



UMATILLA CITY COUNCIL MEETING

May 6, 2025 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

MINUTES REVIEW

1. Approval of Meeting Minutes
- April 15, 2025, Regular City Council Minutes

PRESENTATIONS

2. Umatilla High School Scholarship Award

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.

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

3. Resolution No. 2025-08, Right of Way Vacation Buford Ave

NEW BUSINESS

4. Utility Easement Noplis
5. Discussion on Lake 100 Request

DISCUSSION

6. Discuss Land Development Regulations Workshop Scheduling

REPORTS

7. 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.



UMATILLA CITY COUNCIL MEETING

April 15, 2025 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 led the Pledge of Allegiance, gave the Invocation, and called the Regular City Council Meeting to order at 6:01 pm.

ROLL CALL

MEMBERS PRESENT

Christopher Creech, Mayor
Katherine Adams, Vice Mayor
Fred Fetterolf, Council Member
John Nichols, Council Member

NOT PRESENT

Bear Crockett, Council Member

ALSO PRESENT

Aaron Mercer, Interim City Manager
Adam Bolton, Assistant City Manager
Jessica Burnham, City Clerk
Kevin Stone, City Attorney
Regina Frazier, Finance Director
Amy Stultz, Library Director
David Seeley, Chief of Police
Vaughan Nilson, Public Works Director
Misti Lambert, Programs and Compliance Manager

AGENDA REVIEW

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

MINUTES REVIEW

1. Approval of Meeting Minutes
 - April 1, 2025, Community Redevelopment Agency (CRA) Minutes
 - April 1, 2025, Regular City Council Minutes

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE APRIL 1, 2025, MINUTES; SECONDED BY VICE MAYOR ADAMS; MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

PUBLIC COMMENT

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

NEW BUSINESS

2. City of Umatilla Media Relations and Social Media Policy

Assistant City Manager Bolton presented the social media policy for the City, aimed at guiding the official use of social media platforms to communicate with residents while ensuring compliance with public records laws and upholding professional standards. The policy affirms the City's website as the primary source of information, with social media playing a secondary, supportive role.

Key factors of the policy include a prohibition on public comments on City-operated social media accounts and the introduction of clear guidelines for employees' personal social media use when discussing City-related matters. The policy addresses evolving digital communication needs, reduces legal risks, promotes consistent messaging, and sets expectations for staff conduct online.

Importantly, the policy requires no additional resources for implementation and is intended to help safeguard the City from potential liabilities associated with social media use.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE CITY OF UMATILLA MEDIA RELATIONS AND SOCIAL MEDIA POLICY; SECONDED BY VICE MAYOR ADAMS. MOTION WAS APPROVED BY AN UNANIMOUS VOICE VOTE.

3. City of Umatilla Council Meeting Conduct & Decorum Policy

Assistant City Manager Bolton presented a proposed policy aimed at promoting orderly, efficient, and respectful City Council meetings. The policy establishes clear expectations for conduct and behavior by outlining rules of decorum for both council members and the public during official proceedings. It reinforces the importance of maintaining a professional environment where all voices can be heard in a structured and respectful manner.

To support consistent meeting management, the policy designates Robert's Rules of Order (RONR) as the City's official parliamentary authority, ensuring standardized procedures for motions, debate, and voting. It also introduces specific enforcement mechanisms for addressing disruptions or breaches of decorum, providing the presiding officer with clearly defined tools to maintain order.

Notably, the policy calls for the Council to formally designate a sergeant-of-arms, who would be responsible for assisting in the enforcement of order during meetings, particularly in situations where attendees or participants are disruptive or fail to comply with established rules. Assistant City Manager Bolton emphasized that the intent of the policy is not to limit public participation but to foster a constructive environment that supports effective governance. By codifying expectations and procedures, the policy aims to enhance transparency, protect the integrity of the decision-making process, and reduce the potential for conflict during meetings.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE CITY OF UMATILLA COUNCIL MEETING CONDUCT & DECORUM POLICY AND APPOINT ADAM BOLTON TO BE DESIGNATE AS THE SERGEANT OF ARMS; SECONDED BY VICE MAYOR ADAMS. MOTION WAS APPROVED BY AN UNANIMOUS VOICE VOTE.

4. Resolution No. 2025-05, 457(b) Management Deferred Compensation Plan

City Attorney Stone read the Resolution by title only.

