

1 MINUTES, UMATILLA PLANNING & ZONING MEETING  
2 DECEMBER 8, 2015 7:00 P.M.  
3 CITY COUNCIL CHAMBERS, 1 S CENTRAL AVENUE, UMATILLA, FLORIDA  
4

5 Pledge led and Invocation given by **Chairman Eric Pringle**.

6  
7 **CALL TO ORDER AT 7:01 p.m..**

8  
9 IN ATTENDANCE: Chairman Eric Pringle; Board Members Lisa Hawkins, Ralph Cadwell Jr, Lynne  
10 Zimmerman; City Attorney Kevin Store; Public Works Director Aaron Mercer; City Land Planner Greg  
11 Beliveau; City Clerk Karen Howard

12 ABSENT: Lisa Hawkins; Mike Sebree  
13

14 **APPROVAL OF MINUTES**

15 1) Approval of Minutes November 10, 2015  
16

17 **MOTION by Cadwell; SECOND by Zimmerman; to approve Minutes of the November 10,**  
18 **2015 meeting. Motion carried.**  
19

20 **PUBLIC HEARINGS**

21 2) Purvis  
22 Ordinance 2015 – E Rezoning  
23 Ordinance 2015 – E – 1 Change in Future Land Use  
24 Resolution 2015 – 38 Variance  
25

26 **City Attorney Stone** read the ordinances and resolution by title:  
27

28 **ORDINANCE 2015 - E**  
29

30 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA,**  
31 **RECLASSIFYING 1.42 ± ACRES OF LAND ZONED GENERAL COMMERCIAL (C-2) TO THE**  
32 **DESIGNATION OF LIGHT MANUFACTURING (LM) IN THE CITY OF UMATILLA FOR**  
33 **THE HEREAFTER DESCRIBED PROPERTY OWNED BY SCOTT H. PURVIS, TRUSTEE**  
34 **LOCATED NORTH OF COUNTY ROAD 450 AND EAST OF GOODBAR AVENUE;**  
35 **DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS**  
36 **ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE**  
37 **COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA;**  
38 **PROVIDING FOR AN EFFECTIVE DATE.**

39 **ORDINANCE 2015 – E - 1**  
40

41 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA,**  
42 **PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE**  
43 **LAND USE DESIGNATION OF 1.42 ± ACRES OF LAND DESIGNATED GENERAL**  
44 **COMMERCIAL TO INDUSTRIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER**  
45 **DESCRIBED PROPERTY OWNED BY SCOTT H. PURVIS, TRUSTEE LOCATED NORTH OF**  
46 **CR 450 AND EAST OF GOODBAR AVENUE ; DIRECTING THE CITY MANAGER TO**  
47 **PROVIDE CERTIFIED COPIES OF THIS ORDINANCE, AFTER APPROVAL, TO THE**

48 CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE  
49 SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE  
50 DATE.

51 RESOLUTION 2015 - 38

52  
53 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA,  
54 GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR)  
55 REQUIREMENTS PERTAINING TO PAVING STANDARDS FROM ASPHALT TO GRAVEL,  
56 ON THE SUBJECT PROPERTY LOCATED NORTH OF CR 450 AND EAST OF GOODBAR  
57 AVENUE AND OWNED BY SCOTT PURVIS, TRUSTEE, PROVIDING FOR AN EXPIRATION  
58 DATE AND PROVIDING FOR AN EFFECTIVE DATE.

59 City Attorney Kevin Stone swore in Aaron Mercer, Greg Beliveau, Scott Purvis, Mike Purvis who  
60 would be giving testimony during the meeting.

61  
62 Land Planner Greg Beliveau suggested looking at the Future Land Use map. This property should have  
63 been Industrial many years ago. Making this was been discussed by the previous City Manager. We are  
64 bringing the property into compliance with this action.

65  
66 The recommended zoning is Light Manufacturing and the Future Land Use is Industrial.

67  
68 The Variance being requested is to the ground cover for the entrance and exit from the main buildings  
69 because of the type of use of the operation.

70  
71 Staff recommends approval of zoning for Light Manufacturing, the Future Land Use for Industrial, and  
72 the Variance.

