

**UMATILLA CITY COUNCIL MEETING**  
**February 1, 2022, 6:00 PM**  
**Council Chambers, 1 S. Central Avenue, Umatilla, Florida**

Vice Mayor Chris Creech called the meeting to order and led the Pledge of Allegiance. Council Member Kaye Adams gave the Invocation.

The meeting was called to order at 6:00 p.m.

**PRESENT:** Vice Mayor Chris Creech; Council Members Kaye Adams, Bryan Butler; John Nichols; City Manager Scott Blankenship; City Attorney Kevin Stone; Aaron Mercer, Development and Public Works Director; Police Chief Adam Bolton; Gwen Johns, City Clerk; Amy Stultz, Library Director; Misti Lambert, Assistant to the City Manager

**AGENDA REVIEW**

**MOTION by Council Member Nichols to approve the agenda as presented;**  
**SECOND by Council Member Adams;**  
**Motion APPROVED by unanimous vote.**

**MINUTES REVIEW**

1. *Approval of City Council Meeting minutes dated January 18, 2022*

**MOTION by Council Member Nichols to approve the minutes as presented;**  
**SECOND by Council Member Adams;**  
**Motion APPROVED by unanimous vote.**

**MAYOR'S MESSAGE**

**PUBLIC COMMENT**

There were none.

**PRESENTATIONS**

2. *Umatilla High School Football Coach and Team Proclamation*

Vice Mayor Creech read and presented a Proclamation to recognize the Umatilla High School football team and their coach for a job well done during the recent fall football season. The City of Umatilla is proud of its outstanding youth, programs and those who devote their time and attention to the success of high school students.

**CONSENT AGENDA**

3. *Tarpon Development Final Plat*

**MOTION by Council Member Adams to approve the consent agenda;**  
**SECOND by Council Member Nichols;**  
**Motion APPROVED by unanimous vote.**

**PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

4. *Approval of the First Reading of Ordinances No. 2022-100, Umatilla Church of God Small Scale Comprehensive Plan Amendment (SSCPA)*

City Attorney Kevin Stone read Ordinance No. 2022-100 and Ordinance No. 2022-101 by title only.

**ORDINANCE NO. 2022-100**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND USE DESIGNATION OF 5.95 +/- ACRES OF LAND DESIGNATED SINGLE FAMILY LOW DENSITY TO INSTITUTIONAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY UMATILLA CHURCH OF GOD, INC., LOCATED SOUTH OF CR 450 AND EAST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Stone stated witnesses sworn in during the LPA hearing carry over to this hearing. Anyone else in the audience intending to speak about Umatilla Church of God was sworn in.

*5. Approval of the First Reading of Ordinance No. 2022-101, Umatilla Church of God Rezoning*

City Attorney Kevin Stone read Ordinance No. 2022-101 by title only.

**ORDINANCE NO. 2022-101**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 5.95 +/- ACRES OF LAND ZONED AGRICULTURE RESIDENTIAL (AR) TO THE DESIGNATION OF PUBLIC FACILITIES DISTRICT (PFD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY UMATILLA CHURCH OF GOD, INC., LOCATED SOUTH OF CR 450 AND EAST OF SKYLINE DRIVE; 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 AN EFFECTIVE DATE.**

The proposed Ordinances 2022-100 and 2022-101 are related since each pertains to the same property. The comprehensive plan amendment proposes to change the land use designation for the property and the rezoning reclassifies the allowable uses.

Sherie Lindh, Land Planning Group, provided an overview of the proposed ordinances, requesting Small Scale Comprehensive Plan Amendment and Rezoning to accommodate facilities construction.

Breanna Hage, 255 E Lake Street, was present representing the Umatilla Church of God.

**MOTION by Council Member Butler to approve the First Reading of Ordinance No. 2022-100, Umatilla Church of God SSCPA;  
SECOND by Council Member Nichols;  
Motion APPROVED by a roll call vote.**

<b>Council Member Butler</b>	<b>YES</b>	<b>Council Member Adams</b>	<b>YES</b>
<b>Council Member Nichols</b>	<b>YES</b>	<b>Vice Mayor Creech</b>	<b>YES</b>

**MOTION by Council Member Nichols to approve the First Reading of Ordinance No. 2022-101, Umatilla Church of God Rezoning;  
SECOND by Council Member Butler;  
Motion APPROVED by a roll call vote.**

<b>Council Member Nichols</b>	<b>YES</b>	<b>Council Member Adams</b>	<b>YES</b>
<b>Council Member Butler</b>	<b>YES</b>	<b>Vice Mayor Creech</b>	<b>YES</b>

6. *Approval of the First Reading of Resolution No. 2022-03, Magnolia Pointe Request for Variance to the Minimum Block Length Requirement of 600' per LDR Chapter 9, Section 8 (2)(G)*

City Attorney Kevin Stone read Resolution No. 2022-03 by title only.