RESOLUTION NO. 2025-05

A RESOLUTION OF THE CITY OF UMATILLA, FLORIDA; AMENDING THE DEFERRED COMPENSATION RETIREMENT PLAN FOR THE POSITIONS OF CITY MANAGER, ASSISTANT CITY MANAGER, CITY CLERK, PUBLIC WORKS DIRECTOR, LIBRARY DIRECTOR AND FINANCE & ADMINISTRATION DIRECTOR OF CITY OF UMATILLA, FLORIDA; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE

Ms. Frazier presented the resolution amending Resolution 2019-11, which was originally approved on May 21, 2019, to provide a 5% matching contribution to the City's deferred compensation plan for designated key positions. Since the initial resolution was adopted, several position titles have changed, and new positions—most notably the Assistant City Manager—have been added to the City's organizational structure.

The updated resolution serves to formally correct position titles and add the Library Director and Assistant City Manager as eligible roles for the deferred compensation matching program. Additionally, it incorporates contractual language regarding the City Manager's non-matching deferred compensation contribution, which had previously been approved under a prior administration but not yet codified in the resolution.

This update ensures the resolution reflects the current structure of City leadership and aligns with previously approved compensation agreements.

MOTION BY VICE MAYOR ADAMS TO APPROVE RESOLUTION NO. 2025-05, 457(B)

MANAGEMENT DEFERRED COMPENSATION PLAN; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION WAS APPROVED BY AN UNANIMOUS VOICE VOTE.

5. Resolution No. 2025-07, PTGA Amendment #3 T-Hangars & Taxi Lanes at Umatilla Municipal Airport

City Attorney Stone read the Resolution by title only.

RESOLUTION NO. 2025-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ACCEPTING THE THRID AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA) 449782-1-94-01 FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF DESIGN AND CONSTRUCTION OF T-HANGARS WITH TAXILANES AT UMATILLA MUNICIPAL AIRPORT; AUTHORIZING CITY OFFICIALS TO EXECUTE SAID AGREEMENT; PROVIDING FOR A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Jack Thompson of AVCON provided Council with an update on the ongoing T-Hangar construction project at the Umatilla Municipal Airport, originally funded through a Florida Department of Transportation (FDOT) Public Transportation Grant Agreement (PTGA) accepted in June 2023. The initial grant totaled \$464,508 with FDOT covering 98% and the City providing a 2% local match. After receiving bids in March 2024, the City requested additional funds from FDOT. In April 2024, Resolution 2024-05 approved the first amendment to the PTGA, adding \$1,244,898 in funding. A second amendment, approved in June 2024, added another \$491,885, bringing the total project funding to \$2,201,291. Mr. Thompson presented the third amendment to the PTGA, which will contribute an additional \$60,000 (\$58,800 FDOT + \$1,200 local match), raising the total project cost to \$2,261,291. This final adjustment includes funding for permitting costs and ensures full financial coverage for the construction of the 13-unit T-Hangar building.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO. 2025-07, PTGA AMENDMENT #3 T-HANGARS & TAXI LANES AT UMATILLA MUNICIPAL AIRPORT; SECONDED BY VICE MAYOR ADAMS. MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

REPORTS

6. Staff Reports

City Attorney Stone had nothing to report.

Mr. Mercer discussed developments related to CRA legislation, mentioning that both the House and Senate bills include provisions that could result in the eventual sunset of the Community Redevelopment Agency.

Council Member Fetterolf had nothing to report.

Mayor Creech had nothing to report.

Vice Mayor Adams inquired about any upcoming ethics training that may be available.

Council Member Nichols shared remarks about last weekend's Young Eagles event, highlighting its success and positive impact on the community.

Chief Seeley expressed appreciation to the Council members who attended the recent training session that the Police Department did.

Ms. Fraizer attended the PRM meeting and reported that the upcoming renewals are expected to be favorable, with increases projected to remain under 10 percent.

Mr. Nilson provided an update on the ongoing construction along SR 19, noting that piping has been installed for the entire project, which began at Lake Fern.

Ms. Stultz announced a free training opportunity that was available for library staff.

Ms. Lambert had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:25 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher R. Creech, Mayor



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: May 2, 2025

MEETING DATE: May 6, 2025

SUBJECT: Umatilla High School Scholarship Award

BACKGROUND SUMMARY:

Each year, the City of Umatilla proudly supports local students by awarding a \$500 scholarship to a graduating senior from Umatilla High School. The purpose of the scholarship is to recognize academic achievement, leadership, and community involvement among the city's youth. For the 2025 award cycle, the City received a total of eight applications.

Each application was reviewed and scored individually by members of the Umatilla City Council based on criteria including academic performance, extracurricular involvement, and responses to essay questions.

Following the review process, Mr. Logan Finn was selected as this year's scholarship recipient. Mr. Finn's application stood out for his strong academic record, leadership experience, and commitment to serving the community.