73  
74 Scott Purvis and Michael Purvis discussed the history of the family businesses with are adjacent. The  
75 property was purchased in 1998 and it was zoned RP. We had it rezoned to C-2 at staff's  
76 recommendation. Between the two businesses we employ around 30 people.

77  
78 Discussion ensued regarding the reason for the Variance requesting gravel. The components that come in  
79 are heavy and would break down asphalt or concrete causing costly repairs. Scott Purvis said the gravel  
80 will be replaced on an as-needed basis.

81  
82 **MOTION by Zimmerman; SECOND by Cadwell; to recommend approval of Ordinance**  
83 **2015-E Rezoning, 2015-E-1 Future Land Use, and Resolution 2015-38 Variance. Motion carried.**

- 84  
85 3) Hickey  
86 Ordinance 2015 – F Annexation  
87 Ordinance 2015 – F – 1 Rezoning  
88 Ordinance 2015 – F – 2 Change in Future Land Use

89  
90 City Attorney Stone read the ordinances by title:

91  
92 ORDINANCE 2015 - F  
93

94 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA,  
95 AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE,  
96 STATE OF FLORIDA IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN  
97 SECTION 171.044 AND SECTION 171.203, FLORIDA STATUTES, TO INCLUDE WITHIN  
98 THE CITY LIMITS APPROXIMATELY 0.17 ± ACRES OF LAND GENERALLY LOCATED  
99 WEST OF SR 19 AND SOUTH OF CR 42; DIRECTING THE CITY MANAGER TO PROVIDE  
100 CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE  
101 CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF  
102 THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN  
103 EFFECTIVE DATE.

104  
105 **ORDINANCE 2015 – F - 1**  
106

107 AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA,  
108 RECLASSIFYING 0.17 ± ACRES OF LAND ZONED COUNTY COMMUNITY COMMERCIAL  
109 (C-2) TO THE DESIGNATION OF GENERAL COMMERCIAL (C-2) IN THE CITY OF  
110 UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY EMORY  
111 HICKEY, JR. LOCATED WEST OF SR 19 AND SOUTH OF CR 42; DIRECTING THE CITY  
112 MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL  
113 TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE  
114 SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE  
115 DATE.

116  
117 **ORDINANCE 2015 – F - 2**  
118

119 AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA,  
120 PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE  
121 LAND USE DESIGNATION OF 0.17 ± ACRES OF LAND DESIGNATED LAKE COUNTY  
122 RURAL TRANSITION TO CITY COMMERCIAL GENERAL IN THE CITY OF UMATILLA  
123 FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY EMORY HICKEY, JR.  
124 LOCATED WEST OF SR 19 AND SOUTH OF CR 42; DIRECTING THE CITY MANAGER TO  
125 PROVIDE CERTIFIED COPIES OF THIS ORDINANCE, AFTER APPROVAL, TO THE  
126 CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE  
127 SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE  
128 DATE.

129  
130 **Land Planner Greg Beliveau** said this is an annexation, comprehensive plan amendment, and rezoning  
131 for property located between Lakeview Terrace and SR 19.

132  
133 The property owners have a need for city utilities and are requesting annexation. The property comes in  
134 as a commercial non-conforming lot. It is currently zoned C-2 in the county with the request for C-2 city  
135 zoning; it is a seamless introduction into the city.

136  
137 Staff recommends approval.

138  
139 Discussion regarding the zoning: it is C-2 in the county and coming in as C-2 in the city. **Mr. Beliveau**  
140 explained the differences between the two designations. When a house is converted to a commercial use it  
141 is difficult to meet set back and parking requirements. As long as it stays in its existing use as a hair  
142 salon it will be allowed to continue. If the use changes a site plan would be required.

143  
144 **MOTION by Cadwell; SECOND by Zimmerman; to recommend approval of Ordinance 2015-F,**  
145 **2015-F-1, and 2015-F-2 to the City Council. Motion carried.**

146  
147 **Meeting adjourned 7:30 p.m.**

148  
149  
150  
151 \_\_\_\_\_  
152 Eric Pringle  
153 Board Chair

154  
155  
156 ATTEST:

157  
158  
159 \_\_\_\_\_  
160 Karen H. Howard, CMC  
161 City Clerk