

**UMATILLA CITY COUNCIL MEETING**  
*July 19, 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 5, 2022*
2. *Citizens Advisory Task Force for CDBG Process Minutes dated July 5, 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**

3. *A Proclamation to Honor the Life of Ray Bryant*

**CONSENT AGENDA**

**PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

4. *Community Development Block Grant (CDBG) Second Public Hearing, Fred Fox Enterprises Attending via Zoom*
5. *Following two public hearings, City Council is being asked to consider approval of Resolution No. 2022-13, Adopting a Community Development Plan for the Community Development Block Grant Application*
6. *Following two public hearings, City Council is being asked to consider approval of Resolution No. 2022-14, Making a Commitment of local leverage in the amount of \$50,000 for points in the FY 2021-22 Small Cities Community Development Block Grant Application under the Neighborhood Revitalization Category*

7. *Following two public hearings, City Council is being asked to consider approval of Resolution No. 2022-15, Approval of the City's Submission of a FY 2021-22 Small Cities Community Development Block Grant Application under the Neighborhood Revitalization category, to the Florida Department of Economic Opportunity*
8. *Resolution No. 2022-16, Approval of Fire Assessment Fee Preliminary Rates for FY 2022-23*
9. *Resolution No. 2022-19, Approval of Interlocal Agreement with Lake County for Library Impact Fees*
10. *Resolution No. 2022-20, Approval of Amendment to Interlocal Agreement with Lake County for the Provision of Library Services*
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*
12. *First Reading of Ordinance No. 2022-106, Amending the Land Use Designation of 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive (SSCPA)*
13. *First Reading of Ordinance No. 2022-107, Reclassifying 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive*

#### **NEW BUSINESS**

14. *Set Proposed Millage Rate for FY 2022-23*

#### **REPORTS**

Kevin Stone, City Attorney  
Scott Blankenship, City Manager  
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 5, 2022, 6:00 PM**  
**Council Chambers, 1 S. Central Avenue, Umatilla, Florida**

Vice Mayor Chris Creech called the meeting to order.

Vice Mayor Creech led the Pledge of Allegiance and gave an Invocation.

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

**PRESENT:** Vice Mayor Chris Creech; Council Members Kaye Adams, Bryan Butler; John Nichols; City Manager Scott Blankenship; City Attorney Kevin Stone; Regina Frazier, Finance Administration Director; Adam Bolton, Police Chief; Amy Stultz, Library Director; Misti Lambert, Assistant to the City Manager

**ABSENT:** Mayor Kent Adcock

**AGENDA REVIEW**

**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 June 21, 2022

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

**MAYOR'S MESSAGE**

**PUBLIC COMMENT**

There were none.

**CONSENT AGENDA**

2. Surplus Equipment Declaration

Vaughan Nilson, Public Works Director, stated the City no longer performs striping duties. The striper is still in working order and can be disposed of in the best interest of the City.

Council Member Adams asked if there are any offers on the equipment, Mr. Nilson responded yes.

**MOTION by Council Member Adams to approve the surplus equipment declaration and disposal of a striper machine that is no longer in use by the City;**  
**SECOND by Council Member Nichols;**  
**Motion APPROVED by unanimous vote.**

**PUBLIC HEARINGS / ORDINANCES / RESOLUTIONS**

3. CDBG First Public Hearing, Fred Fox Enterprises

A sign in sheet of those in attendance was obtained by Ms. Fox.

Vice Mayor Creech opened the Public Hearing.

Aaron Mercer, Director of Development and Public Services, introduced Melissa Fox, Fred Fox Enterprises.

Ms. Fox presented the Small Cities Community Development Block Grant (CDBG) Program and how it works. She outlined the four categories and appropriate projects for each category. The four

categories are: 1) Housing Rehabilitation; 2) Commercial Revitalization; 3) Neighborhood Revitalization; and 4) Economic Development.

Ms. Fox entertained comments from the public or discussion pertaining to eligible projects / activities. There were no comments at this time.

The Public Hearing was closed.

Ms. Fox stated the City of Umatilla will be competing with other jurisdictions throughout the State for funding. She explained how the City is leveraging the maximum number of points for the application. She also talked about the steps involved in submittal of a CDBG Grant Application.

Council Member Adams asked if the housing revitalization includes mobile or manufactured homes. Ms. Fox said the City would need to define what needs will be addressed and at that time, the determination on what types of homes would be decided. She said currently, with the cost of housing, the number of projects is limited, based on funding, for that category.

Cliff Rumbly, 78 Golfview Circle, asked about determining income levels. Ms. Fox explained the entire process is handled in such a way that selections are random. In short, every home would be assigned a number and that numbering system is how homes would be chosen.

Ms. Fox stated for this cycle, Staff has identified areas in the City in need of water line replacement. Aaron Mercer, Director of Development and Public Services, will provide information with regard to staff recommendations for projects/activities.

Aaron Mercer, Director of Development and Public Services, said in a recent presentation to City Council, he mentioned areas of Mebane Street, East Lake Street, Wafford Street, Roberts & Blanch Streets, as well as, Buford, Davis and Kentucky Avenues. Those are areas with 2-inch galvanized lines that are aged and leaking. Those four quadrants are in the design phase.

Ms. Fox said she would need the City Council to entertain a motion to move forward with the CDBG Grant Application, in the Neighborhood Revitalization Category for water line replacements.

**MOTION by Council Member Adams to authorize staff and Fred Fox Enterprises to move forward with a CDBG Grant Application in the Neighborhood Revitalization Category for Water Line Replacements.**

**SECOND by Council Member Butler;**

**Motion APPROVED by unanimous vote.**

#### 4. Fair Housing Public Workshop, Fred Fox Enterprises

A sign in sheet of those in attendance was obtained by Ms. Fox.

Ms. Fox passed out Fair Housing Workshop Packages and reviewed the package, page by page. She described the Fair Housing Act, which ensures equal opportunity for all. The points covered were:

Fair Housing Act: What does it do?

Protected Classes

Prohibitions

Housing Protection for Families with Children

Additional Protection for those with a Disability

What Housing is Exempt?

Who to Contact in the Event One's Rights have been Violated

What to Provide if Rights have been Violated

What Happens When Someone Files a Complaint?

Ms. Fox entertained any questions. There were none.

The Fair Housing Public Workshop was Concluded.

### **NEW BUSINESS**

#### 5. Approval of Purchasing Policy with Updates, Resolution 2022-12

Kevin Stone, City Attorney, explained changes that have been made to update the Purchasing Policy.



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

**REPORTS**

Kevin Stone, City Attorney, said SB 620, the measure that would have allowed businesses to sue a city or county that enacted an ordinance of charter amendment that reduced profits, was vetoed by Governor Ron DeSantis. DeSantis said the language was too broad and could lead to unintended and unforeseen consequences and costly litigation.

Regina Frazier, Finance Director, reported the 2021 Audit has been submitted to GFOA and a presentation will be made in the future. Also, the City received an award for the prior year.

Aaron Mercer, reported the FRDAP Grant Projects are ongoing and staff is still awaiting receipt of equipment. Resurfacing project is underway and should be done in the next week or two.

Kaye Adams, City Council Member, thanked Vaughan Nilson and the Public Works employees for their prompt attention recently, following a storm.

Vice Mayor Creech asked about the issue with gateway signs not being finished. Mr. Stone advised he has sent a demand letter to the sign company and has received no response. Staff will move forward with finalizing the signs and the City will seek reimbursement.

**ADJOURNMENT**

With no further business for discussion, meeting adjourned at approximately 6:37 p.m.

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Chris Creech, Vice Mayor signing for  
Kent Adcock, MAYOR

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Gwen Johns, MMC  
City Clerk

## MINUTES

### **CITY OF UMATILLA CITIZEN'S ADVISORY TASK FORCE (CATF) MEETING HELD TUESDAY, JULY 5, 2022 AT 5:30 P.M.**

#### **I. CALL TO ORDER ROLL CALL**

Gwen Johns, City Clerk, called the meeting to order at 5:30 p.m.

**Present:** Ralph Howard, Harold Dolph, David Adams, Kristen Houlahan

A quorum of the membership was present to conduct the business at hand.

#### **II. Discussion and Completion of CATF Low to Moderate Household Income Forms**

Melissa Fox, Fred Fox Enterprises, stated the CATF Low to Moderate Household Inform Forms are complete.

#### **III. Presentation on the Small Cities CDBG Program and Program Categories**

Ms. Fox presented the Small Cities Community Development Block Grant (CDBG) Program categories, outlining each of the four categories and what projects are appropriate under each respective category. The four categories are: 1) Housing Rehabilitation; 2) Commercial Revitalization; 3) Neighborhood Revitalization; and 4) Economic Development.

Competing with other jurisdictions throughout the State, Ms. Fox explained leveraging of maximum points for the application.

Ms. Fox explained the steps involved in the CDBG Application Process.

#### **IV. Open Discussion on Community Needs and Possible Projects**

Mr. Adams asked if parking is a need in the City and Aaron Mercer, Director of Development and Public Services, stated parking may be considered in the future, but currently there are water lines that need to be replaced in certain areas of the City.

#### **V. Public Comment**

There were no public comments.

## **VI. Staff Presentation on recommended Project**

Aaron Mercer, Director of Development and Public Services, said in a recent presentation to City Council, he mentioned areas of Mebane Street, East Lake Street, Wafford Street, Roberts & Blanch Streets, as well as, Buford, Davis and Kentucky Avenues. Those are areas with 2-inch galvanized lines that are aged and leaking. Those four quadrants are in the design phase.

## **VII. Recommendation to Commission and Vote on Possible CDBG Project(s)**

**MOTION by David Adams to recommend to City Council authorization of staff and Fred Fox Enterprises to move forward with the CDBG Grant Application for replacement of Water Lines in the Neighborhood Revitalization Category;**  
**SECOND by Ralph Howard;**  
**Motion APPROVED by a unanimous vote.**

## **VIII. Adjournment**

The meeting was adjourned at the conclusion of business, approximately 5:45 p.m.

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Gwen Johns, MMC  
City Clerk



# PROCLAMATION

## CITY OF UMATILLA, FLORIDA

**WHEREAS**, Ray W. Bryant, Jr., of Umatilla, was born in Titusville, FL.; and

**WHEREAS**, Ray Bryant lived most of his adult life in Umatilla after graduating from Umatilla High School in 1985; and

**WHEREAS**, Ray Bryant started martial arts training in Shito Ryu karate in middle school and received his Shodan at 16 years of age. Among the many prestigious titles held by Ray, he also held the rank of Roku Dan (Sixth Degree), making him an accomplished senior instructor; and

**WHEREAS**, Through his love of martial arts, Ray has made significant contributions to the Umatilla Community by opening his second karate school in Umatilla and serving as Sensei at the Central Florida Karate Academy during the last 30 years; and

**WHEREAS**, Ray Bryant was a member of the Masonic Lodge, he volunteered with the Lake County Sheriff's Office Search and Rescue Team; and

**WHEREAS**, Ray Bryant was an accomplished ambassador and US Coach for the International Sport Kickboxing Association; he was a member of the Lake County Airboat Club, founder of Alee Academy in Eustis, and was a State, National and World Kickboxing Champion; and

**WHEREAS**, the loss of Ray W. Bryant, Jr., will have a long-term impact on the community. All of the students who had an opportunity to experience the dedication of Ray Bryant through his teaching them the value of self control and discipline will never ever forget the influence he had on them. The Umatilla community will never forget the commitment he made to his family, his students and the residents of Umatilla.

