



UMATILLA CITY COUNCIL MEETING

June 4, 2024 at 6:00 PM

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

AGENDA

Please silence your electronic devices

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. First Reading of Ordinance No. 2024-B, Creech Trust Annexation

MINUTES REVIEW

2. Approval of Meeting Minutes
- May 21, 2024, Regular city Council Minutes

PRESENTATIONS

3. Water and Sewer Rate Study

PUBLIC COMMENT

At this point in the meeting, the Umatilla City Council will hear questions, comments and concerns from the public.

Please write your name and address on the paper provided at the podium. Zoning or code enforcement matters which may be coming before the Council at a later date should not be discussed until such time as they come before the Council in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the Council addresses such items during this meeting. Public comments are generally limited to three minutes.

DISCUSSION

4. Discussion on possible Charter Amendments for the 2024 Election

CONSENT AGENDA

NEW BUSINESS

REPORTS

5. Staff Reports

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: May 30, 2024

MEETING DATE: June 4, 2024

SUBJECT: First Reading of Ordinance No. 2024-B, Creech Trust Annexation

BACKGROUND SUMMARY:

The owner is seeking annexation for a 3.6 ± acre site that is contiguous to the city limits via North Twin Lake (FS 171.031(3)), making the property eligible for annexation. The subject site is developed with one (1) residential unit and is currently on city water service.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2024-B, Creech Trust Annexation

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report for Ordinance No. 2024-B, Creech Trust Annexation
 2. Creech Annexation Location Map
 3. Ord 2024-B_Creech Trust_Annexation 05.29.24 aaron V2
 4. Business Impact - Ord No. 2024-B
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**CITY OF UMATILLA
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC
ANNEXATION**

Owner: Christopher Ryan Creech Trust

General Location: North of Silver Drive and west of SR 19

Number of Acres: 3.6 ± acres

Existing Zoning: County Estate Residential (R-2)

Existing Land Use: Lake County Rural Transition (1 units/5 net acre)

