

**UMATILLA CITY COUNCIL MEETING**  
*August 2, 2022, 6:00 PM*  
*Council Chambers, 1 S. Central Avenue, Umatilla, Florida*

*Pledge of Allegiance and Prayer*

*Please silence your electronic devices*

**CALL TO ORDER**  
**ROLL CALL**

**AGENDA REVIEW**

**MINUTES REVIEW**

*1. City Council Meeting Minutes dated July 19, 2022*

**MAYOR'S MESSAGE**

**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 Board addresses such items during this meeting. Public comments are generally limited to three minutes.

**PRESENTATIONS**

*2. Certificates of Appreciation to Miss Umatilla Representatives*

Toddler Miss Umatilla	Ava Clay
Pee Wee Miss Umatilla	Arrabella Allen
Tiny Miss Umatilla	Haegin Patterson
Little Miss Umatilla	Ayla Hume
Junior Miss Umatilla	Bella Bryant
Teen Miss Umatilla	Lauryn Bischoff
Miss Umatilla	Jamie Stephens

**CONSENT AGENDA**

**PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

- 3. Final Reading of Ordinance No. 2022-105, Annexation of 7.11± Acres of Land Generally Located North of Cassidy Street and West of Skyline Drive*
- 4. Final Reading of Ordinance No. 2022-106, Amending the Land Use Designation of 7.11± Acres of Land Generally Located North of Cassidy Street and West of Skyline Drive (SSCPA)*

5. *Final Reading of Ordinance No. 2022-107, Reclassifying 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive*

6. *Final Reading of Ordinance No. 2022-104, Woodsong Subdivision*

### **NEW BUSINESS**

7. *Major Projects Update – Aaron Mercer, Director of Development and Public Services*

### **REPORTS**

Kevin Stone, City Attorney  
City Council  
Staff Members

### **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**  
**July 19, 2022 at 6:00 PM**  
**Council Chambers, 1 S. Central Avenue, Umatilla, Florida**

Mayor Kent Adcock called the meeting to order.

Mayor Adcock led the Pledge of Allegiance and gave an Invocation.

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

**PRESENT:** Mayor Kent Adcock; Vice Mayor Chris Creech; Council Members Bryan Butler; John Nichols; City Manager Scott Blankenship; City Attorney Kevin Stone; Police Chief Adam Bolton; Gwen Johns, City Clerk; Amy Stultz, Library Director; Misti Lambert, Assistant to the City Manager

**AGENDA REVIEW**

Mayor Adcock thanked everyone for their care and concern during his recent health event. He stated Chris Creech, Vice Mayor, will be officiating the meeting.

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

**MINUTES REVIEW**

1. Approval of City Council Meeting minutes dated July 5, 2022
2. Citizens Advisory Task Force for CDBG Process minutes dated July 5, 2022

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

**MAYOR'S MESSAGE**

**PUBLIC COMMENT**

**PRESENTATIONS**

3. A Proclamation to Honor the Life of Ray Bryant

Vice Mayor Creech read and presented the proclamation to Catherine "Mouse" Bryant.

**PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

4. Community Development Block Grant (CDBG) Second Public Hearing, Fred Fox Enterprises

A sign in sheet was circulated to those in attendance.

The second public hearing for the CDBG Process was opened. David Fox from Fred Fox Enterprises explained the requirement for two public hearings as part of the CDBG Application Submission process.

A hand-out setting forth the Federal FY 2021-22 CDBG Application Cycle Project Narrative was provided to the City Council and any other attendees of the meeting. Mr. Fox provided information pertaining to the proposed CDBG project.

There were no public comments.

5. Resolution No. 2022-13, Adopting a Community Development Plan for the CDBG Application

Kevin Stone, City Attorney, read Resolution No. 2022-13 by title only.

**RESOLUTION NO. 2022-13**

**A RESOLUTION OF THE CITY OF UMATILLA AUTHORIZING THE IMPLEMENTATION OF THE LONG-TERM AND SHORT-TERM OBJECTIVES OF THE CITY OF UMATILLA COMMUNITY DEVELOPMENT PLAN.**

**MOTION by Council Member Adams to approve Resolution No. 2022-13;  
SECOND by Council Member Nichols;  
Motion APPROVED by a unanimous vote.**

- 6. Resolution No. 2022-14, Making a Commitment of local leverage in the amount of \$50,000 for points in the FFY 2021-22 Small Cities CDBG Application under the Neighborhood Revitalization Category

Kevin Stone, City Attorney, read Resolution No. 2022-14 by title only.

**RESOLUTION NO. 2022-14**

**A RESOLUTION OF THE CITY OF UMATILLA, FLORIDA, AUTHORIZING THE USE OF FIFTY THOUSAND DOLLARS (\$50,000) OF CITY OF UMATILLA FUNDING AS LEVERAGE FOR THE SMALL CITIES NEIGHBORHOOD REVITQALIZATION COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION THE CITY IS SUBMITTING TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FEDERAL FISCAL YEAR 2021-22**

**MOTION by Council Member Nichols to approve Resolution No. 2022-14;  
SECOND by Council Member Adams;  
Motion APPROVED by a unanimous vote.**

- 7. Resolution No. 2022-15, Approval of the City’s Submission of Federal FY 2021-22 Small Cities CDBG Application under the Neighborhood Revitalization Category, to the Florida Department of Economic Opportunity (FDEO)

Kevin Stone, City Attorney, read Resolution No. 2022-15 by title only.

**RESOLUTION NO. 2022-15**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FEDERAL FISCAL YEAR 2021-22**

**MOTION by Council Member Nichols to approve Resolution No. 2022-15;  
SECOND by Council Member Adams;  
Motion APPROVED by a unanimous vote.**

- 8. Resolution No. 2022-16, Approval of Fire Assessment Fee Preliminary Rates for FY 2022-23

Kevin Stone, City Attorney, read Resolution No. 2022-16 by title only.

**RESOLUTION NO. 2022-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION**

**SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF UMATILLA, FLORIDA; ESTABLISHING THE ESTIMATED RATES FOR FIRE SERVICES ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.**

Ms. Frazier provided background information relative to setting the preliminary fire assessment fee rates which is part of the annual process. Each year a preliminary rat resolution initiates the process for updating the assessment roll and redirects the re-imposition of fire services assessments for the upcoming fiscal year which begins October 1, 2022.

Scott Blankenship, City Manager, introduced Chad Sills, Fire Chief, to the City Council. He was welcomed as the new Fire Chief. Chief Sills has been in the Fire Service for more than fourteen years and he looks forward to continuing to serve the City of Umatilla.

Ms. Frazier stated this is a preliminary resolution for TRIM. The fire assessment fee will be before City Council again in September.

**MOTION by Council Member Nichols to approve Resolution No. 2022-16;  
SECOND by Council Member Butler;  
Motion APPROVED by a unanimous vote.**

9. Resolution No. 2022-19, Approval of Interlocal Agreement with Lake County for Library Impact Fee Funding

Kevin Stone, City Attorney, read Resolution No. 2022-19 by title only.

**RESOLUTION NO. 2022-19**

**A RESOLUTION FO THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT RELATING TO LIBRARY IMPACT FEES WITH LAKE COUNTY; FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

Scott Blankenship, City Manager, stated this Resolution is part of the City's relationship with Lake County.

**MOTION by Council Member Butler to approve Resolution No. 2022-19;  
SECOND by Council Member Nichols;  
Motion APPROVED by a unanimous vote.**

10. Resolution No. 2022-20, Amending the Interlocal Agreement with Lake County for the Provision of Library Services

Kevin Stone, City Attorney, read Resolution No. 2022-20 by title only.

**RESOLUTION NO. 2022-20**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, APPROVING AMENDMENT TO THE INTERLOCAL AGREEMENT WITH LAKE COUNTY, FLORIDA, RELATING TO THE PROVISION OF LIBRARY SERVICES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**MOTION by Council Member Adams to approve Resolution No. 2022-20;  
SECOND by Council Member Butler;  
Motion APPROVED by a unanimous vote.**

11. First Reading of Ordinance No. 2022-105, Annexation of 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive

Kevin Stone, City Attorney, read Ordinance No. 2022-105 by title only.

**ORDINANCE NO. 2022-105**

**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 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Stone explained the quasi-judicial proceeding. Because Ms. Lindh is going to be talking about everything that relates to the quasi-judicial proceeding, he will swear her in along with applicants.

Sherie Lindh, Land Planning Group, requested the testimony from the Land Planning Agency immediately preceding the City Council meeting be carried forward for the record. Ms. Lindh stated no additional information.

There were no public comments.

**MOTION by Council Member Butler to approve the first reading of Ordinance No. 2022-105; SECOND by Council Member Nichols; Motion APPROVED by a roll call vote.**

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

12. First Reading of Ordinance No. 2022-106, Amending the Future Land Use Map for 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive

Kevin Stone, City Attorney, read Ordinance No. 2022-106 by title only.

**ORDINANCE NO. 2022-106**

**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 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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.**

Sherie Lindh, Land Planning Group, stated no additional information.

There were no public comments.

**MOTION by Council Member Nichols to approve the first reading of Ordinance No. 2022-106; SECOND by Council Member Adams; Motion APPROVED by a roll call vote.**

Mayor Adcock                    YES  
Vice Mayor Creech            YES  
Council Member Nichols      YES

Council Member Adams      YES  
Council Member Butler      YES

13. First Reading of Ordinance No. 2022-107, Rezoning for 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive

Kevin Stone, City Attorney, read Ordinance No. 2022-107 by title only.

**ORDINANCE NO. 2022-107**

**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 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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 mentioned again this is the opening of a quasi-judicial hearing.

Sherie Lindh, Land Planning Group, stated no additional information.

There were no public comments.

Hearing was closed and the City Council moved into deliberation.

**MOTION by Council Member Nichols to approve the first reading of Ordinance No. 2022-107; SECOND by Council Member Butler; Motion APPROVED by a roll call vote.**

Mayor Adcock                    YES  
Vice Mayor Creech            YES  
Council Member Nichols      YES

Council Member Adams      YES  
Council Member Butler      YES

**NEW BUSINESS**

14. Set the Proposed Millage Rate for Fiscal Year 2022-23

Regina Frazier, Finance Administration Director, stated staff is recommending the proposed millage rate be set at 7.5 mills. The City Council has been provided a budget summary and with the current budget, the City would have to use excess of \$300,000 in reserve funds to balance the budget. One thing impacting state revenues is the City had a population decrease. The City was at 4,196 last year and the census of 2020 brought the number down to 3,685. Population driven revenue estimates are lower than in previous years. The City continues the plan to bring employees up to meet minimum wage compliance. There are also provisions made to address compression issues caused by the rise in minimum wage. A budget workshop is proposed for August 16, 2022, beginning at 5:00 p.m. Additional information and details pertaining to the budget will be provided.

Tentative Public Hearing is scheduled for September 6 at 6:00 p.m.

Final Public Hearing is scheduled for September 20 at 6:00 p.m.

Mayor Adcock stated if the City does not grow, fixed costs are being spread across fewer people, combine with inflation and state mandates to raise the hourly minimum raise, it is a wonder the City is getting by with only ten percent. He said no one wants tax increases, but dynamics are coming from so many directions.

**MOTION by Council Member Adams to set the proposed millage rate at 7.500 for fiscal year 2022;**

**SECOND by Council Member Nichols;**

**The motion was APPROVED by a unanimous voice vote.**

## **REPORTS**

Attorney Stone – Nothing to Report.

City Manager Blankenship – Will be out of town for a few weeks but will be available by telephone.

Police Chief Bolton reported on an incident this afternoon involving a stolen vehicle. The thief was apprehended by a K-9 deputy.

Vaughan Nilson reported in Larkin Park, some shade structures have been installed over bleachers. Basketball courts have been laid but the posts are on backorder. After several months, the carvings have been completely restored in the parks. There are three carvings that need to be placed but a little less than half of the carvings were preserved in place.

Council Member Adams attended a virtual MPO meeting where a topic of discussion was the widening of I-75. There was some discussion about the project that will be done through the City of Umatilla.

Council Member Adams attended the Lake County League of Cities luncheon where Michael Woods spoke. She mentioned pilots who flew in from Spruce Creek and had lunch at Mason Jar. She enjoyed speaking with these nice visitors.

Council Member Butler sent a shout out to citizens who rallied to make sure a local restaurant could stay in business.

## **ADJOURNMENT**

With no further business for discussion, meeting adjourned at approximately 6:56 p.m.

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Chris Creech, Vice Mayor

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Gwen Johns, MMC  
City Clerk



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** July 28, 2022

**MEETING DATE:** August 2, 2022

**SUBJECT:** Miss Umatilla Representatives

**ISSUE:** Recognition and Appreciation Certificates Presentation

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**BACKGROUND SUMMARY:**

Annually, the City Council embraces the opportunity to congratulate the Miss Umatilla representatives and to thank them for their dedicated service.

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**STAFF RECOMMENDATIONS:** Enjoy presenting and thanking these ladies for their service.

**FISCAL IMPACTS:** n/a

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**CITY OF UMATILLA  
AGENDA ITEM STAFF  
REPORT**

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**DATE:** July 28, 2022

**MEETING DATE:** August 2, 2022

**SUBJECT:** Ordinance No. 2022-105 Redlich

**ISSUE:** Annexation

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**BACKGROUND SUMMARY:** The City received an application to annex approximately 7.1 acres of property from Paul and Diane Redlich on behalf of property owners Paul and Jennifer Bryan Applicant: Paul and Diane Redlich. The general location is the northside of Cassady Street and West of Skyline Drive.

The applicant is proposing annexation, small-scale comprehensive map amendment to Agriculture and a rezoning to Agriculture Residential (AR). The subject site currently is in timber and has an agriculture exemption. The applicant intends to construct a residence and barn. The subject site is adjacent to the city limits on the north, east, and west boundaries and is therefore eligible for annexation. City utilities are available and will require hook up.

**Annexation**

The site is eligible for annexation and is considered infill development. Staff recommends approval

**Rezoning**

The proposed rezoning to AR-1 allows for 1 unit per 1 acre; however, the subject site is located within the Airport Overlay Zone which reduces the potential density to 1 unit per 2 acres or 4 units per Chapter 5, Section 7(c). The applicant indicated that they would like to construct a home with barn and during the pre-application meeting indicated the desire to have a horse(s). The AR-1 zoning district also allows for horses provided the site is a minimum of five acres and any stable meets a setback of 75' from all boundaries. The subject site is 7 acres and has sufficient width to maintain a 75' setback from all boundaries should a stable be constructed. Agriculture Residential is compatible with the area and is the lowest density zoning district of the city which is consistent with the Airport Overlay District.

**Comprehensive Plan Amendment**

Low density residential development and Institutional type land uses are located adjacent to the subject site; therefore, the request is compatible with the area. The proposed amendment will not degrade the adopted Level of Service (LOS) for public facilities. The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

FLU 1-1.10.1 – Land Use Allocation

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FLU 1-1.10.2 – Promote Orderly Growth  
FLU 1-2.1.1 – Land Use Designations  
FLU 1-2.8.1 – Agriculture Designation

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**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS: n/a**

**CITY OF UMATILLA**  
**STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

**ANNEXATION, SMALL SCALE COMP PLAN AMENDMENT AND REZONING**

**Owner:** Paul W. Bryan, II and Jennifer Sue Bryan

**Applicant:** Paul and Diane Redlich

**Number of Acres:** 7.1 ± acres

**General Location:** Northside of Cassady Street and West of Skyline Drive

**Existing Zoning:** Lake County Agriculture

**Proposed Zoning:** Agriculture Residential (AR)

**Existing Lane Use:** Urban Low (4 units/acre)

**Proposed Land Use:** Agriculture (1 unit/acre)

**Date:** June 16, 2022

**Description of Project**

The applicant is proposing annexation, small-scale comprehensive map amendment to Agriculture and a rezoning to Agriculture Residential (AR). The subject site currently is in timber and has an agriculture exemption. The applicant intends to construct a residence and barn.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	East Lake, North of Lake – R-3	SF Low Density (3 units/acre)
<b>South</b>	AZ and A	Transportation/Aviation and Urban Low Density (4 units/acre)
<b>East</b>	AZ	Transportation/Aviation
<b>West</b>	R-3 and UR-5	SF Low Density (3 units/acre) and SF Medium Density (5 units/acre)

**Assessment**

**Annexation**

The subject site is adjacent to the city limits on the north, east, and west boundaries and is therefore eligible for annexation.

**Comprehensive Plan Amendment**

The proposed comprehensive plan amendment from Lake County Urban Low Density (4 units/acre) to City Agriculture (1 unit/acre) is considered compatible with the adjacent land uses of Transportation/Aviation, SF low density and SF medium density.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 28 single family residential units and under the proposed land use the maximum development is 7 single family residential units.

