

Hello Misti,

Below is contact for the VA tech that should be handling this loan going forward:
nadine.peake@va.gov

Regards,



PATRICK KELLAHER

Property Preservation Team Lead

P [203-427-2752](tel:203-427-2752)

F: 203-427-2752

pkellaher@planethomelending.com

This email message and any files transmitted with it are confidential and contain privileged or copyright information. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. NMLS ID #17022

No employee or agent is authorized to conclude any binding agreement or reach a binding agreement on any terms on behalf of the Company with another party by email without express written confirmation by the Company. Any views expressed in this message are those of the individual sender.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

March 3, 2026

Case #25-00023

Planet Home Lending
321 Research Parkway
Suite 303
Meriden, CT 06450

**RE: Notice of Violation for property located at:
51 Highland Avenue**

Alternate Key # 1499798

Parcel No. 13-18-26-0400-002-01700

Legal Description: UMATILLA, HI-LAND COURT LOTS 17, 18 BLK 2 PB 7 PG 48
ORB 6558 PG 1044

Dear Property Owner,

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

Sec. 34-16A 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: Accumulation of rubbish, trash, debris, dead trees, nonliving plant material, junk, or other unsightly or unsanitary matter on property within public view.

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

IPMC 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

Violation: Broken window boarded adjacent to front door.

Required Remedy: Repair or replace broken window.

FBC 454.2.17 Residential Swimming Barrier Requirement- Residential swimming pools shall comply with Sections 454.2.17.1 through 454.2.17.3.

Violation: Pool barrier does not meet minimum requirements per Florida Building code.

Required Remedy: Repair/Replace swimming pool barrier per FBC 454.2.17 by either repairing the fence or repairing the screen on the pool cage.

Notice: Failure to comply by **March 27, 2026** will result in the case going before the Umatilla Special Magistrate on **Thursday April 2, 2026 at 9:00 am in the City Council Chambers located in City Hall at 1 South Central Ave., Umatilla, FL.** At the Hearing, the Special Master will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

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

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
Programs and Compliance Manager
City of Umatilla
352-669-3125

cc: File



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

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

cc: File

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Planet Home Lending
 321 Research Parkway
 Suite 303
 Meriden, CT 06450



9590 9402 6169 0220 2470 27

2 Article Number (Transfer from service label)

51 7016 2070 0000 4271 6023

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Michael P. Pepe Jr.

- Agent
- Addressee

B. Received by (Printed Name)

Michael P. Pepe Jr.

C. Date of Delivery

3/16/26

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

d Mail
d Mail Restricted Delivery
(500)

Domestic Return Receipt



CITY OF UMATILLA
AGENDA ITEM STAFF REPORT

DATE: March 30, 2026

MEETING DATE: April 2, 2026

SUBJECT: 26-00013 - 546 Guarrant Street - In Compliance

BACKGROUND SUMMARY:

On February 19, 2026 Code Compliance Officer Misti Lambert mailed a Correction Notice to Respondent Steven Vazquez for an inoperable vehicle in the front, within view from the public right-of-way in violation of Ordinance 34-31. The deadline for compliance was March 2, 2026.

On March 13, 2026, Code Compliance Officer Misti Lambert reinspected to find the vehicle remained in the front yard.

On March 13, 2026, Code Compliance Officer Misti Lambert hand delivered a Notice of Violation with a compliance date of March 27, 2026 to Respondent Steven Vazquez and told him how to bring the property into compliance.

On March 27, 2026, Code Compliance Officer Misti Lambert re-inspected to find the property was brought into compliance with the vehicle moved to the back yard where it is screened from view from the public right-of-way.

RECOMMENDATIONS:

No action required - Compliant

FISCAL IMPACTS:

None

ATTACHMENTS:

None