RECOMMENDATIONS:

N/A

FISCAL IMPACTS:

\$500 Umatilla High School Scholarship

ATTACHMENTS:

None



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: April 16, 2025

MEETING DATE: May 6, 2025

SUBJECT: Resolution No. 2025-08, Right of Way Vacation Buford Ave

BACKGROUND SUMMARY:

Mr. Charles Noplis, property owner at 22 Buford Avenue, has resubmitted an application to vacate a portion of Lakeshore Drive southwest of Bufford Street, adjacent to his property. This request was last withdrawn by the applicant at the December 17, 2024, Regular City Council meeting.

The right-of-way in question was originally dedicated via the plat of R.R. Guerrant's Subdivision, located along the northeast shoreline of Lake Enola. Mr. Noplis intends to fence off the area to restrict pedestrian access along his property and enhance privacy.

While a City sewer line runs through the right-of-way, the applicant has agreed to record a utility easement over the city's sewer line in sufficient width to access the line if maintenance is needed.

RECOMMENDATIONS:

Approval of Resolution No. 2025-08, Right of Way Vacation Buford Ave

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. ROW vacation Ad
 2. Resolution No. 2025-08, Right of Way Vacation Buford Ave
 3. Exhibit A 22 Bufford Street survey
-

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Umatilla City Council will hold a public hearing in the Council Chambers of the Umatilla City Hall, 1 S. Central Ave, Umatilla, Florida, on Tuesday, May 6, 2025, at 6:00 o'clock p.m., or as soon thereafter as possible, for the purpose of hearing comments pro or con from all persons interested in petition for right of way vacation request submitted by Charles Noplis to vacate, abandon, and disclaim any and all right, title and interest of the City in and to Lot 22 and the Southerly 30 Feet of lot 21, R.P. Guerrant's according to the plat thereof, recorded in plat book 4, page 33, of the Public Records of Lake County, Florida.

All citizens of the City of Umatilla and others interested in said petition to vacate the herein described public right-of-way are invited to be present. A copy of a proposed Resolution to vacate the herein described public right-of-way and a copy of the plat are on file with the City Clerk of Umatilla and may be inspected by interested persons during business hours at Umatilla City Hall.

Persons with disabilities needing assistance to participate in this public hearing should contact the City Clerk's Office by calling (352) 669-3125, or e-mailing jburnham@umatillafl.org at least 48 hours in advance of the hearing.

ALL PERSONS AND PARTIES ARE HEREBY ADVISED THAT IF THEY SHOULD DECIDE TO APPEAL ANY DECISIONS MADE BY THE CITY COUNCIL OF THE CITY OF UMATILLA WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC MEETING OR HEARING IN THIS NOTICE, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, SAID PERSON OR PARTY 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.

RESOLUTION NO. 2025-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA; AUTHORIZING THE VACATION AND ABANDONMENT OF A PLATTED PORTION OF LAKESHORE DRIVE, WEST OF BUFORD AVENUE AND AS MORE PARTICULARLY DESCRIBED HEREIN; CONDITIONING SUCH VACATION UPON THE GRANTING OF THOSE NECESSARY EASEMENTS TO THE CITY OF UMATILLA; PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Umatilla has received an application from Charles Warran Noplis, the adjoining fee simple landowner, to vacate, discontinue, and close that portion of Lakeshore Drive, as described in Exhibit A, within the City limits; and

WHEREAS, in accordance with City's Subdivision and Platting Ordinance and Florida Statutes Chapter 177.101, the City may vacate any right-of-way when the City Council determines that the right-of-way no longer serves a public purpose or that the vacation is in the public interest; and

WHEREAS, legal access, allowing for the right of adequate and convenient vehicular access to the adjacent private property currently using or entitled to use the above-described right-of-way is provided for by Buford Avenue; and

WHEREAS, a utility easement has been joined by the adjacent private property owner for the construction, maintenance, repair and replacement of utilities and similar services; and

WHEREAS, the proposed action is consistent with the comprehensive plan; and

WHEREAS, closing the above described unimproved right-of-way would not have an adverse affect on public safety, pedestrian safety, vehicular traffic, municipal services including, but not limited to, emergency service, waste removal, and public and private utilities, or the design and character of the area; and

WHEREAS, the City Council published a Notice of Public Hearing for street closing and vacation in the North Lake Outpost, a newspaper of general circulation in Lake County, Florida, on April 17, 2025, due proof of which has been filed with the City Council; and

WHEREAS, the City Council, at its Regular Meeting on May 6, 2025, did consider the Closing and Vacation of said Street; and

WHEREAS, the City Council finds that the continued dedication of the right-of-way serves no useful purpose to the general public provided that the aforementioned easement is made effective and recorded to run with the land for the benefit of all adjoining property owners and that the City retains an easement over the vacated area for utility purposes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Umatilla, Florida,

Section 1. The recitals above are true and are incorporated herein by reference.