Date: May 29, 2024

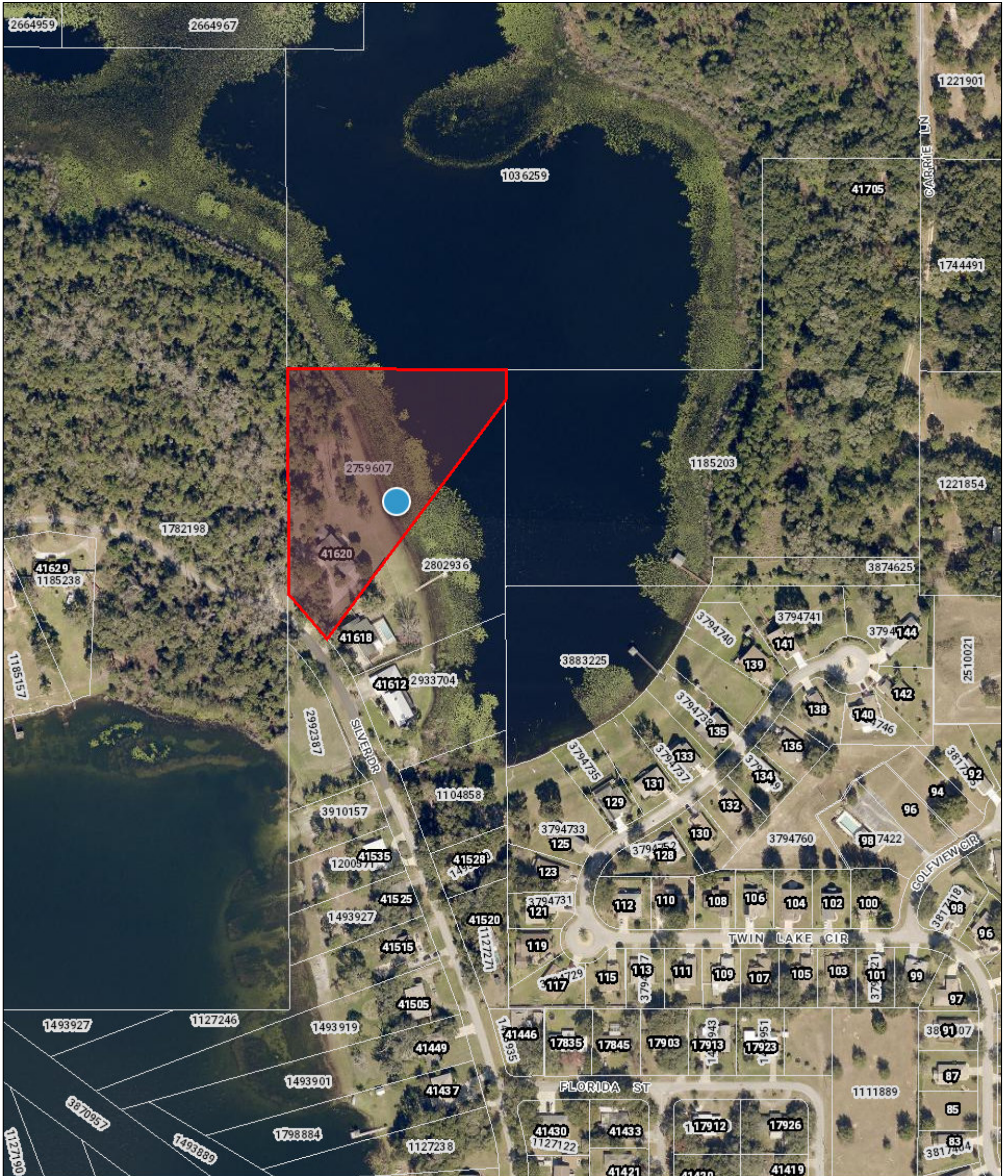
Description of Project

The owner is requesting annexation for a 3.6 ± acre site that is contiguous to the city limits via North Twin Lake (FS 171.031(3)). The subject site is developed with one (1) residential unit.

Assessment/Recommendation

Voluntary annexation is being requested and the property is adjacent to the city limits via the body of water (North Twin Lake); therefore, the property is eligible for annexation.

Staff recommends approval.



September 18, 2023

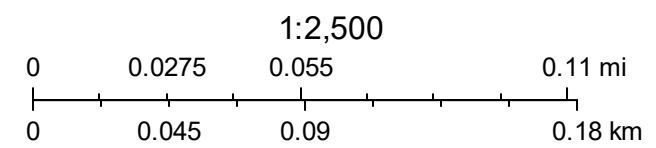
pointLayer

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Override 1

- Blueways
- Boat Ramps
- County Parks
- Street Names
- Address Locations
- Tax Parcels Alternate Key
- Tax Parcels



Lake County Property Appraiser
Lake BCC

ORDINANCE 2024-B

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 3.6 ± ACRES OF LAND GENERALLY LOCATED NORTH OF SILVER LAKE DRIVE AND WEST OF SR 19; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted for annexation of approximately 3.6 acres of land generally located north of Silver Lake Drive and west of SR 19 (the "Property") by Robert Christopher Creech, Trust, as Owner;

WHEREAS, the petition bears the signature of all applicable parties; and

WHEREAS, the required notice of the proposed annexation has been properly published; and

WHEREAS, the Property is contiguous to the City limits and may be annexed by the City of Umatilla.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Umatilla, Florida, as follows:

Section 1. The following described property consisting of approximately 3.6 acres of land generally located north of Silver Lake Drive and west of SR 19, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

LEGAL DESCRIPTION: See Exhibit "A"

Alternate Key # 2759607

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of Florida within seven (7) days after its passage on second and final reading.

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendment to include the property annexed in the City Comprehensive Plan.

Section 5. Utilities. The property is located within the City's Chapter 180, Florida Statutes, Utility District. The owner hereby agrees that the City shall be the sole provider of water and wastewater

services to the property subject to this Ordinance when such services become available subject to the rules and regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies, and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water system comes within 300' of the private water system or any of the central lines of such private system and when the City's wastewater system comes within 1,000' of the private treatment system or any central lines of such private system. Distances shall be measured as a curb line distance within the right of way or the centerline distance within an easement. The owner further agrees that when the City provides notice that such utilities are available; the owner shall connect to the applicable system within 12 months of the date of the City's written notice.

Section 6: Scrivener's Errors.

Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7. This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of June, 2024.