The amendment reduces the potential residential units by 21 and reduces potential school age children by 8.

The proposed amendment would decrease the daily trips as outlined below based on maximum development potential. Cassidy Street is classified as a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

**TRIP GENERATION ANALYSIS**

**Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	7 units	210	90	8	5	3
<b>TOTAL GROSS TRIPS (PROPOSED)</b>			<b>90</b>	<b>8</b>	<b>5</b>	<b>3</b>

\* 11<sup>th</sup> Edition

**Existing Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	28 units	210	322	30	19	11
<b>TOTAL GROSS TRIPS (EXISTING)</b>			<b>322</b>	<b>30</b>	<b>19</b>	<b>11</b>

**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
<b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b>	<b>-22</b>	<b>-14</b>	<b>-8</b>

The proposed amendment is consistent with the following policies (among others):

- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth
- FLU 1-2.1.1 – Land Use Designations
- FLU 1-2.8.1 – Agriculture Designation

### ***Potable Water Analysis***

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .653 MGD. The City has a current available capacity of .199 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of .197 MGD.

### ***Sanitary Sewer Analysis***

The subject site is within the City of Umatilla's Utility Service area. The City currently owns, operates, and maintains a central sanitary sewer system. The permitted plant capacity is 0.300 MGD and the current available capacity is 0.097 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 2). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.096 MGD.

### ***Solid Waste Analysis***

The LOS for solid waste is 5 lbs per day per capita. It is estimated that the proposed land use will produce 75 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

### ***Environmental Analysis***

Review of soils data indicates that the site appears to contain soils associated with gopher tortoises. Review of topographic maps indicates that the site is also within the sand skink consultation area. Review of available data indicates that there are wetlands located along the shoreline of East Lake and the site is partially located within the 100-year flood area. Prior to development, it is recommended that an environmental assessment be conducted. Should protected species occur, appropriate regulatory permits will be required prior to development.

### **Rezoning**

The proposed rezoning to AR-1 allows for 1 unit per 1 acre; however, the subject site is located within the Airport Overlay Zone which reduces the potential density to 1 unit per 2 acres or 4 units per Chapter 5, Section 7(c). The applicant indicated that they would like to construct a home with barn and during the pre-application meeting indicated the desire to have a horse(s). The AR-1 zoning district also allows for horses provided the site is a minimum of five acres and any stable meets a setback of 75' from all boundaries. The subject site is 7 acres and has sufficient width to maintain a 75' setback from all boundaries should a stable be constructed.

## **Recommendation**

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### **Annexation**

The site is eligible for annexation and is considered infill development. Staff recommends approval.

### **Comprehensive Plan Amendment**

Low density residential development and Institutional type land uses are located adjacent to the subject site; therefore, the request is compatible with the area. The proposed amendment will not degrade the adopted Level of Service (LOS) for public facilities. The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth
- FLU 1-2.1.1 – Land Use Designations
- FLU 1-2.8.1 – Agriculture Designation

Staff recommends approval.

### **Rezoning**

Agriculture Residential is compatible with the area and is the lowest density zoning district of the city which is consistent with the Airport Overlay District. Staff recommends approval.

**Table 1 – Water Analysis**

Ordinance #	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						.199
		Urban Low Density (4 units/acre)		28 units	.009	
*2022-	7.1		Agriculture	7 units	.002	0.197

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc

**Table 2 – Wastewater Analysis**

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.097
		Urban Low Density (4 units/acre)		28 units	.006	
*2021	7.1		Agriculture (1 unit/acre)	7 units	.001	0.096

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc



**ORDINANCE 2022-105**

**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 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been submitted for annexation of approximately 7.11 acres of land generally located north of Cassady Street and west of Skyline Drive (the “Property”) by Paul and Diane Redlich as Applicant, on behalf of Paul W. Bryan, II and Jennifer Sue Bryan, 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 7.11 acres of land generally located north of Cassady Street and west Skyline Drive, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described and depicted as set forth below and as depicted on the map attached hereto as Exhibit “A” and incorporated herein by reference.

**LEGAL DESCRIPTION:** Lot 1, AIRPORT ESTATES, according to the Plat thereof, as recorded in  
Plat  
Book 44, pages 52 and 53, Public Records of Lake County, Florida

**Alternate Key # 3794426**

**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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kent Adcock, Mayor  
City of Umatilla, Florida

ATTEST:

Approved as to Form:

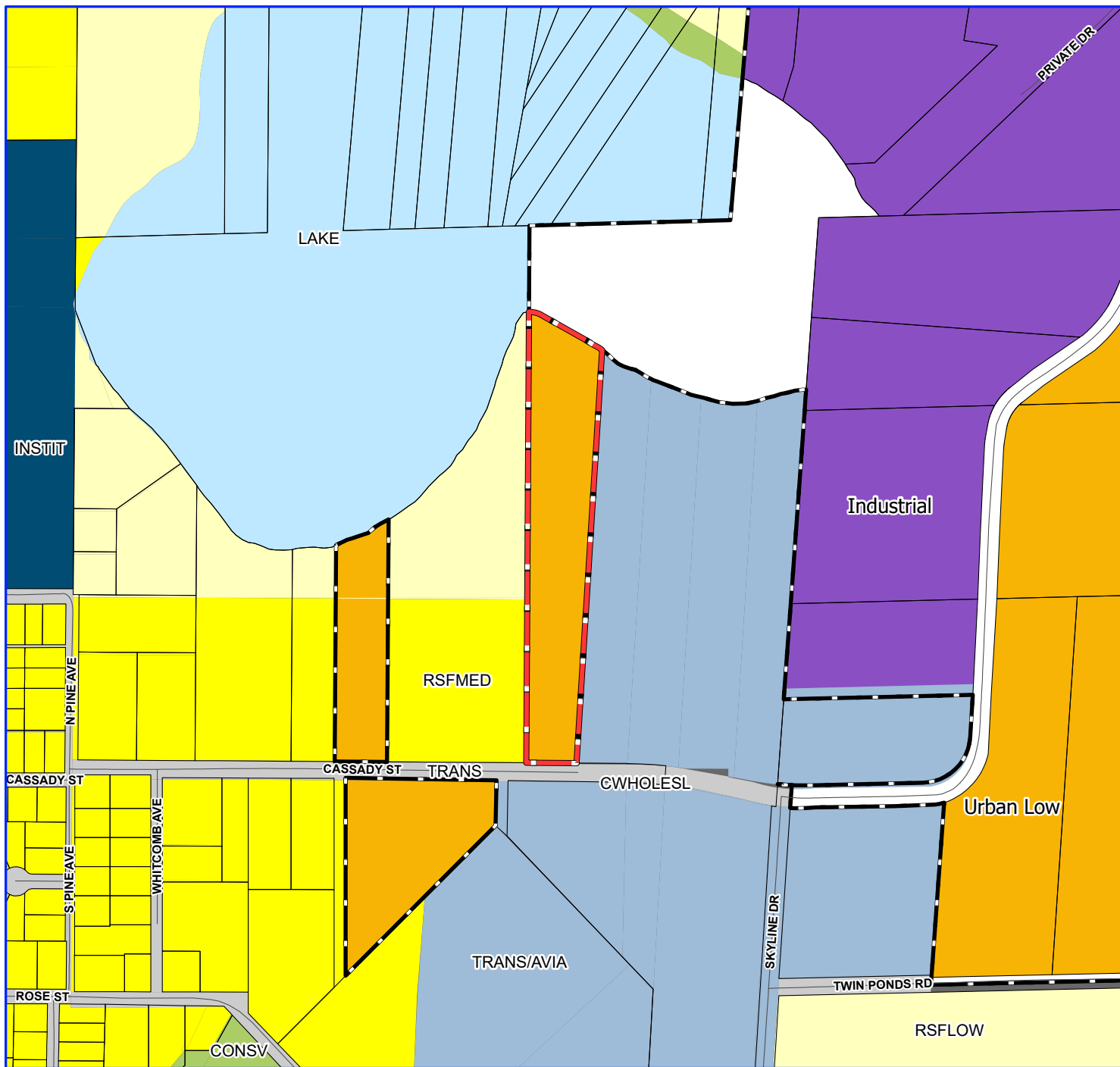
\_\_\_\_\_  
Gwen Johns, MMC  
City Clerk

\_\_\_\_\_  
Kevin Stone  
City Attorney

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

**EXHIBIT "A"**





**Legend**



Site Boundary

**City of Umatilla Future Land Use**

RSFLOW, Residential Single Family Low Density

RSFMED, Residential Single Family Medium Density

CWHOLESL, Commercial Wholesale

INSTIT, Institutional

CONSV, Conservation

TRANS/AVIA, Transportation / Aviation

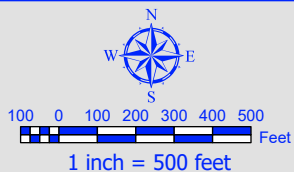
LAKE, Lake

TRANS, Transportation

**Lake County Future Land Use**

Industrial

Urban Low



**City of Umatilla  
Redlich  
Lake County, Florida  
Existing Future Land Use Map**

Project: 399-22-08  
File: Existing FLU  
Name: Redlich  
PM: Sherie Lindh  
Date: June 20, 2022  
Created By: J.Wilson



Affidavit of Publication  
NORTH LAKE OUTPOST  
Serving North Lake County Florida  
Located in Umatilla, Lake County, Florida  
STATE OF FLORIDA,  
COUNTY OF LAKE

Before the undersigned authority personally appeared  
Matt A. Newby



who on oath says that he or she is Publisher of the  
North Lake Outpost, a weekly newspaper published  
at 131 North Central Avenue, Umatilla, in Lake  
County, Florida; that the attached copy of  
advertisement, being a legal notice in the matter of

NOTICE OF PUBLIC HEARINGS,  
ORDINANCE 2022-105, ORDINANCE 2022-106,  
ORDINANCE 2022-107,

was published in said newspaper in the issue of:

6-30-22, and 7-7-22.

Affiant further says that the said publication is a  
newspaper Published at 131 North Central Avenue,  
Umatilla, in said Lake County, Florida, and that the  
said newspaper has heretofore been continuously  
published in said Lake County, Florida each week  
and has been entered as periodicals matter at the post  
office in Umatilla, in said Lake County, Florida, for a  
period of one year next preceding the first publication  
of the attached copy of advertisement; and affiant  
further says that he or she has neither paid nor  
promised any person, firm or corporation any  
discount, rebate, commission or refund for the  
purpose of securing this advertisement for  
publication in the said newspaper.

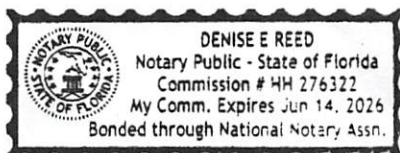
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



Notary Public



Print Name



Please send us the recipe for your summer favorites this week with a picture. Thanks for sharing your love of cooking with us. Food feeds our families and gives us something good to gather around and

Page 14, The Outpost, June 30, 2022



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-105

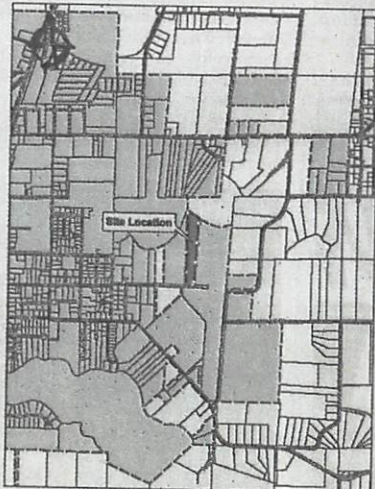
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-106

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 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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.

ORDINANCE 2022-107

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 7.11 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO THE DESIGNATION OF CITY AGRICULTURE RESIDENTIAL (AR-1) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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 will be considered at the following public meetings:

Local Planning Agency Meeting on July 19, 2022 at 5:45 p.m.

blend on high for 3 to 5 minutes. Spoon over warm cinnamon rolls. It will melt a perfect amount. Please send us the recipe for your



1/2 cup sugar  
1/3 cup butter, melted  
2 large eggs, room temp.  
1 tsp. salt  
4 cups all-purpose flour  
Filling:

NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-105

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 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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The proposed Ordinances will be considered at the following public meetings:

Local Planning Agency Meeting on July 19, 2022 at 5:45 p.m.

# CITY OF UMATILLA AGENDA ITEM STAFF REPORT

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**DATE:** July 28, 2022

**MEETING DATE:** August 2, 2022

**SUBJECT:** Ordinance No. 2022-106

**ISSUE:** Redlich Future Land Use Map Amendment

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**BACKGROUND SUMMARY:** The City received an application to annex approximately 7.1 acres of property from Paul and Diane Redlich on behalf of property owners Paul and Jennifer Bryan Applicant: Paul and Diane Redlich. The general location is the northside of Cassady Street and West of Skyline Drive.

The applicant is proposing annexation, small-scale comprehensive map amendment to Agriculture and a rezoning to Agriculture Residential (AR). The subject site currently is in timber and has an agriculture exemption. The applicant intends to construct a residence and barn. The subject site is adjacent to the city limits on the north, east, and west boundaries and is therefore eligible for annexation. City utilities are available and will require hook up.

### **Annexation**

The site is eligible for annexation and is considered infill development. Staff recommends approval

### **Rezoning**

The proposed rezoning to AR-1 allows for 1 unit per 1 acre; however, the subject site is located within the Airport Overlay Zone which reduces the potential density to 1 unit per 2 acres or 4 units per Chapter 5, Section 7(c). The applicant indicated that they would like to construct a home with barn and during the pre-application meeting indicated the desire to have a horse(s). The AR-1 zoning district also allows for horses provided the site is a minimum of five acres and any stable meets a setback of 75' from all boundaries. The subject site is 7 acres and has sufficient width to maintain a 75' setback from all boundaries should a stable be constructed. Agriculture Residential is compatible with the area and is the lowest density zoning district of the city which is consistent with the Airport Overlay District.

### **Comprehensive Plan Amendment**

Low density residential development and Institutional type land uses are located adjacent to the subject site; therefore, the request is compatible with the area. The proposed amendment will not degrade the adopted Level of Service (LOS) for public facilities. The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

- FLU 1-1.10.1 – Land Use Allocation
  - FLU 1-1.10.2 – Promote Orderly Growth
  - FLU 1-2.1.1 – Land Use Designations
  - FLU 1-2.8.1 – Agriculture Designation
-



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**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS:** n/a

<b>Reviewed by City Attorney</b>	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>	√ <b>N/A</b>
<b>Reviewed by City Engineer</b>	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>	√ <b>N/A</b>

**CITY OF UMATILLA  
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

**ANNEXATION, SMALL SCALE COMP PLAN AMENDMENT AND REZONING**

**Owner:** Paul W. Bryan, II and Jennifer Sue Bryan

**Applicant:** Paul and Diane Redlich

**Number of Acres:** 7.1 ± acres

**General Location:** Northside of Cassady Street and West of Skyline Drive

**Existing Zoning:** Lake County Agriculture

**Proposed Zoning:** Agriculture Residential (AR)

**Existing Lane Use:** Urban Low (4 units/acre)

**Proposed Land Use:** Agriculture (1 unit/acre)

**Date:** June 16, 2022

**Description of Project**

The applicant is proposing annexation, small-scale comprehensive map amendment to Agriculture and a rezoning to Agriculture Residential (AR). The subject site currently is in timber and has an agriculture exemption. The applicant intends to construct a residence and barn.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	East Lake, North of Lake – R-3	SF Low Density (3 units/acre)
<b>South</b>	AZ and A	Transportation/Aviation and Urban Low Density (4 units/acre)
<b>East</b>	AZ	Transportation/Aviation
<b>West</b>	R-3 and UR-5	SF Low Density (3 units/acre) and SF Medium Density (5 units/acre)

**Assessment**

**Annexation**

The subject site is adjacent to the city limits on the north, east, and west boundaries and is therefore eligible for annexation.

**Comprehensive Plan Amendment**

The proposed comprehensive plan amendment from Lake County Urban Low Density (4 units/acre) to City Agriculture (1 unit/acre) is considered compatible with the adjacent land uses of Transportation/Aviation, SF low density and SF medium density.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 28 single family residential units and under the proposed land use the maximum development is 7 single family residential units.

The amendment reduces the potential residential units by 21 and reduces potential school age children by 8.