**NOW, THEREFORE**, I, Chris Creech, Vice Mayor, on behalf of Kent Adcock, Mayor of the City of Umatilla, along with all of the City Council Members, am saddened by the unexpected loss of Ray W. Bryant. I, along with the City Council, staff and citizens, will continue to remember the contributions of Ray Bryant to this community. We will also remain diligent in the keeping of the Bryant Family in our thoughts and prayers.

Signed this 19<sup>th</sup> day of July, 2022.

In witness whereof I have hereunto set my  
Hand and caused this seal to be affixed.

ATTEST:

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

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

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** July 13, 2022

**MEETING DATE:** July 19, 2022

**SUBJECT:** 2<sup>nd</sup> Required Public Hearing for CDBG Grant Application Process

**ISSUE:** CDBG Application

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**BACKGROUND SUMMARY:**

The City of Umatilla plans to apply to the Florida Department of Economic Opportunity (DEO) for a FFY 2021-22 Small Cities Community Development Block Grant (CDBG) in the Neighborhood Revitalization Category.

This is the 2<sup>nd</sup> of two public hearings being held in order to provide an opportunity for citizens to comment on the application. A draft copy of the application may be reviewed in the City Clerk's Office located at 1 South Central Avenue, Umatilla Florida.

**STAFF RECOMMENDATIONS:**

Allow for Public Participation with regard to the CDBG Grant Application Process/Project(s).

**FISCAL IMPACTS:** N/A

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** July 13, 2022

**MEETING DATE:** July 19, 2022

**SUBJECT:** Resolution No. 2022-13

**ISSUE:** CDBG Community Development Plan

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**BACKGROUND SUMMARY:**

The City of Umatilla plans to apply to the Florida Department of Economic Opportunity (DEO) for a FFY 2021-22 Small Cities Community Development Block Grant (CDBG) in the Neighborhood Revitalization Category.

Resolution No. 2022-13 authorizes the implementation of long and short term objectives for the City of Umatilla Community Development Plan.

**STAFF RECOMMENDATIONS:**

Approval of Resolution No. 2022-13, Authorizing the Implementation of the Long Term and Short Term Objectives of the City of Umatilla Community Development Plan.

**FISCAL IMPACTS:** N/A

**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**

**WHEREAS**, the City of Umatilla is located in Lake County County, Florida, based on the 2020 U.S. Census, the City’s population is 3,685. Of the 3,685 residents, 438 or 11.9% are below the poverty level.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF UMATILLA, FLORIDA, THAT:** the City shall implement the following objectives:

**LONG TERM OBJECTIVES:**

1. To improve the physical environment of the community to make it more functional, safe, and efficient and to preserve the integrity of the neighborhood.
2. To promote the public interest.
3. To inject long range considerations into the determination of short range decisions.
4. To bring professional and technical knowledge to bear on issues concerning social, economical, or physical development.
5. To facilitate effective cooperation and coordination between all concerned with community development.
6. To identify all available resources for major opportunities and to improve the way of life for all in the community.

**SHORT TERM OBJECTIVES:**

1. To apply for FFY 2021-22 Community Development Block Grant funds in the Neighborhood Revitalization category to upgrade the City of Umatilla’s potable water distribution system.
2. To explore other possible resources for the purpose of improving the way of life for all citizen's, especially those who live in deteriorated housing and neighborhoods.

**DULY PASSED AND ADOPTED** by the City Council of the City of Umatilla, Florida at a regular meeting on this \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Kent Adcock, Mayor

**ATTESTED:**

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

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** July 13, 2022

**MEETING DATE:** July 19, 2022

**SUBJECT:** Resolution No. 2022-14

**ISSUE:** CDBG Matching Funds

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**BACKGROUND SUMMARY:**

The City of Umatilla plans to apply to the Florida Department of Economic Opportunity (DEO) for a FFY 2021-22 Small Cities Community Development Block Grant (CDBG) in the Neighborhood Revitalization Category.

Resolution No. 2022-14 authorizes the use of \$50,000 of City of Umatilla funds as leverage for the CDBG Grant in the category of Neighborhood Revitalization.

**STAFF RECOMMENDATIONS:**

Approval of Resolution No. 2022-14, Providing for Matching Dollars as Leverage for the Small Cities Neighborhood Revitalization CDBG Application.

**FISCAL IMPACTS:** \$50,000 in leverage funding from the City's General Revenue Fund to be utilized for the Engineering Line-Item Activity



**RESOLUTION NO. 2022-14**

**A RESOLUTION AUTHORIZING THE USE OF FIFTY THOUSAND DOLLARS (\$50,000.00) OF CITY OF UMATILLA FUNDING AS LEVERAGE FOR THE SMALL CITIES NEIGHBORHOOD REVITALIZATION COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION THE CITY IS SUBMITTING TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FEDERAL FISCAL YEAR 2021-22.**

**WHEREAS**, the City of Umatilla (the “City”) desires to show evidence of its commitment to provide a specific amount of leverage funding to be used in carrying out the Small Cities Neighborhood Revitalization Community Development Block Grant Application.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA:**

1. That the City hereby commits to providing a minimum of fifty thousand dollars (\$50,000.00) as leverage for a Community Development Block Grant application in the Neighborhood Revitalization category being submitted for the FFY 2021-22 Application cycle; and
2. That all \$50,000 in leverage funding shall come from the City’s General Revenue Fund and be utilized for the engineering line-item activity.
3. That the City understands these funds will be expended, following approval of the Community Development Block Grant, after the Department of Economic Opportunity site visit for the project, but prior to the City submitting the administrative closeout for the project to the Florida Department of Economic Opportunity.
4. This Resolution shall take effect immediately upon its adoption.

**DULY PASSED AND ADOPTED** by the City Council of the City of Umatilla, Florida at a regular meeting on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

**ATTESTED:**

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

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** July 13, 2022

**MEETING DATE:** July 19, 2022

**SUBJECT:** Resolution No. 2022-15

**ISSUE:** CDBG Submission of Grant Application

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**BACKGROUND SUMMARY:**

The City of Umatilla plans to apply to the Florida Department of Economic Opportunity (DEO) for a FFY 2021-22 Small Cities Community Development Block Grant (CDBG) in the Neighborhood Revitalization Category.

Resolution No. 2022-15 authorizes the submission of an application for the Small Cities Community Development Block Grant to the Florida Department of Economic Opportunity for the FFY 2021-22.

**STAFF RECOMMENDATIONS:**

Approval of Resolution No. 2022-15, Submittal of the CDBG Application.

**FISCAL IMPACTS:** N/A

**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.**

**WHEREAS**, the City of Umatilla desires to submit an application to the Florida Department of Economic Opportunity for a Small Cities Community Development Block Grant to benefit persons of low and moderate income.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Umatilla as follows:

1. That the City of Umatilla hereby authorizes the filing of an application for a Neighborhood Revitalization Community Development Block Grant, and
2. That the Mayor of the City of Umatilla is hereby authorized to execute all documents required in connection with the filing of said application to be submitted on July 21, 2022.

**DULY PASSED AND ADOPTED** by the City Council of the City of Umatilla, Florida at a regular meeting on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

**ATTESTED:**

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

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** July 13, 2022

**MEETING DATE:** July 19, 2022

**SUBJECT:** Resolution 2022 – 16

**ISSUE:** Preliminary Fire Assessment

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**BACKGROUND SUMMARY:** In 2018 the Council established a Fire Assessment Fee through Ordinance 2018-C, the Initial Assessment Resolution 2018-23 and the Final Assessment Resolution 2018 – 35. The Fire Assessment Fee funds fire protection services and addresses public safety needs while providing relief to the general fund and allowing City Council and staff to address other needs.

Each year a Preliminary Rate Resolution initiates the annual process for updating the Assessment Roll and directs the re-imposition of Fire Services Assessments for the upcoming Fiscal Year beginning October 1.

The rates are set forth in Appendix A, which accompanies Resolution No. 2022-16.

The Preliminary Assessment Resolution establishes the maximum assessment rate. Should the Council determine they wish to make a reduction in any category it can be adopted in the Final Fire Assessment Resolution.

Fire Services Assessments are not imposed on government property or upon buildings on parcels of Institutional property whose use is wholly exempt from ad valorem taxation under Florida law.

Notice will be provided to the owner of each assessed parcel and mailed with the Truth In Millage notice mailed by the Property Appraiser, fulfilling the separate mailing requirement.

A public hearing notice will be published no later than August 16<sup>th</sup> for the hearing scheduled for September 6, 2022. At that time the City Council will receive and consider any comments on the Fire Services Assessment from the public and affected property owners and consider imposing the Fire Services Assessments for the Fiscal Year commencing October 1, 2022 collecting such assessments imposed on Tax Parcels within the City on the same bill as ad valorem taxes under the Uniform Assessment Collection Act.

**STAFF RECOMMENDATIONS:** Approval of Resolution 2022-16 Preliminary Fire Assessment.

**FISCAL IMPACTS:** N/A

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**COUNCIL ACTION:**

**Reviewed by City Attorney**    Yes                    No                    N/A

**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.**

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

SECTION 1. **AUTHORITY.** This resolution is adopted pursuant to the provisions of Ordinance No. 2018-C (the “Ordinance”), the Initial Assessment Resolution (Resolution No. 2018-23), the Final Assessment Resolution (Resolution No. 2018-35), Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION 2. **PURPOSE AND DEFINITIONS.** This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Assessment Roll and directs the reimposition of Fire Services Assessments for the Fiscal Year beginning October 1, 2022. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa.

SECTION 3. **PROVISION AND FUNDING OF FIRE PROTECTION SERVICES.**

(A) Upon the reimposition of a Fire Services Assessment for fire protection services, facilities, or programs against Assessed Property located within the City, the City shall provide fire protection services to such Assessed Property. All or a portion of the cost to provide such fire protection services, facilities, or programs shall be funded from proceeds of the Fire Services Assessments. The remaining cost, if any, required to provide fire protection services, facilities, and programs shall be funded by available City revenues other than Fire Services Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefited by the City’s provision of fire protection services, facilities, and programs in an amount not less than the Fire Services Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 4. **IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS.** Fire Protection Assessments shall be imposed against all Tax Parcels within the Property Use Categories. Fire Services Assessments shall be computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5. **LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT.** The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 6. **COST APPORTIONMENT METHODOLOGY.** The Cost Apportionment embodied in Section 7 of the Initial Assessment Resolution, as amended, is affirmed and incorporated herein by reference.