Section 2. That portion of Lakeshore Drive as described in Exhibit A, is henceforth closed, vacated, abandoned, and discontinued, subject to the conditions set forth herein.

Section 3. That, upon this resolution becoming effective, the Umatilla City Council, acting for the incorporated City of Umatilla and the public, does hereby renounce and disclaim any right, title, or interest, not herein reserved, in and to said street; and that title to said street be vested in accordance with the law. The City of Umatilla hereby reserves and retains a perpetual, non-exclusive easement over those portions closed and vacated in Section 2 for utility purposes.

Section 4. That this Resolution is passed in anticipation of and contingent upon the execution and delivery of the easement described herein; and further, that this Resolution shall become effective upon recording but shall have no effect if it not recorded.

DONE AND RESOLVED this 6th day of May 2025 in regular session of the City Council of the City of Umatilla, Florida.

**CITY COUNCIL OF THE
CITY OF UMATILLA, FLORIDA**

Christopher R. Creech, Mayor

ATTEST:

Jessica Burnham, FCRM City Clerk

Kevin Stone, City Attorney

Exhibit A



LEGAL DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 22 AND THE SOUTHERLY 30 FEET OF LOT 21, R.P. GUERRANT’S, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 33, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

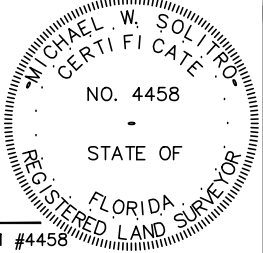
SURVEYOR NOTES:

- BEARINGS ARE BASED ON FLORIDA STATE PLANE ZONE, AS SHOWN.
- LEGAL DESCRIPTION WAS FURNISHED BY CLIENT, UNLESS OTHERWISE NOTED.
- THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12069C0220E, DATED 12/18/2012, AND IN MY OPINION LANDS SHOWN HEREON LIE IN ZONE "X" (THIS IS SHOWN AS A COURTESY, NOT TO BE RELIED UPON).
- WESTERN BOUNDARY WAS SHOWN BASED ON EXISTING CORNERS AND AN OVERLAY OF THE ORIGINAL PLAT. THE ACTUAL FILLED IN DITCH WOULD CONTROL THE WESTERN BOUNDARY LINE IF DISCOVERED.
- THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.
- WITH REGARD TO PIPE SIZES AND INVERTS INFORMATION BASED ON OBSERVED EVIDENCE. HOWEVER, LACKING UNDERGROUND INSPECTION, THE EXACT LOCATION OF UNDERGROUND FEATURES INCLUDING SIZES AND INVERTS CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- WITH REGARDS TO UNDERGROUND UTILITIES, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BET ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR’S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND /OR PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- SITE ADDRESS: 22 BUFORD AVENUE UMATILLA , FL 32784
- DRONE PHOTOGRAPHY BY REPUBLIC NATIONAL, DATES 11/23/20

THIS SURVEY CERTIFIED TO:
TITLE RESOURCES GUARANTY COMPANY
CHARLES WARREN NOPLIS
CROSSCOUNTRY MORTGAGE, LLC, ISAOA, ATIMA
AND/OR ITS WAREHOUSE LENDER
MAGNOLIA CLOSING CO.

JOB NUMBER: 201124
SCALE: 1" = 30'
DATE OF FIELD: 11/23/2020
DATE OF PLAT OR MAP: 12/1/2020
DRAWN BY: TM
APPROVED BY: MWS

NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

DATE	REVISION HISTORY
10/5/23	ADD PROPOSED EASEMENT

REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
RNSURVEYS@REPUBLICNATIONAL.NET
PHONE 407.862.4200 FAX 407.862.6229

LEGEND

- CONCRETE SURFACE
- UTILITY POLE
- SET/FOUND MONUMENT AS NOTED
- MANHOLE
- MEASURED
- RECORD
- COVERED AREA
- GUY ANCHOR
- SANITARY SEWER LINE



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: April 16, 2025

MEETING DATE: May 6, 2025

SUBJECT: Utility Easement Noplis

BACKGROUND SUMMARY:

Mr. Charles Noplis, property owner at 22 Bufford Avenue, has submitted a utility easement to the City in exchange for vacating a portion of the Lakeshore Drive right-of-way abutting his property. This item was last withdrawn by the applicant at the December 17, 2024, City Council meeting.