The proposed amendment would decrease the daily trips as outlined below based on maximum development potential. Cassidy Street is classified as a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

**TRIP GENERATION ANALYSIS**

**Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	7 units	210	90	8	5	3
<b>TOTAL GROSS TRIPS (PROPOSED)</b>			<b>90</b>	<b>8</b>	<b>5</b>	<b>3</b>

\* 11<sup>th</sup> Edition

**Existing Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	28 units	210	322	30	19	11
<b>TOTAL GROSS TRIPS (EXISTING)</b>			<b>322</b>	<b>30</b>	<b>19</b>	<b>11</b>

**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
<b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b>	<b>-22</b>	<b>-14</b>	<b>-8</b>

The proposed amendment is consistent with the following policies (among others):

- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth
- FLU 1-2.1.1 – Land Use Designations
- FLU 1-2.8.1 – Agriculture Designation

### ***Potable Water Analysis***

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .653 MGD. The City has a current available capacity of .199 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of .197 MGD.

### ***Sanitary Sewer Analysis***

The subject site is within the City of Umatilla's Utility Service area. The City currently owns, operates, and maintains a central sanitary sewer system. The permitted plant capacity is 0.300 MGD and the current available capacity is 0.097 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 2). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.096 MGD.

### ***Solid Waste Analysis***

The LOS for solid waste is 5 lbs per day per capita. It is estimated that the proposed land use will produce 75 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

### ***Environmental Analysis***

Review of soils data indicates that the site appears to contain soils associated with gopher tortoises. Review of topographic maps indicates that the site is also within the sand skink consultation area. Review of available data indicates that there are wetlands located along the shoreline of East Lake and the site is partially located within the 100-year flood area. Prior to development, it is recommended that an environmental assessment be conducted. Should protected species occur, appropriate regulatory permits will be required prior to development.

### **Rezoning**

The proposed rezoning to AR-1 allows for 1 unit per 1 acre; however, the subject site is located within the Airport Overlay Zone which reduces the potential density to 1 unit per 2 acres or 4 units per Chapter 5, Section 7(c). The applicant indicated that they would like to construct a home with barn and during the pre-application meeting indicated the desire to have a horse(s). The AR-1 zoning district also allows for horses provided the site is a minimum of five acres and any stable meets a setback of 75' from all boundaries. The subject site is 7 acres and has sufficient width to maintain a 75' setback from all boundaries should a stable be constructed.

## **Recommendation**

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### **Annexation**

The site is eligible for annexation and is considered infill development. Staff recommends approval.

### **Comprehensive Plan Amendment**

Low density residential development and Institutional type land uses are located adjacent to the subject site; therefore, the request is compatible with the area. The proposed amendment will not degrade the adopted Level of Service (LOS) for public facilities. The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth
- FLU 1-2.1.1 – Land Use Designations
- FLU 1-2.8.1 – Agriculture Designation

Staff recommends approval.

### **Rezoning**

Agriculture Residential is compatible with the area and is the lowest density zoning district of the city which is consistent with the Airport Overlay District. Staff recommends approval.

**Table 1 – Water Analysis**

Ordinance #	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						.199
		Urban Low Density (4 units/acre)		28 units	.009	
*2022-	7.1		Agriculture	7 units	.002	0.197

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc

**Table 2 – Wastewater Analysis**

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.097
		Urban Low Density (4 units/acre)		28 units	.006	
*2021	7.1		Agriculture (1 unit/acre)	7 units	.001	0.096

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

**ORDINANCE 2022-106**

**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 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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.**

**WHEREAS**, a petition has been received from Paul and Diane Redlich, as applicant on behalf of Paul W. Bryan, II and Jennifer Sue Bryan as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Urban Low Density to Agriculture under the Comprehensive Plan for the City of Umatilla;

**WHEREAS**, the amendment would facilitate residential development and is in compliance with the policies of the City’s comprehensive plan; and

**WHEREAS**, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

**WHEREAS**, the Local Planning Agency for the City of Umatilla have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Council of the City of Umatilla.

**WHEREAS**, the City Council reviewed said petition, the recommendations of the Land Planning Agency, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

**WHEREAS**, the City has held such public hearings and the records of the City provide that the owners of the land affected have been notified as required by law; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF UMATILLA, FLORIDA, AS FOLLOWS:**

**Section 1: Purpose and Intent.**

That the land use classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated from Lake County Urban Low Density to Agriculture as depicted on the map attached hereto as Exhibit “A”, and as defined in the Umatilla Comprehensive Plan.

**LEGAL DESCRIPTION:** Lot 1, AIRPORT ESTATES, according to the Plat thereof, as recorded in Plat Book 44, pages 52 and 53, Public Records of Lake County, Florida.

**Alternate Key # 3794426**

- A. That a copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Umatilla as a matter of permanent record of the City, and that matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.
- B. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Umatilla.

**Section 2: Severability.**

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 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4: 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 5: Effective Date.**

This Ordinance shall become effective 31 days after its adoption by the City Council. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Kent Adcock, Mayor  
 City of Umatilla, Florida

ATTEST:

Approved as to Form:

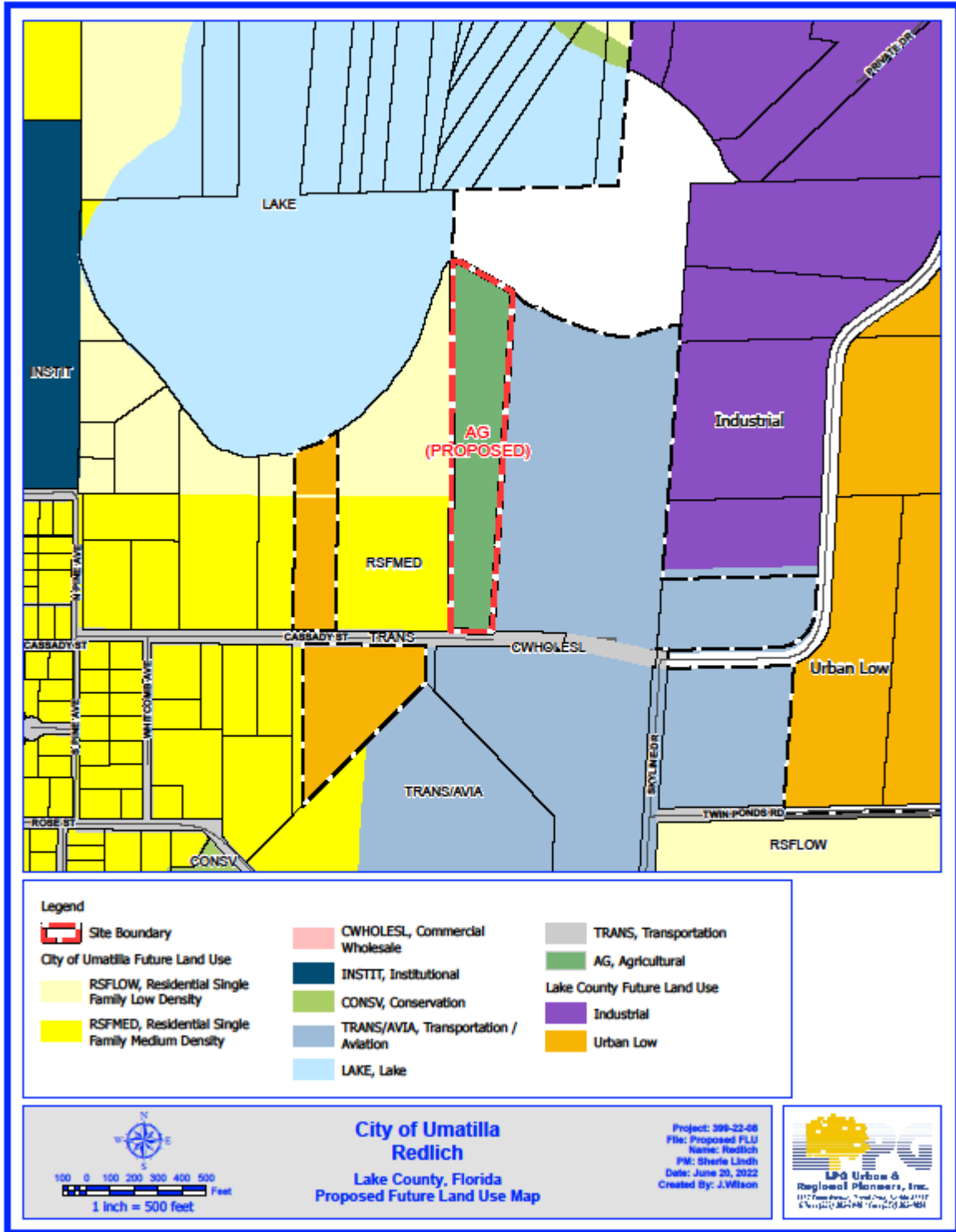
\_\_\_\_\_  
 Gwen Johns, MMC  
 City Clerk

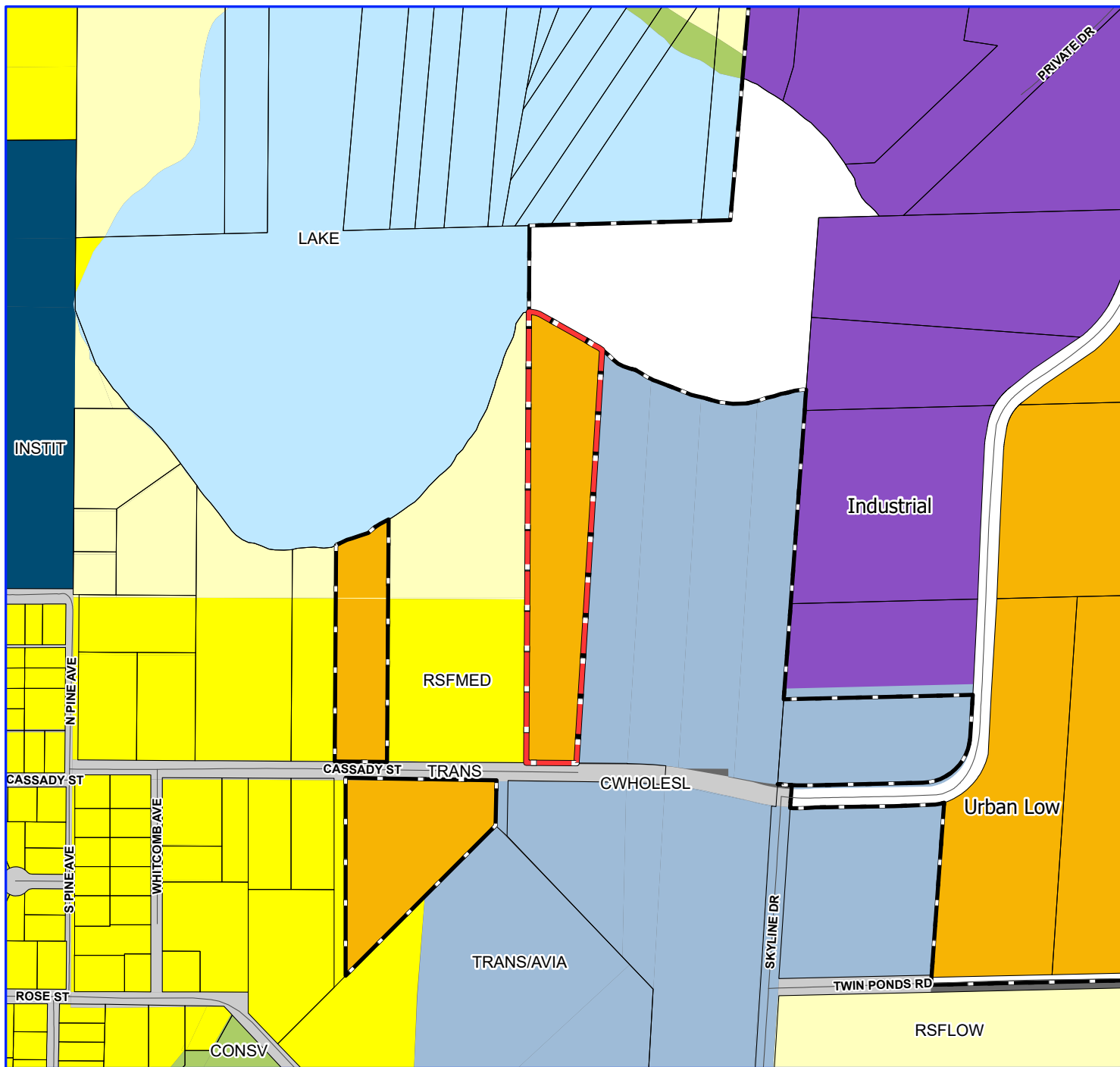
\_\_\_\_\_  
 Kevin Stone  
 City Attorney

Passed First Reading \_\_\_\_\_  
 Passed Second Reading \_\_\_\_\_  
 (SEAL)



EXHIBIT "A"





**Legend**



Site Boundary

**City of Umatilla Future Land Use**

RSFLOW, Residential Single Family Low Density

RSFMED, Residential Single Family Medium Density

CWHOLESL, Commercial Wholesale

INSTIT, Institutional

CONSV, Conservation

TRANS/AVIA, Transportation / Aviation

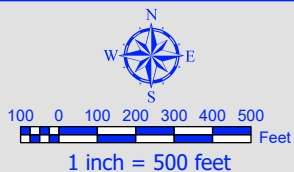
LAKE, Lake

TRANS, Transportation

**Lake County Future Land Use**

Industrial

Urban Low





**City of Umatilla  
Redlich  
Lake County, Florida  
Existing Future Land Use Map**

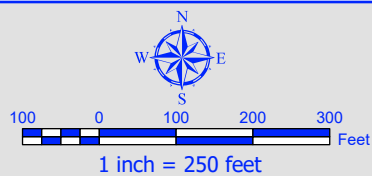
Project: 399-22-08  
File: Existing FLU  
Name: Redlich  
PM: Sherie Lindh  
Date: June 20, 2022  
Created By: J.Wilson





**Legend**

-  City of Umatilla
-  Site Boundary



100 0 100 200 300 Feet  
1 inch = 250 feet

**City of Umatilla**  
**Redlich**  
Lake County, Florida  
Aerial Photo

Project: 399-22-08  
File: Aerial  
Name: Redlich  
PM: Sherie Lindh  
Date: June 20, 2022  
Created By: J.Wilson



**LPG Urban & Regional Planners, Inc.**  
1162 Camp Avenue, Mount Dora, Florida 32757  
Office: (352) 385-1940 / Fax: (352) 383-4824

State of Florida, Microsoft, Microsoft

Affidavit of Publication  
NORTH LAKE OUTPOST  
Serving North Lake County Florida  
Located in Umatilla, Lake County, Florida  
STATE OF FLORIDA,  
COUNTY OF LAKE

Before the undersigned authority personally appeared  
Matt A. Newby



who on oath says that he or she is Publisher of the  
North Lake Outpost, a weekly newspaper published  
at 131 North Central Avenue, Umatilla, in Lake  
County, Florida; that the attached copy of  
advertisement, being a legal notice in the matter of

NOTICE OF PUBLIC HEARINGS,  
ORDINANCE 2022-105, ORDINANCE 2022-106,  
ORDINANCE 2022-107,

was published in said newspaper in the issue of:

6-30-22, and 7-7-22.

Affiant further says that the said publication is a  
newspaper Published at 131 North Central Avenue,  
Umatilla, in said Lake County, Florida, and that the  
said newspaper has heretofore been continuously  
published in said Lake County, Florida each week  
and has been entered as periodicals matter at the post  
office in Umatilla, in said Lake County, Florida, for a  
period of one year next preceding the first publication  
of the attached copy of advertisement; and affiant  
further says that he or she has neither paid nor  
promised any person, firm or corporation any  
discount, rebate, commission or refund for the  
purpose of securing this advertisement for  
publication in the said newspaper.

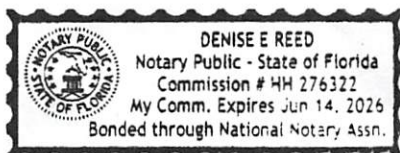
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



Notary Public



Print Name



Please send us the recipe for your summer favorites this week with a picture. Thanks for sharing your love of cooking with us. Food feeds our families and gives us something good to gather around and

Page 14, The Outpost, June 30, 2022



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-105

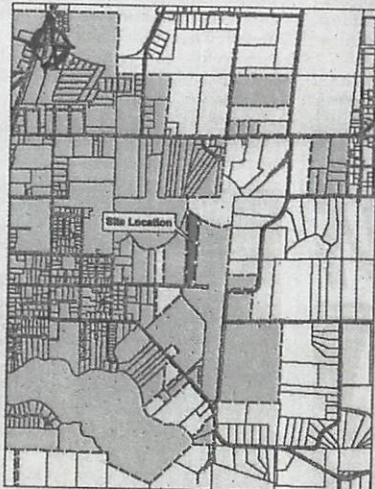
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-106

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 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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.