SECTION 7. **PARCEL APPORTIONMENT METHODOLOGY.** The Parcel Apportionment embodied in Section 8 of the Initial Assessment Resolution, as amended, is hereby affirmed and incorporated herein by reference.

SECTION 8. **DETERMINATION OF FIRE SERVICES ASSESSED COSTS; ESTABLISHMENT OF ANNUAL FIRE SERVICES ASSESSMENTS.**

(A) The Fire Services Assessed Costs to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year commencing October 1, 2022, is the amount determined in the Estimated Fire Services Assessment

Rate Schedule, attached hereto as Appendix A. The approval of the Estimated Fire Services Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Services Assessed Cost. The remainder of such Fiscal Year budget for fire protection services, facilities, and programs shall be funded from available City revenue other than Fire Services Assessment proceeds.

(B) The estimated Fire Services Assessments specified in the Estimated Fire Services Assessment Rate Schedule are hereby established to fund the specified Fire Services Assessed Costs determined to be assessed in the Fiscal Year commencing October 1, 2022.

(C) The estimated Fire Services Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the updated Fire Services Assessment Roll for the Fiscal Year commencing October 1, 2022, as provided in Section 9 of this Preliminary Rate Resolution.

**SECTION 9. ASSESSMENT ROLL.**

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year commencing October 1, 2022, in the manner provided in the Ordinance. The updated Assessment Roll shall include all Tax Parcels within the Property Use Categories. The City Manager shall apportion the estimated Fire Services Assessed Cost to be recovered through Fire Services Assessments in the manner set forth in this Preliminary Rate Resolution.

(B) A copy of the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, the Preliminary Rate Resolution, documentation related to the estimated amount of the Fire Services Assessed Cost to be recovered through the imposition of Fire Services Assessments, and the updated Assessment Roll shall be maintained on file in the office of the City Manager and open to public inspection. The foregoing shall not be construed to require that the updated Fire Services Assessment Roll be in printed form if the amount of the Fire Services Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Services Assessments for fire protection services as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Services Assessed Cost among parcels of Assessed Property located within the City.

**SECTION 11. AUTHORIZATION OF PUBLIC HEARING.** There is hereby established a public hearing to be held at 6:00 p.m. on September 6, 2022, in the Umatilla City Council Chambers, 1 S. Central Ave., Umatilla, FL, at which time the City Council will receive and consider any comments on the Fire Services Assessments from the public and affected property owners and consider reimposing Fire Services Assessments and collecting such assessments on the same bill as ad valorem taxes.

**SECTION 12. NOTICE BY PUBLICATION.** The City Manager shall publish a notice of the public hearing authorized by Section 11 hereof in the manner and time provided in Section 2 of the Ordinance and by Section 50-80 of the City Code of Ordinances. The notice shall be published no later than August 16, 2022 in substantially the form attached hereto as Appendix B.

**SECTION 13. NOTICE BY MAIL.** The City Manager or designee shall also provide notice by first class mail to the owner of each parcel of Assessed Property, as required by Section 2 of the Ordinance and by Section 50-81 of the City Code of Ordinances. Such notice shall be in substantially the form attached hereto as Appendix C. The notices shall be mailed no later than August 16, 2022. If the City determines that the truth-in-millage ("TRIM") notice that is mailed by the Property Appraiser under Section 200.069, Florida Statutes, also fulfills the requirements of this section, then the separate mailing requirement will be deemed to be fulfilled by the TRIM notice.

**SECTION 14. APPLICATION OF ASSESSMENT PROCEEDS.** Proceeds derived by the City from the Fire Services Assessments shall be used for the provision of fire protection services, facilities, and programs within the City. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire protection services, facilities, and programs.

SECTION 15. **EFFECTIVE DATE.** This Preliminary Assessment Resolution shall take effect immediately upon its passage and adoption.

**PASSED** and **RESOLVED** this 19th day of July, 2022, by the City Council of the City of Umatilla.

\_\_\_\_\_  
Chris Creech, Vice Mayor signing  
For Kent Adcock, Mayor

ATTEST:

Approved as to form:

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

\_\_\_\_\_  
Kevin M. Stone, City Attorney

**Appendix A**

**ESTIMATED FIRE SERVICES ASSESSMENT RATE SCHEDULE**

**Section A-1. DETERMINATION OF FIRE SERVICES ASSESSED COSTS.** The estimated Fire Services Assessed Cost to be assessed for the Fiscal Year beginning October 1, 2022, is \$446,581.

**Section A-2. ESTIMATED FIRE SERVICES ASSESSMENTS.**

(A) The estimated Fire Services Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Services Assessed Cost for the Fiscal Year beginning October 1, 2022, are hereby established as follows for the purpose of this Initial Assessment Resolution:

<b>Residential Property Use Categories</b>	<b>Rate Per Dwelling Unit</b>
Residential	\$159.00

<b>Non-Residential Property Use Categories</b>	<b>Rate Per Square Foot</b>
Commercial	\$0.08
Industrial/Warehouse	\$0.01
Institutional	\$0.34
Nursing Home	\$1.25

(B) No Fire Services Assessment shall be imposed upon a parcel of Government Property or upon Buildings located on a parcel of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law; however, Government Property that is owned by federal mortgage entities, such as the VA and HUD, shall not be exempt from the Fire Protection Assessment.

(C) Any shortfall in the expected Fire Services proceeds due to any reduction or exemption from payment of the Fire Services Assessments required by law or authorized by the City Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Services Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the City Council is improper or otherwise adversely affects the validity of the Fire Services Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Services Assessment upon each affected Tax Parcel in the amount of the Fire Services Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the City Council.



**APPENDIX B**

**FORM OF NOTICE TO BE PUBLISHED**

**To be published August 16, 2022**

**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE SERVICES SPECIAL ASSESSMENTS**

Notice is hereby given that the City Council of the City of Umatilla will conduct a public hearing to consider the imposition of annual fire services special assessments for the provision of fire protection services within the municipal boundaries of the City of Umatilla.

The hearing will be held at 6:00 p.m. on September 6, 2022, in City Council Chambers of City Hall, 1 S. Central Avenue, Umatilla, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact Karen Howard, City Clerk at (352) 669-3125, at least two days prior to the date of the hearing.

The assessment of each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire services assessment schedules:

**FIRE SERVICES ASSESSMENTS FISCAL YEAR 2022-23**

<b>Residential Property Use Categories</b>	<b>Rate Per Dwelling Unit</b>
Residential	\$159.00

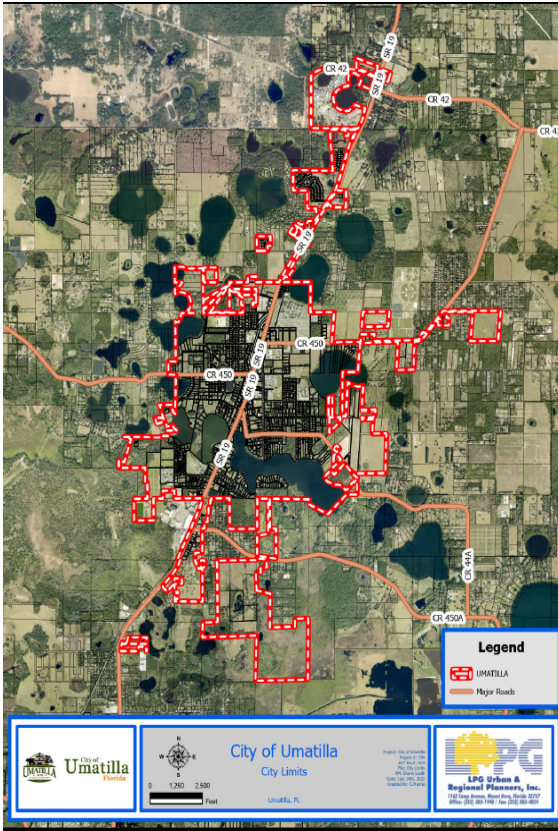
  

<b>Non-Residential Property Use Categories</b>	<b>Rate Per Square Foot</b>
Commercial	\$0.08
Industrial/Warehouse	\$0.01
Institutional	\$0.34
Nursing Home	\$1.25

Copies of the Fire Services Assessment Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, and the preliminary Assessment Roll are available for inspection at the City Manager or Administrator's Office, City Hall, located at 1 S. Central Avenue, Umatilla, Florida.

The fire service non-ad valorem assessment will be collected on the ad valorem tax bill to be mailed in November 2022. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City at (352) 669-3125 Monday through Friday between 8:00 a.m. and 5:00 p.m.





**RESOLUTION NO. 2022 – 19**

**A RESOLUTION OF 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.**

**WHEREAS**, Chapter 163, Florida Statutes, Intergovernmental Programs, Part 1 Miscellaneous Programs, Section 163.01 provides that public agencies of the State of Florida may exercise jointly with any other public agency any power, privilege, or authority which such agencies share in common, and which each might exercise separately, and that a joint exercise of power by such agencies may be made by contract in the form of an Interlocal Agreement; and

**WHEREAS**, Lake County is an eligible political subdivision that can participate in the State Aid to Libraries Program and is designated as the single library administrative unit; and

**WHEREAS**, the City and County enter into this agreement for the purpose of providing unified library service without charge to residents of Lake County by participating in the operation of the Lake County Library System, a public library cooperative; and

**WHEREAS**, Lake County Ordinance No. 2003-99, approved November 18, 2003, created a library impact fee for the purposes of providing a source of revenue to fund construction or improvement in the Lake County Library System necessitated due to growth;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Umatilla:

**Section 1.** The foregoing findings are incorporated herein by reference and made a part hereof.

**Section 2.** The City Council of the City of Umatilla hereby approves the Interlocal Agreement, attached hereto as Exhibit “A” and incorporated herein by reference.

**Section 3.** All resolutions in conflict with the provisions of this resolution are hereby repealed.

**Section 4.** If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this resolution.

**Section 5.** This resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Umatilla, this 19th of July, 2022.

\_\_\_\_\_  
Chris Creech, Vice Mayor signing  
For Kent Adcock, Mayor

Approved as to form:  
STONE & GERKEN, P.A.

ATTEST:

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

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

**INTERLOCAL AGREEMENT  
RELATING TO  
USE OF LIBRARY IMPACT FEES**

**THIS INTERLOCAL AGREEMENT** is made by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter the “County,” and the City of Umatilla, Florida, a municipal corporation organized under the laws of the State of Florida, hereinafter the “City,” for use of library impact fee monies for the Umatilla Public Library, located at 412 Hatfield Drive, Umatilla, Florida 32784, hereinafter the “Library.”