The submitted utility easement has been modified from the earlier version to allow Mr. Noplis to construct a dock at the lake without impeding the utility easement. This will ensure the City maintains an unobstructed easement and provide access to the existing sewer line that runs parallel to the shoreline of Lake Enola.

RECOMMENDATIONS:

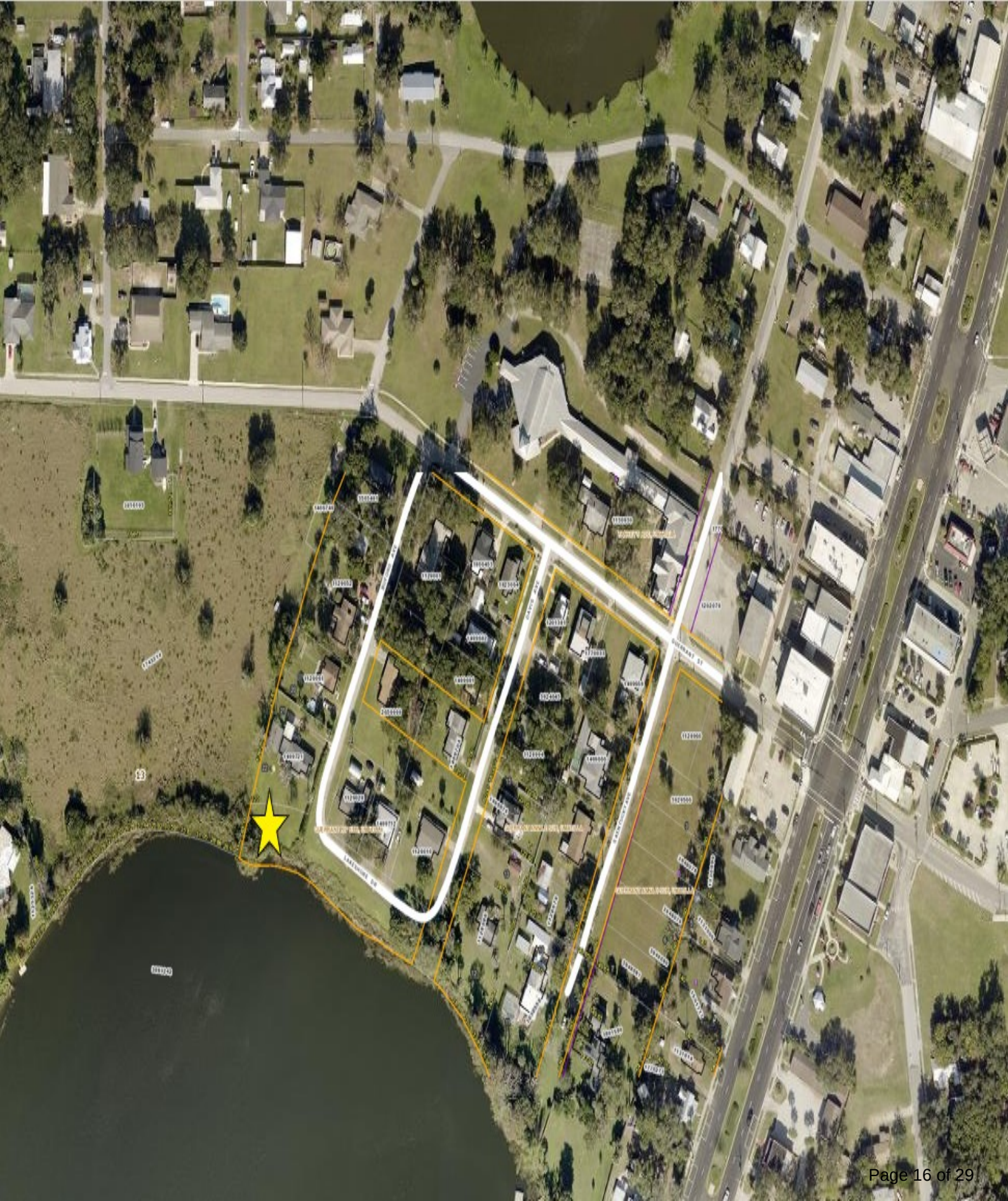
Approval of Utility Easement dedication

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Location Map Noplis ROW vacation Lakeshore Drive at Bufford Avenue (2)
 2. 22 Bufford Street survey
 3. Utility Easement Noplis
 4. Exhibit A Utility Easement
-