ORDINANCE 2022-107

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 7.11 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO THE DESIGNATION OF CITY AGRICULTURE RESIDENTIAL (AR-1) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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 will be considered at the following public meetings:

Local Planning Agency Meeting on July 19, 2022 at 5:45 p.m.

Please send us the recipe for your  
 blender on high for 3 to 5 minutes. Spoon over warm  
 cinnamon rolls. It will melt a perfect amount.  
 a pot with a thick bottom.  
 m, don't boil. Remove from  
 crown. Add to milk. Stir



**Kitchen Chat**  
 Share A Recipe!

- 1/2 cup sugar
  - 1/3 cup butter, melted
  - 2 large eggs, room temp.
  - 1 tsp. salt
  - 4 cups all-purpose flour
- Filling:

**NOTICE OF PUBLIC HEARINGS**

**ORDINANCE 2022-105**

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The proposed Ordinances will be considered at the following public meetings:

Local Planning Agency Meeting on July 19, 2022 at 5:45 p.m.

# CITY OF UMATILLA AGENDA ITEM STAFF REPORT

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**DATE:** July 28, 2022

**MEETING DATE:** August 2, 2022

**SUBJECT:** Ordinance No. 2022-107

**ISSUE:** Redlich Rezoning

---

**BACKGROUND SUMMARY:** The City received an application to annex approximately 7.1 acres of property from Paul and Diane Redlich on behalf of property owners Paul and Jennifer Bryan

Applicant: Paul and Diane Redlich. The general location is the northside of Cassady Street and West of Skyline Drive.

The applicant is proposing annexation, small-scale comprehensive map amendment to Agriculture and a rezoning to Agriculture Residential (AR). The subject site currently is in timber and has an agriculture exemption. The applicant intends to construct a residence and barn. The subject site is adjacent to the city limits on the north, east, and west boundaries and is therefore eligible for annexation. City utilities are available and will require hook up.

### **Annexation**

The site is eligible for annexation and is considered infill development. Staff recommends approval

### **Rezoning**

The proposed rezoning to AR-1 allows for 1 unit per 1 acre; however, the subject site is located within the Airport Overlay Zone which reduces the potential density to 1 unit per 2 acres or 4 units per Chapter 5, Section 7(c). The applicant indicated that they would like to construct a home with barn and during the pre-application meeting indicated the desire to have a horse(s). The AR-1 zoning district also allows for horses provided the site is a minimum of five acres and any stable meets a setback of 75' from all boundaries. The subject site is 7 acres and has sufficient width to maintain a 75' setback from all boundaries should a stable be constructed. Agriculture Residential is compatible with the area and is the lowest density zoning district of the city which is consistent with the Airport Overlay District.

### **Comprehensive Plan Amendment**

Low density residential development and Institutional type land uses are located adjacent to the subject site; therefore, the request is compatible with the area. The proposed amendment will not degrade the adopted Level of Service (LOS) for public facilities. The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

FLU 1-1.10.1 – Land Use Allocation

FLU 1-1.10.2 – Promote Orderly Growth

FLU 1-2.1.1 – Land Use Designations

FLU 1-2.8.1 – Agriculture Designation

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**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS:** n/a

<b>Reviewed by City Attorney</b>	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>	√ <b>N/A</b>
<b>Reviewed by City Engineer</b>	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>	√ <b>N/A</b>



**CITY OF UMATILLA**  
**STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

**ANNEXATION, SMALL SCALE COMP PLAN AMENDMENT AND REZONING**

**Owner:** Paul W. Bryan, II and Jennifer Sue Bryan

**Applicant:** Paul and Diane Redlich

**Number of Acres:** 7.1 ± acres

**General Location:** Northside of Cassady Street and West of Skyline Drive

**Existing Zoning:** Lake County Agriculture

**Proposed Zoning:** Agriculture Residential (AR)

**Existing Lane Use:** Urban Low (4 units/acre)

**Proposed Land Use:** Agriculture (1 unit/acre)

**Date:** June 16, 2022

**Description of Project**

The applicant is proposing annexation, small-scale comprehensive map amendment to Agriculture and a rezoning to Agriculture Residential (AR). The subject site currently is in timber and has an agriculture exemption. The applicant intends to construct a residence and barn.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	East Lake, North of Lake – R-3	SF Low Density (3 units/acre)
<b>South</b>	AZ and A	Transportation/Aviation and Urban Low Density (4 units/acre)
<b>East</b>	AZ	Transportation/Aviation
<b>West</b>	R-3 and UR-5	SF Low Density (3 units/acre) and SF Medium Density (5 units/acre)

**Assessment**

**Annexation**

The subject site is adjacent to the city limits on the north, east, and west boundaries and is therefore eligible for annexation.

**Comprehensive Plan Amendment**

The proposed comprehensive plan amendment from Lake County Urban Low Density (4 units/acre) to City Agriculture (1 unit/acre) is considered compatible with the adjacent land uses of Transportation/Aviation, SF low density and SF medium density.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 28 single family residential units and under the proposed land use the maximum development is 7 single family residential units.

The amendment reduces the potential residential units by 21 and reduces potential school age children by 8.

The proposed amendment would decrease the daily trips as outlined below based on maximum development potential. Cassady Street is classified as a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

**TRIP GENERATION ANALYSIS**

**Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	7 units	210	90	8	5	3
<b>TOTAL GROSS TRIPS (PROPOSED)</b>			<b>90</b>	<b>8</b>	<b>5</b>	<b>3</b>

\* 11<sup>th</sup> Edition

**Existing Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	28 units	210	322	30	19	11
<b>TOTAL GROSS TRIPS (EXISTING)</b>			<b>322</b>	<b>30</b>	<b>19</b>	<b>11</b>

**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
<b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b>	<b>-22</b>	<b>-14</b>	<b>-8</b>

The proposed amendment is consistent with the following policies (among others):

- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth
- FLU 1-2.1.1 – Land Use Designations
- FLU 1-2.8.1 – Agriculture Designation

### ***Potable Water Analysis***

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .653 MGD. The City has a current available capacity of .199 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of .197 MGD.

### ***Sanitary Sewer Analysis***

The subject site is within the City of Umatilla's Utility Service area. The City currently owns, operates, and maintains a central sanitary sewer system. The permitted plant capacity is 0.300 MGD and the current available capacity is 0.097 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 2). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.096 MGD.

### ***Solid Waste Analysis***

The LOS for solid waste is 5 lbs per day per capita. It is estimated that the proposed land use will produce 75 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

### ***Environmental Analysis***

Review of soils data indicates that the site appears to contain soils associated with gopher tortoises. Review of topographic maps indicates that the site is also within the sand skink consultation area. Review of available data indicates that there are wetlands located along the shoreline of East Lake and the site is partially located within the 100-year flood area. Prior to development, it is recommended that an environmental assessment be conducted. Should protected species occur, appropriate regulatory permits will be required prior to development.

### **Rezoning**

The proposed rezoning to AR-1 allows for 1 unit per 1 acre; however, the subject site is located within the Airport Overlay Zone which reduces the potential density to 1 unit per 2 acres or 4 units per Chapter 5, Section 7(c). The applicant indicated that they would like to construct a home with barn and during the pre-application meeting indicated the desire to have a horse(s). The AR-1 zoning district also allows for horses provided the site is a minimum of five acres and any stable meets a setback of 75' from all boundaries. The subject site is 7 acres and has sufficient width to maintain a 75' setback from all boundaries should a stable be constructed.

## **Recommendation**

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### **Annexation**

The site is eligible for annexation and is considered infill development. Staff recommends approval.

### **Comprehensive Plan Amendment**

Low density residential development and Institutional type land uses are located adjacent to the subject site; therefore, the request is compatible with the area. The proposed amendment will not degrade the adopted Level of Service (LOS) for public facilities. The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth
- FLU 1-2.1.1 – Land Use Designations
- FLU 1-2.8.1 – Agriculture Designation

Staff recommends approval.

### **Rezoning**

Agriculture Residential is compatible with the area and is the lowest density zoning district of the city which is consistent with the Airport Overlay District. Staff recommends approval.

**Table 1 – Water Analysis**

Ordinance #	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						.199
		Urban Low Density (4 units/acre)		28 units	.009	
*2022-	7.1		Agriculture	7 units	.002	0.197

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc

**Table 2 – Wastewater Analysis**

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.097
		Urban Low Density (4 units/acre)		28 units	.006	
*2021	7.1		Agriculture (1 unit/acre)	7 units	.001	0.096

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

1  
2  
3 **ORDINANCE 2022-107**

4 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA,**  
5 **RECLASSIFYING 7.11 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO**  
6 **THE DESIGNATION OF CITY AGRICULTURE RESIDENTIAL (AR-1) FOR THE**  
7 **HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER**  
8 **SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE;**  
9 **DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS**  
10 **ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE**  
11 **COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA;**  
12 **PROVIDING FOR AN EFFECTIVE DATE.**

13 **WHEREAS,** a petition has been submitted by Paul and Diane Redlich as applicant on behalf of  
14 the Owners, Paul W. Bryan, II and Jennifer Sue Bryan, to rezone approximately 7.11 acres of land from  
15 Lake County Agriculture (A) to City Agriculture Residential (AR-1);

16  
17 **WHEREAS,** the Petition bears the signature of all required parties; and

18  
19 **WHEREAS,** the required notice of the proposed rezoning has been properly published;

20  
21 **WHEREAS,** the City Council reviewed said petition, the recommendations of staff report and any  
22 comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing  
23 duly advertised;

24  
25 **WHEREAS,** upon review, certain terms pertaining to the development of the above-described  
26 property have been duly approved, and

27  
28 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida,  
29 as follows:

30  
31 **Section 1: Purpose and Intent.**

32 That the zoning classification of the following described property, being situated in the City of Umatilla,  
33 Florida, shall hereafter be designated as Agriculture Residential (AR-1) as defined in the Umatilla Land  
34 Development Regulations and as depicted on the map attached hereto as Exhibit "A" and incorporated  
35 herein by reference.

36  
37 **LEGAL DESCRIPTION:** Lot 1, AIRPORT ESTATES, according to the Plat thereof, as recorded in Plat  
38 Book 44, pages 52 and 53, Public Records of Lake County, Florida.

39  
40 **Alternate Key # 3794426**

41  
42 **Section 2: Zoning Classification.**

43 That the property shall be designated as AR-1, Agriculture Residential, in accordance with Chapter 6,  
44 Section 2(a) of the Land Development Regulations of the City of Umatilla, Florida.

45  
46 **Section 3:** The City Manager, or designee, is hereby directed to amend, alter, and implement the  
47 official zoning map of the City of Umatilla, Florida, to include said designation consistent with this  
48 Ordinance.

52 **Section 4: Severability.**  
53 If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void,  
54 unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall  
55 remain in full force and effect.

56  
57 **Section 5: Scrivener's Errors.**  
58 Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting,  
59 by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal  
60 description.

61  
62 **Section 6: Effective Date.**  
63 This Ordinance shall become effective immediately upon passage by the City Council of the City of  
64 Umatilla.

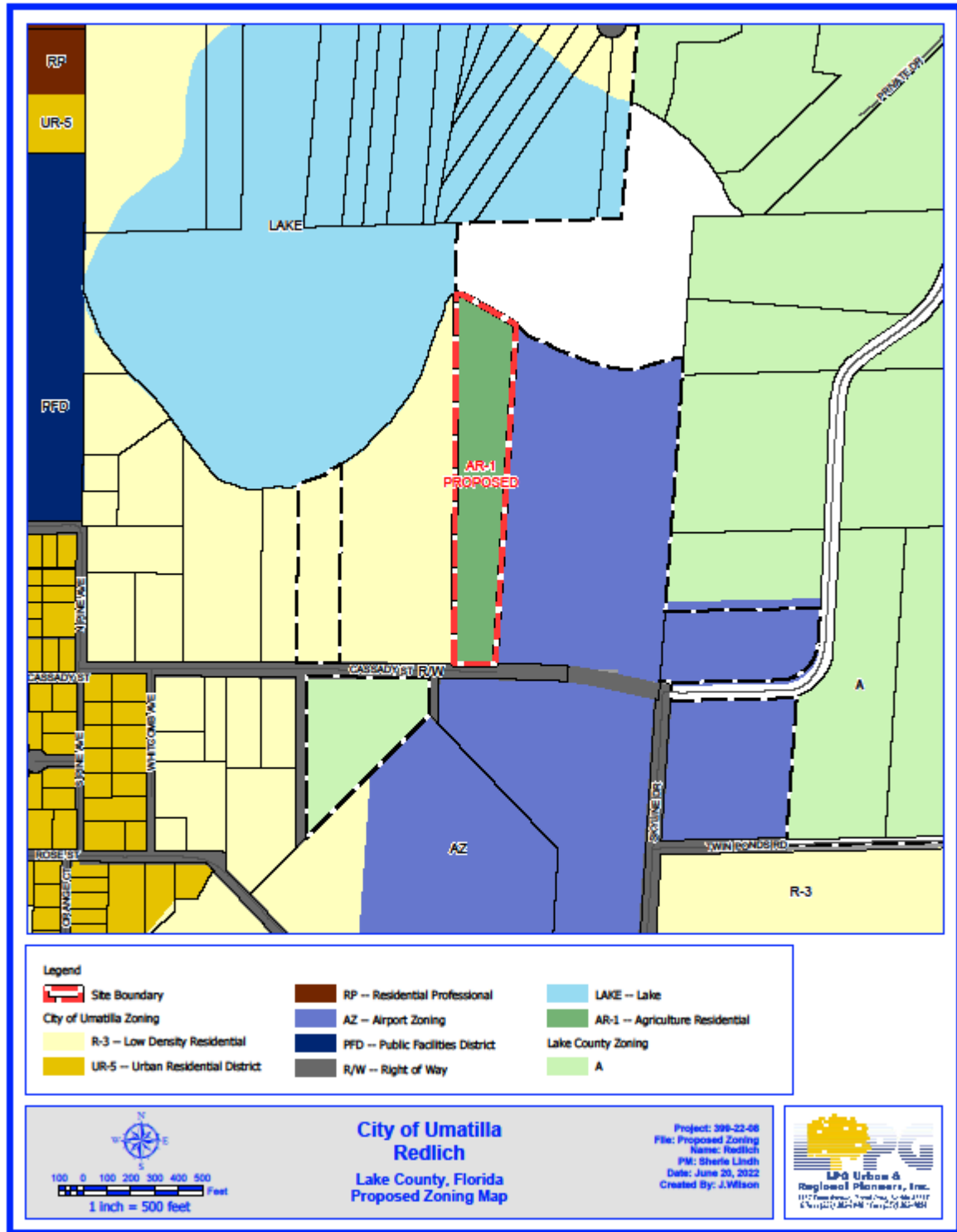
65  
66 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County,  
67 Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

68  
69  
70  
71 \_\_\_\_\_  
72 Kent Adcock, Mayor  
73 City of Umatilla, Florida