City Council member
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

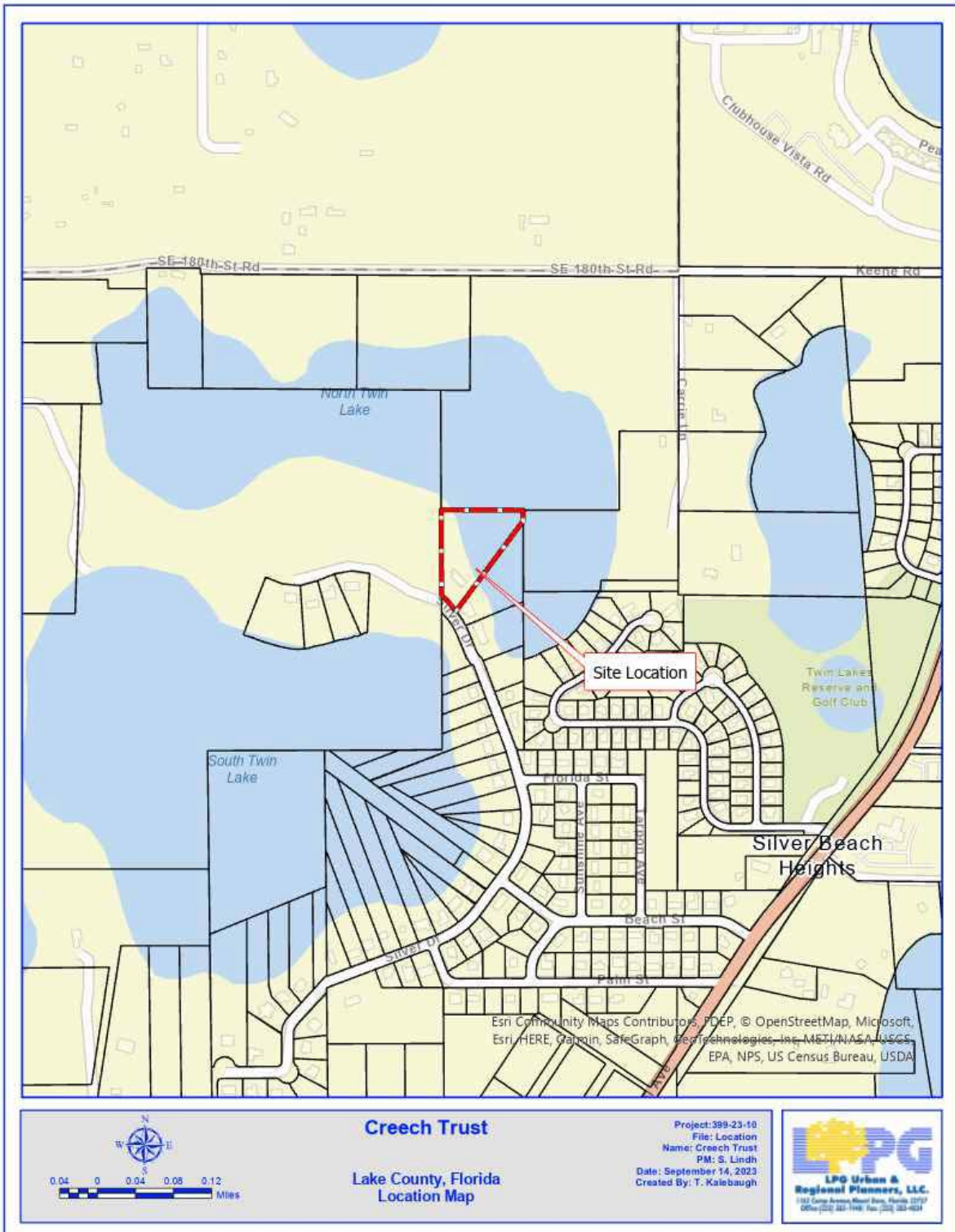
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the West 453 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 18 South, Range 26 East, Lake County, Florida, more particularly described as follows: Begin at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 18 South, Range 26 East, Lake County, Florida, run South $00^{\circ}05'50''$ East, along the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 1, a distance of 522.74 feet, thence South $41^{\circ}14'32''$ East 85.0 feet, thence North $37^{\circ}08'54''$ East 655.05 feet to a point hereby designated as Point "A", return to Point of Beginning, run South $89^{\circ}46'52''$ East, along the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 1, a distance of 453.0 feet, thence South $00^{\circ}05'50''$ East, along a line parallel to the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 1, a distance of 62.00 feet to the aforementioned Point "A". Less right of way for road, if any, lying and being in Lake County, Florida.