**WHEREAS**, Ordinance No. 2003-99, approved November 18, 2003, created a library impact fee for the purposes of providing a source of revenue to fund construction or improvement in the Lake County Library System necessitated due to growth; and

**WHEREAS**, Section 22-61, Lake County Code, states that library impact fee money shall be used solely for the purpose of constructing or improving the Lake County Library System, including, but not limited to, design and construction plan preparation, permitting and fees, land acquisition, construction and design of new facilities, and acquisition of collection items, public access computers and other capital equipment; and

**WHEREAS**, Policy LCC-7 sets forth the minimum guidelines for entry into the Lake County Library System as a member library; and

**WHEREAS**, Policy LCC-63 sets forth the process for distribution of funds from the Library Impact Fee Trust Fund; and

**WHEREAS**, in accordance with Policy LCC-63, the City has requested impact fee funds in the amount of \$12,915.00 for the purchase of benches, floor cushions, and mobile programming equipment that could be used in the courtyard in front of the Library; and

**WHEREAS**, on June 16, 2022, the Lake County Library Advisory Board voted to recommend approval of the above-referenced request for a total of \$12,915.00 in impact fee funds.

**NOW, THEREFORE**, the parties hereby agree as follows:

- 1. Recitals.** The foregoing recitals are incorporated herein by reference.
- 2. County Obligations.** The County agrees to provide funding in the maximum and total amount of **\$12,915.00** to the City from the Library Impact Fee Trust Fund, to be used for the purchase of benches, floor cushions, and mobile programming equipment that could be used in the courtyard in front of the Library (hereinafter and collectively the “Project”). The Project would expand programming space and would also provide an outdoor meeting space for patrons. Work towards the Project shall be consistent with the representations made by the City in the City’s applications for use of library impact fee attached hereto and incorporated herein as **Exhibit A**. The County will make payments on a reimbursement basis

with the submittal of an invoice and proper documentation. Invoices shall be submitted to the Office of Library Services Director at P.O. Box 7800, Tavares, Florida 32778. Payments shall be made in accordance with Part VII, Chapter 218, Florida Statutes, known as the Florida Prompt Payment Act.

**3. City Obligations.**

A. The City will be solely responsible for the purchasing and inspection of the Project. The City must comply with all applicable competitive procurement provisions contained within the Florida Statutes, including, if applicable, Section 255.0525, Section 255.20, and Section 287.055. The County will have the right to review the competitive bidding/selection process used by the City and will have the right to review all solicitation responses received. In the event the County determines that the City's procurement process is insufficient, the County will require the City to reject all bids and re-bid the Project. If the City refuses to reject all bids and re-bid the Project, then the County will have the option to terminate this agreement and will receive a return of all payments made from the County to the City under this agreement, if any.

B. The City will remain a member of the Lake County Library System for a period of three years following the effective date of this agreement. In the event the City withdraws from the Lake County Library System or does not renew its membership in the Lake County Library System within that three-year period, the City must repay the money granted herein as follows: for each year the City maintains its member status, the amount to be repaid will be reduced by 33%. For example, if the City withdraws from the Lake County Library System after one year from the effective date of this agreement, the City must repay the County 66% of the funding contribution that has been made to that point; after two years, the City must repay 33% of the funding contribution, etc.

**4. Allowable Uses of Impact Fee Money.** The City must use the impact fee money granted herein for the purposes set forth in Section 22-61, Lake County Code. By executing this agreement, the City certifies that the Project qualifies as a capital facility need resulting from new growth or development and is not being constructed or undertaken to remedy an existing deficiency in library services, as such terms are defined within the adopted Lake County Comprehensive Plan, Capital Improvements Element.

**5. Indemnification.** The City will, to the extent permitted by Florida law, protect, defend, indemnify, and hold the County, its officers, commissioners, employees and agents from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, including a reasonable attorneys' fee or other expenses or liabilities, of every kind and character resulting from any error, omission, or negligent act of the City, its agents, employees, or representatives in the performance of the obligations under this agreement. Furthermore, nothing herein will be construed as a waiver of sovereign immunity on the part of the County.

**6. Effective Date, Term and Termination.** This agreement will become effective upon the day of the last signature of the parties and will remain in force until two years after the effective date. Either party has the right to terminate this agreement for cause with 30 days written notice to the other; provided, however, that in the event of termination by the County, the City will be entitled to reimbursement of purchases relating to the Project up to and including the day of termination, as long as such purchases qualify for impact fee money. In the event that the purchase, and installation of, as applicable, the Project is not completed within two (2) years after the effective date of this agreement, the agreement shall be considered null and void.

**7. Modifications.** Unless otherwise specified herein, no modification, amendment, or alteration of the terms or conditions contained herein will be effective unless contained in a written document executed by the parties hereto, with the same formality and of equal dignity herewith.

**8. Notices.**

A. All notices, demands, or other writings required to be given or made or sent in this agreement, or which may be given or made or sent, by either party to the other, will be deemed to have been fully given or made or sent when in writing and addressed as follows:

COUNTY

Lake County Manager  
P.O. Box 7800  
Tavares, Florida 32778

CITY

City of Umatilla  
1 South Central Avenue  
P.O. Box 2286  
Umatilla, Florida 32784

cc: Office of Library Services Director  
P.O. Box 7800  
Tavares, Florida 32778

B. All notices required, or which may be given hereunder, will be considered properly given if personally delivered, sent by certified United States mail, return receipt requested, or sent by Federal Express or other equivalent overnight letter delivery company.

C. The effective date of such notices shall be the date personally delivered, or if sent by certified mail, the date the notice was signed for, or if sent by overnight letter delivery company, the date the notice was delivered by the overnight letter delivery company.

D. Parties may designate other parties or addresses to which notice shall be sent by notifying, in writing, the other party in a manner designated for the filing of notice hereunder.

**9. Incorporation.** This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the specific matters contained

herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this agreement that are not contained in this document.

**10. Severability.** If any provision of this agreement is found by a court of competent jurisdiction to be invalid, it will be considered deleted here from, and will not invalidate the remaining provisions.

**IN WITNESS WHEREOF**, the parties through their duly authorized representatives have signed this agreement on the dates under each signature.

**CITY**

UMATILLA, FLORIDA

ATTEST:

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

\_\_\_\_\_  
Kent Adcock, Mayor

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Approved as to form and legality:

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



**COUNTY**

LAKE COUNTY, FLORIDA through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Sean M. Parks, Chairman

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Gary Cooney, Clerk  
Board of County Commissioners  
of Lake County, Florida

Approved as to Form & Legality:

\_\_\_\_\_  
Melanie Marsh, County Attorney



INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY AND THE CITY OF UMATILLA FOR USE OF LIBRARY  
IMPACT FEES

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Appendix A  
Lake County Library Impact Fees – PROJECT APPLICATION

**3. PROJECT MANAGER** (Library Director)

A. Name Amy D. Stultz Telephone 352-669-3284  
Fax 352-669-7409 E-mail astultz@umailfl.org

**4. TYPE OF PROJECT**

A.  CONSTRUCTION  
 Design & Engineering  New Building  Expansion

B.  COLLECTIONS

C.  EQUIPMENT  
 Public Access Computers  Number  
 Other (describe) Benches, floor cushions and mobile programming equipment.

**5. THIS PROJECT IS INCLUDED IN:** (Maximum of 5 points) (Mark all that apply)

Master Facilities Plan for Lake County Library System  
 City or County Capital Improvement Plan  
 Lake County Library System Long Range Plan of Service  
 Lake County Library System Annual Plan of Service  
 Other (Describe) \_\_\_\_\_

**6. COST OF TOTAL PROJECT** (Estimated) \$14,000

**7. AMOUNT REQUESTED** (Maximum of 10 points) \$12,915

**8. % OF PROJECT ELIGIBLE FOR IMPACT FEES** 100%

**9. PRIMARY SOURCE OF IMPACT FEES:** (Maximum of 10 points)

Applicant contributes to countywide library impact fee fund (10 points)  
 Applicant collects and retains impact fees locally (-10 points)

**10. PROJECT HISTORY** (Maximum of 5 points)

A. Is this a new project request:

Yes

No

Year of 1<sup>st</sup> Request \_\_\_\_\_

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY AND THE CITY OF UMATILLA FOR USE OF LIBRARY IMPACT FEES

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Appendix A  
Lake County Library Impact Fees – PROJECT APPLICATION

B. Has project previously received funding from library impact fees?

Yes  No

If Yes, was the project request  partially or  fully funded?

Year/s \_\_\_\_\_ Amount \$ \_\_\_\_\_

11. **PROJECT NARRATIVE** – (No more than 3 pages, Maximum of 30 points)

- a. Briefly describe project (0-5)
- b. Include justification for use of impact fees (0-5)
- c. Establish need for the project (0-5)
- d. Describe how the project will benefit the local community (0-5)
- e. Describe how the project will benefit county-wide library service (0-5)
- f. Provide an itemized cost estimate for equipment requests (0-5)

12. **APPLICANT PRIORITY RANKING** (If requesting more than one project) \_\_\_\_\_

13. **INITIAL YEAR OF PARTICIPATION** 2022

14. **COMPLETED BY:** Amy D. Stultz **DATE:** 2/25/2022

RETURN THIS FORM TO: DIRECTOR OF THE LAKE COUNTY OFFICE OF  
LIBRARY SERVICES  
2401 Woodlea Road, Tavares, FL 32778

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**Staff Use Only**

Project Rating \_\_\_\_\_ Project Ranking \_\_\_\_\_  
Recommended Level of Funding \_\_\_\_\_  
Approved Level of Funding \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2022 Impact Fee Grant Narrative for Umatilla Public Library Patron Patio**

11. Project Narrative – (No more than 3 pages. Maximum of 30 points)

**a. Briefly describe project (0-5)**

The library's front space has a small courtyard with a flagpole in the center. There is no seating so it lacks utility. Our plan is to transform our current flagpole courtyard into a patron patio / outdoor programming venue. This patio would be used independently by patrons when not being utilized by the library for programs. This project is shovel-ready as the courtyard is already fenced, paved and landscaped. There is electrical available for A/V and other equipment. This project would add benches, shade and portable programming equipment such as ground cushions for children, a utility cart for safely moving supplies and some other basic outdoor equipment. In addition to the library safely expanding programming, patrons would have access to the patio for reading and Wi-Fi.

**b. Include justification for use of impact fees (0-5)**

Once completed the outdoor programming space will be a venue for both adult and youth services programs as well as provide an outdoor meeting space for patrons. The extra equipment for the Every Child Ready to Read initiative will make it possible to safely provide programs for the youngest patrons. These meet parameters outlined by the Long Range Plan.

Long Range Plan 2018-2023

Community Engagement: The ability to utilize more outdoor spaces for meetings. (pg. 5)

Goal: Children's Services: "highest priority should go to the very young – and their caregivers, whomever they may be." (pg. 7)

Services: A. Youth Services: 2. Focus on early childhood programming...: a. Enhance with literacy components such as those now offered...Every Child Ready to Read." (pg. 14)

Facilities: 2.b. Libraries should consider developing outdoor meeting spaces (pg. 16)

**c. Establish need for the project (0-5)**

Currently the courtyard is rarely used due to lack of seating. There is no outdoor seating available for patrons at the library. We have a caboose that has been used for children's programs in the past but it has limited airflow and is not ADA compliant. The program rooms are relatively small. The porch is too narrow to safely provide early childhood programs.