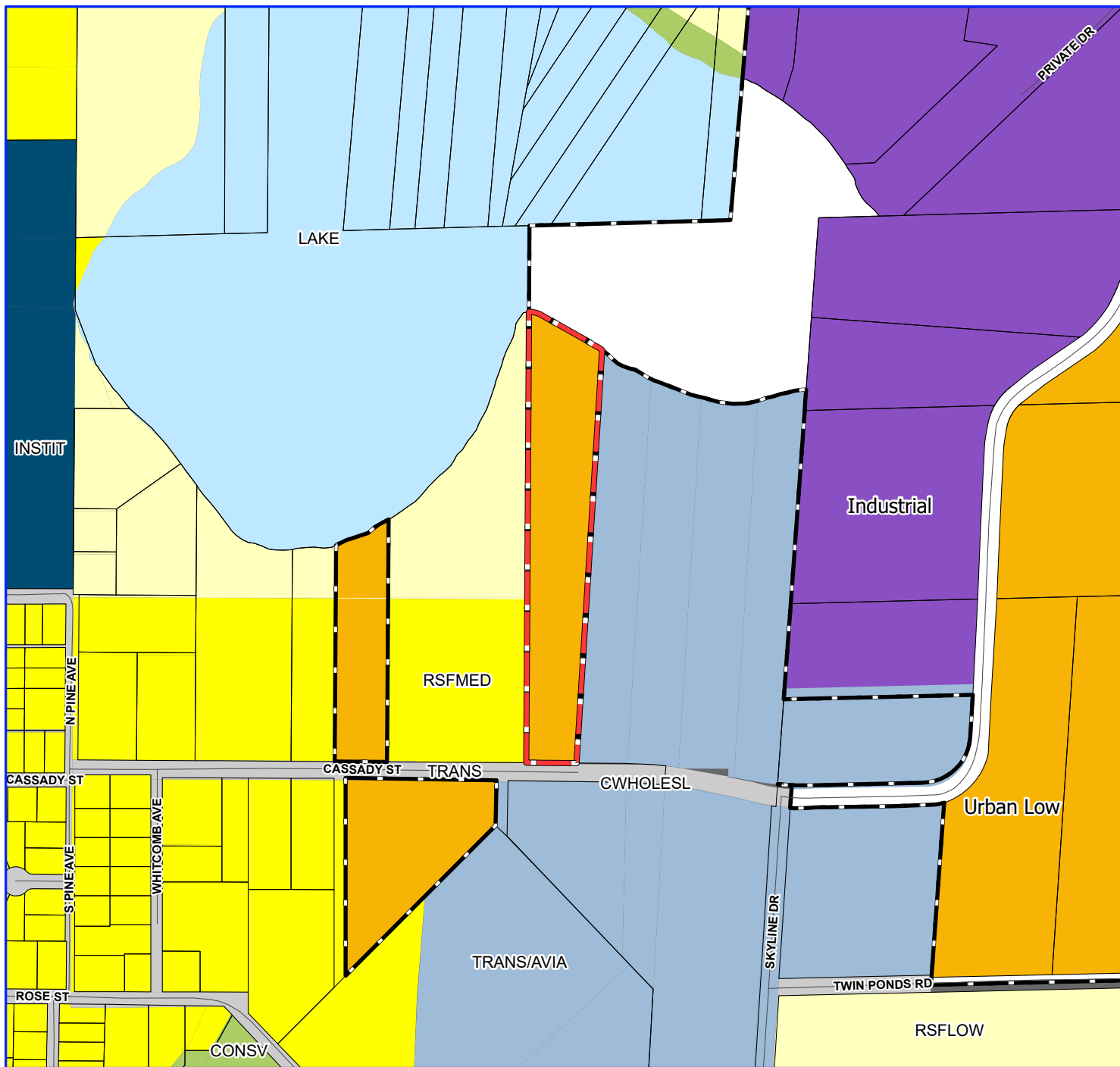
74  
75 ATTEST: Approved as to Form:  
76  
77  
78 \_\_\_\_\_  
79 Gwen Johns, MMC Kevin Stone  
80 City Clerk City Attorney

81  
82  
83 Passed First Reading \_\_\_\_\_  
84 Passed Second Reading \_\_\_\_\_  
85 (SEAL)  
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EXHIBIT "A"







**Legend**



Site Boundary

**City of Umatilla Future Land Use**

RSFLOW, Residential Single Family Low Density

RSFMED, Residential Single Family Medium Density

CWHOLESL, Commercial Wholesale

INSTIT, Institutional

CONSV, Conservation

TRANS/AVIA, Transportation / Aviation

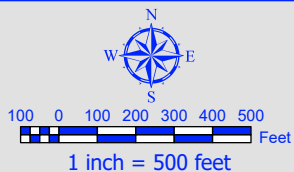
LAKE, Lake

TRANS, Transportation

**Lake County Future Land Use**

Industrial

Urban Low





**City of Umatilla  
Redlich  
Lake County, Florida  
Existing Future Land Use Map**

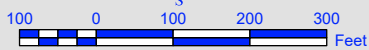
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-  Site Boundary



1 inch = 250 feet

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**Redlich**  
Lake County, Florida  
Aerial Photo

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Name: Redlich  
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Affidavit of Publication  
NORTH LAKE OUTPOST  
Serving North Lake County Florida  
Located in Umatilla, Lake County, Florida  
STATE OF FLORIDA,  
COUNTY OF LAKE

Before the undersigned authority personally appeared  
Matt A. Newby



who on oath says that he or she is Publisher of the  
North Lake Outpost, a weekly newspaper published  
at 131 North Central Avenue, Umatilla, in Lake  
County, Florida; that the attached copy of  
advertisement, being a legal notice in the matter of

NOTICE OF PUBLIC HEARINGS,  
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was published in said newspaper in the issue of:

6-30-22, and 7-7-22.

Affiant further says that the said publication is a  
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said newspaper has heretofore been continuously  
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office in Umatilla, in said Lake County, Florida, for a  
period of one year next preceding the first publication  
of the attached copy of advertisement; and affiant  
further says that he or she has neither paid nor  
promised any person, firm or corporation any  
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purpose of securing this advertisement for  
publication in the said newspaper.

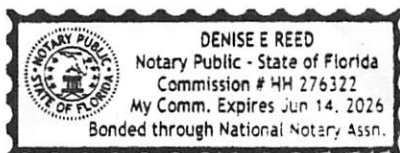
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



Notary Public



Print Name



Please send us the recipe for your summer favorites this week with a picture. Thanks for sharing your love of cooking with us. Food feeds our families and gives us something good to gather around and

Page 14, The Outpost, June 30, 2022



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-105

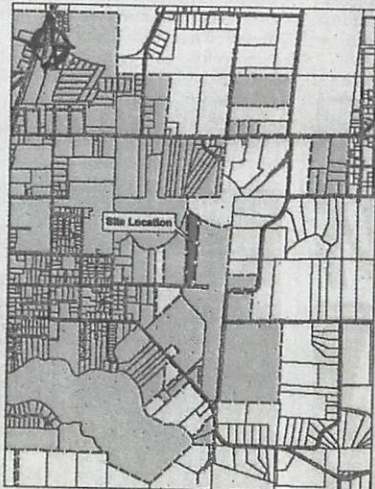
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-106

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 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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.

ORDINANCE 2022-107

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 7.11 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO THE DESIGNATION OF CITY AGRICULTURE RESIDENTIAL (AR-1) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST 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 will be considered at the following public meetings:

Local Planning Agency Meeting on July 19, 2022 at 5:45 p.m.

Please send us the recipe for your  
 blender on high for 3 to 5 minutes. Spoon over warm  
 cinnamon rolls. It will melt a perfect amount.  
 a pot with a thick bottom.  
 m, don't boil. Remove from  
 crown. Add to milk. Stir



**Kitchen Chat**  
 Share A Recipe!

- 1/2 cup sugar
- 1/3 cup butter, melted
- 2 large eggs, room temp.
- 1 tsp. salt
- 4 cups all-purpose flour
- Filling:

**NOTICE OF PUBLIC HEARINGS**

**ORDINANCE 2022-105**

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 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST 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 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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The proposed Ordinances will be considered at the following public meetings:

Local Planning Agency Meeting on July 19, 2022 at 5:45 p.m.

# CITY OF UMATILLA AGENDA ITEM STAFF REPORT

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**DATE:** July 28, 2022

**MEETING DATE:** August 2, 2022

**SUBJECT:** PUD Rezoning – Woodsong Subdivision

**ISSUE:** Approval of Ordinance 2022-104

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**BACKGROUND SUMMARY:** The owner is requesting rezoning from R-5 medium density Residential to Planned Unit Development within an existing Medium Density Future Land Use Designation (5 units per acre).

The Developer is proposing 131-Units with a mix of 59 Single Family Homes and 72 Multifamily Townhomes (fee simple ownership) on 39.04 acres of land. The minimum lot size of the single family is 7,680-sqft (64'x 120') and 2,200 sqft (20'x 110').

This subdivision was initially approved the Lake County Board of County Commissioners in 2005 and later annexed into the City via Annexation Ordinance 2006-E-1. This ordinance was approved along with an annexation and utility agreement and outlined the entitlements that were approved by the County. The subdivision plan attached to the Agreement allowed 138 units with a minimum lot size of 5,200-sqft. The proposed plan reduces the unit count by 7, however, the single-family lot sizes have increased by 2,480 sqft.

The property owner is proposing a centralized recreation area with a pavilion, picnic table and BBQ pit, a dog run, playground area (see photo). In addition, the owner recognized the need for additional parking and has added 71 parking stalls to help prevent on street parking issues from the townhomes and adjacent homeowners.

The proposed PUD allows for detached single family and attached single family units with an overall net density of 4.62 units/acre (less wetlands). There are approximately 10.66 acres of wetlands onsite. The comprehensive plan allows for density transfer of wetlands at 1 unit per acre (FLU Policies 1-2.1.1 and 1-2.2.2) thus the maximum number of units allowed on the subject site is 152 units; therefore, the proposed units are well below this threshold and is therefore, consistent with comprehensive plan. The proposed density and unit types are also consistent with the Single-Family Medium Density land use category (FLU Policy 1-2.2.6) and the application of Planned Unit Developments (FLU Policy 1-1.11.1).

The PUD zoning requires a minimum of 25% open space which equates to 7 acres based on upland acreage. The proposed PUD provides open space consisting of 7.06 acres of uplands and 10.66 acres of wetlands for a total of 17.68 acres which equates to 45% open space.

The proposed plan protects the wetlands by providing a 50' setback and natural upland buffer and the proposed lots are "clustered" away from the wetland. At time of platting, a conservation easement over the wetlands and upland buffer will be provided per the land development regulations. Additional protection to the environmental will be provided by connection to the city's sewer system.

The proposed landscape buffers along Pine Street and Tenth Avenue are 5' with a 6' vinyl fence. No perimeter buffers are required adjacent to the wetlands. The plan proposes 10' native buffers along the northern and eastern property boundary.

The projected population of the development is 288 residents (131 units x 2.2 pph = 288) and the plan offers recreation amenities in the form of a tot lot/playground equipment, pavilion with picnic table and grills, and a dog run/park. Access to the recreation area is provided by both vehicular and pedestrian via sidewalks.

The plan also provides additional parking to address overflow and visitor parking by providing 70 spaces.

A waiver to the minimum block length will need to be incorporated within the Master Development Agreement due to proposed block lengths less than 600'. Block length requirements were established to allow for walkability, street intersection spacing, disperse traffic, and allow for hydrant spacing. Short block lengths encourage walkability and disperse traffic.

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**STAFF RECOMMENDATIONS: Approval of the Final Reading of Ordinance No. 2022-104, Woodsong Preliminary Subdivision Plan.**

**FISCAL IMPACTS: n/a**

**CITY OF UMATILLA  
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

**REZONING**

**Owner:** Palmer Homes, Inc.

**Applicant:** Craig Harris

**General Location:** East of Pine Street & North of Tenth Ave.

**Number of Acres:** 39.04 ± acres

**Existing Zoning:** R-5

**Proposed Zoning:** PUD

**Existing Land Use:** Single Family Medium Density (5 units/acre)

**Date:** May 11, 2022

**Description of Project**

The owner is seeking rezoning approval for a 131-unit subdivision consisting of 59 single family lots (64' x 120' - 7,680 square feet) and 72 attached single family (townhome) units (20' x 110' – 2,200 square feet). In December 2005 the subject property was part of a Utility and Annexation agreement with the City of Umatilla allowing 138 units with a minimum lot size of 5,200 square feet (ORB 3139, pages 1067-1074). In 2020 the Utility agreement was revised (ORB 5585, pages 313-318). The agreement indicates that the owner has “vested rights” regarding the overall density shall not exceed 4.74 units/acre, 50' setback from wetlands or waterbodies, 52' width lots, side setbacks of 5.5' with a minimum 11' between eaves of houses. The agreement also addressed stormwater ponds.

**Assessment**

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The proposed PUD allows for detached single family and attached single family units with an overall net density of 4.62 units/acre (less wetlands). There are approximately 10.66 acres of wetlands onsite. The comprehensive plan allows for density transfer of wetlands at 1 unit per acre (FLU Policies 1-2.1.1 and 1-2.2.2) thus the maximum number of units allowed on the subject site is 152 units; therefore, the proposed units are well below this threshold and is therefore, consistent with comprehensive plan. The proposed density and unit types are also consistent with the Single-Family Medium Density land use category (FLU Policy 1-2.2.6) and the application of Planned Unit Developments (FLU Policy 1-1.11.1).



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The proposed plan protects the wetlands by providing a 50' setback and natural upland buffer and the proposed lots are "clustered" away from the wetland. At time of platting, a conservation easement over the wetlands and upland buffer will be provided per the land development regulations. Additional protection to the environmental will be provided by connection to the city's sewer system.

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The plan also provides additional parking to address visitor parking and provides 70 spaces.

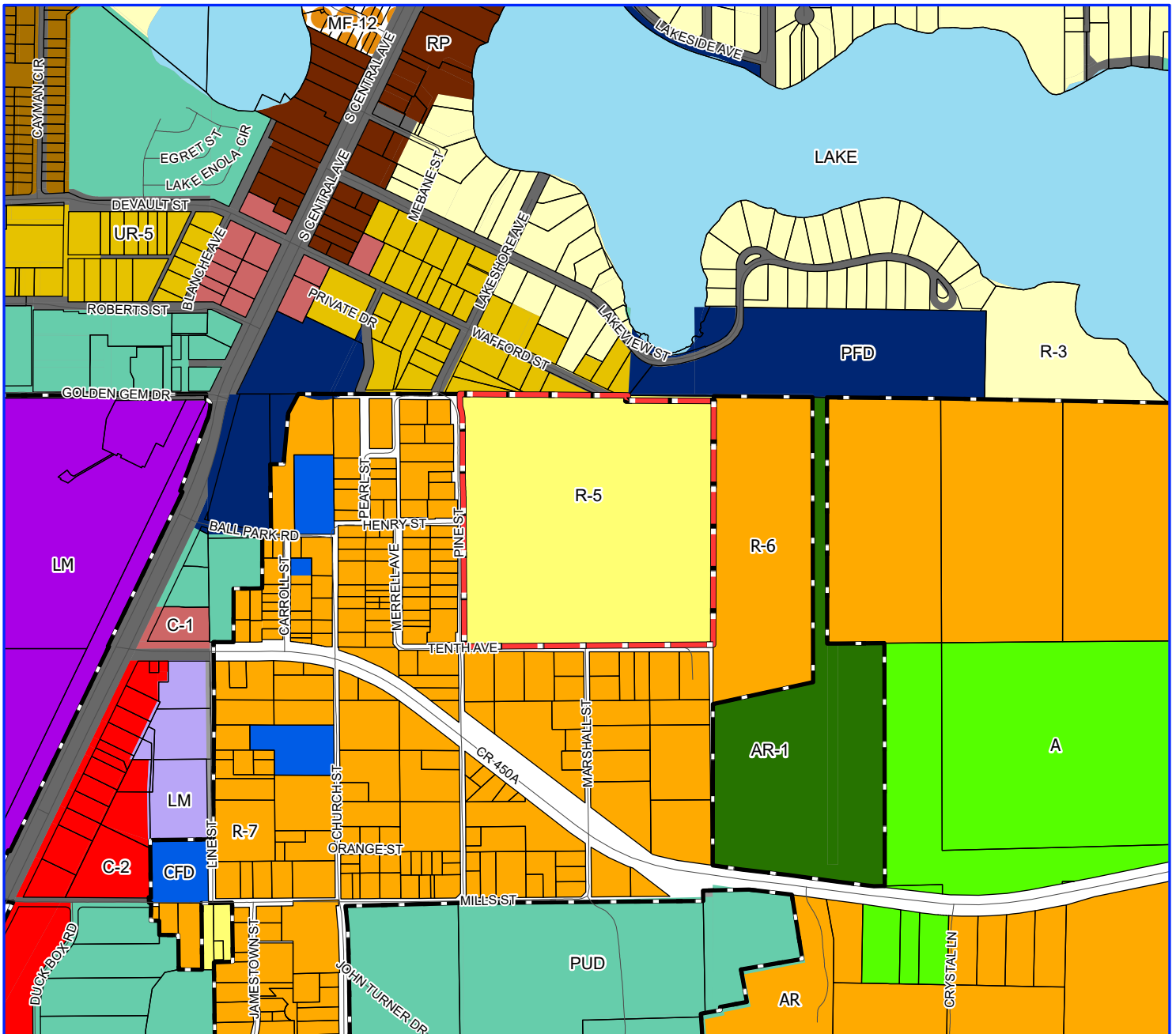
A waiver to the minimum block length will need to be incorporated within the Master Development Agreement due to proposed block lengths less than 600'. Block length requirements were established to allow for walkability, street intersection spacing, disperse traffic, and allow for hydrant spacing. Short block lengths encourage walkability and disperse traffic.

### **Recommendation**

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The proposed PUD zoning is consistent with the Comprehensive Plan and is consistent with the Land Development Regulations.