EXHIBIT "B"





Business Impact Estimate Exemption

Ordinance 2024-B

Summary of Ordinance: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 3.6 ± ACRES OF LAND GENERALLY LOCATED NORTH OF SILVER LAKE DRIVE AND WEST OF SR 19; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance will provide City services to the applicant and will expand the boundaries of the City, thus serving the public health, safety, morals, and welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;
None expected.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
N/A

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None.

4. Additional information the governing body deems useful (if any):

The proposed ordinance will not impact any businesses and only applies to one residential property currently located in unincorporated Lake County.



UMATILLA CITY COUNCIL MEETING

May 21, 2024 at 6:00 PM

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

MINUTES

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

Having been duly advertised as required by law, Mayor Creech called the Regular City Council Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers and led the Pledge of Allegiance and Invocation

ROLL CALL

MEMBERS PRESENT

Chris Creech, Mayor
Kent Adcock, Vice Mayor (joined via zoom at 6:05)
Katherine Adams, Council Member
John Nichols, Council Member
Brian Butler, Council Member

NOT PRESENT

Vaughan Nilson, Public Works Director
Regina Frazier, Finance Director

ALSO PRESENT

Scott Blankenship, City Manager
Jessica Burnham, City Clerk
Kevin Stone, City Attorney
Aaron Mercer, Development and Public Services Director
Amy Stultz, Library Director
Adam Bolton, Chief of Police
Misti Lambert, Assistant to the City Manager

AGENDA REVIEW

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE AGENDA; SECONDED BY COUNCIL MEMBER ADAMS. MOTION WAS APPROVED BY AN UNANIMOUS VOICE VOTE.

MINUTES REVIEW

1. Approve the Meeting Minutes
- May 7, 2024, Regular City Council Minutes

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE THE MINUTES DATED MAY 7, 2024; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION APPROVED BY AN UNANIMOUS VOICE VOTE.

PRESENTATIONS

- 2. Land Conservation Initiatives presentation from Lake County Commissioner Sean Parks

Mayor Creech introduced Commissioner Sean Parks, who provided the council with a presentation on Lake County's Land Conservation Initiatives.

PUBLIC COMMENT

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

NEW BUSINESS

- 3. East Lake Storage Site Plan

Mr. Mercer provided Council with an overview of the agenda item and stated the owner is seeking site plan approval for a self-storage facility known as East Lake Storage. The subject site is within the Airport Overlay Zone, which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities, density (1 unit/2 acres), and height).

This site plan is requesting a total gross square footage of 78,350 SF of self-storage units (air-conditioned and non a/c units) at build out for a total of 553 units.

The project is proposed to be constructed in two (2) phases. Phase I will consist of 173 units around a perimeter equaling 28,750 sq ft. Phase II will consist of two (2) interior buildings of 24,800 SF each for a total of 49,600 SF (380 units).

MOTION BY COUNCIL MEMBER BUTLER TO APPROVE THE EAST LAKE STORAGE SITE PLAN; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION APPROVED BY AN UNANIMOUS VOICE.

REPORTS

4. Staff Reports

Mr. Blankenship had nothing to report.

City Attorney Stone had nothing to report.

Council Member Butler thanked the public works department.

Council Member Adams had nothing to report.

Council Member Nichols had nothing to report.

Vice Mayor Adcock had nothing to report.

Mayor Creech stated that he enjoyed the meaning full conversation on the land preservation.

Chief Bolton had nothing to report.

Ms. Stultz had nothing to report.

Ms. Lambert had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:59 p.m.

Jessica Burnham, FCRM
City Clerk

Chris Creech, MAYOR



**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: May 30, 2024

MEETING DATE: June 4, 2024

SUBJECT: Water and Sewer Rate Study

BACKGROUND SUMMARY:

The City engaged GovRates to perform a water and sewer rate study in 2023. The last rate study was done in 2014 and significant changes in operations and capital needs have taken place since then. Bryan Mantz with GovRates will review the study and the recommendations for rate changes. The next rate resolution will incorporate the new rates and will be brought back to City Council for approval.