Children's programs are active and have the potential to become crowded with only a handful of attendees. The Every Child Ready to Read toddler program plans include adding a playgroup. Airflow for active toddlers is best out of doors. The Every Child

Ready to Read parenting workshops may also be held outside while the children are safely engaged in play.

Senior citizens would like to see more adult programs as well. They are interested in learning new things and keeping their minds sharp and their bodies active. An outdoor venue would be welcome to many of our seniors who currently are not attending indoor programs.

In these times most parents and senior citizens prefer to avoid enclosed spaces with strangers. The library needs a visible, safe and accessible outdoor "room."

**d. Describe how the project will benefit the local community (0-5)**

Providing an outdoor space will benefit a variety of our patrons. Senior citizens and those with accessibility issues have expressed concerns that there is not a "resting point" on the walkway to the library. Teens currently lounge outside on the ground or on the porch steps. They need a gathering place as well. Adult conversation groups such as the Umatilla Literary Society would benefit from outdoor airflow as they grow.

Currently there is not a developmentally appropriate toddler aged program. We have begun a baby lap sit and a public pre-school storytime, but not one specific to toddlers, potentially the largest age category. We need an outdoor space to allow for toddler playgroups to meet safely.

The community has shown its support of this project through funding.

The Friends of the Library would like to provide outdoor music events and other programs once there is an outdoor programming space. The Umatilla Kiwanis have donated \$500 towards the Every Child Ready to Read (ECRR) initiative. This initiative will begin the first early literacy program devoted to "talker/toddler" age group at the Umatilla library. The City of Umatilla will provide the labor to install benches at approximately 2 man hours per bench at \$11.50 per hour for a total of \$138. Any other labor needs will also be handled by the City of Umatilla. If we wish to expand electrical that will be about \$100 for parts plus man hours. The community has provided \$638 towards this project.

Partner	Need	Price	Qty	Total
				<b>\$638.00</b>
City of Umatilla	labor	\$11.50	12	<b>\$138.00</b>
Umatilla Kiwanis	ECRR kit/supplies	\$500	1	<b>\$500.00</b>
Friends of the Umatilla Library	performers	TBA		<b>TBA</b>

INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY AND THE CITY OF UMATILLA FOR USE OF LIBRARY  
IMPACT FEES

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**e. Describe how the project will benefit the county-wide library service (0-5)**

Library programming is an essential service. Programs provide patrons with entertainment, education and enrichment. They bring people together and build community. By hosting library programs we increase awareness of our library and our brand. Patrons share these activities on social media and by word-of-mouth, increasing the visibility of all Lake county libraries. Patrons who physically attend programs are encouraged to check-out books and other items, increasing circulation. Attendees are made aware of the wide variety of library services, including our system-wide databases for all ages. Programs are vital to our branding and success.

The ECRR program was developed by both the Public Library Association and the Association for Library Services to Children. The Cooper Memorial Library developed ECRR parent workshop kits which are available for county-wide use. They are currently housed at Umatilla Public Library. Establishing this outside space would enhance services to young families in this area of Lake County. Once established any other libraries who wish to start this initiative would have access to the county-wide kits and an established program to observe.

**f. Provide an itemized cost estimate for equipment requests (0-5)**

Impact Fee Grant 2022 Umatilla Public Library Patron Patio Itemized Cost Estimate						
Item	Vendor	Category	Price	Qty	Shipping	Total
						<b>\$12,915.02</b>
HABA Outdoor Trolley with Optional Cushion Set	Brodart	ECRR	\$ 870.00	1		\$870.00
Copernicus Complete Outdoor/Indoor Classroom Cart	Brodart	ECRR	\$ 540.00	1		\$540.00
Plaza benches	Uline	benches	\$ 1,170.00	6	\$ 514.52	\$7,534.52
Brodart Shipping Estimate					\$ 211.50	\$211.50
20ft Inflatable projection screen	Amazon	A/V	\$ 200.00	1	\$ -	\$200.00
WinBridge Voice Amplifier w/2 headset mics	Amazon	A/V	\$ 129.00	1	\$ -	\$129.00
Bigasu HD DVD Player 1080P video projector	Amazon	A/V	\$ 150.00	1	\$ -	\$150.00
Onfaru Outdoor Bluetooth Speakers	Amazon	A/V	\$ 160.00	2	\$ -	\$320.00
Canti Levered Umbrella 8'x8'	Creative Shade Solutions	Shade	\$ 1,380.00	2	\$ 200.00	\$2,960.00

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** July 12, 2022

**MEETING DATE:** July 19, 2022

**SUBJECT:** Resolution 2022 – 20, Amendment of the Interlocal Agreement with Lake County

**ISSUE:** Amending the Agreement for Provision of Library Services

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**BACKGROUND SUMMARY:** The Umatilla Municipal Library is a part of the Lake County Library System. It is a member library under an Interlocal Agreement that is set to expire as of September 30, 2022.

Lake County Library System has presented an amendment to the current agreement. The amendment extends the current Interlocal Agreement for one year by amending the expiration date to September 30, 2023.

In addition, the base appropriation is being increased from \$15,000 to \$20,000.

This agreement runs from October 1, 2022 through September 30, 2023.

**STAFF RECOMMENDATIONS:** Approval of Resolution 2022-20 Amendment Interlocal Agreement for Library Services

**FISCAL IMPACTS:** Increase of funding by \$5,000 for F/Y 2022/2023

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Reviewed by City Attorney   X Yes   No    N/A

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**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.**

**WHEREAS**, Chapter 163, Florida Statutes, Intergovernmental Programs, Part 1 Miscellaneous Programs, Section 163.01 provides that public agencies of the State of Florida may exercise jointly with any other public agency any power, privilege, or authority which such agencies share in common, and which each might exercise separately, and that a joint exercise of power by such agencies may be made by contract in the form of an Interlocal Agreement; and

**WHEREAS**, Lake County is an eligible political subdivision that can participate in the State Aid to Libraries Program and is designated as the single library administrative unit; and

**WHEREAS**, the City and County enter into this agreement for the purpose of providing unified library service without charge to residents of Lake County by participating in the operation of the Lake County Library System, a public library cooperative; and

**WHEREAS**, this Interlocal Agreement details a formula for distributing county funds to member libraries;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Umatilla:

**Section 1.** The foregoing findings are incorporated herein by reference and made a part hereof.

**Section 2.** The City Council of the City of Umatilla hereby approves the Interlocal Agreement, attached hereto as Exhibit “A” and incorporated herein by reference.

**Section 3.** All resolutions in conflict with the provisions of this resolution are hereby repealed.

**Section 4.** If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this resolution.

**Section 5.** This resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Umatilla, this 19th of July, 2022.

\_\_\_\_\_  
Chris Creech, Vice Mayor signing  
For Kent Adcock, Mayor

Approved as to form:  
STONE & GERKEN, P.A.

ATTEST:

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

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

**AMENDMENT TO AGREEMENT  
RELATING TO  
PROVISION OF LIBRARY SERVICES**

This is an Amendment to the Interlocal Agreement between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as “COUNTY”, by and through its Board of County Commissioners, and the City of Umatilla, a municipal corporation pursuant to the Laws of Florida, hereinafter referred to as ‘MUNICIPALITY” or “CITY”, by and through its City Commission.

**WITNESSETH:**

**WHEREAS**, on September 10, 2019, the COUNTY entered into a Interlocal Agreement with the MUNICIPALITY for the provision of public library services (the Agreement); and

**WHEREAS**, the parties now want to extend the Agreement for an additional 12-month period expiring on September 30, 2023; and

**WHEREAS**, executing this Amendment is in the best interests of the parties and the residents of Lake County.

**NOW, THEREFORE**, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and incorporated in this Agreement.

2. **Amendment.** The Agreement is hereby amended as follows:

A. Section 3, *Term*, is hereby amended to allow for an additional 12-month period and terminating on September 30, 2023.

B. Section 13 (E), *Appropriation of County Funds for Municipality*, is hereby amended to add Year Four: The COUNTY shall allocate a base amount of twenty thousand dollars (\$20,000) to assist with funding of programs and services at its participating library.

3. **Effect of Amendment.** All other provisions of the Agreement will remain in full force and effect unless otherwise formally amended by the parties. To the extent this Amendment conflicts with the Agreement, this Amendment will govern.

*{Remainder of page intentionally left blank.}*

**AMENDMENT TO AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF UMATILLA  
RELATING TO PROVISION OF LIBRARY SERVICES**

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**IN WITNESS WHEREOF**, the parties have signed this amendment through their authorized representatives on the dates under each signature.

**COUNTY**

LAKE COUNTY, FLORIDA, through its  
BOARD OF COUNTY COMMISSIONERS

ATTEST:

\_\_\_\_\_  
Gary J. Cooney, Clerk  
Board of County Commissioners  
of Lake County, Florida

\_\_\_\_\_  
Sean M. Parks, Chairman

This \_\_\_\_ day of \_\_\_\_\_, 2022.

Approved as to form and legality:

\_\_\_\_\_  
Melanie Marsh  
County Attorney

**AMENDMENT TO AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CITY OF UMATILLA  
RELATING TO PROVISION OF LIBRARY SERVICES**

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**MUNICIPALITY**

ATTEST:

CITY OF UMATILLA

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

\_\_\_\_\_  
Kent Adcock, Mayor

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Approved as to form and legality:

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

**CITY OF UMATILLA  
AGENDA ITEM STAFF  
REPORT**

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**DATE:** July 7, 2022

**MEETING DATE:** July 19, 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:**

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**COUNCIL ACTION:**

**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:

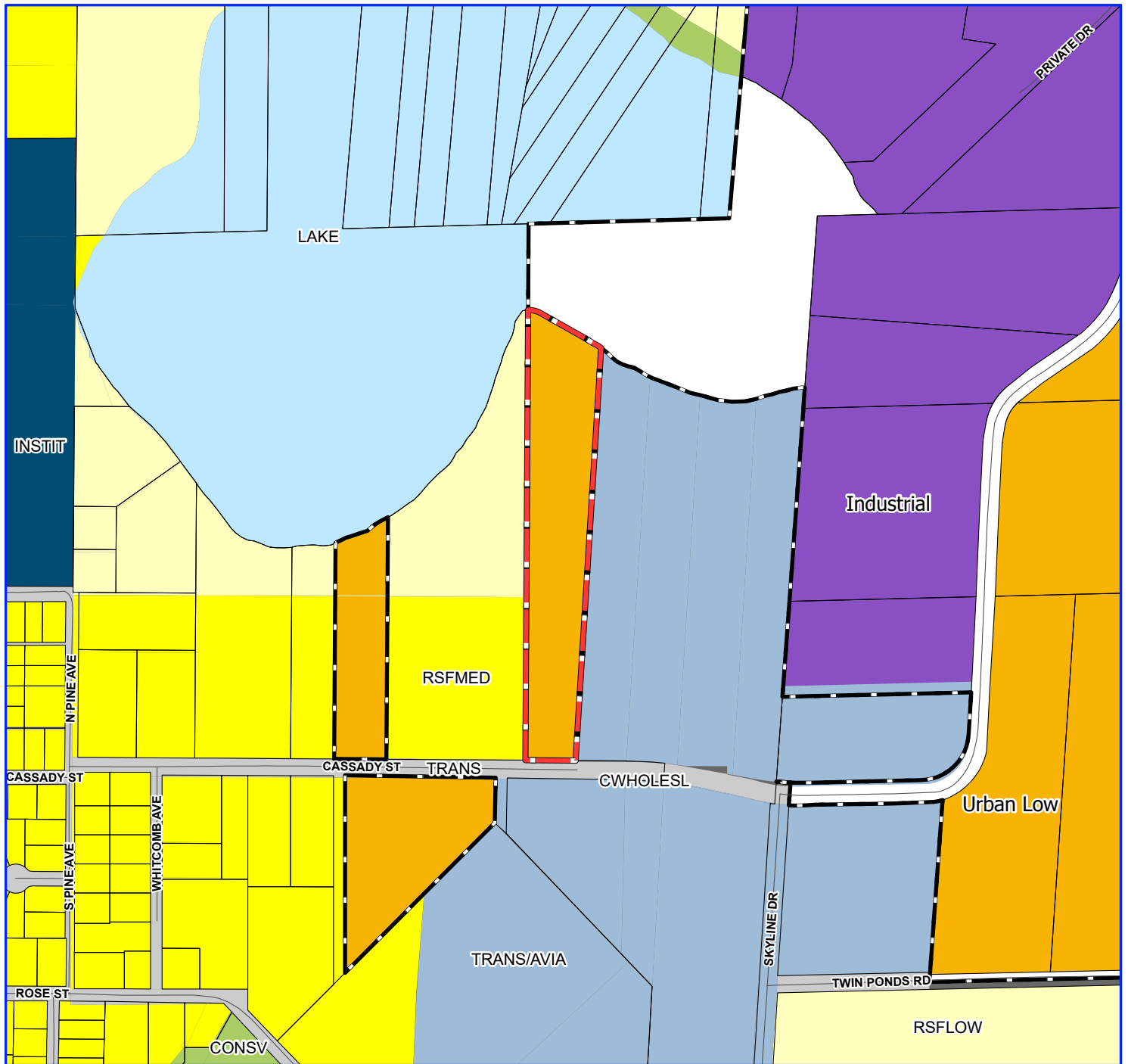
\_\_\_\_\_  
Gwen Johns, MMC  
City Clerk

\_\_\_\_\_  
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

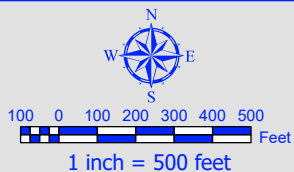
LAKE, Lake

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.

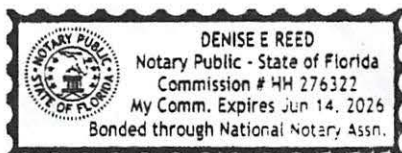
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



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

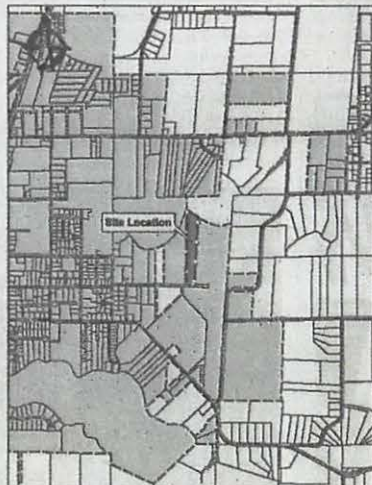
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY 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.

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.

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

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**DATE:** July 7, 2022

**MEETING DATE:** July 19, 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

---

---

**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS:**

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**COUNCIL ACTION:**

Reviewed by City Attorney	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	√N/A
Reviewed by City Engineer	<input type="checkbox"/> Yes	<input type="checkbox"/> No	√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 2022-106**

**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:

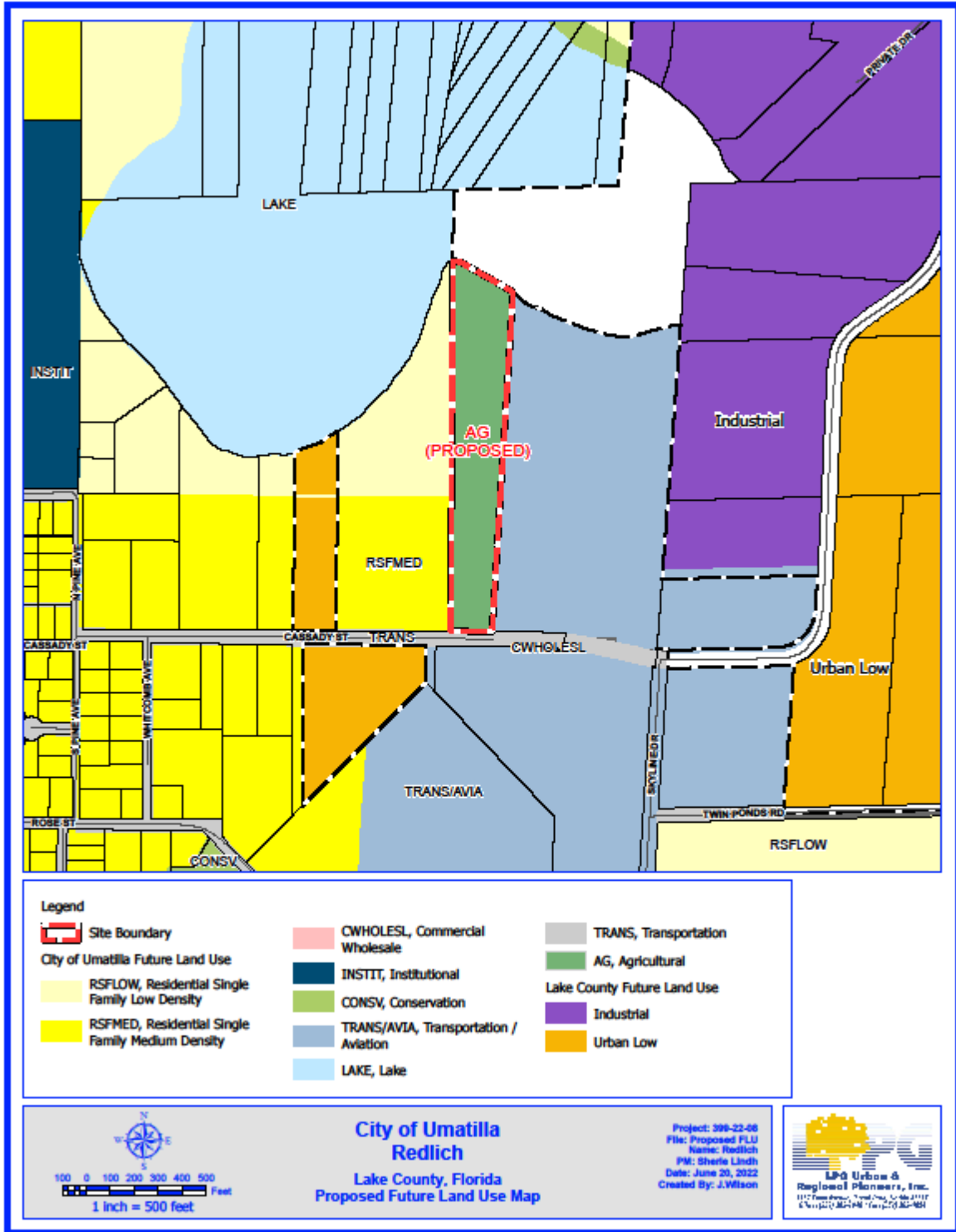
Approved as to Form:

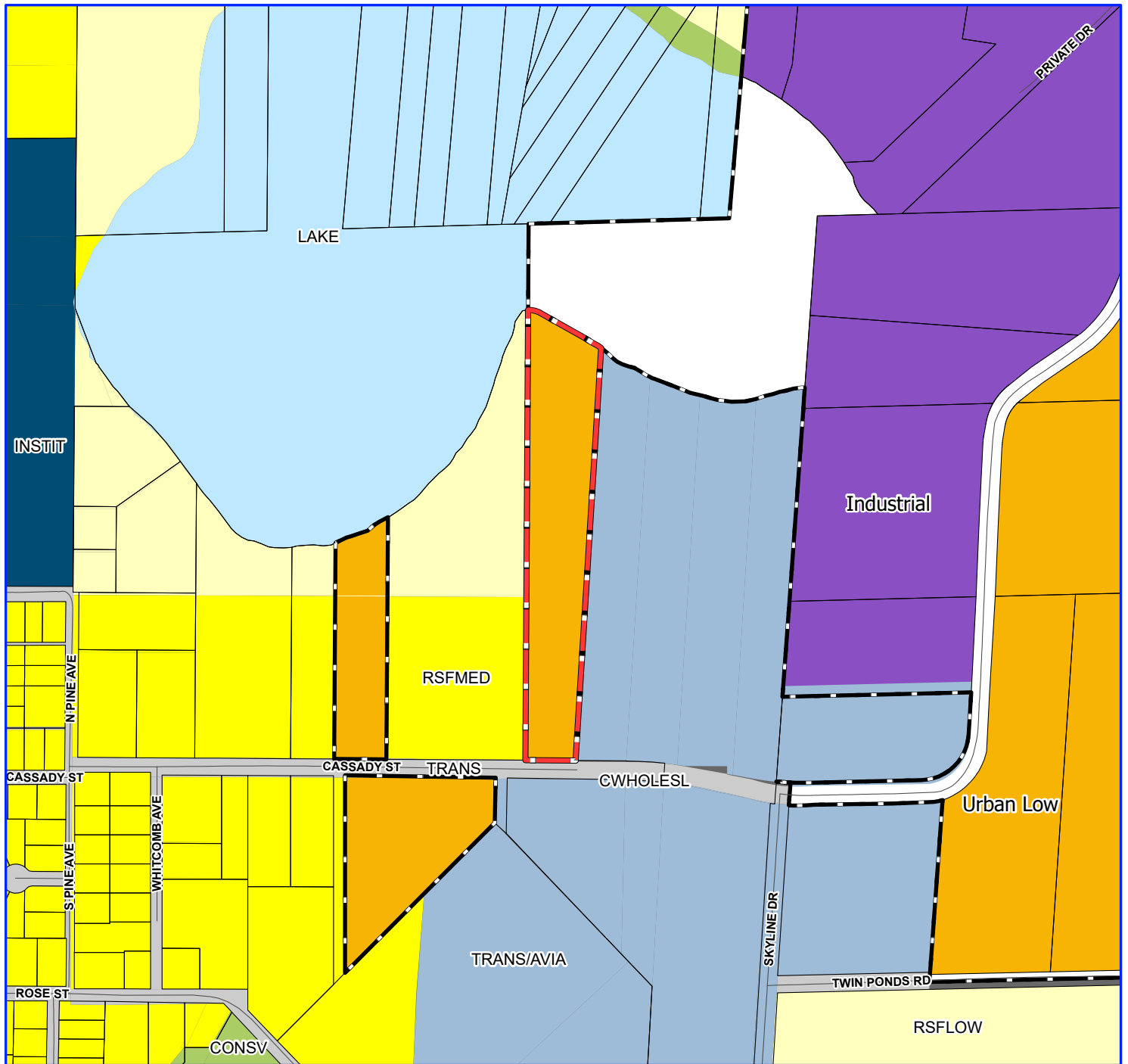
\_\_\_\_\_  
 Gwen Johns, MMC  
 City Clerk

\_\_\_\_\_  
 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

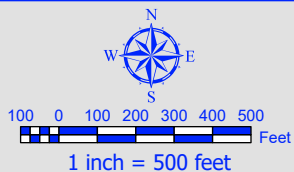
LAKE, Lake

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

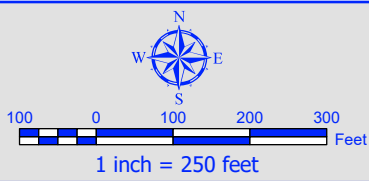






**Legend**

-  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

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.