**Legend**

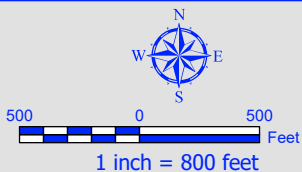
Site Boundary (39 Ac±)

**City of Umatilla Zoning**

- AR-1 -- Agriculture Residential
- R-3 -- Low Density Residential
- R-5 -- Single Family Medium Density Residential
- MF-12 -- Multi-Family High Density Residential
- UR-5 -- Urban Residential District
- LM -- Light Manufacturing

- MHS-8 -- Manufactured Home Subdivision
- PUD -- Planned Unit Development
- RP -- Residential Professional
- PFD -- Public Facilities District
- C-1 -- Neighborhood Commercial
- C-2 -- General Commercial & Warehouse
- LM -- Light Manufacturing

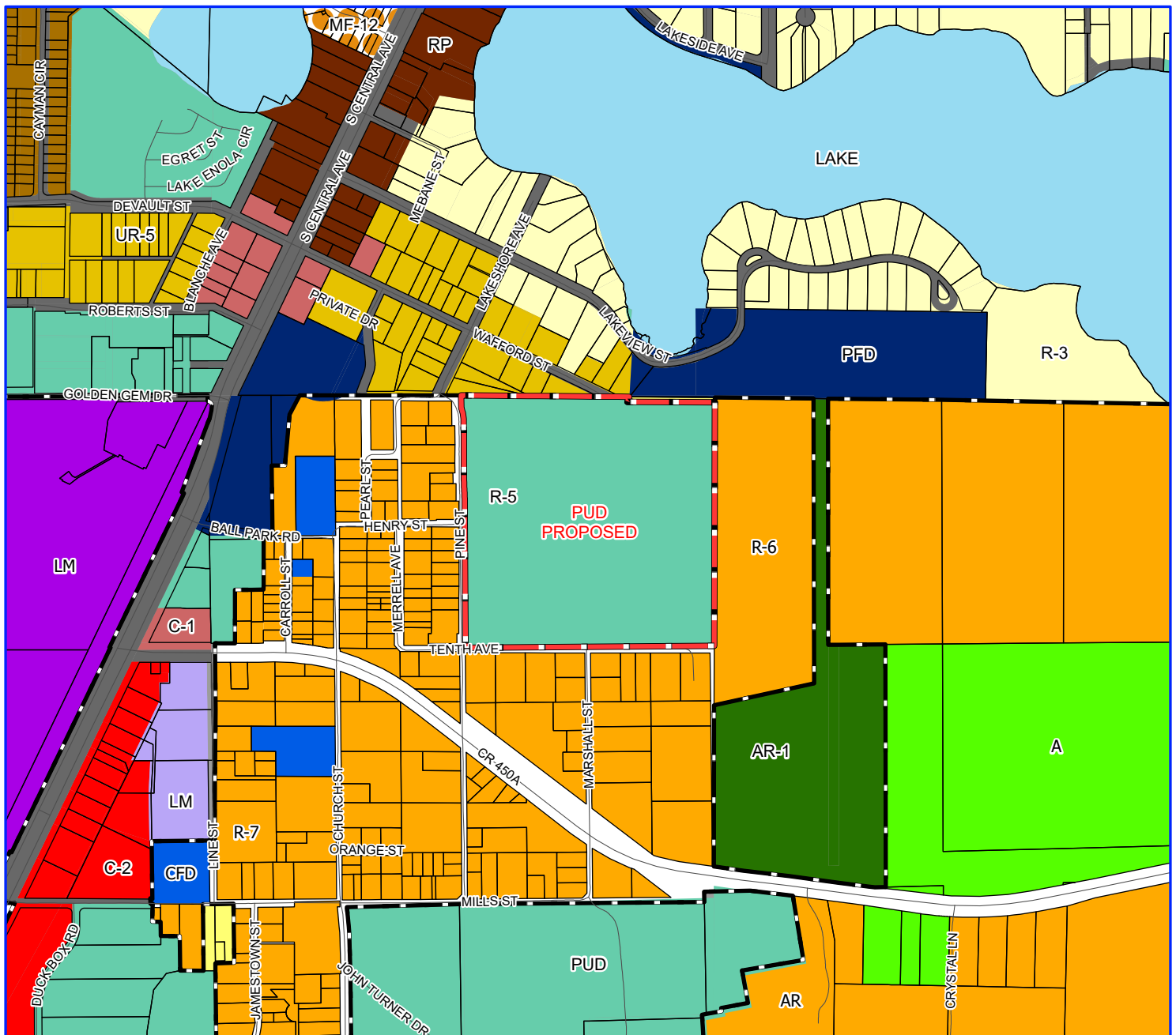
- R/W -- Right of Way
- LAKE -- Lake
- Lake County Zoning**
- Agriculture (16 Ac±)
- Community Facility
- Industrial
- Residential (33 Ac±)



**City of Umatilla  
Pine Street Property  
Lake County, Florida  
Existing Zoning Map**

Project: 399-21-17  
File: Zoning  
Name: Woodsong  
PM: Sherie Lindh  
Date: April 11, 2022  
Created By: J.Wilson





**Legend**

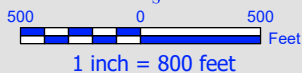
Site Boundary (39 Ac±)

City of Umatilla Zoning

- AR-1 -- Agriculture Residential
- R-3 -- Low Density Residential
- R-5 -- Single Family Medium Density Residential
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- R/W -- Right of Way
- LAKE -- Lake
- Lake County Zoning
- Agriculture (16 Ac±)
- Community Facility
- Industrial
- Residential (33 Ac±)
- Site Boundary (49 Ac±)



**City of Umatilla  
Pine Street Property**  
Lake County, Florida  
Proposed Zoning Map

Project: 399-21-17  
File: Prop\_Zoning  
Name: Woodsong  
PM: Sherie Lindh  
Date: April 11, 2022  
Created By: J.Wilson



## NOTICE OF PUBLIC HEARINGS

### ORDINANCE 2022-104

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 39.04± ACRES OF LAND ZONED SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT (R-5) TO THE CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PALMER HOMES, INC., LOCATED EAST OF PINE STREET AND NORTH OF TENTH AVE; APPROVING A PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR AN EFFECTIVE DATE.**

The proposed Ordinance will be considered at the following public meetings:

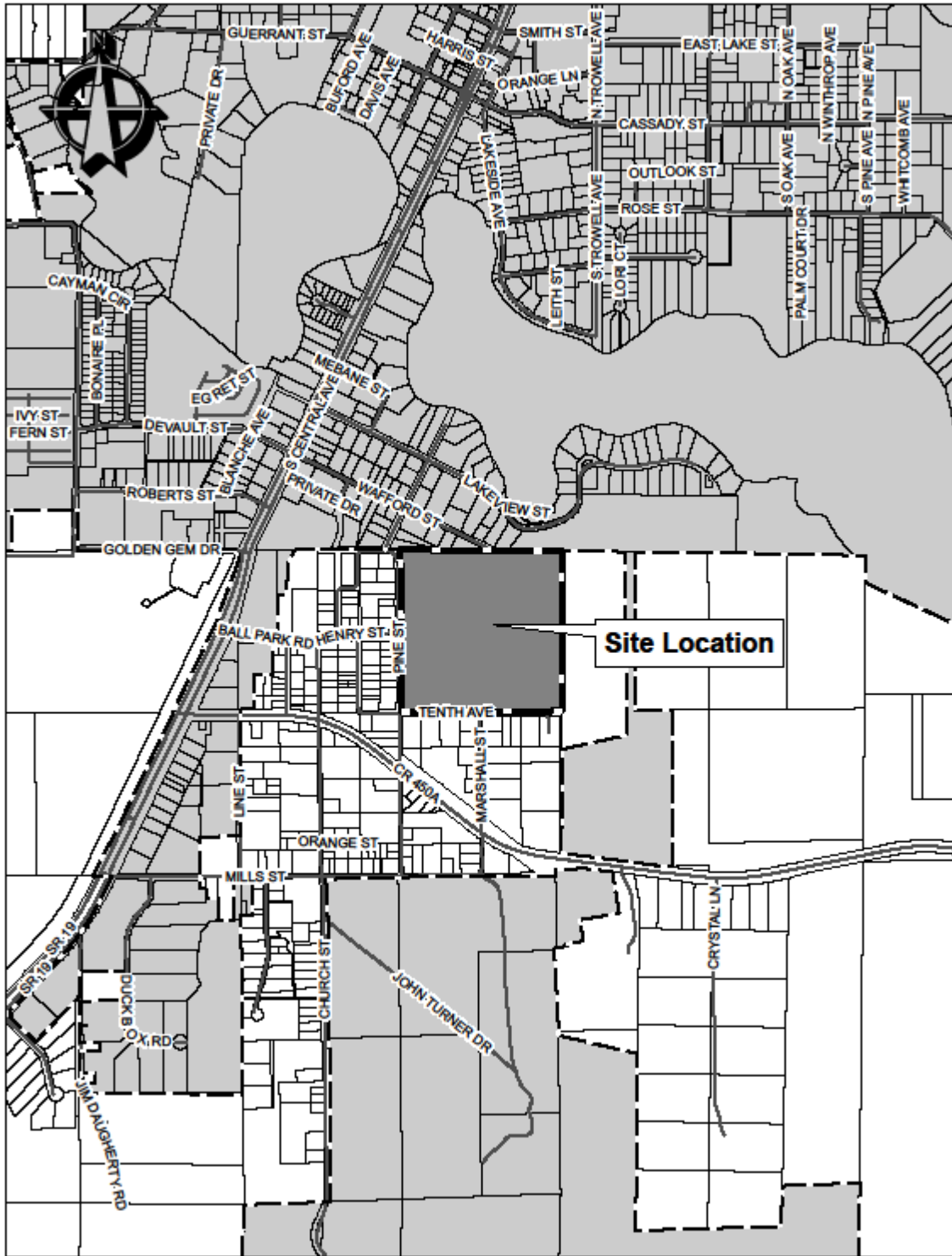
Umatilla City Council Meeting on May 17, 2022 at 6:00 p.m.

Umatilla City Council Meeting on June 7, 2022 at 6:00 p.m.

All meetings will be held at the Council Chambers, 1 S. Central Avenue, Umatilla, Florida. The proposed Ordinances and metes and bounds legal description of the property may be inspected by the public between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday at the City Clerk's office at City Hall. For further information call (352) 669-3125.

Interested parties may appear at the meetings and be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence which the appeal is based (Florida Statutes 286.0105).



1  
2  
3 **ORDINANCE 2022-104**

4 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA,**  
5 **RECLASSIFYING 39.04± ACRES OF LAND ZONED SINGLE FAMILY MEDIUM DENSITY**  
6 **RESIDENTIAL DISTRICT (R-5) TO THE CLASSIFICATION OF PLANNED UNIT**  
7 **DEVELOPMENT (PUD) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED**  
8 **PROPERTY OWNED BY PALMER HOMES, INC., LOCATED EAST OF PINE STREET AND**  
9 **NORTH OF TENTH AVE; APPROVING A PLANNED UNIT DEVELOPMENT AGREEMENT**  
10 **FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING**  
11 **THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER**  
12 **APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY**  
13 **MANAGER; PROVIDING FOR AN EFFECTIVE DATE.**

14 **WHEREAS,** a petition has been submitted by Palmer Homes, Inc. as Owner, to rezone  
15 approximately 39.04 acres of land from Single Family Medium Density Residential District (R-5) to  
16 Planned Unit Development (PUD);

17  
18 **WHEREAS,** the Petition bears the signature of all required parties; and

19  
20 **WHEREAS,** the required notice of the proposed rezoning has been properly published;

21  
22 **WHEREAS,** the City Council reviewed said petition, the recommendations of staff report and  
23 any comments, favorable or unfavorable, from the public and surrounding property owners at a public  
24 hearing duly advertised;

25  
26 **WHEREAS,** upon review, certain terms pertaining to the development of the above described  
27 property have been duly approved, and

28  
29 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida,  
30 as follows:

31  
32 **Section 1: Purpose and Intent.**

33 That the zoning classification of the following described property, being situated in the City of Umatilla,  
34 Florida, shall hereafter be designated as PUD, Planned Unit Development, as defined in the Umatilla Land  
35 Development Regulations. The property is more particularly described and depicted as set forth on Exhibit  
36 “A” and as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference.

37  
38 **LEGAL DESCRIPTION:** See Exhibit “A”

39  
40 The property rezoned pursuant to this section shall be subject to the Umatilla Land Development  
41 Regulations pertaining the Planned Unit Development District and shall be developed according to the  
42 Planned Unit Development Agreement attached hereto as Exhibit “C”.

43  
44  
45 **Section 2: Zoning Classification.**

46 That the property shall be designated as PUD, Planned Unit Development, in accordance with Chapter 6,  
47 Section 2(k) of the Land Development Regulations of the City of Umatilla, Florida. The property rezoned  
48 pursuant to this section shall be subject to the Umatilla Land Development Regulations pertaining the  
49 Planned Unit Development District and shall be developed according to the Planned Unit Development  
50 Agreement attached hereto as Exhibit “C”.

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**Section 3: Severability.**

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: 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 5: Conflict.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 6: Effective Date.**

This Ordinance shall become effective immediately upon its 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kent Adcock, Mayor  
City of Umatilla, Florida

ATTEST:

\_\_\_\_\_  
Gwen Johns  
City Clerk

Approved as to Form:

\_\_\_\_\_  
Kevin Stone  
City Attorney

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

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**EXHIBIT A  
LEGAL DESCRIPTION**

LEGAL DESCRIPTION-PER TITLE COMMITMENT:

PARCEL 1:

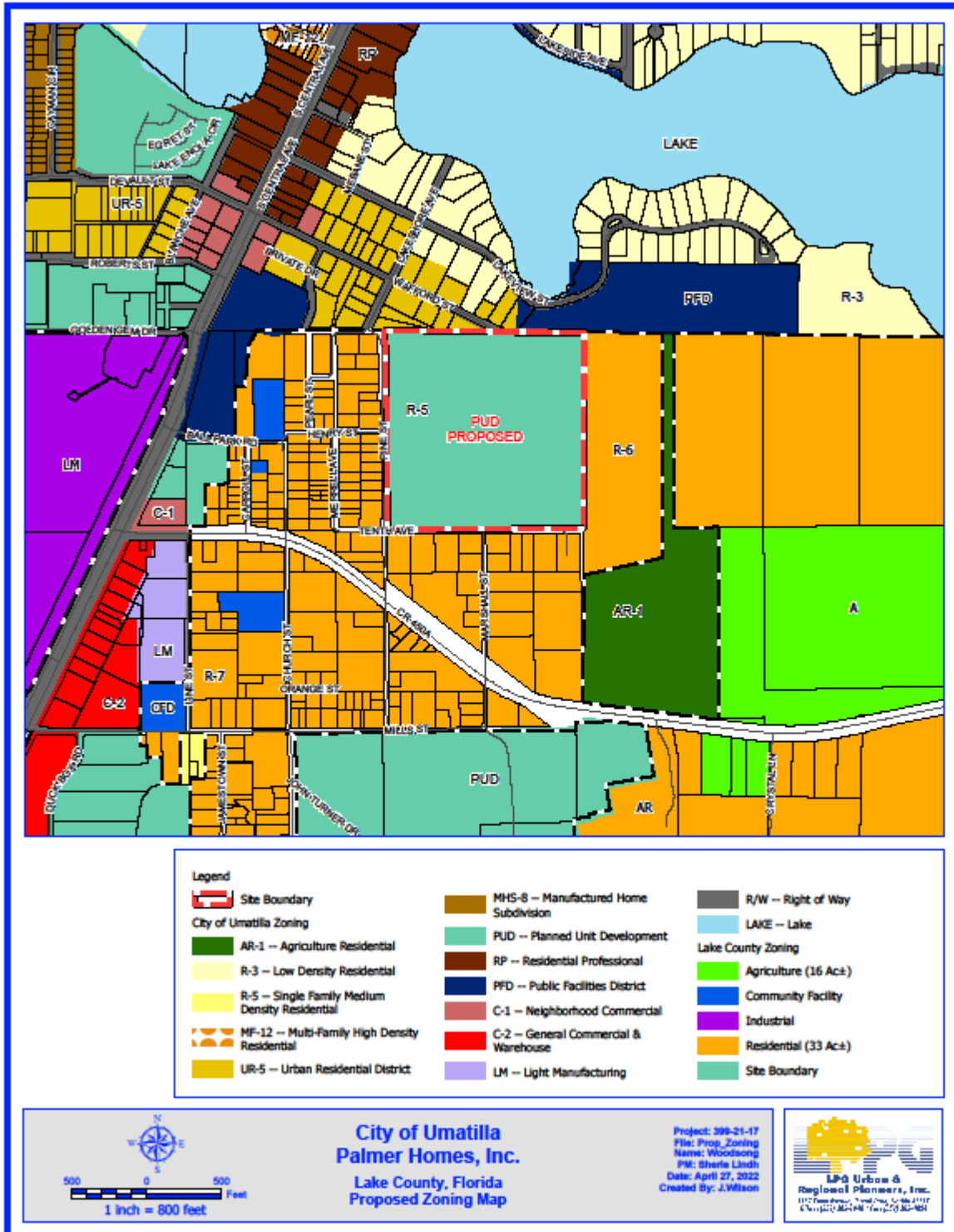
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY AND LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF UMATILLA IN O.R. BOOK 3311, PAGE 2466, BEING FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE N 89°48'43" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24 FOR 448.78 FEET; THENCE S 19°42'03" W FOR 37.13 FEET; THENCE S 89°48'43" E FOR 461.81 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 24; THENCE N 00°50'31" W ALONG SAID EAST LINE FOR 35.01 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE N 89°48'43" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24 FOR 448.78 FEET; THENCE S 19°42'03" W FOR 37.13 FEET; THENCE S 89°48'43" E FOR 461.81 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 24; THENCE N 00°50'31" W ALONG SAID EAST LINE FOR 35.01 FEET TO THE POINT OF BEGINNING.