BOUNDARY SURVEY

LEGAL DESCRIPTION SHEET 1 OF 1

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- 7. WITH REGARDS TO UNDERGROUND UTILITIES, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BET ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR’S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND /OR PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- 8. SITE ADDRESS: 22 BUFORD AVENUE UMATILLA , FL 32784
- 9. DRONE PHOTOGRAPHY BY REPUBLIC NATIONAL, DATES 11/23/20

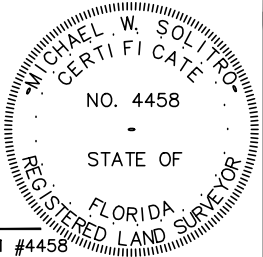
LEGEND

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- UTILITY POLE
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MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

DATE	REVISION HISTORY
10/5/23	ADD PROPOSED EASEMENT



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
RNSURVEYS@REPUBLICNATIONAL.NET
PHONE 407.862.4200 FAX 407.862.6229

Prepared by/return to:
Jennifer M. Cotch, Esq.
Stone & Gerken, P.A.
4850 N. Highway 19A
Mount Dora, Florida 32757

UTILITY EASEMENT

THIS EASEMENT (“**Easement**”) is hereby granted by **Charles Warren Noplis**, whose mailing address is 430 Sundown Trail, Casselberry, FL 32707 (“**GRANTOR**,”) to **the City of Umatilla, Florida, a municipality of the State of Florida** whose mailing address is Post Office Box 2286 Umatilla, Florida, and its successors and assigns (“**GRANTEE**”);

WITNESSETH:

THAT **GRANTOR**, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **GRANTEE**, its successors and assigns forever, a perpetual easement for the location, construction, installation, alteration, operation, inspection, repair, maintenance, removal and replacement of utility improvements, including but not limited to water, wastewater, stormwater, and reclaimed water lines, pipes, equipment, facilities, and related apparatus, (the “**Facilities**”) over, under, upon, across, through and within the following described lands in Lake County, Florida, and referred to hereinafter as the “**Easement Area**” to wit:

SEE COMPOSITE EXHIBIT “A” ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

being a portion of Parcel No. 13-18-26-0800-000-02100; Alt. Key 1499721

The easement rights specifically include: (a) the right of perpetual ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the Facilities; (b) the right to decrease or increase, or to change the quantity and type of, the Facilities; (c) the right to clear the easement area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the Facilities; and (e) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation, and maintenance of the facilities and for the enjoyment and use of such easement for the purposes described above. Such easement rights shall include any temporary construction easement over and across such property as is necessary to the proper use and enjoyment of any right granted herein. The easement rights granted herein are conveyed to Grantee and Grantee’s successors, lessees, licensees, transferees, permittees, and assigns. The covenant and rights set forth in this easement shall run with the title to the burdened property and the benefits and burdens hereof shall bind and inure to the benefit of all successors and assigns of the parties hereto.

Grantor shall not erect, construct, or create any buildings, structures, or obstacles within the Easement Area or otherwise interfere with any portion of the Grantee’s Facilities or use and enjoyment of the easement or Easement Area, provided that the maintenance, repair, and replacement of the existing

driveways, aprons, and signage shall not be deemed to be an interference with the use and enjoyment of the rights granted hereunder.

Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

IN WITNESS WHEREOF, this Easement has been executed by Grantor on this ____ day of _____, 2025, and is effective as of the Effective Date herein.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

WITNESSES:

Printed Name: _____
Address: _____

Printed Name: _____
Address: _____

GRANTOR:

Charles Warren Noplis

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing Easement was acknowledged before me via [☐] physical presence [☐] online notarization this ____ day of _____, 2025, by _____ **CHARLES WARREN NOPLIS** who is personally known to me or has provided _____ as identification.

NOTARY SEAL

Name:
Notary Public
Serial Number:
My Commission Expires:

SHEET 2 OF 2



1. BEARINGS ARE BASED ON FLORIDA STATE PLANE ZONE, PER GPS OBSERVATION.
2. THIS IS NOT A BOUNDARY SURVEY.
3. SEE SHEET 1 OF 2 FOR THE DESCRIPTION.



PROPOSED
EASEMENT AREA



SANITARY MANHOLE



UTILITY POLE



GUY ANCHOR

OHU—

OVERHEAD UTILITY LINES

— SS —

UNDERGROUND SANITARY SEWER LINE

JOB NUMBER: 201124 DATE: 02/20/2024

SCALE: 1"=40'

DRAWN BY: DMC

APPROVED BY: MWS

DATE	REVISION HISTORY
3/19/25	REVISE EASEMENT BOUNDARY

REPUBLIC NATIONAL

480 NEEDLES TRAIL

LONGWOOD, FLORIDA 32779

PHONE: (407) 862-4200 • RNSURVEYS@REPUBLICNATIONAL.NET • FAX: (407) 862-6229



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: May 1, 2025

MEETING DATE: May 6, 2025

SUBJECT: Discussion on Lake 100 Request

BACKGROUND SUMMARY:

There have been increasing concerns between municipalities and the County regarding annexation, service funding and long-term planning responsibilities.