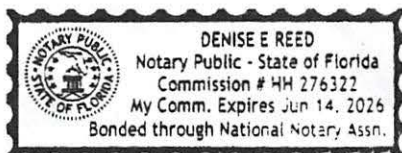
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



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 7, 2022

**MEETING DATE:** July 19, 2022

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

**ISSUE:** Redlich Rezoning

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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:**

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**COUNCIL ACTION:**

Reviewed by City Attorney	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	√N/A
Reviewed by City Engineer	<input type="checkbox"/> Yes	<input type="checkbox"/> No	√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
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\* 11<sup>th</sup> Edition

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**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):

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

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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**

---

---

### **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.

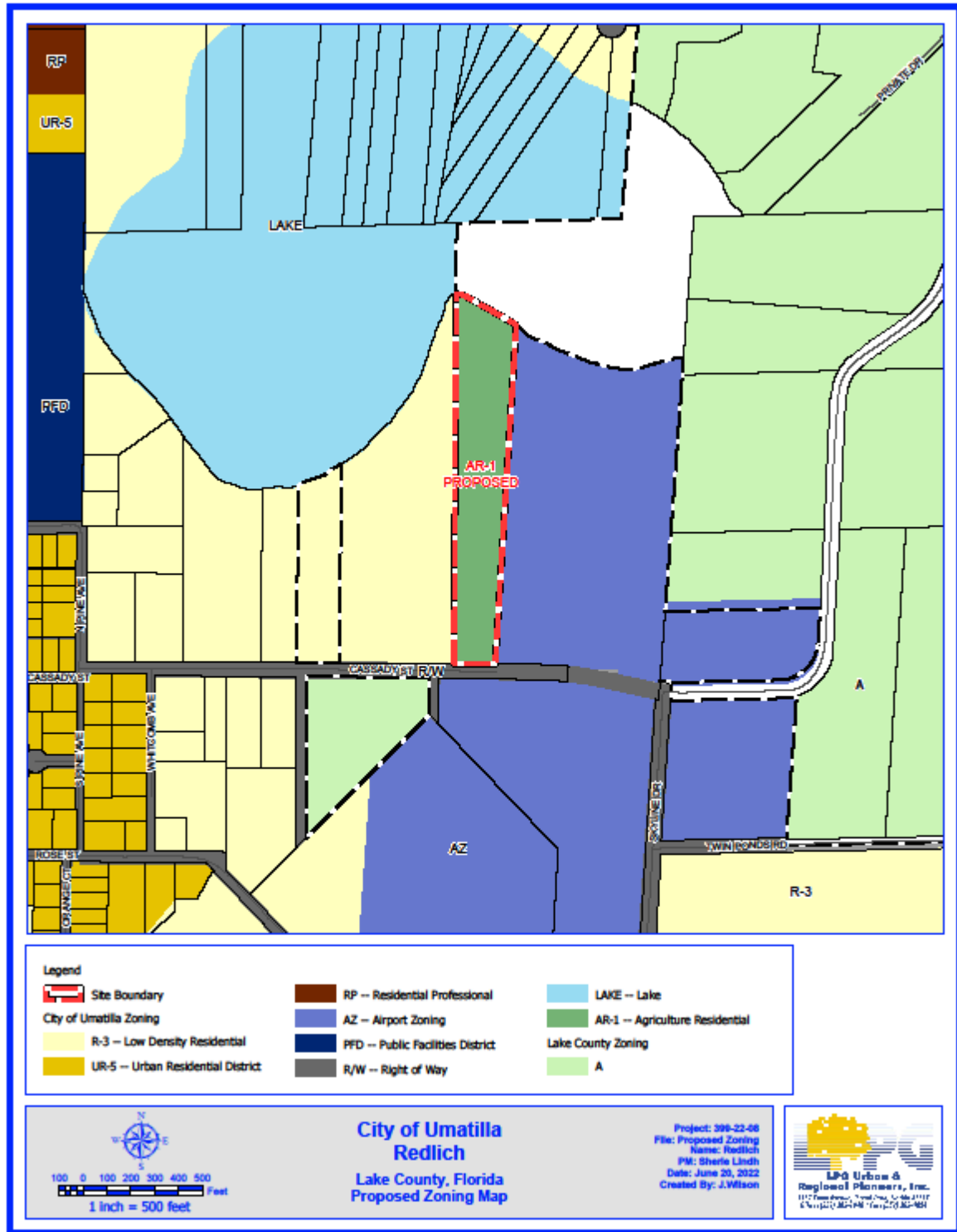
68  
69  
70  
71 \_\_\_\_\_  
72 Kent Adcock, Mayor  
73 City of Umatilla, Florida

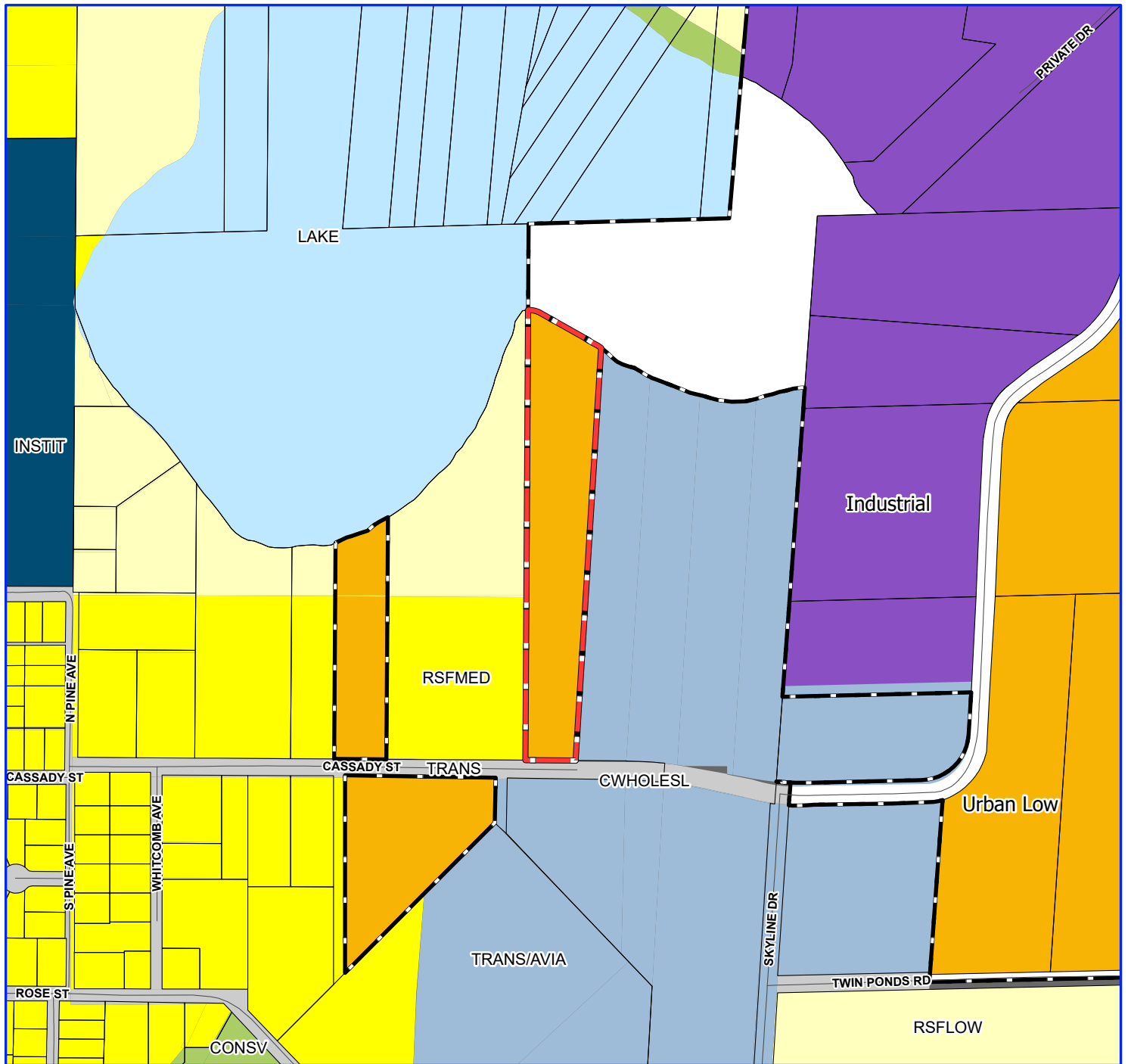
74  
75 ATTEST: Approved as to Form:  
76  
77  
78 \_\_\_\_\_  
79 Gwen Johns, MMC Kevin Stone  
80 City Clerk City Attorney

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

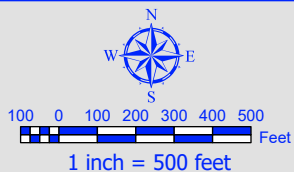
LAKE, Lake

TRANS, Transportation

Lake County Future Land Use

Industrial

Urban Low



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



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

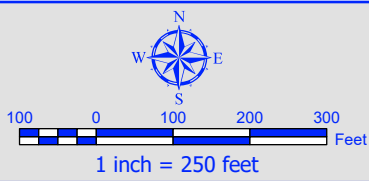






**Legend**

-  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

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.