# Location Map



**PLANNED UNIT DEVELOPMENT AGREEMENT**

This Planned Unit Development Agreement (the "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, **PALMER HOMES, INC., a Florida corporation** ("Owner"), whose address is 840 Lake Catherine Drive, Maitland, Florida 32751, hereinafter referred to collectively as the "Parties."

**RECITALS**

1. The Owner desires to rezone approximately 39.04 ± acres of property within the City of Umatilla, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located within the City of Umatilla and is currently zoned "Single Family Medium Density Residential District (R-5)" with a future land use designation on the City of Umatilla Future Land Use Map of "Single Family Medium Density (RSFMED)."

3. Owner has filed applications for rezoning for the Property as a residential planned unit development, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

5. The City of Umatilla has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

7. On December 6, 2005, the City and Owner entered into a Utility Agreement and Covenant to Annex (the "Utility and Annexation Agreement"), which is recorded at Official Records Book 3139, Pages 1067-1074, Public Records of Lake County, Florida.

8. The Utility and Annexation Agreement provided for annexation and development of the Property according to the terms thereof, which included an overall density for the subdivision not to exceed a density of 4.74 per acre (including wetlands); minimum lot width within the subdivision of 52 feet, a minimum buffer/setback of 50 feet from wetlands or water bodies, and minimum side yard setback of 5.5 feet with a minimum of 11 feet between eaves of houses.

9. The City and Owner recognize that the Property was annexed into the City limits of Umatilla pursuant to the Utility and Annexation Agreement.

10. Subsequent to entering into the Utility and Annexation Agreement, and subsequent to the approval of the density and setback requirements provided therein, the City amended its Land Development Regulations and subdivision requirements to adjust, among other things, the permissible density, setback, and lot size requirements within future subdivision development.

11. To remove doubt and to ensure the preservation of certain Owner rights, on September 17, 2020, the City and Owner entered into a Utility Agreement (the "2020 Utility Agreement"), which is recorded at Official

Records Book 5585, Page 313, Public Records of Lake County, Florida. The 2020 Utility Agreement replaced the Utility and Annexation Agreement to govern the development of the Property.

12. The City and Owner believe that is in the best interest of each party to enable the Property to be developed as further described herein, in accordance with the Charter and Code of Ordinances of the City of Umatilla, Florida.

**ACCORDINGLY**, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**Section 1. Recitals.** The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

**Section 2. Supersede.** This Agreement replaces and supersedes all previous agreements and understandings between the Parties, except that the 2020 Utility Agreement shall remain in effect except to the extent expressly amended herein.

**Section 3. Conditions Precedent.** Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and b) the City adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

**Section 4. Land Use/Development.** Development of the Property shall be substantially consistent with the "Conceptual Site Plan" prepared by Halff Associates, Inc., dated May, 2022, and attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development) zoning district and subject to City approval. All land uses must conform to uses and densities/intensities allowed within the land use designations assigned to the Property on the Future Land Use Map of the City's Comprehensive Plan as adopted by the City. As set forth further below, all development orders reasonably necessary to implement the plan addressed herein must be adopted and issued by City through its regular procedures before being effective. Failure of this Agreement to address any particular permit, condition, term, or restriction shall not relieve Owner of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

**Section 5. Permitted Uses.** Permitted Uses shall include:

- a. Detached Single family residential not to exceed sixty (60) units.
- b. Attached Single family residential not to exceed seventy-five (75) units.
- c. Passive and Active Recreation Facilities.
- d. Temporary modular office uses shall be allowed during construction.

**Section 6. Residential Development Standards.** Development Standards shall be as follows:

- a. All detached single family lots shall have a minimum width of 64 feet and a minimum depth of 120 feet and a minimum square footage of
- b. All attached single family lots shall have a minimum width of 20 feet and a minimum depth of 110 feet.
- c. The minimum living area shall be 1,000 square feet for the detached single family homes.
- d. The minimum living area shall be 1,000 square feet for the attached single family homes.
- e. Minimum Setback requirements for residential units shall be as follows. Setbacks for garages facing road right of way shall be measured from (a) the road right of way or (b) existing or future sidewalk pavement; all other setbacks are measured from the lot boundary.

Front (general)	20'
Front (garage)	25'
Side (general)	5.5'
Side (corner lot facing ROW)	15'
Side Entry Garage (facing ROW)	25'
Rear (general)	20'
Rear (facing Road ROW)	15'
Accessory	5.5'

- f. Minimum Setback requirements for single family attached (townhome) residential units shall be as follows. Setbacks for garages facing road right of way shall be measured from (a) the road right of way or (b) existing or future sidewalk pavement; all other setbacks are measured from the lot boundary.

Front (general)	20'
Front (garage)	25'
Side (between units)/(end units)	0'/15'
Side (corner lot facing ROW)	15'
Rear (general)	10'
Rear (facing Road ROW)	15'
Accessory	5.5'

- g. Maximum building height shall be limited to thirty five feet (35').
- h. Parking: The Applicant will be required to meet the parking requirements of the Umatilla Land Development Regulations for the proposed uses. Notwithstanding anything to the contrary in the Umatilla Land Development Regulations, exterior driveways may count towards parking counts. Parking requirements will be determined at preliminary plan review.
- i. Picnic tables, barbeques, and pavilion shall be provided within the passive park and installed with the infrastructure.
- j. For clarity and avoidance of doubt, open space requirements associated with the development of the Property shall be based upon the total developable acreage of the Property.
- k. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-5 zoning district standards and other applicable sections of the Land Development Code.

**Section 7. Density and Lot Area Requirements.** Gross density shall not exceed 4.74 dwelling units/per acre pursuant to the 2020 Utility Agreement. Except where different standards are described in this Agreement, all development standards including, but not limited to, dimensional requirements, setbacks, landscaping buffers, and design standards shall be the same as those for the City's R-5 zoning category, as the same may be amended by the City from time to time.

**Section 8. Residential Design Standards.** Residential Design Standards shall meet the requirements of the Umatilla Land Development Regulations.

**Section 9. Site Access and Transportation Improvements.** Vehicular access to the project site shall be provided by one primary access point on Pine Street. The primary access shall be through a divided landscaped boulevard type road. The final location and design of the boulevard shall be determined during Preliminary Subdivision Plan review process and shall include consideration of sidewalks on both sides of the boulevard. Other

potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by FDOT, Lake County and City of Umatilla.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Umatilla minimum requirements.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Umatilla Codes.
- d. The City of Umatilla will not be responsible for the maintenance or repair of any of the roads or transportation improvements prior to acceptance thereof, which will be in accordance with the terms of an approved preliminary plan. The project entrance may be gated, in which event the Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. The City of Umatilla may accept ownership of the roads and transportation improvements dedicated for public use on the final plat only on the condition they meet City of Umatilla regulations and are constructed to City of Umatilla specifications. The approval of a preliminary plan in connection with the project or any phase thereof may be conditioned upon an acceptable plan for mitigating damage to roads during construction and repair and restoration of roads to acceptable condition prior to the City's acceptance thereof. Prior to the City's acceptance, upon completion of infrastructure of each phase, the Owner shall post a maintenance bond with a duration of two years from the date the City issues written certificate of occupancy acceptance of the roads and transportation improvements. The maintenance bond must be twenty percent (20%) of the construction costs for the improvements as certified by the project engineer. There shall be no construction vehicles driving over or parking on the roads, transportation improvements, sidewalks, curbs or drainage improvements once a certificate of occupancy is issued, unless otherwise required for access during home construction. Contractors will be responsible for damage and repairs. Prior to commencing construction Owner shall submit to the City, for City's approval, the proposed construction entrance. Multiple construction entrances may be required and will require City or Lake County Public Works driveway permits.
- f. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access or off-site improvements if required by the City, Florida Department of Transportation, and/or Lake County. Said improvements will be the responsibility of the Permittee and must be in place prior to or concurrent with the impacts of development.

**Section 9. Lighting.** All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way.

**Section 11. Water, Wastewater, and Reuse Water.** Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when available. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property's active and passive parks, entry feature areas and common areas, so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. Owner shall prepare and submit a Master Utility Plan ("MUP") to the City in connection with the initial phase of development for the Property. The MUP shall identify any needed offsite utility improvements. Owner and City may enter into a pioneering agreement regarding a proportionate share contribution for properties desiring to connect to the utility improvements. In the event the City

requests that Owner construct utility lines in excess of the size needed to serve the Property, City and Owner shall negotiate in good faith to enter a utility upsizing agreement.

**Section 12. Impact Fees.** Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate schedule at the time of building permit is issued. Notwithstanding the foregoing, Owner may, at any time, elect to pre-pay such impact fees for as many units as Owner submits full payment to the City for the impact fees in effect at the time such payment is made. In such event, such pre-payment shall result in pre-paid impact fee credits for the Property which shall be applied by the City upon the issuance of building permits. The City hereby agrees to reserve utility capacity for the Property provided that Owner is in full compliance with the terms and conditions of this Agreement.

**Section 13. Easements.** Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of utility services, including but not limited to sewer, water, and reclaimed water services.

**Section 14. Landscaping/Buffers.** Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping. A 6-foot PVC vinyl fence and landscaping will be required along the full property frontage abutting Pine Street. Said improvements shall be placed within an easement or tract dedicated to the Homeowner's Association for ownership and maintenance.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Umatilla Land Development Regulations pertaining to tree removal and replacement. Tree inventory transects shall be allowed to calculate tree replacement inches. Owner shall be allowed to perform mass grading activities within the PUD Boundary in accordance with all applicable City of Umatilla Land Development Regulations and consistent with the Water Management District Permit for the Property.

**Section 15. Stormwater Management.** Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

**Section 16. Other Municipal Facilities/Services.** The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

**Section 17. Environmental Considerations.** The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

**Section 18. Signage.** Owner shall submit a master sign plan as a component of the preliminary plat application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Umatilla's Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations.

**Section 19. Title Opinion.** Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

**Section 20. Compliance with City Laws and Regulations.** Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City

Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

**Section 21. Due Diligence.** The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

**Section 22. Enforcement/Effectiveness.** A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 - 163.3243, *Florida Statutes*.

**Section 23. Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

**Section 24. Binding Effect; Assignability.** This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

**Section 25. Waiver; Remedies.** No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

**Section 26. Exhibits.** All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

**Section 27. Notice.** Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

<b>As to City:</b>	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286  352-669-3125 Telephone
<b>Copy to:</b>	Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone  Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A



	Mount Dora, FL 32757 352-357-0330 Telephone
<b>As to Owner:</b>	Palmer Homes, Inc. 840 Lake Catherine Drive Maitland, Florida 32751 (_____) Telephone
<b>Copy to:</b>	Craig Harris 210 Hangar Road Kissimmee, Florida, 34741 407-590-0146Telephone

**Section 28. Entire Agreement.** Except as otherwise set forth herein, this Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

**Section 29. Term of Agreement.** The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

**Section 30. Amendment.** Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

**Section 31. Severability.** If any part of this PUD Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this PUD Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this PUD Agreement is declared severable.

IN WITNESS WHEREOF, the parties have set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 2022

WITNESSES:

CITY OF UMATILLA, FLORIDA

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Kent Adcock, Mayor

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Gwen Johns  
City Clerk

**PALMER HOMES, INC.**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
As its: \_\_\_\_\_

LEGAL DESCRIPTION-PER TITLE COMMITMENT:

PARCEL 1:

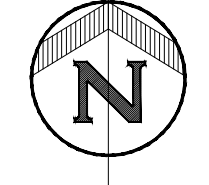
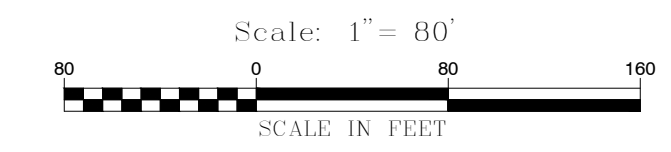
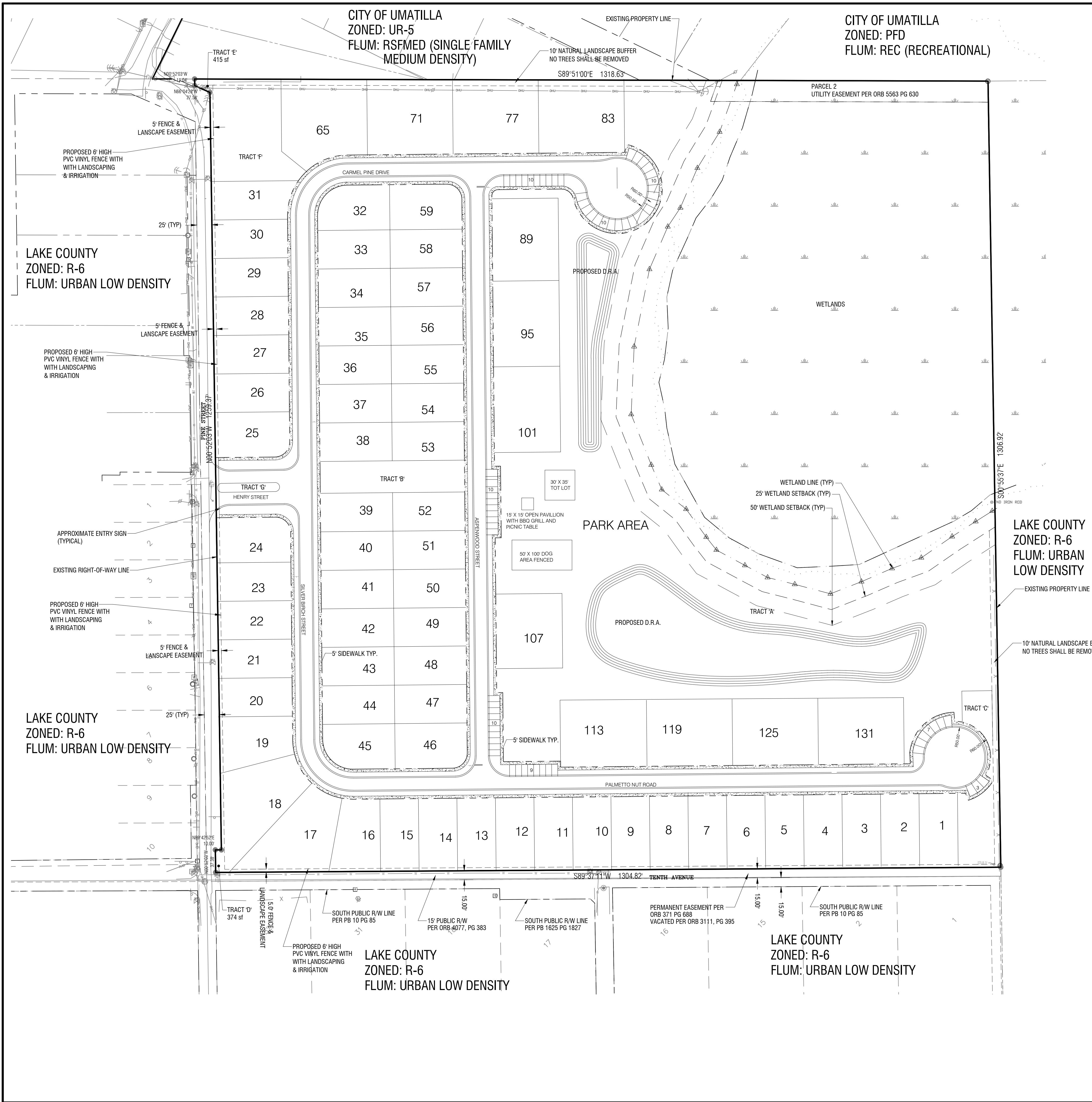
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY AND LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF UMATILLA IN O.R. BOOK 3311, PAGE 2466, BEING FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE N 89°48'43" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24 FOR 448.78 FEET; THENCE S 19°42'03" W FOR 37.13 FEET; THENCE S 89°48'43" E FOR 461.81 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 24; THENCE N 00°50'31" W ALONG SAID EAST LINE FOR 35.01 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE N 89°48'43" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24 FOR 448.78 FEET; THENCE S 19°42'03" W FOR 37.13 FEET; THENCE S 89°48'43" E FOR 461.81 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 24; THENCE N 00°50'31" W ALONG SAID EAST LINE FOR 35.01 FEET TO THE POINT OF BEGINNING.