Lake 100 has invited the City of Umatilla to consider participating in the cost of an independent study to better understand the local government taxing structure in Lake County. An independent study would provide facts on who is bearing the costs of infrastructure and service delivery in a rapidly growing area of Lake County and analyze revenues and expenditures for services offered.

The County is considering a resolution to hold a referendum on a potential County Charter that would move some authority away from municipal home-rule and shift decision-making authority to the County.

It's been proposed the cost of the study will be shared proportionately based upon population.

RECOMMENDATIONS:

N/A

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. City Independent Study Request 4-25
-



April 30, 2025

Dear Lake County City Partners,

Lake 100 respectfully invites your city to participate in a proposed independent study to better understand the local government taxing structure in Lake County.

As a private-sector business leadership organization committed to economic growth and community well-being, Lake 100 is increasingly concerned by the growing tension between municipalities and the County regarding annexation, service funding and long-term planning responsibilities. Lake County's cities and the County are debating – sometimes without shared facts- who is truly bearing the costs of infrastructure and service delivery in a rapidly growing region. As a result, some have suggested that the solution is a referendum on a potential county charter to move some authority away from municipal home-rule and shift decision making authority to the County.

An independent study analyzing revenues and expenditures for services offers a chance to ground those conversations in data. By analyzing the fiscal dynamics between municipal governments and Lake County, we believe the findings will help document and clarify the following questions:

- a. Are Lake's cities disproportionately subsidizing county services to areas outside municipal limits – and to what extent?
- b. Are specific services like law enforcement and fire duplicated or overlapping, potentially allowing for cost efficiencies?
- c. Will the resulting data assist elected leaders with neutral, independent data to better educate the public on operating budgets?
- d. Will the results of the study reinforce the business community's need for predictability, fairness and transparency in how growth is managed across jurisdictions?

Participating in this effort is not a statement against the County or support for cities. It is an effort to force the debate to be centered around facts and a proactive step toward informed cooperation. We believe shared that shared facts are the only path forward to restoring trust, reducing political friction, and ensuring that Lake County's cities remain strong economic engines.

The research would begin with bringing representatives and the county together to agree on a methodology before proceeding. An agreed upon approach would reduce contention with the overall findings and recommendations.

Lake 100 is not asking for political alignment – we are asking to move this debate toward a shared set of facts. A handful of city managers have indicated support, and we hope you will join them. The cost of the study will be shared proportionately based upon populations. Final contributions will be calculated once we confirm the list of participating cities and their populations.

Please let me know if your city is interested in participating by May 15, 2025, if possible - or if you would like to discuss this further. We welcome the opportunity to answer any questions.

Sincerely,

Mandy Wettstein

Lake 100

UMATILLA POLICE DEPARTMENT PRESS RELEASE

April 8, 2025 through April 14, 2025

ARRESTS

04/10/2025	9:55 a.m.	Judy, Taylor Tavares	Retail theft; added PC Violcation – Retail theft \$750 plus; added revoke family offense: interfere with custody of minor/incompentent person.
04/13/2025	10:21 a.m.	Hoffman, James Homeless	Battery 2 nd offense; Stalking.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

04/10/2025	6:04 p..m.	Yanez, Alberto Umatilla	Reckless driving.
04/11/2025	11:06 a.m.	Smith, Alius Statesville, NC	Possession of drug paraphernalia.

REPORTS FILED

04/09/2025	9:10 a.m.	Officers responded to the area of Fletcher Road and County Road 450 reference a suspicious person. This was unfounded.	
04/11/2025	6:07 p.m.	Officers responded to a verbal disturbance in the area of Lakeshore Avenue. A person was taken to Lifestream for treatment under the Baker Act.	
04/12/2025	11:59 a.m.	Officers responded to a business on North Central Avenue reference a suspicious incident. A report was taken and evidence was placed into property.	
04/12/2025	4:10 p.m.	Officers responded to a residence on Cassady Street reference a fight in progress. Parties were separated upon arrival. One was inside the residence one outside. Both denied any physical altercation took place. Just a very loud dispute.	
04/12/2025	10:32 p.m.	Officers assisted the Lake County Sheriffs Office with a fight in progress in the area of Crest Haven Court. Parties involved were gone on arrival.	
04/13/2025	10:05 p.m.	Officers received a noise complaint in the area of North Trowell Avenue. They turned the music off.	