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) SUBDIVISION REQUIREMENTS PERTAINING TO MINIMUM BLOCK LENGTH FROM 600' TO 513' FOR BLOCK LOCATED BETWEEN STREETS G AND H ON THE PRELIMINARY PLAN/PLAT OF MAGNOLIA POINTE, MINIMUM BLOCK LENGTH FROM 600' TO 240' FOR BLOCK LOCATED ALONG STREET J ON THE PRELIMINARY PLAN/PLAT OF MAGNOLIA POINTE ON THE SUBJECT PROPERTY LOCATED SOUTH OF CR 450A AND EAST OF CHURCH STREET AND OWNED BY COLIN JOHNSON, PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.**

Sherie Lindh, Land Planning Group, provided background information for the proposed variance. She stated 1) topographic or other physical conditions exist which are peculiar to the site and not a result of the actions of the applicant; and 2) literal interpretation of the code would result in unnecessary and undue hardship on the applicant.

Sarah Maier, Project Manager for Dewberry Engineering, along with Chris Tyree, developer, were present to represent the owner. Ms. Maier pointed out the wetland areas, which has prompted a request for variance.

Ms. Emma Fisher, 38305 Church Street, stated she did not have a clear understanding of traffic on Church Street. Mr. Mercer noted Church and Mills Streets are in the jurisdiction of Lake County and they will determine where emergency access (only) will be located.

Ms. Chloe Bonds, 38620 Church Street, was present and spoke to City Council regarding this project.

Mr. Joseph Jones, 38049 Church Street also addressed City Council.

Aaron Mercer, Development Services and Public Works Director, offered to facilitate a meeting with the community to further discuss and explain the request being made for the development and construction of Magnolia Pointe.

Mr. Arthur Clark, 38331 Church Street, addressed City Council.

**MOTION by Council Member Adams to approve Resolution No. 2022-03, Variance for the Magnolia Pointe development, subject to 1) secondary emergency access shall be provided in Phase I and 2) each home constructed along Street J shall provide a NFPA 130 system (sprinkler);**

**SECOND by Council Member Nichols;**

**Motion APPROVED by a unanimous vote.**

**NEW BUSINESS**

*7. Magnolia Pointe Preliminary Subdivision Plan*

Sherie Lindh, Land Planning Group, provided an overview of the Preliminary Subdivision Plan for Magnolia Pointe. She stated the plan is generally consistent with the conceptual development plan that was approved for the PUD.

**MOTION by Council Member Adams to TABLE the Magnolia Pointe Preliminary Subdivision Plan to date certain of February 15, 2022;**

**SECOND by Council Member Nichols;**

**Motion APPROVED by a unanimous vote.**

**GENERAL DISCUSSION**

8. *Median Sponsorship Signage*

Scott Blankenship, City Manager, stated Misti Lambert has taken on the lead role of recruiting and administering median sponsorships. A request has been made for a special sign remembering a lost loved one, along with a Harley Davidson logo incorporated in the sign. In the interest of consistency, Mr. Blankenship asked the City Council if there would be any opposition as long as the signage is tastefully done and consistent throughout the City. There are also others interested in sponsoring sections of median. There were no objections from City Council with regard to the signs. All proposed signs would be submitted to Mr. Blankenship for approval.

**REPORTS**

**City Attorney Kevin Stone – Nothing to report.**

**Council Member Adams**

Announced the Museum Barbeque to be held on March 31, 2022.

**Vice Mayor Creech**

Nothing additional to report.

Police Chief Adam Bolton said construction has begun with Habitat for Humanity, to convert the existing garage and sally port into a training room.

Misti Lambert, Assistant to the City Manager, added Habitat for Humanity will also be doing a Spruce Up the Block project in Umatilla.

Amy Stultz, Library Director– nothing to report.

**ADJOURNMENT**

With no further business for discussion, meeting adjourned at approximately 7:17 pm.

  
Chris Creech, VICE MAYOR

  
Gwen Johns, MMC  
City Clerk