5/12/2022 7:32 AM



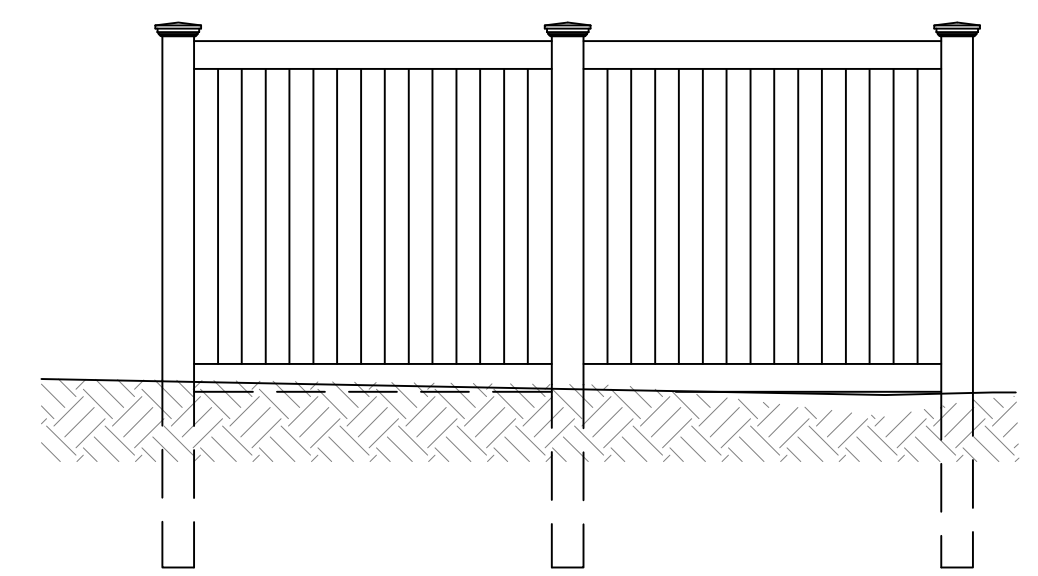
**SUMMARY**

**URBAN RESIDENTIAL**

EXISTING ZONING.....R-5  
 PROPOSED ZONING.....PUD  
 FUTURE LAND USE.....RSFMD (SINGLE FAMILY MED. DENSITY)  
 TOTAL AREA.....39.04± ACRES  
 WETLAND AREA.....10.66 ACRES  
 TOTAL LOT AREA.....15.79 ACRES  
 RIGHT OF WAY AREA.....4.78 ACRES  
 OPEN SPACE/DRAINAGE AREA.....7.81 ACRES  
 TOTAL NUMBER OF LOTS.....131 (59 SF & 72 MF)  
 GROSS DENSITY (LESS WETLANDS).....4.62 Lots/Acre  
 WATER.....CITY OF UMATILLA  
 SANITARY SEWER SYSTEM.....CITY OF UMATILLA  
 TOTAL LENGTH OF ROADS.....0.75 MILES  
 MINIMUM LOT SIZE SINGLE FAMILY.....7,680 Square Feet (64'X120')  
 MINIMUM LOT SIZE MULTI FAMILY.....2,200 Square Feet (20'X110')  
 FIRE FLOW FROM CITY OF UMATILLA.....1,000 GALLONS PER MIN.  
 OPEN SPACE (WETLAND & TRACTS A - G).....18.47 Acres (47.31%)

**NOTES:**

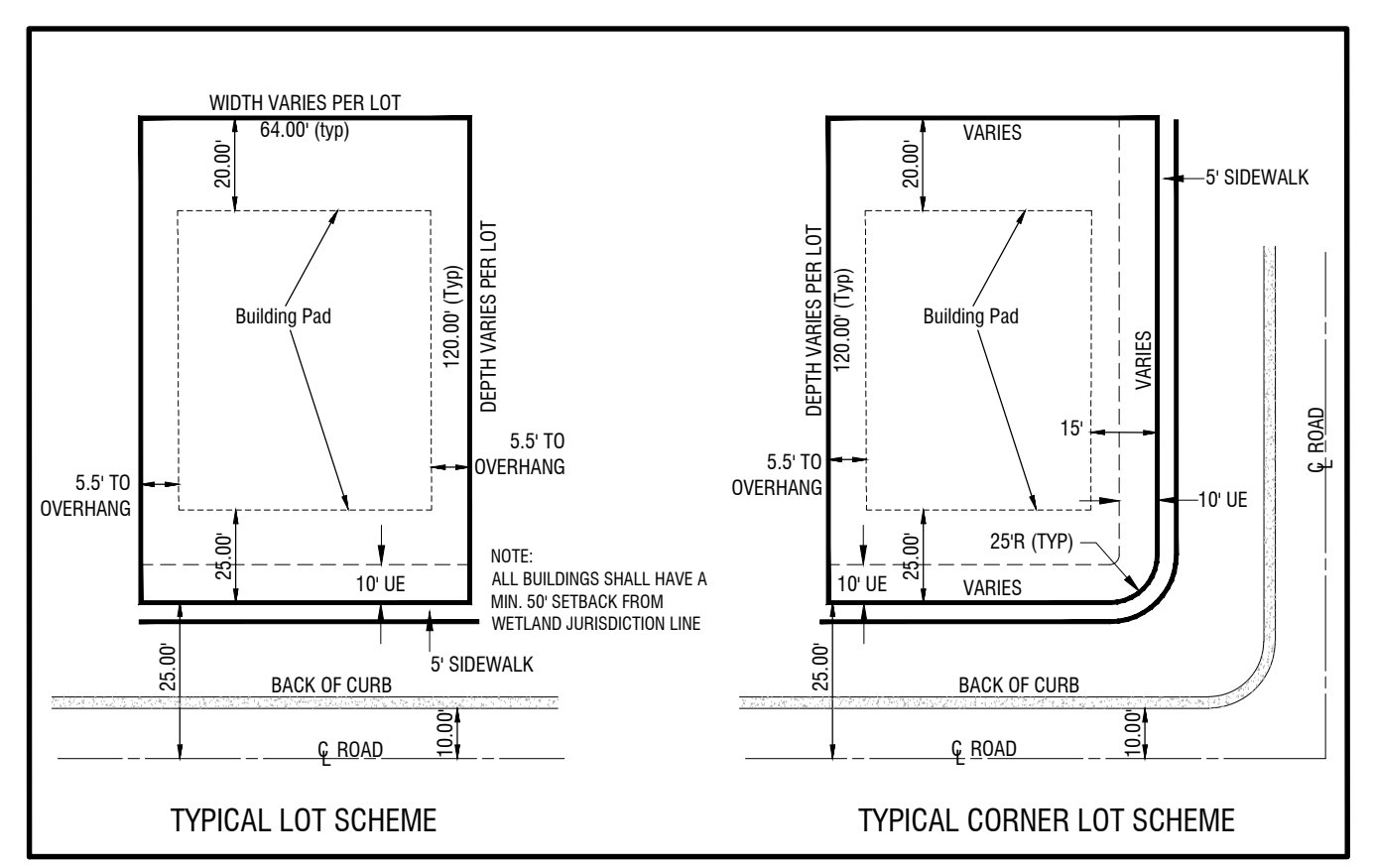
1. ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY SHALL BE VACATED PRIOR TO FINAL PLAT.
2. SOD ALL SWALES.
3. WHERE CENTERLINE OF ROADWAY IS 3% OR GREATER, SOD FROM EDGE OF PAVEMENT TO RIGHT-OF-WAY. WHERE ROADWAY IS LESS THAN 3%, SOD FROM EDGE OF PAVEMENT WITH MIN. 2 STRIPS OF SOD ABUTTING EOP WITHIN RIGHT-OF-WAY.
4. ALL PAVEMENT RADII AT INTERSECTIONS TO BE 35' AT LEADING EDGE OF CURB (UNLESS OTHERWISE NOTED).
5. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25' (UNLESS OTHERWISE NOTED).
6. ALL LOT CORNERS TO BE SET AND MARKED IN ACCORDANCE WITH LAKE COUNTY LAND DEVELOPMENT REGULATIONS.
7. THERE IS A 5.0' DRAINAGE EASEMENT ON ALL SIDE AND REAR LOTS UNLESS OTHERWISE NOTED.
8. ALL STREETS AND RIGHT-OF-WAY ARE PUBLIC AND ARE TO BE DEDICATED TO CITY OF UMATILLA AND SHALL BE SHOWN ON FINAL PLAT.
9. WITHIN TRACTS 'A' AND/OR 'B' RECREATION IS TO BE PROVIDED. THIS IS TO INCLUDE DOG PARK AND TOT LOT. THIS TO BE INCLUDED WITH HARDSCAPE PLANS WITH CONSTRUCTION PLAN SUBMITTAL.
10. ALL OFF STREET PARKING WILL BE OWNED BY THE CITY BUT MAINTAINED BY THE HOA.



NOTE: FENCE TO BE 6" HIGH PVC VINYL FENCE WITH LANDSCAPING & IRRIGATION PER CITY OF UMATILLA SPECIFICATIONS.

**TYPICAL FENCE WITH LANDSCAPING & IRRIGATION**  
 NOT TO SCALE COMMON AREA TRACTS

TRACT	AREA	PURPOSE
A	302,772 SF. (6.95 AC)	LANDSCAPE/UTILITY/RECREATION/ DRAINAGE/SIGNAGE OWNED & MAINTAINED BY H.O.A.
B	10,788 SF. (0.25 AC)	LANDSCAPE/UTILITY/RECREATION/ DRAINAGE/SIGNAGE OWNED & MAINTAINED BY H.O.A.
C	3,012 SF. (0.07 AC)	LIFT STATION- OWNED BY CITY MAINTAINED BY HOA (OUTSIDE OF FENCE)
D	374 SF. (0.01 AC)	TO BE DEDICATED TO LAKE COUNTY FOR FUTURE RIGHT-OF-WAY
E	415 SF. (0.01 AC)	TO BE DEDICATED TO LAKE COUNTY FOR FUTURE RIGHT-OF-WAY
F	21,192 SF. (0.49 AC)	SIGNAGE TO BE OWNED AND MAINTAINED BY HOA
G	1,503 SF. (0.03 AC)	LANDSCAPE/UTILITY/RECREATION OWNED AND MAINTAINED BY HOA



REVISION	DATE
1	///
2	
3	
4	
5	
6	
7	
8	
9	
10	

**WOODSONG**

**PUD PLAN**

**HALFF**

Office: 352.343.8481  
 Fax: 352.343.8495  
 902 North Sinclair Ave.  
 Tallahassee, Florida 32378  
 Certificate of Authorization Number: 33380

DATE: MAY 2022  
 DESIGNED BY: SPH  
 DRAWN BY: TNJ  
 CHECKED BY: DKB  
 AVO NO.: 45363.001  
 FILE NAME: WOODSONG PRE-PLAT

**Sheet 1**

CHARLES C. HIOTT, PE  
 Registered Eng 54813

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

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**DATE:** July 27, 2022

**MEETING DATE:** August 2, 2022

**SUBJECT:** Major Projects

**ISSUE:** Updates to City and FDOT Projects

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### **Major Utility and Infrastructure Projects:**

#### **US19 South – 12” Water Line Design and Permitting**

This project design by Halff Engineering is 90% complete and is currently being reviewed by City Staff. This project entails the installation of a 10-inch water line from Lake Smith Road, south to 3<sup>rd</sup> Street in Donna Vista. **(Budget - \$89,350 ARPA Funds)**

#### **Lakeview Street Sewer Bypass Project:**

This project is 90% design and is pending the permitting from FDEP. This project will divert several hundred gallons of sewer per hour toward the lines on SR19, creating additional sewer capacity for the area east of Collins Street at the Health Department. Easement or authorization is needed from Fox Den. **(Budget - \$29,035 ARPA Funds)**

#### **Area Wide 2-inch Water Line Replacements:**

Of the 7 areas identified in the initial presentation to the Council on January 18<sup>th</sup>, Mittauer Engineering has 3 of the areas being funded by Senate Appropriations at 90% plans. Staff anticipates receipt of funding in August/September and will begin the bidding process. The other 4 areas have been identified for CDBG funding. The project design is at 30% with anticipated funding in early 2023. **(Budget - \$222,220 ARPA Funds)**

#### **City Water and Sewer Master Plan Update, Rates and Impact Fee Studies**

Halff Engineering has been working on these diligently and have met with staff on two occasions to share and gather information. The subconsultant for Halff Engineering is Bryan Mantz, with GovRates, Inc. He is working with our Finance Director to determine future utility rates and impact fees. His study is 25% complete. The Water and Sewer Master Plans are currently being reviewed by staff for accuracy and are at 90%. **(Budget - \$179,500 ARPA Funds)**

#### **New Central Lift Station and Force Main**

Halff Engineering is continuing to work on the route survey for the force main and the new lift station is under design now at the vacant land, recently acquired by the City from Eric Babinec, located to the north and south of the existing station. The field survey is complete, and the office survey will be completed by July 22<sup>nd</sup>. The engineering is at 30% overall complete. **(Contract - \$196,475 ARPA Funds)**

### **Sewer Force Main from Umatilla to the City of Eustis**

The City's contractor, Southern Underground, is near 90% overall completion, however is behind schedule due to delays in the delivery of supplies. The actual force main is 100% installed and waiting for a required pressure testing. The new construction at the City's site is near completion as well. That portion of the project is at 85% complete and upon completion of those improvements, final testing can begin. The new anticipated completion date is October 2022. **(Various Funding Sources - \$6,367,547)**

### **State Road 19 Resurfacing and Intersection Upgrades – FDOT**

The FDOT's contractor, Halifax Contracting, has started the underground utility work at the intersections of Bulldog Lane and Cassidy Street. The project is scheduled to be substantially complete by December 1<sup>st</sup>, less weather delays or supply issues. **(Project Budget is \$2,535,605 – FDOT Funded)**

### **Water Meter Data Collection Infrastructure – Fergusson Water Works (Sunstate Meters)**

This project consists of installing infrastructure that captures real-time water meter consumption/data. Upon completion, this system will recognize continuous water leaks and the City can notify the consumer the day of the noted leak. This should prevent consumer from having massive water bills due to continuous water line breaks or leaks. The infrastructure plans have been approved by Ferguson and the City is in the process of securing two user agreements for the installation of data collectors. One will be placed at the Lakeview Terrace Water Tower and the other on a light pole at Northlake Park. Upon receipt of the user agreements, the City will move forward with purchase and installation of the data collection system. It will take approximately 90 days to complete the installation and have the system operational. **(Budget \$188,910 ARPA Funds)**

### **Airport - General Aviation Terminal (Phase 1) - Construction**

This project design by GAI Consultants, Inc. was bid and the successful bidder was GSB Construction & Development, Inc. GSB has received the City's notice of intent to award. The project includes infrastructure (entrance drive, auto parking, aircraft apron, and utilities) and the GA Terminal Building. The infrastructure improvements will also provide access and utilities to the land lease hangar sites being developed on the west side of the Airport. Funding was requested for the entire project from FDOT and FAA, but to date we have only received a FDOT PTGA which will cover the cost of the infrastructure portion of the project. The building portion will be repackaged later this year and submitted for future funding by FDOT and FAA. **(Budget - \$1,000,000 FDOT Funds)**

### **Florida Recreation Development Assistance Program Grant**

The City received a grant to purchase, construct and install a variety of park improvements for both Cadwell and Larkin Parks. Improvements include two new basketball courts, sidewalk extension, reflection swing and zipline. The City was awarded \$50,000 for improvements at each park. Each park currently has the basketball courts completed, less new painted lines. Currently, the City has been notified that new playground equipment was received by the installer and a pre-installation meeting is to be scheduled. **(Budget - \$100,000)**

**FISCAL IMPACTS: Varies**