UMATILLA POLICE DEPARTMENT PRESS RELEASE

April 8, 2025 through April 14, 2025

ARRESTS

04/13/2025	10:21 p.m.	Officers responded to a noise complaint in the area of Ivy Street. They turned the music off.
ARRESTS	4	
DISPATCHED CALLS	152	
TRAFFIC STOPS	65	
TRAFFIC CITATIONS ISSUED	5	

UMATILLA POLICE DEPARTMENT PRESS RELEASE

April 15, 2025 through April 21, 2025

ARRESTS

04/16/2025	10:21 p.m.	Ovadia, Etai Orlando	Criminal Mischief
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

04/18/2025	2:04 a.m.	Wilding, Andrew Umatilla	Reckless driving.
04/21/2025	6:52 p.m.	Perez-Perez, Micaela Jacksonville	Failure to display proper registration; No drivers license never had one.

REPORTS FILED

04/15/2025	12:04 a.m.	Officers assisted the Lake County Sheriffs Office with a fight in progress at a business on South State Road 19. Upon arrival, the call was determined to be unfounded.	
04/15/2025	11:50 p.m.	Officers responded to a call for service at a residence in the area of North Kentucky Avenue. A juvenile was taken to Lifestream for treatment under the Baker Act.	
04/15/2025	10:42 p.m.	Officers responded to a call of a suspicious person in the area of North Central Avenue and Smith Street. EMS responded person was cleared.	
04/17/2025	3:02 p.m.	Officers responded to an accidental business alarm at United Southern Bank.	
04/18/2025	7:41 a.m.	Officer received a call for service at the Save A Lot plaza reference an individual sleeping on the sidewalk near one of the businesses. Person was asked to leave and did so.	
04/19/2025	2:54 p.m.	Officers assisted the Lake County Sheriffs Office reference a fight at a residence in the area of Webster Hill Road. Case was turned over to LCSO.	
04/20/2025	12:13 p.m.	Officers assisted the Department of Children and Families with commencement of case at a residence in the area of East Collins Street.	

UMATILLA POLICE DEPARTMENT PRESS RELEASE

April 15, 2025 through April 21, 2025

ARRESTS

04/21/2025

2:18
a.m.

Officers responded to a call for service at a residence in the area of Cayman Circle. Person was turned over to EMS.

ARRESTS

3

DISPATCHED CALLS

155

TRAFFIC STOPS

59

TRAFFIC CITATIONS ISSUED

6

UMATILLA POLICE DEPARTMENT PRESS RELEASE

April 22, 2025 through April 28, 2025

ARRESTS

n/a

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a

REPORTS FILED

04/22/2025	12:39 a.m.	Officers responded to Recovery Village reference an accidental business alarm.
04/22/2025	2:05 a.m.	Officers responded to a call for service at the Circle K located at 391 North Central Avenue. A person was trespassed.
04/22/2025	2:06 p.m.	Officers assisted the Lake County Sheriffs Office in the area of Keene Road reference a fight in progress. Person was in need of medical attention and was transported to Waterman.
04/23/2025	4:54 p.m.	Officers responded to a call for service at the Circle K located at 391 North Central Avenue. A person was trespassed.
04/24/2025	3:13 p.m.	Officers responded to a call reference a fight in the area of Lake Road and State Road 19. Officers spoke to someone outside of O'Reillys and they did not hear or see anything. After a search of the area it was unfounded.
4/25/2025	9:39 a.m.	Officers responded to the area of Lake Smith Road reference a suspicious person. All was okay.
04/26/2025	9:15 p.m.	Officers responded to a noise complaint in the area of Trowell Avenue. A report was taken.
04/26/2025	9:46 p.m.	Officers assisted the Fire Department in the area of Maple Tree Drive with evacuating residents. The fire had been extinguished but the building was full of smoke.
04/27/2025	8:04 a.m.	Officers assisted the Lake County Sheriffs Office with a disturbance in the area of West Third Avenue. Scene was turned over to LCSO.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

April 22, 2025 through April 28, 2025

ARRESTS

04/28/2025	1:58 a.m.	Officers responded to a residence in the area of East Lake Street reference a disturbance. One party was turned over to EMS.
04/28/2025	8:18 a.m.	Officers responded to the area of Palm and North Central Avenue reference a person laying on the ground on the side of the road. Person was okay.
ARRESTS		0
DISPATCHED CALLS		162
TRAFFIC STOPS		65
TRAFFIC CITATIONS ISSUED		7