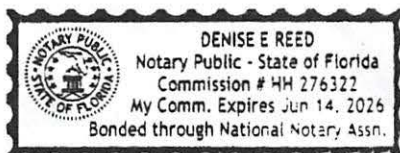
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



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

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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

---

**DATE:** July 14, 2022

**MEETING DATE:** July 19, 2022

**SUBJECT:** Budget

**ISSUE:** Set Proposed Millage Rate for FY 2023

---

### **BACKGROUND SUMMARY:**

**SETTING PROPOSED MILLAGE RATE:** Staff recommends setting the FY 2023 proposed millage rate at 7.5000 mills an increase of 0.3911 mills. Once the proposed millage is set you may lower it but it is very difficult and expensive to increase it.

August 1<sup>st</sup> at noon is the deadline to provide the proposed millage rate and the date of the Tentative Public Hearing to the Lake County Property Appraiser's Office. The TRIM notices are then prepared and mailed to the property owners.

### **DATES FOR TENTATIVE AND FINAL BUDGET HEARINGS:**

It is very important that all Council members be in attendance for the Tentative and Final Budget Hearings held in September. It is especially critical for all to be in attendance during the Final Budget Hearing because a form entitled "Vote Record for Final Adoption of Millage Levy" is a required submittal for Certification of Compliance with the Department of Revenue.

#### **Tuesday, September 6<sup>th</sup>:**

- Hearing to adopt 2023 Tentative Millage Rate and Budget
- Adoption of Final Fire, Solid Waste and Stormwater Assessment Resolutions

#### **Tuesday, September 20<sup>th</sup>:**

- CRA meeting to adopt CRA Budget
- Final Hearing to adopt FY 2023 millage rates and budget
- City Council meeting

If any Council member has a conflict with the September 20<sup>th</sup> date please suggest an alternate date. Budget hearings cannot be held in conflict with hearings held by the School Board (September 12<sup>th</sup>) and the Board of County Commissioners (September 13<sup>th</sup> and 27<sup>th</sup>).

The September budget hearings should deal solely with the adoption of the ad valorem rate and the budget. Public comments from the citizens regarding the ad valorem tax rate and the budget are taken during the hearings.

**STAFF RECOMMENDATIONS:** Set proposed millage rate of 7.5000 for FY 2023. Council consensus on dates for Tentative and Final Budget Hearings.

**FISCAL IMPACTS:** N/A

---

**COUNCIL ACTION:**

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



# CITY OF UMATILLA

## FISCAL YEAR 2022-2023

### BUDGET SUMMARY

	GENERAL FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	ENTERPRISE FUNDS	TOTAL
CASH BALANCES BROUGHT FORWARD	\$1,733,340	\$340,046	\$1,139,944	\$28,058,158	\$31,271,488
<b>ESTIMATED REVENUES:</b>					
Ad Valorem Taxes - Millage 7.5000	1,162,969	568,295	-	-	1,731,264
Sales and Use Taxes	77,532	-	386,047	-	463,579
Franchise Fees	308,000	-	-	-	308,000
Utility Service Taxes	392,000	-	-	-	392,000
Communications Services Tax	127,898	-	-	-	127,898
Licenses and Permits	120,000	-	-	-	120,000
Intergovernmental	507,004	-	32,200	5,860,840	6,400,044
Charges for Services	23,500	432,493	-	2,580,541	3,036,534
Fines and Forfeitures	11,700	500	-	-	12,200
Miscellaneous	41,500	7,325	-	3,700	52,525
Other Financing Sources	711,834	-	-	-	711,834
	<u>3,483,937</u>	<u>1,008,613</u>	<u>418,247</u>	<u>8,445,081</u>	<u>13,355,878</u>
Total Estimated Revenues and Cash Balances Brought Forward	<u>5,217,277</u>	<u>1,348,659</u>	<u>\$1,558,191</u>	<u>\$36,503,239</u>	<u>44,627,366</u>
<b>ESTIMATED EXPENDITURES/EXPENSES:</b>					
General Government	1,232,046	-	-	-	1,232,046
Public Safety	1,207,781	400,061	-	-	1,607,842
Physical Environment	60,530	-	-	7,576,022	7,636,552
Transportation	609,815	-	198,800	261,675	1,070,290
Culture & Recreation	607,355	-	-	-	607,355
Economic Environment	-	402,260	-	-	402,260
Debt Service	-	10,079	65,456	25,524	101,059
Other Uses	2,445	15,000	-	600,000	617,445
	<u>3,719,972</u>	<u>827,400</u>	<u>264,256</u>	<u>8,463,221</u>	<u>13,274,849</u>
Total Expenditures / Expenses	<u>3,719,972</u>	<u>827,400</u>	<u>264,256</u>	<u>8,463,221</u>	<u>13,274,849</u>
Reserves	<u>1,497,305</u>	<u>521,259</u>	<u>1,293,935</u>	<u>28,040,018</u>	<u>31,352,517</u>
Total Appropriated Expenditures/ Expenses and Reserves	<u>\$5,217,277</u>	<u>\$1,348,659</u>	<u>\$1,558,191</u>	<u>\$36,503,239</u>	<u>\$44,627,366</u>



# Umatilla Public Library FY 21-22



June 2022

City Monthly Reports FY 21-22					
	Q 1	Q 2	Q3	June 2022	FY 21-22
Visits ( <i>door count halved</i> )	6,839	8,801	<b>8,766</b>	<b>2,812</b>	24,406
Checkouts	7,778	9,089	<b>9,609</b>	<b>3,519</b>	26,476
E-Books (digital)	963	844	<b>1,088</b>	<b>357</b>	2,895
Total Circulation	8,741	9,933	<b>10,697</b>	<b>3,876</b>	29,371
New Patrons	79	88	<b>141</b>	<b>81</b>	308
Computer use	418	569	<b>810</b>	<b>285</b>	1,797
Attendance Family Programs	728	149	<b>307</b>	<b>225</b>	1,184
Attendance Adult Programs	78	81	<b>143</b>	<b>93</b>	302
Attendance Teen Programs	28	9	<b>37</b>	<b>24</b>	74
Attendance Juvenile Programs	321	726	<b>1,339</b>	<b>459</b>	2,386
Total # of Programs	64	86	<b>92</b>	<b>50</b>	242
Meeting room Rental	-	-	-	-	-
Cash to city	\$ 1,199.62	\$ 2,690.89	<b>\$1970.74</b>	<b>\$ 948.91</b>	\$ 4,533.42

## Highlights

**Donation for Bench:** The Umatilla Womans Club donated \$1200 to the Friends of the Umatilla Public Library for the purpose of purchasing a bench for the library. Carol Olson wrote the check and the club will handle getting a plaque for the bench. The library is grateful for their generosity and support, especially as the women of Umatilla founded the original library so many years ago in 1917.

**Impact Fee Grant:** The Umatilla Public Library applied for an Impact Fee Grant from the county library impact fee grant fund. The grant is to create an outdoor program space in the front of the library by adding seating and shade to the flagpole courtyard. In June the Library Advisory Board recommended the grant be funded at 100%, which is \$12,915. The next stage is for the county commission to approve funding, hopefully at the mid-August meeting.

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF  
June 14, 2022 through June 20, 2022

## ARRESTS

6/13/2022	8:48 a.m.	Ponteaux, Cory Astoria	Officers responded to the area of South Trowell Avenue and Rose Street in reference to a nude male walking and yelling in the roadway. Cory Ponteaux was arrested for exposure of sexual organs and Violation of Probation for resisting an officer without violence.
6/20/2022		Laguna-Ruiz, Hector Mount Dora	Arrested for domestic battery and child abuse on Hibiscus Street.

## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

6/19/2022	7:40 a.m.	Sanchez, Roberto	Officers conducted a traffic stop in the area of State Road 19 and Ball Park Road facing south on State Road 19 for excessive speed. The driver was cited for driving with license suspended.
-----------	--------------	------------------	---

## REPORTS FILED

6/15/2022	16:32 a.m.	Officers responded to North Central Avenue and took a report of fraud.	
6/18/2022	3:45 a.m.	Officers assisted Marion County Sheriff's office and the Lake County Sheriff's office by deploying stop sticks to an area located at County Road 42 and Highway 19. Marion County Sheriffs Department was in pursuit of a U-Haul with a possible stolen motorcycle inside. The stop sticks were deployed successfully.	
06/19/2022	11:55 pm	Officers responded to the Umatilla Fire Department in reference to a patient seeking care for an accidental gunshot wound.	

## ACTIVITY BREAKDOWN

ARRESTS	3
DISPATCHED CALLS	112
TRAFFIC STOPS	37
TRAFFIC CITATIONS ISSUED	1

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF  
June 21, 2022 through June 27, 2022

## ARRESTS

n/a			
-----	--	--	--

6/23/2022	6:15 a.m.	Ramos- Aguila, Miguel Miami Beach	Driver was stopped for excessive speed in the area of Guerrant Street and State Road 19. He was issued a citation for driving without a license, never had one.
-----------	--------------	--------------------------------------	---

## REPORTS FILED

6/21/2022	12:48 p.m.	Firearm was turned in to officers.	
6/21/22	4:59 p.m.	An officer responded to South Central Avenue where a report for lost property was taken.	
6/24/2022	4:36 a.m.	A bicycle was located on the west side of the Umatilla Police Department. After a search it was found to have not been stolen. The bicycle was placed into property and evidence for safekeeping.	
6/27/2022	7:17 p.m.	Officers transported a person to Lifestream Behavioral Center for treatment under the Baker Act.	

ARRESTS	1
DISPATCHED CALLS	79
TRAFFIC STOPS	16
TRAFFIC CITATIONS ISSUED	2

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF  
June 28, 2022 through July 4, 2022

## ARRESTS

6/28/2022	8:37 a.m.	Timothy Seal Umatilla	Aggravated battery w/deadly weapon (domestic); Battery by strangulation (domestic); Criminal mischief.
6/28/2022	10:00 p.m.	Jonathan Hope Paisley	Traffic stop was conducted at Fletcher Road and East Collins Street due to a headlight being out. Mr. Hope was driving with license revoked (habitual).

## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
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## REPORTS FILED

6/28/2022	5:23 p.m.	Officers responded to Camellia Street and took a theft report.

ARRESTS	2
DISPATCHED CALLS	91
TRAFFIC STOPS	16
TRAFFIC CITATIONS ISSUED	2

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF  
July 5, 2022 through July 11, 2022

## ARRESTS

n/a

## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a

## REPORTS FILED

7/09/2022

2:50  
a.m.

Officers transported a person to Lifestreams Behavioral Center for treatment under the Baker Act.

7/09/2022

9:46  
a.m.

Officers located a juvenile who had wandered from home. The juvenile was returned to her mother.

7/11/2022

3:00  
p.m.

Report was filed with State Attorneys office in reference to threats via social media.

7/11/2022

7:39  
p.m.

Officers responded to an apartment on East Collins Street and issued a trespass warning at the request of the resident.

ARRESTS

0

DISPATCHED CALLS

78

TRAFFIC STOPS

15

TRAFFIC CITATIONS ISSUED

2