RECOMMENDATIONS:

Accept proposed schedule of water and wastewater rates, fees and charges for fiscal years 2025 to 2029

FISCAL IMPACTS:

N/A

ATTACHMENTS:

None

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
May 14, 2024 through May 20, 2024

ARRESTS

5/20/2024	12:16 p.m.	Lee, Willie Umatilla	Trespass after warning.
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

5/19/2024	6:12 p.m.	Navatro-Vasquez, Deibel Orlando	No drivers license never had one.
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REPORTS FILED

5/14/2024	1:27 p.m.	Officers responded to the Umatilla Elementary School to assist DCF with the commencement of a case.	
5/14/2024	11:05 p.m.	Officers responded to the area of Outlook Street reference a person in need of medical attention. They were turned over to EMS.	
5/15/2024	12:35 p.m.	Officers responded to a residence on East Collins Street to assist DCF and EMS. Person was transported to Advent Waterman by EMS.	
5/17/2024	12:11 a.m.	Officers responded to the area of North Central Avenue and Cassady Street reference a suspicious person. Officers checked the area and were unable to locate the subject.	
5/17/2024	7:59 a.m.	Officers were called to a residence in the area of Twin Lake Circle reference someone harassing an elderly person. A report was taken.	
5/18/2024	9:45 a.m.	Officers responded to the Circle K located at 42404 State Road 19 reference a verbal dispute. Dispute was verbal only parties separated.	
5/18/2024	1:16 p.m.	Officers responded to the area of West Tenth Avenue to assist the Lake County Sheriffs Office. They needed assistance with locating a person in need of medical attention. Deputies arrived and took over. Person was transported by them to Lifestreams Behavioral Center for treatment under the Baker Act.	
5/18/2024	3:37 p.m.	Officers called Duke Energy reference a power pole that had been hit by lightning.	

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
May 14, 2024 through May 20, 2024

ARRESTS

5/18/2024	3:43 p.m.	Officers located a large branch in the roadway causing road blockage in the area of Bulldog Lane. Fire Department responded and cleared the roadway.
5/20/2024	2:54 p.m.	Officers were in the school zone area at Trowell Avenue and Bulldog Lane where they were approached by a person that wanted to report a theft. The theft occurred in the area of North Central Avenue a report was taken.

ARRESTS	2
DISPATCHED CALLS	151
TRAFFIC STOPS	69
TRAFFIC CITATIONS ISSUED	2

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
May 21, 2024 through May 27, 2024

ARRESTS

5/26/2024	10:48 p.m.	Reese, Robert Palm Coast	Driving under the influence (second offense); Refusal to submit to a blood alcohol level test.
5/26/2024	8:51 a.m.	Ramirez, Luis Dade City	Officer stopped the defendant for traveling at excessive speed in the area of North Central Avenue and Mitchner Street. Driver was identified by passport. A check through FCIC/NCIC confirmed an active warrant for operating a vehicle with no drivers license, never had one. Warrant was confirmed he was issued an additional citation for no drivers license never had one and transported to the Lake County Jail without incident.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

5/25/2024	9:34 p.m.	Goldsmith, Luke Umatilla	Violation of use of fireworks, the day of use was not a holiday.
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REPORTS FILED

5/21/2024	6:25 p.m.	Officers responded to the area of Lake Street and North Central Avenue reference a suspicious vehicle. Vehicle was not found.
5/22/2024	12:03 a.m.	Officers responded to the area of Wafford Street reference a noise complaint.
5/22/2024	9:08 a.m.	Officer located 3 juveniles skipping school. They were turned over to the Resource Officer at Umatilla High School.
5/22/2024	4:33 p.m.	Officers responded to the area of North Central Avenue and West Ocala Street reference a person needing medical attention. They were turned over to EMS.
5/23/2024	1:45 p.m.	Officers assisted the Department of Children and Families to commence a case in the area of East Collins Street.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
May 21, 2024 through May 27, 2024

ARRESTS

5/24/2024	6:00 a.m.	Property was found in the area of Cassidy Street. Officers responded and checked stolen property. It had not been reported. The property was collected and placed into evidence for safekeeping.
5/24/2024	6:09 p.m.	Officers responded to a residence on Kristin Court to a verbal dispute. One party was gone on arrival.
5/25/2024	2:14 a.m.	Officers were dispatched to the area of State Road 19 and County Road 42 reference a suspicious person. Person was okay just taking a break from a road trip.
5/25/2024	11:24 a.m.	Officers were called to 633 Umatilla Boulevard Recovery Village reference a disturbance. Person was trespassed from the premises.
5/25/2024	11:10 p.m.	Officers responded to a residence on Third Street to assist the Lake County Sheriffs office with a verbal dispute in progress. When officers arrived parties were separating.

ARRESTS	4
DISPATCHED CALLS	143
TRAFFIC STOPS	68
TRAFFIC CITATIONS ISSUED	7